

Waste Management Plan

St Louis Estate, Claremont WA

Rev_3

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Project No. 26-1798

Total Project Management

7 July 2026



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1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	Albert Street Redevelopment – St Louis Estate Lot 100, 15 Dean St, Claremont.
Client	Total Project Management
Architect	KHA
Project manager	Total Project Management (TPM)
Main point of contact	Edward Neville, TPM
Planning status	DA target date July 2026
Overview of development	Multi-Residential Independent Living Unit (ILU) redevelopment including: • 24 x 3-bedroom apartments, across 3 ILU buildings • Basement car parking, storage and workshop. • Demolition of 8 existing apartments and as a result requires an existing bin store to be relocated for use by 21 existing apartments
Architectural plans / area schedule / development information	• Architectural floor plans (Revision A), received from KHA on 30 June 2026 • Waste collection architectural plans (Revision A), received from KHA on 30 June 2026 • Swept paths, received from Uloth on 1 July 2026 • Rear-lift vehicle collection specifications, received from Eugene Lee, Manager Environmental Health, Town of Claremont on 13 May 2026
Local Government discussions	Phone conversation and email correspondence with Eugene Lee, Manager Environmental Health, Town of Claremont regarding council waste management requirements, 11-21 May 2026

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the building design phase. Key factors considered at the design phase include:

- Local government requirements for determining waste generation rates
- Waste and recycling volumes likely to be generated during building operation
- Number and types of bins required
- Bin store sizes, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services.

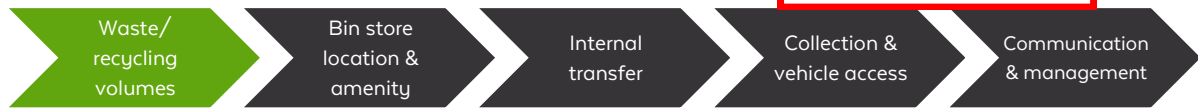
1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes

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2.1 Project parameters

The new multi-residential Independent Living Unit (ILU) when operational will include the following (refer Figure 1):

- Building 1: 4-level residential ILU, including 8 x 3-bedroom apartments
- Building 2: 3-level + rooftop terrace residential ILU, including 6 x 3-bedroom apartments
- Building 3: 5-level residential ILU, including 10 x 3-bedroom apartments. Additional arrival and administration on ground floor
- Basement under all three buildings including car parking, storage and a workshop.

The redevelopment includes the demolition of 8 existing apartments and as a result requires an existing bin store to be relocated for use by 21 existing apartments (refer Figure 2).

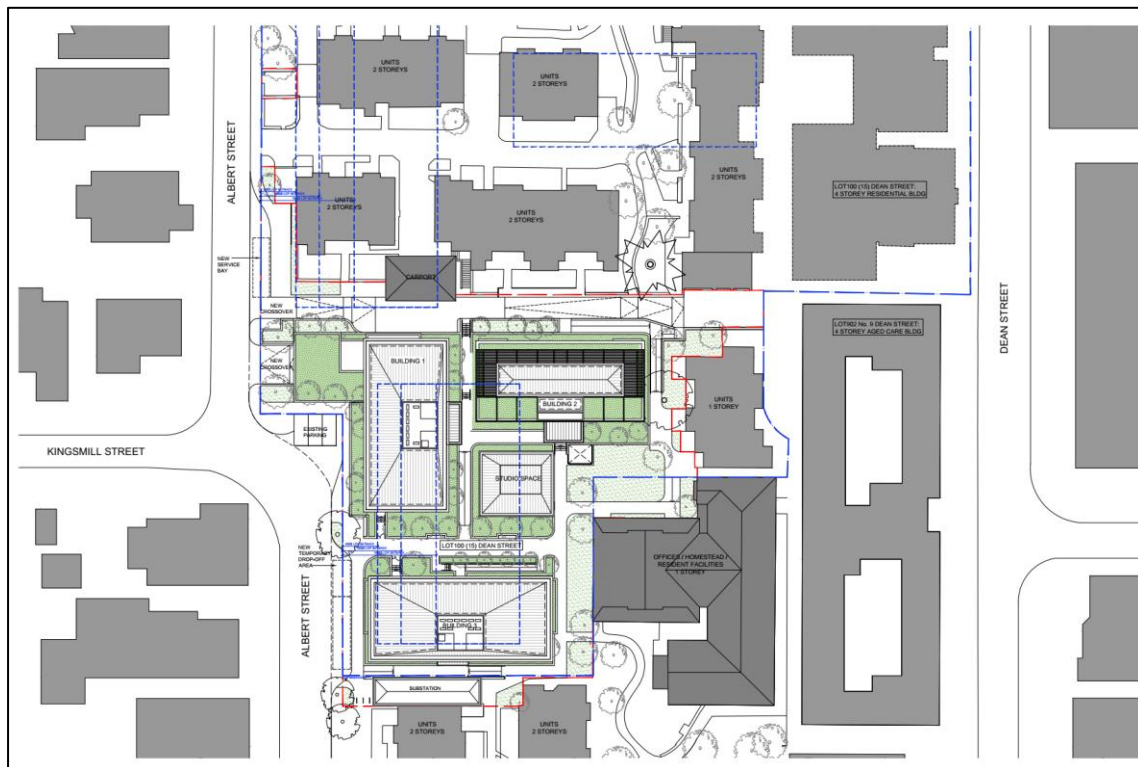


Figure 1: St Louis Estate Albert Street redevelopment overall site plan



Figure 2: Existing site plan showing existing apartments and bin store to be demolished

2.2 Local Government Guidelines, requirements and discussions

The following documents have been used in the development of this report:

- WALGA Multiple Dwelling Waste Management Plan Guidelines (2021)
- Phone conversations and email correspondence with Eugene Lee, Manager Environmental Health, Town of Claremont regarding council waste management requirements, 11 – 21 May 2026. Including:
 - Application of WALGA waste generation rates of over 12 dwellings
 - Applicable servicing frequencies
 - Acceptance of proposed pull-in bay and collection process.
 - Town of Claremont stipulates that each residential apartment is entitled to the equivalent of a 120 L general waste bin, collected on a weekly basis and a 240 L commingled recycling bin collected fortnightly. The Town's waste contractor can supply multi-unit developments twice weekly collections for general waste and commingled recycling, if required

2.3 Waste generation rates

WALGA waste generation rates have been used as a guide to calculate the estimated generation of waste, recyclables and FOGO from the new apartments. It is noted that the Town of Claremont do not currently have a FOGO service, however, to future-proof the development, the waste generation rates and bin storage allow for the future implementation of a FOGO collection service.

The existing apartments are currently serviced by the Town of Claremont using 240 L bins for waste and recycling, collected weekly. The bin store that is currently used is required to be relocated for use by the 21 apartments that remain on the site.

Bin numbers and collection frequencies for the existing apartments have been obtained and utilised to determine the appropriate size and number of bins to be stored in the relocated bin store, that align with the bin sizes and collection frequencies for the new ILUs.

The waste, recycling and FOGO rates in Table 1 have been applied to the new apartments to determine the required number of bins.

Table 1: Waste generation rates for new ILU apartments

No. of bedrooms	Waste requirement (with FOGO)	Recycling requirement	FOGO requirement	Waste requirement (no FOGO)
1	40 L/unit/week	20 L/unit/ week	20 L/unit/ week	60 L/unit/ week
2	60 L/unit/week	40 L/unit/ week	40 L/unit/ week	100 L/unit/ week
3	80 L/unit/week	90 L/unit/ week	60 L/unit/ week	140 L/unit/ week

2.4 Number of bin stores required

The new ILUs will have one bin store to store the residential waste, recycling and future FOGO generated by the new apartments.

Following demolition of the existing apartment bin store, waste and recycling services for the remaining 21 existing apartments will be consolidated into an existing ground floor residential bin store, which has sufficient capacity to accommodate the additional waste volumes (refer section 3.1, Figure 5 and Figure 6).

2.5 Number of bins required for the new ILUs

The number of bins required for the new ILUs are set out in Table 2.

Table 2: Number of bins to be stored in the new ILU's bin store

Waste stream	Bin size (L)	Number of bins	Collection frequency	Code
General waste	660	5	Weekly	W
Commingled recycling	660	4	Weekly	CM
Food organics and garden organics (FOGO) (Placeholder)	120	12	Weekly	FOGO
CDS recycling (optional)	240	2	As required	CDS
Bulk general waste	5 m ²	Space is provided for the storage and collection of additional waste streams		B

2.6 Number of bins required for the existing apartments

The number of consolidated bins required to service the remaining 21 existing apartments within the shared ground floor residential bin store of an existing building are set out in Table 3. The bin store to the north has the capacity to account for the additional waste from the 21 units.

Table 3: Number of bins to be stored in the relocated bin store for the remaining existing apartments

Waste stream	Bin size (L)	Number of bins	Collection frequency	Code
General waste	660	4	Weekly	W
Commingled recycling	660	1	Weekly	CM
Garden organics (GO)	240	5	Fortnightly	GO
CDS recycling (optional)	240	2	As required	CDS
Bulk general waste	4 m ²	Space is provided for the storage and collection of additional waste streams		B

3 Bin store locations and amenity



3.1 Bin store location

The bin store for the new ILU's will be located within the shared basement (refer Figure 3). The bin store layout is detailed in Figure 4.

Following demolition of the existing apartment bin store, waste and recycling generated by the remaining existing apartments will be consolidated into the existing standalone ground floor bin store located to the north of the development (refer Figure 5). The bin store layout is detailed in Figure 6.

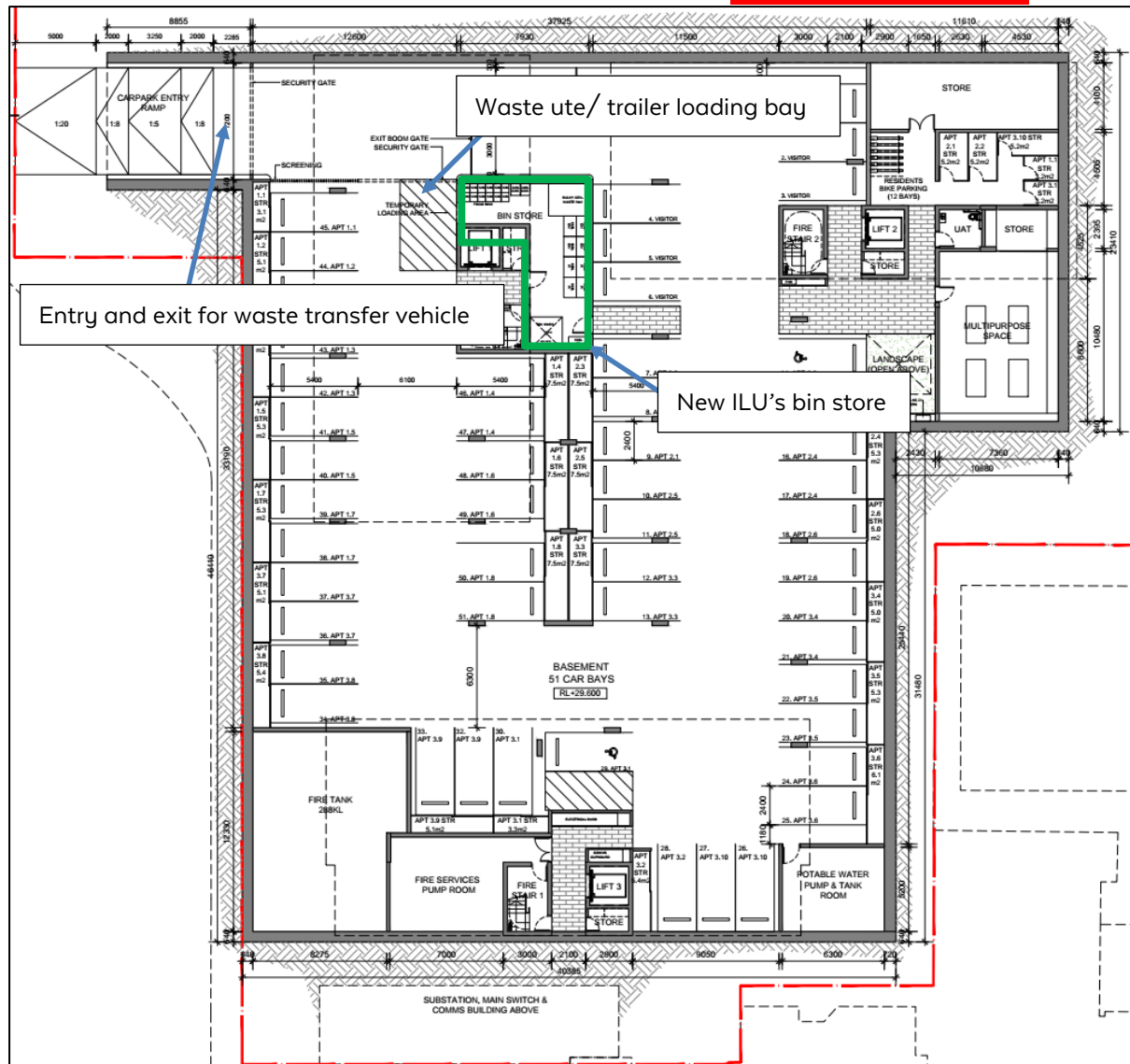


Figure 3: Basement floor plan showing the location of the new developments bin store



Figure 4: Basement bin store layout



Figure 5: Site plan showing the location of the existing apartments relocated bin store

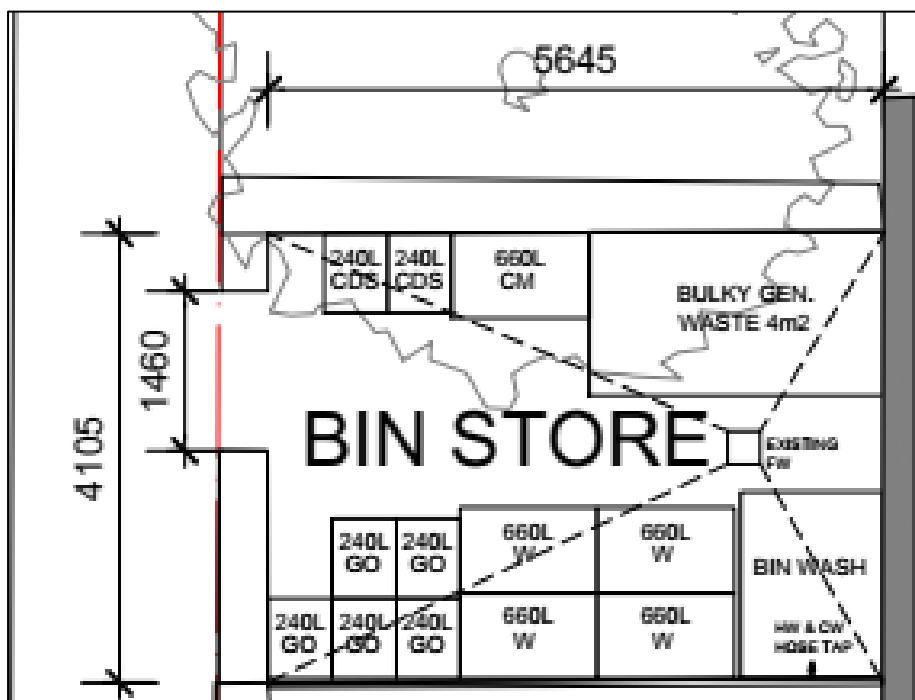


Figure 6: Relocated bin store layout for existing apartments

3.2 Bin store amenity

The new ILU bin store has been designed to include the following requirements in Table 4. These requirements are not applicable to the existing ground floor bin store.

Table 4: Bin store amenity requirements

Aesthetics	The bin store is consistent with the overall aesthetics of the development.
Fully enclosed	The bin store is fully enclosed and weatherproof, and only accessible by residents, cleaners, facility management and waste service providers.
Spatial requirements	The bin store allows sufficient space to accommodate, manoeuvre and wash the bins and equipment specified. Bins are stored in a maximum of two rows as there is full-time facility management for the ILUs. Space for personnel access way between rows of bins is included.
Bin wash	The bin store has impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Doors	Doors are ventilated both internally and externally. Self-closing doors are installed to the bin store to eliminate access to vermin. Doors from the bin store to the servicing/collection area can be locked open. Doors are designed to fit the largest bin, to enable bins to be easily wheeled into and out of the bin store.
Security	Security measures are designed to limit access to the bin store, e.g. PIN code that can be easily changed and reduces loss of key cards etc. CCTV has been installed in the bin store to assist with policing of illegal dumping
Walls and ceilings	Internal bin store walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870.

	Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin store provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin store is provided with artificial lighting, with sensor or switch controls both internal/external to the bin store. Artificial lighting in laneways/loading bays and access walkways to bin stores will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin stores and collection point and the timing of collections to prevent disruption to occupants or neighbours.
Signage	Visual aids and signage will be provided when the bin store is operational to ensure that the area works as intended.

4 Internal transfer

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4.1 Transfer of waste from new ILU apartments to ILU bin store

Residents will be responsible for storing waste, recyclables and FOGO (when in place) separately within their apartment and be responsible for manually transferring waste, recycling and FOGO down to the bin store in the basement via the lift. The transfer route for the new ILU apartments to the basement bin store is shown in Figure 7.

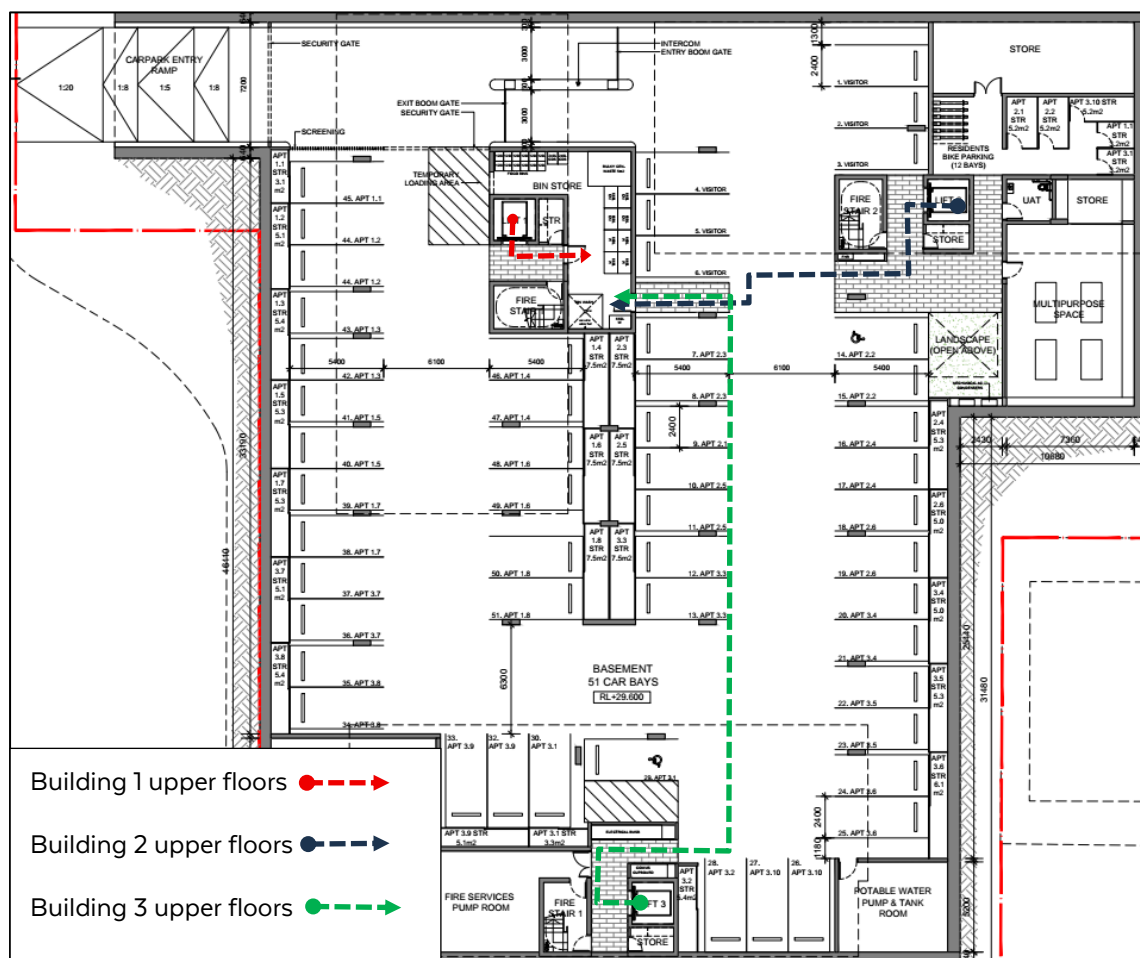


Figure 7: Internal transfer of waste, recycling and FOGO from the new residential apartments to the basement bin store

4.2 Transfer of waste from new ILU bin store to collection point

The collection point for the bins will be a pull-in bay on Albert Street with bins presented on a hardstand. Facilities management will be responsible for transferring ILU bins from the basement bin store to the collection point on collection days and returning them empty to the bin store following servicing. The bins will be transferred using a ute and trailer.

Swept path analysis for the ute and trailer has been checked by Uloth taking into consideration the specifications of the transfer vehicle (B99 Car towing a large (16' x 5') trailer) (refer Figure 8 and Figure 9). A height clearance of minimum 2.4 m is provided in the basement and will accommodate the transfer vehicle accessing the basement.

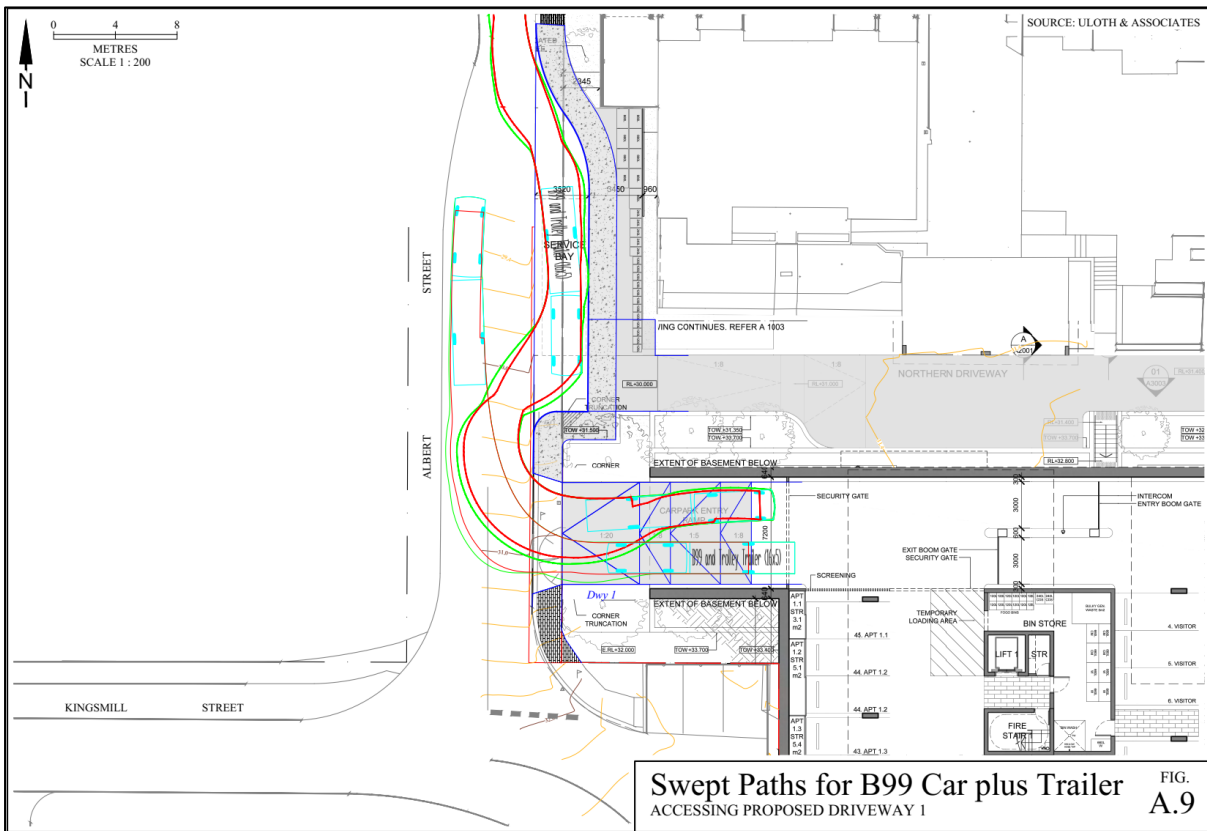


Figure 8: Swept path analysis showing access for ute and trailer and route to the collection point

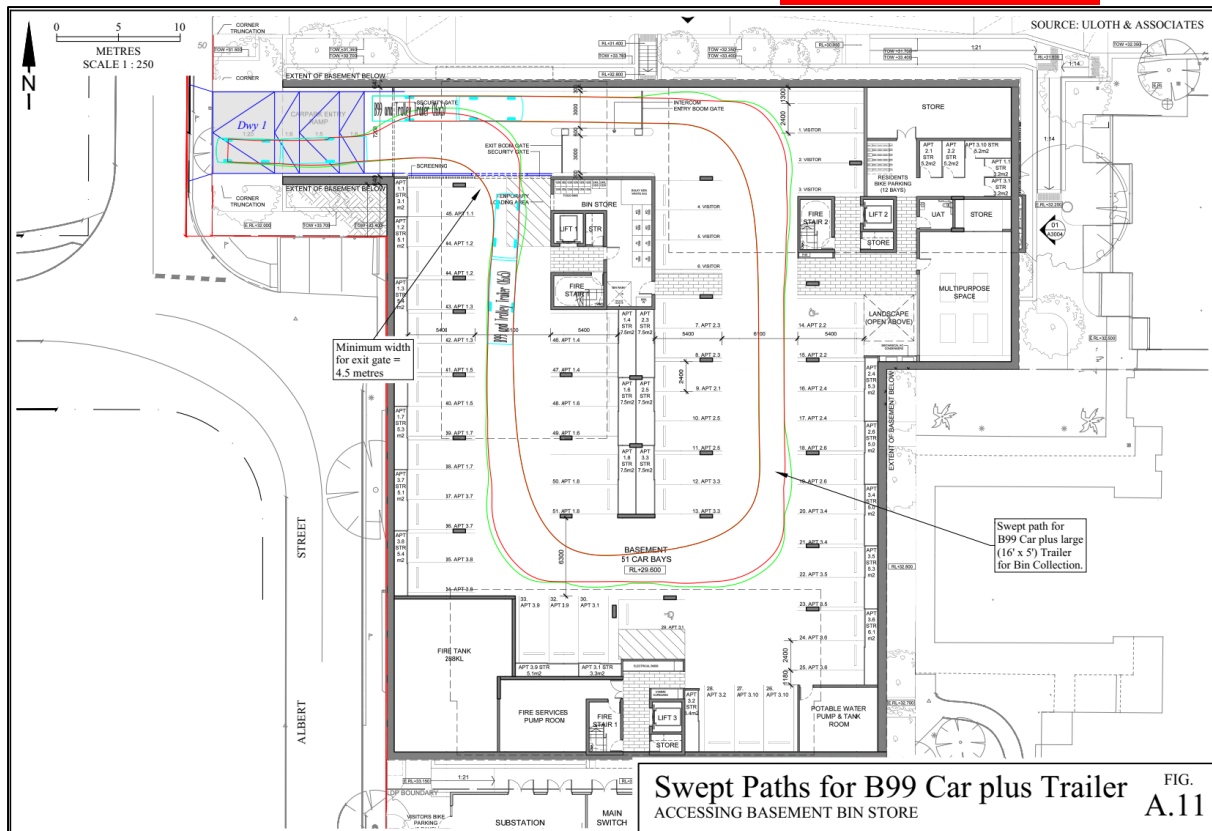


Figure 9: Swept path analysis showing access for ute and trailer and route to the basement bin store

4.3 Transfer of waste from existing apartments to northern existing bin store

Residents will continue to separately store waste and recyclables within their apartments and place these in the bins located outside their units, consistent with the existing arrangement at St Louis Estate.

St Louis Estate facility management will transfer the waste from these bins to the existing ground floor bin store located to the north of the development, where it will be consolidated with the existing residential waste streams. The bin store has sufficient capacity to accommodate the additional waste generated by the remaining 21 existing apartments (refer Figure 5 and Figure 6).

4.4 Transfer of waste from existing apartments bin store to the collection point

On collection days, facilities management will be responsible for transferring bins from the existing ground level bin store to the shared collection point used by the new ILU apartments and returning the empty bins to the bin store following servicing. The ground level transfer route between the existing bin store and the collection point is shown in Figure 10.



Figure 10: Internal transfer of waste and recycling from existing bin store to the collection point

4.5 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 5.

Table 5: Bin transfer requirements

Bin transfer requirements	
User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:14) and other potential hazards between points of waste generation, storage and collection. Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the collection point with minimal reversing or manoeuvring. The walking distance to the bin presentation point is within 10 m of the rear-lift vehicle parking point The path for wheeling bins between the waste presentation point and the waste collection truck is a flat surface (≤1:20, no steps or dock levellers) free of obstacles, kerbs and a safe distance from parking bays and vehicle ramps.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access

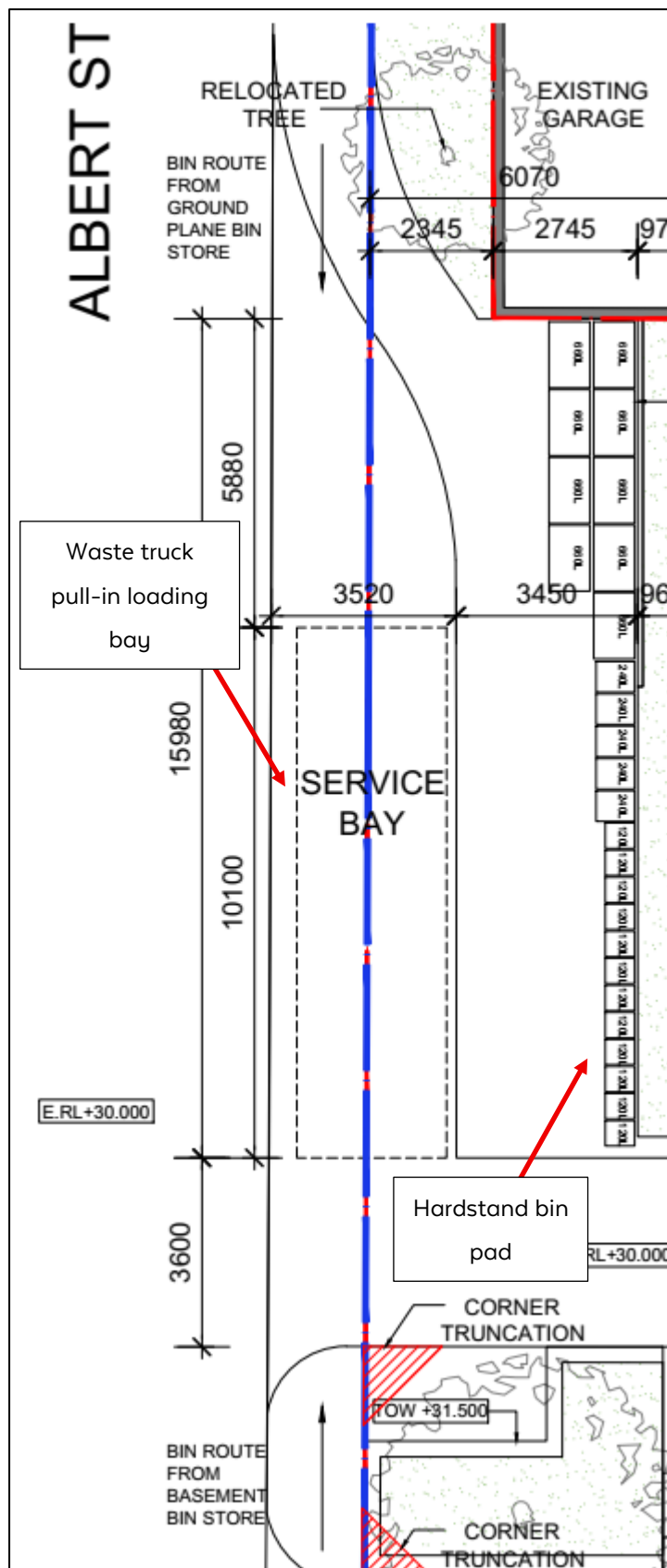


The Town of Claremont will continue to service the existing apartment bins and will also service the new ILU residential general waste and recycling bins.

Prior to collection days, facility management will transfer bins from both bin stores to the hardstand bin pad for collection, as outlined in section 4.

On collection days, rear-lift waste vehicles, will enter the pull-in bay via Albert Street in a forward direction. Operatives will exit the vehicle to retrieve and service the bins located on the hardstand bin pad, adjacent to the pull-in bay. The operatives will return the empty bins to the bin pad, and the vehicle will exit the pull-in bay via Albert Street in a forward direction.

Figure 11 illustrates the worst-case collection scenario, assuming all new ILU and existing apartment bins are presented for collection on the same day. This includes an allowance for the possible future introduction of a FOGO collection service, demonstrating that sufficient space is available at the collection point to accommodate the maximum number of bins that may require presentation.



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Figure 11: Bin presentation on hardstand and collection point for rear-lift vehicles

Swept path analysis for vehicle ingress and egress has been completed by Uloth taking into consideration the specifications of a 10.1m rear-lift waste collection vehicle (refer Figure 12). There are no overhead access issues for waste service vehicles accessing the pull-in bay.

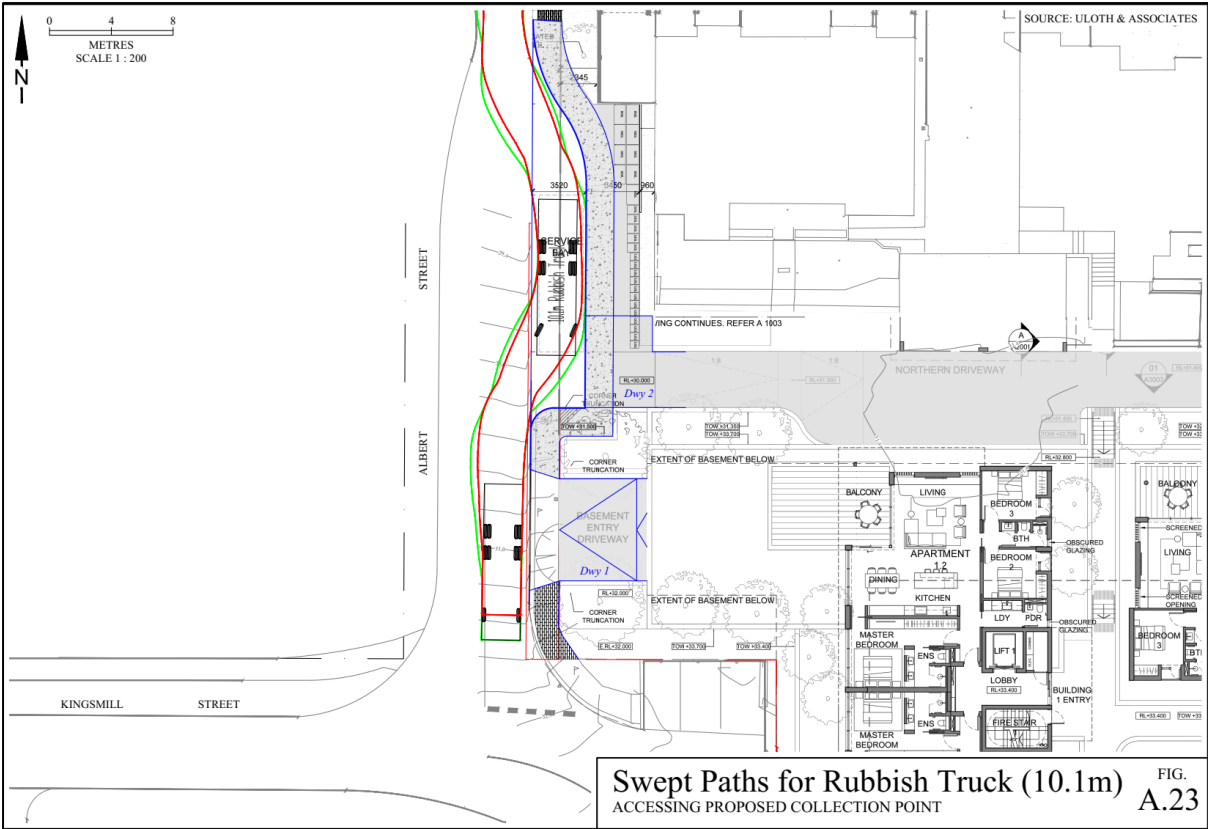


Figure 12: Swept path analysis showing access for rear-lift waste collection vehicles

6 Ongoing communication and management



6.1 Management

The facility management team will be responsible for overseeing the waste management systems. The facility management staff will be trained and informed about their responsibility to work closely with the Town of Claremont waste services unit regarding the schedule for collection and presentation of bins. The facility management will be responsible for always maintaining the bin stores in a clean and tidy condition and ensuring bins are washed regularly. The facility management team will be responsible for transferring bins from the bin stores to the hardstand collection point in the Albert St pull-in bay on collection days.

6.2 Communication

All residents will be made aware through a tenancy agreement document (or equivalent) of the waste and recycling systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the ILU's.

Facility management will be responsible for the continuing education of residents on correct segregation of waste and recyclables (and future FOGO), using formats such as good signage, newsletters, noticeboards, social media, etc.

Appendix A: Glossary of terms and acronyms

Bulk waste	Bulk waste includes old and broken furniture, white goods and large electronic items. Local Governments usually offer residential bulk waste collections up to 3 times per year within the municipality, via verge side collection, verge valet or skip bins. Bulk waste collection is included in the Waste Management Plan where specified by the Local Government as part of the planning requirements.
Bulky waste storage	An area designed to store any unwanted bulky waste items from residential developments.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and bulky waste are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Container Deposit Scheme (CDS)	Also known as Containers for Change: In Western Australia 'eligible containers' (usually for soft and alcoholic drinks) have a 10 cent deposit which can be refunded when the container is redeemed at a refund facility.
FOGO	Food Organics Green Organics – a third bin offered to residents for the collection of food waste and garden waste.
Garden organics (GO)	Separated 'green' material (e.g. grass clippings or vegetation prunings).
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.