

Report

08 April 2026

To	[REDACTED]	Contact No.	[REDACTED]
Copy to	[REDACTED]	Email	[REDACTED]
From	[REDACTED]	Project No.	12595239
Project Name	QPRC Development Waste Guideline		
Subject	Communication Outcomes Report		

1. Introduction

Queanbeyan-Palerang Regional Council (QPRC) is developing a Development Waste Guideline (the Guideline) to support consistent, safe and practical waste management outcomes for new developments across the local government area. The Guideline responds to recent growth and increasing dwelling density, particularly for multi-unit, mixed-use and higher-density developments, which have introduced new operational, safety and amenity challenges for waste management.

The Guideline sets QPRC's expectations for waste management across the full development lifecycle, including planning, design, demolition, construction and ongoing operation. It is intended to improve clarity for applicants, reduce assessment delays, and support better waste, recycling and organics outcomes for the community.

The Guideline introduces new and more detailed requirements that directly affect how development sites are designed, managed and serviced. These requirements have practical implications for developers, designers, strata managers and waste service providers, particularly in relation to bin sizing, storage areas, collection access, safety and operational responsibilities.

Targeted consultation was undertaken to:

- Test the practicality of the draft requirements against real-world development and waste operations
- Identify implementation risks, unintended consequences or barriers to compliance
- Provide stakeholders with early visibility of proposed changes and an opportunity to seek clarification
- Inform refinement of the guideline before broader public exhibition and finalisation

Early engagement with industry stakeholders supports the development of a guideline that is implementable, proportionate and aligned with operational realities, while still meeting Council's policy and safety objectives.

1.1 Purpose of this report

The purpose of this report is to document the stakeholder briefing undertaken for the draft Guideline. The report outlines the intent of the briefings, who was engaged, when the engagement occurred, and the key outcomes arising from stakeholder discussion and feedback.

This report provides a record of industry input received during early consultation and identifies issues and considerations to inform refinement of the guideline prior to public exhibition and finalisation.

2. What we did

To inform the finalisation of the Guideline, GHD, on behalf of QPRC undertook targeted stakeholder engagement.

The purpose of the engagement was to brief key building, development, strata and waste industry stakeholders on the draft Guideline, with a focus on how the proposed requirements apply to different development types and operational roles.

2.1 Communication activities

Invitation email

GHD distributed invitations to stakeholders from building and development, strata and waste industry stakeholders to invite them to a briefing session on the draft Guideline on 4 March 2026.

Table 1 Briefing invitations – by stakeholder group

Stakeholder group	Number of invited organisations
Building and development industry	57
Strata management	18
Waste industry	1

Combined stakeholder briefing

A combined stakeholder briefing was held on 18 March 2026 where the project team presented key areas of the draft Guideline to attendees. A copy of the presentation is available in Attachment 1.

In total, there were seven attendees, as listed in the table below.

Table 2 Briefing attendees – by stakeholder group

Stakeholder group	Number of organisations	Number of attendees
Building and development industry	1	3
Strata management	2	3
Waste industry	1	1

Feedback in writing

All stakeholders were provided with the opportunity to give their feedback to the draft Guideline in writing. GHD did not receive any feedback.

2.2 Communication outcomes

During the stakeholder briefing, the following comments were raised for further consideration:

- Impacts of increased waste room sizes on dwelling yield
- Operational constraints associated with larger bin sizes, gradients and manual handling requirements
- Responsibilities and practical limits for strata managers and waste contractors

3. Next steps

Comments received from stakeholders will be incorporated into the draft Guideline for further public comment.

Attachment 1

Stakeholder briefing presentation



DEVELOPMENT WASTE MANAGEMENT GUIDELINE

Stakeholder Briefing

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ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the land, water and sky throughout Australia and from which we are all dialling in from today.

We recognise their strength, diversity, resilience and deep connections to Country. We pay our respects to Elders of the past, present and future, and recognise their continuing connection to Country. We also extend that respect to the Aboriginal and Torres Strait Islander people joining the call today.



INTRODUCTIONS

Project Team

[REDACTED] – Project Manager and Guideline Development Lead, GHD

[REDACTED] – Stakeholder and engagement lead and workshop facilitator, GHD

[REDACTED] – Manager of Waste, QPRC

[REDACTED] – Coordinator, Waste Strategy & Education, QPRC

Agenda

Introduction to the project team

5 minutes

Briefing purpose

5 minutes

Project background

10 minutes

Stakeholder-specific elements of the Waste Management Guideline

20 minutes

Questions

15 minutes

Next steps

5 minutes



Session objectives

- **Objective:** The primary focus is to introduce QPRC's Waste Management Guideline and seek your feedback and insights.
- **Why we want to engage building industry stakeholders:** Understanding the challenges and needs of stakeholders is critical. QPRC recognises the changes the proposed Guideline may have on construction practices, site management procedures and compliance pathways. Your input will help identify key feedback or red flags that may need to be considered in finalising the guidelines.
- **Utilising stakeholder feedback:** Our communication and engagement team will collate all questions and discussion during this session. This feedback will be analysed and incorporated into the refinement of the Guideline where appropriate.
- **Desired outcomes:**
 - Build a shared understanding of the draft guideline and its implications for the building sector.
 - Identify operational, practical, or regulatory concerns early.
 - Provide a clear and open channel for ongoing feedback to support a well-informed and implementable final guideline.

Project background

- QPRC is developing a Waste Management Guideline in response to the rapid growth and increasing dwelling density within the local government area.
- Growth in the region has led to challenges in managing waste in different development types, particularly multi-unit and shop-top dwellings. These challenges are contributing to delays in development assessment timeframes.
- QPRC's Waste Strategy contains an action to develop a Waste Management Guideline for all types of new developments.
- The Guideline aims to ensure the safe and effective handling of waste and improve sustainable waste management practices for the community.
- The Guideline, which draws on best practice, will also provide guidance to the building industry and strata management on Councils expectations for waste management during various phases of development, including planning, design, demolition, construction and operation.





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WASTE MANAGEMENT GUIDELINE

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Key elements of the Waste Management Guideline

- **Waste management safety and suitability:** The Guideline facilitates early consideration of all waste management activities, with a particular focus on ensuring that waste management arrangements are safe and suitable for demolition, construction and operational waste management.
- **Waste Management Plan (WMP):** The Guideline defines the requirement for a WMP as part of development application submissions.
- **Waste handling and collection:** The Guideline sets specific requirements for waste collection such as well-planned collection points and swept path analysis to ensure safe vehicle manoeuvring during collection. Specialised waste collection contractors may be required for certain construction or demolition activities or waste types.
- **Waste storage:** The Guideline encourages the establishment of efficient waste storage areas to promote the separation of materials and maximise diversion from landfill. This also helps minimise amenity concerns such as litter, odours, dust, noise and visual impacts. Waste storage areas are also required to be suitably located and accessible.





Key elements of the Waste Management Guideline

- **Waste Generation Assessment:** The Guideline requires developers to estimate waste volumes and types to effectively plan for appropriate waste handling and storage and help maximise waste avoidance and resource recovery.
 - During demolition and construction, potential waste materials need to be estimated to inform waste storage requirements.
 - During operation, waste streams including general waste, recycling and organics need to be estimated to facilitate waste storage area design and enhance waste handling and collection arrangement.
- **Risk Assessment:** The Guideline requires Developers to undertake a safety in design (SiD) review to show compliance with relevant work, health and safety legislation, that risks have been identified and addressed.
- **Construction and Demolition Waste Handling:** The Guideline requires strict adherence to environmental protection legislation, and promotes site controls to mitigate dust, odours, and water pollution. Material separation at construction sites is encouraged to help facilitate recycling through designated methods.



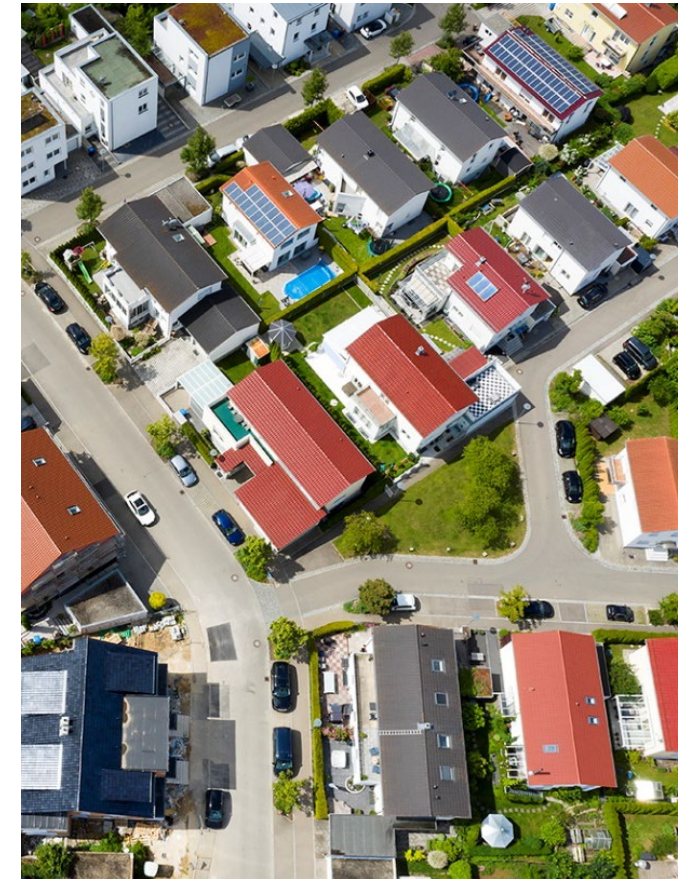
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KEY GUIDELINE ELEMENTS

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Key guideline elements

- **Waste management plans:** A WMP should be submitted with all development applications (DAs) for new and change-of-use developments that will generate construction, demolition, and/or operational waste.
- **Storage requirements:** Waste storage areas must be conveniently located within 30 m of residential entrances, avoid adjacency to habitable rooms unless amenity impacts are addressed, and be clearly identified on DA plans submitted to Council. 'Double stacking' of bins is not supported.
- **Safety and security:** Waste storage areas should be located in areas with reduced public access to avoid vandalism.
- **Body corporate / strata committee / property owner responsibilities:** Waste management activity responsibilities include are listed below:
 - Nominate a building manager, cleaner or waste champion responsible for waste and recycling systems
 - Provide clear, accurate information to residents on bin use, clean-up services and problem waste (e.g. batteries, paint)
 - Share and maintain building manager or cleaning staff contact details with Council
 - Keep waste storage areas clean, well maintained and used correctly
 - Ensure waste infrastructure is used in accordance with Council requirements and agreements
 - Keep Council land clear of waste, except during approved kerbside clean-ups



Key guideline elements – Waste collection

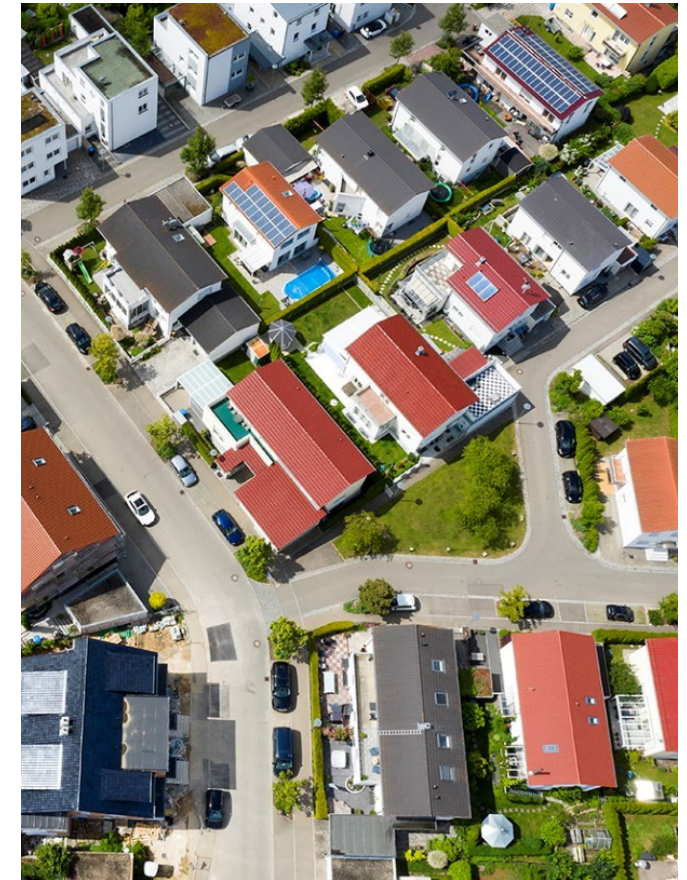
- **Collection points:** Collection points are to be easily accessible from the nominated waste storage area. Bin carting distances and surface grades must comply with the table below, with any variations subject to Council approval, and collection points must be safely located on level, unobstructed ground with adequate clearance and separation from habitable rooms to minimise amenity impacts.

Where on-site waste collection is proposed, vehicles must:

- enter and exit in a forward direction with sufficient clearance,
- allow an additional 20 m at the start and end of bin areas, demonstrate impacts on parking and obstacles,
- comply with the Bin Carting (Access Path) Design Standards (NSW EPA, 2019), and
- prohibit on-street collection where bin widths exceed the property frontage

Bin capacity	Up to 240 L	660 L to 1100 L	More than 1100 L
Maximum distance	30 m	5 m	3 m
Maximum surface grades	1:14	1:24*	1:30
Steps or kerbs	None	None	None

**Reduced gradients of 1:14 may be considered when bins are moved with the assistance of a bin tug device*



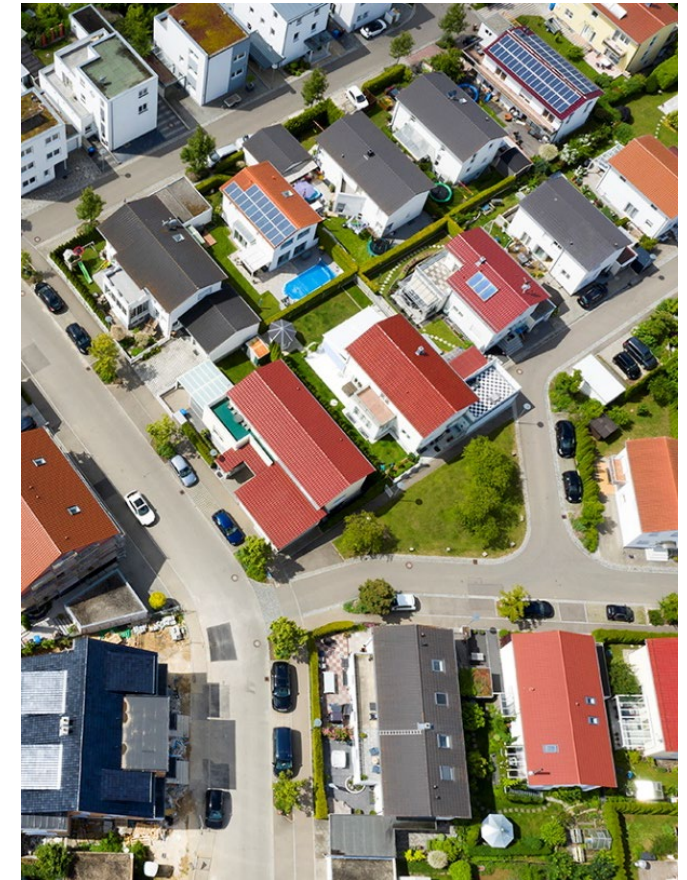
Key guideline elements – Waste collection

- **On-site collection access:** Where on-site collection is proposed, collection vehicles must be able to enter and exit the site in a forward direction and sufficient clearance must be provided.
- **On-street collection access:** Bin collection points must be kept clear with a minimum 1 m obstacle clearance, allow an additional 20 m at the start and end of bin areas for vehicle access (with parking and infrastructure impacts shown on plans), and prohibit on-street collection where bin widths exceed the site frontage.



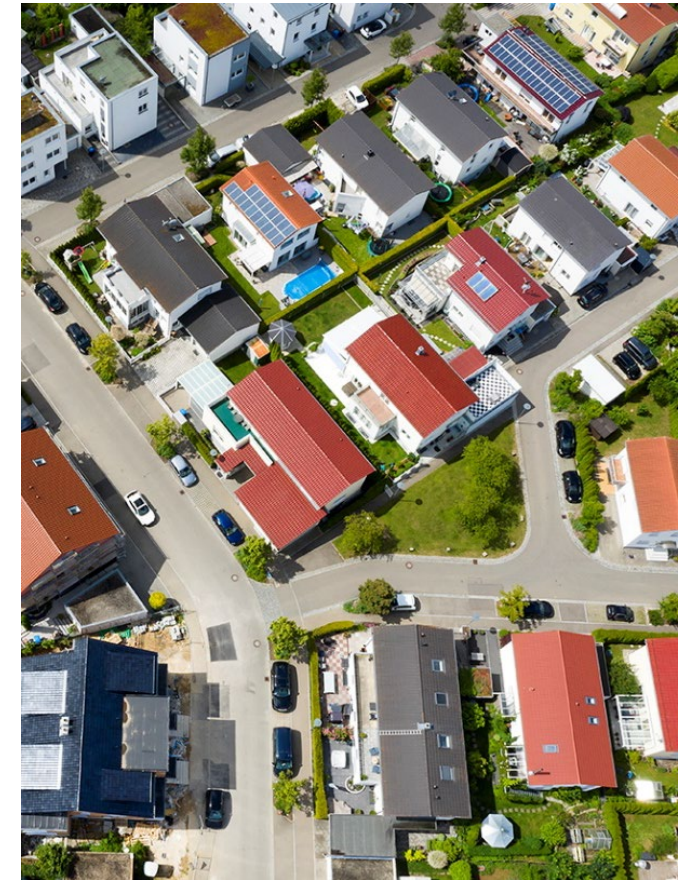
Key guideline elements – dwelling type

- **Multi-Unit Dwellings:** Council requires on-site collection for MUDs, unless the development has sufficient road frontage and the design permits all units to wheel bins directly to the kerbside. The guidelines specify minimum bulky waste storage space to be allocated per number of units.
- **MUD chute systems:** Chute systems are not preferred and will only be approved where a full-time on-site building manager is provided, with a minimum of separate garbage and recycling chutes (no diverters), and provision for FOGO via a dedicated chute or allocated bin space.
- **Shop-top housing and mixed use:** Council requires on-site waste collection for shop-top and mixed-use developments, with a designated collection point and commercial collections occurring during normal business hours. Residential and commercial waste storage areas must be fully separated, with measures in place to prevent shared use.
- **Commercial developments:** Council provides standard kerbside services only, with additional services to be privately arranged, and waste storage areas sized for calculated waste, recycling and FOGO volumes, with FOGO collection required for uses such as supermarkets, institutions and hospitality.
- **Industrial developments:** On-site waste collection must be provided for all industrial developments. Collection points must be designed to allow vehicles to enter and exit in a forward direction, with reversing limited to turning bays only and no use of private driveways or car parks for turning.



Key guideline elements – construction and demolition waste

- **WMP requirements:** The WMP must outline estimated waste generation (including hazardous or special wastes such as asbestos), measures to avoid, reduce, reuse and recycle waste, on-site handling, storage and collection arrangements, and the proposed management approach for each waste stream.
- **On-site collection:** Waste collection must be designed to minimise vehicle reversing, with any required reversing and swept path access clearly demonstrated on DA drawings and detailed in the traffic management plan.
- **Construction and demolition waste storage:** Waste storage areas must be shown on DA plans and drawings.





NEXT STEPS

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Next steps

We are currently undertaking consultation with the following stakeholder groups to ensure that the Guideline aligns with the needs and concerns of our community.

- **General Public:** We'll provide opportunities for the public to share their thoughts and suggestions to help craft a Guideline that reflects the collective vision for responsible waste management.
- **Development and Strata Industry stakeholders:** Understanding the challenges and needs of stakeholders is critical to developing practical and effective Guidelines for those directly involved in development projects.
- **Waste Services Providers and Industry:** We are engaging with waste services providers and industry experts to align the Guideline with industry standards and best practice.

Key dates*	
Stakeholder Briefings (building, development and strata industry)	March 2026
Amendments to the guidelines based on engagement	April 2026
Public display of the guidelines for feedback from the General Public.	May 2026
Collation of all stakeholder feedback into a consultation summary report.	May 2026
Finalisation of guidelines and submission to Council for adoption	June 2026

*Dates are tentative



FEEDBACK AND QUESTIONS

Your perspectives are key in shaping and refining our approach to waste management in the Queanbeyan-Palerang region. Please share your thoughts, questions, and suggestions about the Guideline.



THANK YOU

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