18th March 2024

Attn: Mike Armstrong
Senior Development Manager
Coronation Property
Level 2, 66 Wentworth Ave,
Surry Hills, NSW 2010

RE: 149-163 Milton St, Ashbury – Waste Management Compliance Statement

1 Introduction

MRA Consulting Group was engaged by Coronation Property to prepare a waste management statement to support a Section 4.55 modification application to Canterbury Bankstown Council. The subject site is located at 149-163 Milton Street, Ashbury, and has an existing development approval for a residential development featuring 127 dwelling units. Elephants Foot Recycling Solutions previously prepared an operational waste management plan (OWMP) which was approved under the original consent (DA-826/2020).

The modification involves the addition of six extra residential units in Building C and approximately 700m^2 of additional GFA. This waste management statement outlines the overall waste strategy at the site, and ensures bin storage and waste collection remains in accordance with the following policy and reference documentation:

- Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions, as approved by Canterbury Bankstown Council (DA-826/2020)..
- Canterbury Bankstown Local Environmental Plan 2023
- Canterbury Bankstown Development Control Plan 2023
- City of Canterbury Bankstown's *Waste Management Guide for New Developments.*
- NSW EPA *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities.*

The revised statement has been considered against the LEC Condition of Consent issued on the 23rd November, 2021 to ensure consistency with the approved development. The additional 6 units will not cause any changes to the existing waste management areas as approved.

2 Background

2.1 Description of Proposed Development

The original consent approved the construction of 8 residential buildings including 127 dwellings (mix of RFBs and units) over a single level common basement for parking. The subject modification seeks to include additional 700m^2 of GFA to Building C for the provision of six new residential dwellings at the site to a total of 133 dwellings. The dwelling units per building group across the site is as follows:

Building A – 10 dwellings

Building B – 32 dwellings

Building C – 39 dwellings

Building D – 30 dwellings

Building E – 10 dwellings

Building F – 12 dwellings

No material changes have been made to waste management areas through the proposed modifications.

2.2 Location

The development site is located in the Western Sydney suburb of Ashbury, in the Canterbury Bankstown Council LGA, at 149-163 Milton Street (see Figure 1). The site and surrounding area is predominantly residential in nature and the site is zoned R4 – High Density Residential in the Canterbury-Bankstown LEP 2023.

The site is adjacent to WH Wagener Oval to the west. It has a single street frontage to Milton Street to the east.

Figure 1: Proposed development site

Source: Nearmap, 2024.

2.3 Zoning and Use

The site is zoned as R4 – High Density Residential according to the Canterbury-Bankstown Local Environmental Plan 2023. The objectives of the R4 – High Density Residential zone are:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Sustainable Materials Strategy 2041 (NSW DPIE, 2021), and National Waste Policy: Less Waste, More Resources (EPHC, 2018). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

2.4 Assumptions

This report is a WMP, forming part of the development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final approved design set from the project architect, SJB Architects (12th March, 2024) in accordance to the LEC Conditions of Consent.
- Waste generation volumes and conditions approved in the WMP for the development are derived from the previously approved OWMP prepared by Elephants Foot Recycling Solutions. Waste management equipment and infrastructure recommendations were made according to estimated waste generation and City of Canterbury Bankstown's Waste Management Guide for New Developments; and
- Waste management resources are designed to accommodate proposed use of industrial buildings for general industrial purposes.

3 Operational Waste Management

3.1 Residential Waste Generation and Storage

Residential waste will result from the daily use of the site as a residential development featuring 133 dwellings. There are no changes to the expected waste generated at the site with the exception of Building C. A proposed uplift (6 new dwellings across levels four and five) for Building C will cause a slight increase in waste volumes, calculations and changes to waste volumes are shaded grey in Table 1.

Waste generation rates are referenced from the City of Canterbury Bankstown's *Waste Management Guide for New Developments.*

Table 1: General waste and recycling generation

Waste Room	Units	General Waste Generation Rate (unit/week)	Total General Waste Generation (L/week)	Recycling Waste Generation Rate (unit/week)	Total Recycling Waste Generation (L/week)
Communal Waste Room - 1	7	120	840	120	840
Communal Waste Room - 2	8	120	960	120	960
Communal Waste Room - 3	6	120	720	120	720
Communal Waste Room - 4	10	120	1,200	120	1,200
Communal Waste Room - 5	15	120	1,800	120	1,800
Communal Waste Room - 6	15	120	1,800	120	1,800
Chute Discharge Room – Building B	32	120	3,840	120	3,840
Chute Discharge Room – Building C	***(was 34)* 40**	**120**	***(was 4080)* 4,800**	**120**	***(was 4080)* 4,800**
Total	133		15960L		15960L
Bin Summary	**General waste**		**15 x 1100L bins**	**Twice weekly collection**	
	Recycling		**8 x 1100L bins**	**Once weekly collection**	

**Note: An additional 1100L bin was provided/approved for each chute discharge room for use during collection periods. These bins are not included in the above totals.*

Amendments to Building C do not impact overall bin requirements as described in Table 1.

Table 2: Building C – Chute Bin Allocation Summary

Building C	Unit numbers	Total Volume (L)/week	Bin Allocation*
Previously approved	34	4,080	6 x 1100L
Proposed	40	4,800	6 x 1100L

**6 bins include 4 x 1100L bins under chutes + 2 x 1100L service bins*

3.1.1 Storage requirements

Temporary Waste Storage

Each dwelling must have sufficient space provisioned for the storage of at least one days' waste generated. This includes separate receptacles for general waste and recycling. Typically, this is located in the kitchen of the dwelling.

Building Waste Storage

A mix of communal access waste rooms, waste chutes/residential floor recycling bins and temporary holding spaces will be provided at the site as approved by the consent. Building C will provide a waste chute for general waste and a 240L bin for recycling on each floor. The chute will terminate in the basement level into 1,100L bins. The six new proposed dwellings will have access to bin chutes and floor level recycling bins in proximity to the dwelling via the common corridor.

3.1.2 Bin Allocation and Collection proposal

From the above requirements and expectations, the recommended and bin quantities and collection frequencies do not change from those approved and will remain as described in the OWMP and below:

Bins for Collection

General Waste: 8 x 1100L MGBs collected twice weekly

Recycling: 15 x 1100L MGBs collected once weekly

Bins for Internal Use

General Waste-Building B & C: 6 x 1100L bins (4 x 1100L under the chutes + 2 x 1100L service bins)

General Waste–Buildings A, D, E & F: 17 x 240L bins (located in communal waste rooms)

Recycling-Building B & C:11 x 240L bins (located on each residential level)

Recycling–Buildings A, D, E& F: 17 x 240L MGBs (located in communal waste rooms)

The quantity of bins, bin sizes, and collection frequencies will remain consistent with the previously prepared OWMP, as the proposed bin capacity is adequate for managing the waste generated from the modified design plan. The modification does not require additional measures, design changes, or enlargement of the waste storage areas.

During operation, it is the responsibility of the building manager to monitor the number of bins required for the residential component. Waste and recycling volumes may change according to residents' attitudes to waste disposal and recycling, building occupancy levels or development's management. Any requirements for adjusting the capacity of the waste facilities can be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider.

3.1.3 Bulky Waste

No change to the provision of bulky waste storage is proposed. Each building will be provided with a bulky goods room located on the basement level. The bulky goods room will be used to store all bulky waste items, such as furniture and whitegoods, between council bulky goods collections.

Residents will need to liaise with building management regarding the transportation of bulky items and the availability of the bulky waste storage room. It is the caretaker's responsibility to arrange collection dates with Council and then coordinate with the residents. It is recommended that the bulky goods collections occur on alternate days to bin collections.

On the day before bulky goods collection, the building manager will transport the bulky waste from each of the bulky goods rooms to the temporary holding area for bulky waste adjacent to the loading dock.

On the day of bulky waste collection, a Council collection vehicle will enter the site from the new road and park in the loading bay. Once bulky items have been loaded, the collection vehicle will exit the site onto new road in a forward direction.

4 Waste Management Systems

4.1 Waste Management and Recycling Method

The waste management and recycling method will remain as approved by the previous OWMP.

A detailed summary of the waste management strategy for the site is provided below.

Buildings A, D, E & F:

For the residents in Buildings A, D, E, & F each building will be provided with a Communal waste room containing 240L MGBs for waste and recycling. The residents will be responsible for walking their waste and recycling down to their closest communal waste room and placing their waste and recycling directly into the appropriate bin.

Each communal waste room will be sized to hold enough waste and recycling 240L bins for approximately three days' worth of waste and recycling generation. The Building Manager will be responsible for monitoring the fullness of the bins in each Communal Waste Room. Once full, or as required, the building manager will transport the 240L MGBs to the main Bin Holding Room and decant the bins into the 1100L MGBs for collection via the bin lifter. The building manager will then return the empty 240L MGBs to its operational location.

Buildings B & C

For the residents in Buildings B & C each building will be provided with a single waste chute and 240L recycling bin on located on each residential level. The residents will be responsible for walking their waste and recycling to the disposal point on their level and placing the waste into the chute and recycling into the 240L MGB. Residents must ensure that bagged waste should not exceed 3kg in weight, or 35cm x 35cm x 35cm.

The general waste will discharge from the chute into 1100L MGBs sitting on 2-bin linear tracks located within the Chute Discharge Rooms. Each building will require approximately 0.5 x 1100L MGBs to manage one day's worth of waste and recycling. Therefore the 2-bin linear track will manage up to 4 days' worth of chute discharge. The building manager will monitor the fullness of the bins under each chute and rotate with empty bins as required. On the nominated waste collection day, the building manager is responsible moving the bins from the chute discharge room to the main Bin Holding Room to await collection and ensuring that service bins are placed under the chute

The chutes and other waste management equipment will align with the specifications outlined in the previously prepared OWMP. The proposed waste facility and equipment are considered suitable for effectively managing the waste generated by the modified design plan.

4.2 Collection and Loading Areas

Council will be engaged to collect the residential waste and recycling in accordance with Council's collection schedule. This report assumes waste will be collected twice weekly and recycling once weekly as approved in the previously prepared OWMP.

To service the bins, a Council collection vehicle will enter the site from the new road and park in the designated loading bay on Basement Level 1. The waste collection staff will collect the bins directly from the Bin Holding Room. Once the bins are serviced, the collection vehicle will exit the site onto the new road in a forward direction.

All access and clearances to the Waste Collection Room must be able to accommodate a 12.5m long HRV per AS2890.2-2002.

It is the responsibility of the caretaker to ensure that the loading area is clear of any vehicles or obstructions prior to waste collection. When waste collection is complete, the building caretaker will return the bins to resume operational use.

4.3 Management System and Responsibilities

Building management will be responsible for the management of waste at the site. Should there be any issues that impact on the operational efficiency, safety and suitability of waste management, management will be responsible for making any necessary changes.

Other responsibilities will include:

- Using this OWMP to inform waste management operations, design and infrastructure;

- Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery;
- Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal; and
- Making information available to residents and visitors about waste management procedures.
- Organising, maintaining and cleaning bins as part of a regular maintenance schedule;
- Organising bulky waste collections as required;
- Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and
- Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry.

The nominated waste contractor will be responsible for the retrieval and return of bins to the waste storage areas, utilising a wheel out, wheel back scenario.

4.4 Bin Storage Areas and Amenity

Building management will have access to the waste and recycling storage area which will house general waste, recycling, FOGO and bulky waste (when required). Bin storage areas will be constructed with the following considerations to safety and amenity:

- Hose tap connected to a water supply;
- Inaccessible to the general public and secured with a lockable door;
- Graded and drained to floor waste connected to sewer;
- Sufficiently ventilated and well-lit;
- Proofed against vermin and other pests;
- Designed to allow for segregation of waste into correct streams;
- Signage for safety and waste bin identification where necessary;
- Floors constructed of concrete or other approved solid, impervious material that can be cleaned easily; and
- Doorway ramp (if not level); and
- The chute outlet and linear track will be caged off to restrict access by residents whilst also allowing access to the bulky waste storage area.

4.5 Waste Chute Requirements

Waste chutes will be designed in accordance with requirements of Council's waste management guidelines, Appendix C, for the collection of general waste only. Waste chute considerations include:

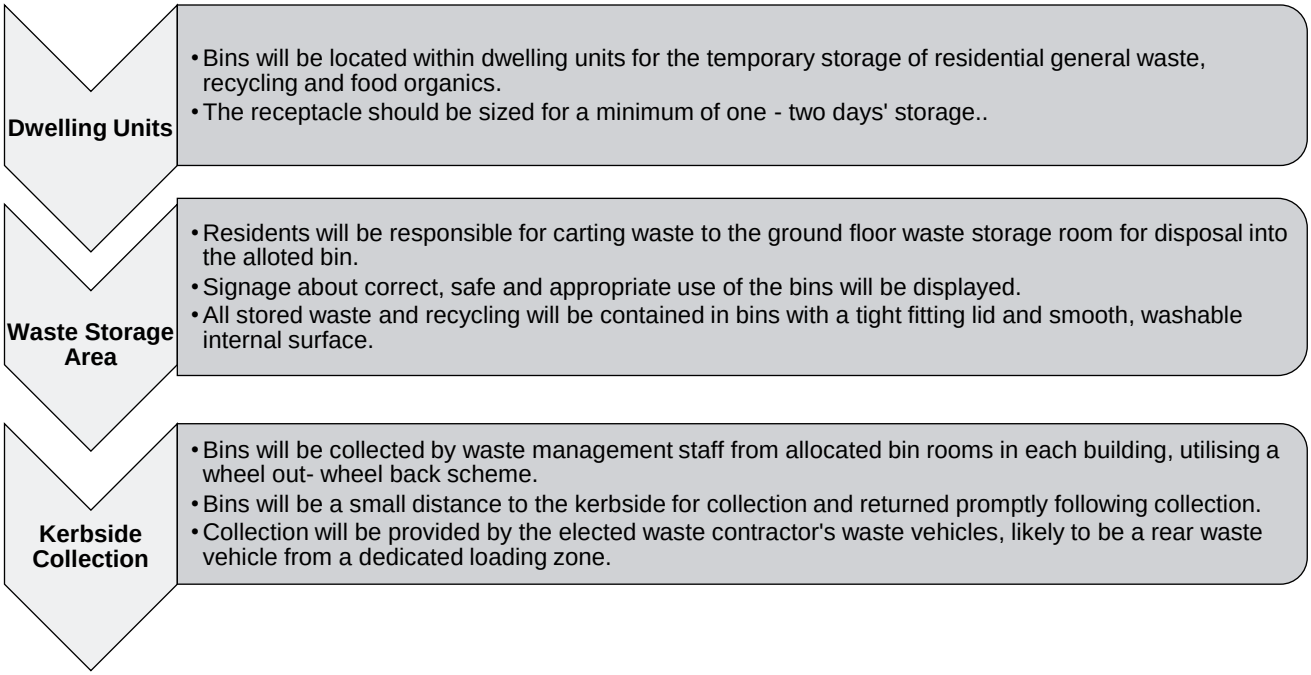
- Access to the Waste Garbage Chute must be provided by an inlet hopper (or service opening) which must be located within designated Waste Service Rooms. The Waste Service Room must also provide interim disposal areas for the temporary storage of recyclables.
- Chutes, charging devices and service openings must be constructed of fire-resistant material which is additionally smooth, durable, impervious and non-corrosive.
- Garbage Chutes must be constructed in accordance with the requirements of the Building Code of Australia.
- Chutes must be designed to reduce noise impact.
- Chutes, service openings and charging devices must be constructed of material (such as metal) which is smooth, durable, impervious and non-corrosive.
- Chutes must be cylindrical and should have a diameter of at least 500mm.
- There must not be any bends (or sections of reduced diameter) in the main shaft of the chute.
- Internal overlaps in the chute must follow the direction of waste flow.

- Chutes must deposit rubbish directly into a bin or compactor located within a designated Waste Storage Area.
- A cut-off device must be located at or near the base of the chute so that the bottom of the chute can be closed when the bin or compacting device at the bottom of the chute is withdrawn or being replaced.
- Any charging device required for each service opening must be self-closing and must not project waste into the main chute.
- Any required charging devices are to:
- Effectively close the service opening in the chute when the device is open for loading;
- Permit free transfer of waste into the chute;
- Not project into the chute;
- Return to the closed position after use automatically;
- Permit easy cleaning of the device and the connection between the service opening and the chute.
- The chute, charging device and service opening must be designed to enable easy cleaning.
- Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.
- Branches connecting service openings to the main chute are to be no more than 1m long.
- Any mechanical compaction device within the building shall comply with the following requirements
    - Maximum compaction rate of 2:1;
    - Designed to accommodate general household garbage only; and
    - Not be used to compact recyclables.

4.6 Waste Disposal and Recycling Method

The flow of general waste and recycling goes from generation to collection through several steps:

igure 2: Waste Flow



4.7 Waste Storage Area Requirements

Relevant waste storage area design requirements as outlined in the WMP are in accordance with Council and other waste management guidance for the suitable design of waste management facilities in development.

The waste storage areas provide centralised storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times. Waste storage areas will be sited and constructed to improve amenity, minimise odour, protect surrounding areas and promote user safety. Construction must conform to Building Code of Australia, Australian Standards and local laws.

4.8 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia, 1994).

Signage will be designed to consider language and non-English speaking backgrounds, vision impairment and accessibility. Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in the waste room indicating:

- Details regarding acceptable recyclables;
- Recyclables are to be decanted loose (not bagged)
- *No standing* and *danger* warnings apply to the area surrounding the waste storage area;
- Contact details for arranging the disposal of bulky items;
- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix D).

4.9 Prevention of Pollution and Litter Reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management and the site cleaning staff will also be responsible for:

- Maintenance of open and common site areas;
- Ensuring waste areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes);
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or other work.

5 Conclusion

MRA advises that despite the proposed modification to increase dwelling numbers, the waste strategy remains in accordance with the approved waste management plan and relevant requirements of the Canterbury Bankstown Development Control Plan 2023. The design as modified remains consistent with operational waste management requirements. The modification does not propose any additional measures, design changes, or enlargement of the waste storage areas. MRA is satisfied that no additional measures or modifications to the proposed modification plans are recommended for the management of waste associated with the proposed development.

Please feel free to contact the undersigned with any queries on the contents of this report.

Sincerely,

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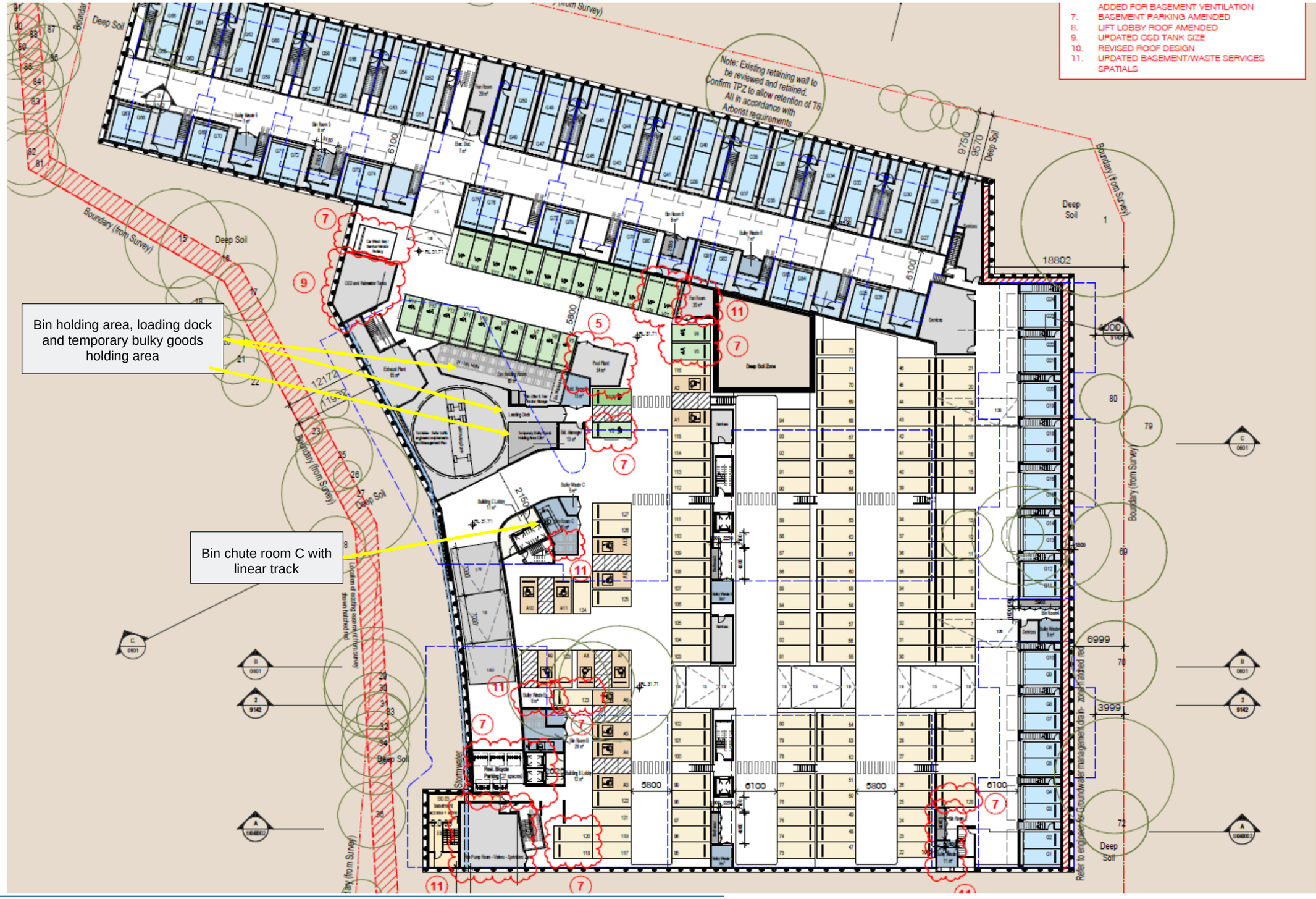
Figure 3: Basement waste management areas



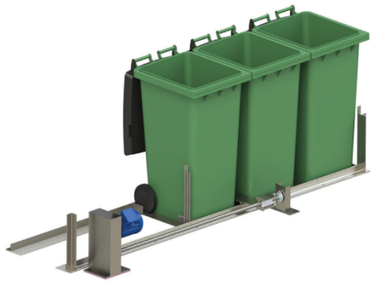
Source: SJB Architects, 12th March, 2024

Appendix B – Chute Equipment Specification Sheet

Chute Solutions.™
an Elephants Foot Company

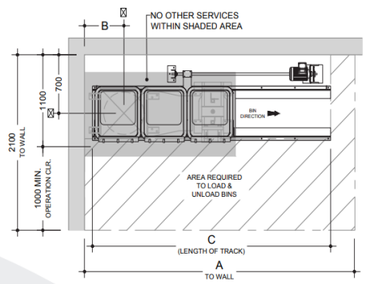
ELEPHANTS FOOT

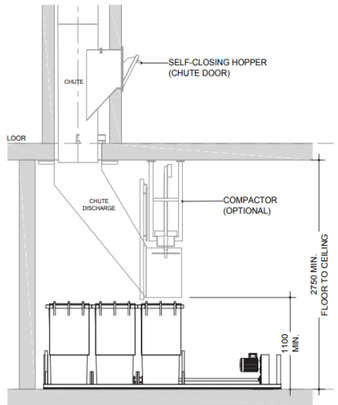
240 LITRE LINEAR TRACK SYSTEM



No. of Bins	Reference (mm)		
	A	B	C
2	2500	400	2000
3	3700	600	3000
4	4800	1100	4250

Available with or without compaction unit, our standard 240 litre bin Linear Track System can support 2, 3 or 4 bin quantities.





Notes:
Bins not provided by Elephants Foot

Drawings shown are for general information purposes only and provide minimum equipment spacial requirements for waste room design.

These drawings are not intended for site specific use or for construction. Each project is unique and will be designed to suit.

Additional equipment options, systems and configurations are available. For design assessment, information and advice, please contact an Elephants Foot design consultant on 1300 435 374