# Lot 1 Milton Street, Ashbury – Waste Management Plan

A Submission to Coronation Property

16 December 2024









#### Lot 1 Milton Street, Ashbury – Waste Management Plan

A Submission to Coronation Property

#### **Prepared by**

MRA Consulting Group (MRA) Registered as Mike Ritchie & Associates Pty Ltd ABN 13 143 273 812

Suite 408 Henry Lawson Building 19 Roseby Street Drummoyne NSW 2047

+61 2 8541 6169 info@mraconsulting.com.au mraconsulting.com.au

#### **Version History**

Ver	Date	Status	Author	Approver	Signature
0.1	27/11/2024	Draft	Marissa Delaveris	-	-
0.2	13/12/2024	Review	Marissa Delaveris	-	-
1	XX/XX/20XX	Final	ххх	ххх	ххх

#### Disclaimer

This report has been prepared by Mike Ritchie and Associates Pty Ltd – trading as MRA Consulting Group (MRA) – for Coronation Property. MRA (ABN 13 143 273 812) does not accept responsibility for any use of, or reliance on, the contents of this document by any third party.



In the spirit of reconciliation MRA Consulting Group acknowledges the Traditional Custodians of Country throughout Australia and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander peoples and to Elders past, present and emerging.



# Table of contents

Glo	ssa	y	V
1	Int	roduction	1
2	Ba	ckground	2
2.	1	Description of the Proposed Development	2
2.	2	Location	2
2.	3	Zoning and Use	2
2.	4	Strategies	3
2.	5	Assumptions	3
3	Со	nstruction and Demolition	5
3.	1	Demolition Waste	5
3.	2	Construction Waste	9
3.	3	Waste Contractors and Facilities	. 13
3.	4	Site Documentation	. 13
4	Op	erational Waste Management	. 14
4.	1	Overview	. 14
4.	2	Residential Waste Management	. 14
5	Wa	aste Management Systems	. 16
5.	1	Waste Management System Summary	. 16
5.	2	Waste Management and Recycling Method	. 16
5.	3	Management System and Responsibilities	. 16
5.	4	Collection Method and Loading Areas	. 17
5.	5	Waste and Recycling Storage Areas	. 17
5.	6	Signage	. 17
5.	7	Prevention of Pollution and Litter Reduction	. 18
6	Re	ferences	. 19



# List of Tables

Table 1: Demolition waste generation estimates	6
Table 2: Indicative volume to weight conversion factors for common construction materials	9
Table 3: Construction waste generation estimations	10
Table 4: Waste service contractors and facilities	13
Table 5: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint	14
Table 6: Residential waste storage and bin type	14
Table 7: Collection points and loading areas requirements and specification	17

# List of Figures

Figure 1: Site and surrounding area	2
Figure 2: Land use zone map	3
Figure 3: Examples of standard signage for bin uses	22
Figure 4: Example and layout of safety signage	22



# Glossary

Terminology	Definition
AS	Australian Standard
CBDCP	Canterbury-Bankstown Development Control Plan 2023
C&I	Commercial and Industrial
CIWDCP	Comprehensive Inner West Development Control Plan 2016
C&D	Construction and Demolition
DA	Development Application
DCP	Development Control Plan
EPA	Environment Protection Authority
ENM	Excavated Natural Material
IWLEP	Inner West Local Environmental Plan 2022
LGA	Local Government Area
MGB	Mobile Garbage Bin
MRA	MRA Consulting Group
MSW	Municipal Solid Waste
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan
WSP	Waste Service Provider
WSRA	Waste Storage and Recycling Area



# 1 Introduction

MRA Consulting Group (MRA) was engaged by Coronation Property to prepare a Waste Management Plan (WMP) related to the proposed single storey development located at Lot 1, 147 Milton Street Ashfield. The site is located within the Inner West Council Local Government Area (LGA).

The proposed development includes the demolition of existing structures and the construction of a single storey residential house with a court yard and access to the adjacent development at 149-163 Milton Street. Waste is expected to be serviced from the adjacent development which crosses the LGA boarder to Canterbury-Bankstown Council. Therefore, all waste planning procedures will be conducted in accordance with Canterbury-Bankstown control plans as well as the previous waste management input provided by Elephants Foot and MRA.

This WMP addresses the requirements of the Consent Authority (Council) and conforms to the following environmental planning instruments and reference documents:

- Inner West Local Environmental Plan 2022 (IWLEP)
- Canterbury-Bankstown Development Control Plan 2023 (CBDCP)

Consideration has also been given to the following supplementary documents in the preparation of the WMP:

- NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.
- Elephants Foot Recycling Operational Waste Management Plan (02/09/20)
- MRA Consulting Group Waste Compliance Letter (18/03//24)

This WMP is used to inform the building design to deliver best practice waste management and promote sustainable outcomes at the demolition, construction and operational phases of the development. The WMP addresses waste generation and storage associated with demolition and construction works through redevelopment, and ongoing occupation of the proposed use.



# 2 Background

# 2.1 Description of the Proposed Development

The proposed development consists of the demolition of existing structures and the construction of a single storey home with a courtyard with connection to the adjacent lot.

### 2.2 Location

The site is legally defined as Lot 1 DP 205503 at 149-155 Milton Street, Ashfield, NSW. The site is expected to become Lot 1, 147 Milton Street for the proposed development. Due to the sites positioning within the local land zoning it is situated on the cusp of Inner West Council and Canterbury-Bankstown Council. Due to the sites land locked nature, bin servicing will have to be conducted via the adjacent townhouses located across the Canterbury-Bankstown Council boarder at 149-163 Milton Street, Ashbury.

#### Figure 1: Site and surrounding area



Source: Nearmap, 2024.

# 2.3 Zoning and Use

The site is zoned as R2 – Low Density Residential according to the Inner West LEP 2022. The objectives of this zone are:

• To provide for the housing needs of the community within a low-density residential environment.



- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide residential development that maintains the character of built and natural features in the surrounding area.

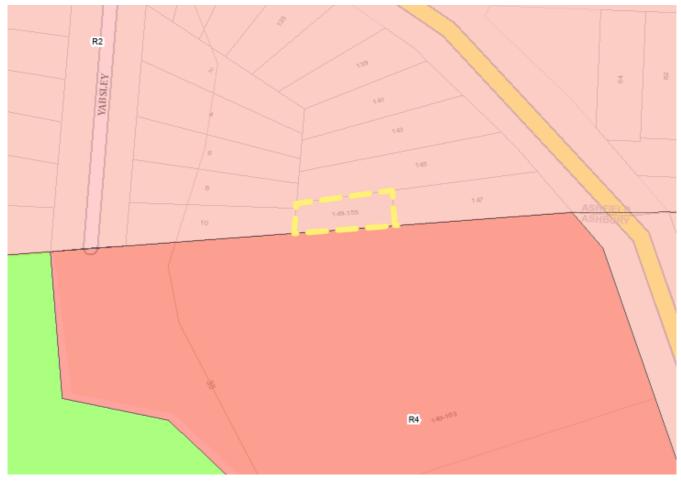


Figure 2: Land use zone map

Source: NSW, e Spatial Viewer 2024.

# 2.4 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Sustainable Materials Strategy (NSW EPA, 2021), and National Waste Policy: Less Waste, More Resources (DAWE, 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.

Management of waste generated onsite according to directives of the NSW Strategy will assist in achieving the target of 80% diversion from landfill in the C&D sector.

# 2.5 Assumptions

This report is a Waste Management Plan (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 design set for the development plan from the project architect, SJB Architects, 27/11/24;
- Waste and recycling volumes are based on information provided from the Comprehensive Inner West DCP 2016 and the Canterbury-Bankstown DCP 2023; and
- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.



# 3 Construction and Demolition

Demolition and construction activities at the site will generate a range of construction and demolition (C&D) waste. Throughout the development process, all materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes.

Waste storage during construction operations will involve some stockpiling of reusable material, as well as placement of wheeled bins for the separation of construction materials for recycling. A bin for residual waste or contaminated material will also be made available at the site for disposal where necessary. Bins may require alternative placement across construction operations to facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

A waste storage area shall be designated by the demolition or construction contractor and shall be sufficient to store the various waste streams expected during operations. Waste storage areas will be kept clear to maintain access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste to allow for ease of recovery and reuse of materials.

Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

### 3.1 **Demolition Waste**

The proposed development will require demolition of existing structures prior to commencement of excavation and construction operations. Demolition works will include the removal of existing structures.

Table 1 outlines the expected demolition waste quantities to be generated at the site, in addition to the appropriate management methods for each material type. Other materials with limited reuse potential either on or offsite will be removed in bulk bins for recycling at an appropriately licenced and capable recycling facility.



Table 1: Demolition	waste	generation	estimates
---------------------	-------	------------	-----------

Type of Material	Estimated volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Concrete	15 - 20	¥	✓	¥	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Glass	Minor	¥	✓	V	-	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	>5	~	V	V	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	Minor	¥	✓	¥	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.



Type of Material	Estimated volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Timber (Treated)	5-10	~	V	✓	-	50%	100	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Clean)	5 - 10	~	V	~	-	50%	50	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Plasterboard	5 - 10	-	V	~	-	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	>5	-	✓	~	-	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Floor covering	>5	-	~	~		50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	10 - 20	-	-	-	4	100%	-	Resource recovery dependant on facility destination capability.



Type of Material	Estimated volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Hazardous Waste	Unknown	-	-	-		100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated								>80%



# 3.2 Construction Waste

Construction waste on site will be derived from the development a single storey residential house featuring a courtyard.

Table 2 outlines indicative volume to weight conversion factors for common construction materials.

 Table 2: Indicative volume to weight conversion factors for common construction materials

Building waste material	Tones per m <sup>3</sup>	Waste as % of the total material ordered	
Soil/aggregate	1.4 – 1.6	-	
Bricks	1.2	5–10%	
Concrete	1.5	3–5%	
Tiles/ceramics	0.5 – 1	2–5%	
Timber	0.3	5–7%	
Plasterboard	0.2	5–20%	
Metals	0.15 – 0.9	_	

Source: Green Building Code of Australia C&D Waste Criteria.

Table 3 outlines the estimated waste generation rates for materials through construction of the proposed development, in addition to the appropriate management methods for each material type.

The information below presents multiple options for materials reuse, recycling and disposal where applicable (e.g. return to manufacturer, recycled at construction and demolition (C&D) processor, or disposed to landfill if contaminated).



Type of Material	Estimated Volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off- site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	-	V	~	~	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Disposal: Removal of any contaminated material for appropriate treatment or disposal.
Bricks/pavers	5 - 10	~	~	~	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	15 - 25	V	4	~	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	>5	V	1	¥	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.

### Table 3: Construction waste generation estimations



Type of Material	Estimated Volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off- site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Timber (clean)	5 - 10	-	V	¥	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	5 – 10	-	V	¥	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Plasterboard	10 - 15	-	V	¥	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	>5	V	V	~	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous) Metals (non- ferrous)	5 - 10	-	V	¥	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.



Type of Material	Estimated Volumes (m³)	Re-use on- site	Recycle (Separate collection)	Recycle (Off- site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Floor covering	>5	V	V	V	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Fixtures and fittings	>5	V	V	✓			On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Electronic waste	>5	-	V	√	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	20 - 25	-	√	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	10 - 15	-	~	~	100%	-	Resource recovery dependant on facility destination capability.
	Total % Diversion from Landfill Estimated					>90%	



# 3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 4).

#### Table 4: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	The following are local skip bin operators for consideration in the management of excavation and construction waste for the site:
	Brown Bros. Skips
	Pro Skips
	Freddy's Skip Bins
	Or another supplier as elected by the building contractor.
Principal Off-Site Recycler	The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site:
	Bingo Industries Recycling Centre
	Bower Reuse & Repair Centre
	Banksmeadow Recycling
	Or another appropriate facility as elected by the waste management contractor.
Principal Licensed Landfill Site	Bingo Eastern Creek Landfill Or other appropriate facility as elected by the waste management contractor.

### 3.4 Site Documentation

This WMP will be retained on-site during the construction phases of the development, along with other waste management documentation (e.g. contracts with waste service providers).

Responsibility for the WMP, waste documentation and processes during the excavation and construction phases will be with the site manager or builder.

A logbook that records waste management and collection will be maintained on site, with entries including:

- Time and date of collections;
- Description of waste and quantity;
- Waste/processing facility that will receive the waste; and
- Vehicle registration and company name.

Waste management documentation, the logbook and associated dockets and receipts must be made available for inspection by an authorised Council Officer at any time during site works.



# 4 Operational Waste Management

### 4.1 Overview

Waste management strategies related to site operations have been established according to the IWCDCP, CBDCP and NSW EPA guideline documents.

Waste will be serviced from the basement level of the adjacent property.

The following space calculations are based off the mobile garbage bin (MGB) and bulk bin dimensions sourced from NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019) (Table 5).

#### Table 5: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (Approx. m²)
120	940	560	485	0.30- 0.33
240	1,100	735	580	0.41- 0.43
660	1,250	850	1,370	0.86-1.16
1,100	1,470	1,245	1370	1.33-1.74

Source: NSW EPA's Better practice guide for resource recovery in residential developments (2019).

# 4.2 Residential Waste Management

#### 4.2.1 Waste Generation

This WMP will refer to the waste methodology of the previous reports by Elephants Foot and MRA as well as the relevant planning documents.

#### 4.2.2 Waste Storage Requirements

Waste storage has been calculated considering estimations of bin type, as described in the table below (Table 6). The following bin number requirements are based on the waste schedules provided by previous reports by Elephants Foot and MRA.

#### Table 6: Residential waste storage and bin type

Waste Stream	Collection Rate	Bin Allocation		
General Waste	Once Weekly	1 x 140L bin		
Recycling	Once Fortnightly	1 x 240L bin		
Green Waste	Once Fortnightly	1 x 240L bin		
Bulky waste streams collected as required				

\*Green waste is collected on alternating weeks to recycling alongside general waste

Residents will transport waste to the waste storage area via the stairs when required. Residential bin storage rooms have been provided within the basement level of the adjacent development with enough space to allow for the resident at the subject site to store waste.



#### Temporary waste storage and disposal

Each dwelling is to be provided with space to store at minimum one day's garbage waste and recycling generated. Residents will be responsible for the transfer of waste from the dwelling to the waste storage area within the basement via the stairs.

#### **Bulky Waste**

Bulky waste items include those that cannot be disposed of in general waste and recycling bins, including but not limited to broken/damaged/old whitegoods, furniture, appliances, mattresses, etc. Residents will include their bulk waste within the adjacent sites bulky waste collection schedules and should be informed of allocated collection periods to avoid excessive build up. Site management may also be required to assist residents in transporting bulk waste to the appropriate areas.

#### 4.2.3 Collection Schedule

Waste generated from the proposed residential component of the building will be collected by Council collection.



# 5 Waste Management Systems

### 5.1 Waste Management System Summary

The following specific management methods are proposed for the various collection waste streams expected to be generated at the site, including alterative waste streams outside of general waste, recycling and organics:

- **General Waste:** General waste shall be placed within a tied plastic bag prior to transferring into collection bins. For collection purposes, general waste shall be stored within a mobile garbage bin (MBG).
- **Commingled Recycling:** All recyclables will be stored in commingled bins (mixed plastic, paper, cardboard, glass, aluminium, steel). All recyclables should be decanted loose (not bagged) with containers un-capped, drained and rinsed prior to disposal into the recycling bin. Paper should be flattened and placed in paper and cardboard bin if applicable.
- Other (Problem) Waste: The disposal of hard, bulky, electronic, liquid or potentially hazardous wastes shall be organised between the operator and site users as necessary.

### 5.2 Waste Management and Recycling Method

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

- 1. Waste is temporarily stored within the dwelling at its point of generation in an appropriately sized receptacle, clearly marked for type of waste (for example, in the kitchen);
- 2. Residents are to transport waste from their residences to the basement level waste storage area when necessary;
- 3. Site management from the adjacent site are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order;
- 4. Site management is to ensure contracts with Council who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to staff, visitors and the public.

# 5.3 Management System and Responsibilities

The site manager 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, responsibilities include:

- Using this WMP 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;
- Making information available to residents and visitors about waste management procedures;
- Organising, maintaining and cleaning bins as part of a regular maintenance schedule;
- Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins;
- 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.



# 5.4 Collection Method and Loading Areas

Waste will be collected in accordance with the waste management compliance letter provided by MRA in March 2024.

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	<ul> <li>Adequate clearance and manoeuvring space;</li> <li>Sufficient clearance for the safe handling of materials and equipment; and</li> <li>Sectioned loading bay does not impede upon traffic and pedestrian safety.</li> </ul>
Vehicle manoeuvring and loading space	Truck space for adequate lift clearance, manoeuvring and operation for a contractor collection vehicle	<ul> <li>Collection from each site use loading area by a rear lift collection vehicle;</li> <li>Adequate loading bay dimensions to not impede lift clearance;</li> <li>Operational clearance for truck manoeuvring in a forward direction; and</li> <li>The provision of space clear of vehicle parking spaces (level and free of obstructions).</li> </ul>
Operating times	Appropriate collection times to limit noise and traffic disturbance	<ul> <li>Collection times will be arranged during off-peak times to ensure minimal disturbance to pedestrians and visitors.</li> </ul>

### 5.5 Waste and Recycling Storage Areas

The waste areas will provide centralised storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times. In accordance with best practise, it is recommended the bin storage areas be designed with the following considerations:

- Storage areas reflect the equipment, infrastructure, manoeuvring space and potential future needs of the development;
- Be located in a position that is convenient for users and waste collection staff, located away from habitable rooms;
- Waste handling, storage and collection systems for residential and non-residential waste to be separate and self-contained;
- All waste and recycling storage areas and access paths to be kept clean and free of obstructions;
- The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- The walls being cement rendered to a smooth, even surface and coved at all intersections; and
- The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

# 5.6 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; and
- The area is to be kept tidy.

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

# 5.7 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.



# 6 References

Australian Department of Sustainability, Environment Water, Population and Communities (2011) Construction and Demolition Waste Guide - Recycling and Re-use Across the Supply Chain.

Australian Standards 4123.7 Mobile Waste Containers.

Canterbury-Bankstown Development Control Plan 2023 (CBDCP)

NSW EPA (2012) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.

Inner West Local Environmental Plan 2022 (IWLEP)

NSW EPA (2014) Waste Classification Guidelines.

NSW EPA (2016) Recycling Signs, Posters and Symbols. Available at: http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm.

NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.

NSW EPA (2021) NSW Waste and Sustainable Materials Strategy 2041.

NSW Government (1979) Environmental Planning and Assessment Act.

NSW Government (1997) Protection of the Environment Operations Act.

NSW Government (2000) Environmental Planning and Assessment Regulation.

NSW Government (2001) The Waste Avoidance and Resource Recovery Act

# Appendix A Site Plans



Source: SJB, 2024

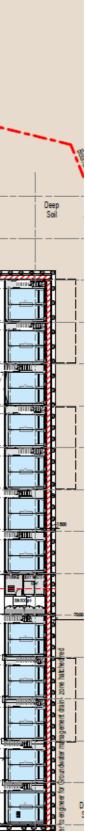


# Appendix B Proposed Waste Storage Room Area



Source: Coronation Property, 2024.







# Appendix C Standard Signage

#### Waste Signage

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the NSW EPA.

Standard symbols for use in signage, bin facade and educational materials are promoted through the NSW Environment Protection Authority. They are available for download from the NSW EPA website (NSW EPA 2016b), in black and white and colour versions. The Australian Standard series AS 4123 (Part 7) details colours for mobile waste containers (Standards Australia 2008).

#### Figure 3: Examples of standard signage for bin uses



#### Safety Signs

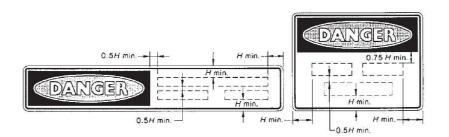
The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Clear and easy to read 'NO STANDING' and 'DANGER' warning signs must be fixed to the external face of each waste and recycling room where appropriate.

#### Figure 4: Example and layout of safety signage



(d) Horizontal

FIGURE D5 TYPICAL ARRANGEMENTS OF DANGER SIGNS



### MRA Consulting Group

Suite 408 Henry Lawson Building 19 Roseby Street Drummoyne NSW 2047

+61 2 8541 6169 info@mraconsulting.com.au mraconsulting.com.au



