

149-163 Milton Street, Ashbury – Waste Management Plan

A Submission to Coronation Property Pty Ltd

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Disclaimer

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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

Glossary.....	v
1 Introduction.....	6
2 Background.....	7
2.1 Description of the Proposed Development.....	7
2.2 Location.....	7
2.3 Strategies.....	8
2.4 Assumptions.....	8
3 Construction.....	9
3.1 Construction Waste.....	9
3.2 Waste Contractors and Facilities.....	13
3.3 Site Documentation.....	13
4 Operational Waste Management.....	14
4.1 Residential Waste Generation and Storage.....	14
5 Waste Management Systems.....	17
5.1 Waste Management System Summary.....	17
5.2 Food waste.....	17
5.3 Waste Management and Recycling Method.....	17
5.4 Management System and Responsibilities.....	18
5.5 Collection Method and Loading Areas.....	18
5.6 Waste Chute Requirements.....	19
5.7 Waste Disposal and Recycling Method.....	20
5.8 Waste and Recycling Storage Areas.....	20
5.9 Signage.....	21
5.10 Prevention of Pollution and Litter Reduction.....	22
6 References.....	23

List of Tables

Table 1: Indicative volume to weight conversion factors for common construction materials	9
Table 2: Construction waste generation estimations	10
Table 3: Waste service contractors and facilities	13
Table 4: Building B and C waste generation	14
Table 5: Building B – Chute Bin Allocation Summary	14
Table 6: Building C – Chute Bin Allocation Summary	14
Table 7: Bins for collection across the site	15
Table 8: Collection points and loading areas requirements and specification	18

List of Figures

Figure 1: Site and surrounding area	7
Figure 2: Waste Flow	20
Figure 3: Examples of standard signage for bin uses	27
Figure 4: Example and layout of safety signage.....	27

Glossary

Terminology	Definition
AS	Australian Standard
C&I	Commercial and Industrial
C&D	Construction and Demolition
CBDCP	Canterbury Bankstown Development Control Plan 2023
CBLEP	Canterbury Bankstown Local Environmental Plan 2023
DA	Development Application
DCP	Development Control Plan
EPA	Environment Protection Authority
ENM	Excavated Natural Material
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 was engaged by Coronation Property Pty Ltd to prepare a Waste Management Plan (WMP) related to the proposed 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 131 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 Build to Rent modification involves the addition of twelve (12) extra residential units in Building C, fifteen (15) extra residential units in Building B.

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

- 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.

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

- 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*.
- NSW EPA (2019) *Better Practice Guide for Resource Recovery in Residential Developments*.
- 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 across the construction and operational phases of the development. The WMP addresses waste generation and storage associated with construction works through redevelopment, and ongoing occupation of the proposed use.

The WMP has also been considered against the LEC Condition of Consent issued on the 23rd November 2021 to ensure consistency with the approved development. The additional units will cause changes to the existing waste management areas as approved.

2 Background

2.1 Description of the Proposed Development

The original consent approved the construction of 8 residential buildings including 127 dwellings (mix of RFBs and units), with a single level of shared basement carparking. The subject modification seeks approval for the addition of 27 new residential dwellings across Building B and C, increasing the total amount of unit to 158 dwellings. The dwelling units per building group across the site is as follows:

- Building A – 10 dwellings
- Building B – 47 dwellings (was 32)
- Building C – 49 dwellings (was 37)
- 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 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: Site and surrounding area



Source: Nearmap, 2026.

2.3 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.

2.4 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, 23 January, 2026;
- Waste and recycling volumes are based on information provided from 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

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 Construction Waste

Construction waste on site will be derived from the development of an additional 27 residential units across Building B and Building C.

Table 1 outlines indicative volume to weight conversion factors for common construction materials.

Table 1: Indicative volume to weight conversion factors for common construction materials

Building waste material	Tones per m ³	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 2 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).

Table 2: 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
Excavated material	-	✓	✓	✓	<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	10 - 20	✓	✓	✓	<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	20 - 30	✓	✓	✓	<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 - 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.

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)	10 - 15	-	✓	✓	<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)	10 - 15	-	✓	✓	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	15 - 30	-	✓	✓	<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	10-15	✓	✓	✓	<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)	10 - 15	-	✓	✓	<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	10 - 15	✓	✓	✓	<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	10 - 15	✓	✓	✓			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	10 - 15	-	✓	✓	<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%	

3.2 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 3).

Table 3: 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.

3.3 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 Residential Waste Generation and Storage

Residential waste will result from the daily use of the site as a residential development featuring 158 dwellings. The proposed modification is expected to result in changes to the expected waste generated at the site as it relates to Building B and C. A proposed uplift (27 new dwellings across Building B and Building C) will result in an increase in waste volumes (see Table 4).

Waste generation rates are referenced from Section 3.2 of the City of Canterbury Bankstown's *Waste Management Guide for New Developments 2015*.

Table 4: Building B and C waste 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)	FOGO Waste Generation Rate (unit/week)*	Total FOGO Waste Generation (L/week)
Chute Discharge Room – Building B	(was 32) 47	120	(was 3,840) 5,640	120	(was 3,840) 5,640	12	564
Chute Discharge Room – Building C	(was 37) 49	120	(was 4,560) 5,880	120	(was 4,560) 5,880	12	588

*Note: The FOGO waste generation rate and collection frequency is based on requirements provided by Canterbury-Bankstown Council via email dated 20 January 2026.

Amendments to Building B and C do impact overall bin requirements as described in Table 5 and Table 6.

Table 5: Building B – Chute Bin Allocation Summary

Building B	Unit numbers	Total Volume (L)/week	Bin Allocation
Previously approved	32	3,840	4 x 1100L
Proposed	47	5,640	8 x 1100L*

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

Table 6: Building C – Chute Bin Allocation Summary

Building C	Unit numbers	Total Volume (L)/week	Bin Allocation
Previously approved	37	4,440	6 x 1100L
Proposed	49	5,880	8 x 1100L*

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

4.1.1 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 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 B and C will provide a waste chute for general waste, a 240L bin for recycling and a 240L bin for FOGO on each floor. The chute will terminate in the basement level into 1,100L bins. The 27 new proposed dwellings will have access to bin chutes and floor level recycling bins in proximity to the dwelling via the common corridor.

Additional bins required to facilitate the proposed unit uplift for Building B and C can be retained in the bin holding area adjacent to the loading dock and exchanged in chute rooms and on residential levels as bins become full.

4.1.2 Bin Allocation and Collection proposal

From the above requirements and expectations, the recommended and bin quantities and collection for Building B and Building C differ from those previously approved, while Buildings A, D, E & F will remain as described in the previous OWMP. The addition of the FOGO waste stream requires an increase of bin across all buildings and is shown below:

Bins for Collection

The nominated bins provide for the collection of all waste streams, including general waste, recycling and FOGO, across the entire site:

Table 7: Bins for collection across the site

Waste Room	Units	Total General Waste Generation (L/week)	Total Recycling Waste Generation (L/week)	Total FOGO Waste Generation (L/week)
Communal Waste Room - 1	7	840	840	84
Communal Waste Room - 2	8	960	960	96
Communal Waste Room - 3	6	720	720	72
Communal Waste Room - 4	10	1,200	1,200	120
Communal Waste Room - 5	15	1,800	1,800	180
Communal Waste Room - 6	15	1,800	1,800	180
Chute Discharge Room – Building B	(was 32) 47	(was 3,840) 5,640	(was 3,840) 5,640	564
Chute Discharge Room – Building C	(was 37) 49	(was 4,560) 5,880	(was 4,560) 5,880	588
Total	(was 131)	(was 15,480)	(was 15,480)	1,884

Waste Room	Units	Total General Waste Generation (L/week)	Total Recycling Waste Generation (L/week)	Total FOGO Waste Generation (L/week)
	158	18,840L	18,840L	
Bin Summary	General waste	9 x 1100L bins	Twice weekly collection	
	Recycling	18 x 1100L bins	Once weekly collection	
	FOGO	18 x 240L bins	Once weekly collection	

Bins for Collection

- General Waste: 9 x 1100L MGBs collected twice weekly
- Recycling: 18 x 1100L MGBs collected once weekly
- FOGO: 18 x 240L MGBs collected (including 6 x 240L bins in each communal room for Building A, D, E, F and 12 x 240L bins on each residential level in Building B & C)

All bins required to be collected from the site will be stored in the bin holding room located adjacent to the Basement Level 1 loading dock. There is sufficient holding capacity within the existing bin holding, in combination with any overflow required for storage of additional bins proposed in the temporary bulky waste storage area also located adjacent to the loading dock. This bulky waste storage area is not expected to retain bulky waste often and can therefore, be utilised on a regular basis for the storage of bins prior to regular collections.

Bins for Internal Use

- **General Waste – Building B & C: 8 x 1100L bins (6 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: 12 x 240L bins (located on each residential level)**
- Recycling – Buildings A, D, E & F: 17 x 240L MGBs (located in communal waste rooms)
- FOGO – Buildings A, D, E & F: 6 x 240L bins (located in communal waste rooms)
- **FOGO – Building B & C: 12 x 240L bins (located on each residential level)**

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 and FOGO 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.

4.1.3 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. 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.

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 alternative 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.
- **Food Waste:** Food organics waste generated by the residential development may be managed on-site at a small scale, subject to the building's management arrangements. On-site organics treatment systems can be used to produce compost or soil conditioners for use on-site or off-site. Suitable treatment options may include small-scale composters, dehydrators, or worm farms designed for residential applications. Where organics are treated to acceptable standards, any effluent or by-products generated would be managed in accordance with relevant regulatory requirements. Alternatively, residents may utilise separate collection services for food organics waste through the appointed waste management contractor or local council collection services, where available
- **Garden Waste:** It is expected that landscaping at the site will be maintained by an external contractor who will remove all vegetation waste from ongoing maintenance activities.
- **Other (Problem) Waste:** The disposal of hard/bulky waste shall be organised between the operator and site users as necessary.

5.2 Food waste

The Food Organics Garden Organics (FOGO) Recycling Bill 2026 (the bill) has been passed by both parliaments on the 19th February 2025. The bill states that all NSW local councils are required to have a weekly FOGO collection service in place by the 1st July 2026. For more information on the bill see Appendix C.

5.3 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:

Residents in Buildings A,D,E, & F will be provided with a Communal waste room containing 240L MGBs for waste and recycling. Residents will be responsible for transporting general 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, a 240L recycling bin and a 240L FOGO bin located on each residential level. The residents will be responsible for walking their waste, recycling and FOGO waste to the disposal point on their level and placing the waste into the chute and recycling & FOGO waste into the respective 240L MGB located in the adjacent waste cupboard. 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.

5.4 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.

5.5 Collection Method 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.

Table 8: Collection points and loading areas requirements and specification

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	- Adequate clearance and manoeuvring space; - Sufficient clearance for the safe handling of materials and equipment; and

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

5.6 Waste Chute Requirements

Waste chutes will be designed in accordance with requirements of Section 3.6.6 of the City of Canterbury Bankstown's *Waste Management Guide for New Developments 2015* for the collection of general waste only. Waste chute considerations include:

GENERAL REQUIREMENTS

The waste chute will only be used to transfer garbage and not recycling.

- There will be no mechanical compaction of waste at the base of the chute.
- Waste chute disposal points (hoppers) are to be provided on each residential level of the development. Waste disposal points must be located on the corridor of each floor directly adjacent to the recycling cupboard.
- The chute is to be designed to minimise noise and fire risk.
- The chute is to terminate in the bin storage area and discharge directly into a bulk bin.
- Signage is to be placed on the chute hopper and recycling cupboard on every residential level indicating how to use the system effectively.

BIN STORAGE AREA

- Must be located directly under where the chute terminates and allow a space large enough for the 1100L bin to fit under the chute base.
- Must be large enough to fit the allocated number of bins with additional room for manoeuvring bins.
- Where volume-handling equipment is required (such as bin lifting equipment), the bin storage area must be of adequate size to accommodate all required equipment and operate it.
- Resident access to the volume handling equipment will be restricted.

CONSTRUCTION

- Chute systems are to be designed so they can be constructed to satisfy manufacturer's requirements and can ensure required 1100L bins fit at the base of the system.
- Must be designed and constructed so it can function effectively (gravity fed) and aligns as it passes through each level of the development.
- Designed in accordance with the requirements of the Building Code of Australia including fire rating and ventilation.
- Must be constructed and installed to prevent the transmission of noise and vibration to the structure of the development during its use and operation.

- Must be constructed to alleviate any odour.

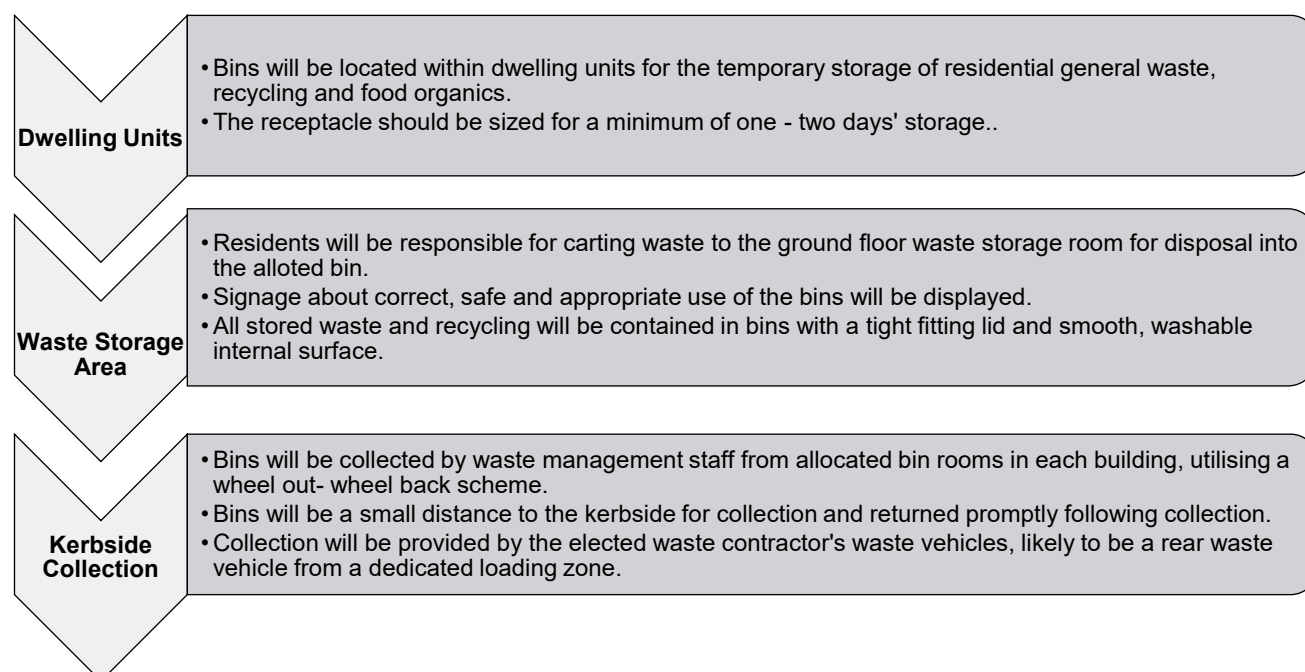
RECYCLING CUPBOARD

- Must be conveniently located for residents on each residential level of the development.
- Located directly adjacent to the hopper to contain recycling bins.
- Must be of adequate size to accommodate required number of recycling bins as recommended by Council.
- A site caretaker will be required to rotate recycling bins from the cupboards to the bin storage area on a regular basis appropriate for the number of dwellings per floor.

5.7 Waste Disposal and Recycling Method

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

Figure 2: Waste Flow



5.8 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 from Section 3.6.2 of the City of Canterbury Bankstown's *Waste Management Guide for New Developments 2015*:

SIZE

- The development must provide a communal bin storage area that is of sufficient size to accommodate all bins allocated for the development. For larger developments, multiple bin storage areas may be required to maximise accessibility for occupants.
- Sufficient space must be provided to ensure adequate room is provided to manoeuvre, clean and maintain all waste and recycling bins for the development (approximately 15cm between bins).
- Sufficient space must be provided for any required equipment to manage waste and bins (including washing and cleaning).
- Size must not be excessive so as to encourage the dumping of other household waste in the bin storage area

LOCATION

- Located within the ground floor footprint (preferable) or within the basement footprint of the development (for larger RFBs).
- Ground floor areas are to be within 10m of a layback to the nominated collection point to facilitate access to Council's collect and return service.
- Located where its use and operation will not adversely impact the amenity of occupants in terms of appearance, noise and odour.

LAYOUT

- The area is free from obstructions so as not to restrict the movement and servicing of the bins.
- An aisle space of minimum 1.5m is required to access and manoeuvre bins.
- 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.

ACCESS

- Located so access for all intended users is safe and convenient.
- Any doorways will be at least 2m wide and any doors unobstructed by any locks and security devices.

CONSTRUCTION

- Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting.
- The floors must be finished to a smooth, even surface.
- The walls must be constructed of solid impervious material.
- The ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned.
- Walls, ceiling and floors must be finished in a light colour.
- Is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
- A self-closing door at least 1.5m high openable from within the room.
- Must be constructed to prevent the entry of birds and vermin.
- Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room.

5.9 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).

5.10 Prevention of Pollution and Litter Reduction

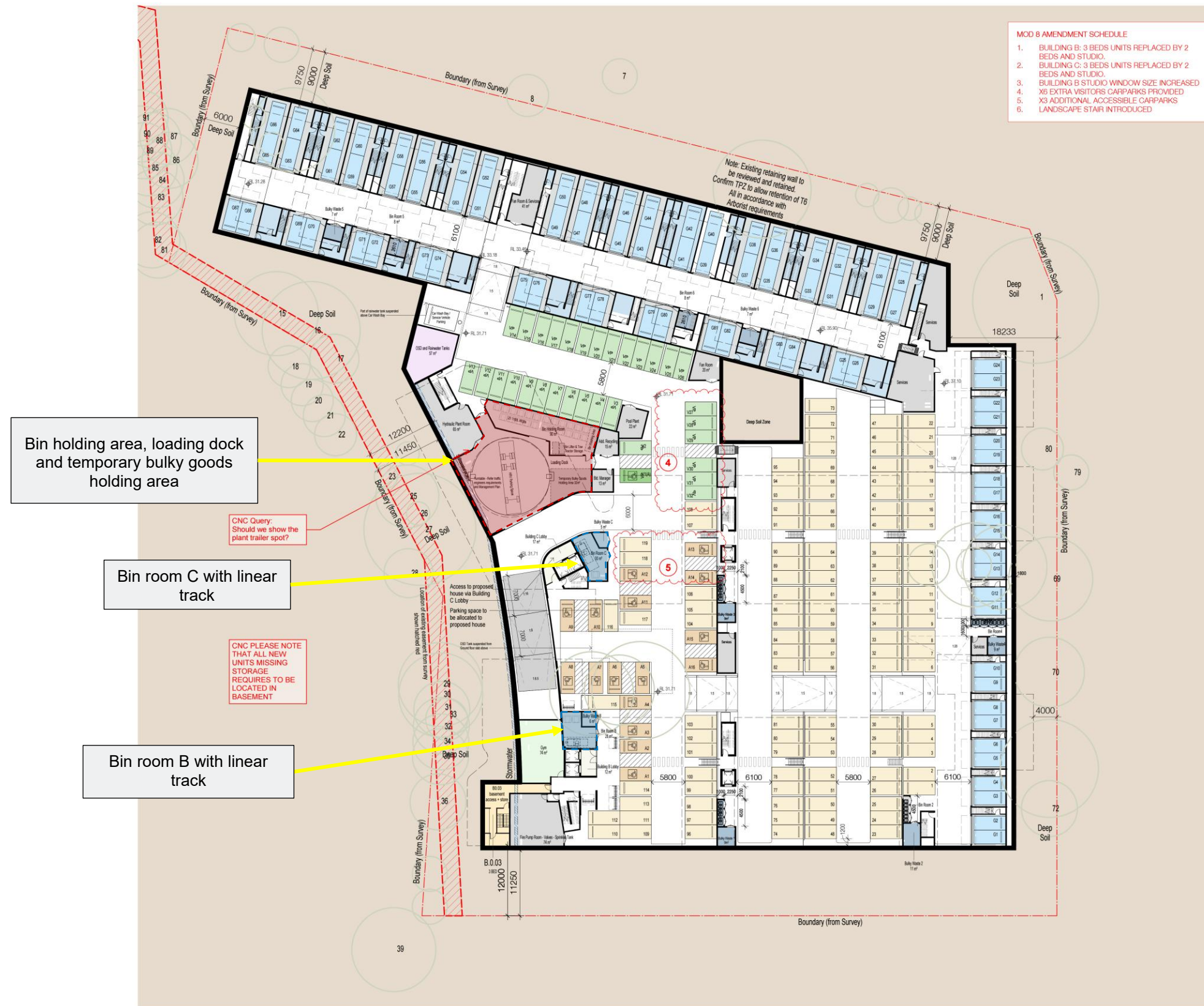
To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management and the site cleaning staff will also be responsible for:

- 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.
- NSW EPA (2012) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.
- Canterbury Bankstown Development Control Plan 2023
- Canterbury Bankstown Local Environmental Plan 2023
- 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 Proposed Site Plans & Bin Transfer Path



Source: SJB, January 2026.

Appendix B Waste Equipment



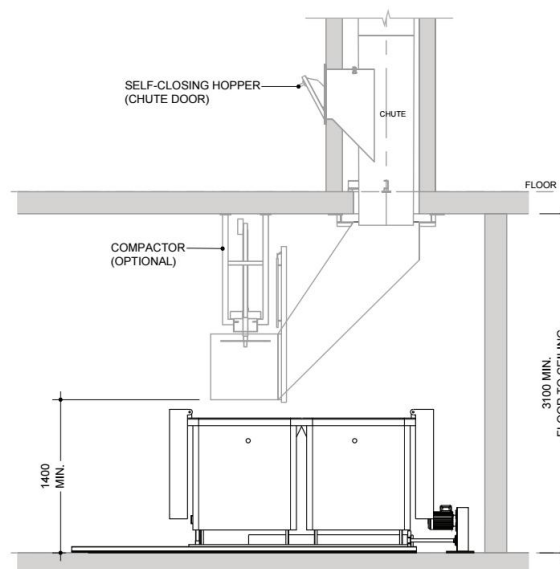
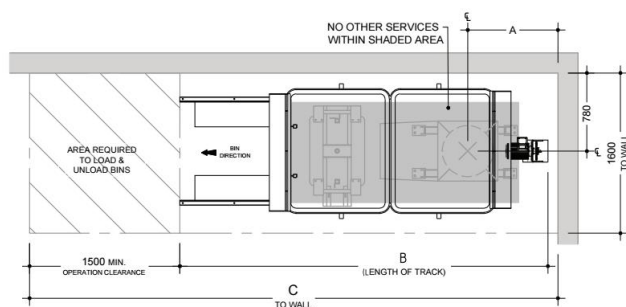
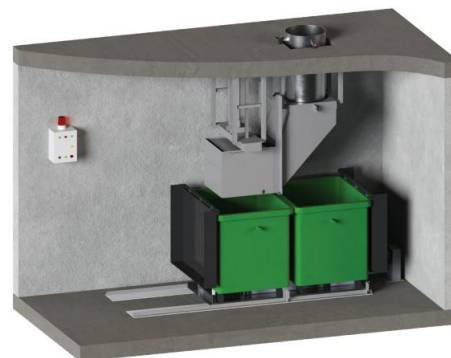
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LINEAR TRACK BIN SYSTEM

1100 LITRE

No. of Bins	Reference (mm)		
	A	B	C
2	900	3700	5300
3	2100	5940	7500

Available with or without compaction unit, our standard 1100 litre bin Linear Track System is available in the standard 2 or 3 bin option.



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Appendix C FOGO Recycling Bill Summary 2025

FOGO Recycling Bill 2025

Information for Councils

Key Requirements

By 1 July 2030
Local councils must:

- ☒ Provide all households with a food organics and garden organics (FOGO) waste service (either a FOGO bin or separate FO and GO bins)
- ☒ Provide weekly household collection of FOGO waste
- ☒ Ensure FOGO waste is not mixed with non-organic waste during collection



Regulations

A FOGO Implementation Advisory Panel will be established to:

- Provide advice to the Minister and EPA about implementation of this mandate
- Be consulted about matters to be prescribed in regulations regarding this mandate



Exemptions

The FOGO 2025 mandate does NOT apply to:

- Households not provided with a residual waste (red bin) collection service by their local council
- Lord Howe Island
- Parts of the Western Division not within the area of a local council

The EPA will develop an exemption framework which will consider:

- Geographical or population constraints
- Availability of infrastructure
- Timing and expiration of waste contracts
- Infrastructure impairments of multi-unit dwellings (MUDS) e.g., bin chutes


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Appendix D 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

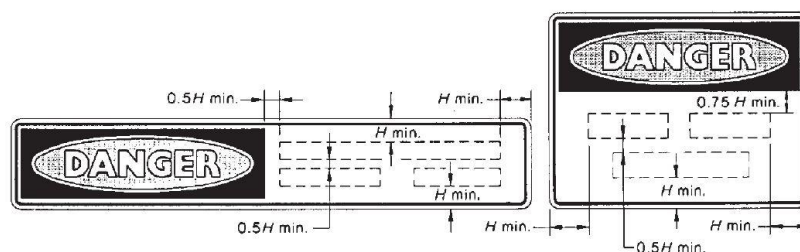
The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. 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



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