

Bignell Place, Annandale – Construction and Operational Waste Management Plan

A Submission to Landcom

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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.

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Glossary

Terminology	Definition
AS	Australian Standard
C&D	Construction and Demolition
C&I	Commercial and Industrial
DA	Development Application
DCP	Development Control Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority
ILU	Independent Living Unit
IWLEP	Inner West Local Environmental Plan 2022
LDCP	Leichhardt Development Control Plan 2013
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

This Construction and Operational Waste Management Plan (WMP) has been prepared on behalf of Landcom to support a State Significant Development Application (SSDA) for the proposed development of the 'Bignell Place' building within 'The Joinery Annandale' precinct. The SSDA (SSD-82714716) seeks consent for a mixed-use rental housing development, comprising of built-to-rent (BTR) key worker housing. The proposed development will include the construction of approximately 220-unit key worker housing dwellings and approximately 600m² of non-residential/commercial spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation) and bulk excavation for basement parking;
- 69 units of studio residential space;
- 62 units of 1-bedroom residential space;
- 81 units of 2-bedroom residential space; and
- 8 units of 3-bedroom residential space.

This WMP addresses the waste management requirements associated with the construction and operation of the 'Bignell Place' BTR building. Separate waste management planning advice and documentation would be prepared to address the overall masterplan or built elements of 'The Joinery Annandale' precinct.

2 Background

2.1 Project Description

On 16 June 2024, the NSW Government announced an investment of \$450 million to build at least 400 new build to rent dwellings for essential workers. The objective of this investment into the Essential Worker Build to Rent Program (EW BTR Program) is to increase the supply of well-built, secure, and accessible rental accommodation close to essential worker hubs (such as hospitals). All dwellings will be offered to essential workers at a subsidy through a separate Government funding allocation, Landcom in conjunction with Homes New South Wales (HNSW) are actively engaging with the providers of essential workers to ensure subsidies / rental support are made available to eligible tenants enabling these units to be provided at discount to market rent. The former WestConnex Dive Site is the first site to be delivered in the EW BTR Program with the targeted delivery program of 'keys-in-doors' in 2028.

The site is currently zoned Light Industrial and was formerly the site of tunnelling activities for the WestConnex Motorway. Landcom aims to obtain appropriate rezoning of the Site to enable residential development with mixed use ground floor. Landcom additionally aims to obtain development consent and develop one of the subdivided superlots to deliver approximately 220 Essential Worker BTR units, with the remaining superlots being divested to fund the Essential Worker BTR building. This asset will then be retained and operated by Landcom alongside a specialized BTR operator on behalf of the Government.

The vision for the precinct is a revitalised mixed-use precinct which can demonstrate density done well despite its design constraints. The key design principles which will underpin this vision include:

- A revitalised local centre in Annandale,
- Greening the heart of the site,
- Increasing connectivity,
- Continuing the fine grain character,
- Private, communal, and public amenity where possible,
- Density done well with incorporated sustainability targets.

2.2 Site Context

The site is located on 160-186 Parramatta Road and 79-95 Pyrmont Bridge Road, Annandale (Site) and is approximately 10,896 sqm in size (refer to Figure 1). The site is 'divided' into two portions by Bignell Lane with the

northern portion facing Pymont Bridge Road, and southern portion facing Parramatta Road. Formerly a tunnelling dive site for construction of the WestConnex Motorway, the Site is irregularly configured, with a local low point centred on Bignell Lane.

Figure 1: Site and surrounding area



Source: SixMaps, 2025.

2.3 Purpose

This WMP has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (DPHI) for the subject SSDA, with specific SEAR(s) identified in Table 1.

Table 1: SEARs and MRAs response

SEAR	SEAR Description	Report Section
17. Waste Management	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Section 4
	Identify appropriately site waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Sections 4.2.2, 4.2.5, 4.3.2, 4.3.3 and Section 5

2.4 Legislative and Regulatory Context

This WMP addresses the requirements of the Consent Authority (Planning Minister, assessed by the Department of Planning, Housing and Infrastructure) and referral agencies (Inner West Council) and conforms to the following environmental planning instruments and reference documents:

- Leichhardt Development Control Plan 2013 (LDCP)
- Inner West Local Environment Plan 2022 (IWLEP)

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*.

A Waste and Recycling Management Plan has been prepared in accordance with the LDCP, and states the following objectives for waste management:

- To ensure adequate provision is made for site facilities
- To ensure site facilities are accessible to all residents and easy to maintain
- To ensure site facilities are thoughtfully and sensitively integrated into the development so as not to be obtrusive or unsightly
- To ensure the design of waste and recycling storage/collection systems in buildings and land use activities are of adequate size and are hygienic, accessible, safe to operate, quiet to operate, and visually compatible with their surroundings
- To achieve waste reduction, waste separation and resource recovery in the demolition, design, construction and operation of buildings and land use activities
- To promote the principles of ecologically sustainable development (ESD) through waste avoidance, resource recovery, recycling and alternate waste treatment methods
- To minimise the volume of waste that is directed to landfill sites
- To reduce stormwater and windblown pollution that may result from the poor design of waste and recycling storage areas or from the poor management of such areas

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

2.4.1 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 landfills 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, DKO, (22 October 2025);

- Waste and recycling volumes are based on information provided in the Leichhardt Development Control Plan 2013 and the NSW EPA (2019) *Better Practice Guidelines for Resource Recovery in Residential Developments*;
- Advice was obtained from Inner West Council waste officers 22/05/2025, which was considered as part of the preparation of this WMP; 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 Waste

Construction activities at the site will generate a range of construction waste. As the site is currently vacant and only consists of concrete hardstand no demolition waste has been addressed within this report. A remediation action plan (RAP) will be provided to address this further. 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.

Waste storage during construction operations will involve some stockpiling of reusable material, as well as the 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 the separation of waste materials for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste and 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

The construction of the proposed development, as described in Section 2, will result in a range of construction-related waste due to off-cut, surplus, damaged/broken materials and spoilage. To determine an estimated weight or volume of potential construction waste, Table 2 outlines indicative volume-to-weight conversion factors for common construction materials, in addition to the average wastage per material type as a percentage.

Table 2: 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 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 the manufacturer, recycled at construction and demolition (C&D) processor, or disposed to landfill if contaminated).

Table 3: Construction waste generation estimations

Type of Material	Estimated Volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	20,000 – 30,000	✓	✓	✓	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Containment: Subject to the Remediation Action Plan Disposal: Removal or containment of any contaminated material for appropriate treatment or disposal – subject to the Remediation Action Plan.
Bricks/ pavers	25-50	✓	✓	✓	<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	500 – 1,000	✓	✓	✓	<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	15-30	✓	✓	✓	<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.
Timber (clean)	20-40	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery.

Type of Material	Estimated Volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
							Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	20-40	-	✓	✓	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	30-60	-	✓	✓	<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	10-30	✓	✓	✓	<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)	10-30	-	✓	✓	<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.
Floor covering	10-30	✓	✓	✓	<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.

Type of Material	Estimated Volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Fixtures and fittings	5-15	✓	✓	✓			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	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	150-250	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	100-200	-	✓	✓	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 4).

Table 4: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	<p>The following are local skip bin operators for consideration in the management of excavation and construction waste for the site:</p> <ul style="list-style-type: none"> • Pro Skips; • Bingo Industries; • Purple Cow; • Aussie Skips; <p>Or another supplier as elected by the building contractor.</p>
Principal Off-Site Recycler	<p>The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site:</p> <ul style="list-style-type: none"> • Bingo Eastern Creek; <p>Or another appropriate facility as elected by the waste management contractor.</p>
Principal Licensed Landfill Site	<ul style="list-style-type: none"> • Bingo Eastern Creek. <p>Or another appropriate facility as elected by the waste management contractor.</p>

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.

3.4 Waste Storage, Handling, Transport, and Disposal

3.4.1 Storage

Considering the nature of the proposed works, waste management infrastructure should include the retention of several skip bins (equivalent to marrel or RORO) for storing separated demolition and excavation material. Waste should be placed in designated bins and collected on a regular schedule, as bins become full.

Recyclable materials would be source-separated onsite where possible in labelled bins according to the type of material, e.g masonry, metals, paper and plastics, etc, to enable improved recovery rates.

All problem and hazardous wastes would be stored in separate areas or bins as they may require special treatment. Asbestos must be stored in a separate container and wrapped in thick plastic. Any flammable liquids would be stored in a bund, however this is not likely to be necessary at the site.

Separate site Mobile Garbage Bins (MGBs) would be retained on site to collect general waste and recycling associated with the use of the site by demolition personnel.

3.4.2 Handling

The handling of waste would be dependent on waste type.

- Inert waste would be collected for recycling or disposal, as appropriate.
- Any soils that are tested and deemed to be contaminated would be contained in reference to the Remediation Action Plan sent to an appropriate facility for management and disposal.
- Soils determined to contain volatile organic compounds may be remediated on site through piling and aeration over time.
- VENM and ENM may be reapplied to land onsite. VENM may be applied to land offsite without a resource recovery order and exemption. ENM requires a resource recovery order and exemption to be applied to land offsite.
- Asbestos can only be disposed of to landfills which are licensed to receive it. It must be handled and transported in a specific manner as outlined in the management measures below.
- Problem wastes include tyres, paint, car batteries, gas bottles, oils and chemicals would be disposed of at facilities which are able to receive these materials.

The Business Recycling website businessrecycling.com.au provides a directory of locations where wastes can be recycled or safely disposed of.

All material generated would be separated where possible, to maximise resource recovery potential and reduce the need for disposal of residual materials to landfill. Any material deemed unsuitable for reuse or recovery would be disposed of in an appropriately licensed landfill. Reuse and recovery potential for the expected waste product includes (but is not limited to) the methods outlined in Table 5.

3.4.3 Recycling of Materials

Table 5: Expected waste streams during demolition activities related to preliminary infrastructure works

Waste Material	Reuse or recovery Potential
Brick, Rubble, Stone, Ceramic, Tile, etc.	Sent to C&D processing facility for crushing and reuse as fill material.
Virgin Excavated Natural Material	Reuse as fill material.
Excavated Natural Material	Reuse as fill material. Compliance with ENM order and exemption is required for offsite application.

Waste Material	Reuse or recovery Potential
Timber (treated and non-treated)	Sent to organics processor or C&D processing facility for mulching for reuse.
Metals (ferrous & non-ferrous)	Fixtures and fittings returned to manufacturer for reuse (if applicable) or recycling at materials recycling facility.
Plastic	Recycling at materials recycling facility.
Paper & cardboard	Recycling at materials recycling facility.
Eligible residual or non-recoverable material	Processing at appropriately licensed energy from waste (EfW) as technology becomes readily available.
Tyres	Recycling at a tyre reprocessor.
Asbestos	Disposal at a facility licensed to receive asbestos.
Hazardous and problem waste streams	Disposal/recycling at a facility which is able to accept the particular type of waste.

3.4.4 Transport

Section 143 of the *Protection of the Environment Operations Act 1997* requires that waste is transported to a place that can lawfully accept it. Both the owner of the waste and the transporter are legally responsible for proving the waste was transported to a lawful place.

To show that waste has been lawfully disposed of records should be kept of the following:

1. All demolition waste dockets must be kept which show which facility received the material for recycling or disposal.
2. Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste)
3. Copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).
4. Transport of waste materials is managed by a licensed operator.

Audits may be conducted by Council to verify that dockets have been kept and waste recycled and disposed of as described within the Waste Management Plan.

3.4.5 Disposal

The disposal of waste is recommended after recycling options have been implemented. Materials may only be disposed of materials to a facility which is licensed to take the particular type of waste.

1. The majority of waste onsite is inert, dry, non-putrescible waste which may be taken to any licensed landfill.
2. Stabilised asbestos in a bonded matrix may be taken to an inert waste Class 1 landfill or a solid waste landfill class 1 or 2.
3. The Planet Ark Business Recycling directory or “Recycling Near You” websites can be consulted to find facilities that accepts a particular type of waste for recycling or disposal.
4. The EPA website “Facilities that accept household asbestos” has a list of facilities that will accept asbestos. It is recommended to contact the facility first.

3.5 Management Measures

3.5.1 General Measures

The following general site management measures are recommended for preliminary site works:

- All excavated material (VENM and ENM) removed from the site has been classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility.
- Uncontaminated soils may be reused onsite to even out cut and fill;
- No vegetation would be pushed into or applied to ecologically sensitive areas;
- Materials would be reused or recycled wherever possible;
- Separate bins would be provided for source separation of waste types where possible;
- Residual waste would be disposed of to a licensed landfill;
- Litter on the site would be managed daily to maintain a tidy environment;
- The disposal of nightsoil from portable toilets would be managed by a licenced contractor;
- Transport of waste would be managed by a licenced operator; and
- Records would be kept of transport and disposal of materials.

3.5.1.1 Hazardous Waste Management

All hazardous waste identified on site are to be handled, stored and disposed of in accordance with the Remediation Action Plan (RAP) prepared by JBS&G in support of the SSDA. The RAP identifies the following protocol for handling and storing hazardous or potentially hazardous materials:

- All waste fill/soils will be classified in accordance with the EPA (2014) Waste Classification Guidelines.
- If prior immobilisation treatment of the waste soils is required, disposal consent will be obtained from the NSW EPA prior to spoil transport.
- All excavated soils shall be stockpiled separately within the designated excavation area or transported to a suitable compound (with appropriate waste tracking documentation) for temporary storage, to enable waste classification sampling and testing.
- All stockpile heights must be limited to a maximum of 2m.
- After waste classification, the materials will be transported and disposed to EPA-licensed waste landfill facilities. In accordance with the NEPM (2013) guidelines, stockpiled fill/soils will be sampled and laboratory analysed for waste classification purposes in accordance with appropriate methodology.
- If the stockpiled materials contain concentrations of contaminants that exceed the disposal guidelines for Restricted Solid Waste (i.e. the materials are classed as potentially Hazardous Waste), they will be held on-site pending the determination of alternative disposal arrangements and/or onsite treatment. If required, disposal consent will be sought from the EPA NSW prior to spoil transport.

The following general measures will be employed in the management and storage of hazardous materials to reduce risks associated with them:

- Designated storage locations will be secure, ventilated area with clear signage, ensuring segregation and secondary containment for potential leaks.
- The area designated for storing any potentially hazardous materials will maintain controlled access by authorised personnel only.
- Any containers required to hold hazardous materials will be compatible, sealed containers, properly labelled with hazard symbols and storage instructions.
- Safety equipment such as PPE, fire protection or spill kits will be made available at the site, nearby proposed storage location for any potentially hazardous materials.

- Records of stored materials will be retained and collection by licensed contractors will be noted against all hazardous materials collected from the site.
- Regularly monitoring of hazardous materials storage for potential risks and action taken to rectify those risks will be retained in a logbook.

3.5.1.2 Asbestos

The handling of asbestos requires special precautions due to the hazardous nature of the materials. Any handling of asbestos waste must be performed in accordance with Clause 42 of the PoEO Act, 1997 and be managed in line with the JBS&G RAP.

Before commencing any work, a risk assessment should be carried out. Safe work procedures would be devised that minimise exposure.

Handling requirements include:

1. Keep asbestos damp but prevent excess runoff water.
2. Asbestos should be collected, labelled and sealed using plastic or leak-proof containers.
3. Storage would be at a secure site in labelled, lined bins or a leak-proof container.
4. Asbestos containing materials should be removed from the site as soon as practicable and/or collected and stored in a manner approved by the EPA or an appropriate disposal authority.
5. Transport would be in a covered leak-proof vehicle or a manner approved by the OEH.
6. Disposal in a manner and at a site approved by OEH or an appropriate disposal authority.
7. Vehicles must be cleaned before leaving the landfill site.

If asbestos is found onsite it would be contained in accordance with the Remediation Action Plan or disposed of in the following manner:

- A risk assessment would be conducted to determine appropriate management measures,
- Asbestos waste would be disposed of in a landfill which is licensed to receive asbestos waste,
- Asbestos waste would be wetted, wrapped in 200um thick plastic, and sealed with tape before it is transported,
- It would be clearly labelled as “asbestos waste”,
- It would be transported in a covered, leak-proof vehicle,
- Copies of receipts from landfills where asbestos was taken would be retained, and
- If the amount of asbestos is more than 10m², a qualified asbestos removalist would be engaged.

4 Operational Waste Management

4.1 Residential Waste Management

Waste management strategies related to site operations have been established according to the Leichhardt Development Control Plan 2013 and NSW EPA guideline documents.

The proposed development consists of a 20-storey building with a residential mix containing 220 Built-To-Rent units, basement parking, communal spaces and commercial spaces on the ground floor. Waste management areas have been provided to ensure waste is able to be managed effectively across the site (see Appendix A).

The following space calculations are based on the mobile garbage bin (MGB) and bulk bin dimensions sourced from Leichhardt Development Control Plan 2013 and NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019) (Table 6).

Table 6: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (Approx. m ²)
140	915	615	535	0.27 - 0.33
240	1,060	730	585	0.41 - 0.43
660	1,220	780	1,260	0.86 - 1.16
1,100	1,470	1,245	1,370	1.33 - 1.74

Source: NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019).

4.1.1 Waste Generation

Table 7 applies the waste generation rates derived from Inner LDCP and advice direct from Inner West Council to provide appropriate waste generation rates for the proposed development. Waste generation rates for the BTR elements of the proposed development are represented below:

Table 7: Weekly Waste Generation Volumes

Dwelling units	Waste Stream	Generation rate	Weekly Volumes (L)
220	General waste	120L/unit/week	26,400L
	Recycling	60L/unit/week	13,200L
	FOGO*	24L/unit/week	5,280L

*As the LDCP does not specify a rate for food organics and garden organics (FOGO), MRA applied a notional rate of 24L/unit/week to accommodate for this service based on previous experience – this is to address the requirements of organics waste servicing mandates (see Appendix B).

4.1.2 Waste Storage Requirements

Based on waste generation requirements outlined in Table 7, Table 8 summarises the spatial requirements to accommodate for required bin handling infrastructure, bins and bulky waste storage, including the overall bin handling space needed for the loading dock. Assumptions on bin handling are based on equipment specification examples provided in Appendix C.

Table 8: Residential waste storage and bin type

Waste Stream	Weekly Generation (L)	Collection Rate	Bin Allocation	Minimum Space Required (m ²)*
General Waste	26,400	Once a week	40 x 660L bins	71
Recycling	13,200	Once a fortnight	110 x 240L bins	71
FOGO	5,280	Once a week	22 x 240L bins	14
Total Space Requirement				156m ²
Bulky waste streams collected as required				12m ²

*includes handling and manoeuvring space of bin footprint m² x 1.5

The proposed waste storage facilities accommodated at the ground level, adjacent to the loading dock provides approximately **182m²** for the storage of bins and **43m²** as a separate bulky waste storage area. The waste storage area provisions for residential waste exceeds the expected minimum storage requirements for bins and infrastructure required.

Building management can observe the bin fullness levels once the site is fully occupied and adjust the number of bins accordingly. The bin storage area for the site will be sufficiently sized to accommodate the proposed bins and have space to facilitate potential changes to waste servicing in the future.

Temporary waste storage and disposal

Each dwelling must have space to store at least one day's garbage waste and recycling generated. Residents will be responsible for disposing of waste into the appropriate waste chute on their level of residence within buildings. FOGO waste is to be transferred directly to the waste storage rooms located on the ground level of the development.

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 white goods, furniture, appliances, mattresses, etc. A bulky waste storage area of approximately **43m²** has been designed for the proposal, adjacent to the loading dock (see Appendix A) to accommodate for bulky waste storage through ongoing occupation of the site.

Noting Council advice on recycling rates to accommodate for the initial increased burden from occupants moving into the site once completed, the bulky waste storage area is proposed to act as a temporary space for the storage of additional recycling bins (this can also include separated paper and cardboard) during the initial moving in period. Furthermore, the bulky waste storage area is proposed to facilitate storage of overflow recycling bins from the main waste storage room as required.

4.1.3 Residential Waste System

A waste/services room will be located on each habitable level of the development and contain a general waste chute, 1 x 240L recycling and 1 x FOGO bin (see Appendix A). Residents will have access to this room to dispose of waste appropriately.

The maximum number of residents on any particular level is 15 and therefore, at the rate of generation for recycling and organics as described in Table 8, recycling bins will require changeover no more than once every two days and organics bins generally once per week.

The single general waste chute core servicing the site will terminate into 660L bins retained on a 5 x 660L bin carousel system to ensure volume is retained under chutes. These bins will be rotated on a daily schedule at a minimum and will be monitored and maintained by building management.

4.1.4 Collection Schedule

Waste generated from the proposed residential component of the building is proposed to be serviced on the following schedule:

- General waste – once per week
- Recycling – once per fortnight
- Organics – once per week
- Bulky waste – as required (schedule to be arranged with Council once operational)

4.2 Commercial Waste Management

4.2.1 Waste Generation

Operational waste management addressed in the following section relates to waste generation associated with the various commercial use types. The site proposes using part of the building for commercial uses, including retail and food and beverage spaces. It is noted that each internal commercial tenancy will require a separate application and approval for use and fit-out works.

Rates have been taken from the Leichhardt Development Control Plan 2013 and EPA Best Practice for an accurate waste generation rate. Weekly generation rates are based on a 7-day week for commercial uses and is as follows (see Table 9).

The proposed development will support six (6) retail tenancies, including four (4) food and beverage uses and two (2) general retail uses. These have been considered in the table below as it relates to the generation of waste.

Table 9: Commercial/Retail Waste Generation

Use type	Area (m ²)	Waste Stream	Generation Rate (L/100m ² /day)	Total Weekly Generation (L)
Non-food Retail	125	General waste	50	3,063
		Recycling	50	3,063
Food and Beverage (F&B)	365	General waste	200	5,110
		Recycling	140	3,577
		Paper & Cardboard*	140	3,577
		Food waste**	200	5,110
TOTALS	General waste			8,173L
	Recycling			6,537L
	Paper & Cardboard			3,577L
	Food waste			5,110L

*Note F&B uses are expected to generate a proportion of paper/cardboard waste of total recycling. Therefore, for the purpose of estimating waste generation, 50% of recycling is assumed to be paper and cardboard waste in this instance. Management may like to opt into a paper & cardboard collection for further source separation at the site.

**Food waste generation has been calculated separately at 50% of the rate of general waste, for consideration. Management may wish to further separate this waste stream to increase landfill diversion rates.

4.2.2 Waste Storage Requirements

Waste storage space has been calculated considering estimations of bin type and collection frequency for separate tenancies, as described in the table below (Table 9).

Table 10: Commercial/Retail separate tenancy

Use type	Area (m ²)	Waste Stream	Generation Rate (L/100m ² /day)	Total Weekly Generation (L)	Bins Required / Collection Frequency	Approx. Footprint (m ²)
Retail 1 - F&B	102.2	General waste	200	1,431	1 x 660L bin / 3 times per week	4
		Recycling*	280	2,003	1 x 660L bin / 3 times per week	
		Food waste**	200	1,431	2 x 240L bin / 3 times per week	
Retail 2 - F&B	123.5	General waste	200	1,729	1 x 660L bin / 3 times per week	4
		Recycling*	280	2,421	1 x 1,100L bin / 3 times per week	
		Food waste**	200	1,729	3 x 240L bin / 3 times per week	
Retail 3 - F&B	95.9	General waste	200	1,343	1 x 660L bin / 2 times per week	4
		Recycling*	280	1,880	1 x 660L bin / 3 times per week	
		Food waste**	200	1,343	2 x 240L bin / 3 times per week	
Retail 4 - F&B	43	General waste	200	602	2 x 240L bin / 2 times per week	3
		Recycling*	280	843	2 x 240L bin / 2 times per week	
		Food waste**	200	602	1 x 240L bin / 2-3 times per week	
Retail 5 - General Retail	81.5	General waste	50	285	1 x 240L bin / 1-2 times per week	1
		Recycling*	50	285	1 x 240L bin / 1-2 times per week	
Retail 6 - General Retail	42.8	General waste	50	630	1 x 240L bin / 1 time per week	1
		Recycling*	50	882	1 x 240L bin / 1 time per week	

Use type	Area (m ²)	Waste Stream	Generation Rate (L/100m ² /day)	Total Weekly Generation (L)	Bins Required / Collection Frequency	Approx. Footprint (m ²)
Total Area + Access and Handling factor 1.5x						26m²

**Note F&B uses are expected to generate a proportion of paper/cardboard waste of total recycling. Therefore, for the purpose of estimating waste generation, 50% of recycling is assumed to be paper and cardboard waste in this instance. Management may like to opt into a paper & cardboard collection for further source separation at the site.*

***Food waste generation has been calculated separately at 50% of the rate of general waste, for consideration. Management may wish to further separate this waste stream to increase landfill diversion rates.*

The proposed development has been designed to accommodate a commercial waste storage room of approximately **27m²** which is expected to be sufficient to contain the bins required to service commercial waste from proposed commercial/retail uses (see Appendix A).

A range of MGB types are expected to best suit each tenancy based on use and size.

A commercial bin storage room has been provided on the ground floor, adjacent to the loading dock, to accommodate waste management infrastructure detailed in the table above.

4.2.3 Temporary Waste Storage

Office, Retail and Commercial Lobby Areas:

Interim containers within retail, office or BOH areas for food and beverage tenancies will be available sufficient for one day's generation of waste and recycling. Cleaning staff will be responsible for the emptying of these bins daily and transporting waste to the site's commercial bin storage area.

Food and Beverage:

The back-of-house areas of the restaurant and cafe will hold bins for the temporary storage of waste. Bins for general waste, recycling, and food waste at minimum will be provided to allow easier source separation for staff. Bins will be transferred to the bin storage area at minimum once daily for emptying and cleaning and transferred back to the back-of-house.

4.2.4 Bulky Waste

Space for storage of bulky waste resulting from the commercial component of the development is available within the waste storage and recycling area or within BOH areas. Bulky waste removal will be organised promptly with the nominated waste collection contractor to avoid overspill into common areas or corridors.

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.
- **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.
- **Paper and Cardboard:** Should large quantities of paper and cardboard waste be generated from proposed site uses a separate service may be suitable for application at the site. The contracted waste service provider may be able to provide separate paper and cardboard bins for the source separation and collection of paper and cardboard waste.

Additional commingled and/or paper and cardboard bins would be provisioned within the first few months of occupation of the site to accommodate for increased recycling demand generated by new residents moving into the site. The bulky waste room has been sized to be flexible and accommodate additional bins and overflow storage as the need arises.

- **Food Waste:** Commercial food organics waste generation from the development can be collected and treated on-site at small scale should management decide to do so. Organics treatment can be used to produce conditioners, compost or vermiculture castings for application on or off-site. Equipment options include different size and capacity composters, dehydrators, worm farms and macerators. For organics treated to acceptable standards, discharge of effluent or any output to sewer as commercial trade wastewater may be permitted.
- **Food Donation:** Management of commercial and food and beverage uses may like to explore the potential for donation of excess consumable food to charities such as OzHarvest or FoodBank NSW.
- **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 transfer general waste to the waste chute area on each floor for appropriate disposal into the respective bins and chute.
3. Site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Site management are also responsible for switching out full bins and monitoring bin fullness.
4. Site management is to ensure contracts with Council and/or a private waste contractor, 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.

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

1. Waste is temporarily stored at its point of generation in an appropriately sized receptacle, clearly marked for type of waste;
2. Site cleaners and staff are to transfer waste to the respective waste storage room for appropriate disposal into the respective bin.

3. Cleaning staff and site management are responsible for the maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Cleaning staff and site management are also responsible for switching out full bins and monitoring bin fullness;
4. Site management is to ensure contracts with Council and/or a private waste contractor, 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 alignment with Table 11 and from loading areas defined in Appendix A.

The proposed loading dock has been designed to accommodate a 9.5m Council vehicle, with a suitably sized loading dock and turning area to accommodate entry and exit of heavy vehicles from the loading dock in a forward direction. A commercial waste vehicle can be arranged to fit these specifications.

Table 11: Collection points and loading areas requirements and specification

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	<ul style="list-style-type: none"> - Adequate clearance and manoeuvring space; - Sufficient clearance for the safe handling of materials and equipment; and - 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	<ul style="list-style-type: none"> - 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).

Component	Requirement	Specification
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.

5.5 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 the best practice, 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;
- Separate Residential and Commercial waste areas will be maintained;
- 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 Waste Collection Vehicles

The site has coordinated with the council and provided sufficient space for a 9.5m truck for onsite waste collection; therefore, it is expected that the waste trucks will fit the building's collection area (Table 12).

Table 12: Waste Collection Vehicle Specification

Length	Width	Operational Height	Travel height	Weight	Turning Circle
9.5m	2.6m	4.5m	4.5m	23 tonnes	26m

5.7 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).

5.8 Prevention of Pollution and Litter Reduction

To minimise the 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.
- Inner West Local Environmental Plan 2022
- Leichhardt Development Control Plan 2013
- NSW EPA (2012) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.
- NSW EPA (2021) NSW Waste and Sustainable Materials Strategy 2041.
- 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 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



Source: DKO, 2025.



Rev	Date	By	CHK	Description

All works to be in accordance with authority, regulatory approvals.
 Refer to site survey for all information relating to existing site conditions.
 All Services information to be confirmed by registered engineer before commencing works on site.
 Refer to Material Report and Landscape Documentation for all information relating to site and materials.
 Drawings to be read in conjunction with all Specifications and Schedules, all approved consent documents (DA, DC, QES, etc), Section 7 Certificates, Consent Plans, including form & configuration may be required after Development.
 Do not scale from drawing. Refer all dimensions to be used.
 Building Contractor to verify all dimensions before commencing work.

Auckland
 Brisbane
 Ho Chi Minh
 Melbourne
 Perth
 Sydney

DKO

Project Name: Paramatta Road Landcom
 Project Number: 13365
 Project Address: 160-168 Paramatta Rd & 79-83 Pymont
 Bridge Rd
 Clarendon NSW 2038

Country: Gadigal

PRELIMINARY

Drawing Name: GA Plan - Level 1
 Drawing No: DA202

1:125 @ A1
 Revision

Source: DKO, 2025.

Appendix B FOGO Recycling Bill Summary 2025

FOGO Recycling Bill 2025

Information for Businesses

Key requirements

Relevant premises must:

- Have a food organics (FO) waste collection service in place by the relevant deadline
- Ensure collection of FO waste at least once weekly
- Ensure FO waste is not mixed with non-organic waste during collection and transportation

Relevant premises include:

- Supermarkets
- Shopping centre food courts
- Centre-based childcare facilities
- Correctional complexes (including correctional centres)
- Education establishments
- Food & drink premises
- Hospitals
- Registered clubs
- Premises used for a mobile catering business
- Seniors housing without a regular council waste collection service
- Residential accommodation that receives a regular waste collection service by someone *other than a council*

Timeline



1 July 2026

Businesses with weekly residual waste capacity of:

- ≥ 3,840L
- 6 x 660L bins
- 16 x 240L bins

1 July 2028

Businesses with weekly residual waste capacity of:

- ≥ 1,920L
- 3 x 660L bins
- 8 x 240L bins

1 July 2030

Businesses **and** residential accommodations with weekly residual waste capacity of:

- ≥ 660L
- 1 x 660L bins
- 3 x 240L bins

Exemptions

The FOGO Recycling Bill does NOT apply to:

- Relevant premises with < 720L of weekly residual waste capacity (1 x 660L or 3 x 240L bins)

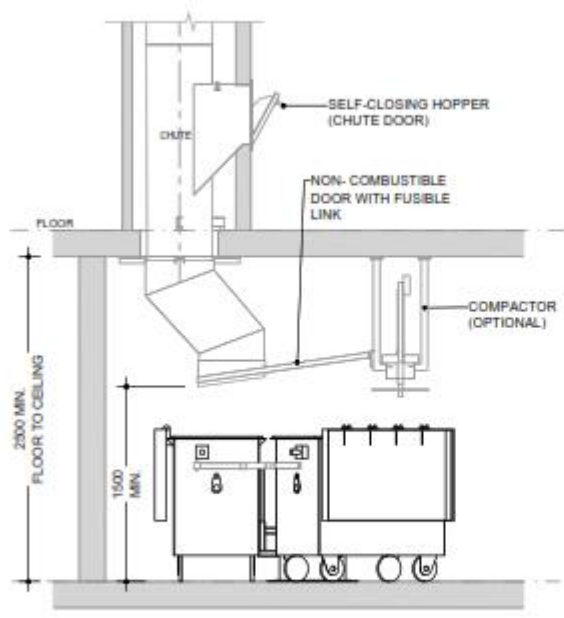
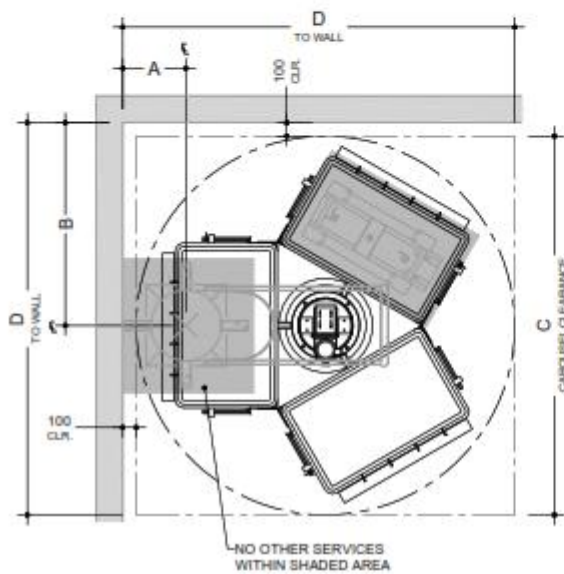
Residential accommodations includes those with a regular **COMMERCIAL** residual waste collection service

Source: NSW Government, 2025.

Appendix C Waste Equipment Options



CAROUSEL SYSTEM



660 LITRE BIN

660 LITRE BIN CAROUSEL SYSTEM				
No. of Bins	Reference (mm)			
	A	B	C	D
2	500	1450	2700	2850
3	500	1550	2850	2950
4	500	1750	3300	3450
5	500	2050	3700	3800

Notes:

Bins not provided by Elephants Foot

Drawings shown are for general information purposes only and provide minimum equipment special 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



Source: Elephants Foot, 2023.

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).

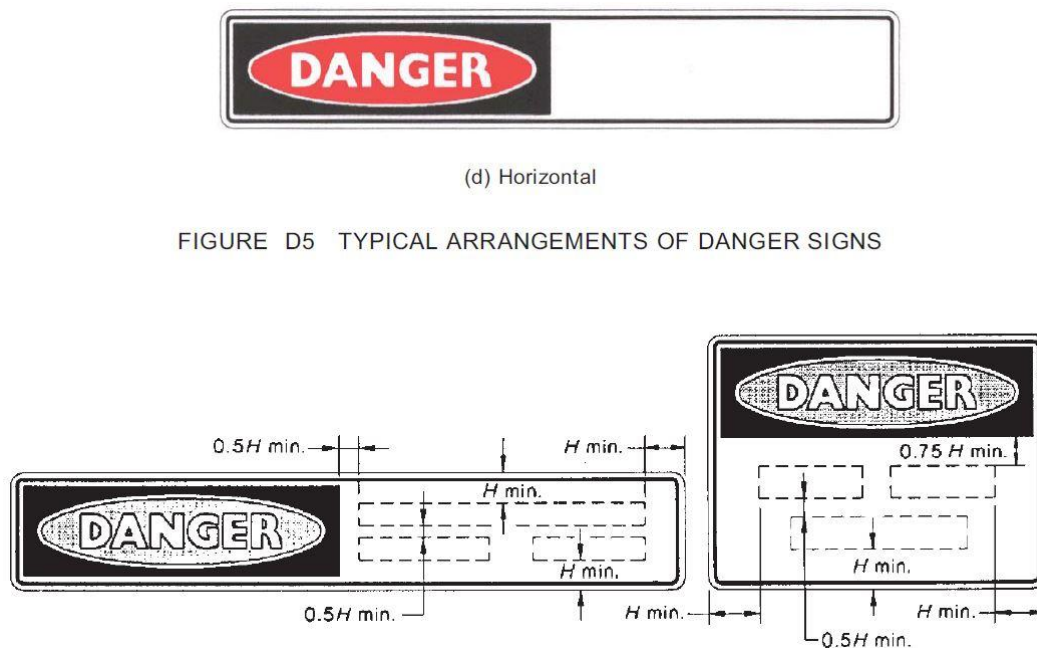
Figure 2: Examples of standard signage for bin uses



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 3: Example and layout of safety signage



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