

14th November 2025

Link Wentworth Housing Limited
Level 10, 67 Albert Avenue,
2067 Chatswood, NSW

RE: Lane Cove North Social and Affordable Housing Development (SSD-71687208) – s4.55 Waste Management Statement

1 Introduction

MRA Consulting Group (MRA) was engaged by Link Wentworth Housing Limited to prepare this Waste Management Statement in support of a proposed Section 4.55 modification to the approved five-storey social and affordable housing development located at 618–624 Mowbray Road and 25–29 Mindarie Street, Lane Cove North (SSD-71687208). The site is within the Lane Cove Local Government Area (LGA).

This report supports the proposed modification, which involves changes to the operational waste management arrangements previously approved for the site. The original development was supported by waste management documentation prepared by Waste Audit, including:

- Demolition and Construction Waste Management Plan (D&CWMP) – dated September 2024.
- Operational Waste Management Plan (OWMP) – dated September 2024.

The proposed modification seeks to replace the approved waste management strategy, which included multiple waste and recycling chutes servicing residential levels, with a simplified arrangement. The revised strategy proposes the removal of all chutes in favour of two centralised waste storage areas located on the ground floor. These areas will accommodate storage of general waste, recycling, and organics bins, accessible to all residents via lifts.

This change is informed by Link Wentworth’s operational experience across similar social and affordable housing developments, where chute systems have led to misuse, contamination of waste streams, and frequent operational issues such as blockages and damage. Similarly, Link Wentworth have operated similar sites according to the proposed strategy which offer a more reliable and effective waste management solution, better suited to the nature of the type of development.

Preliminary discussions with Lane Cove Council waste officers on 8 August 2025 indicated conditional support for the proposed arrangement, subject to detailed justification—provided herein.

This Waste Management Statement has been prepared to address the requirements of the Consent Authority and aligns with the relevant planning instruments and guidelines governing waste management for the development, including:

- Lane Cove Development Control Plan (LCDCP) 2009.
 - Part Q – Waste Management and Minimisation
- Lane Cove Local Environmental Plan (LCLEP) 2010.
- NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.

2 Background

2.1 Description of the Proposed Development

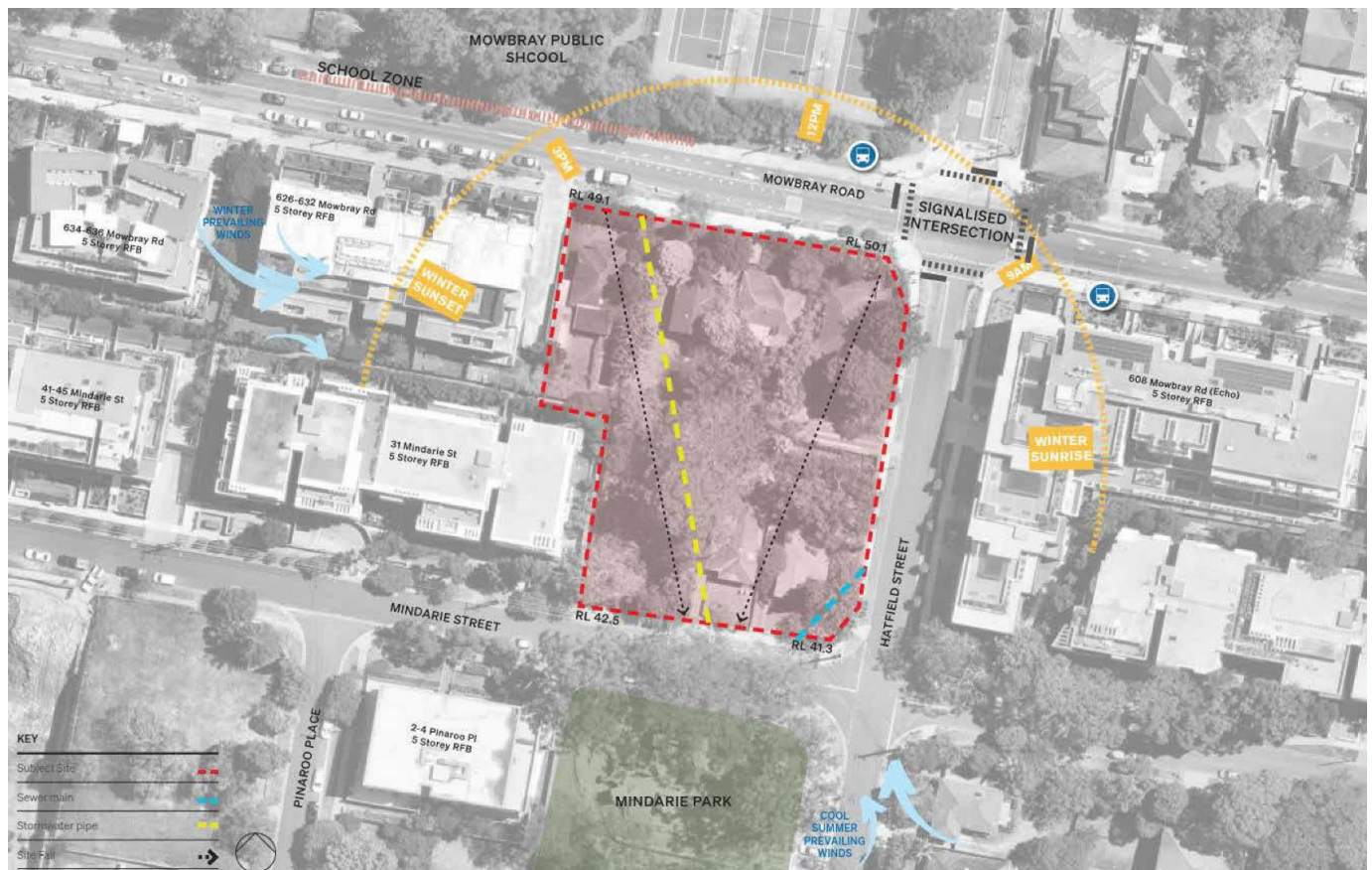
The subject site is located at 618–624 Mowbray Road and 25–29 Mindarie Street, Lane Cove North, within the Lane Cove Local Government Area (LGA). It comprises a total area of 4,198 square metres (sqm) and features frontages to Mowbray Road (north), Kullah Parade (east) and Mindarie Street (south) (Refer to Figure 1 for site context).

The site currently contains seven single detached dwellings, all of which are unoccupied and due for demolition in anticipation of the proposed development. Adjacent properties to the east and west feature five-storey apartment buildings, consistent with the precinct’s evolving urban form.

Directly opposite the site is Mindarie Park, which offers recreational amenities including children’s playgrounds, open green spaces, and access to walking trails within Lane Cove National Park. Mowbray Public School is located to the north of the site, fronting Mowbray Road.

The site benefits from public transport accessibility, with frequent bus services operating along Mowbray Road, providing direct connections to Chatswood and the Sydney CBD.

Figure 1: Site and surrounding area



Source: DKO, 2025.

2.2 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 Architecture, 05 November 2025;
- Waste and recycling volumes are based on information provided from the Lane Cove DCP; 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 Operational Waste Management

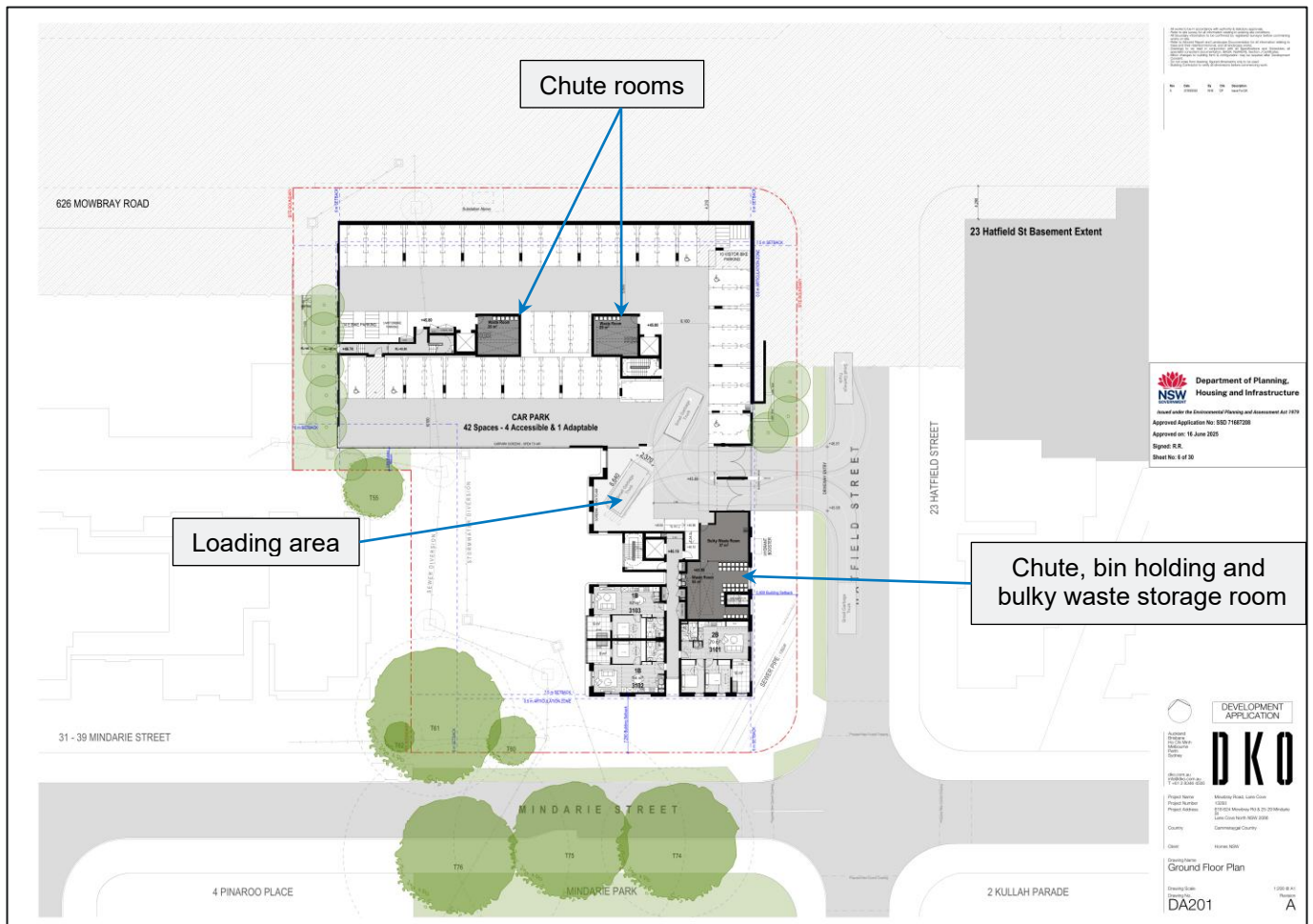
3.1 Approved Waste Management Strategy Overview

According to the approved OWMP prepared by Waste Audit, the following waste management arrangement was proposed to manage waste for the proposed development:

- All general waste and recyclables were to be stored in bin rooms on the ground floor.
- Three dual-chute systems were planned to transfer general waste and mixed recycling from each habitable floor to the ground level.
- Bins in the chute rooms would remain in the storage rooms until collection day.
- The site caretaker/building manager to rotate full and empty bins as required, checking regularly to prevent overflow or spillage.
- Lower ground residents to use the designated waste cupboard, which the caretaker would monitor and exchange as required, with bins moved to the central storage area for collection.
- Ground floor residents would place waste directly into bin cupboards connected to the main waste room.
- The day before collection, the caretaker to transfer bins from the three storage rooms to the temporary collection area on the ground floor, located adjacent to the loading area.
- Council to collect waste and recycling directly from the area via Hatfield Street with their small waste collection, returning emptied bins to the temporary area. Collection vehicles would enter and exit in a forward direction.

Figure 2 shows the initial site plan for the ground floor and its subject to changes.

Figure 2: Initial Site Layout for Waste Collection



Source: DKO, September 2024.

3.2 Waste Generation

Weekly waste generation volumes are unchanged compared to the approved development and are included as follows for reference (see Table 1).

Table 1: Weekly Waste Generation Volumes

Area	Units	Waste Stream	Generation rate	Weekly Volumes (L)
Whole site	86	General waste	80L/unit/week	6,880
		Commingled Recycling	40L/unit/week	3,440
		FOGO*	-	-

*Organics on request.

3.2.1 Waste Storage Requirements

Waste storage has been calculated considering estimations of bin type, as described in the table below (Table 2). The following bin number requirements are based on Lane Cove Council's weekly general waste collection, and fortnightly recycling collection.

Table 2: Residential waste storage and bin type

Waste Stream	Weekly Generation (L)	Collection Rate	Bin Allocation	Minimum Space Required (m ²)
Whole site bin requirements				
General Waste	6,880	Weekly	29 x 240L	13
Commingled Recycling	3,440	Weekly	15 x 240L	6.5
FOGO**	-	-	9 x 240L	4
Bin holding space requirement*				~35m²
Bulky Waste	-	Scheduled per Council provision	N/A	Over 21 units: minimum of 30m²

*incl. handling and access space of bin footprint m² x (1.5).

**at request – can be made provisionally.

3.3 Modified Collection Strategy

As outlined in Section 1, the proposed alternative waste management arrangement proposed will utilise two bin storage rooms on the ground floor and will be sized sufficiently to provide space for bins and bulky waste in accordance with the storage requirements outlined above (see Appendix A).

The main waste storage area will be accessible directly by residents that occupy Building 3 (see Figure 3).

The two approved chute rooms servicing Building 1 and 2 are proposed to be consolidated into one jointly servicing waste storage room for access by residents in these buildings (see Figure 4). This satellite waste storage area will be sufficiently sized to accommodate the storage of bins to accommodate 3-4 days worth of general waste, recycling and organics disposal. Building management would monitor bins retained in the satellite bin room and exchange full bins with spares stored in the main waste room.

Prior to scheduled collection days, all full bins would be transferred to the main waste storage room for servicing, with a small provision of empty bins retained in the satellite storage room to maintain serviceability of the room.

Waste storage areas will be designed according to the specifications outlined in the LDCP and reflected in the approved OWMP.

3.3.1 Temporary waste storage and disposal

Each dwelling is to be provided with space to store at minimum two day’s garbage waste and recycling generated. Residents will be responsible for the transfer of waste from the dwelling to the communal bins within the Waste Storage and Recycling Area (WSRA) on the ground floor level.

3.3.2 Bulky Waste

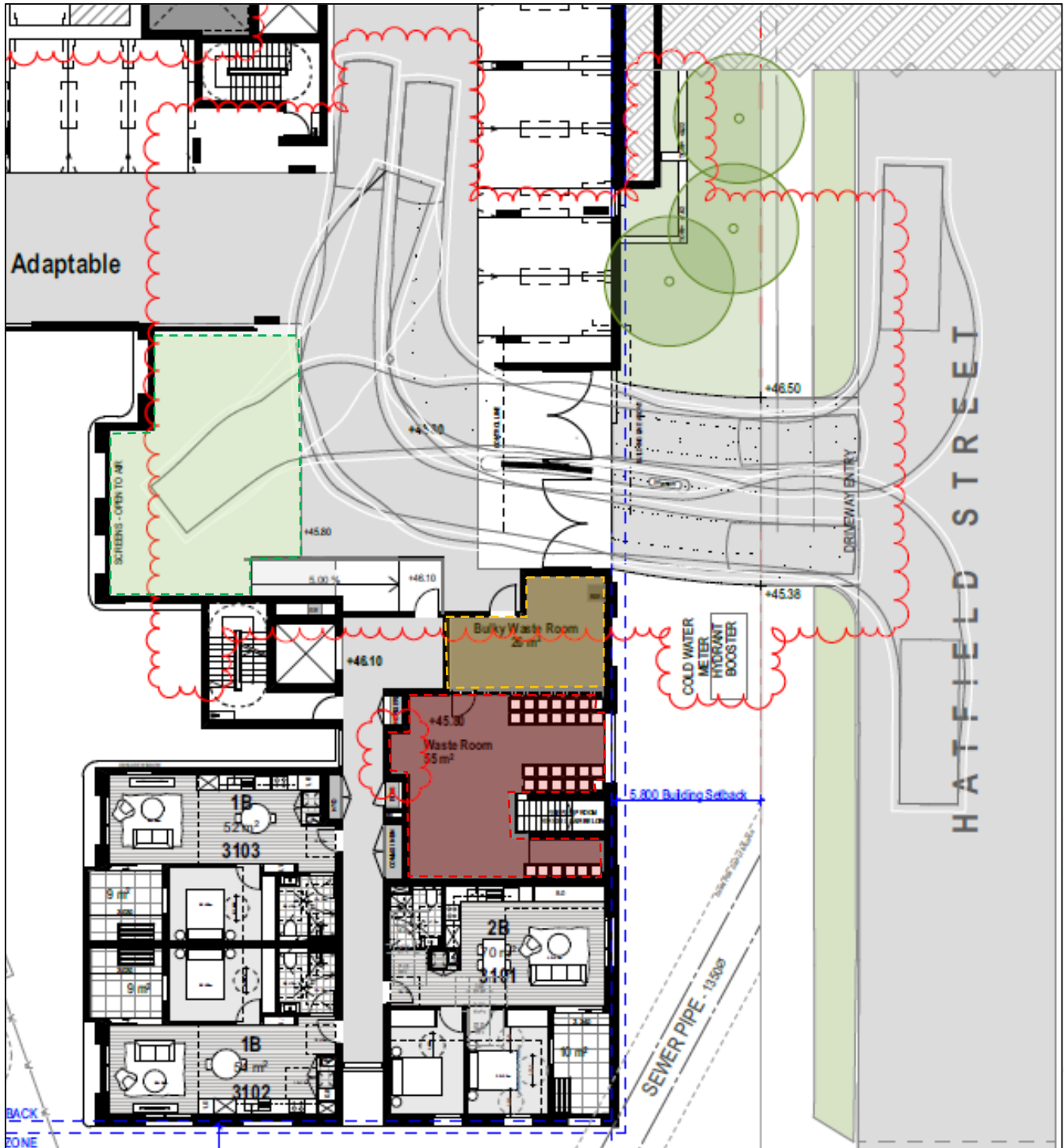
Bulky waste items include those that cannot be disposed of in general waste and recycling bins, including but not limited to broken/damaged/old whitegoods, furniture, appliances, mattresses, etc. The approved development provided a 30m² bulky waste room in accordance with the minimum requirement under the LDCP. The current proposal includes a minor reduction to 26m² to accommodate an amended driveway alignment. While this does not strictly comply with the LDCP control, bulky waste collections will be scheduled promptly by building management to prevent accumulation or overflow.

The bulky waste room remains to be connected North of the main waste storage and holding room as depicted Figure 3, and no changes to access arrangements are proposed.

3.3.3 Organics waste storage

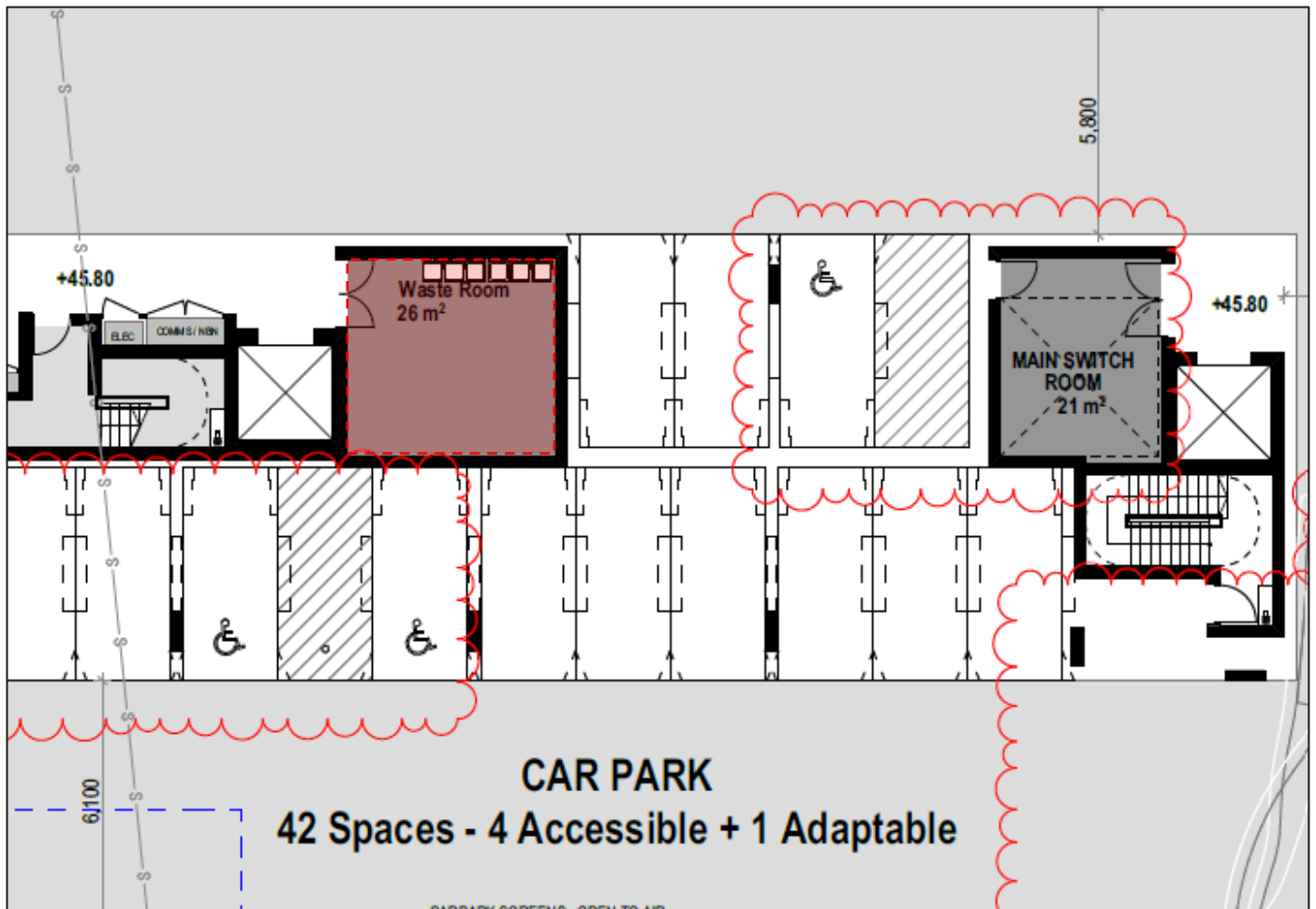
The Food Organics Garden Organics (FOGO) Recycling Bill 2025 (the bill) has been passed by both parliaments on the 19th February 2025. The bill states that all NSW local councils are required to have a weekly FOGO collection service in place by the 1st July 2026. The proposed development as proposed to be modified will retain FOGO bins to service the needs of organics disposal in alignment with FOGO mandates (see Appendix B).

Figure 3: Modified Site Waste Storage Arrangement



Source: DKO, November 2025.

Figure 4: Shared waste storage area for building 1 and 2



Source: DKO, November 2025.

3.3.4 Collection Schedule

The waste collection and loading method as approved is not proposed to change as a result of the proposed modification. Waste generated from the proposed development will be collected onsite from the loading area by Council's waste contractor, utilising a small access rear lift waste collection vehicle for each waste stream, according to Council's waste collection schedule. Waste collection vehicles will access the site via the Hatfield Street entrance and leave the site via the adjacent exit onto Hatfield Street. Waste collection vehicles will be capable of entering and exiting the site in a forward direction.

4 Conclusions

The proposed modification to the waste management strategy for the Lane Cove North Social and Affordable Housing Development (SSD-71687208) reflects a considered response to operational waste management. In replacing the approved chute-based system with two centralised ground floor waste storage areas, the revised strategy aims to improve waste stream integrity, reduce maintenance issues, and enhance overall functionality for residents and building management.

The modified arrangement remains consistent with Council requirements and relevant planning instruments, including the Lane Cove DCP and the NSW EPA Better Practice Guide. It also anticipates future compliance with the NSW FOGO Recycling Bill 2025, ensuring readiness for mandated organics collection.

Based on Link Wentworth's operational experience and preliminary discussions with Lane Cove Council waste officers, the proposed strategy is expected to deliver an effective and manageable waste solution for the development.

For clarification on any of the information contained, please do not hesitate to contact the undersigned.

Sincerely,



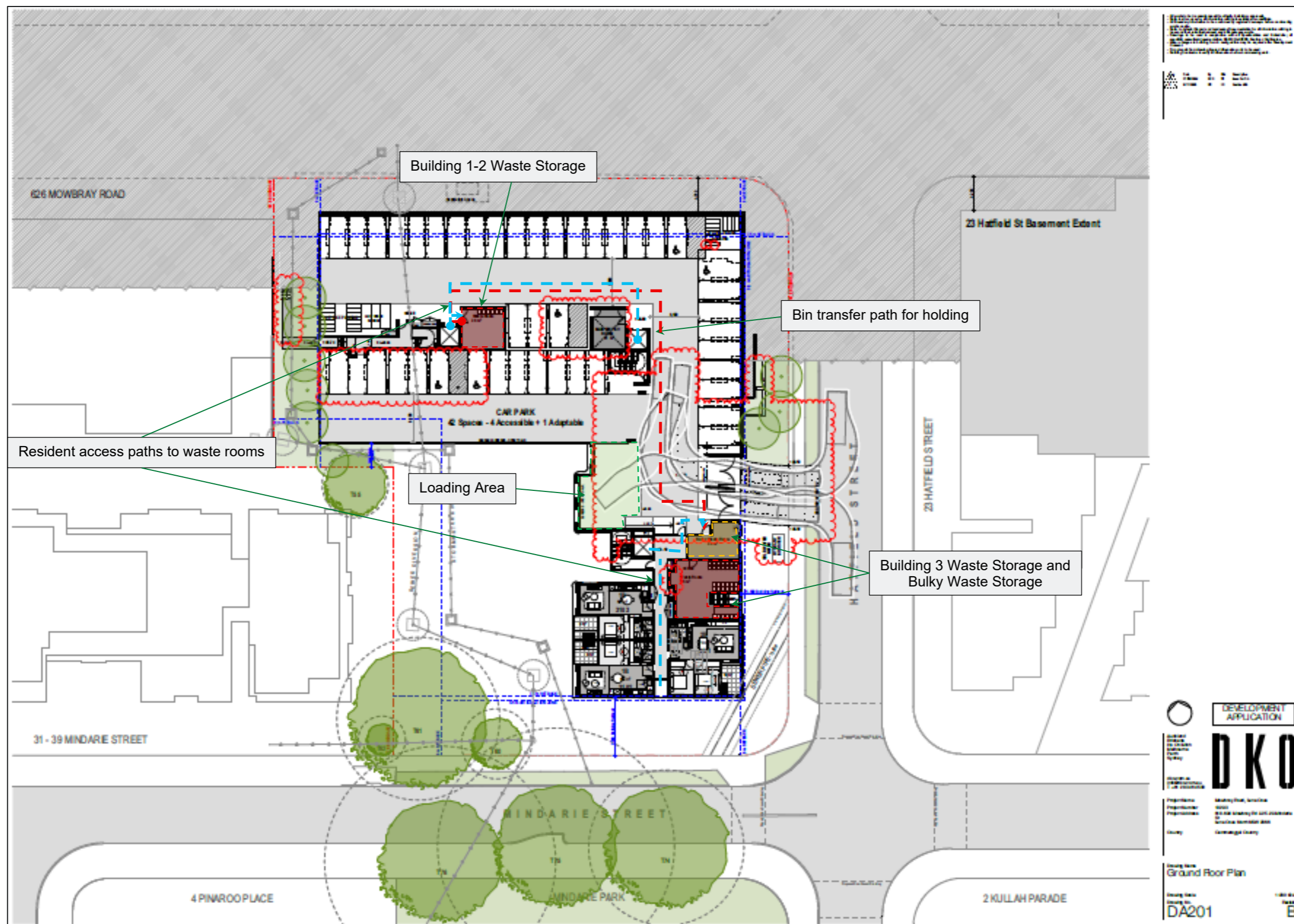
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Disclaimer

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Appendix A – Proposed Site Plans



Source: DKO, November 2025.

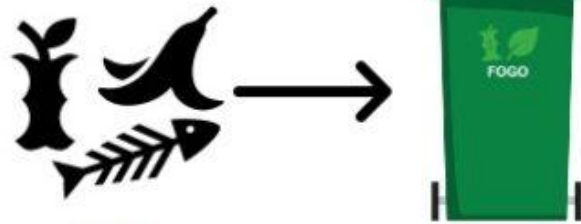
Appendix B – FOGO Recycling Bill Summary 2025

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

Source: MRA Consulting Group, 2025.