URBIS

Waste Management Plan

Green Square Stage 3 - Build to Rent
960A Bourke Street, Zetland

December 2025
Prepared for: Mirvac

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Revision	Date	Details
A	27/11/2025	Draft Waste Management Plan
B	15/12/2025	Draft Waste Management Plan
C	16/12/2025	Waste Management Plan for Submission
D	17/12/2025	Waste Management Plan for Submission

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

The below is a summary of the waste management strategy proposed for the **Mirvac Green Square – Sites 7, 17 and 18**. The complete report must be read in detail prior to implementing the waste management plan.

1. **Residential**, inclusive of:
   - Site 7 with 208 apartments
   - Site 17 with 177 apartments
   - Site 18 with 126 apartments
2. **Commercial** throughout the precinct, including:
   - 749sqm of Restaurant / Food & Beverage
   - 841sqm of Pubs / Café / Food & Beverage
   - 79sqm of Convenience Store

For operational efficiencies, independent waste systems have been allocated to residential and commercial uses the development.

The following waste systems and collection arrangements are proposed for the development:

Table 1 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*14x 1100 Litre Bins*	*2*	*Council Collection*
	Commingled Recycling	*56x 1100 Litre Bins*	*1*	
	*Organics***	*12x 120 Litre Bins*	*3*	
	Hard Waste & E-Waste	*28m² Hard Waste Area*	*As Required*	*Council Collection*
	*Extended Waste Streams**	*Bins or Allocated Storage Area as Appropriate*	*As Required*	*Private Collection*
Commercial	*Garbage*	*4x 1100 Litre Bins*	*3*	*Private Collection*
	Commingled Recycling	*5x 1100 Litre Bins*	*3*	
	Cardboard	*2x Bales*	*2*	
	Organics	*1x 3000L Sludge Tank*	*2*	
	*Extended Waste Streams**	*Bins or Allocated Storage Area as Appropriate*	*As Required*	

** Extended waste streams (i.e. e-waste, charity or soft plastic) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.*

*** It is understood that Residential Organic Waste collection is not available by council at this point in time (2025) but it is expected that the service will be available when the site is operational in Mid 2029.*

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

Residential waste collection

Residential waste collections will occur *on-site* directly from the *basement waste rooms. A 10.6m Rear loader truck* or smaller collection vehicle will be utilised to perform all collections, entering and exiting the loading dock in a forward manner, via *Tweed Place*. A minimum height clearance *of 4.0m at the point of collection and throughout vehicle path of travel* has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

Collection vehicles will prop within the *dedicated loading bay (refer to Appendix A),* with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

Commercial waste collection

All commercial waste collections will occur on-site directly from the *basement waste room. An 8.8m MRV* or smaller collection vehicle will be utilised to perform all collections, entering and entering and exiting the loading dock in a forward manner, via *Tweed Place*. A minimum height clearance *of 4.0m at the point of collection and throughout vehicle path of travel* has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

A macerator unit and cardboard baler have been implemented on-site for the management of organic waste and cardboard respectively, extending from the commercial uses.

Introduction

The following Waste Management Plan (WMP) has been prepared for the proposed mixed-use development at **960A Bourke Street, Zetland**.

This report supports one of the detailed State Significant Development Applications (SSDA) (SSD-83899206) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of three mixed-use Build-to-Rent buildings at 960A Bourke Street (the site). The site is also known collectively as Sites 7, 17 and 18 of the Green Square Town Centre (GSTC) and is legally described as Lot 6, DP 1199427. The proponent for the SSDA is Mirvac Green Square Pty Limited.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location;
- Demonstrate the strategic and site-specific merit of accommodating the proposed height and FSR of development on the site;
- Contribute to the establishment of Green Square as a town centre through a mixed-use approach and use urban design principles to integrate residential and non-residential land uses;
- Improve the pedestrian connectivity throughout the site, while encouraging the direct connections to public transport and the existing street network; and
- Appropriately respond to neighbouring development and public domain within the GSTC through podium and tower forms with appropriate massing, which protect solar access and minimise environmental impacts.

Background – Housing Delivery Authority

On 19 December 2024, the Housing Development Authority (HDA) was established by DPHI to accelerate the delivery of housing across NSW, under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken through.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 2) issued on 26 February 2025. The order specifies development in EOI application 232525 dated 17 January 2025, including development for the purposes of mixed use development comprising commercial premises and residential accommodation with the provision for affordable housing and Build to Rent (BTR) at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18, is declared to be SSD.

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 15 April 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD-84322496) (SSDA 3).

The key features of the Mirvac Green Square HDA proposal are:

- Detailed development consent for the purposes of a mixed use development, with significant residential components comprising build to sell and build to rent dwelling stock and ground floor non-residential uses.
- Delivery of between 1,000 to 1,200 dwellings across 9 buildings in low rise and high rise tower formats.
- Delivery of Affordable Housing dwellings.
- Delivery of the components in two-stage detailed SSDA process.

In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development.

This SSDA forms the second application as part of broader HDA declared development and forms the main works to develop sites 7, 17 and 18 of the GSTC.

Site Description

The site is located at 960A Bourke Street, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the northern component of the Mirvac HDA proposal, consisting of one lot which is legally described as Lot 6, DP 1199427. An aerial photo of the site is shown at **Figure 1** *below.*

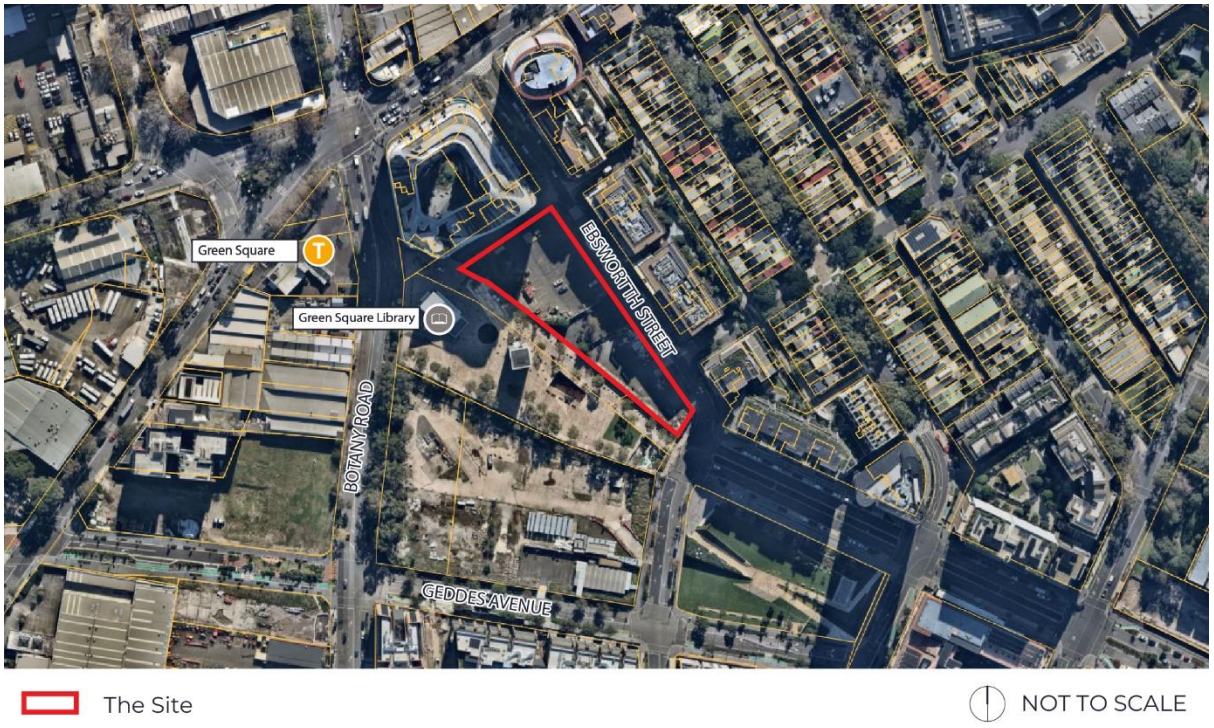

Figure 1 – Sites 7, 17 and 18 Site Aerial

Source: Nearmap, Colliers Urban Planning edits.

Overview of the Proposed Development

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, resident amenity and public domain uses. Specifically, the proposal seeks approval for:

- Excavation and enabling works.
- Construction of 3 mixed use BTR buildings up to 21 storeys in height, comprising:
  - 511 BTR dwellings including a variety of dwelling types including Studio, 1, 2 and 3-bedroom apartments, a portion of which will be affordable housing.
  - Shared internal and external residential amenity space.
  - Non-residential floor space including retail, BTR staff offices and BTR resident lobbies
  - A shared basement level, incorporating loading zones, waste collection and servicing.

  - Car parking and bike parking to service the proposed development.
- Public domain and landscaping improvements, including:
  - External pedestrian laneways, pathways and through-site links.
  - Tree removal, protection, new plantings and landscaping works.
- Utility and stormwater connections to support the new development.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSDA.

Table 2 and Table 3 provide high level summaries of the project and proposed uses.

Table 2 – Project High Level Summary

Client:	Mirvac
Land Use Type:	Mixed Use: Commercial & Residential
Number Levels:	Up to 21 storeys and 1 basement level

Table 3 – Development Uses Summary

Development Component	Use	Quantity / Area
Residential (Built to Rent)	Residential (1 Bed) (including Studio Apartments)	208 Apartments
	Residential (2 Bed)	177 Apartments
	Residential (3 Bed)	126 Apartments
Commercial	Restaurant / Food & Beverage	749m^2
	Pubs / Café / Food & Beverage	841 m^2
	Convenience Store	79 m^2

This WMP and the waste generation rates provided within has been prepared based on ***City of Sydney's Guidelines for Waste Management in New Developments (Amended December 2024)*** and best practice waste management methodology and technologies commonly available in Australia.

Refer to **Appendix C** for details on how this WMP answers each of the City of Sydney Waste and Recycling Management Plan forms.

The waste services proposed throughout this WMP will be reviewed with respect to any change in the operational requirements of the subject development over time. Revised waste management plans will be issued to relevant consent authority for approval prior to adoption.

1

Response to Green Star and SEARs Compliance Items

This section will provide details on responses for Green Star Buildings Submission Guidelines and SEARs compliance.

1 Accreditation and Compliance

1.1 Green Star Criteria

The Waste Management Plan (WMP) within this document follows best practice waste engineering systems. Table 4 provides a review of **Credit 4 (Responsible Resource Management)** of **Green Star Buildings Submission Guidelines** criteria in comparison to this WMP.

Table 4 – Green Star Criteria Assessment (Responsible Resource Management)

Green Star Criteria (Operational Waste)	Waste Management Plan Response
Separation of Waste Streams: The building must provide bins or storage containers to building occupants to enable them to separate their waste. These bins must be labelled and easy to access and evenly distributed throughout the building. They must also allow for separating the following as a minimum:	Waste equipment is provided in accordance with the expected waste generation and stream separation per use (as per sections 2.1 and 3.1)
▪ General waste going to landfill;	General waste streams are provided as per sections 2.1.1.1 and 3.1.1.1.
▪ Recycling streams to be collected by the building's waste collection service, including: – paper and cardboard – glass, and plastic.	Recycling waste streams are managed as per sections 2.1.1.1 and 3.1.1.1 with other recyclables extended streams shown in 2.1.2 and 3.1.2.
▪ One other waste stream representing at least 1% of the total annual operational waste (by volume) of the building. This may include collecting any of the following waste types: organics, e-waste, batteries etc.	Food organics accounts for 11% of the total annual volume. Food Organics will be managed as per sections 2.1.1.2 and 3.1.1.3.
▪ Any other single waste stream (except food waste) that represents more than 5% of total annual operational waste (by volume) must also be accounted for.	Hard waste / Bulky waste represents more than 5% of total annual waste volumes. This is under the assumption that the 28sqm of residential and 10sqm of commercial (with 1.5m height each) will be filled and collected on a fortnightly basis, accounting for 34,560L per week (approx. 19% from the 176,375 of total waste).
Dedicated waste storage area A dedicated area, or areas, for the storage and collection of the applicable waste streams must be provided. The storage area must be sized to accommodate all bins or containers, for all applicable waste streams, for at least one collection cycle.	Dedicated waste storages and collection methodology are provided in Executive Summary, Sections 2.5 and 3.5, and Appendix A.
The calculations used to demonstrate that the area provided is adequately sized to handle the recyclable waste streams specified must be based on: ▪ Forecasted waste generated by occupants; and ▪ Collection frequency for each waste stream.	Waste calculations per waste stream as forecasted by the development uses and collection frequencies are specified in 2.2 and 3.2.

The storage area(s) must have easy and safe access by collection vehicles. This includes driveway access to the building, any onsite roads and loading docks, and the storage areas themselves providing safe and easy access for bins to be emptied into collection vehicles.	Waste storage areas, collection vehicle access and methodology are detailed in 2.5, 2.6, 3.5 and 3.6 with swept paths shown in Appendix B.
Signoff by waste specialist and/or contractor *A waste specialist and/or contractor must sign-off on the designs to confirm they are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.*	A CV of the waste team lead responsible for this WMP is further attached in Appendix C.

1.2 Secretary's Environmental Assessment Requirements & Compliance

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), **Secretary's Environmental Assessment Requirements (SEARs)** (SSD-83899206) have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

Table 5 – SSD-83899206 SEARs

SEARs Requirement		**Waste Management Plan Response**
SEARs Item 17 Waste Management	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements.	Management of the identified waste streams are detailed in **Sections 2.1 and 3.1.** This WMP and the waste generation rates provided within has been prepared based on ***City of Sydney's Guidelines for Waste Management in New Developments (Amended December 2024)*** and best practice waste management methodology and technologies commonly available in Australia.
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste storage areas, equipment, collection methodology and internal management are detailed in **Sections 2.4, 2.6, 3.4 and 3.6**. These sections should be read in conjunction with drawings in **Appendix A.**

2 Waste Management Analysis

RESIDENTIAL

The following waste management strategy addresses the residential components of the subject development.

2 Residential Waste Management

This section covers the waste management strategy for the residential component **only** including waste stream separation, waste calculations and material handling.

For operational efficiencies, independent waste systems have been allocated to the following components of the development:

- Commercial waste strategy is detailed in **Section 3.**

The residential waste management strategy has been developed in alignment with the services provided by City of Sydney. This Waste Management Plan makes allowance for extended waste streams and methodologies to enhance the ability to divert waste from landfill.

2.1 Residential Waste Stream Systems

Waste shall be sorted on-site by tenants as appropriate into the following streams.

Extended Waste streams are not mandatory to be separated and subject to building management preference.

Table 6 – Residential Waste Streams

Core Waste Streams	Extended Waste Streams
General Waste (Garbage)	Hard Waste / Bulky Waste
Commingled Recycling	Electronic Waste
Food Organics	Cardboard
	Charity

2.1.1 Core Waste Streams

2.1.1.1 General Waste and Commingled Recycling

Each apartment shall have provisions for plastic lined bins to have a minimum cumulative capacity of 30 litres each for the temporary holding of garbage and commingled recycling. Residents will transfer bagged garbage and loose recyclables as required into the appropriate waste chute provided on each floor Residential Waste Chute Rooms (Per Level).

2.1.1.2 Food Organics

Each apartment shall have provision for kitchen organics caddys (refer to Figure 2) to have a minimum capacity of 7 litres for the temporary holding of food organics waste. Residents will transfer these caddys to the basement level waste room and dispose the material within the 120L bins.

Figure 2 – Example Kitchen Caddy

Kitchen caddys may be lined with biodegradable bags (i.e. corn-starch bags) or paper (i.e. newspaper) if desired.

It is understood that Residential Organic Waste collection is not available by council at this point in time (2025) but it is expected that the service will be available when the site is operational in Mid 2029 as Council endorsed a plan to roll out a food recycling service to all households in the City of Sydney by 2030 set in their ***Community Strategic Plan: Delivering Sustainable Sydney 2030-2050 (July 2025).*** *It is expected that kitchen caddys (or similar) will be provided by council to residents as part of their roll out service.*

2.1.1.3 Cardboard Waste

Provisions for separate 240 litre cardboard bins have been made within the Residential Waste Chute Rooms (Per Level). Any large cardboard material will be disposed within this bin as required by residents. Staff/cleaners will transfer this material via the lifts and dispose within the 1100L bins provided in the waste room. **No residential cardboard waste is to be collected separately from the commingled recycling.**

2.1.2 Extended Waste Streams

2.1.2.1 Hard Waste and Electronic Waste

A dedicated 28sqm residential hard waste area on basement level will be used by residents to temporarily store their hard waste until the time of collection. Residents will use the goods lift to transfer their hard waste between floors to the designated communal area. Hard waste will be collected on an as required basis.

Hard Waste collection will be coordinated with building management to ensure appropriate measures are taken to transfer the waste in a safely manner.

2.1.2.2 E-waste

A dedicated set of 240L bins on basement level waste room will be used by residents to dispose of any electronic waste until the time of collection. Residents will use the goods lift to transfer their electronic waste between floors to the designated communal bins.

2.1.2.3 Charity

A dedicated set of 240L bins on basement level waste room will be used by residents to temporarily hold of any good quality household items that can be repurposed, reused or donated, until the time of collection.

2.1.2.4 Additional Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in residential waste generation and its separation will increase the diversion from landfill.

Building management may decide to separate these waste streams if sufficient volume is generated.

Table 7 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Soft Plastic	To be bagged using a gathering stand (refer Figure 3 below for example) or an 660 litre bin subject to collection contractor preference
Expanded Polystyrene (EPS)	To be stored within a gathering stand (refer Figure 3 below for example) or an 1100 litre bin subject to collection contractor preference
Unique Recyclables	Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading dock. This may include fluorescent tubes, X-rays, eye glasses, printer cartridges. To facilitate the disposal of these streams, it is recommended that a series of recycling stations are installed in high residential movement (e.g. podium, communal areas).

Figure 3 – Example Soft Plastic Gathering Gathering Stand (left) and unique recyclables station (right)

2.2 Residential Waste Generation

Waste generation rates per week are shown in Table 8 and are based on a 7 day per week operation for residential uses.

Table 8 – Residential Waste Generations

Use	Weekly Generation Rate (Litres / Apartment / Week)		
	General Waste	Recycling	Organics
Residential – Studio	112	120	8
Residential – 1 Bed	112	120	8
Residential – 2 Bed	112	120	8
Residential – 3 Bed	112	120	8

Weekly waste generation assessment for the residential development component is shown in Table 9.

Common areas of the residential facilities (i.e. lounge area, gym, amenity, co-working, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the apartments and is therefore incorporated into the rates shown above.

Table 9 – Residential Waste Generation Assessment

Use	Quantity	Weekly Waste Volume (Litres / Week)		
		General Waste	Recycling	Organics
Site 7 - Residential	208	23,296	24,960	1,664
Site 17 - Residential	177	19,824	21,240	1,416
Site 18 - Residential	126	14,112	15,120	1,008
TOTAL	**511**	**57,232**	**61,320**	**4,088**

2.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include stairs or gradients greater than 1:14.

Cardboard will be transferred from the chute rooms by facilities/cleaning staff on a as required basis.

Transfer of waste bins from the chute termination rooms to the centralised bins will be undertaken by facilities/cleaning staff using a mechanical tug or ride-on tug. Bin transfer is anticipated to occur once per day, per core, and will occur entirely within the basement.

2.3.1 Residential Waste Chute Rooms (Per Level)

Dual chutes will be provided for the disposal of waste generated from each residential tower. There is to be one chute dedicated to garbage and another dedicated to commingled recycling. The chute doors will be signed as garbage or commingled recycling as appropriate. Each chute will output directly into the stream appropriate end of chute equipment within the waste room.

Provision of a 240L for management of bulky and cardboard items is within each residential level.

2.3.2 End of Chute Rooms (Basement)

The end of the chute room will manage the residential waste incoming from the upper levels. Each tower will have one end of chute room, with each chute stream to output directly into a linear track system. General waste chutes will have provision of chute compactors. No chute compactor is provided within the recycling chutes. Rubber skirting is to be provided at the end of the chutes to ensure debris from chute will not create a risk to operators.

Each linear track system will have capacity for daily waste expected per chute.

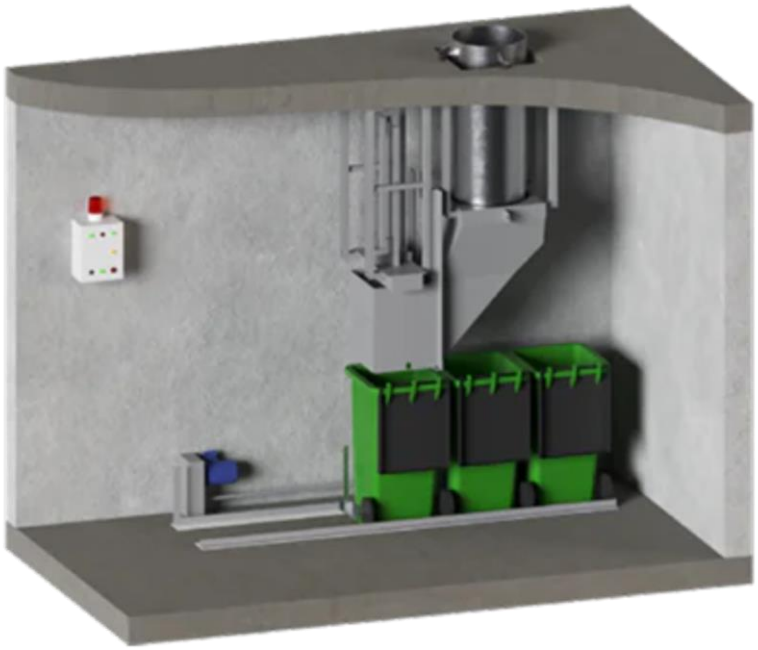

Figure 4 – Example of Linear Track System.

2.4 Residential Waste Management Equipment

All core streams will be managed via bins as appropriate to the steam.

Table 10 details the storage method, size, capacity and frequency of collection required for the development. Chute compactors are assumed to provide a compaction ratio of 3:1; in practice, higher compaction ratios may be achieved subject to material disposed and supplier equipment capabilities.

Table 10 – Residential Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L) (Uncompacted)	Weekly Volume (L) (Uncompacted)
General Waste	Bin Based	1100 Litre	14	2	61,600	57,232*
Commingled Recycling	Bin Based	1100 Litre	56	1	61,600	61,320
Food Organics	Bin Based	120 Litre	12	3	4,320	4,088

** It is noted that the anticipated food waste has been subtracted from the general waste generation rate. Due to the highly conservative nature of participation from residents to separate food waste, if required, the general waste bin capacity can manage this minor exceedance, and as such the system specified is considered appropriate.*

Due to the requirement for a suitable volume of each extended waste stream (refer to section 2.1.2) to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached. Further detailed on the storage methodology is provided in Table 7.

2.5 Residential Waste Storage and Location

Table 11 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of ground level waste storage to demonstrate the adequacy of the area provided.

Table 11 – Waste Storage Area Requirements

Waste Room	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Site 7 Loading Dock	28 sqm Hard Waste	28.00	28.50
Site 7 End of Chute Room	1no. 3 x 1100L Bin Linear Track	12.50	248.30
	1no. 2 x 1100L Bin Linear Track	8.50	
	70no. 1100L Bins	7.98	
	5 sqm Bin Wash Area	5.00	
Site 7 Residential Waste Drop Off Room	2no. 660L Bins	1.96	15.40
	4no. 240L Bins	1.72	
	12no. 120L Bins	3.12	
Site 17 End of Chute Room	2no. 2 x 1100L Bin Linear Track	17.00	94.80
	6no. 1100L Bins	7.98	
	21no. 240L Bins	9.03	
	1no Bin Tug Equipment	2.00	
Site 18 End of Chute Room	2no. 2 x 1100L Bin Linear Track	17.00	52.40
	4no. 1100L Bins	5.32	
	8no. 120L Bins	2.08	
	5 sqm Additional Waste Streams	5.00	
	1no Bin Tug Equipment	2.00	
	TOTAL	**136.19m^2**	**439.40m^2**

2.6 Residential Waste Collection Methodology

All waste will be collected outlined below.

Table 12 - Residential - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*14x 1100 Litre Bins*	*2*	*Council Collection*
	Commingled Recycling	*56x 1100 Litre Bins*	*1*	
	*Organics***	*12x 120 Litre Bins*	*3*	
	Hard Waste & E-Waste	*28m² Hard Waste Area*	*As Required*	*Council Collection*
	*Extended Waste Streams**	*Bins or Allocated Storage Area as Appropriate*	*As Required*	*Private Collection*

** Extended waste streams (i.e. e-waste, charity or soft plastic) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.*

*** It is understood that Residential Organic Waste collection is not available by council at this point in time (2025) but it is expected that the service will be available when the site is operational in Mid 2029.*

Residential waste collections will occur *on-site* directly from the *basement waste rooms. A 10.6m Rear loader truck* or smaller collection vehicle will be utilised to perform all collections, entering and exiting the loading dock in a forward manner, via *Tweed Place*. A minimum height clearance *of 4.0m at the point of collection and throughout vehicle path of travel* has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

Collection vehicles will prop within the *dedicated loading bay (refer to Appendix A),* with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

3

Waste Management Analysis

COMMERCIAL

The following waste management strategy addresses the commercial components of the subject development.

3 Commercial Waste Management

This section covers the waste management strategy for the commercial component **only,** including waste stream separation, waste calculations and material handling proposed.

For operational efficiencies, independent waste systems have been allocated to the following components of the development:

- Residential waste strategy is detailed in Section 2.

The commercial waste management strategy has been developed in alignment with expectations set by ***City of Sydney's Guidelines for Waste Management in New Developments (Amended December 2024)***, better practice in Australia and similar development back of house operations. This Waste Management Plan makes allowance for extended waste streams and methodologies to enhance the ability to divert waste from landfill.

3.1 Commercial Waste Stream Systems

Waste shall be sorted on-site by tenants as appropriate into the following streams.

Extended Waste streams are not mandatory to be separated and subject to building management preference.

Table 13 – Commercial Waste Streams

Core Waste Streams	Extended Waste Streams
General Waste (Garbage)	Hard Waste / Bulky Waste
Commingled Recycling	Electronic Waste
Food Organics	Soft Plastics
Cardboard	Used Cooking Oil
	Polystyrene

3.1.1 Core Waste Streams

Throughout the facility it will be ensured that it is as easy to dispose of all core waste streams as it is garbage. This will be achieved by ensuring the development is appropriately furnished with bin stations in key areas. Clear signage is to be appropriately displayed in combination with the bin stations to identify the segregation of waste streams and correct use of the bins.

Bin stations will be used to encourage the separation of waste streams and diversion from landfill. The bin stations incorporate the provision of multiple bins for different waste streams at central locations and common areas for ease of disposal. This system is beneficial as users are required to make a conscious decision as to which bin they place their waste, typically resulting in a reduced volume of garbage (landfill).

The use of bin stations also reduces the amount of locations cleaners are required to service throughout the development.

Each commercial tenancy will have a collective area for management of waste, with its location to be determined by the tenant. Each bin station is recommended to consist of a minimum of three bins to have a minimum cumulative capacity as outlined in Table 14 for the temporary holding of the core waste streams: garbage, commingled recycling in all spaces, with cardboard and organics only in those necessary.

Anticipated minimum disposal frequency per day for each tenancy use is also outlined in Table 14. "Transfer frequency" within the below table refers to the frequency at which waste will be required to be transferred from the commercial tenancies to the waste disposal systems on basement.

Table 14 – Commercial – Tenancy Bin Capacity Rates & Disposal Frequency

Tenancy Use	Bin Capacity by Stream (Litres per 100m² of NLA)				
	General Waste	Recycling	Cardboard	Organics	Transfer Frequency per day
Restaurant	35L	70L	100L	35L	3
Pubs / Café	35L	30L	20L	15L	3
Convenience Store	20L	10L	90L	10L	1

3.1.1.1 General Waste and Commingled Recycling

Each tenant will manage their waste independently within their tenancy fit out. Staff/cleaners will be responsible for transferring and disposing garbage and commingled recycling into the corresponding 1100 litre bins located in the basement waste room.

Garbage waste is to be disposed of bagged and commingled recycling is to be disposed of loosely within the provided bins.

3.1.1.2 Cardboard

A vertical baler will be used for the disposal and management of cardboard waste generated throughout the commercial development. As such, each tenancy shall have a designated area or bin sized at a capacity deemed appropriate to the proposed use for the temporary holding of cardboard waste.

Tenants/cleaners will be responsible for transferring and disposing cardboard waste directly into the vertical baler or cardboard drop-off cage/bin provided in the basement waste room (refer to Appendix A). Only trained staff/cleaners are to operate the baler.

Large cardboard items are to be broken down and flattened prior to disposal.

Cardboard Drop-off Cages | Vertical Baler

Figure 5 – Example cardboard cage (left and centre), and baler (right).

3.1.1.3 Food Organics

Macerator

Organic waste extending from the development will be managed via a macerator unit located within the commercial waste area on the basement waste room (refer to Appendix A). Macerator units operate similar to a blending mechanism to process organic waste, reducing the organic input into a sludge-like product. The resulting sludge behaves largely as a liquid, and can be pumped (typically through a 75mm piping connection) to a large holding tank for storage. With respect to the proposed development the macerator provided will ultimately discharge into a 3,000L holding tank provided within the waste room.

The macerator unit will be fitted with a bin lifter attachment enabling immediate disposal of organics bins into the unit.

Figure 6 – Example Macerator (left) and food organics trolley (right).

Commercial tenancies may be furnished with small bins/tubs for the separation of temporary holding of food organics, as deemed appropriate by the occupant(s). Tenants/staff will transfer and empty these bins/tubs into the larger 120L organics bin provided in the basement commercial waste room.

3.1.2 Extended Waste Streams

3.1.2.1 Hard Waste and Electronic Waste

A dedicated 10sqm hard waste on basement will be used by tenants to temporarily store their hard waste until the time of collection. Hard waste will be collected on an as required basis.

Hard Waste collection will be coordinated with building management.

3.1.2.2 Soft Plastics

Based on the waste stream composition of similar developments, it is anticipated that a moderate volume of soft plastics will be generated from the proposed development which supports independent stream management. This type of waste is often accounted from the general waste stream, hence the space can be substituted for such strategy.

Soft plastic will be managed via the vertical baler (provided for cardboard management), with 660L bins for the temporary holding of soft plastics until such time as the volume is sufficient for a complete bale. At all other times, the baler will be used for cardboard management, as per Section 3.1.1.2.

Figure 7 – Example soft plastic baling (left) and soft plastic gather stand (right).

3.1.2.3 Used Cooking Oil

Based on the waste stream composition of similar retail food tenancies, it is anticipated that a moderate volume of cooking oil will be generated from the proposed development which supports independent stream management.

Used cooking oil will be managed with 700L vacuum tank provided within the waste room for the temporary holding of used cooking oil until such time as the volume is sufficient for collection.

3.1.2.4 Additional Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in residential waste generation and its separation will increase the diversion form landfill.

Table 15 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Expanded Polystyrene (EPS)	To be stored within a gathering stand or an 1100 litre bin subject to collection contractor preference
Waxed Cardboard	This can be managed in a similar way to the cardboard waste stream.

3.2 Commercial Waste Generation

Commercial waste generation rates per week are shown in Table 16.

Table 16 – Commercial Waste Generations

Use	Weekly Generation Rate (Litres / 100m2 / Week)			
	General Waste	Recycling	Cardboard	Organics
Restaurant / Food & Beverage	700	1,500	2,000	700
Pubs / Café / Food & Beverage	700	600	450	280
Convenience Store	350	-	1,750	70

Weekly waste generation assessment for the residential development component is shown in Table 17.

Common areas of the commercial facilities (i.e. staff end of trip, back of house, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the tenancies and is therefore incorporated into the rates shown above.

Table 17 – Commercial Waste Generation Assessment

Use	Area (Net Leasable)	Weekly Waste Volume (Litres / Week)			
		General Waste	Recycling	Cardboard	Organics
Restaurant / Food & Beverage	749	5,244	11,236	14,982	-
Pubs / Café / Food & Beverage	841	5,889	5,048	3,786	-
Convenience Store	79	331	-	1,379	-
	TOTAL	**11,464**	**16,284**	**20,147**	**7,599**

3.3 Internal Waste Transfer and Handling

All commercial waste transfer routes are not to include stairs or gradients greater than 1:14.

3.4 Commercial Waste Management Equipment

Table 18 detail the storage method, size, capacity and frequency of collection required for the development.

Baler is assumed to provide a compaction ratio of 5:1 on cardboard and 10:1 on soft plastics; in practice, higher compaction ratios may be achieved subject to material disposed and supplier equipment capabilities. Food Waste Macerator is assumed to provide a compaction ratio of 2:1.

Table 18 – Commercial Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L) (Uncompacted)	Weekly Volume (L) (Uncompacted)
General Waste	Bin Based	1100 Litre	4	3	13,200	11,464
Commingled Recycling	Bin Based	1100 Litre	5	3	16,500	16,284
Cardboard	Bales	Bales*	2	2	23,040	20,147
Food Organics	Macerator and Tank	3,000L Tank	1	2	12,000	7,599

**Bale capacity of 5,760L (compacted).*

Due to the requirement for a suitable volume of each extended waste stream (refer to section 3.1.2) to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached.

3.5 Commercial Waste Storage and Location

Table 19 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of waste storage to demonstrate the adequacy of the area provided.

Table 19 – Commercial Waste Storage Area Requirements

Waste Room	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Site 17 (basement)	9no. 1100L Bins	11.97	58.40
	1no. Baler	1.96	
	2no. Bales	2.88	
	Macerator and Tank Unit	7.00	
	4 sqm Hard Waste & E-waste	10.00	
	TOTAL	33.81 m^2	58.40m^2

3.6 Commercial Waste collection Methodology

All commercial waste will be collected via private contractor.

Table 20 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week
*Commercial (**Overall Precinct**)*	*Garbage*	*4x 1100 Litre Bins*	*3*
	Commingled Recycling	*5x 1100 Litre Bins*	*3*
	Cardboard	*2x Bales*	*2*
	Food Organics	*1 x 3,000L Tank*	*2*
	*Extended Waste Streams**	*Bins or Allocated Storage Area as Appropriate*	*As Required*

**Extended waste streams (i.e. charity and e-waste) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.*

All commercial waste collections will occur on-site directly from the *basement waste room. An 8.8m MRV* or smaller collection vehicle will be utilised to perform all collections, entering and entering and exiting the loading dock in a forward manner, via *Tweed Place*. A minimum height clearance *of 4.0m at the point of collection and throughout vehicle path of travel* has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

A macerator unit and cardboard baler have been implemented on-site for the management of organic waste and cardboard respectively, extending from the commercial uses.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building/Dock Management will ensure sufficient access is provided for collection vehicle operators during collection times.

4

Construction and Demolition Waste

Following sections details on best practice waste management methodology, standards required for construction and Demolition waste.

4 Construction and Demolition Waste Management

The following Construction & Demolition Waste Management Plan (C&D WMP) has been prepared for the proposed construction and demolition works at **960A Bourke Street, Zetland**. The information contained within this report applies only to the construction and demolition phases of the proposed development and is provided as a high-level summary of typical construction and 4demolition (C&D) waste operations including estimates of C&D waste volumes from site works. This information shall be incorporated into the site's Construction Management Plan (CMP) as appropriate. Should C&D operations significantly differ in practice, the principal construction contractor will be responsible for documenting any significant departures from this brief.

A detailed Construction and Demolition (C&D) waste strategy will be incorporated into the site's Construction Management Plan (CMP), to be prepared (and submitted to relevant consent authority) as a separate document by the principal construction contractor prior to the commencement of construction works.

The following is provided as a high-level summary of C&D requirements for ease of reference. Information as shown is not intended to form the basis of any construction and/or demolition works and will be superseded in full by the C&D strategy as nominated in the CMP.

4.1 Guidelines & objectives

This C&D Waste Management Plan has been prepared based on City of Sydney's Green Square Town Centre Development Control Plan 2012 and current best practice waste management methodology and technologies currently available in Australia. The following objectives are outlined in Council's guidelines and are acknowledges and supported by this report:

- Reduce the amount of construction and demolition waste going to landfill.
- Reduce the amount of waste generated in the operation of a development from going to landfill.
- Ensure waste from within developments can be collected and disposed of in a manner that is healthy, efficient, minimises disruption to amenity, and is conductive to the overall minimisation of waste generated.

4.2 Project Description

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, resident amenity and public domain uses, with construction and demolitions works proposed as outlined in the following table.

Table 21 - Proposed Construction and Demolition Works

Construction Works Summary	▪ Minor earthworks (cut & fill) ▪ Site preparation ▪ External hardstands, paved areas, and landscaping ▪ Demolition of driveway and carpark ▪ Vegetation clearing ▪ Demolition of existing handstand and asphalt ▪ Removal of existing vegetation
Demolition Works Summary	▪ Site level ▪ Deep Excavation ▪ Concrete frame construction ▪ Glazed and Aluminium facade installation ▪ Internal apartment finishes

4.3 C&D Waste Management

4.3.1 C&D Waste Streams

Construction and demolition (C&D) debris is a separate waste stream from municipal solid waste (MSW), and includes materials such as steel, timber, plasterboard, brick, and concrete.

All waste generated throughout construction and demolition activities are to be effectively stored, handled, treated, reused, recycled, and/or disposed of lawfully and in a manner that minimises environmental harm. As a guiding principle, waste should be managed in accordance with the waste hierarchy, in order to maximise waste diversion from landfill.

In the context of the subjected works, the approach of the waste hierarchy can be generally considered as per the below:

- Re-use (onsite): Direct and immediate re-use of materials onsite as part of subsequent construction activities.
- Re-use (offsite): Re-use of materials offsite under separate construction activities unrelated to the subject development.
- Recycle: Volumes sent to an offsite facility to be recycled into new products and/or on-sold for further use.
- Dispose: Volumes sent to landfill / clean fill for end disposal. Materials are not harnessed for any further use.

The following table outlines typical C&D waste materials and opportunities for recovery. The below are recommendations only and material reuse and recyclability once it leaves the site are the responsibility of the off site recycling site.

Table 22 - Typical C&D Waste Materials

Waste Stream	Reuse and Recycling Recommendations	
	Reuse	**Recycle**
Bricks	Cleaned and/or rendered for reuse onsite or offsite. May also be crushed for use as fill.	Transported to a C&D waste recycler for crushing / recycling into recovered products.
Concrete / Ceramics / Fines	May be crushed onsite for applications as fill / gravel or used offsite as fill material.	Transported to a C&D waste recycler for crushing / recycling into recovered products.
Excavation Material	Reused onsite as fill or transported to a C&D waste recycling for recovery as fill under separate use or disposed as contaminated waste (if any).	N/A
Glass	N/A	Transported to a glass waste recycler for crushing / recycling into recovered products (e.g., aggregate for concrete).
Green Waste	Can be mulched onsite and applied to any existing green areas (e.g., for landscaping).	Transported to a recovery facility for processing into a mulch or compost materials.
Metals	N/A	Transported to a metals waste recycler for melting and moulding into secondary products (e.g., piping).
Plasterboard	May be crushed onsite for applications as fill / gravel or used offsite for other projects.	Transported to a C&D waste recycler for crushing / recycling into recovered products.
Roof Tiles	Can be cleaned and reused in its original form onsite or offsite for other projects. Otherwise, may be crushed for reuse in landscaping.	May be transported to a recovery facility for crushing / recycling into recovered products.
Timber (untreated)	Hardwood beams may be reused as floorboards, fencing, furniture, etc. Other timber materials may be mulched and used onsite for landscaping.	May be transported to a recovery facility for chipping and processing into a mulch or compost material.

4.3.2 C&D Waste Diversion targets

As per standard industry practice, a minimum 90% diversion rate from landfill for waste generated from construction activities will be targeted across the subject site. This is further outlined and supported in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021 (superseded), and NSW Waste and Sustainable Materials Strategy 2041.

The following sections provide high-level estimates for the volumes of construction and demolition waste anticipated to be produced by this project. Note that more accurate estimates may be provided by the quantity surveyor or head contractor.

4.4 C&D Waste Volume Estimates

Estimated volumes of construction and demolition waste materials have been calculated based on data provided to Urbis from similar developments.

It is acknowledged that estimated C&D waste volumes in the following tables have been reviewed by our client and may be updated when more accurate estimates are received by the relevant personnel (e.g., head contractor or quantity surveyor).

4.4.1 Demolition Phase

Demolition works will usually generate waste through the demolition or deconstruction of existing structures on the subject site. This may also include clearing of vegetation (generating green waste) as the site is prepared for construction works. It is acknowledged that the current site has minimal structural elements and as such the type of demolition waste expected will be minimal.

The demolition contractor will be responsible for ensuring all planned demolition/deconstruction activities are undertaken in accordance with relevant waste policies and local Council requirements. They will also be responsible for educating subcontractors and other site personnel regarding procedures for recovery of waste.

A high-level estimate of waste volumes generated throughout proposed demolition works is provided in the table below and such should be treated as indicative only. This estimate is based on Urbis held data from previous similar projects with demolition waste data available.

Table 23 – Estimated Demolition Waste Materials

Waste Stream	Estimated Tonnage	% Typically Recovered	Estimated Diversion from Landfill (t)
Asphalt	17.3	50%	8.5
Green Waste	2.05	95%	1.94
Concrete Handstand	10	95%	9.5
Timber Hoarding	1.0	95%	0.95
Miscellaneous Metal Items	1.0	95%	0.95

4.4.2 Construction Phase

Construction works will usually generate waste through the erection and finishing of the development (i.e., construction waste). A CMP (to be prepared by others) should include a detailed C&D waste strategy in line with the head contractor's program and trades scheduling.

Most waste products generated throughout construction works can be readily recycled or reused, and include steel framing, damaged glazing, cladding and roof sheeting, plasterboard linings, timber features and framing, metals, concrete, and rubble. Metal and plastic piping and conduits, cabling, and floor finishes such as carpet and tiling should also be recovered.

Accurate materials estimation and ordering, offsite prefabrication of framing modules and fitout components, and monitoring and review of specifications and onsite construction and fitout operations will minimise the potential volume of construction waste to be generated in the first instance.

Subcontractors and other personnel should be educated regarding requirements for recovery of waste. This will assist in maximising recovery of resources from C&D waste onsite and minimise the cost and environmental impacts of waste being disposed to landfill.

A high-level estimate of waste volumes generated throughout proposed construction works is provided in the table below and such should be treated as indicative only. This estimate is based on Urbis held data from previous similar projects with construction waste data available.

Table 24 – Estimated Construction Waste Materials

Waste Stream	Estimated Tonnage	% Typically Recovered	Estimated Diversion from Landfill (t)
Bricks / Ceramics	1,051.8	90%	946.62
Concrete	1,829.1	90%	1,646.19
Timber (untreated)	4,801.5	95%	4,321.35
Packaging	823.1	80%	4,93.86
Metals	228.6	100%	228.6
Other Waste (e.g. plasterboard, ceramics)	1,188.9	50%	594.45
Total	9,923.00	**Total**	8,041.32
	% Diverted from Landfill	81%	

4.5 Waste Storage

Waste skips shall be stored on-site unless granted permission by the relevant authority to utilise public space.

All waste management facilities onsite should adhere to the following requirements:

- Located conveniently to enable easy access for onsite manoeuvring and collection
- Incorporated with other loading facilities/areas

The following safety measures should also be considered applicable to the waste storage area:

- Location of bins is not to interfere with the line of site of drivers entering or leaving the site
- Skips bins should be located in well-lit areas and clearly visible
- Safe paths of travel should be designated with reflective tape, barriers, and cones
- Skip bins must be secured, and must not be overfilled

4.5.1 Waste and Recycling receptacles

Where applicable, separate receptables shall be provided for the safe disposal of hazardous waste (e.g., light bulbs, batteries, etc.).

The aspirational targets and separation methodology generated throughout during demolition and construction works is provided in the table below.

Table 25 – Construction Waste – Aspirational Stream Separation

Waste Stream	Expected Composition	Typical Receptacle	Note
Bricks	≈ 5% of total volume	Skips	Minimum 90% recovery of these mixed waste streams should be targeted, to be achieved through collection by reuse and recycling waste contractors. This recovery rate should be demonstrated through provision of disposal dockets and periodic summaries from the waste contractor.
Concrete	≈ 65% of total volume		
Tiles	≈ 5% of total volume		
Timber	≈ 5% of total volume		
Plasterboard	≈ 15% of total volume		
Glass	≈ 1% of total volume (breakage only)		
Metal	≈ 5% of total volume		
Carpet	≈ 1% of total volume		
Domestic General Waste	Typical domestic waste generated from trades on site.	Bins	Regular municipal waste streams generated through activities of trades staff on site. Collection provisions through council or approved and licensed private contractor.
Domestic Commingles			
Bulk cardboard/paper waste (equipment packaging)			Store in dedicated bins and collect by paper/card recycling contractor.

4.5.2 Signage

Waste storage areas and bins shall be clearly marked and signed with industry standard signage, or equivalent. Skips bins are to be labelled appropriately on all sides so as to clearly identify the waste type to be disposed into each bin.

4.6 Waste Collection

Waste collection will be undertaken by private collection contractors on an as-required basis. Vehicle sizes and onsite access will be in accordance with the Construction Traffic Management Plan.

The principal contractor will be responsible for positioning waste stockpiles/bin/skips throughout the site such that collections can be readily undertaken. Urbis anticipate that collection vehicles will generally be undertaken by Heavy Rigid Vehicles (12.5m length, 4.5m operating height) or smaller.

4.7 Consideration for Additional Waste Streams

The following list of waste streams have not been individually included within the waste stream separation but rather are a suggestion of streams that can be found in construction and demolition, and its separation will increase the diversion form landfill:

- **Packaging Waste Streams:** Packaging waste will be produced during material procurement and consumption. These streams will be managed separately from construction waste and collected by appropriately licensed private contractors.
- **Domestic Waste Streams:** Domestic waste generated by onsite trades staff will be collected separately from demolition waste. Collection will be managed either via council services (pending negotiation) or licensed private contractors.
- **Hazardous Waste Streams:** Chemical and hazardous waste will be handled, stored, and collected in accordance with relevant standards, with access limited to authorised personnel. This report does not address the management of hazardous/chemical waste—refer to the RBS&G Hazardous Buildings Materials Survey report for details on hazardous materials management.
- **Excavation Waste:** This type of waste includes a mix of soil, concrete, metal and timber pending on the soil composition. Its early separation per identified stream is key to, ideally, reuse on site or to stockpile cleaner material that is to be accepted by resource recovery facilities.

4.8 Roles and Responsibilities

4.8.1 Stakeholder Roles and Responsibilities

Implementation of this C&D Waste Management Plan will be the responsibility of the Construction Contractor; however, site staff are responsible for always ensuring their individual compliance.

4.8.2 Contractors and Suppliers

A listing of contractors and equipment suppliers is provided below for your references. You are not obligated to procure goods or services from these companies. This is not, nor is it intended to be, a complete list of available suppliers. Urbis does not warrant (or make responsibilities for) the goods and services provided by these suppliers.

Table 26 – Contractors and Supplier list

Service Type	Contractor / Supplier Name	Phone	Website
Private Waste Collectors (C&D Waste)	Bingo Bins	1300 424 646	www.bingoindustries.com.au
	Transwaste Skips	(02) 9746 8333	www.transwaste.com.au
	Brown Brothers Skip Bins	(02) 9999 6466	www.brownbrosbins.com.au
	Cobra Waste Solutions	1300 484 448	www.cobrawaste.com.au
Offsite Recycling Facilities	Wingecarribee Resource Recovery Centre	(02) 4868 0888	www.wsc.nsw.com.au
	Cleanaway Rockdale Resource Recovery Centre	0286454304	www.cleanaway.com.au
	Sell & Parker Metal Recycling	0417 227 677	www.sellparker.com
	Bingo Recycling Centre, Kembla Grange	1300 424 646	www.bingoindustries.com.au
	SCE Recycling, Warrawong	(02) 4274 9077	www.sce-aust.com

4.9 Pollution Prevention

Site staff and contractors are responsible for minimising the dispersion of litter and preventing stormwater pollution. **The Construction Management Plan and subsequent detailed waste management plan will include pollution control measures to match the site context.**

The following actions are recommended:

- **Promote Appropriate Waste Disposal:** Ensure all waste is placed in the correct bins and encourage staff and contractors to consistently use designated waste disposal points.
- **Prevent Overfilling and Secure Bins:** Avoid overfilling waste bins and keep lids closed where applicable to prevent windblown litter and rainwater ingress.
- **Prevent Dumping and Unauthorised Use:** Monitor waste areas to deter illegal dumping and unauthorised access or use of waste storage facilities.
- **Manage Spillage During Collection:** Require waste collection contractors to clean up any spillage that occurs during the emptying or transportation of bins.

By implementing these measures, the site can significantly reduce the risk of litter dispersion and stormwater pollution, supporting compliance with environmental management requirements.

6

Standards, Compliance and Equipment

Following sections details on best practice waste management methodology, standards required for waste rooms and equipment details.

5 Standards and Equipment

5.1 Bin Supplier and Colours

All residential bins and equipment mentioned in this WMP will be provided by council.

All commercial bins and equipment mentioned in this WMP will be provided by a private supplier.

The below bin colours are specified by Australian Standard AS4123.7 2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Cardboard bins shall have blue lids with blue body.
- Organics bins shall have maroon lids with dark green or black body.

Private collection contractors often supply their own bins for collection.

5.2 Signage

Waste drop-off areas and bins will be clearly marked and signed with the approved City of Sydney signage, or equivalent, examples of which are provided in Figure 8. Staff / cleaners will be instructed by building management to adhere to these requirements.

Figure 8 - Example of City of Sydney Signage

5.3 Ventilation

Waste Room areas ventilation is provided in accordance with Australian Standard AS1668.

5.4 Bin Washing

An appropriately drained wash down area will be provided within each of the waste areas for each component of the development, in which each bin is to be regularly washed by building management (or equivalent). Bin washing area or bin wash bays must discharge to a grease trap.

Alternatively, a third-party bin washing service may be engaged to perform regular washing of bins. Bin washing suppliers must retain all waste water to within their washing apparatus and not impact on the drainage provisions of the site.

5.5 Noise Reduction

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

5.6 Vermin Prevention

All waste areas are enclosed and kept clean for prevention of vermin ingress. Regular washing of areas and bins will occur.

6 Waste Equipment Details

6.1 Typical Equipment Dimensions

The below table details the typical waste equipment dimensions.

Table 27 – Typical Storage Unit Dimensions

Unit	Width (mm)	Depth (mm)	Height (mm)
1no. 3 x 1100L Bin Linear Track	1,520	5,740	2,400
1no. 2 x 1100L Bin Linear Track	1,520	3,450	2,400
1100 Litre Bin	1,370	1,245	1,470
660 Litre Bin	1,370	850	1,250
240L Bin	560	735	1100
120 Litre Bin	485	735	940
Baler *(Based on Bramidan B50 equipment)*	1,860	1,055	3,180
B50 Bales	1,200	800	1,200
Macerator Unit	1,000	780	1,200
3,000L Tank	2,000	1,500	2,000
Bin Tug	1,966	1,010	1,500

6.2 High Level Purchasing Schedule

Table 28 list the equipment supply required for the core waste streams as per the conditions proposed within this report.

All service requirements noted are indicative only and must be confirmed with the supplier prior to commencement of construction.

Table 28 – Equipment Supply Schedule

Item	Quantity	Typical Services Requirement (s)*	Supplier
B50 Baler (Bramidan)	1 x Cardboard and Soft Plastics (commercial waste room)	Power: 3-phase, 415V 16A Power	Private Supplier (Waste Initiatives or equivalent)
Linear Conveyor Systems	6 x for end of chutes	Power Supply: 1-phase, 3-phase or battery.	Private Supplier (Wastech or equivalent)
Macerator Units	1 x at commercial waste room	Power Supply: 1-Phase 20Amp Water Requirements: Cold Water Sludge Connection: 70mm pipe	Private Supplier (Pulpmaster or equivalent)
3,000L Sludge Tank	1 x at commercial waste room	Power Supply: 1-Phase 20Amp Water Requirements: Cold Water Sludge Connection: 70mm pipe Collection point	Private Supplier (Vikings Plastic or equivalent)
1100L Bin	14 x Garbage 56 x Recycling	Nil	Council (SULO or equivalent)
1100L Bin	18 x Garbage 15 x Recycling	Nil	Private Supplier (SULO or equivalent)
660L Bin	2 x Soft Plastics	Nil	Private Supplier (SULO or equivalent)
240L Bin	21 x Cleaning and Transfer of material 2 x E-waste 2 x Charity	Nil	Private Supplier (SULO or equivalent)
120L Bin	12 x Organics	Nil	Council (SULO or equivalent)

120L Bin	12 x Cleaning and Transfer of material	Nil	Private Supplier (SULO or equivalent)

** Services requirements are indicative only and must be confirmed with the manufacturer prior to the commencement of construction.*

6.3 Supplier Contact information

A complimentary listing of contractors and equipment suppliers is provided in Table 29 below for your reference. Urbis is not associated with these suppliers, and there is no obligation to procure goods or services from these companies. This is not intended to be a complete list of available suppliers. Urbis does not warrant or make representations regarding the goods or services provided by these suppliers.

Table 29 – Supplier Contact List

Service Type	Contractor/Supplier Name	Phone	Website
Private Waste Collectors	Premier Waste Management PTY LTD	1300 219 001	www.premierwaste.com.au
	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Equipment Suppliers	Wastech Engineering (Compactors, Bin Lifters)	(03) 8787 1600	www.wastech.com.au
	Sulo Australia (Bins)	1300 364 388	www.sulo.com.au
	Sitecraft (Bin Tug Equipment)	1300 363 152	www.sitecraft.net.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	(03) 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental Australia	1800 800 621	www.wbcm-aust.com.au
E-Waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	Mobile Muster	1800 249 113	www.mobilemuster.com.au
	ToxFree	1300 869 373	www.toxfree.com.au
Return and Earn Collection	Return and Earn	1800290691	www.returnandearn.org.au
	Return It	1300 237 010	www.returnit.com.au

Disclaimer

This report is dated 17 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mirvac **(Instructing Party)** for the purpose of Waste Management Plan for Mirvac Green Square – Sites 7, 17 and 18 **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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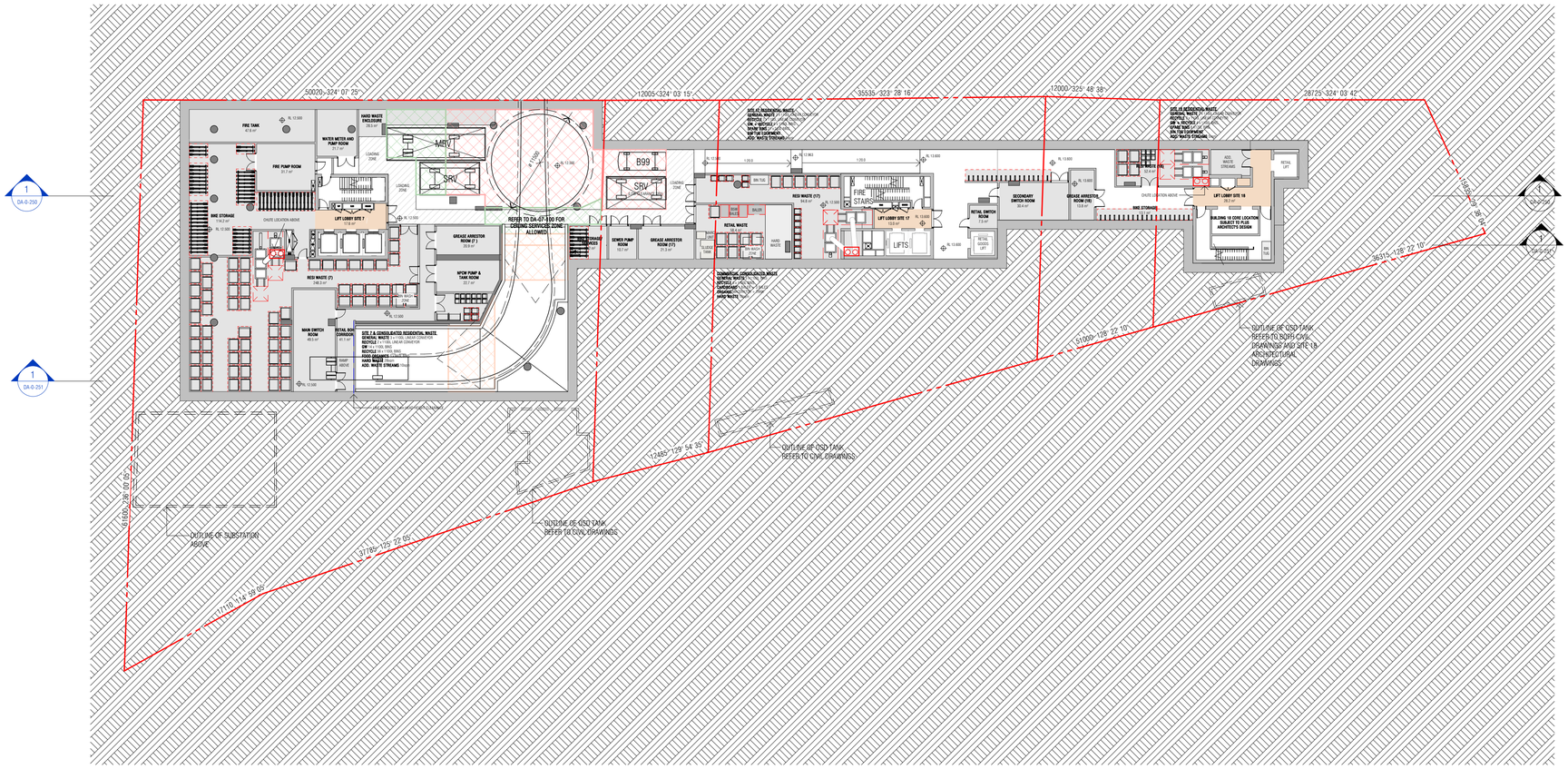
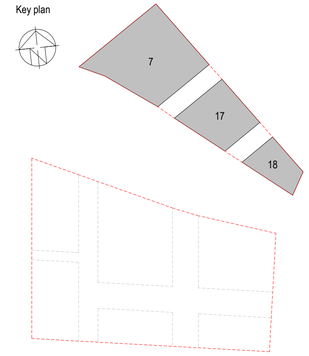
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A - Drawings

BICYCLE PARKING SCHEDULE			
LEVEL	RESIDENTIAL	RETAIL	TOTAL
BASEMENT	170	0	170
LEVEL 1	0	8	8
TOTAL	170	8	178



Key plan



NOTES

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

16/12/2025	A	ISSUED FOR DEVELOPMENT APPLICATION
date	rev	amendment

* For previous versions refer to Document Control history

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project:

MIRVAC GREEN SQUARE - SITES 7, 17 AND 18

960A BOURKE STREET, ZETLAND NSW 2017

title:

PRECINCT BASEMENT PLAN

drawing no: DA-0-100

rev: A

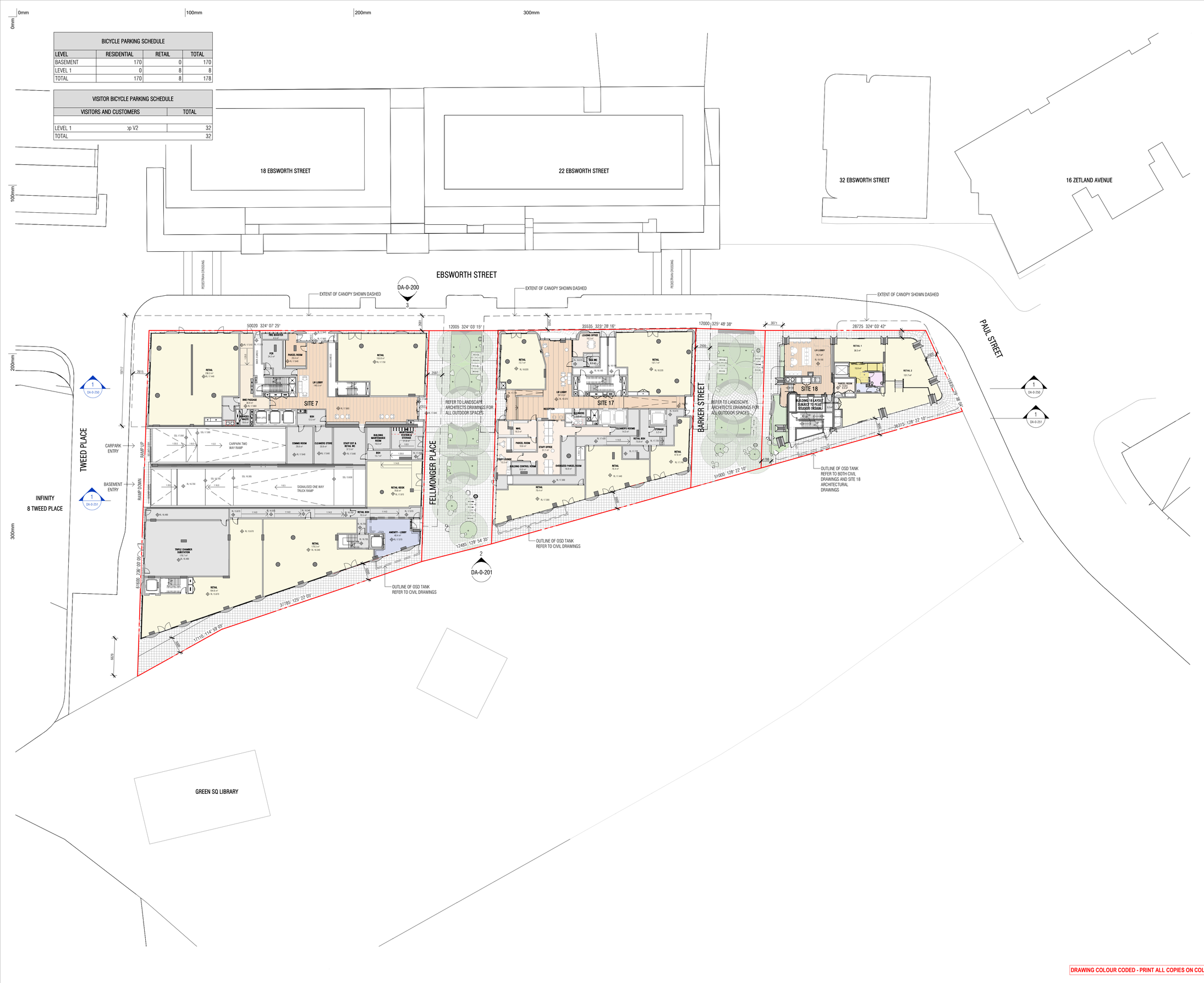
scale: 1 : 300 @ A1

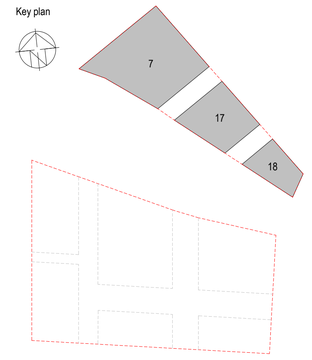
date: 16/12/2025

DRAWING COLOUR CODED - PRINT ALL COPIES ON COLOUR

BICYCLE PARKING SCHEDULE			
LEVEL	RESIDENTIAL	RETAIL	TOTAL
BASEMENT	170	0	170
LEVEL 1	0	8	8
TOTAL	170	8	178

VISITOR BICYCLE PARKING SCHEDULE	
VISITORS AND CUSTOMERS	TOTAL
LEVEL 1	32
TOTAL	32





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MIRVAC GREEN SQUARE - SITES 7, 17 AND 18

960A BOURKE STREET, ZETLAND NSW 2017

title:

PRECINCT LEVEL 01

drawing no: DA-0-101

rev: A

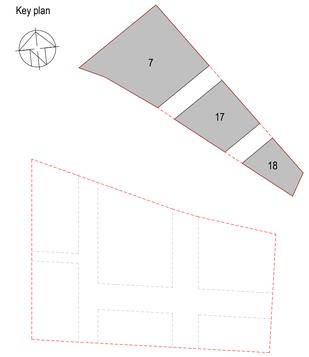
scale: 1 : 300 @ A1

date: 16/12/2025

DRAWING COLOUR CODED - PRINT ALL COPIES ON COLOUR

CAR PARKING SCHEDULE			
	RESIDENTIAL		
LEVEL	STANDARD	ACCESSIBLE	TOTAL
LEVEL 2	13	4	17
LEVEL 3	19	0	19
LEVEL 4	19	0	19
LEVEL 5	25	0	25
TOTALS	76	4	80

MOTORCYCLE PARKING SCHEDULE	
LEVEL	TOTAL
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
TOTAL	4



NOTES

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MIRVAC GREEN SQUARE - SITES 7, 17 AND 18

960A BOURKE STREET, ZETLAND NSW 2017

title:

PRECINCT LEVEL 02

drawing no: DA-0-102

rev: A

scale: 1 : 300 @ A1

date: 16/12/2025

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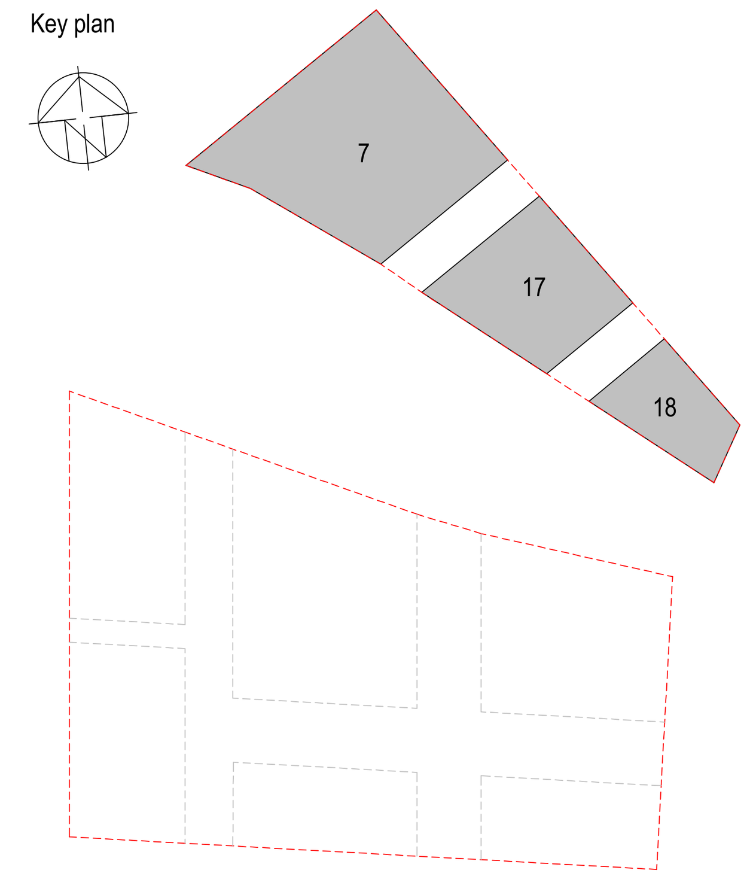
CAR PARKING SCHEDULE			
	RESIDENTIAL		
LEVEL	STANDARD	ACCESSIBLE	TOTAL
LEVEL 2	13	4	17
LEVEL 3	19	0	19
LEVEL 4	19	0	19
LEVEL 5	25	0	25
TOTALS	76	4	80

MOTORCYCLE PARKING SCHEDULE	
LEVEL	TOTAL
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
TOTAL	4

Key plan



NOTES

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PLUS STUDIO

project:

MIRVAC GREEN SQUARE - SITES 7, 17 AND 18

960A BOURKE STREET, ZETLAND NSW 2017

title:

PRECINCT LEVEL 03

drawing no: DA-0-103

scale: 1 : 300 @ A1

rev: A

date: 16/12/2025

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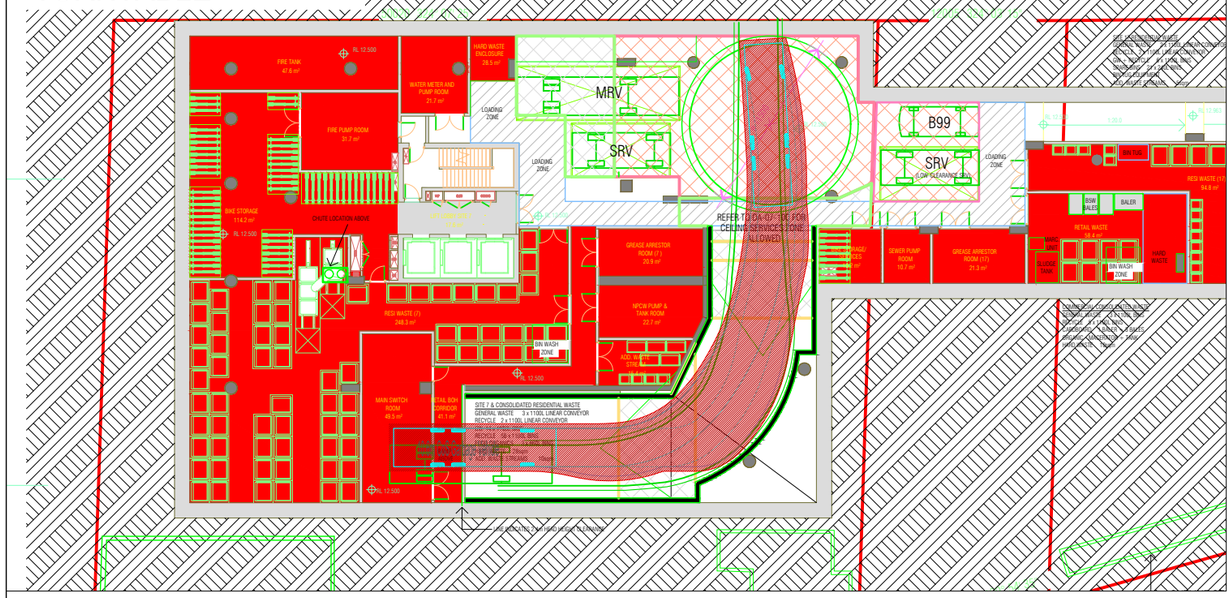
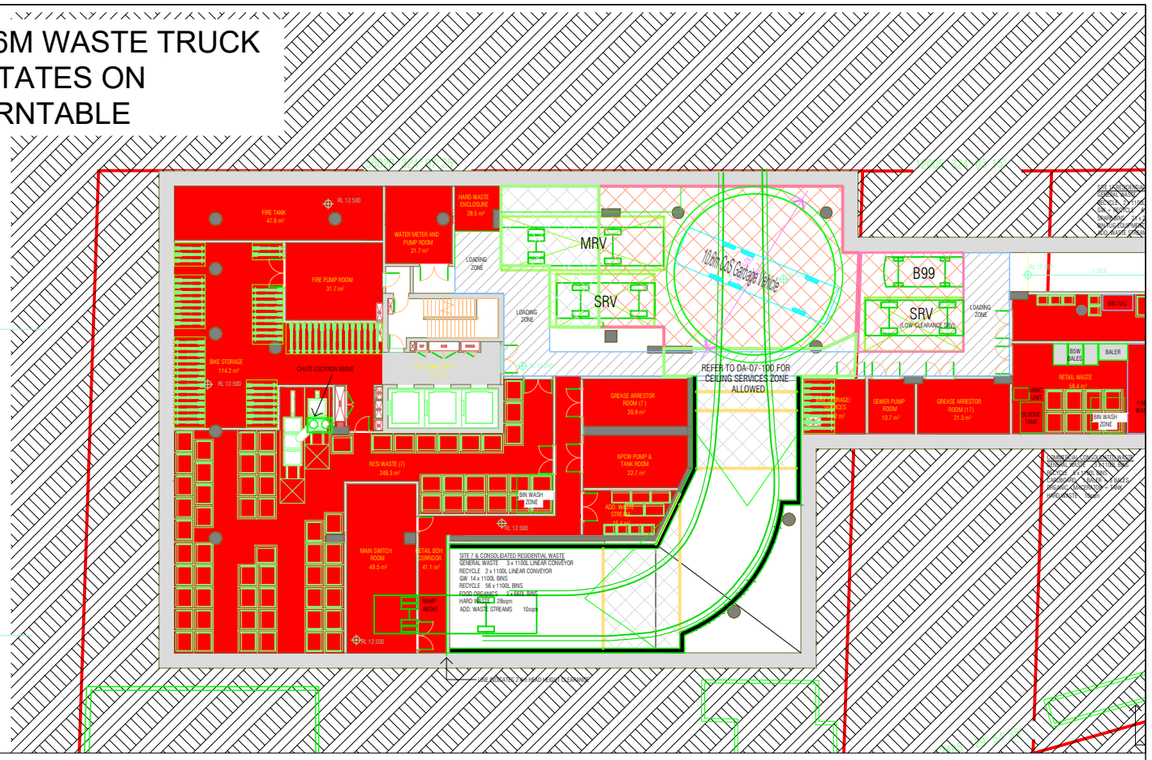
Appendix B – Swept Paths

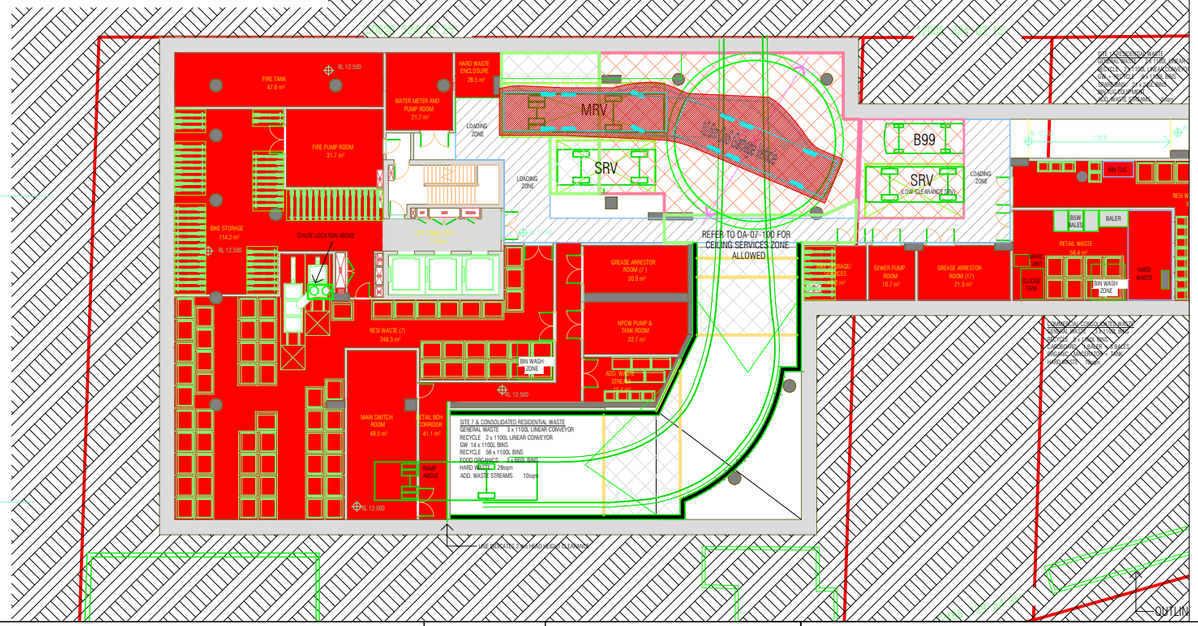
ENTRY MOVEMENT
10.6m WASTE TRUCK
DRIVES ONTO
TURNTABLE



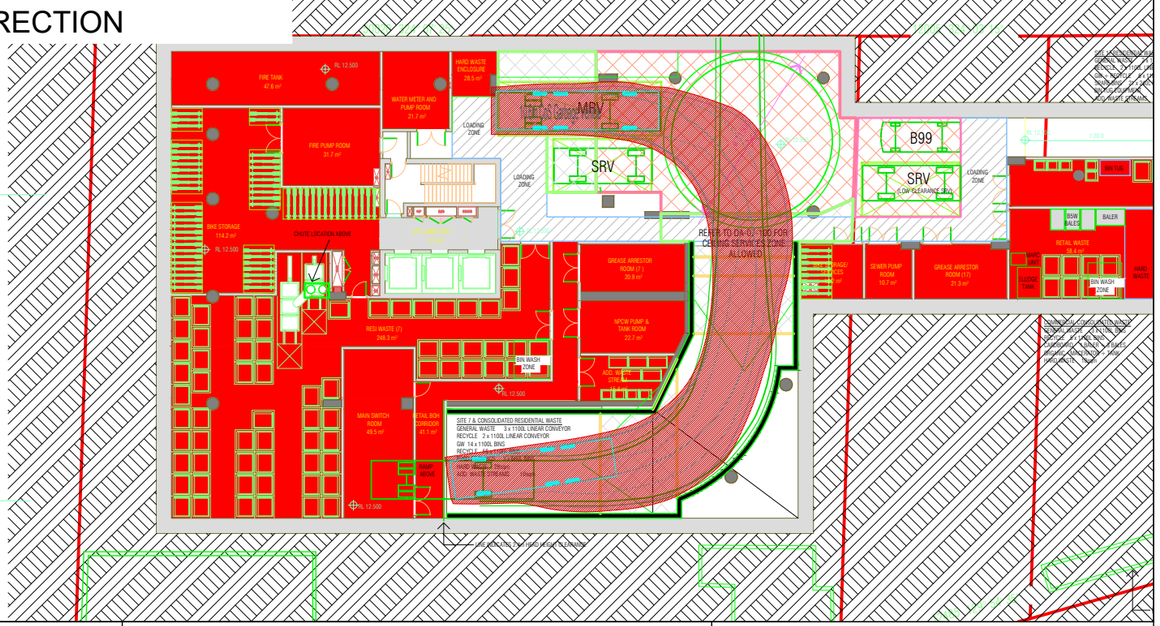
10.6M WASTE TRUCK
ROTATES ON
TURNTABLE



10.6M WASTE TRUCK
REVERSES INTO
LOADING BAY



10.6M WASTE TRUCK
EXITS SITE IN
FORWARD
DIRECTION



Drawing Prepared By

pdc CONSULTANTS

North

N

Swept Path Key

- Vehicle Wheel Path
- Vehicle Body Envelope
- 300mm Vehicle Clearance

Project
Greens Square BTR - Building 7, 17 & 18

Project No
25.196

Drawing Title
Basement Loading Curved Ramp
10.6 Metre City of Sydney Waste Truck
Loading Bay Entry and Exit Movements

Sheet Status
NOT FOR CONSTRUCTION

Drawing No.
001

Revision No.
-

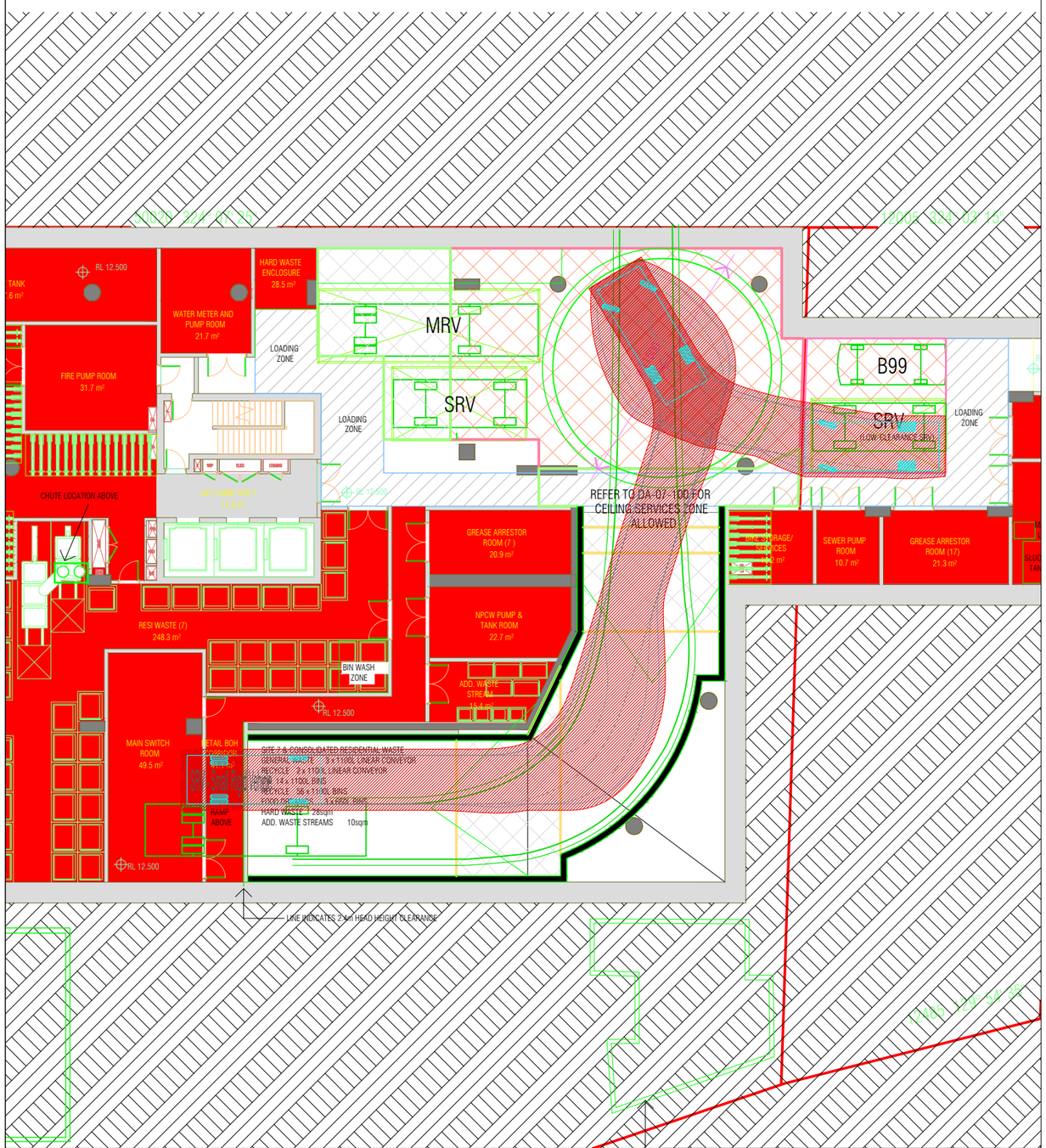
Drawn By
SM

Date
12/12/2025

Scale
1:400 @ A3

0m 4 8 12 16

ENTRY MOVEMENT



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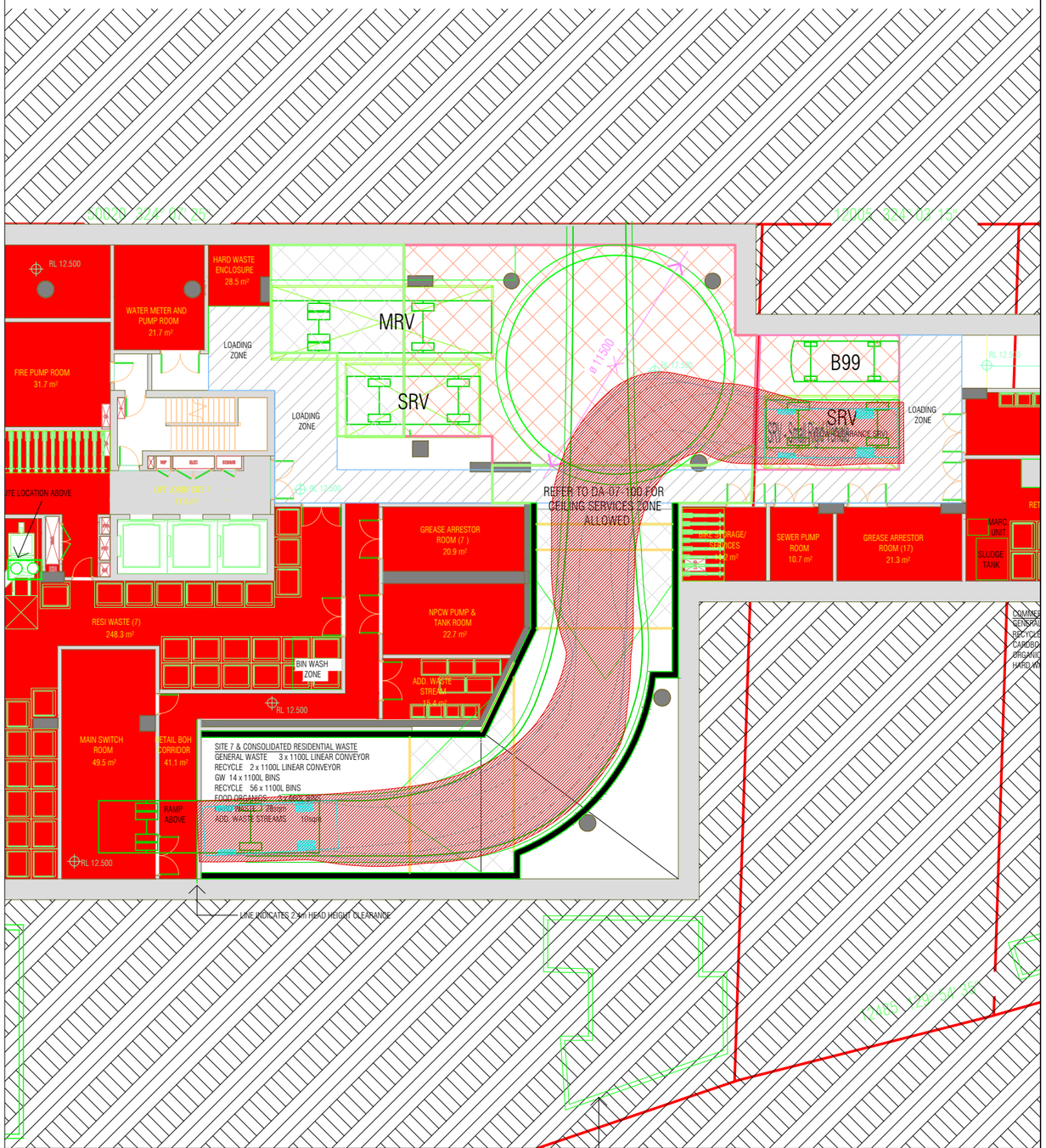


Drawing Prepared By

pdc CONSULTANTS

North

N

Swept Path Key

- Vehicle Wheel Path
- Vehicle Body Envelope
- 300mm Vehicle Clearance

Project
Greens Square BTR - Building 7, 17 & 18

Project No
25.196

Drawing Title
Basement Loading Curved Ramp
6.4m SRV Design Vehicle
Loading Bay Entry and Exit Movements

Sheet Status
NOT FOR CONSTRUCTION

Drawing No.
003

Revision No.
-

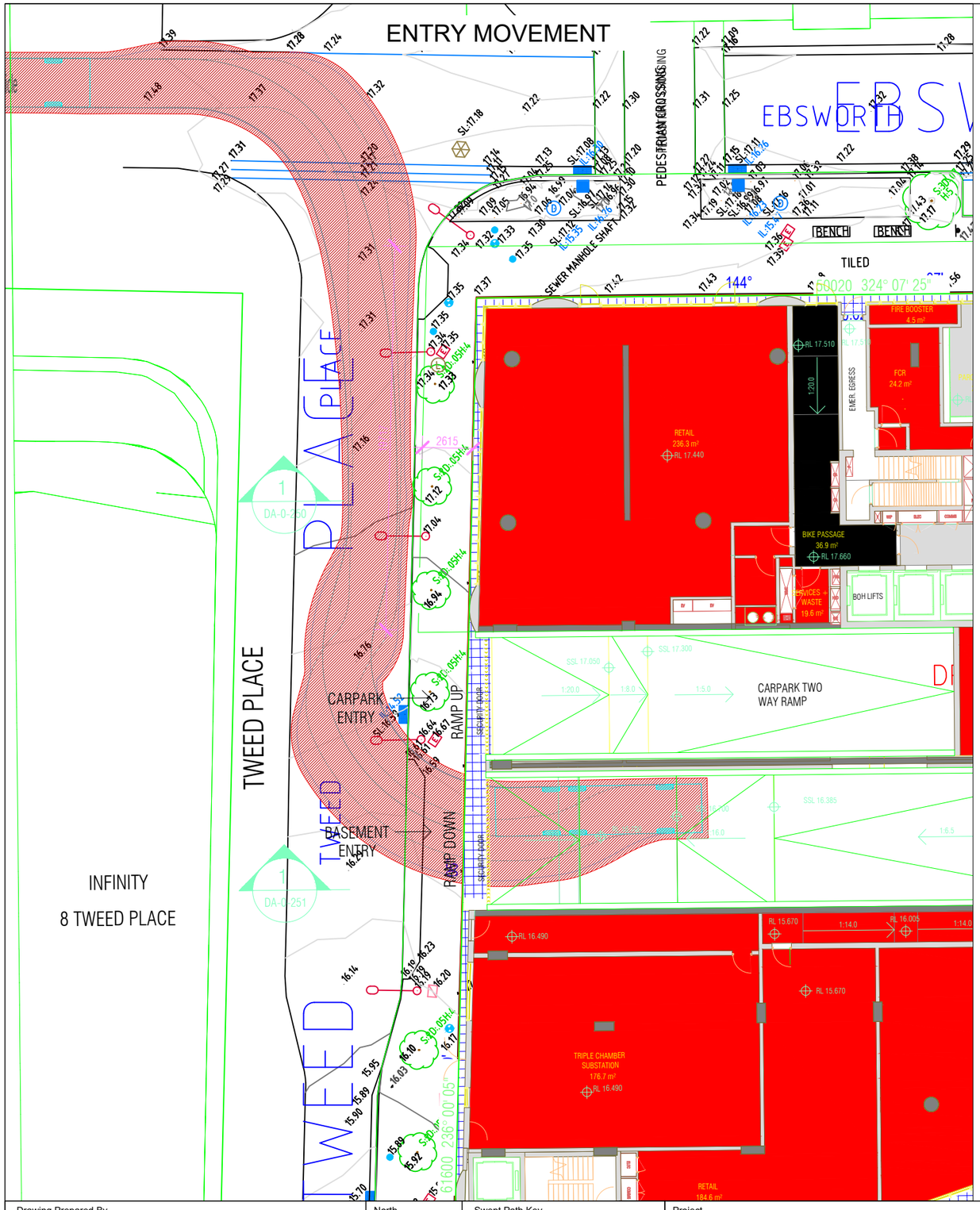
Drawn By
SM

Date
16/12/2025

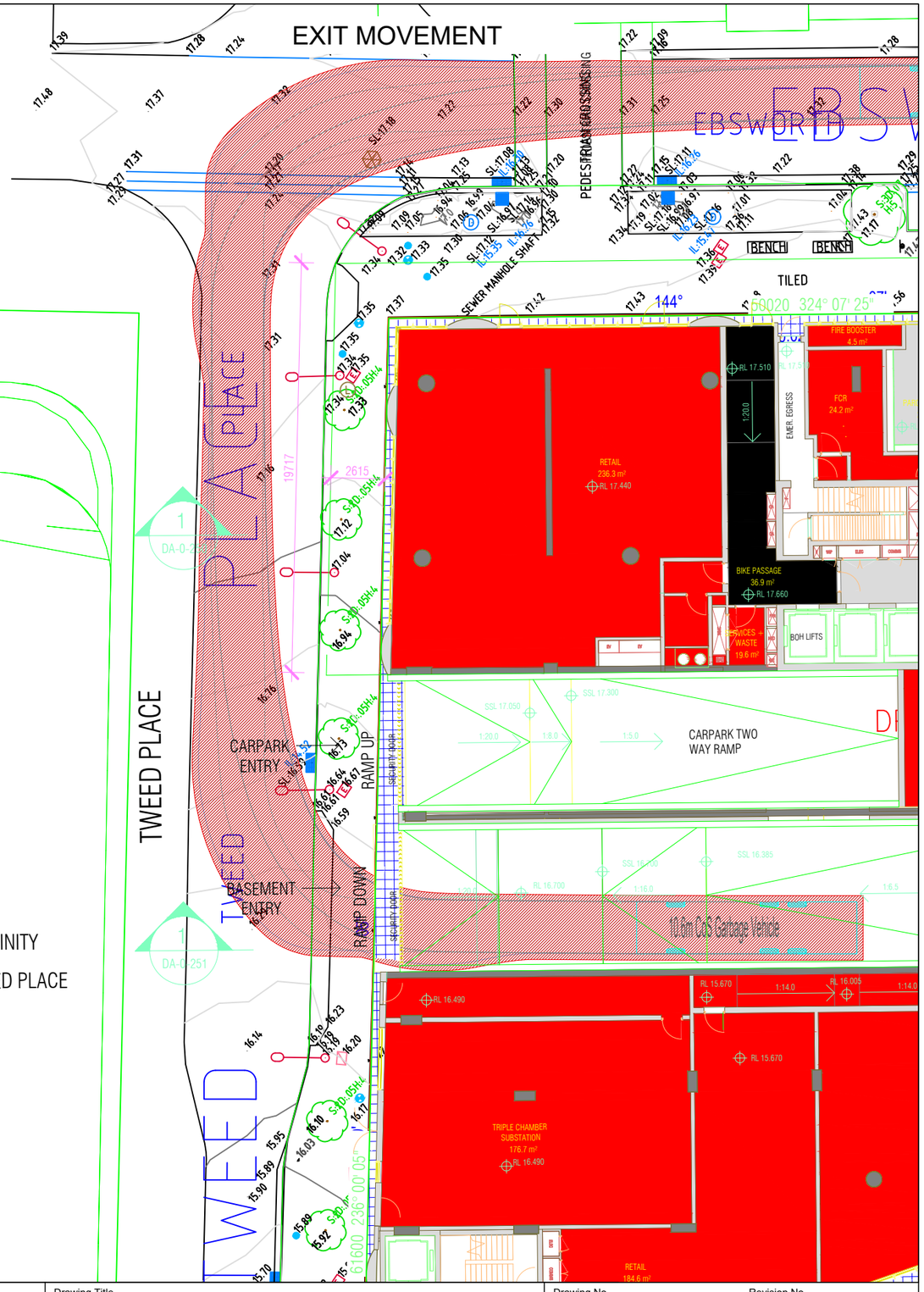
Scale
1:250 @ A3

0m 2 4 6 8

ENTRY MOVEMENT



EXIT MOVEMENT



Drawing Prepared By

pdc CONSULTANTS

North

N

Swept Path Key

- Vehicle Wheel Path
- Vehicle Body Envelope
- 300mm Vehicle Clearance

Project
Greens Square BTR - Building 7, 17 & 18

Project No
25.196

Drawing Title
Tweed Place Site Access
10.6m COS Waste Truck Swept Paths
Entry and Exit Movements

Sheet Status
NOT FOR CONSTRUCTION

Drawing No.
005

Revision No.
-

Drawn By
SM

Date
10/12/2025

Scale
1:250 @ A3

0m 2 4 6 8

Appendix C – City of Sydney Compliance

Appendix
Waste and Recycling Management Plan forms

A. Construction Waste and Recycling Management Plan

Refer to the Construction and Demolition Waste Requirements.

Site Address:		**DA Number:**	
Will you use Site Cleaners?	☐ Yes, for some work ☐ Yes, for all work ☐ No	Estimated total volume or weight	
Please supply details of site cleaners used	ABN Number Name Phone	Mobile	
All Excavation Material (including from Swimming Pool excavations)	☐ Less than 10 m³ ☐ More than 10 m³ (if more than 10 m³, specify estimated volume below)	☐ Re-use on-site ☐ Re-use off site ☐ Landfill Disposal	
Address if re-used off site			
Name and Address of licensed landfill			

Refer to section 4.4.2(page 35) of this report for further details.

			How will you manage this waste?				
Type of Material	**Less than 10 m³**	**Please specify estimated volumes if more than 10 m³**	**Re-use on-site**	**Recycle** (separate collection from site)	**Recycle** (off-site separation)	**Landfill**	**% of material diverted from landfill**
Bricks	☐		☐	☐	☐	☐	%
Concrete	☐		☐	☐	☐	☐	%
Tiles	☐		☐	☐	☐	☐	%
Timber (clean)	☐		☐	☐	☐	☐	%
Timber (treated)							%
Plasterboard	☐		☐	☐	☐	☐	%
Glass	☐		☐	☐	☐	☐	%
Ceiling tiles	☐		☐	☐	☐	☐	%
Metals (ferrous)	☐		☐	☐	☐	☐	%
Metals (non-ferrous)							%
Carpet	☐		☐	☐	☐	☐	%
Electronic waste	☐		☐	☐	☐	☐	%
		Total diversion of waste from landfill (needs to be minimum 80% diversion):					%

Principal Off-Site Recycler/s	Off-Site Recycler's Primary Markets for Materials (for residential developments over three storeys and all non-residential developments)	Principal Licensed Landfill Site

Refer to Section 4.4.2(page 35) of this report for further details.

Declaration

Name of applicant (please print):

Signature of applicant: Date:

B. Demolition Waste and Recycling Management Plan

Refer to the Construction and Demolition Waste Requirements.

Site Address:		**DA Number:**	
Does demolition contain asbestos?		☐ Yes ☐ No	
All asbestos waste is to be managed in accordance with provisions of the NSW *Work Health and Safety Regulation* 2011 and the City of Sydney *Asbestos Policy*.		☐ Tick ☑ if under 10 m² ☐ Tick ☑ if over 10 m²	
WorkCover Licence No. and Class			
Demolition contractor details			
Licensed landfill			

General demolition waste

Refer to Section 4.4.1 (page 35) of this report for further details.

			How will you manage this waste?				
Type of Material	**Less than 10 m³**	**Please specify estimated volumes if more than 10 m³**	**Re-use on-site**	**Recycle** (separate collection from site)	**Recycle** (off-site separation)	**Landfill**	**% of material diverted from landfill**
Bricks	☐		☐	☐	☐	☐	%
Concrete	☐		☐	☐	☐	☐	%
Tiles	☐		☐	☐	☐	☐	%
Timber (clean)	☐		☐	☐	☐	☐	%
Timber (treated)							%
Plasterboard	☐		☐	☐	☐	☐	%
Metals (ferrous)	☐		☐	☐	☐	☐	%
Metals (non-ferrous)	☐		☐	☐	☐	☐	%
Mixed recycling	☐		☐	☐	☐	☐	%
		Total diversion of waste from landfill (needs to be minimum 80% diversion):					%

Principal Off-Site Recycler/s	Off-Site Recycler's Primary Markets for Materials (for residential developments over three storeys and all non-residential developments)	Principal Licensed Landfill Site

Refer to Section 4.4.1 (page 35) of this report for further details.

Declaration

Name of applicant (please print):

Signature of applicant: Date:

C. Operational Waste and Recycling Management Plan

Site Address: | **DA Number:**

☐ Residential Only Development
☐ Mixed Residential/Non-Residential Development

Generation of waste

Refer to the Waste Generation rates in Guidelines.

RESIDENTIAL MULTI-UNIT **Number of dwellings**	Waste generation/ week (100L/dwelling)	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ week (120L/dwelling)	Nominated recycling bin size (L)	Total number of bins estimated
e.g. 6	600	240	3	720	240	3
e.g. 20	2000	660	3	2400	660	4

RESIDENTIAL SINGLE DWELLINGS **Number of dwellings**	Waste generation/ week (100L/dwelling)	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ week (120L/dwelling)	Nominated recycling bin size (L)	Total number of bins estimated	Food waste generation/ week (for single unit dwellings only)	Nominated food waste bin size (L) (for single unit dwellings only)	Total number of bins estimated
e.g. 1	100	120	1	120	120	1	40	60	1

Refer to Section 2.2 (Page 19) of this report for further details.

NON-RESIDENTIAL Calculate generation based on premises type and area	Waste generation/ L/day	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ L/day	Nominated recycling storage bin size (L)	Total number of bins estimated	Food waste generation/ L/day	Nominated food waste bin size (L)	Total number of bins estimated
e.g Hotel (11,000 m²)	2200	660	4	2750	660	5	1650	660	3
e.g Restaurant (200 m²)	200	240	1	1000	660	1	200	240	1

Refer to Section 3.2 (Page 28) of this report for further details.

General requirements

All multi-unit residential and non-residential development is to address the following.

Refer to the General Requirements section in Guidelines.

1	Have the Guidelines been considered in conjunction with the City's *Waste Management Local Approvals Policy* (found at www.cityofsydney.nsw.gov.au)?	☐ Yes	☐ No
	Is there a waste and recycling storage area provided?	☐ Yes	☐ No
	Is the waste and recycling areas located in a position that is convenient for both users and waste collection staff?	☐ Yes	☐ No
	Location of waste and recycling storage areas: (e.g. level 2)	Distance (m) from the waste and recycling storage area to the collection point	Size of waste and recycling storage areas (m^2)
	What is the total area of bin storage provided?		(m^2)
	Is the layout of the waste and recycling storage area designed to encourage easy recycling and separation of different waste types by all users?	☐ Yes	☐ No
	What is the ceiling height of the waste and recycling storage area?		m
	Have you submitted a detailed plan of the waste and recycling storage area, together with the nominated collection point and access pathway marked?	☐ Yes	☐ No
	Please include name and location of relevant drawings:		
	Is there sufficient space provided for the estimated general waste and recycling bins PLUS handling?	☐ Yes	☐ No
2	How much separate space is dedicated for storing bulky waste and problem waste?		m^2
	What type of storage space for bulky and problem waste has been allocated? (e.g. designated area, lockable cage, within waste and recycling storage room or other)		
	Is food waste or compostable material managed in any way? (tick the applicable management system/s below)	☐ Yes	☐ No
	• Suitable space available for composting and worm farming	☐	
	• On-site food waste processing system	☐ System type:	
	• Other (please specify)		

Refer to Section 2 (Page 16) of this report for further residential waste details.

Refer to Section 3 (Page 24) of this report for further commercial waste details.

Refer to Appendix A for drawings and storage areas.

Refer to Appendix B for Swept Path diagrams

3	Is the collection point sufficiently accessible by collection operators?	☐ Yes	☐ No
	What is the maximum manual handling distance between the storage point and the collection point for bins?		m
	Are any collection and vehicle access points located adjacent to a habitable room?	☐ Yes	☐ No
	What is the maximum grade of the path for wheeling bins between a storage point and the collection point?	:	
	Are all externally located on-site collection points constructed within 15 metres from the property boundary?	☐ Yes	☐ No
	What is the clearance height allowed for collection vehicles to enter the site for collection?		m
	Is entry and exit of a collection vehicle from the site in a forward direction?	☐ Yes	☐ No
	Can collection vehicles service the development with minimal reversing?	☐ Yes	☐ No
	Have the following allowances been made for all collection points? • Vehicle access for collection and loading will provide for a maximum grade of 1:20 for the first 6 metres from the street, then a maximum of 1:8 with a transition of 1:12 for 4 metres at the lower • A minimum width of driveway of 3.6 metres • A minimum radius turning circle of 10.5 metres or provision for changing the facing direction	☐ Yes	☐ No
	Who will be responsible for waste management (waste storage area management, cleaning, bin transfer, educating occupants etc.) for the development?		
	Will appropriate signage for waste storage areas and equipment (including bins) for effective waste management and safe handling be implemented where necessary?	☐ Yes	☐ No
4	Please provide an overview summary of the development's waste management system and arrangements, including a description of how occupants, cleaners and/or building management will use the waste management facilities and how waste will be stored, transported and collected. (This is to be consistent with the drawings attached. Please attach additional pages if more space required)		

Refer to Section 2 (Page 16) of this report for further residential waste details.

Refer to Section 3 (Page 24) of this report for further commercial waste details.

Refer to Appendix A for drawings and storage areas.

Refer to Appendix B for Swept Path diagrams

Multi-unit residential developments dwellings

All residential developments which shared waste and recycling bins are to address the following.

Refer to Multi-Unit Residential Developments Dwellings section in Guidelines.

1	Has space for at least two day's generation of waste and recycling been provided per unit?	☐ Yes ☐ No
	Is the waste and recycling storage area(s) easily accessible by all residents of the development?	☐ Yes ☐ No
	How far is the waste and recycling storage area from the farthest residential dwelling?	m
	Are you requesting any additional infrastructure in the waste and recycling storage room (carousel, optic sensors, number of bins, automatic bin exchange, size)? *If yes, fill in the section below*	☐ Yes ☐ No
2	Please detail the type of additional infrastructure:	
	If a compactor is included, what is the proposed compaction ratio (it is not to exceed 2:1)?	
	Will the development elect to have kerbside collection? (only applies to developments with less than 6 units that satisfy the requirements outlined in the General Requirements section)	☐ Yes ☐ No
	What type of problem waste will be dealt with in this development? (e.g. electronic waste, batteries, fluorescent tubes and mobile phones)	
	How much space in the waste and recycling storage area has been allocated for textile waste?	m^2
	Will a chute system be utilised in the new development? If yes, will the chute system be a single (general waste) or dual system (two separate chutes for waste and recycling)? *If no, move onto question 5.*	☐ Yes ☐ single or ☐ dual ☐ No
3	Has the chute system been designed according to the relevant minimum manufacturing standard?	☐ Yes ☐ No
	What is the total maximum travel distance from any residential dwelling entry to a chute system on any given storey? (It is not to exceed 30 metres)	m
	Has the chute system been designed and certified according to the relevant acoustic standards?	☐ Yes ☐ No

Refer to section 2 (Page 16) of this report for further residential waste details.

Refer to Appendix A for drawings and storage areas.

Refer to Appendix B for Swept Path diagrams

4	Is there a chute room on each habitable floor of a development with a chute system?	☐ Yes	☐ No
	Does the chute room include space for: • recycling MGBs (if a single chute system is used) • the chute inlet hopper • spare MGBs • large cardboard and/or bulky items to reduce the likelihood of blockages in chutes.	☐ Yes	☐ No
5	In which of the following ways will on-site collection of waste, recycling , textile waste and bulky items take place?		
	1 In the building's basement	☐ Yes	☐ No
	2 At grade within the building in a dedicated collection or loading bay	☐ Yes	☐ No
	3 At grade and off-street within a safe vehicular circulation system where, in all cases, vehicles will enter and exit the premises in a forward direction	☐ Yes	☐ No

Residential single dwellings

All single-dwelling houses, small-scale villas or townhouse-type developments with bins allocated to and managed at each individual dwelling is to address the following.

Refer to Residential Single Dwellings section in Guidelines.

Refer to Section 2 (Page 16) of this report for further residential waste details.

Refer to Appendix A for drawings and storage areas.

Refer to Appendix B for Swept Path diagrams

1	Has space for at least two day's generation of waste, recycling and food waste been provided per dwelling?	☐ Yes	☐ No
	Has storage area for one each of council's specified waste bins been allocated per unit? (including general waste, recycling, food waste and garden organics)	☐ Yes	☐ No
	Has appropriate access between the waste and recycling storage area and kerbside collection point been allocated?	☐ Yes	☐ No
	Has sufficient space for the storage of bulky waste, textile waste and problem waste been allocated?	☐ Yes	☐ No

Non-residential developments

All new non-residential developments are to address the following.

Refer to Non-Residential Developments section in Guidelines.

1	How much space is dedicated for storing bulky waste and problem waste for recycling?		m^2
2	Dedicated space (in or attached to the waste and recycling storage area) is provided for the storage and recycling of food waste for collection	☐ Yes	☐ No
3	How much space has been allocated for management of re-usable items (such as crates, pallets, kegs and fit-out waste)?		m
	Have kitchens, office tearooms, service and food preparation areas been designed with dedicated space to collect and recycle food waste?	☐ Yes	☐ No
	Has secure space for the storage of liquid wastes been allocated (such as chemicals, paints, solvents, and motor and cooking oil)?	☐ Yes	☐ No
4	Will collection of non-residential waste take place inside the new development?	☐ Yes	☐ No
5	Will the site employ the use of a waste caretaker or cleaner for managing non-residential waste?	☐ Yes	☐ No
	Will the development employ on-site weighing of waste materials?	☐ Yes	☐ No
6	Has the 'Non-Residential Developments' section of the Guidelines been consulted for specific requirements of different non-residential occupancies at the site?	☐ Yes	☐ No

Refer to Section 3.2 (Page 28) of this report for further details on waste generation.

Refer to Appendix A for drawings and waste storage areas.

Refer to Appendix B for Swept Path diagrams

Mixed use developments

All developments containing both residential and non-residential units are to address the following.

Refer to Mixed Use Developments section in Guidelines.

1	Has separate waste and recycling storage been allocated for residential and non-residential aspects of the site?	☐ Yes	☐ No
	Will the collection point be shared for residential and non-residential waste?	☐ Yes	☐ No
	Have relevant site plans identified the storage areas, collection points and management systems for both residential and non-residential waste streams?	☐ Yes	☐ No

Declaration

Name of applicant (please print):

Signature of applicant: Date:

Appendix D - CV of the Waste Team Lead

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Olderfleet, Level 10, 477 Collins Street
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Urbis Ltd
ABN 50 105 256 228

16 December 2025

Green Building Council of Australia

Level 31, International Towers, Tower Two

200 Barangaroo Ave

Barangaroo NSW 2000

To whom it may concern,

GBCA QUALIFICATION AS A WASTE SPECIALIST

I, Francisco Lugo, was the project lead for waste management with respect to the development of the waste management strategy and preparation of the Waste Management Plan for 111 Lorimer Street, Docklands. The Operational Waste Management Plan has been prepared in accordance with **Credit 4 (Responsible Resource Management) of Green Star Buildings Submission Guidelines** I meet the following definition for a "Waste Specialist/or Contractor" with several years' experience within the building industry, including key roles such as:

- 5 Years – WSP (consultancy) – Waste Management Consultancy (development of OWMPs as primary job role)
- 8 Months – Urbis (consultancy - Waste Management Consultancy (development of OWMPs as primary job role)

My current position is Senior Consultant – Circular Economy and Waste Management, within Urbis. My CV is attached for further evidence of my experience in the development OWMPs.

I trust the above suitably provides evidence of my qualification as a Qualified Waste Auditor.

Kind regards,

Francisco Lugo
Senior Consultant
+61 3 8639 9742
flugo@urbis.com.au

Francisco Lugo

Senior Consultant

Waste and Circular Economy

About Francisco:

Francisco is a Senior Consultant in Circular Economy and Waste Management with Urbis having significant experience in high profile projects on sustainability strategies, product detail design, experience within data research and implementation of emerging and innovative processes for waste and logistics.

He is well versed in corporate sustainability frameworks, technical advice and effective communication skills for sustainable development with experience over 6 years in the Consultancy space and 3 years in the Sustainable Product Development space.

Francisco understands complex project where the back of house is vital for the operations of large scale developments. As a waste and logistics consultant, Francisco has been able to provide technical advise on high performing and space efficient equipment, waste and loading data analysis, principles and strategies to achieve higher diversion rates and innovative processes for the Australian market.

Relevant Project Experience

- **Flinders West (VIC) - 7-23 Spencer Street, Docklands –**Waste and Loading for T1 and T2 – Green Star OWMP
- **Geelong Convention and Exhibition Centre –** Waste and Logistics Management Plan – Green Star OWMP
- **Geelong Convention and Exhibition Centre –** Waste and Logistics Management Plan – Green Star OWMP
- **New Melton Hospital** (Circular Economy, Waste and Logistics) – Green Star OWMP
- **Collins Arch, 447 Collins Street, Melbourne** – Green Star OWMP
- **32-36 York Street, Sydney** – Green Star OWMP

Sectors

Commercial

Hospitals

Residential

Council

Precincts

Fit outs

Infrastructure

Qualifications

Bachelor of Industrial Design, ITESM Guadalajara, Mexico

Master of Environment and Sustainability, Monash University

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