

5 Blue Street, North Sydney – Waste Management Plan

A Submission to Lighthouse Project Group c/o
Zurich

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

Table of contents

Glossary.....	v
1 Introduction.....	1
1.1 Housing Delivery Authority and National Accord.....	2
1.2 Secretary's Environmental Assessment Requirements	2
2 Background	3
2.1 Description of the Proposed Development	3
2.2 Location	3
2.3 Strategies.....	4
2.4 Assumptions	4
3 Construction and Demolition	5
3.1 Demolition Waste.....	5
3.2 Construction Waste	8
3.3 Waste Contractors and Facilities	12
3.4 Site Documentation	12
4 Construction and Demolition Waste Management Systems.....	13
4.1 Waste Storage, Handling, Transport, and Disposal	13
4.2 Management Measures	15
4.3 Signage.....	16
4.4 Prevention of pollution and litter reduction	16
5 Operational Waste Management	17
5.1 Overview	17
5.2 Residential Waste Management.....	17
5.3 Commercial Waste Management	19
6 Operational Waste Management Systems	21
6.1 Waste Management System Summary	21
6.2 Food waste	21
6.3 Waste Management and Recycling Method.....	21
6.4 Management System and Responsibilities.....	22
6.5 Collection Method and Loading Areas.....	22
6.6 Waste and Recycling Storage Areas	23
6.7 Signage.....	23
6.8 Prevention of Pollution and Litter Reduction	24
7 References	25

List of Tables

Table 1: SEARs	2
Table 2: Demolition waste generation estimates	6
Table 3: Indicative volume to weight conversion factors for common construction materials	8
Table 4: Construction waste generation estimations	9
Table 5: Waste service contractors and facilities	12
Table 6: Expected waste streams during C&D activities related to preliminary infrastructure works	13
Table 7: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint	17
Table 8: Weekly waste generation volumes	18
Table 9: Commercial waste generation and spatial requirements	19
Table 10: Collection points and loading areas requirements and specification	22

List of Figures

Figure 1: Site and surrounding area	4
Figure 2: Examples of standard signage for bin uses	30
Figure 3: Example and layout of safety signage.....	30

Glossary

Terminology	Definition
AS	Australian Standard
C&D	Construction and Demolition
C&I	Commercial and Industrial
DA	Development Application
DCP	Development Control Plan
EPA	Environment Protection Authority
LGA	Local Government Area
MGB	Mobile Garbage Bin
MRA	MRA Consulting Group
MSW	Municipal Solid Waste
NSLEP	North Sydney Local Environmental Plan 2013
NSDCP	North Sydney Development Control Plan 2025
WMP	Waste Management Plan
WSP	Waste Service Provider
WSRA	Waste Storage and Recycling Area

1 Introduction

This Waste Management Plan supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.

The proposed development includes the redevelopment of an existing commercial building into a mixed-use containing ground floor commercial tenancies and approximately 148 x units across 14 storeys.

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

- North Sydney Local Environmental Plan 2013 (NSLEP);
- North Sydney Development Control Plan 2025 (NSDCP);

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

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

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

- 1) Reduce the demand for waste disposal.
- 2) Maximise reuse and recycling of building and construction materials, as well as household, industrial and commercial waste.
- 3) Assist in achieving Federal and State Government waste minimisation targets.
- 4) To meet the waste management needs of the residential and wider community.
- 5) Minimise the overall environmental impacts of waste.
- 6) Require source separation, design and location standards which complement waste collection and management services offered by Council and private providers.
- 7) Encourage building design and construction techniques which will minimise future waste generation.

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

1.1 Housing Delivery Authority and National Accord

The NSW State Government has agreed to a National Housing Accord (Accord) with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the Accord.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government has established the HDA. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as SSD or SSD with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

The proposed development is well placed to deliver additional uplift to help achieve these housing goals, being a large, consolidated land holding under single ownership in an accessible location with exceptional public transport connections.

1.2 Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) (SSD-86270706) have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below (Table 1).

Table 1: SEARs

SEAR	SEARs Description	Report Name and Section
18. Waste Management	- Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	MRA has prepared this waste management plan to address this SEARs item.

2 Background

2.1 Description of the Proposed Development

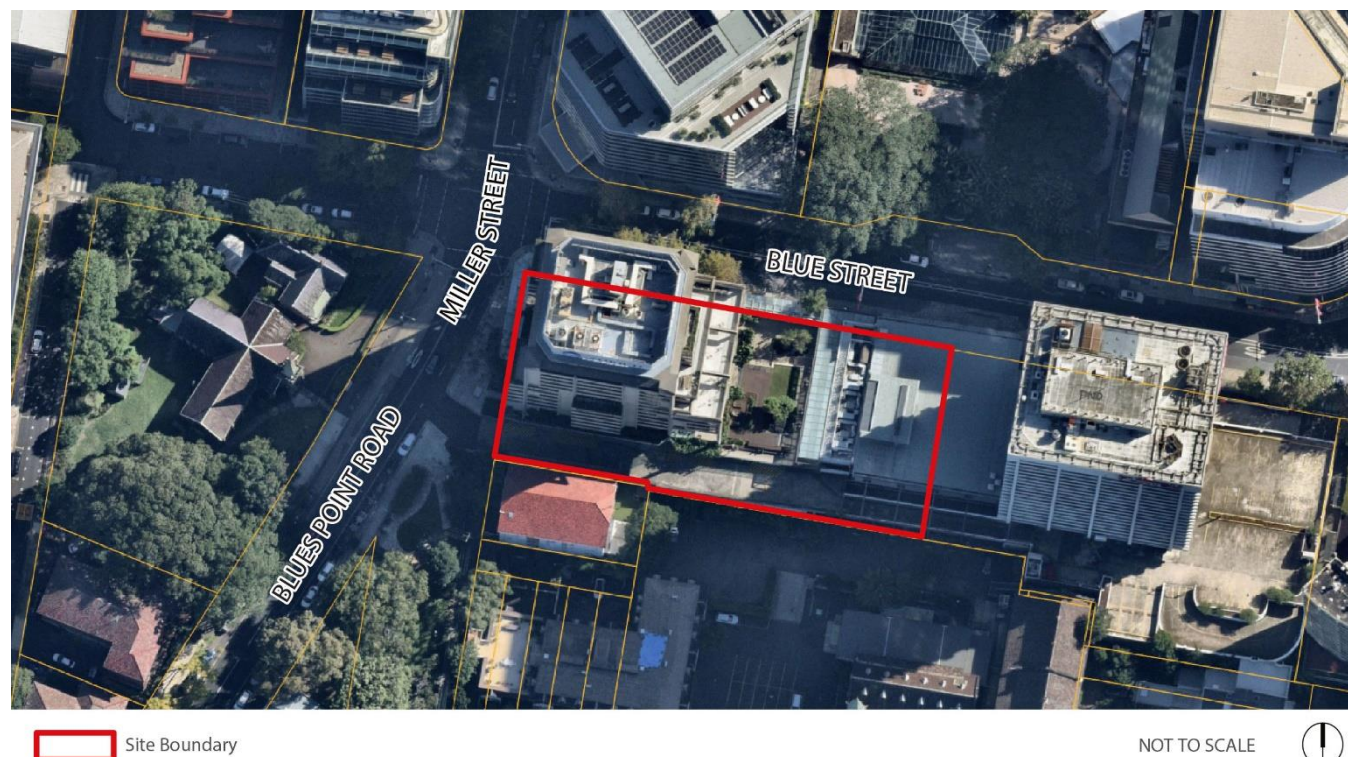
The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use precinct that integrates residential, retail and public domain enhancements into the broader North Sydney precinct. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:
 - Two levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces.
 - Ground floor retail and residential lobbies.
 - Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.
 - Residential dwellings on Levels 4-14.
- Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.
- Extension and augmentation of services and infrastructure as required.
- Concurrent amendments to the *North Sydney Local Environmental Plan 2013* to facilitate the SSDA.

2.2 Location

The site located at 5 Blue Street, North Sydney on a prominent corner of Blue Street and Miller Street and sitting directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA) and is legally identified as Lot 4 in DP1134234. An aerial map of the site is provided at Figure 1.

Figure 1: Site and surrounding area



Source: Nearmap edited by Colliers Urban Planning, 2026.

2.3 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Sustainable Materials Strategy (NSW EPA, 2021), and National Waste Policy: Less Waste, More Resources (DAWE, 2018). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

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

2.4 Assumptions

This report is a Waste Management Plan (WMP), forming part of the development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final design set for the SSDA from the project architect, FJC Studio, (May,2026).
- Waste and recycling volumes are based on information provided from the North Sydney DCP; and
- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.

3 Construction and Demolition

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

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

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

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

3.1 Demolition Waste

The proposed adaptive reuse development will require demolition of some components of the existing building, including minor fit out and removal.

Table 2 outlines the expected demolition waste quantities to be generated at the site, in addition to the appropriate management methods for each material type. Other materials with limited reuse potential either on or offsite will be removed in bulk bins for recycling at an appropriately licenced and capable recycling facility.

Table 2: Demolition waste generation estimates

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Vegetation	-	✓	✓	✓	0%	100%	Onsite: Mulched / chipped on site and used for landscaping. Offsite: Removed landscaping contractor facility for chipping / mulching and re-use.
Concrete	30 - 45	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Glass	5 - 10	✓	✓	✓	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	15 - 25	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	>5	✓	✓	✓	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Clean)	5 - 15	✓	✓	✓	0%	100%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways.

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
							Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Treated)	5 - 15	-	✓	✓	50%	50%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products, where possible.
Plasterboard	10 - 20	-	✓	✓	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous and non-ferrous)	5 - 15	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Floor covering	5 - 15	-	✓	✓	50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	10 – 20	-	-	-	100%	-	Resource recovery dependant on facility destination capability.
Hazardous Waste	Unknown	-	-	-	100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated						>80%	

3.2 Construction Waste

Construction activities on site will comprise of the proposed redevelopment of the existing commercial building into a mixed-use development containing:

- Ground floor commercial tenancies
- 62 x co-living units across the lower 2 levels; and
- 86 x residential dwellings from levels 3-14.

Table 3 outlines indicative volume to weight conversion factors for common construction materials.

Table 3: Indicative volume to weight conversion factors for common construction materials

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

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

Table 4 outlines the estimated waste generation rates for materials through construction of the proposed development, in addition to the appropriate management methods for each material type.

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

Table 4: Construction waste generation estimations

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Bricks/pavers	5 - 10	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	10 - 15	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Timber (clean)	5 - 10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	5 - 10	-	✓	✓	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.

Type of Material	Estimated Volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Plasterboard	5 - 10	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous and non-ferrous)	5 - 10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Floor covering	5 - 10	-	✓	✓	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Surplus and offcut material returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Fixtures and fittings	<5	✓	✓	✓	50%	50%	Onsite: to be separated wherever possible to enhance resource recovery. Offsite: Surplus and offcut material returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Electronic waste	minor	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.

Type of Material	Estimated Volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Packaging materials (pallets, wrap, cardboard, etc)	20 - 50	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	5 - 15	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Total % Diversion from Landfill Estimated						>90%	

3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 5).

Table 5: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	The following are local skip bin operators for consideration in the management of construction waste for the site: • Purple Cow • Brown Bros Skip Bins • Aussie waste Or another supplier as elected by the building contractor.
Principal Off-Site Recycler	The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site: • Met Recycling • Benedict Recycling • Waste Initiatives Or another appropriate facility as elected by the waste management contractor.
Principal Licensed Landfill Site	• Eastern Creek Ecology Park Or other appropriate facility as elected by the waste management contractor.

3.4 Site Documentation

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

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

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

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

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

4 Construction and Demolition Waste Management Systems

4.1 Waste Storage, Handling, Transport, and Disposal

4.1.1 Storage

Considering the nature of the proposed works, waste management infrastructure should include the retention of several skip bins for the storage of separated demolition material. Waste should be placed in designated bins and collected on a regular schedule, as bins become full.

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

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

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

4.1.2 Handling

The handling of waste would be dependent on the waste type.

- Inert waste would be collected for recycling or disposal, as appropriate.
- Any soils that are tested and deemed to be contaminated would be sent to an appropriate facility for management and disposal.
- Asbestos can only be disposed of in landfills that are licensed to receive it. It must be handled and transported in a specific manner as outlined in the management measures below.
- Problem wastes include tyres, paint, car batteries, gas bottles, oils and chemicals, which would be disposed of at facilities that are able to receive these materials.

The “Recycling Near You” website (recyclingnearyou.com.au) provides a directory of locations where waste can be recycled or safely disposed of.

All material generated would be separated where possible, to maximise resource recovery potential and reduce the need for disposal of residual materials to landfill. Any material deemed unsuitable for reuse or recovery would be disposed of at an appropriately licensed landfill.

4.1.3 Recycling of Materials

The reuse and recovery potential for the expected waste product includes (but is not limited to) the methods outlined in Table 6.

Table 6: Expected waste streams during C&D activities related to preliminary infrastructure works

Waste Material	Reuse or recovery Potential
Brick, Rubble, Stone, Ceramic, Tile, etc.	Sent to C&D processing facility for crushing and reuse as fill material.
Timber (treated and non-treated)	Sent to organics processor or C&D processing facility for mulching for reuse.
Metals (ferrous and non-ferrous)	Fixtures and fittings returned to manufacturer for reuse (if applicable) or recycling at materials recycling facility.

Waste Material	Reuse or recovery Potential
Plastic	Recycling at materials recycling facility.
Paper & cardboard	Recycling at materials recycling facility.
Eligible residual or non-recoverable material	Processing at appropriately licensed energy from waste (EfW) as technology becomes readily available.
Asbestos	Disposal at a facility licensed to receive asbestos.
Hazardous and problem waste streams	Disposal/recycling at a facility which is able to accept the particular type of waste.

4.1.3.1 Asbestos

The handling of asbestos requires special precautions due to the hazardous nature of the material. Any handling of asbestos waste must be performed in accordance with Clause 42 of the *Protection of the Environment Operations (POEO) Act 1997*.

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

Handling requirements include:

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

4.1.4 Transport

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

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

1. All demolition and construction waste dockets must be kept which show which facility received the material for recycling or disposal.
2. Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste).
3. Copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).
4. Transport of waste materials is managed by a licensed operator.
5. Audits may be conducted by Council to verify that dockets have been kept and waste recycled and disposed of as described within the Waste Management Plan.

4.1.5 Disposal

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

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

4.2 Management Measures

4.2.1 General Measures

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

- Uncontaminated soils may be reused onsite to even out cut and fill;
- It is recommended that organic waste from the clearing of trees be chipped and reapplied as mulch or delivered to an organics processor;
- No vegetation would be pushed into or applied to ecologically sensitive areas;
- Materials would be reused or recycled wherever possible;
- Separate bins would be provided for source separation of waste types where possible;
- Residual waste would be disposed of at a licensed landfill;
- Litter on the site would be managed daily to maintain a tidy environment;
- The disposal of nightsoil from portable toilets would be managed by a licensed contractor;
- Transport of waste would be managed by a licensed operator;
- Records would be kept of the transport and disposal of materials;

4.2.2 Hazardous Waste Management

- Hazardous and problem wastes would be stored separately onsite and disposed of or treated at a facility licensed to receive and manage the material or substance;
- If contaminated soils are present at the site, they would be disposed of to a licensed landfill or otherwise remediated for beneficial reuse. For example:
 - Soils determined to contain contaminants may be remediated on site through piling and aeration over time if suitable; or
 - Contaminated soils can be taken to a specialist soil wash plant capable of removing contaminants such as hydrocarbons through flocculation and other processes, therefore creating a reusable product.
- If asbestos is found onsite it would be disposed of in the following manner:
 - A risk assessment would be conducted to determine appropriate management measures,
 - Asbestos waste would be disposed of in a landfill which is licensed to receive asbestos waste,
 - Asbestos waste would be wetted, wrapped in 200um thick plastic, and sealed with tape before it is transported,
 - It would be clearly labelled as “asbestos waste”,

- It would be transported in a covered, leak-proof vehicle,
- Copies of receipts from landfills where asbestos was taken would be retained, and
- If the amount of asbestos is more than 10m², a qualified asbestos removalist would be engaged.

4.3 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia 1994). Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in each C&D waste storage area or where C&D waste materials will be separated at the source. At a minimum, signage should indicate:

- No standing and danger warnings apply to the area surrounding waste storage areas;
- Contact details of the waste contractor; and
- The area is to be kept tidy.

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

4.4 Prevention of pollution and litter reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), the construction contractor will also be responsible for:

- Maintenance of open and stockpile areas;
- Ensuring waste storage areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content;
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or accessing the site.

5 Operational Waste Management

5.1 Overview

Waste management strategies related to site operations have been established according to Section 19 (Waste Minimisation and Management) of the North Sydney DCP 2022.

Operational waste on site will be generated from the ground floor commercial retail tenancies and approximately 148 residential units, inclusive of co-living and regular residential units.

Waste management strategies related to site operations have been established according to the North Sydney DCP and NSW EPA guideline documents.

The following space calculations are based off the mobile garbage bin (MGB) and bulk bin dimensions sourced from NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019) (Table 7).

Table 7: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Approximate Footprint (m ²)
120	940	560	485	0.30- 0.33
240	1,100	735	580	0.41- 0.43
660	1,250	850	1,370	0.86-1.16
1,100	1,470	1,245	1370	1.33-1.74

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

5.2 Residential Waste Management

5.2.1 Waste Generation and Waste Storage Requirements

The NSDCP 2025 guidelines give the following generation rates as guidance for developments with 13 units or more:

- a) *General waste - 1 x 240L bins per 3 dwellings (660L bins permitted (80L/unit/week);*
- b) *Recycling - 2 x 240L bins per 15 dwellings or part thereof (660L bins permitted and to be dedicated for paper and cardboard and co-mingled recycling) (32L/unit/week);*

MRA has used previous experience from similar developments and NSW EPA Guidelines to provide the following FOGO rate:

- FOGO - 25L/unit/week.

Furthermore, the NSDCP does not specify waste generation rates for co-living or similar uses and so an alternative rate based on previous experience of similar developments:

- General waste – 30L/unit/week
- Recycling - 30L/unit/week
- FOGO – 8L/unit/week

Table 8: Weekly waste generation volumes

Dwelling units	Waste Stream	Weekly Volumes (L)	Bin allocation and collection frequency	Spatial requirements
Co living 86 units	General waste	2,610	-	-
	Recycling	2,610	-	
	FOGO	696	-	
RFB 62 units	General waste	5,040	-	-
	Recycling	2,100	-	
	FOGO	1,575	-	
148 total units	General waste	7,650	12 x 660L bins, or 7 x 1,100L bins / collected weekly	19 (10.5)
			(6 x 660L bins, or 4 x 1,100L bins / collected twice per week)	
	Recycling	4,710	8 x 660L bins, or 5 x 1,100L bins / collected weekly	14 (8)
			(4 x 660L bins, or 3 x 1,100L bins / collected twice per week)	
FOGO	2,271	10 x 240L bins / collected once per week	7 (4)	
		5 x 240L bins / collected twice per week		
Total Bin Storage Area				40 (~23)

*includes handling and manoeuvring space of bin footprint $m^2 \times 1.5$. Excluding area for linear tracks or carousels.

Note: values in () brackets represent area required to store bins collected twice per week.

A residential bin storage room has been provided on the lower ground floor and is sufficient to provide space for bins and bulky waste in accordance with the table above, at 40m². The ground floor waste storage area features 2 x linear tracks to appropriately manage the discharge of general waste and recycling chutes.

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

Temporary waste storage and disposal

Each dwelling is to be provided with space to store at minimum one day's garbage waste and recycling generated. Residents will be responsible for the transfer of waste from the dwelling to the waste chute rooms located on each habitable level of the development.

Bulky Waste

Bulky waste items include those that cannot be disposed of in general waste and recycling bins, including but not limited to broken/damaged/old whitegoods, furniture, appliances, mattresses, etc. The NSDCP does not specify bulky waste provisions and therefore a rate from MRA and the NSW EPA guidelines has been used in place. Approximately 12m² of bulky waste storage is expected to provide appropriate capacity for the proposed development. It is anticipated that co-living units are to be pre furnished and thus are not expected to generate a high proportion of bulky waste.

5.2.2 Residential Chutes

Each habitable level of the proposed development is fitted with a waste chute room for general waste and recycling. Residents are responsible for transporting waste from dwellings into the appropriate waste chute.

5.2.3 Waste Chute Rooms

A waste chute room is located on the lower ground floor capable of efficiently storing and managing residential waste. The waste chute room contains 2 x linear tracks to appropriately manage general waste and recycling chute discharge.

5.2.4 Collection Schedule

Waste generated from the proposed residential component of the building will be collected weekly or twice weekly by Council collection via the loading dock.

5.3 Commercial Waste Management

5.3.1 Waste Generation

The commercial aspect of the development is assumed as a general retail area. This aspect of the development will be serviced via private collection and will require a separate waste area to the residential portion of the development. Due to the nature of private collection bin sizes and collection frequencies can be adjusted with more freedom than Council appointed waste strategies.

The waste generation rates for retail trading in shops with floor areas >100m² are as follows:

- General waste: 50L/100m²/day
- Recycling: 50L/100m²/day

The following table depicts commercial waste general based on a 7-day week.

Table 9: Commercial waste generation and spatial requirements

Use type & Area	Waste Stream	Waste generation (Weekly)	Bin allocation and collection frequency	Spatial requirements
Retail 400m ²	General waste	1,400L	2 x 660L bins collected twice per week	8m ²

Use type & Area	Waste Stream	Waste generation (Weekly)	Bin allocation and collection frequency	Spatial requirements
	Recycling	1,400L	2 x 660L bins collected twice per week	

**includes handling and manoeuvring space of bin footprint $m^2 \times 1.5$*

Larger wheelie bins are expected to be the most suitable option for the management of general waste and recycling streams for the proposed development. A bin tug can be obtained and stored within the waste management area to reduce impacts of manual handling on staff for large and heavy bins, carted over larger distances.

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

5.3.2 Temporary Waste Storage

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

5.3.3 Bulky Waste

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

6 Operational Waste Management Systems

6.1 Waste Management System Summary

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

- **General Waste:** General waste shall be placed within a tied plastic bag prior to transferring into collection bins. For collection purposes, general waste shall be stored within a mobile garbage bin (MBG).
- **Commingled Recycling:** All recyclables will be stored in commingled bins (mixed plastic, paper, cardboard, glass, aluminium, steel). All recyclables should be decanted loose (not bagged) with containers un-capped, drained and rinsed prior to disposal into the recycling bin. Paper should be flattened and placed in paper and cardboard bin if applicable.
- **Garden Waste:** It is expected that landscaping at the site will be maintained by an external contractor who will remove all vegetation waste from ongoing maintenance activities.
- **Paper and Cardboard:** Should large quantities of paper and cardboard waste be generated from proposed site uses a separate service may be suitable for application at the site. The contracted waste service provider may be able to provide separate paper and cardboard bins for the source separation and collection of paper and cardboard waste.
- **Food Waste:** Commercial food organics waste generation from the development can be collected and treated on-site at small scale should management decide to do so. Organics treatment can be used to produce conditioners, compost or vermiculture castings for application on or off-site. Equipment options include different size and capacity composters, dehydrators, worm farms and macerators. For organics treated to acceptable standards, discharge of effluent or any output to sewer as commercial trade wastewater may be permitted.
- **Other (Problem) Waste:** The disposal of hard, bulky, electronic, liquid or potentially hazardous wastes shall be organised between the operator and site users as necessary.

6.2 Food waste

Residential

The Food Organics Garden Organics (FOGO) Recycling Bill 2026 (the bill) has been passed by both parliaments on the 19th February 2025. The bill states that all NSW local councils are required to have a weekly FOGO collection service in place by the 1st July 2026. For more information on the bill see 28Appendix B.

6.3 Waste Management and Recycling Method

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

1. Waste is temporarily stored within the dwelling at its point of generation in an appropriately sized receptacle, clearly marked for type of waste (for example, in the kitchen);
2. Residents are to transfer waste to the waste chute room on each level for appropriate disposal into the respective chute.
3. Site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Site management are also responsible for switching out full bins and monitoring bin fullness;
4. Site management is to ensure contracts with Council, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to staff, visitors and the public.

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

1. Waste is temporarily stored at its point of generation in an appropriately sized receptacle, clearly marked for type of waste;

2. Site cleaners and staff are to transfer waste to the respective waste storage room for appropriate disposal into the respective bin.
3. Cleaning staff and site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Cleaning staff and site management are also responsible for switching out full bins and monitoring bin fullness;
4. Site management is to ensure contracts with Council or a private waste contractor, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to staff, visitors and the public.

6.4 Management System and Responsibilities

The site manager will be responsible for the management of waste at the site. Should there be any issues that impact on the operational efficiency, safety and suitability of waste management, management will be responsible for making any necessary changes, responsibilities include:

- Using this WMP to inform waste management operations, design and infrastructure;
- Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery;
- Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal;
- Making information available to residents and visitors about waste management procedures;
- Organising, maintaining and cleaning bins as part of a regular maintenance schedule;
- Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins;
- Organising bulky waste collections as required;
- Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and
- Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry.

6.5 Collection Method and Loading Areas

Waste collection on site will occur via North Sydney Councils 10.5m collection vehicle from the loading dock directly adjacent to the bin storage room. This arrangement may change in future once the development of surrounding buildings has been completed to enable more efficient truck manoeuvring.

Table 10: Collection points and loading areas requirements and specification

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	• Adequate clearance and manoeuvring space; • Sufficient clearance for the safe handling of materials and equipment; and • Sectioned loading bay does not impede upon traffic and pedestrian safety.
Vehicle manoeuvring and loading space	Truck space for adequate lift clearance, manoeuvring and operation for a	• Collection from each site use loading area by a rear lift collection vehicle; • Adequate loading bay dimensions to not impede lift clearance;

Component	Requirement	Specification
	contractor collection vehicle	- Operational clearance for truck manoeuvring in a forward direction; and - The provision of space clear of vehicle parking spaces (level and free of obstructions).
Operating times	Appropriate collection times to limit noise and traffic disturbance	Collection times will be arranged during off-peak times to ensure minimal disturbance to pedestrians and visitors.

6.6 Waste and Recycling Storage Areas

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

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

6.7 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia, 1994).

Signage will be designed to consider language and non-English speaking backgrounds, vision impairment and accessibility. Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in the waste room indicating:

- Details regarding acceptable recyclables;
- Recyclables are to be decanted loose (not bagged);
- No standing and danger warnings apply to the area surrounding the waste storage area;
- Contact details for arranging the disposal of bulky items; and
- The area is to be kept tidy.

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

6.8 Prevention of Pollution and Litter Reduction

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

- Maintenance of open and common site areas;
- Ensuring waste areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes);
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or other work.

7 References

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

Australian Standards 4123.7 Mobile Waste Containers.

North Sydney Development Control Plan 2025

North Sydney Local Environmental Plan 2013

Green Building Council of Australia (2021) Construction & demolition waste reporting criteria

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

NSW EPA (2013) NSW Waste Avoidance and Resource Recovery Strategy 2014-2021

NSW EPA (2014) Waste Classification Guidelines.

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

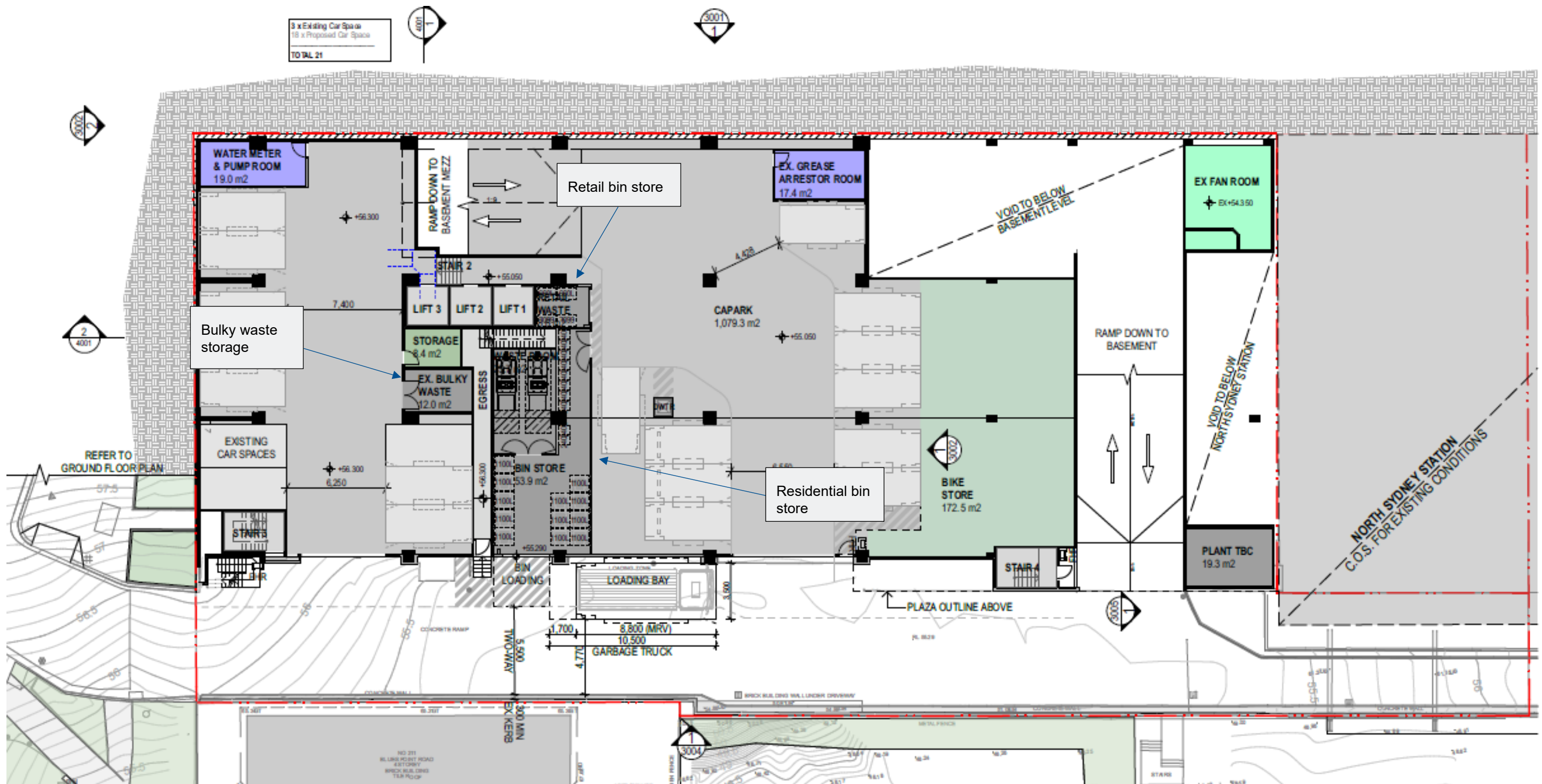
NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.

NSW Government (1979) Environmental Planning and Assessment Act.

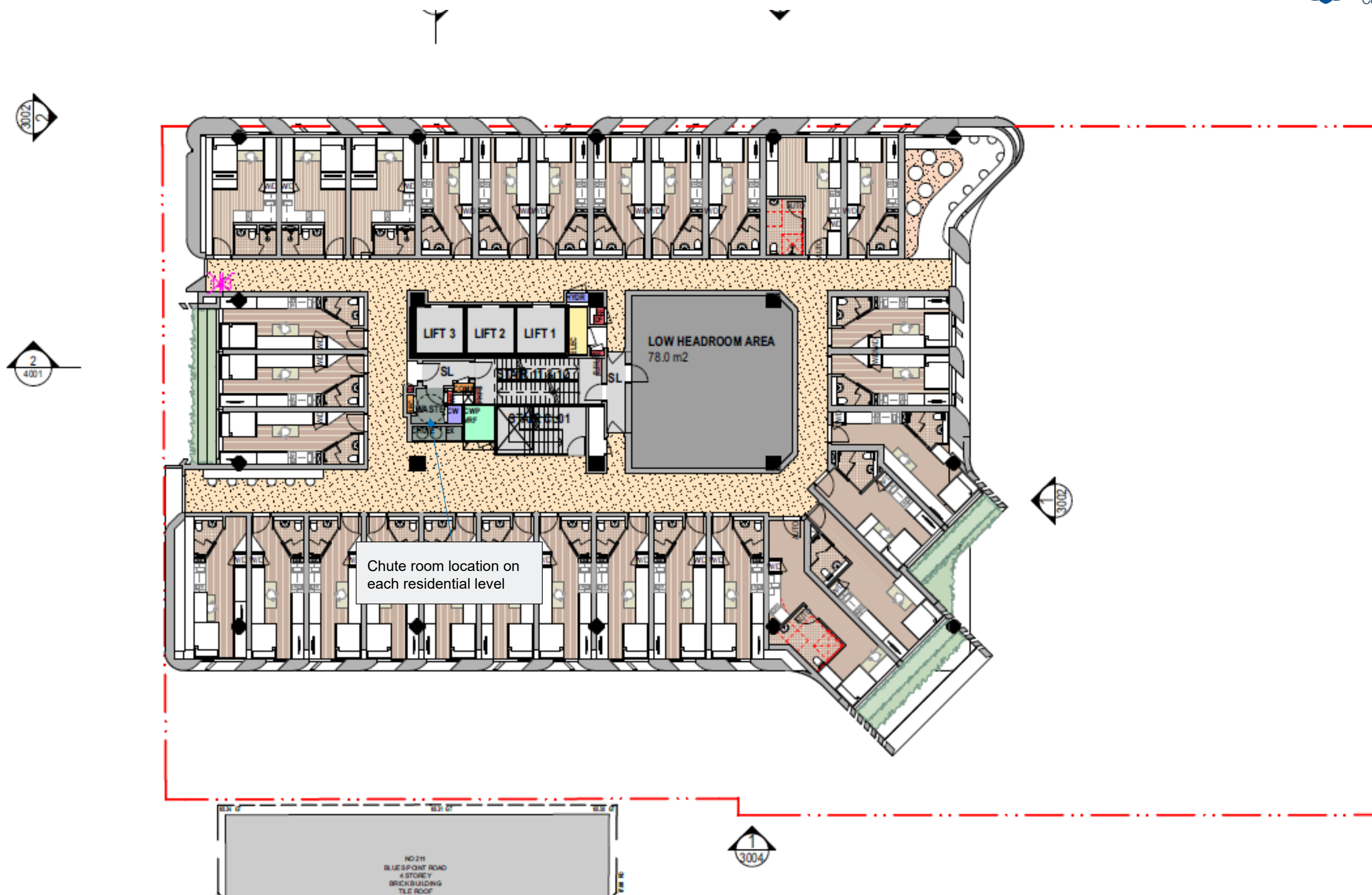
NSW Government (1997) Protection of the Environment Operations Act.

NSW Government (2000) Environmental Planning and Assessment Regulation.

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

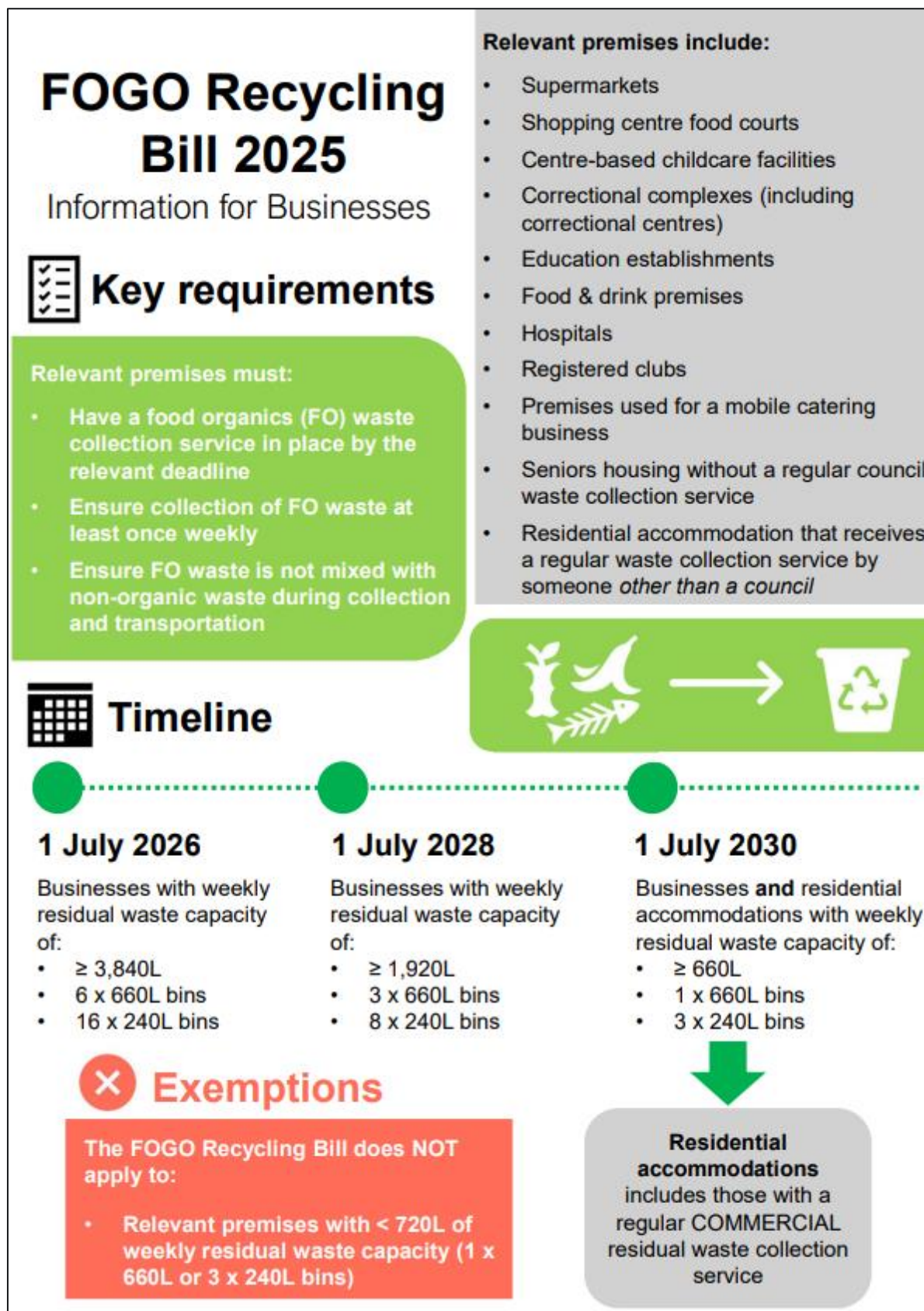


5 Blue Street, North Sydney – Waste Management Plan



Source: FJC Studio, 2026.

Appendix B FOGO Recycling Bill Summary 2025



Source: MRA Consulting Group, 2025.

FOGO Recycling Bill 2025

Information for Councils

Key Requirements

By 1 July 2030
Local councils must:

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



Regulations

A FOGO Implementation Advisory Panel will be established to:

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



Exemptions

The FOGO 2025 mandate does NOT apply to:

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

The EPA will develop an exemption framework which will consider:

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


MRA
 Consulting Group

Source: MRA Consulting Group, 2025.

Appendix C Standard Signage

Waste Signage

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

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

Figure 2: Examples of standard signage for bin uses



Safety Signs

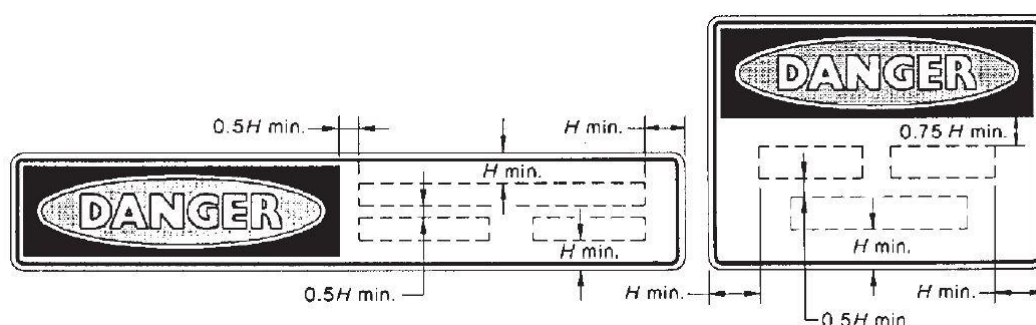
The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information.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

Figure 3: Example and layout of safety signage



(d) Horizontal

FIGURE D5 TYPICAL ARRANGEMENTS OF DANGER SIGNS



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