

29<sup>th</sup> July 2026

Landcom  
60 Station Street, Parramatta NSW, 2150

Attn: Birdie Prameththawanich,

## **RE: Block 20a, Edmondson Park – Revised Waste Management Strategy**

### **1 Introduction**

This letterhead statement has been prepared by MRA Consulting Group (MRA) on behalf of Landcom in response to a request for additional information (RFI) received from the Department of Planning, Housing and Infrastructure (DPHI). The RFI was received on 2 July 2026, relating to the State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286165, Edmondson Park, also known as Block 20a.

While the RFI did not specifically seek additional information relating to operational waste management, amendments to the architectural design have resulted in revisions to the approved waste management strategy. Accordingly, this statement has been prepared to outline the revised waste storage and collection arrangements in accordance with the latest architectural plans prepared by FUSE Architects, dated July 2026.

### **2 Operational Waste Management**

#### **2.1 Revised Waste Management Strategy Overview**

The approved waste management strategy for Block 20a has been revised to improve accessibility for Tower B residents while maintaining sufficient waste storage capacity and efficient waste servicing across the development.

To minimise resident travel distances, the previously identified fan room has been repurposed as a dedicated interim waste storage area servicing Tower B residents. The room will accommodate 6 × 240L general waste bins, 6 × 240L recycling bins and 6 × 240L FOGO bins.

Waste stored within the Tower B waste room will be transferred to the main consolidated waste room by Building Management, where it will be decanted into the larger 1,100L bulk bins using a bin lifter.

The revised strategy replaces the previously proposed bin tug arrangement, following the removal of the ramp connection between the separate waste storage areas on Ground Floor. The use of a bin lifter provides a more efficient operational solution without increasing the overall waste storage footprint.

#### **2.2 Tower B Waste Storage Requirements**

The revised waste storage strategy allows the Tower B waste room to operate as an interim storage area, minimising the distance residents are required to travel when disposing of waste.

Waste storage requirements have been calculated based on the anticipated waste generation rates and required bin quantities, as outlined in Table 1.

**Table 1: Tower B residential waste storage and bin type**

| Tower B Units                  | Waste Stream  | Weekly Generation (L) | 2 days' Worth Generation (L) | Interim Storage Bin Allocation | Collection Frequency                        | Minimum Space Required (m <sup>2</sup> )* |
|--------------------------------|---------------|-----------------------|------------------------------|--------------------------------|---------------------------------------------|-------------------------------------------|
| 44                             | General Waste | 5,280                 | 1,509                        | 6 x 240L bins                  | Weekly (served from main consolidated WSRA) | 4                                         |
|                                | Recycling     | 5,280                 | 1,509                        | 6 x 240L bins                  | Weekly (served from main consolidated WSRA) | 4                                         |
|                                | FOGO**        | 1,100                 | 315                          | 6 x 240L bins                  | Weekly (served from main consolidated WSRA) | 4                                         |
| <b>Total Space Requirement</b> |               |                       |                              |                                |                                             | <b>12</b>                                 |

\*Includes handling and manoeuvring space of bin footprint m<sup>2</sup> x (1.5)

\*\* Organics bins have been accommodated provisionally in the proposed waste management agreement, to facilitate the introduction of FOGO waste services in the future.

Two residential bin storage rooms will be provided on the ground floor (see Appendix A) to split the accommodation of required infrastructure outlined in Table 1 accordingly:

- Main Residential bin room sized at 134.1m<sup>2</sup>: 19 x 1,100L general waste bins, 19 x 1,100L recycling bins and 12 x 240L FOGO bins and a bin lifter.
- Tower B Residential bin room sized at 35m<sup>2</sup>: 6 x 240L general waste bins, 6 x 240L recycling bins and 6 x 240L FOGO bins.

Therefore, the proposed residential Waste Storage and Recycling Areas (WSRA) will provide sufficient space for the separation and storage of general waste, recycling and organics in accordance with Council requirements.

The Tower B waste room provides approximately two days' worth of storage capacity based on anticipated waste generation rates. The 240L bins are intended as an interim storage solution only and are not sized to accommodate the full weekly waste generation volume from Tower B.

To maintain sufficient storage capacity, Building Management will transfer the 240L bins to the main consolidated WSRA as required, where the waste will be decanted into the larger 1,100L bulk bins using a bin lifter.

The main consolidated WSRA will serve as the primary waste storage and servicing area for the development. Tower A residents will utilise this area directly, while Tower B waste streams will be transferred from the interim Tower B waste room for consolidation and storage prior to collection by Building Management.

### 3 Conclusion

The revised waste management strategy provides an efficient solution that improves resident accessibility while maintaining adequate waste storage capacity. The use of the Tower B waste room as an interim storage area, with waste transferred to the main consolidated waste room for decanting into 1,100L bulk bins, ensures weekly collection requirements can be achieved without increasing the overall waste storage footprint.

The proposed bin lifter system supports efficient waste transfer operations and provides a suitable servicing arrangement for both Tower A and Tower B residents across all waste streams.

This letter summarises the waste management outcomes associated with the revised architectural design. The Waste Management Plan will be updated prior to the issue of the Construction Certificate to reflect these design changes and ensure consistency with the revised waste management strategy.

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

Sincerely,



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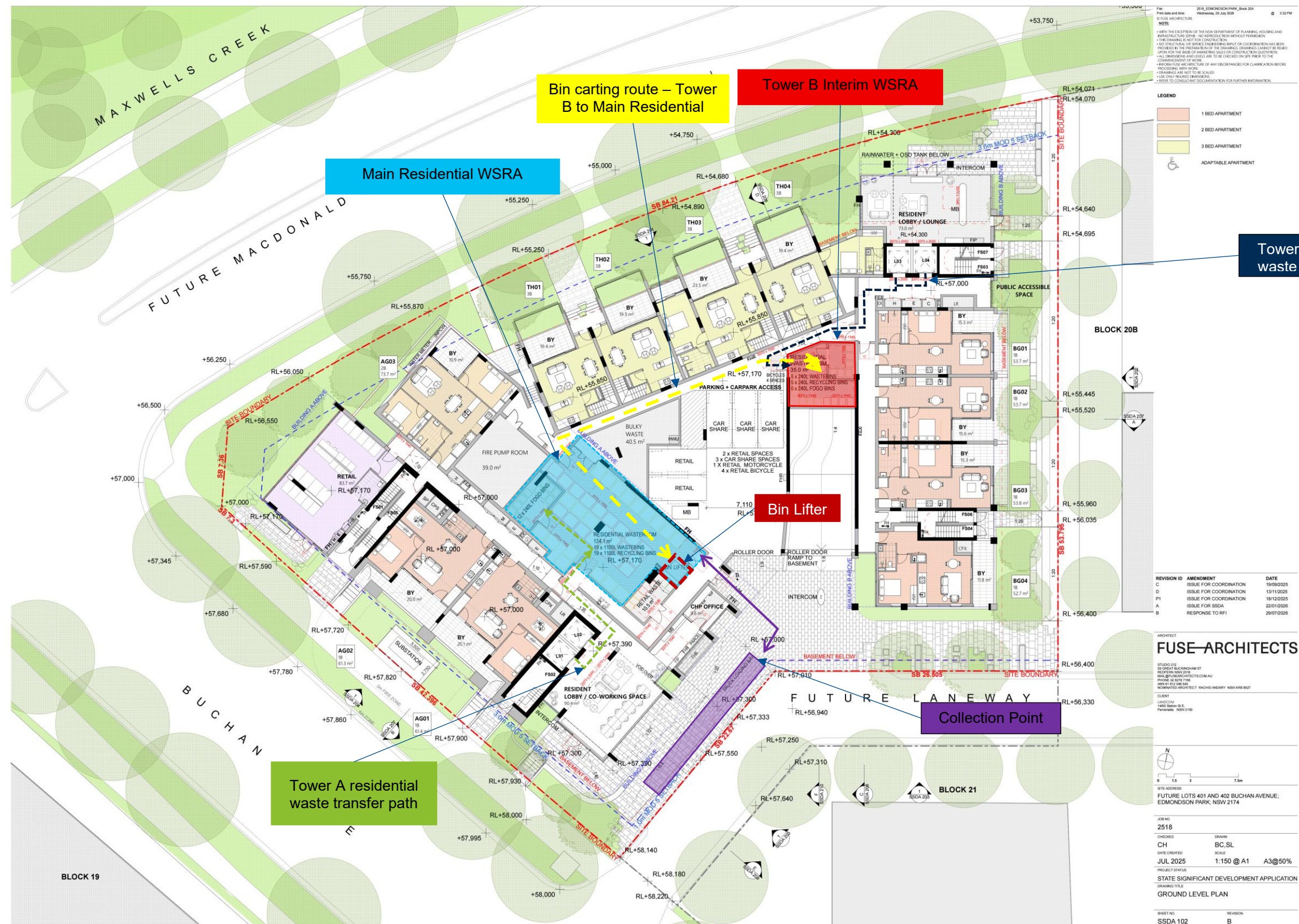
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### **Attachments**

Proposed Ground Floor Plans and Waste Management Strategy



# Appendix A Proposed Ground Floor Plans and Waste Management Strategy



Source: FUSE Architects, 2026.