15a-15b Moseley Street & 25-31 Donald Street Carlingford

Waste Management Plan

June 2025

CAPIO PROPERTY

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WASTE MANAGEMENT SUMMARY

- The Operator, as defined below, shall be responsible for managing the waste system and for developing and implementing safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall deposit sorted waste into the chutes and into designated collection bins.
- Waste shall be collected on Donald Street. The Operator shall place the bins at the Temporary Bin Holding Zone in coordination with the collection.
- Council shall collect residential waste.
- A private contractor shall collect childcare waste.

Note : This waste management report follows the method of approved waste management plan as per DA Consent (DA/222/2024).

GLOSSARY

Operator: refers to the Owners Corporation, who shall manage site operations (via cleaners, staff and contractors, if required).

User: refers to residents and childcare tenants, who shall utilise the waste system.

Executive Summary

The waste management plan has been prepared to accompany a detailed State Significant Development Application (SSDA) for the in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. The site made up of six lots. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83870463).

1 - SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This development shall consist of 136 residential apartments and a childcare facility (refer to Table 1). The development shall encompass two buildings - A and B.

1.2 Estimated Waste Generation

The following table summarises the waste estimate (m^3/week):

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Recycling	Green
Bldng A - Apartments	No. of units = 60	4800	3600	300
Bldng B - Apartments	No. of units = 76	6080	4560	380
Childcare	Internal (m^2) = 413	900	900	
TOTAL (Litres/week)		**11780 L**	**9060 L**	**680**

Note: Waste figures are based on Parramatta DCP.
For the Childcare, rates form the Sydney City Council have been adopted.

1.3 Collection Services

Residential Waste: Council shall provide waste services for the residential component of the development.

Childcare Waste: Based on the anticipated waste volume, a private contractor shall be required to collect waste. The Operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

1.4 Location, Equipment, and System for Managing Waste

The waste management system is summarised as follows:

- Apartment receptacles for garbage and recycling & food waste.
- Childcare receptacles at internal areas.
- Waste receptacles located at amenity areas.
- Recycling Alcoves at all residential levels (next to the intake of each chute).
- Three garbage chutes (one in Building A and two in Building B) with residential level intakes and Residential Bin Store discharge.
- Three Residential Bin Stores located at Basement Level.
- Childcare Bin Store located at Basement Level.
- Collection bins (kept within the Bin Stores and Recycling Alcoves - see Table 2).

The various collection waste streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for paper, cardboard, glass, aluminium, steel, and plastics).

Garden Waste: Garden organics shall be collected and disposed of by the landscape maintenance contractor. Also, Council bins shall be requested (see Table 2).

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the Operator. E-waste must not be disposed of in landfill.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m²
Residential (shared Council bins) Building B, A1, A2	Garbage	17	660	2	20.4
	Recycling	38	240	2	19
	Recyc. (spares)	3	240	-	1.5
	Garden Org.	3	240	Fortnightly	1.5
	Hard/E-Waste	-	-	At Call	16.0
Childcare (dedicated private bins)	Garbage	1	660	2	1.2
	Garbage	1	240	2	0.5
	Recycling	1	660	2	1.2
	Recycling	1	240	2	0.5
	Hard/E-Waste/Other	-	-	At Call	1.0
Net Waste Storage Area (excludes circulation), m²:					**61.8**

Notes:

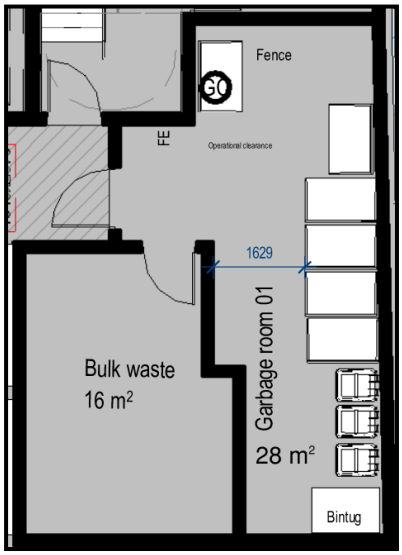
- Council collecting bins as per Parramatta DCP part 12 table A2.1.1 part
- Council shall provide residential bins (supply cost applies).
- Childcare bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

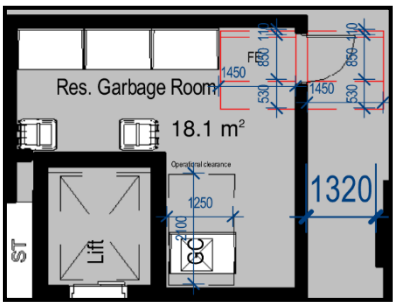
Garbage room layout & area :

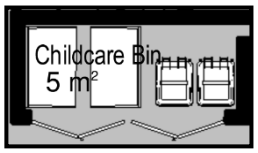
Total garbage room area: 28m² + 18.1m² + 18.7m² = 64.8m²

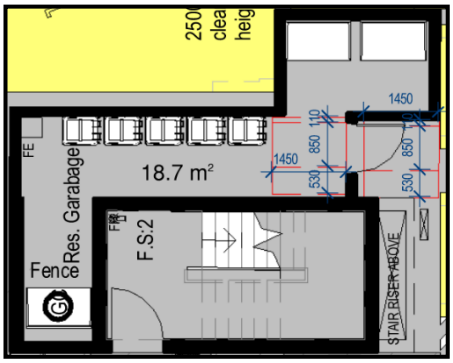
Bulk waste room: 16m²

Childcare Bin area: 5m²









1.5 Planning Drawings, Waste Areas and Management of the Waste System

The drawings illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately, and the Operator shall stipulate procedures for effective management of the available space.

1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1250	1240	780	43	130

Notes:

- * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur.
- Also, bins that receive waste under the chutes shall be reinforced to withstand loads from waste falling at high speed.

Table 4: Paramatta Colour Coding

Bin	Garbage	Commingled Recycling	Garden Waste
Lid	Red	Yellow	Lime
Body	Green	Green	Green

Note: Private bins shall be labelled to identify the waste generator and site address. For private bins, AS4123.7 bin colours can be adopted.

2 ACCESS FOR USERS, COLLECTORS AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Residents shall dispose garbage via the chutes (available at each apartment level), in accordance with instructions from the chute supplier. Recyclables shall be placed into collection bins (available at apartment levels). For all other materials, residents shall transfer sorted waste directly to their Bin Stores (access via lift/stairs).

Childcare tenants shall dispose sorted waste into collection bins located within their Bin Store (if required, using a suitable trolley and the lift).

Similarly, the Operator shall maintain waste receptacles from amenity areas.

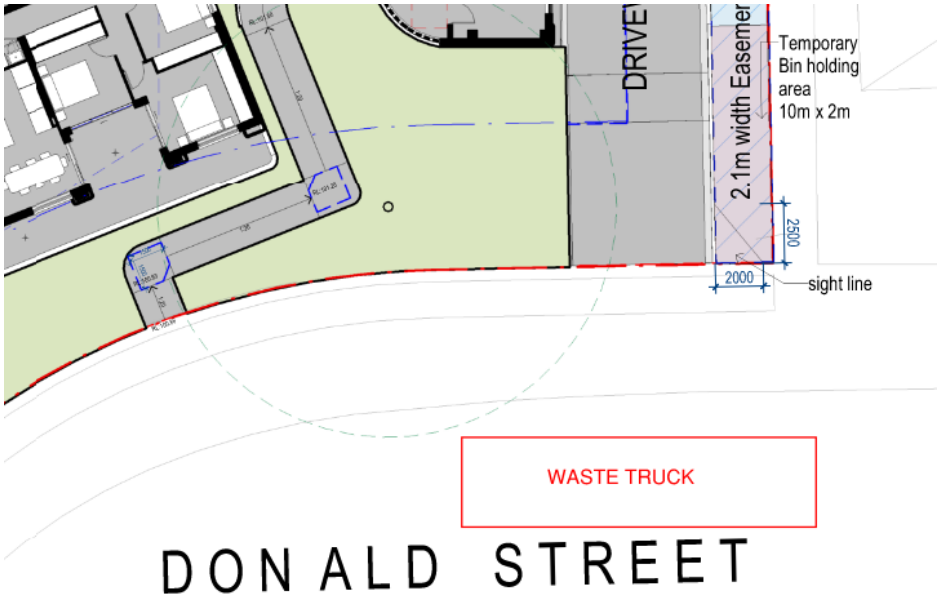
Note: The Operator shall change the bins under the chutes when full. For residential recycling collections, the Operator shall transfer full bins between the Recycling Alcoves and the Residential Bin Stores using the lift.

2.2 Collection Arrangements and Access to Waste Facilities

- Waste shall be collected on Donald street (waste truck only on Donald street, not within the basement)
- In coordination with the collection, the Operator shall transfer waste bins from the building to the Temporary Bin Holding Zone. Once collected, the Operator shall promptly move the bins back to the building.
- For bin transfers between the Bin Stores and the Bin Holding Zone, a suitable bin-tug is recommended (Operator to assess and specify - refer to Sect. 5 and 6).
- The waste collection shall be carried-out by side/rear-lift vehicles (nom. 10.5m long, 4m operational height, and 24 tonnes gross vehicle mass).
- Private waste collections (and the associated bin-placement at the Temporary Bin Holding Zone) shall occur at a different time to Council collections.

Temporary Bins holding area: Waste truck will pick up bins from Doanld street kerb side.

Note: Childcare Bins will be moved to temporary holding area in Donald street side via lift.



3 - AMENITY, LOCAL ENVIRONMENT AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- Municipal waste collections shall take place as per Council's timing/schedule.
- For private services, the waste collector shall protect the acoustic amenity by minimising noise during the collection, adhering to the NSW Protection of the Environment Operations (Noise Control) Regulation.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The Operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

3.3 Ventilation, Washing and Vermin-Prevention

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
  For chute ventilation, a fan with riser to a rooftop exhaust shall be utilised.
- Adequate vermin-proofing and tight-fitting doors.
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained). Also, impervious walls shall be provided near each chute discharge.
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the Operator shall engage a suitable contractor to wash bins in a mobile bin-wash vehicle). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.
- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute. Include a floor waste and hosecock near each chute outlet.

The Operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

Chutes, associated shafts, and discharge areas shall be sized and designed as recommended by a reputable chute manufacturer (chutes and associated equipment are proprietary items). The chute supplier shall fix safe-operating instructions to each intake-door and place a warning sign on each chute outlet.

For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Also, access to each chute outlet shall be restricted to trained personnel only (these areas shall be suitably fenced and kept locked). The Operator shall train staff and waste collectors concerning hazards associated with the chute discharge areas.

4- MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins or chute. Cardboard shall be flattened and recycling containers un- capped, drained, and rinsed prior to disposal into the appropriate bin/chute. Bagged recycling is not permitted.

Refer to Section 1.4 for all other waste streams and details of the waste system. Also, Section 2 outlines waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions Including Maintenance & Improvements

The Operator shall be responsible for managing the waste system and for developing and implementing safe operating procedures (refer to the glossary in page 2).

It shall be the responsibility of the Operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The Operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the Operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the Operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste shall be presented at the Temporary Bin Holding Zone in coordination with the collection (returning bins to the storage areas after the collection).

4.4 Communication Strategy - Arrangements for System Labelling and Ensuring Users and Staff are Aware of How to Use the System Correctly

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business- government-recycling/standard-recycling-signs
- The Operator shall publish/distribute “house rules” and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage and chute blockages, reduce littering, and achieve cleanliness).
  - Advise users/staff how to sort waste with care to minimise contamination of various waste streams.
- For user safety when disposing waste, the Operator shall develop and provide safety instructions

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

New South Wales' Waste Avoidance and Resource Recovery Act promotes waste avoidance and sets targets for increasing the recovery rate of solid waste for reuse and recycling.

The operator shall promote the observance of the above legislation and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Perusal of the EPA Website: www.epa.nsw.gov.au.
- Consideration of state's Waste Hierarchy (in order of preference): 1) waste avoidance, 2) resource recovery (reuse/recycle), and 3) waste disposal.
- Participation in council and in-house programs for waste minimisation.
- Establishment of waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s). • Any necessary statutory approval(s).

5 - Supplementary Information:

- The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.
- The Operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - Abide by all relevant OH&S legislation, regulations, and guidelines.
  - Ensure the collector's compliance with NSW WorkCover Code of Practice for Collection of Domestic Waste.
  - Address the manual handling risk for waste and bin transfers (as per the National Code of Practice for Manual Handling).
  - Observe the NSW WorkCover Code of Practice for risk assessments. Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting/disposing waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Waste/bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit waste/bin weight. Provide mechanical assistance to transfer bins
Chute discharge	Strike & debris from falling waste	PPE, staff training, and signage, maintain access restrictions. Include a suitable curtain/skirt and a locked mesh fence around the discharge zone of the chute
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuvring and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

6 – Contact information

Paramatta City Council (local Council), ph 02 9806 5050
Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149
PuraAir (odour control equipment supplier), ph 1300 972 736
FJP Safety Advisors (OH&S consultant), ph 03 9255 3660
Electrodrive (tug & trailer supplier – for bin transfers), ph 1300 934 471
Warequip (tug supplier – for bin transfers), ph 1800 337 711
Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522
Sulo MGB Australia (bin supplier), ph 1300 364 388
One Stop Garbage Shop (bin supplier), ph 03 9338 1411
ASI JD MacDonald (chute supplier), ph 03 8558 7200
Elephant's Foot (chute supplier), ph 02 9780 3500
Wastech Engineering (chute supplier), ph 1800 465 465

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies.

7 – Limitation:

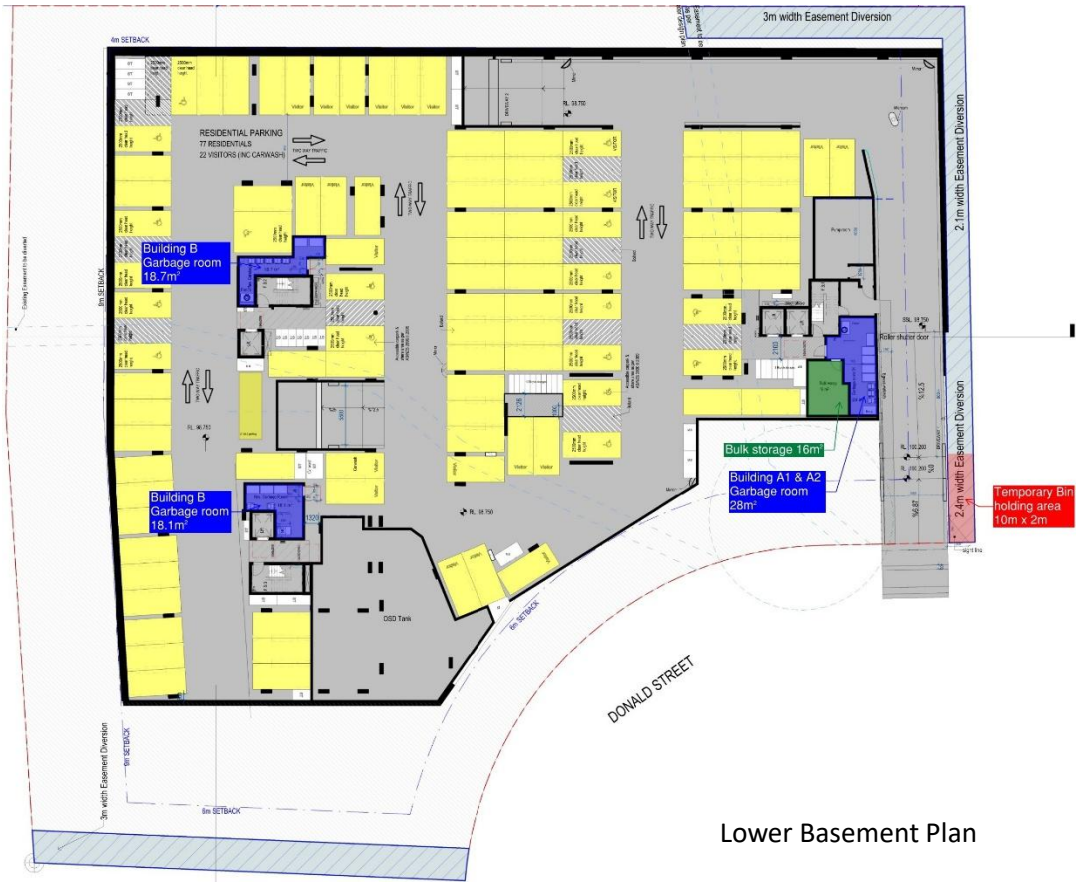
The purpose of this report is to document a Waste Management Plan, as part of a Development Application.

This report is based on the following conditions:

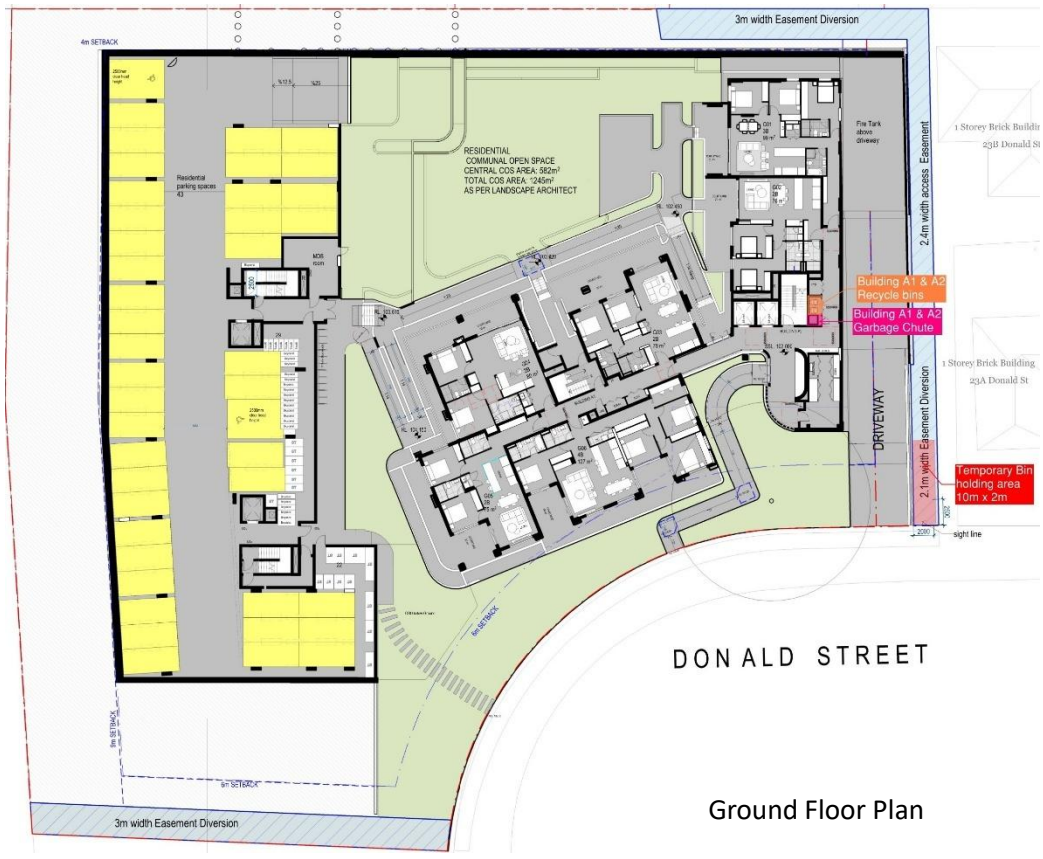
- Operational/ongoing use of the development (excludes demolition/construction phases). In particular, for occupation and fit-out phases, the Operator shall determine specific waste procedures.
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's patronage, occupancy rate, waste generation intensity, the user's disposition toward waste and recycling, and the Operator's approach to waste management. The Operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures

ARCHITECTURAL DRAWINGS:

Architectural plans (Garbage rooms, bin holding area & garbage chute locations):



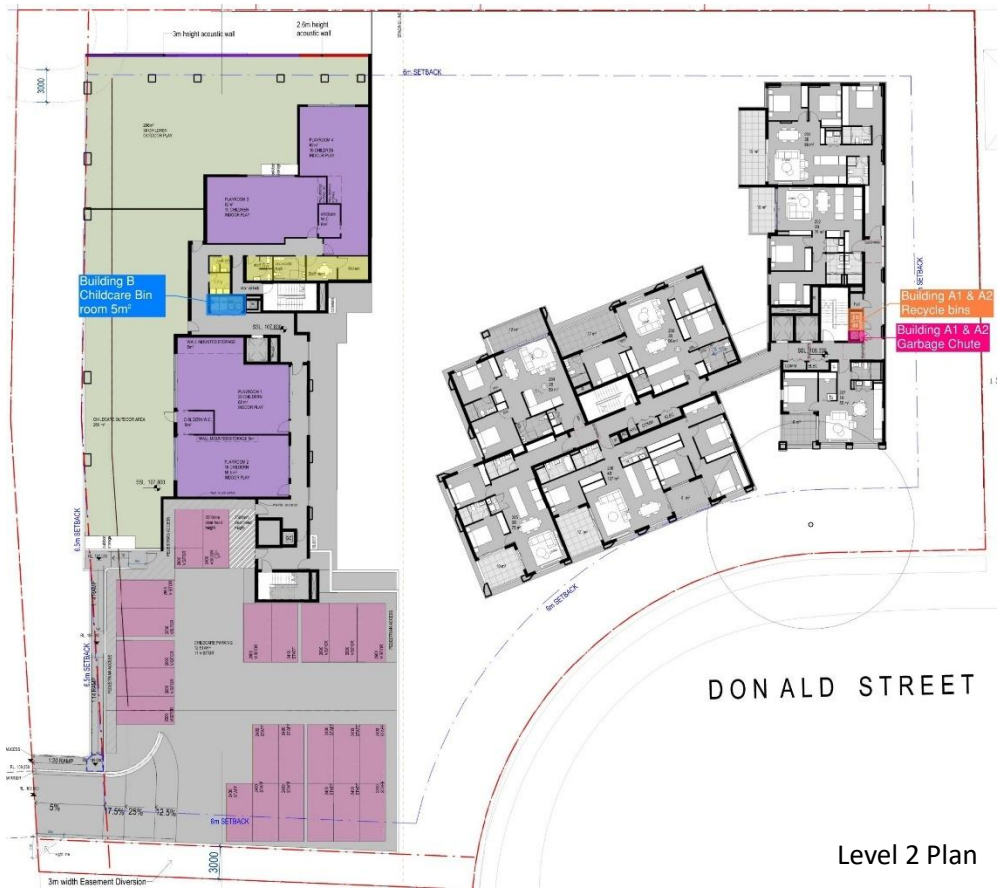
Lower Basement Plan



Ground Floor Plan

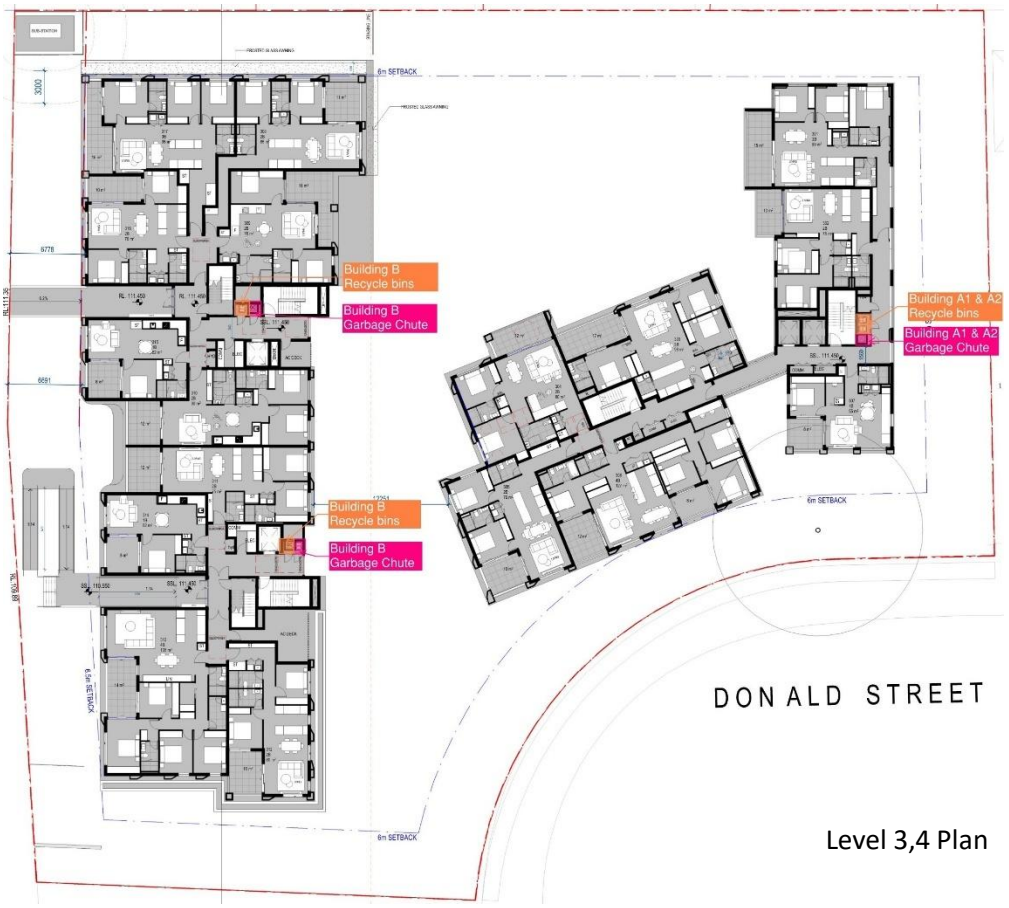
Architectural plans (Garbage rooms, bin holding area & garbage chute locations)

Level 1 Plan

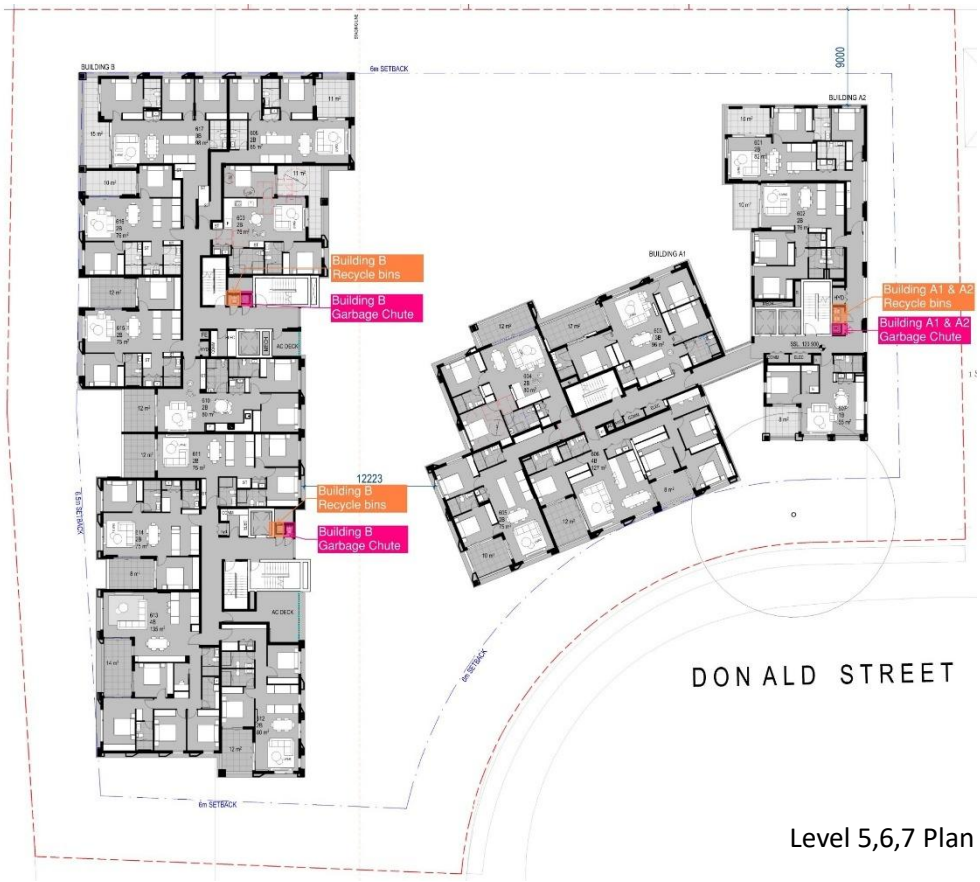


Level 2 Plan

Architectural plans (Garbage rooms, bin holding area & garbage chute locations)

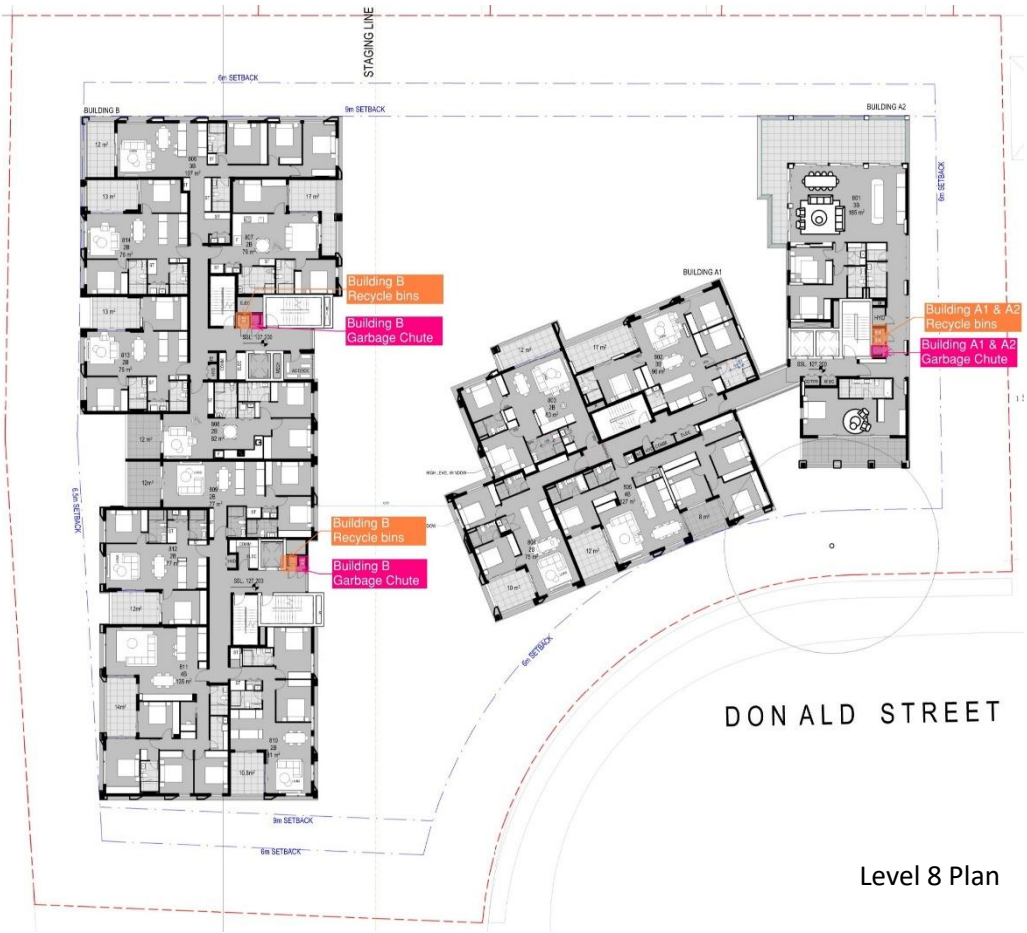


Level 3,4 Plan

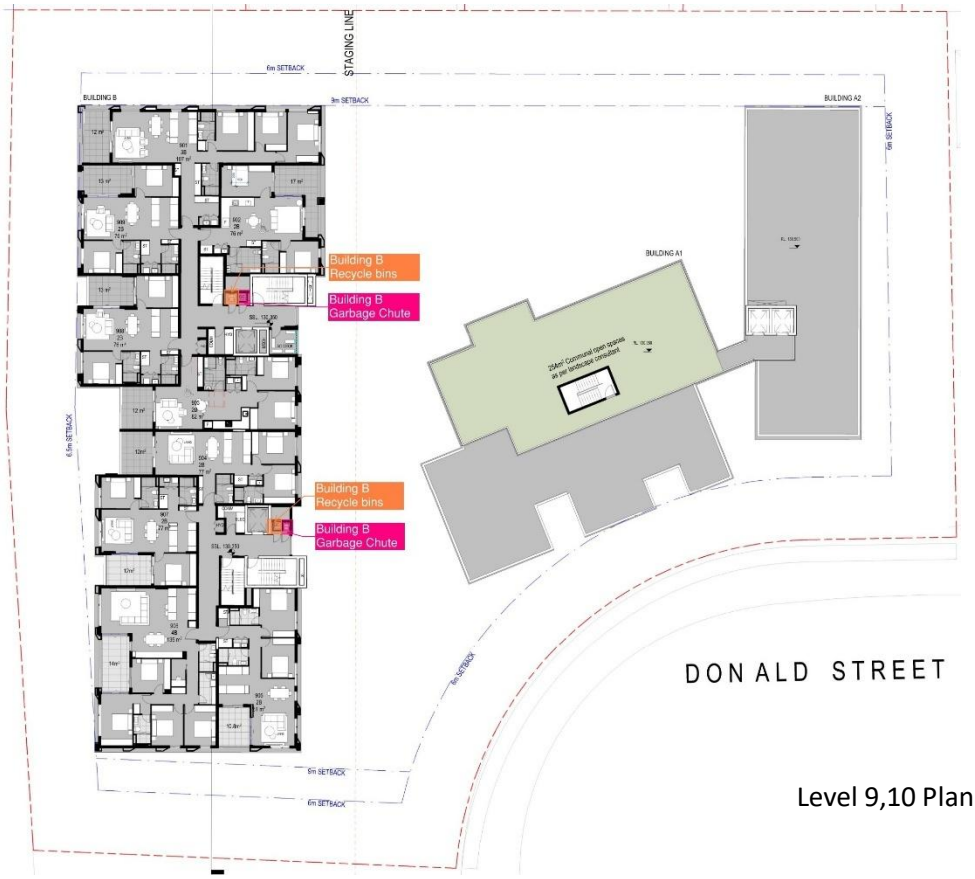


Level 5,6,7 Plan

Architectural plans (Garbage rooms, bin holding area & garbage chute locations)



Level 8 Plan



Level 9,10 Plan