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MARCH 2026

WATERLOO ESTATE SOUTH: CONCEPT WASTE MANAGEMENT PLAN FOR CONCEPT SSDA SUBMISSION



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Waterloo Estate South

Concept Waste Management Plan (for Concept SSDA Submission)

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REV	WSP REFERENCE	DATE	DETAILS
A	PS223642	28/11/2025	Draft Concept Waste Management Plan
B	PS223642	12/12/2025	Draft Concept Waste Management Plan
C	PS223642	10/02/2026	Concept Waste Management Plan
D	PS223642	18/02/2026	Concept Waste Management Plan
E	PS223642	06/03/2026	Concept Waste Management Plan
F	PS223642	31/03/2026	Concept Waste Management Plan

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TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	RELEVANT SEARS	4
1.2	THE SITE.....	5
1.3	SITE AND SURROUNDING CONTEXT	6
1.4	PROJECT VISION AND INTENDED OUTCOMES	7
1.5	PROPOSED CONCEPT SSDA.....	8
2	OPERATIONAL WASTE MANAGEMENT	9
2.1	WASTE STREAM SEPARATION.....	9
2.2	WASTE CLASSIFICATION	9
2.3	WASTE GENERATION.....	10
2.3.1	BASIS OF CALCULATIONS.....	10
2.3.2	WASTE VOLUMES	11
2.4	WASTE SYSTEMS	15
2.4.1	GENERAL WASTE, CO-MINGLED RECYCLING	15
2.4.2	PAPER / CARDBOARD	16
2.4.3	FOOD ORGANICS	16
2.4.4	BULKY WASTE	16
2.4.5	EXTENDED AND ADDITIONAL WASTE STREAMS	17
2.5	INTERNAL WASTE TRANSFER.....	17
2.6	WASTE EQUIPMENT DETAIL	19
2.7	WASTE STORAGE	23
2.8	BIN COLOUR AND SUPPLIER	29
2.9	WASTE COLLECTION	29
2.9.1	ON-SITE COLLECTIONS.....	30
3	CONSTRUCTION WASTE MANAGEMENT.....	33
3.1	CONSTRUCTION PHASE	33
3.2	WASTE SYSTEMS	34
3.2.1	HAZARDOUS MATERIALS	34
3.3	WASTE COLLECTION	35
4	ADDITIONAL INFORMATION.....	36
4.1	SIGNAGE	36
4.2	SERVICE REQUIREMENTS.....	37
4.2.1	VENTILATION	37
4.2.2	WASHING AND VERMIN PROTECTION.....	37
4.2.3	NOISE REDUCTION	37

LIST OF APPENDICES

APPENDIX A SITE LAYOUTS

APPENDIX B SWEEP PATH DIAGRAMS

APPENDIX C CITY OF SYDNEY WMP FORM

List of Tables

TABLE 1	SEARS COMPLIANCE TABLE	4
TABLE 2	LEGAL DESCRIPTION OF WATERLOO SOUTH.....	5
TABLE 3	KEY DEVELOPMENT METRICS	8
TABLE 4	WASTE STREAM SEPARATION.....	9
TABLE 5	MASTERPLAN MASS FLOOR SCHEDULE	10
TABLE 6	WASTE GENERATION RATES	11
TABLE 7	RESIDENTIAL WASTE GENERATION ASSESSMENT	12
TABLE 8	NON-RESIDENTIAL WASTE GENERATION ASSESSMENT	14
TABLE 9	COMMUNITY WASTE GENERATION ASSESSMENT.....	15
TABLE 10	EXTENDED WASTE STREAMS – EQUIPMENT AND STORAGE	17
TABLE 11	RESIDENTIAL WASTE EQUIPMENT DETAIL.....	19
TABLE 12	NON-RESIDENTIAL WASTE EQUIPMENT DETAIL	21
TABLE 13	COMMUNITY WASTE EQUIPMENT DETAIL	22
TABLE 14	INDICATIVE RESIDENTIAL WASTE STORAGE DETAIL.....	24
TABLE 15	INDICATIVE NON-RESIDENTIAL WASTE STORAGE DETAIL.....	28
TABLE 16	INDICATIVE COMMUNITY WASTE STORAGE DETAIL.....	28
TABLE 17	RESIDENTIAL WASTE COLLECTION SUMMARY	29
TABLE 18	NON-RESIDENTIAL WASTE COLLECTION SUMMARY	29
TABLE 19	COMMUNITY WASTE COLLECTION SUMMARY.....	30
TABLE 20	WASTE COLLECTION LOCATIONS: ONSITE LOADING	30
TABLE 21	WASTE COLLECTION LOCATIONS: ON-STREET LOADING	31
TABLE 22	C&D WASTE – ASPIRATIONAL STREAM SEPARATION	34

List of Figures

FIGURE 1	AERIAL VIEW OF THE WATERLOO ESTATE AND THE WATERLOO ESTATE (SOUTH) PRECINCT	6
FIGURE 2	WATERLOO ESTATE (SOUTH) PROJECT AREA.....	7
FIGURE 3	INDICATIVE WASTE TRANSFER ROUTES (VIA BASEMENT).....	18
FIGURE 4	EXAMPLE BIN TUGS.....	18

FIGURE 5	CITY OF SYDNEY WASTE SIGNAGE (OPERATIONAL WASTE)	36
FIGURE 6	EXAMPLE NSW EPA WASTE SIGNAGE (CONSTRUCTION WASTE).....	36

1 INTRODUCTION

This Waste Management Plan is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as “Waterloo South”.

In this report reference to “Homes NSW” or “the Applicant” shall also be taken to mean “New South Wales Land and Housing Corporation (LAHC)” who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to “Waterloo South” in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

The concept development is categorised as State Significant Development (SSD) as per Section 26, Schedule 1 of State Environmental Planning Policy Planning Systems 2021 (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the LAHC, with an estimated development cost (EDC) of more than \$30 million.

The concept, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Approximately 3,300 new dwellings, of which a minimum 30% will be social housing, approximately 20% will be affordable housing, and a maximum of 50% will be market housing (measured as a percentage of the total residential gross floor area).
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with non-residential uses, community uses, essential services, and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. The concept SSDA seeks development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, vehicular access points and road network, and the distribution of floor area across different land uses and residential tenure types.

A state-assessed rezoning application has also been prepared and submitted concurrently to give effect to this concept SSDA. The state-assessed rezoning application seeks amendments to the *Sydney Local Environmental Plan 2012* (SLEP 2012) and the *Waterloo Estate (South): Design Guide 2022* (2022 Design Guide) to align with the maximum building envelopes sought in this concept SSDA. Notably no additional gross floor area (GFA) or density is sought under the state-assessed rezoning application than is currently permissible on the site under the SLEP 2012.

1.1 RELEVANT SEARS

This Concept Waste Management Plan addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

Table 1 SEARs Compliance Table

SEARS Request	Response / Location in Report
15. Waste Management	
<i>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</i>	Section 2
<i>Identify the indicative servicing arrangements for the site.</i>	Section 2.9, Section 3.3

1.2 THE SITE

The Waterloo South Precinct Area comprises approximately 123,149m² across 10 street blocks in the City of Sydney Local Government Area (LGA), generally bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets. The Waterloo South site area, excluding any privately owned properties within the Waterloo South Precinct Area, comprises approximately 114,822m², or just over 93 per cent of the land within the Precinct Area. The legal description of Waterloo South Precinct Area is detailed in Table 2.

Table 2 Legal Description of Waterloo South

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land that does not form a part of the concept SSDA)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1-20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213-215 Cope Street, Waterloo	Lot 2 DP 217386

1.3 SITE AND SURROUNDING CONTEXT

The suburb of Waterloo is located within the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader Waterloo Estate, which comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

The Waterloo South Precinct Area is predominantly owned by LAHC, however, as outlined in Table 2, the site, the subject of this report, excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in Figure 1. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

As shown in Figure 1, surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and Over Station Development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, including Redfern Station, Green Square Station, and Waterloo Metro Station, all of which are within walking distance of Waterloo South.

Figure 1 Aerial view of the Waterloo Estate and the Waterloo Estate (South) Precinct



Source: Six Maps, modified by Beam Planning

Figure 2 Waterloo Estate (South) Project Area



Source: SJB

1.4 PROJECT VISION AND INTENDED OUTCOMES

The vision for the site is to create a unique and vibrant mixed-tenure housing precinct that supports the needs of the community and delivers much needed housing in response to National and State Government priorities.

The Vision is:

To create a new and unique urban village on the Project Land (Gadigal Land) which: delivers new homes, community places and green spaces with diverse housing choice and amenity; prioritises the health and wellbeing of residents; and offers an authentic sense of place and mixed and more sustainable local and mixed communities.

The proposed redevelopment seeks to respond to this Vision by creating a unique and vibrant neighbourhood that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community uses with housing and employment uses will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

1.5 PROPOSED CONCEPT SSDA

The concept SSDA seeks concept approval in accordance with section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the comprehensive redevelopment of the Waterloo South site. The concept proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within Waterloo South. It will seek concept development consent for key planning metrics for the precinct as generally described in Table 3 (indicative figures).

Table 3 Key Development Metrics

Descriptor	Project Detail
Project Area	- Waterloo South has a developable site area of 114,822sqm / 11.5ha - The broader Waterloo South Precinct Area, which includes all LAHC owned and privately owned properties and roads within the precinct, has a site area of 123,149sqm / 12.3ha
Project Description	- Maximum building envelopes, including maximum building heights, street-wall heights and setbacks. - Distribution of gross floor area (GFA) across the Waterloo South development blocks. - Indicative allocation of floor space between social housing, affordable housing, community uses and other non-residential uses across the Waterloo South Precinct Area. - Loading, vehicular, pedestrian, and active transport access arrangements. - Public domain upgrades and new public domain and publicly accessible areas. - Indicative subdivision plan, staging plan and delivery sequencing for development. - Approval of the following management plans and strategies to inform future stages of the development: - Updated Design Excellence Strategy - Designing with Country Strategy - Preliminary Public Art Strategy - Contamination Strategy - Flood Management Strategy - Stormwater Management and Drainage Strategy - ESD Strategy - Strategies for utilities and service provision including service infrastructure lead-in enabling works - Tree Retention Strategy
Land Uses	Residential - Social housing: no less than 30% of residential GFA - Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50% market housing) - Market housing: no greater than 50% of residential GFA Non residential - A total of 15,000m² of GFA of which at least 5,000m² of GFA is to be delivered as “Community Uses” which can include childcare, health and education or community facilities.
Gross Floor Area	Up to 282,485m ²
Building Heights	Between 2 and 33 storeys
Car Parking	Approximately 1,500 spaces (across all land uses), excluding on-street car parking spaces
Staging/ Phasing	The indicative staging of the redevelopment is outlined in the concept SSDA. It is expected that the redevelopment will occur in seven (7) stages (inclusive of the delivery of the large park on Block 1).

2 OPERATIONAL WASTE MANAGEMENT

2.1 WASTE STREAM SEPARATION

Each building of the precinct will be provided with a system that ensures ease of waste separation, allowing for maximum diversion from landfill.

Expected waste stream separation according to development use is summarised below. Streams are categorised as either “core”, “extended”, or “additional”:

- “Core” streams will be included at minimum within the uses as nominated and collected under a routine scheduled arrangement;
- “Extended” streams will be incorporated into design and collected on an as-required basis once storage area capacities are reached
- “Additional” streams will be managed according to specific tenancy requirements on a case-by-case basis.

Table 4 Waste Stream Separation

Waste Stream	Classification	Waste Stream Separation		
		Residential	Non-Residential	Community
General Waste	Core	✓	✓	✓
Comingled Recycling	Core	✓	✓	✓
Paper / Cardboard	Core		✓	
Food Organics	Core		✓	
Bulky Waste	Core	✓	✓	✓
Electronics	Extended	✓	✓	✓
Textiles	Extended	✓		
Secure Paper	Additional		✓	✓
Pallets	Additional		✓	
Shrink Wrap	Additional		✓	

* Organics (FOGO) may be reviewed if Council policies are modified in the future (refer Section 2.4.3)

2.2 WASTE CLASSIFICATION

In accordance with the NSW EPA document *Waste Classification Guidelines* (2014), General Waste and food organics volumes will generally be treated as **general solid waste (putrescible)**, and all other volumes (co-mingled recycling, paper/cardboard, bulky waste, etc.) as **general solid waste (non-putrescible)**.

Whilst intact electronics (including fluorescent tubes, batteries, and mobile phones) can generally be treated as **general solid waste (non-putrescible)**, once broken these materials are often re-classified as **hazardous waste** due to chemical leakage. Any broken electronics will be classified on a case-by-case basis, with any ensuring hazardous waste volumes treated as separate volumes in accordance with proper handling protocols.

Each waste category will be managed, stored, and collected in accordance with appropriate standards. Storage areas will only be accessible by authorised personnel.

2.3 WASTE GENERATION

2.3.1 BASIS OF CALCULATIONS

A summary of the indicative residential and non-residential land use distribution proposed across the site is provided in Table 5 below. The number of dwellings and gross floor area (GFA) listed has formed the basis of the waste volume calculations as shown.

Table 5 Masterplan Mass Floor Schedule

Block	Residential (No. Dwellings)				Non-Residential (GFA, m ²)		
	Social	Affordable	Market	Total	Non Residential	Community Uses	Total
2B and 2C	-	-	-	-	319	1,711	2,030
2D	94	-	-	94			
BLOCK 2	94	-	-	94	319	1,711	2,030
3A	-	232	-	232	2,552	-	2,552
3B	-	174	-	174			
BLOCK 3	-	406	-	406	2,552	-	2,552
4B	42	-	-	42	824	1,508	2,332
4C	57	-	203	260			
BLOCK 4	99	-	203	302	824	1,508	2,332
5A	34	-	183	217	-	-	-
BLOCK 5	34	-	183	217	-	-	-
6A	237	-	-	237	-	-	-
BLOCK 6	237	-	-	237	-	-	-
7A	-	-	254	254	-	-	-
7B	-	214	-	214			
BLOCK 7	-	214	254	468	-	-	-
8A	177	-	289	466	1,683	1,196	2,879
8B	-	74	-	74			
8C	69	-	-	69			
8D	-	-	-	-			
BLOCK 8	246	74	289	609	1,683	1,196	2,879
9A	-	-	324	324	3,107	600	3,707
9B	174	-	-	174			
BLOCK 9	174	-	324	498	3,107	600	3,707
10A	-	-	309	309	1,525	-	1,525
10B	189	-	-	189			
BLOCK 10	189	-	309	498	1,525	-	1,525

2.3.2 WASTE VOLUMES

Waste generation rates are shown in Table 6. All generation rates as shown have been adapted from the City of Sydney document *Guidelines for waste management in new developments* (2019).

Table 6 Waste Generation Rates

Use	Metric	Waste Generation Rates			
		General Waste	Co-mingled	Paper / Cardboard	Organics
Residential Dwelling (Market)	L/dwelling/week	120	120	-	-
Residential Dwelling (Social)	L/dwelling/week	120	120	-	-
Residential Dwelling (Affordable)	L/dwelling/week	120	120	-	-
Non-Residential Retail: F&B	L/100m ² /week	700	1,000	2,500	700
Non-Residential Retail: Retail (goods)	L/100m ² /week	210	100	1,300	-
Non-Residential Retail: Other (community and creative spaces)	L/100m ² /week	75	39	86	25
Non-Residential Community (Community / VPA / Mixed Use)	L/100m ² /week	75	125	-	-

A **preliminary** waste generation assessment (per the Environmental Impact Statement Schedule as noted above) is provided in Table 7 through Table 9 over the coming pages.

Note that the below preliminary waste generation assessment is presented as a **highly** indicative estimate for initial reference. As per direction from the project team, waste volumes have been calculated under the following assumptions

- **Residential:** Each residential apartment to generate the same amount of waste regardless of type, in accordance with City of Sydney requirements.
- **Non-Residential (Retail):** Non-residential (retail) uses have been assumed to be provided as:
 - Approximately 40% food & beverage (F&B)
 - Approximately 40% retail
 - Approximately 20% Other (creative spaces)
- **Community uses including VPA buildings:** Community uses (including childcare, health and education uses), VPA and mixed-use facilities to generate a waste profile akin to an office. These collective uses are referred to as general **‘Community’** use throughout this report.

The above assumptions are intended to provide a general estimate of the **magnitude** of waste expected to be generated across the precinct, and are **not** intended to reflect the specific development profile of any given block or the cumulative allocation of Non-Residential uses throughout the precinct. Detailed waste generation assessments will be provided per block as design further develops.

Table 7 Residential Waste Generation Assessment

RESIDENTIAL WASTE GENERATION ASSESSMENT					
Block	Building	Dwelling Type	No. Dwellings	Waste Volume (L/week)	
				Garbage	Recycling
Block 2	2B	Social	-	-	-
	2B	Affordable	-	-	-
	2B	Market	-	-	-
	Subtotal – Block 2B		-	-	-
	2D	Social	94	11,280	11,280
	2D	Affordable	-	-	-
	2D	Market	-	-	-
	Subtotal – Block 2D		94	11,280	11,280
SUBTOTAL – BLOCK 2			94	11,280	11,280
Block 3	3A	Social	-	-	-
	3A	Affordable	232	27,840	27,840
	3A	Market	-	-	-
	Subtotal – Block 3A		232	27,840	27,840
	3B	Social	-	-	-
	3B	Affordable	174	20,880	20,880
	3B	Market	-	-	-
	Subtotal – Block 3B		174	20,880	20,880
SUBTOTAL – BLOCK 3			406	48,720	48,720
Block 4	4B	Social	42	5,040	5,040
	4B	Affordable	-	-	-
	4B	Market	-	-	-
	Subtotal – Block 4B		42	5,040	5,040
	4C	Social	57	6,840	6,840
	4C	Affordable	-	-	-
	4C	Market	203	24,360	24,360
	Subtotal – Block 4C		260	31,200	31,200
SUBTOTAL – BLOCK 4			302	36,240	36,240
Block 5	5A	Social	34	4,080	4,080
	5A	Affordable	-	-	-
	5A	Market	183	21,960	21,960
	Subtotal – Block 5A		217	26,040	26,040
SUBTOTAL – BLOCK 5			217	26,040	26,040

RESIDENTIAL WASTE GENERATION ASSESSMENT					
Block	Building	Dwelling Type	No. Dwellings	Waste Volume (L/week)	
				Garbage	Recycling
Block 6	6A	Social	237	28,440	28,440
	6A	Affordable	-	-	-
	6A	Market	-	-	-
	Subtotal – Block 6A		237	28,440	28,440
SUBTOTAL – BLOCK 6			237	28,440	28,440
Block 7	7A	Social	-	-	-
	7A	Affordable	-	-	-
	7A	Market	254	30,480	30,480
	Subtotal – Block 7A		254	30,480	30,480
	7B	Social	-	-	-
	7B	Affordable	214	25,680	25,680
	7B	Market	-	-	-
	Subtotal – Block 7B		214	25,680	25,680
SUBTOTAL – BLOCK 7			468	56,160	56,160
Block 8	8A	Social	177	21,240	21,240
	8A	Affordable	-	-	-
	8A	Market	289	34,680	34,680
	Subtotal – Block 8A		466	55,920	55,920
	8B	Social	-	-	-
	8B	Affordable	74	8,880	8,880
	8B	Market	-	-	-
	Subtotal – Block 8B		74	8,880	8,880
	8C	Social	69	8,280	8,280
	8C	Affordable	-	-	-
	8C	Market	-	-	-
	Subtotal – Block 8C		69	8,280	8,280
	8D	Social	-	-	-
	8D	Affordable	-	-	-
	8D	Market	-	-	-
	Subtotal – Block 8D		-	-	-
SUBTOTAL – BLOCK 8			609	73,080	73,080
Block 9	9A	Social	-	-	-
	9A	Affordable	-	-	-

RESIDENTIAL WASTE GENERATION ASSESSMENT					
Block	Building	Dwelling Type	No. Dwellings	Waste Volume (L/week)	
				Garbage	Recycling
	9A	Market	324	38,880	38,880
	Subtotal – Block 9A		324	38,880	38,880
	9B	Social	174	20,880	20,880
	9B	Affordable	-	-	-
	9B	Market	-	-	-
	Subtotal – Block 9B		174	20,880	20,880
SUBTOTAL – BLOCK 9			498	59,760	59,760
Block 10	10A	Social	-	-	-
	10A	Affordable	-	-	-
	10A	Market	309	37,080	37,080
	Subtotal – Block 10A		309	37,080	37,080
	10B	Social	189	22,680	22,680
	10B	Affordable	-	-	-
	10B	Market	-	-	-
	Subtotal – Block 10B		189	22,680	22,680
SUBTOTAL – BLOCK 10			498	59,760	59,760
GRAND TOTAL				399,480	399,480

Table 8 Non-Residential (Retail) Waste Generation Assessment

NON-RESIDENTIAL (RETAIL) WASTE GENERATION ASSESSMENT					
Block	Non-Residential GFA	Waste Volume (L/week)			
		Garbage	Recycling	Cardboard	Organics
Block 2	319m ²	1,209	1,429	4,904	909
Block 3	2,552m ²	9,673	11,428	39,229	7,274
Block 4	824m ²	3,123	3,690	12,667	2,348
Block 5	-	-	-	-	-
Block 6	-	-	-	-	-
Block 7	-	-	-	-	-
Block 8	1,683m ²	6,378	7,536	25,871	4,796
Block 9	3,107m ²	11,776	13,913	47,760	8,855
Block 10	1,525m ²	5,780	6,829	23,442	4,346
GRAND TOTAL		37,939	44,825	153,873	28,528

Table 9 Community Waste Generation Assessment

COMMUNITY WASTE GENERATION ASSESSMENT			
Block	Community Uses GFA	Waste Volume (L/week)	
		Garbage	Recycling
Block 2	1,711m ²	1,283	2,139
Block 3	-	-	-
Block 4	1,508m ²	2,262	3,770
Block 5	-	-	-
Block 6	-	-	-
Block 7	-	-	-
Block 8	1,196m ²	897	1,495
Block 9	600m ²	450	750
Block 10	-	-	-
GRAND TOTAL		4,892	8,154

2.4 WASTE SYSTEMS

2.4.1 GENERAL WASTE, CO-MINGLED RECYCLING

RESIDENTIAL

Regardless of dwelling type (social, affordable, or market), each dwelling shall have provision for plastic bins for the temporary holding of garbage and commingled recyclables. Building management will not provide any such bins.

Residents will dispose of waste from these bins through any of the following means:

Social Housing, Affordable Housing:

- A **Social Housing Waste Rooms** and **Affordable Housing Waste Rooms** will be provided per building, fitted with a number of drop off bins (expected to be either 240L or 660L in size, depending on operator preference and access requirements) for residential use. Residents will be provided direct access to these residential waste rooms to dispose of waste as required.
 - Note that waste chutes have not been specified for Social Housing nor Affordable Housing use in accordance with the housing operator design briefs, however this may be subject to change pending any changes to the operator design briefs. The use of waste chutes will be assessed on a case by case basis as detailed design of each block progresses.
- Facilities management will be responsible for decanting waste from any 240L or 660L bins located in these residential waste rooms into larger 1100L bins located in a separate **Residential Waste Holding Room** (located in the relevant loading dock), intended for collection by CoS. Bin lifters will be provided within the Residential Waste Holding Rooms to facilitate the safe lifting of bins.

Market Housing:

- Each building featuring market housing will be fitted with a set of dual chutes. Residents throughout the development will dispose of waste using these provided dual chute systems as appropriate, with each set to contain one chute dedicated to garbage and another dedicated to co-mingled recycling.
- A **Market Housing Waste Room** will be provided per building in which the dual chutes will terminate. Dual chutes will terminate within 1100L bins intended for collection.
- Bin changeover units and/or in-chute compactors may be further provided at the chute termination points to assist with operations. Specific equipment fitout per block is subject to ongoing design development.

- Facilities management will be responsible for rotating bins beneath the waste chutes on an as-required basis.

NON-RESIDENTIAL, COMMUNITY

Each non-residential and community space shall have provision for plastic-lined general waste and co-mingled recycling bins for the temporary holding of waste, the size and position of which will be subject to the operational preference and internal fitout of each individual tenancy. Each individual tenancy will be responsible for the respective purchase and installation of any bins intended for the temporary holding of waste. Building management will not provide any such bins.

A **Non-Residential Waste Room** (or several rooms, depending on the non-residential makeup) and **Community Waste Room** will be provided per building, fitted with a number of drop off bins (expected to typically be 1100L for non-residential use and 240L for community use, depending on the extent of offering per block and access requirements) for non-residential and community use. Non-residential and community tenants will be provided direct access to these rooms to dispose of waste as required.

2.4.2 PAPER / CARDBOARD

NON-RESIDENTIAL

Depending on the extent of non-residential offering per block, **Non-Residential Waste Rooms** will be further fitted with a cardboard baler and/or paper/cardboard drop off bins. Cardboard volume will generally be managed in a manner akin to commingled recycling as part of day-to-day operations.

Baler use will be limited to trained staff only.

2.4.3 FOOD ORGANICS

RESIDENTIAL

Whilst FOGO is not currently required under City of Sydney's Guidelines for waste management in new developments (2019) for new multi-unit developments, it is noted that this policy may be modified in the future.

Should City of Sydney's standard collection service change under future conditions, opportunities to further provide an additional FOGO waste stream to residents will be explored. Under such a scenario, separate FOGO drop off bins will be provided within each residential block for the further separation of organics. Drop off bins will be provided within spaces readily accessible by residents (bulky waste store, carpark, drop off rooms, etc.), with drop off bins limited to 240L in size or smaller.

Note that any potential uptake in residential FOGO will result in a reduction in garbage bins, as organics volumes are removed from the garbage stream. During collection periods, the area occupied by garbage bins will instead be replaced by FOGO bins, and will not require any modification to waste collection staging areas (refer Section 2.9).

NON-RESIDENTIAL

Depending on the extent of non-residential offering per block, **Non-Residential Waste Rooms** will be further fitted with 240L organics drop off bins. Organics volumes will generally be managed in a manner akin to garbage as part of day-to-day operations.

2.4.4 BULKY WASTE

RESIDENTIAL

A **Residential Bulky Waste Store** will be provided per building for the disposal of bulky waste. Bulky waste rooms will be located in close proximity to lift cores where possible. Bulky waste will be transferred from the upper levels via the

lift(s), with facilities management assistance as deemed necessary and at the discretion of the Community Housing Providers to assist with and supervise the transfer of residential bulky waste.

Residential bulky waste stores will be sized according in accordance with the City of Sydney requirements.

NON-RESIDENTIAL, COMMUNITY

Bulky waste spaces will be further incorporated into each **Non-Residential Waste Room** and **Community Waste Room** as appropriate.

2.4.5 EXTENDED AND ADDITIONAL WASTE STREAMS

Table 10 below describes the general systems for the extended and additional waste streams expected across the precinct.

The extent in which extended waste streams are separated and managed throughout the site will be subject to operational preferences.

Table 10 Extended Waste Streams – Equipment and Storage

Waste Stream	Storage Method	Area / Equipment to be Provided
Electronics	Residential: Large e-waste items (screens, monitors, refrigerators, etc.) to be disposed of and collected alongside bulky waste. A 240L / 660L e-waste bin to otherwise be incorporated into each bulky waste store for the disposal of smaller e-waste goods (such as phones and computer keyboards).	240L / 660L drop off bins within bulky waste rooms provided by a Private Supplier
	Non-Residential, Community: Large e-waste items to be disposed of and collected alongside bulky waste. Smaller items to generally stored within a series of smaller bins near printer areas, office, or reception areas.	Small e-waste bins provided by tenant as part of fitout.
Textiles	Residential: 240L / 660L textile bins (or similar) will be provided throughout the precinct for the disposal of high-quality charitable goods such as clothing or sporting goods, provided within readily accessible locations (lobby, carpark, etc.).	240L / 660L drop off bins within communal spaces provided by a Private Supplier
Secure Paper	Non-Residential, Community: Office / administrative areas may be furnished with secure paper bins as deemed appropriate. Generally stored in a 240L bin near printer area or reception.	240L bins incorporated into print/copy rooms provided by a Private Supplier
Pallets	Non-Residential: Temporary pallet storage area to be incorporated into tenancy back of house (BoH).	Pallet storage (as loose volumes; no bins required) incorporated into tenancy BoH
Soft Plastics	Non-Residential: Soft plastics equipment (drop off bins, bags, racks, etc.) to be incorporated into tenancy back of house (BoH). If soft plastics volumes are significant, a baler may be considered to manage volumes.	Soft plastics equipment incorporated into tenancy BoH provided by a Private Supplier

2.5 INTERNAL WASTE TRANSFER

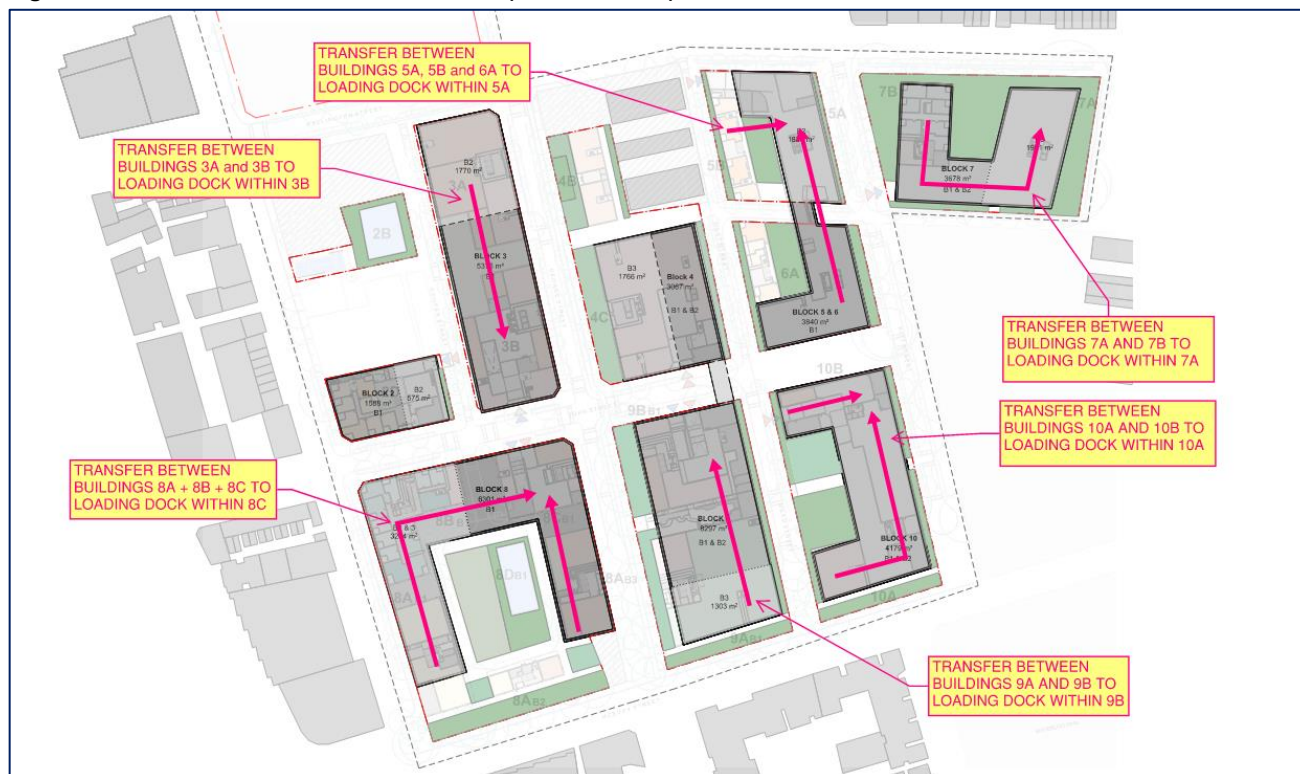
All waste transfer paths are to be exclusively within the precinct boundary and will not require cleaners/tenants to exit the precinct boundary to perform operations. Transfer routes for waste collections will not include stairs, and will not include gradients greater than 1:14 where reasonably possible. Transfer of waste between levels will be undertaken via goods lifts where available, otherwise standard passenger lifts will be used.

Noting the scale of the precinct development, there will be several instances in which a single loading dock will be shared between multiple buildings and tenures to facilitate waste collection (refer Section 2.9). Facilities management will be responsible for transferring bins between buildings as necessary, with transfer routes to be undertaken outside of

the public realm wherever possible (i.e. across basement level carpark where available) and transfer times outside of peak activity periods to avoid interaction with residents / visitors (i.e. transfers at early morning or late night).

An **indicative** representation of waste transfer requirements across the basement level is provided in Figure 3 below. Detailed waste transfer route assessments will be conducted per block and tenure as design further develops with a view to minimise long transfer routes and associated operational costs.

Figure 3 Indicative Waste Transfer Routes (via Basement)



Mechanical bin tugs will be used to assist in the transfer of bins over significant distances across the site. All transfers are to be undertaken by facilities management outside of peak operating periods to minimise any potential conflict with vehicle movements throughout the carpark.

Figure 4 Example Bin Tugs



Handheld unit



Ride-on unit

2.6 WASTE EQUIPMENT DETAIL

Table 11 through Table 13 outline the equipment sizes and collection frequencies for the development.

The below bin quantities are intended to provide a general estimate of the **magnitude** of waste equipment expected throughout the precinct to manage potential volumes, and is **not** intended to reflect actual precinct fitout. Specific waste equipment will be provided according to the individual offerings of each block, to be refined as design further develops.

As to minimise the extent of garbage bin requirement across the site, the below residential waste equipment assessment assumes that each garbage chute provided within the Market Housing will be further fitted with an in-chute compactor unit, **as highlighted in yellow** in Table 11 below. As per industry standard, a compaction ratio of 2:1 has been assumed for these units. Noting that these units are not well suited to recycling, the use of at-chute compactors will be limited to garbage only.

As per industry standard, a compaction ratio of 5:1 has been assumed for all cardboard balers throughout the precinct, **as highlighted in blue** in Table 12 below. WSP understands that higher ratios can be achieved under certain conditions.

Table 11 Residential Waste Equipment Detail

RESIDENTIAL WASTE EQUIPMENT							
Waste Stream	Building	Waste Source (Resi. Type)	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
Garbage	2D	Social	nil	4 x1100L	3	13,200L	11,280L
	Subtotal – Block 2 Garbage Bins			4 x1100L	3	13,200L	11,280L
	3A	Affordable	nil	9 x1100L	3	29,700L	27,840L
	3B	Affordable	nil	7 x1100L	3	23,100L	20,880L
	Subtotal – Block 3 Garbage Bins			16 x1100L	3	52,800L	48,720L
	4B	Social	nil	2 x1100L	3	6,600L	5,040L
	4C	Social	nil	3 x1100L	3	9,900L	6,840L
	4C	Market	2:1	4 x1100L	3	26,400L	24,360L
	Subtotal – Block 4 Garbage Bins			9 x1100L	3	42,900L	36,240L
	5A	Social	nil	2 x1100L	3	6,600L	4,080L
	5A	Market	2:1	4 x1100L	3	26,400L	21,960L
	Subtotal – Block 5 Garbage Bins			6 x1100L	3	33,000L	26,040L
	6A	Social	nil	9 x1100L	3	29,700L	28,440L
	Subtotal – Block 6 Garbage Bins			9 x1100L	3	29,700L	28,440L
	7A	Market	2:1	5 x1100L	3	33,000L	30,480L
	7B	Affordable	nil	8 x1100L	3	26,400L	25,680L
	Subtotal – Block 7 Garbage Bins			13 x1100L	3	59,400L	56,160L
	8A	Social	nil	7 x1100L	3	23,100L	21,240L
	8A	Market	2:1	6 x1100L	3	39,600L	34,680L

RESIDENTIAL WASTE EQUIPMENT							
Waste Stream	Building	Waste Source (Resi. Type)	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
	8B	Affordable	nil	3 x1100L	3	9,900L	8,880L
	8C	Social	nil	3 x1100L	3	9,900L	8,280L
	Subtotal – Block 8 Garbage Bins			19 x1100L	3	82,500L	73,080L
	9A	Market	2:1	7 x1100L	3	46,200L	38,880L
	9B	Social	nil	6 x1100L	3	19,800L	20,880L
	Subtotal – Block 9 Garbage Bins			13 x1100L	3	66,000L	59,760L
	10A	Market	2:1	6 x1100L	3	39,600L	37,080L
	10B	Social	nil	8 x1100L	3	26,400L	22,680L
	Subtotal – Block 10 Garbage Bins			14 x1100L	3	66,000L	59,760L
TOTAL – RESIDENTIAL GARBAGE BINS				102 x1100L	3	438,900	399,480
Recycling	2D	Social	nil	6 x1100L	2	13,200L	11,280L
	Subtotal – Block 2 Recycling Bins			6 x1100L	2	13,200L	11,280L
	3A	Affordable	nil	13 x1100L	2	28,600L	27,840L
	3B	Affordable	nil	10 x1100L	2	22,000L	20,880L
	Subtotal – Block 3 Recycling Bins			23 x1100L	2	50,600L	48,720L
	4B	Social	nil	3 x1100L	2	6,600L	5,040L
	4C	Social	nil	4 x1100L	2	8,800L	6,840L
	4C	Market	nil	11 x1100L	2	24,200L	24,360L
	Subtotal – Block 4 Recycling Bins			18 x1100L	2	39,600L	36,240L
	5A	Social	nil	2 x1100L	2	4,400L	4,080L
	5A	Market	nil	11 x1100L	2	24,200L	21,960L
	Subtotal – Block 5 Recycling Bins			13 x1100L	2	28,600L	26,040L
	6A	Social	nil	14 x1100L	2	30,800L	28,440L
	Subtotal – Block 6 Recycling Bins			14 x1100L	2	30,800L	28,440L
	7A	Market	nil	15 x1100L	2	33,000L	30,480L
	7B	Affordable	nil	12 x1100L	2	26,400L	25,680L
	Subtotal – Block 7 Recycling Bins			27 x1100L	2	59,400L	56,160L
	8A	Social	nil	10 x1100L	2	22,000L	21,240L
	8A	Market	nil	16 x1100L	2	35,200L	34,680L
	8B	Affordable	nil	5 x1100L	2	11,000L	8,880L
	8C	Social	nil	4 x1100L	2	8,800L	8,280L
	Subtotal – Block 8 Recycling Bins			35 x1100L	2	77,000L	73,080L
	9A	Market	nil	19 x1100L	2	41,800L	38,880L

RESIDENTIAL WASTE EQUIPMENT							
Waste Stream	Building	Waste Source (Resi. Type)	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
	9B	Social	nil	9 x1100L	2	19,800L	20,880L
	Subtotal – Block 9 Recycling Bins			28 x1100L	2	61,600L	59,760L
	10A	Market	nil	17 x1100L	2	37,400L	37,080L
	10B	Social	nil	11 x1100L	2	24,200L	22,680L
	Subtotal – Block 10 Recycling Bins			28 x1100L	2	61,600L	59,760L
TOTAL – RESIDENTIAL RECYCLING BINS				190 x1100L	3	418,000	399,480

Table 12 Non-Residential (Retail) Waste Equipment Detail

NON-RESIDENTIAL (RETAIL) WASTE EQUIPMENT							
Waste Stream	Block	Waste Source	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
Garbage	2	Non. Resi	nil	1 x1100L	2	2,200	1,209
	3	Non. Resi	nil	3 x1100L	3	9,900	9,673
	4	Non. Resi	nil	1 x1100L	3	3,300	3,123
	8	Non. Resi	nil	2 x1100L	3	6,600	6,378
	9	Non. Resi	nil	4 x1100L	3	13,200	11,776
	10	Non. Resi	nil	2 x1100L	3	6,600	5,780
TOTAL – NON-RESIDENTIAL GARBAGE BINS				13 x1100L	3	41,800	37,939
Recycling	2	Non. Resi	nil	1 x1100L	2	2,200	1,429
	3	Non. Resi	nil	4 x1100L	3	13,200	11,428
	4	Non. Resi	nil	2 x1100L	3	6,600	3,690
	8	Non. Resi	nil	3 x1100L	3	9,900	7,536
	9	Non. Resi	nil	5 x1100L	3	16,500	13,913
	10	Non. Resi	nil	3 x1100L	3	9,900	6,829
TOTAL – NON-RESIDENTIAL RECYCLING BINS				18 x1100L	3	58,300	44,825
Cardboard	2	Non. Resi	5:1	2x Bales	1	5,600	4,904
	3	Non. Resi	5:1	5x Bales	3	42,000	39,229
	4	Non. Resi	5:1	2x Bales	3	16,800	12,667
	8	Non. Resi	5:1	4x Bales	3	33,600	25,871
	9	Non. Resi	5:1	6x Bales	3	50,400	47,760
	10	Non. Resi	5:1	3x Bales	3	25,200	23,442
TOTAL – NON-RESIDENTIAL CARDBOARD BALES*				22x Bales	3	173,600	153,873
Organics	2	Non. Resi	nil	2x 240L	3	1,440	909
	3	Non. Resi	nil	11x 240L	3	7,920	7,274

NON-RESIDENTIAL (RETAIL) WASTE EQUIPMENT							
Waste Stream	Block	Waste Source	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
	4	Non. Resi	nil	4x 240L	3	2,880	2,348
	8	Non. Resi	nil	7x 240L	3	5,040	4,796
	9	Non. Resi	nil	13x 240L	3	9,360	8,855
	10	Non. Resi	nil	7x 240L	3	5,040	4,346
TOTAL – NON-RESIDENTIAL ORGANICS BINS				44 x1100L	3	31,680	28,528

* Bramidan B5W baler used as reference model. Actual baler models will vary according to specific block detail.

Table 13 Community Waste Equipment Detail

COMMUNITY WASTE EQUIPMENT							
Waste Stream	Block	Waste Source	Compaction Ratio	No. Bins	Collections Per Week	Weekly Capacity	Weekly Volume
Garbage	2	Community	nil	2 x240L	3	1,440	1,283
	4	Community	nil	4 x240L	3	2,880	2,262
	8	Community	nil	2 x240L	3	1,440	897
	9	Community	nil	1 x240L	3	720	450
TOTAL – COMMUNITY GARBAGE BINS				9 x240L	15	6,480	4,892
Recycling	2	Community	nil	5 x240L	2	2,400	2,139
	4	Community	nil	8 x240L	2	3,840	3,770
	8	Community	nil	4 x240L	2	1,920	1,495
	9	Community	nil	2 x240L	2	960	750
TOTAL – COMMUNITY RECYCLING BINS				19 x240L	10	9,120	8,154

2.7 WASTE STORAGE

Indicative details of the residential, non-residential, and community waste rooms to be provided per block is provided in Table 14 through Table 16 over the page. Detailed waste transfer route assessments will be conducted per block and tenure as design further develops with a view to minimise long transfer routes and associated operational costs.

Waste storage detail has been developed under the following assumptions:

- Individual **Social Housing Waste Rooms**, **Affordable Housing Waste Rooms**, and **Market Housing Waste Rooms** will be provided for each respective use, intended as the point of residential waste disposal. These rooms will be provided at basement level where possible.
- All residential waste will be collected concurrently through a Council service. A separate **Residential Waste Holding Room** will be provided adjacent to each loading dock, where all residential bins will be presented for collection.
- Individual **Residential Bulky Waste Rooms** will be provided for each residential use (social, affordable, or market). These rooms will be provided at basement level where possible.
- A **Non-Residential Waste Room** will be provided within each block. Non-residential tenants will share the equipment within this waste room as appropriate. Non-residential bulky waste storage will be further incorporated into these waste rooms.
- A **Community Waste Room** will be provided within each block. Community tenants will share the equipment within this waste room as appropriate. Community bulky waste storage will be further incorporated into these waste rooms.

Note that the waste storage detail as shown is provided as indicative only, intended to provide a general estimate of the **magnitude** of waste equipment expected throughout the precinct. Detailed waste room sizes and layouts will be conducted per block and tenure as design further develops.

Table 14 Indicative Residential Waste Storage Detail

RESIDENTIAL WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
2D	Social Housing Waste Room	Ground	Residents	-	4	8	-	-	-	-	-	8	19
	Resi. Waste Holding Room	Ground	Facilities	10	-	-	-	-	-	1	-	14.3	36
	Resi. Bulky Waste Store	Ground	Residents	-	-	-	-	-	-	-	11	11	11
TOTAL – BLOCK 2D				10	4	8	-	-	-	1	11	33	66
3A	Affordable Housing Waste Room	Basement	Residents	-	8	18	-	-	-	-	-	15.58	39
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	17	17	17
TOTAL – BLOCK 3A				-	8	18	-	-	-	-	17	33	56
3B	Affordable Housing Waste Room	Basement	Residents	-	6	14	-	-	-	-	-	11.9	30
	Resi. Waste Holding Room	Ground	Facilities	16	-	-	-	-	-	1	-	22.28	56
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	15	15	15
TOTAL – BLOCK 3B				16	6	14	-	-	-	1	15	49	101
4B	Social Housing Waste Room	Ground	Residents	-	2	4	-	-	-	-	-	3.68	10
	Resi. Waste Holding Room	Ground	Facilities	5	-	-	-	-	-	1	-	7.65	20
	Resi. Bulky Waste Store	Ground	Residents	-	-	-	-	-	-	-	8	8	8
TOTAL – BLOCK 4B				5	2	4	-	-	-	1	8	19	38
4C	Social Housing Waste Room	Basement	Residents	-	2	4	-	-	-	-	-	3.68	10
	Market Housing Waste Room	Basement	Facilities	15	-	-	2	-	-	-	-	36.825	93

RESIDENTIAL WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
	Resi. Waste Holding Room	Ground	Facilities	22	-	-	-	-	-	1	-	30.26	76
	Resi. Bulky Waste Store (Market)	Basement	Residents	-	-	-	-	-	-	-	15	15	15
	Resi. Bulky Waste Store (Social)	Basement	Residents	-	-	-	-	-	-	-	9	9	9
TOTAL – BLOCK 4C				37	2	4	2	-	-	1	24	95	203
5A	Social Housing Waste Room	Basement	Residents	-	2	4	-	-	-	-	-	3.68	10
	Market Housing Waste Room	Basement	Facilities	15	-	-	2	-	-	-	-	36.825	93
	Resi. Waste Holding Room	Ground	Facilities	42	-	-	-	-	-	1	-	56.86	143
	Resi. Bulky Waste Store (Market)	Basement	Residents	-	-	-	-	-	-	-	5	5	5
	Resi. Bulky Waste Store (Social)	Basement	Residents	-	-	-	-	-	-	-	15	15	15
TOTAL – BLOCK 5A				57	2	4	2	-	-	1	20	117	266
6A	Social Housing Waste Room	Basement	Residents	-	6	18	-	-	-	-	-	13.62	35
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	18	18	18
TOTAL – BLOCK 6A				-	6	18	-	-	-	-	18	32	53
7A	Market Housing Waste Room	Basement	Facilities	20	-	-	2	-	-	-	-	43.475	109
	Resi. Waste Holding Room	Ground	Facilities	40	-	-	-	-	-	1	-	54.2	136
	Resi. Bulky Waste Store (Market)	Basement	Residents	-	-	-	-	-	-	-	18	18	18
TOTAL – BLOCK 7A				60	-	-	2	-	-	1	18	116	263
7B	Affordable Housing Waste Room	Basement	Residents	-	6	16	-	-	-	-	-	12.76	32

RESIDENTIAL WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	16	16	16
TOTAL – BLOCK 7B				-	6	16	-	-	-	-	16	29	48
8A	Social Housing Waste Room	Basement	Residents	-	6	14	-	-	-	-	-	11.9	30
	Market Housing Waste Room	Basement	Facilities	22	-	-	2	-	-	-	-	46.135	116
	Resi. Bulky Waste Store (Market)	Basement	Residents	-	-	-	-	-	-	-	20	20	20
	Resi. Bulky Waste Store (Social)	Basement	Residents	-	-	-	-	-	-	-	15	15	15
TOTAL – BLOCK 8A				22	6	14	2	-	-	-	35	93	181
8B	Affordable Housing Waste Room	Basement	Residents	-	2	6	-	-	-	-	-	4.54	12
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	10	10	10
TOTAL – BLOCK 8B				-	2	6	-	-	-	-	10	15	22
8C	Social Housing Waste Room	Basement	Residents	-	2	6	-	-	-	-	-	4.54	12
	Resi. Waste Holding Room	Ground	Facilities	54	-	-	-	-	-	1	-	72.82	183
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	10	10	10
TOTAL – BLOCK 8C				54	2	6	-	-	-	1	10	87	205
9A	Market Housing Waste Room	Basement	Residents	26	-	-	2	-	-	-	-	72.455	150
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	21	21	21
TOTAL – BLOCK 9A				26	-	-	2	-	-	-	21	72	171
9B	Social Housing Waste Room	Basement	Residents	-	6	12	-	-	-	-	-	11.04	28

RESIDENTIAL WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
	Resi. Waste Holding Room	Ground	Facilities	41	-	-	-	-	-	1		55.53	139
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	12	12	12
TOTAL – BLOCK 9B				41	6	12	-	-	-	1	12	79	179
10A	Market Housing Waste Room	Basement	Residents	23	-	-	2	-	-	-	-	47.465	119
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	20	20	20
TOTAL – BLOCK 10A				23	-	-	2	-	-	-	20	67	139
10B	Social Housing Waste Room	Basement	Residents	-	6	14	-	-	-	-	-	11.9	30
	Resi. Waste Holding Room	Ground	Facilities	32	-	-	-	-	-	1	-	43.56	109
	Resi. Bulky Waste Store	Basement	Residents	-	-	-	-	-	-	-	16	16	16
TOTAL – BLOCK 10B				32	6	14	-	-	-	1	16	71	155

Table 15 Indicative Non-Residential (Retail) Waste Storage Detail

NON-RESIDENTIAL (RETAIL) WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
2D	Block 2 Non-Resi. Waste Room	Ground	Tenants	2	-	2	-	1	2	-	4	10.40	21
3B	Block 3 Non-Resi. Waste Room	Ground	Tenants	7	-	11	-	1	5	-	4	23.32	53
4C	Block 4 Non-Resi. Waste Room	Ground	Tenants	3	-	4	-	1	2	-	4	12.59	26
8C	Block 8 Non-Resi. Waste Room	Ground	Tenants	5	-	7	-	1	4	-	4	18.14	40
9B	Block 9 Non-Resi. Waste Room	Ground	Tenants	8	-	11	-	1	5	-	4	24.65	56
10B	Block 10 Non-Resi. Waste Room	Ground	Tenants	4	-	6	-	1	3	-	4	15.58	33

Table 16 Indicative Community Waste Storage Detail

COMMUNITY WASTE STORAGE DETAIL													
Block	Waste Room	Level	Accessed By	Equipment Quantities								Equipment Footprint (m ²)	Min. Waste Room Area Required (m ²)
				1100L Bins	660L Bin	240L Bins	Bin Changeover	Baler	Bale	Bin Lifter	Bulky Waste (m ²)		
2B	Block 2 Community Waste Room	Ground	Tenants	-	-	9	-	-	-	-	2	5.87	12
4C	Block 4 Community Waste Room	Ground	Tenants	-	-	14	-	-	-	-	2	8.02	18
8A	Block 8 Community Waste Room	Ground	Tenants	-	-	6	-	-	-	-	2	4.58	9
9B	Block 9 Community Waste Room	Ground	Tenants	-	-	5	-	-	-	-	2	4.15	8

2.8 BIN COLOUR AND SUPPLIER

City of Sydney will supply all the garbage and recycling bins they are responsible for collecting (i.e. 1100L residential bins and 240L community bins), as per the quantities outlined in Section 2.9 below. Bins supplied by City of Sydney will be limited to garbage and recycling.

All other bins across the site (including any 240L / 660L bins used throughout internal residential operations) will be provided by a private supplier.

The below bin colours are specified by Australian Standard AS4123.7 2006, however these are only recommendations and are not mandatory:

- General Waste (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 dark green or black body.
- E-waste bins shall have white lids with dark green or black body.
- Food organics bins shall have burgundy body with dark green lids.

Textiles waste bins are not specified within AS4123.7, however they typically have a white lid with a white body.

2.9 WASTE COLLECTION

Waste will be collected through a combination of City of Sydney and private contractor services as outlined in Table 17 through Table 19 below.

The below bin quantities are intended to provide a general estimate of the **magnitude** of waste equipment expected throughout the precinct to manage potential volumes, and is **not** intended to reflect actual precinct fitout. Specific waste equipment will be provided according to the individual offerings of each block, to be refined as design further develops.

Table 17 Residential Waste Collection Summary

Waste Stream	Equipment	Collection Frequency	Collection Operator
Garbage	~102x 1100L Bins	3x per week	City of Sydney
Recycling	~190x 1100L Bins	2x per week	City of Sydney
Bulky Waste	Line marked areas / cages	1x per week	City of Sydney
Extended / Additional Waste	Various	As required	Private contractor

Table 18 Retail Waste Collection Summary

Waste Stream	Equipment	Collection Frequency	Collection Operator
Garbage	~13x 1100L Bins	3x per week	Private contractor
Recycling	~18x 1100L Bins	3x per week	Private contractor
Paper/Cardboard	~22x Bales	3x per week	Private contractor
Food Organics	~44x 240L Bins	3x per week	Private contractor
Bulky Waste	Line marked areas / cages	As required	Private contractor
Extended / Additional Waste	Various	As required	Private contractor

Table 19 Community Waste Collection Summary

Waste Stream	Equipment	Collection Frequency	Collection Operator
Garbage	~9x 240L Bins	3x per week	City of Sydney
Recycling	~19x 240L Bins	Up to 3x per week	City of Sydney
Bulky Waste	Line marked areas / cages	1x per week	City of Sydney
Extended / Additional Waste	Various	As required	Private contractor

2.9.1 ON-SITE COLLECTIONS

Eight separate on-site loading docks will be provided throughout the precinct, as outlined in Table 17 below. These loading docks will be used for the collection of all residential, non-residential, community waste unless otherwise specified (refer Section 2.8.2).

Table 20 Waste Collection Locations: Onsite Loading

Loading Dock Location	Buildings to Service	Loading Dock Access Detail	Waste Collection Considerations
Building 2D	2D	Loading dock accessed via Cooper Street. An on-site turntable will be provided to enable vehicles to both enter and exit in a forward direction onto Cooper Street.	Loading dock will be limited to Building 2D only. No internal connections with other buildings are proposed.
Building 3B	3A, 3B	Loading dock accessed via John Street. An on-site turntable will be provided to enable vehicles to both enter and exit in a forward direction onto John Street.	A shared basement will be provided between Buildings 3A and 3B, allowing for the lateral transfer of bins from each building to and from the loading dock for collection.
Building 4C	4B, 4C	Loading dock accessed via John Street. An on-site turntable will be provided to enable vehicles to both enter and exit in a forward direction onto John Street.	Loading dock will be limited to Building 4C only. No internal connections with other buildings are proposed.
Building 5A	5A, 5B, 6A	Loading dock accessed via West Street. An on-site turnaround area will be provided to enable vehicles to undertake a three-point turn and exit in a forward direction onto West Street.	A shared basement will be provided between Buildings 5A and 6B, allowing for the lateral transfer of bins from each building to and from the loading dock for collection. A dedicated waste transfer path will be further provided at ground level between Buildings 5A and 5B, allowing for the lateral transfer of bins from each building to and from the loading dock for collection.
Building 7A	7A, 7B	Loading dock accessed via Pitt Street. An on-site turntable will be provided to enable vehicles to both enter and exit in a forward direction onto Pitt Street.	A shared basement will be provided between Buildings 7A and 7B, allowing for the lateral transfer of bins from each building to and from the loading dock for collection.
Building 8C	8A, 8B, 8C	Loading dock accessed via John Street. An on-site turnaround area will be provided to enable vehicles to undertake a three-point turn and exit in a forward direction onto an internal ring-road within Block 8, with vehicles to ultimately exit the block onto John Street.	A shared basement will be provided between Buildings 8A (partial), 8B, and 8C, allowing for the lateral transfer of bins from each building to and from the loading dock for collection.
Building 9B	9A, 9B	Loading dock accessed via West Street. An on-site turnaround area will be provided to enable vehicles to undertake a three-point	A shared basement will be provided between Buildings 9A and 9B, allowing for the lateral transfer of bins from each

Loading Dock Location	Buildings to Service	Loading Dock Access Detail	Waste Collection Considerations
		turn and exit in a forward direction onto John Street.	building to and from the loading dock for collection.
Building 10B	10A, 10B	Loading dock accessed via Mead Street. An on-site turnaround area will be provided to enable vehicles to undertake a three-point turn and exit in a forward direction onto Mead Street.	A shared basement will be provided between Buildings 10A and 10B, allowing for the lateral transfer of bins from each building to and from the loading dock for collection.

Designated bin holding zones will be provided directly adjacent to each loading dock, with facilities management to be responsible for transferring bins to and from the designated holding zones as necessary. Collection vehicle operators will collect bins directly from the designated holding zone and will return them immediately upon emptying. Designated bin holding zones will generally be within 10 metres of the loading dock to enable direct collection, as per City of Sydney requirements.

ON-STREET COLLECTIONS

Where an on-site waste collection from the loading dock cannot be reasonably accommodated (i.e. no functional connection to any proximate loading docks), waste collection will be undertaken from on-street loading areas as outlined in Table 18 below.

Table 21 Waste Collection Locations: On-street Loading

On-Street Loading Point	Buildings to Service	On-Street Loading Details
Adjacent to Building 2B (on Cooper Street)	2B	As no direct connection will be provided between Building 2B and the Building 2D loading dock (neither basement nor ground), waste collections will be undertaken from the adjacent kerbside. As outlined in Section 2.6, this on-street collection will be limited to a total 7x 240L community bins only.
Adjacent to Building 4B (on George Street)	4B	As no direct connection will be provided between Building 4B and the Building 4C loading dock (neither basement nor ground), waste collections will be undertaken from the adjacent kerbside. As outlined in Section 2.6, this on-street collection will be limited to a total 5x 1100L residential bins only.
Adjacent to Building 8A (on internal ring road)	8A	Noting that collection vehicles will need to circulate throughout the internal Block 8 ring road following collections from the Building 8C loading dock, minor volumes of bins will be collected from the ring road for ease of operations. This will be limited to residential (social) bins from Building 8A, and community bins from Building 8D.

In any such instance, collections will be undertaken either as:

- Waste rooms will be positioned directly adjacent to the on-street loading bay, allowing collection vehicle operators to collect and return bins directly from the waste room; or
- A temporary bin staging point will be allowed for at the property kerbside. Facilities management will be responsible for presenting bins to the kerbside prior to collection, and for immediately returning them to the waste rooms following collections.

Bins will not be permanently stored outside of the title boundary at any time. Bins will be immediately returned to the waste rooms following any kerbside collections in accordance with City of Sydney local laws.

ADDITIONAL INFORMATION

A 9.25m collection vehicle has been allowed for throughout the design (as specified within the City of Sydney document *Guidelines for waste management in new developments* (2019)), which is consistent with the vehicle size utilised

throughout surrounding site development. Swept path diagrams demonstrating sufficient vehicle access throughout the site are provided in Appendix B.

Building management will ensure sufficient access is provided for collection vehicle operators during collection times. Typically, operators are provided with keypad/swipe card access to service doors as required.

3 CONSTRUCTION WASTE MANAGEMENT

A detailed Construction waste strategy will be incorporated into the Construction Management Plan (CMP) of each individual works package, to be prepared as separate documents by the principal construction contractor(s) prior to the commencement of works.

The CMP will include detail of:

- The type and of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods;
- Location and space allocated for the storage of demolition and construction waste or materials; and
- Waste collection point(s) for the site.

Maximised diversion of construction waste from landfill should be targeted for this development, to be achieved through appropriate material separation practices. The specific re-use, removal or treatment of C&D waste will be undertaken by a third party as appropriate.

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

3.1 CONSTRUCTION PHASE

Construction works will generally generate waste through the erection and finishing of the development (i.e. construction waste). The CMP will include a detailed construction 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.

Wherever possible, construction waste will be stored and sorted on-site, including on-site collection zones for each waste stream. Any waste skips stored in public places will be done so in accordance with Council policy.

Subcontractors and other site personnel should be educated regarding requirements for recovery of waste. This will assist in maximising recovery of resources from construction waste on-site, and minimise the cost and environmental impacts of waste being disposed to landfill.

3.2 WASTE SYSTEMS

A detailed waste strategy should form part of the CMP to be provided by the principal construction contractor prior to commencement. A target 90% diversion rate from landfill for waste generated from construction activities should be targeted across the subject site.

A high level overview of reuse, recycle and disposal opportunities for likely construction waste streams is provided in Table 22 below. Information as shown is provided for discussion only and should not be used as the basis of any construction works or waste reporting.

Table 22 C&D Waste – Aspirational Stream Separation

Waste Stream	Typical Receptacle	Note
Brick / Masonry	Skips	Re-Use (Onsite): Crush on-site for application as fill / gravel. Recycle: Transported to a C&D waste recycler for recovery.
Concrete		Re-Use (Onsite): Crush on-site for application as fill / gravel. Recycle: Transported to a C&D waste recycler for recovery.
Timber (untreated)		Re-Use (Onsite): Timber chipped for application onsite as fill / landscaping. Recycle: Transported to a C&D waste recycler for recovery.
Plasterboard		Recycle: Transported to a C&D waste recycler for recovery.
Metals		Recycle: Transported to a C&D waste recycler for recovery.
Other Waste		Recycle: Transported to a C&D waste recycler for the recovery of any additional, minor streams (i.e. glass, plastics, tiles, etc.). Dispose: Residual volumes sent to landfill.
Domestic General Waste	Bins	Dispose: Volumes sent to landfill.
Domestic Recyclables		Recycle: Volumes transported to a recycling / cardboard plant for recycling into recovered products.
Cardboard		
Vegetation	Bagged / Loose	Recycle: Volumes transported to a composting / mulching facility for recovery.
Hazardous Materials	Various	Treatment / Disposal: Volumes transported to an appropriate processing for treatment and subsequent disposal.

In accordance with the NSW EPA document *Waste Classification Guidelines* (2014), any vegetation will generally be treated as **general solid waste (putrescible)**, hazardous materials (if any) as **hazardous waste**, and all volumes other than (bricks, concrete, glass, etc.) as **general solid waste (non-putrescible)**.

Each waste category will be managed, stored, and collected in accordance with appropriate standards. Storage areas will only be accessible by authorised personnel.

3.2.1 HAZARDOUS MATERIALS

Separate Hazardous Materials Surveys (HMS) will be prepared for each construction package, which will identify any hazardous material expected to be generated as part of works. Depending on block, this may include:

- Asbestos containing materials and dusts
- Lead containing paints and dusts
- Polychlorinated biphenyls in light fittings
- Synthetic Mineral Fibre materials

Measures to manage any hazardous waste streams will outlined in the HMS, to be carried out by specialist contractors in accordance with relevant work health and safety regulations.

3.3 WASTE COLLECTION

Waste collection will be undertaken by private collection contractors on an as-required basis. Vehicle sizes and on-site access will be in accordance with the Construction Traffic Management Plan (or equivalent) to be prepared as part of each construction package.

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

Construction waste will be collected between the allowable work times as dictated by City of Sydney (i.e. between work from 7.30am to 5.30pm Monday to Friday and 7.30am to 3.30pm Saturday).

4 ADDITIONAL INFORMATION

4.1 SIGNAGE

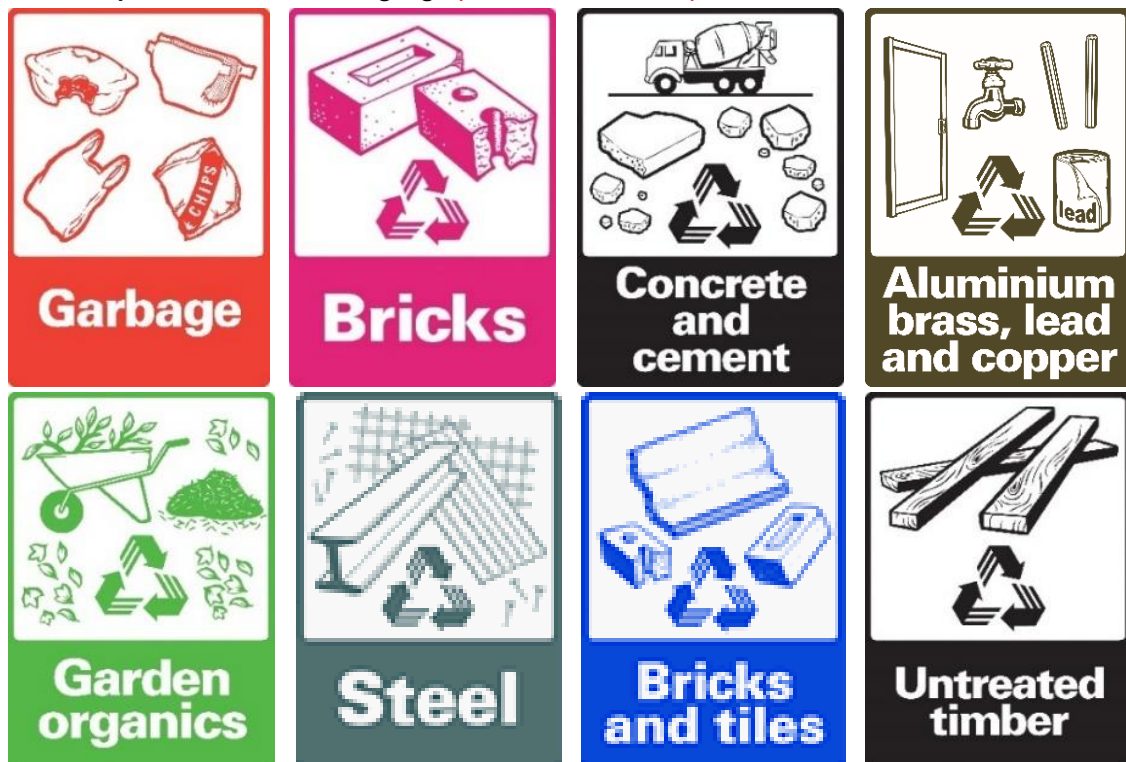
Waste storage areas, bins and equipment will be clearly marked and signed with the industry standard signage approved by City of Sydney (such as that illustrated in Figure 5 below) or equivalent.

Users will be instructed by building management to adhere to these requirements.

Figure 5 City of Sydney Waste Signage (Operational Waste)



Figure 6 Example NSW EPA Waste Signage (Construction Waste)



4.2 SERVICE REQUIREMENTS

4.2.1 VENTILATION

Ventilation of all waste facilities will be provided in accordance with Australian Standard AS1668.

4.2.2 WASHING AND VERMIN PROTECTION

A third party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all waste water to within their washing apparatus and not impact on the drainage provisions of the site.

Facilities management will further develop an operational strategy to minimise risk of vermin. This will include the regular cleaning waste stores throughout the site, monitoring any risk of bin overflow within each waste room, and for rotating bins beneath the chutes / throughout the rooms as necessary.

Each of the waste chutes should be fitted with flushing nozzles to enable regular washing from within.

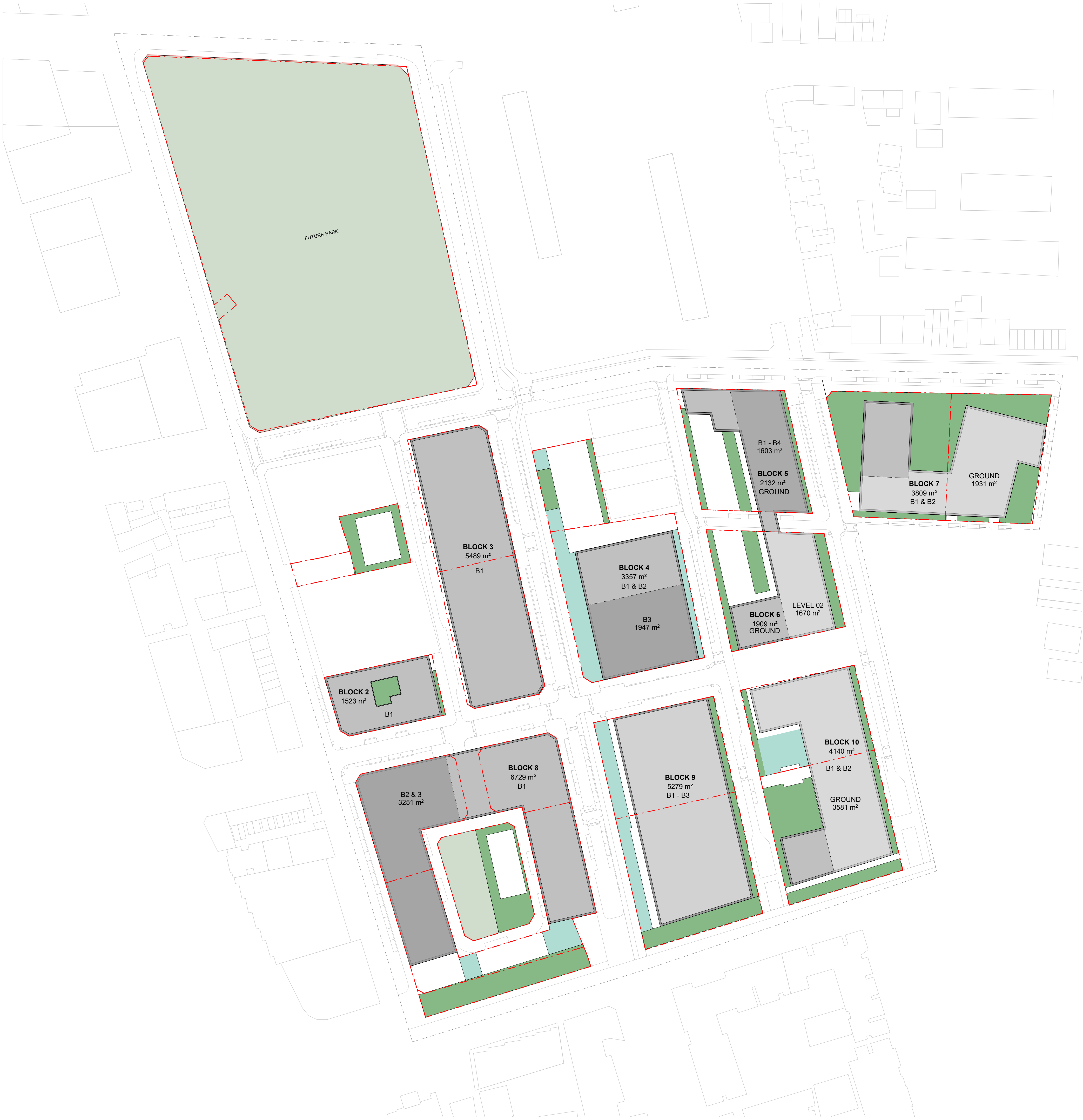
4.2.3 NOISE REDUCTION

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.

APPENDIX A

SITE LAYOUTS





- TYPICAL LEVEL EXTENT
- LOWER LEVEL EXTENT
- UPPER LEVEL EXTENT

BASEMENT (PARKING) GBA		
BLOCK 2		
Basement 01	1523 m ²	
TOTAL		1523 m ²
BLOCK 3		
Basement 01	5489 m ²	
TOTAL		5489 m ²
BLOCK 4		
Basement 01	3357 m ²	
Basement 02	3357 m ²	
Basement 03	1947 m ²	
TOTAL		8661 m ²
BLOCK 5		
Ground	2131 m ²	
Basement 01	1603 m ²	
Basement 02	1603 m ²	
Basement 03	1603 m ²	
Basement 04	1603 m ²	
TOTAL		8543 m ²
BLOCK 6		
Ground	1909 m ²	
Level 02	1670 m ²	
TOTAL		3579 m ²
BLOCK 7		
Ground	1931 m ²	
Basement 01	3830 m ²	
Basement 02	3830 m ²	
TOTAL		9591 m ²
BLOCK 8		
Basement 01	6729 m ²	
Basement 02	3251 m ²	
Basement 03	3251 m ²	
TOTAL		13231 m ²
BLOCK 9		
Basement 01	5279 m ²	
Basement 02	5279 m ²	
Basement 03	5279 m ²	
TOTAL		15837 m ²
BLOCK 10		
Ground	3581 m ²	
Basement 01	4140 m ²	
Basement 02	4140 m ²	
TOTAL		11861 m ²

PARKING SCHEDULE	
TENURE	PARKING NUMBER

BLOCK 2	
SOCIAL	19
TOTAL: 19	

BLOCK 3	
AFFORDABLE (INNOVATION)	81
TOTAL: 81	

BLOCK 4	
SOCIAL	20
MARKET	123
COMMUNITY	9
TOTAL: 152	

BLOCK 5	
SOCIAL	7
MARKET	113
TOTAL: 120	

BLOCK 6	
SOCIAL	47
TOTAL: 47	

BLOCK 7	
AFFORDABLE	86
MARKET	155
TOTAL: 241	

BLOCK 8	
AFFORDABLE	30
SOCIAL	49
MARKET	176
TOTAL: 255	

BLOCK 9	
SOCIAL	35
MARKET	195
CHILDCARE	8
RETAIL	60
TOTAL: 298	

BLOCK 10	
SOCIAL	38
MARKET	187
TOTAL: 225	

- KEY
- PARK
 - PLANTING ON STRUCTURE
 - 50% DEEP SOIL
 - 100 % DEEP SOIL
 - LOT BOUNDARY
 - PRECINCT BOUNDARY

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	19.09.2025	FOR INFORMATION	EW	LL
2	03.10.2025	FOR INFORMATION	JT	LL
3	10.10.2025	FOR INFORMATION	JT	LL
4	11.11.2025	FOR INFORMATION	JT	LL
5	28.11.2025	FOR INFORMATION	YL	JT
6	09.01.2026	FOR INFORMATION	JL	JT
7	22.01.2026	FOR INFORMATION	JL	JT
8	23.01.2026	FOR INFORMATION	JL	JT
9	03.02.2026	FOR INFORMATION	JL	JT
10	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

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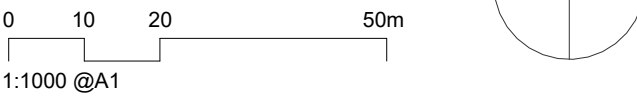
Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
BASEMENT EXTENT



Date Scale Sheet Size

23.03.2026 1 : 1000 A1

Drawn Chk. Job No.

LL JT 7085

Drawing No. Revision

PR-AR-09B1 / A

SJB Architects

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NOT FOR CONSTRUCTION



NON - RESIDENTIAL AREA SCHEDULE			
BLOCK 2			
GROUND LEVEL	VPA	435m ²	
	Community	99m ²	
LEVEL 02	Non-Res / Retail	177m ²	
	VPA	435m ²	
LEVEL 03	Non-Res / Retail	177m ²	
LEVEL 04	VPA	435m ²	
		TOTAL	2193m ²
BLOCK 3			
GROUND LEVEL	Non-Res / Retail	2552m ²	
		TOTAL	2552m ²
BLOCK 4			
GROUND LEVEL	Non-Res / Retail	770m ²	
	Community	1736m ²	
		TOTAL	2506m ²
BLOCK 8			
GROUND LEVEL	VPA	432m ²	
	Non-Res / Retail	1659m ²	
	Community	350m ²	
LEVEL 02	VPA	432m ²	
		TOTAL	2873m ²
BLOCK 9			
GROUND LEVEL	Supermarket	2000m ²	
	Non-Res / Retail	634m ²	
LEVEL 02	Non-Res / Retail	443m ²	
	Community (Childcare)	600m ²	
		TOTAL	3677m ²
BLOCK 10			
GROUND LEVEL	Non-Res / Retail	513m ²	
LEVEL 02	Non-Res / Retail	776m ²	
LEVEL 03	Non-Res / Retail	215m ²	
		TOTAL	1504m ²

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	03.10.2025	FOR INFORMATION	JT	LL
2	28.11.2025	FOR INFORMATION	YL	JT
3	09.01.2026	FOR INFORMATION	JL	JT
4	22.01.2026	FOR INFORMATION	JL	JT
5	23.01.2026	FOR INFORMATION	JL	JT
6	03.02.2026	FOR INFORMATION	JL	JT
7	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

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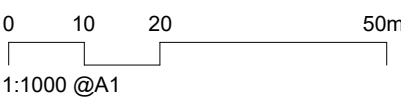
Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 01 - UPPER



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
LL	JT	7085

Drawing No.	Revision
PR-AR-0901-1	/ A

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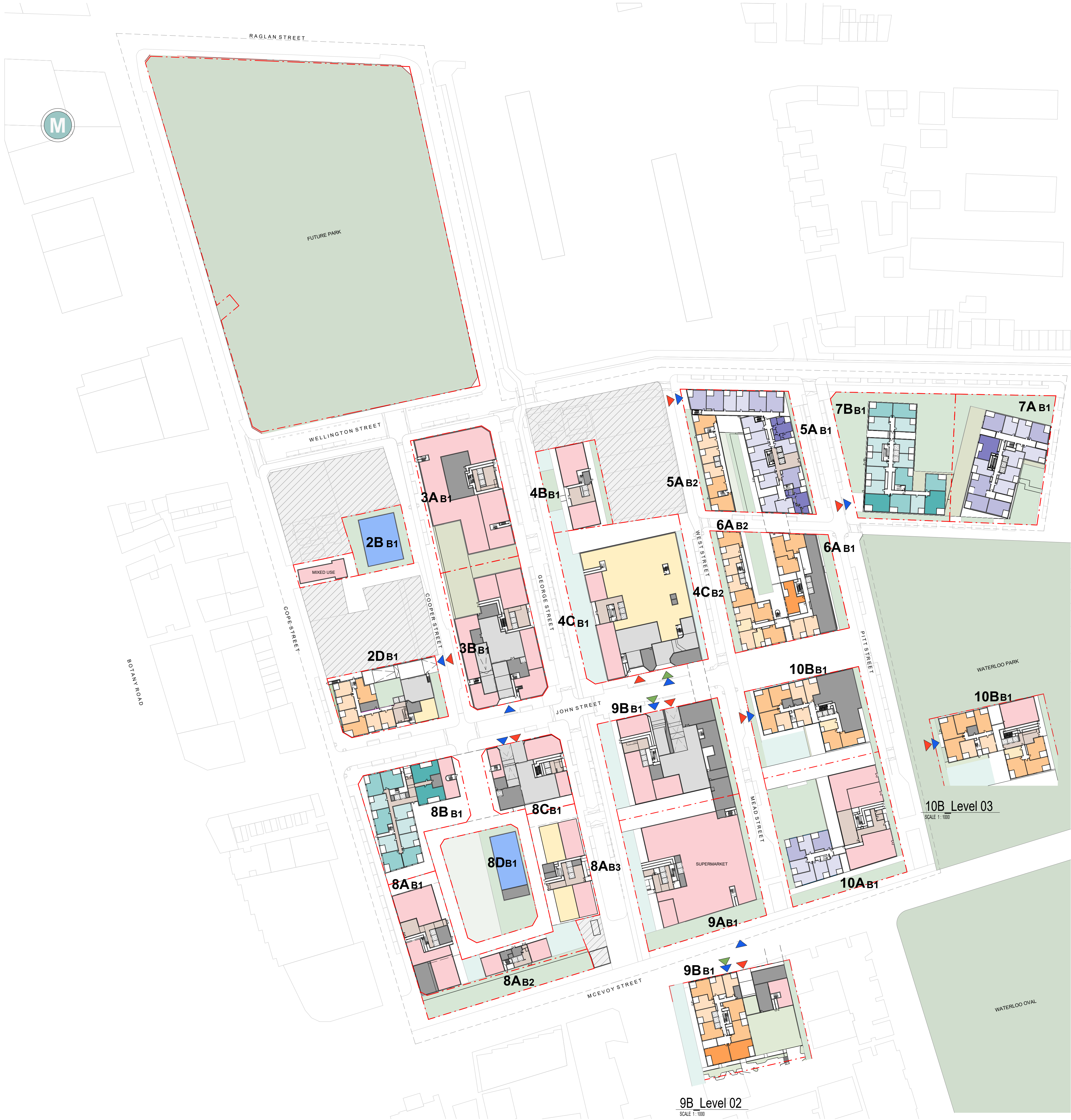
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NOT FOR CONSTRUCTION



NON - RESIDENTIAL AREA SCHEDULE			
BLOCK 2	GROUND LEVEL	VPA	435m ²
		Community	99m ²
		Non-Res / Retail	177m ²
LEVEL 02		VPA	435m ²
LEVEL 03		Non-Res / Retail	177m ²
LEVEL 04		VPA	435m ²
TOTAL			2193m ²
BLOCK 3	GROUND LEVEL	Non-Res / Retail	2552m ²
TOTAL			2552m ²
BLOCK 4	GROUND LEVEL	Non-Res / Retail	770m ²
		Community	1736m ²
TOTAL			2506m ²
BLOCK 8	GROUND LEVEL	VPA	432m ²
		Non-Res / Retail	1659m ²
		Community	350m ²
LEVEL 02		VPA	432m ²
TOTAL			2873m ²
BLOCK 9	GROUND LEVEL	Supermarket	2000m ²
		Non-Res / Retail	634m ²
		Non-Res / Retail	443m ²
LEVEL 02		Community (Childcare)	600m ²
TOTAL			3677m ²
BLOCK 10	GROUND LEVEL	Non-Res / Retail	513m ²
	LEVEL 02	Non-Res / Retail	776m ²
	LEVEL 03	Non-Res / Retail	215m ²
TOTAL			1504m ²
GRAND TOTAL			15,305m ²

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	03.10.2025	FOR INFORMATION	JT	LL
2	11.11.2025	FOR INFORMATION	JT	LL
3	28.11.2025	FOR INFORMATION	YL	JT
4	09.01.2026	FOR INFORMATION	JL	JT
5	22.01.2026	FOR INFORMATION	JL	JT
6	23.01.2026	FOR INFORMATION	JL	JT
7	03.02.2026	FOR INFORMATION	JL	JT
8	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 01 - GROUND
FLOOR ACTIVATION

0 10 20 50m
1:1000 @A1

Date Scale Sheet Size

23.03.2026 1 : 1000 A1

Drawn Chk. Job No.

LL JT 7085

Drawing No. Revision

PR-AR-0901-2 / A

SJB Architects

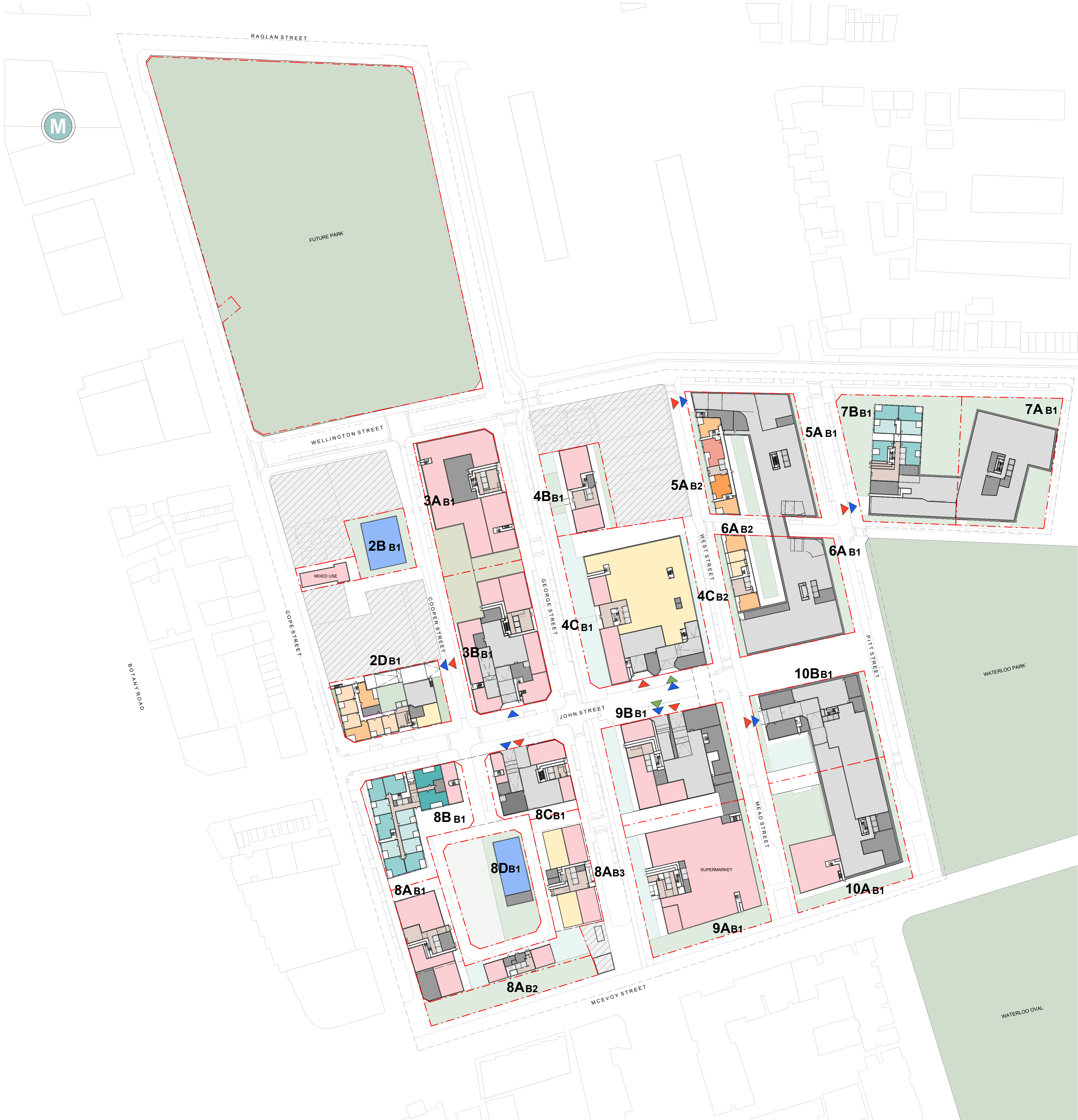
Level 2, 490 Crown Street
Sunny Hills NSW 2010

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NOT FOR CONSTRUCTION



NON - RESIDENTIAL AREA SCHEDULE			
BLOCK 2			
GROUND LEVEL	VPA	435m ²	
	Community	99m ²	
	Non-Res / Retail	177m ²	
LEVEL 02	VPA	435m ²	
	Non-Res / Retail	177m ²	
LEVEL 03	VPA	435m ²	
LEVEL 04	VPA	435m ²	
TOTAL			2193m ²
BLOCK 3			
GROUND LEVEL	Non-Res / Retail	2552m ²	
	TOTAL		2552m ²
BLOCK 4			
GROUND LEVEL	Non-Res / Retail	770m ²	
	Community	1736m ²	
	TOTAL		2506m ²
BLOCK 8			
GROUND LEVEL	VPA	432m ²	
	Non-Res / Retail	1659m ²	
	Community	350m ²	
LEVEL 02	VPA	432m ²	
	TOTAL		2873m ²
BLOCK 9			
GROUND LEVEL	Supermarket	2000m ²	
	Non-Res / Retail	634m ²	
	Non-Res / Retail	443m ²	
LEVEL 02	Community (Childcare)	600m ²	
	TOTAL		3677m ²
BLOCK 10			
GROUND LEVEL	Non-Res / Retail	513m ²	
LEVEL 02	Non-Res / Retail	776m ²	
LEVEL 03	Non-Res / Retail	215m ²	
TOTAL			1504m ²

PARKING SCHEDULE	
TENURE	PARKING NUMBER
BLOCK 2	
SOCIAL	19
TOTAL: 19	
BLOCK 3	
AFFORDABLE (INNOVATION)	81
TOTAL: 81	
BLOCK 4	
SOCIAL	20
MARKET	123
COMMUNITY	9
TOTAL: 152	
BLOCK 5	
SOCIAL	7
MARKET	113
TOTAL: 120	
BLOCK 6	
SOCIAL	47
TOTAL: 47	
BLOCK 7	
AFFORDABLE	86
MARKET	155
TOTAL: 241	
BLOCK 8	
AFFORDABLE	30
SOCIAL	49
MARKET	176
TOTAL: 255	
BLOCK 9	
SOCIAL	35
MARKET	195
CHILDCARE	8
RETAIL	60
TOTAL: 298	
BLOCK 10	
SOCIAL	38
MARKET	187
TOTAL: 225	

- KEY**
- MARKET
 - AFFORDABLE
 - SOCIAL
 - PLANTING ON STRUCTURE
 - PARK
 - 50% DEEP SOIL
 - 100 % DEEP SOIL
 - VPA
 - COMMUNITY
 - NON RESIDENTIAL
 - CARPARK / LOADING
 - SERVICES
 - ALLOTMENTS OUTSIDE OF PROJECT SCOPE
 - LOT BOUNDARY
 - PRECINCT BOUNDARY
 - CARPARK ENTRY
 - LOADING
 - RETAIL PARKING

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	03.10.2025	FOR INFORMATION	JT	LL
2	11.11.2025	FOR INFORMATION	JT	LL
3	28.11.2025	FOR INFORMATION	YL	JT
4	15.12.2025	FOR INFORMATION	JL	JT
5	09.01.2026	FOR INFORMATION	JL	JT
6	22.01.2026	FOR INFORMATION	JL	JT
7	23.01.2026	FOR INFORMATION	JL	JT
8	03.02.2026	FOR INFORMATION	JL	JT
9	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 01

0 10 20 50m
1:1000 @A1

Date Scale Sheet Size
23.03.2026 1 : 1000 A1

Drawn Chk. Job No.
LL JT 7085

Drawing No. Revision
PR-AR-0901 / A

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	10.10.2025	FOR INFORMATION	JT	LL
2	11.11.2025	FOR INFORMATION	JT	LL
3	28.11.2025	FOR INFORMATION	YL	JT
4	09.01.2026	FOR INFORMATION	JL	JT
5	22.01.2026	FOR INFORMATION	JL	JT
6	23.01.2026	FOR INFORMATION	JL	JT
7	03.02.2026	FOR INFORMATION	JL	JT
8	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

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Client



Project

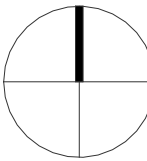
WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 02 PODIUM LEVEL

0 10 20 50m
1:1000 @A1



Date	Scale	Sheet Size
23.03.2026	1 : 1000	A1

Drawn	Chk.	Job No.
LL	JT	7085

Drawing No.	Revision
PR-AR-0902	/ A

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3	28.11.2025	FOR INFORMATION	YL	JT
4	09.01.2026	FOR INFORMATION	JL	JT
5	22.01.2026	FOR INFORMATION	JL	JT
6	23.01.2026	FOR INFORMATION	JL	JT
7	03.02.2026	FOR INFORMATION	JL	JT
8	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

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Client



Project

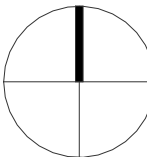
WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 06 PODIUM LEVEL

0 10 20 50m
1:1000 @A1



Date Scale Sheet Size
23.03.2026 1 : 1000 A1

Drawn Chk. Job No.
LL JT 7085

Drawing No. Revision
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3	28.11.2025	FOR INFORMATION	YL	JT
4	09.01.2026	FOR INFORMATION	JL	JT
5	22.01.2026	FOR INFORMATION	JL	JT
6	23.01.2026	FOR INFORMATION	JL	JT
7	03.02.2026	FOR INFORMATION	JL	JT
8	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

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Client



Project

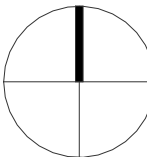
WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 10 TOWER LEVEL

0 10 20 50m
1:1000 @A1



Date Scale Sheet Size
23.03.2026 1 : 1000 A1

Drawn Chk. Job No.
LL JT 7085

Drawing No. Revision
PR-AR-0910 / A

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FOR APPROVAL

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1	15.10.2025	FOR INFORMATION	JT	LL
2	11.11.2025	FOR INFORMATION	JT	LL
3	28.11.2025	FOR INFORMATION	YL	JT
4	09.01.2026	FOR INFORMATION	JL	JT
5	22.01.2026	FOR INFORMATION	JL	JT
6	23.01.2026	FOR INFORMATION	JL	JT
7	03.02.2026	FOR INFORMATION	JL	JT
8	06.02.2026	FOR INFORMATION	JL	JT
A	23.03.2026	FOR SUBMISSION	JL	JT

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

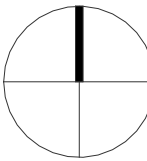
WATERLOO SOUTH

WATERLOO, SYDNEY
GADI COUNTRY

Drawing Name

PRECINCT SITE PLAN -
LEVEL 29 TOWER LEVEL

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1:1000 @A1



Date Scale Sheet Size
23.03.2026 1 : 1000 A1

Drawn Chk. Job No.
LL JT 7085

Drawing No. Revision
PR-AR-0929 / A

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APPENDIX B

SWEPT PATH DIAGRAMMS





LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

NOT FOR CONSTRUCTION

These drawings have been prepared for information only and are not issue for construction

SWEPT PATHS

The turning paths illustrated in this drawing have been prepared using the Autotrack vehicle modelling software in conjunction with AutoCAD. The vehicle model was prepared by Analytico Pty Ltd based upon vehicle data provided by Austroads. While this modelling represents a conservative assessment of the vehicles ability, it is not possible to account for all vehicle types/characteristics or driver ability.

DRAWING KEY				
11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY
Whole Site

ptc. Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT STOCKLANDS

DRAWING # ptcT_DWG_SSD02.1

PROJECT # 25-1221

SCALE 1 : 750 @ A1
1 : 1500 @ A3

SSD



- LEGEND
- TRAFFIC FLOW
 - CAR ACCESS / EGRESS
 - SERVICE VEHICLE ACCESS / EGRESS

NOTES:

NOT FOR CONSTRUCTION

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SWEPT PATHS

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	B99 Vehicle (Realistic min radius) (2004)	5.200m
	Overall Length	19.40m
	Overall Width	1.870m
	Overall Body Height	0.272m
	Min Body Ground Clearance	1.840m
	Track Width	4.00m
	Lock-to-lock time	6.250m
	Curb to Curb Turning Radius	
	MRV - Medium Rigid Vehicle	8.800m
	Overall Length	2.500m
	Overall Width	2.600m
	Overall Body Height	3.633m
	Min Body Ground Clearance	0.428m
	Track Width	2.500m
	Lock-to-lock time	4.00m
	Curb to Curb Turning Radius	10.000m
	CoS 9.24m Refuse Vehicle	9.240m
	Overall Length	2.600m
	Overall Width	3.800m
	Overall Body Height	0.306m
	Min Body Ground Clearance	2.500m
	Track Width	4.00m
	Lock-to-lock time	10.500m
	Curb to Curb Turning Radius	

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY

Precinct South West

ptc.

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North Sydney NSW 2060
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ptcconsultants.co

CLIENT STOCKLANDS

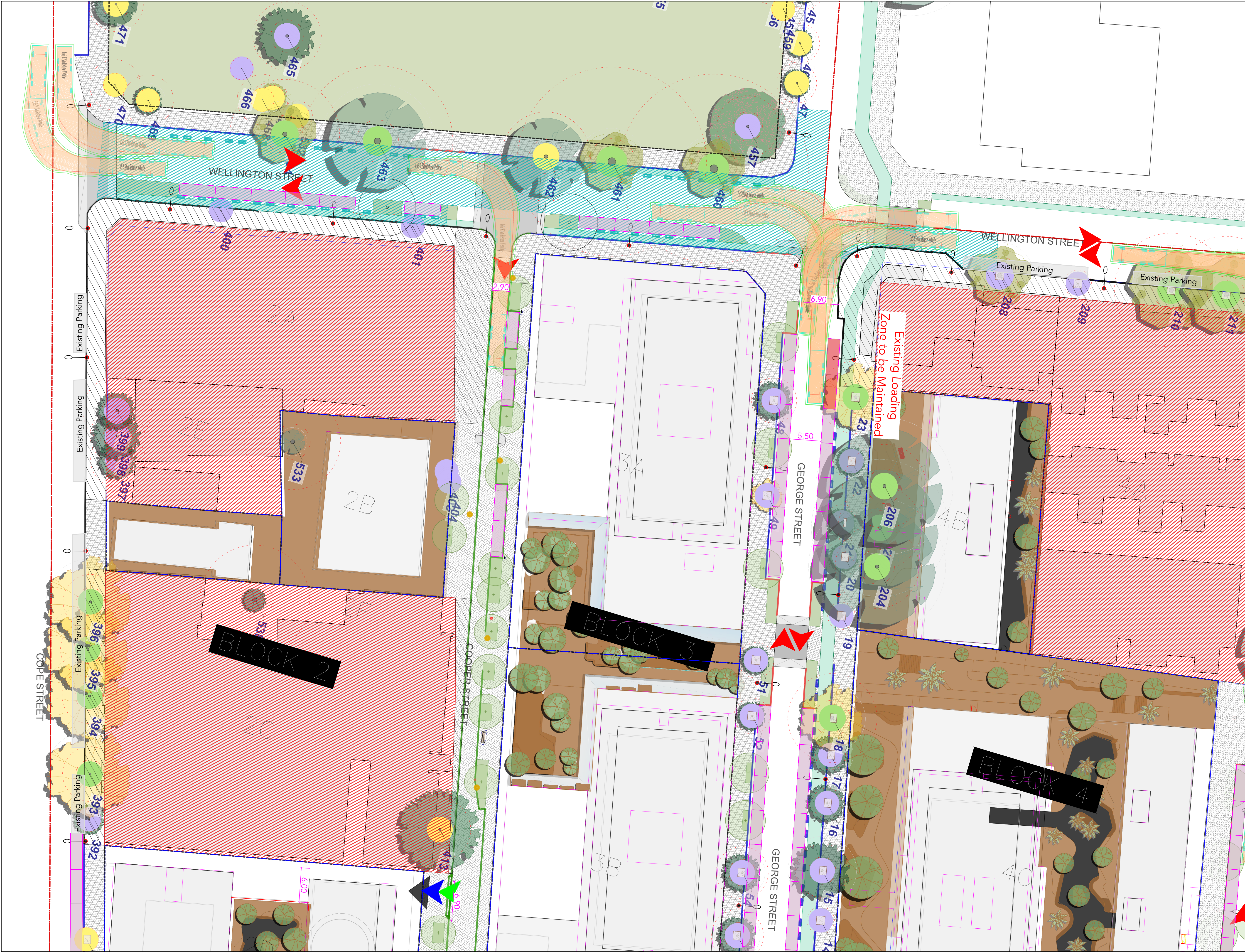
DRAWING # ptcT_DWG_SSD02.2

PROJECT # 25-1221

SCALE 1 : 300 @ A1
1 : 600 @ A3

SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

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SWEPT PATHS

The turning paths illustrated in this drawing have been prepared using the Autotrack vehicle modelling software in conjunction with AutoCAD. The vehicle model was prepared by Analytico Pty Ltd based upon vehicle data provided by Austroads. While this modelling represents a conservative assessment of the vehicles ability, it is not possible to account for all vehicle types/characteristics or driver ability.

B99 Vehicle (Realistic min radius) (2004)

5.200m
1.940m
1.870m
0.212m
1.840m
4.00s
6.250m

MRV - Medium Rigid Vehicle

8.800m
2.500m
3.633m
0.428m
2.500m
4.00s
10.000m

CoS 9.24m Refuse Vehicle

9.240m
2.600m
3.800m
0.306m
2.500m
4.00s
10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY
Precinct North West

ptc.

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ptcconsultants.co

CLIENT STOCKLANDS

DRAWING # ptcT_DWG_SSD02.3

PROJECT # 25-1221

SCALE 1 : 300 @ A1
1 : 600 @ A3

SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

NOT FOR CONSTRUCTION

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SWEPT PATHS

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B99 Vehicle (Realistic min radius) (2004)

Overall Length: 5.200m
Overall Width: 1.940m
Overall Body Height: 1.870m
Min Body Ground Clearance: 0.272m
Track Width: 1.840m
Lock-to-lock time: 4.00s
Curb to Curb Turning Radius: 6.250m

MRV - Medium Rigid Vehicle

Overall Length: 8.800m
Overall Width: 2.500m
Overall Body Height: 3.633m
Min Body Ground Clearance: 0.428m
Track Width: 2.500m
Lock-to-lock time: 4.00s
Curb to Curb Turning Radius: 10.000m

CoS 9.24m Refuse Vehicle

Overall Length: 9.240m
Overall Width: 2.600m
Overall Body Height: 3.800m
Min Body Ground Clearance: 0.306m
Track Width: 2.500m
Lock-to-lock time: 4.00s
Curb to Curb Turning Radius: 10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	AM	
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY
Precinct South East

Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT	STOCKLANDS
DRAWING #	ptcT_DWG_SSD02.4
PROJECT #	25-1221
SCALE	1 : 300 @ A1 1 : 600 @ A3
	SSD



TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

NOT FOR CONSTRUCTION

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SWEPT PATHS

The turning paths illustrated in this drawing have been prepared using the Autotrack vehicle modelling software in conjunction with AutoCAD. The vehicle model was prepared by Analytico Pty Ltd based upon vehicle data provided by Austroads. While this modelling represents a conservative assessment of the vehicles ability, it is not possible to account for all vehicle types/characteristics or driver ability.

B99 Vehicle (Realistic min radius) (2004)

5.200m
1.940m
1.870m
0.270m
1.840m
4.05s
6.250m

MRV - Medium Rigid Vehicle

8.800m
2.500m
3.630m
0.420m
2.500m
4.00s
10.000m

CoS 9.24m Refuse Vehicle

9.240m
2.600m
3.800m
0.300m
2.500m
4.00s
10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE	SW	AM

REV	DATE	DESCRIPTION	DRAWN	REVIEWED
11	04/02/26	SSDA	SW	AM

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY

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+61 2 8920 0800
ptcconsultants.co

CLIENT

STOCKLANDS

DRAWING #

ptsT_DWG_SSD02.3

PROJECT #

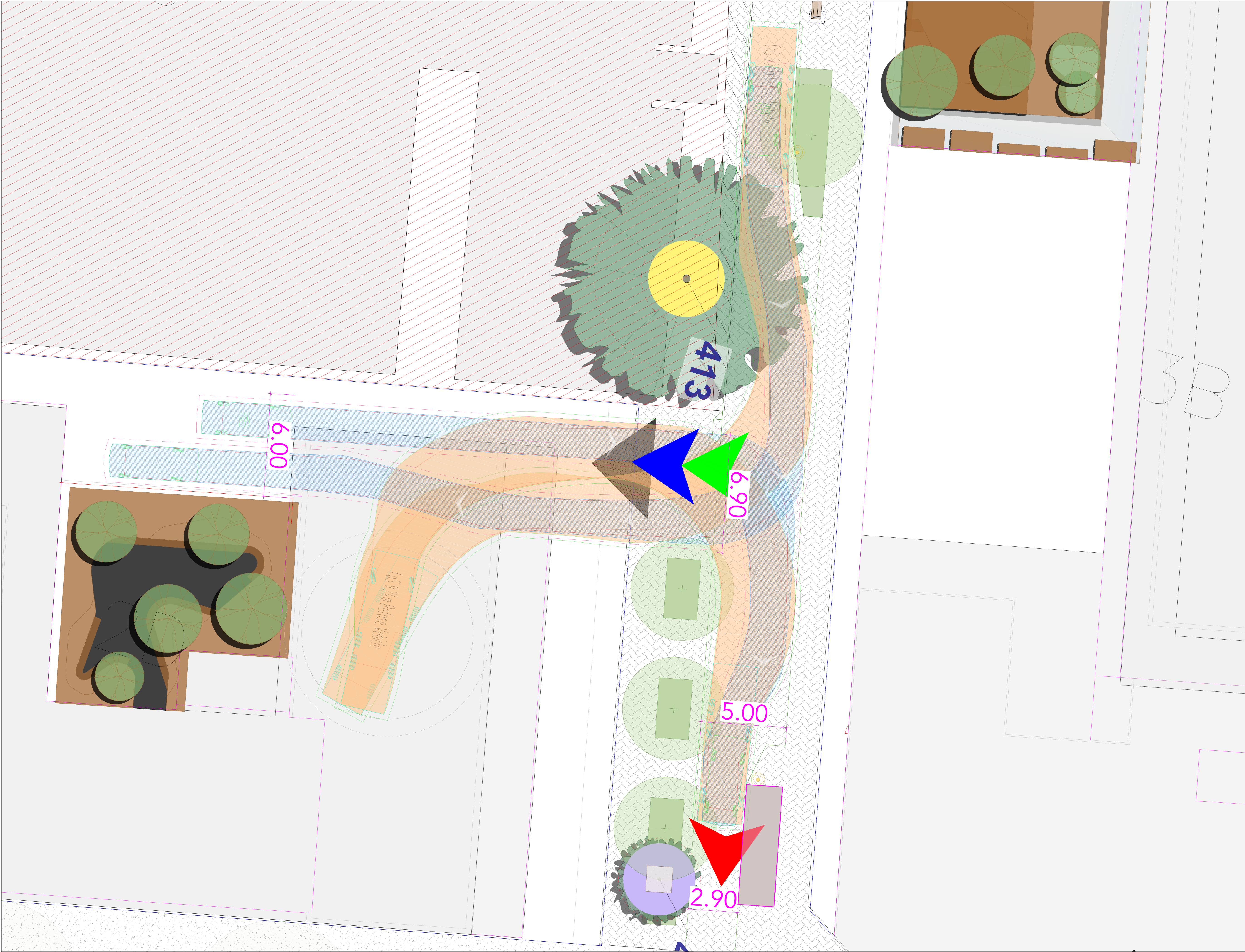
25-1221

SCALE

1 : 300 @ A1
1 : 600 @ A3

SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

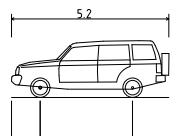
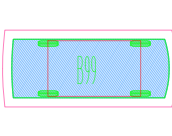
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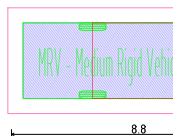
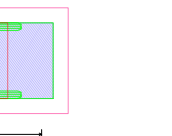
NOT FOR CONSTRUCTION

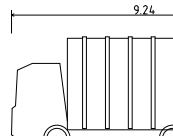
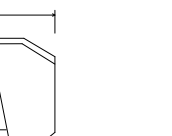
These drawings have been prepared for information only and are not issue for construction

SWEPT PATHS

The turning paths illustrated in this drawing have been prepared using the Autotrack vehicle modelling software in conjunction with AutoCAD. The vehicle model was prepared by Analytico Pty Ltd based upon vehicle data provided by Austroads. While this modelling represents a conservative assessment of the vehicles ability, it is not possible to account for all vehicle types/characteristics or driver ability.

	
B99 Vehicle (Realistic min radius) (2004)	MRV - Medium Rigid Vehicle
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.870m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

	
MRV - Medium Rigid Vehicle	COS 9.24m Refuse Vehicle
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

	
COS 9.24m Refuse Vehicle	COS 9.24m Refuse Vehicle
Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY

Block 2

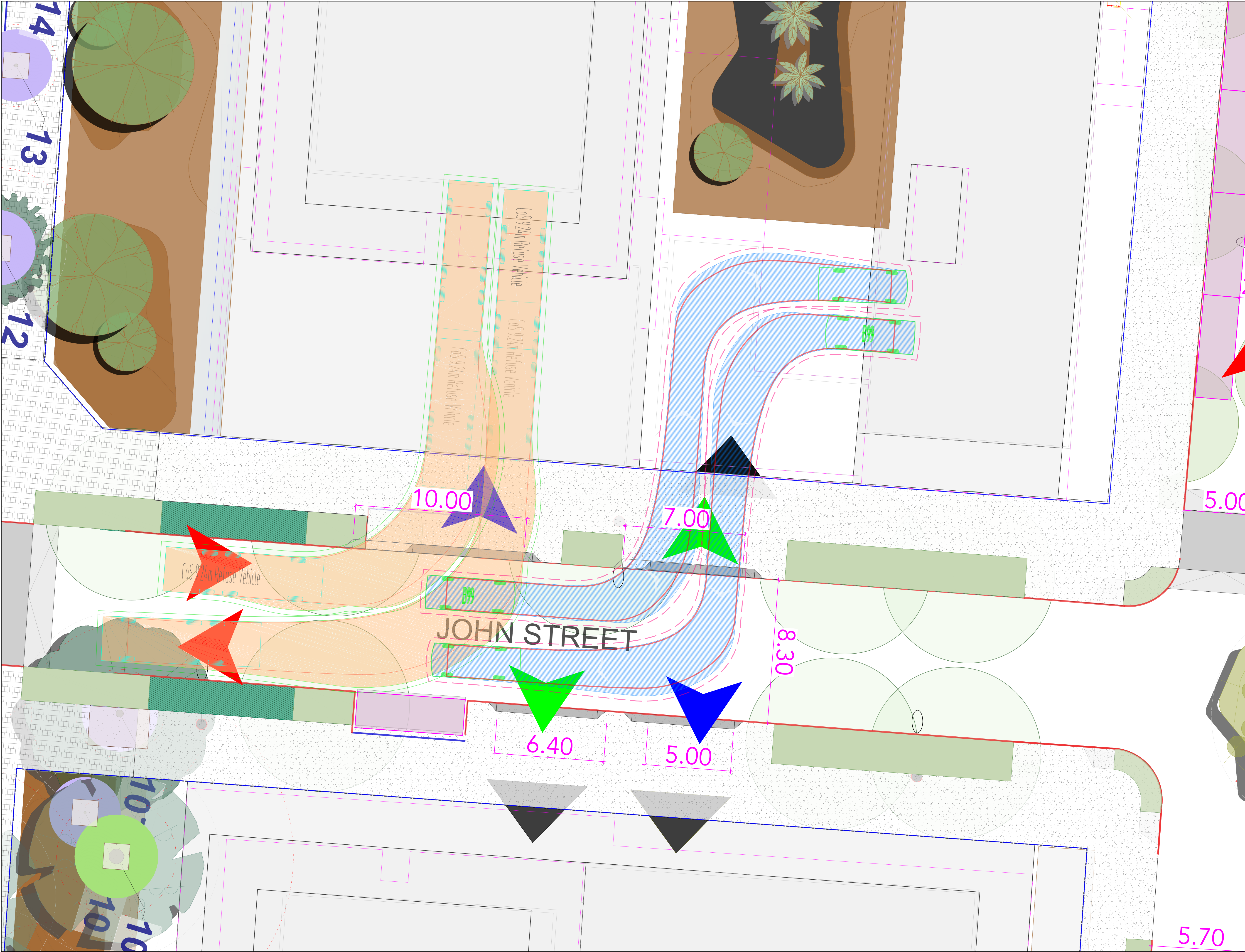
Access & Egress

ptc.

Suite 502, 1 James Place
North Sydney NSW 2060
+61 2 8920 0800
ptcconsultants.co

CLIENT	STOCKLANDS
DRAWING #	ptcT_DWG_SSD02.6
PROJECT #	25-1221
SCALE	1 : 100 @ A1 1 : 200 @ A3
	SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

NOT FOR CONSTRUCTION

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SWEPT PATHS

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B99 Vehicle (Realistic min radius) (2004)

Overall Length 5.200m

Overall Width 1.940m

Overall Body Height 1.870m

Min Body Ground Clearance 0.272m

Track Width 1.840m

Lock-to-lock time 4.00s

Curb to Curb Turning Radius 6.250m

MRV - Medium Rigid Vehicle

Overall Length 8.800m

Overall Width 2.500m

Overall Body Height 3.633m

Min Body Ground Clearance 0.428m

Track Width 2.500m

Lock-to-lock time 4.00s

Curb to Curb Turning Radius 10.000m

CoS 9.24m Refuse Vehicle

Overall Length 9.240m

Overall Width 2.600m

Overall Body Height 3.800m

Min Body Ground Clearance 0.306m

Track Width 2.500m

Lock-to-lock time 4.00s

Curb to Curb Turning Radius 10.500m

CoS 9.24m Refuse Vehicle

Overall Length 9.240m

Overall Width 2.600m

Overall Body Height 3.800m

Min Body Ground Clearance 0.306m

Track Width 2.500m

Lock-to-lock time 4.00s

Curb to Curb Turning Radius 10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	12/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE	SW	AM

REV	DATE	DESCRIPTION	DRAWN	REVIEWED
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PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY

Block 4

Access & Egress

ptc.

Suite 502, 1 James Place
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ptcconsultants.co

CLIENT

STOCKLANDS

DRAWING #

ptsT_DWG_SSD02.114

PROJECT #

25-1221

SCALE

1 : 100 @ A1
1 : 200 @ A3

SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

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SWEPT PATHS

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B99 Vehicle (Realistic min radius) (2004)

Overall Length	52.00m
Overall Width	1.870m
Overall Body Height	1.950m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

CoS 9.24m Refuse Vehicle

Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

CoS 9.24m Refuse Vehicle

Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

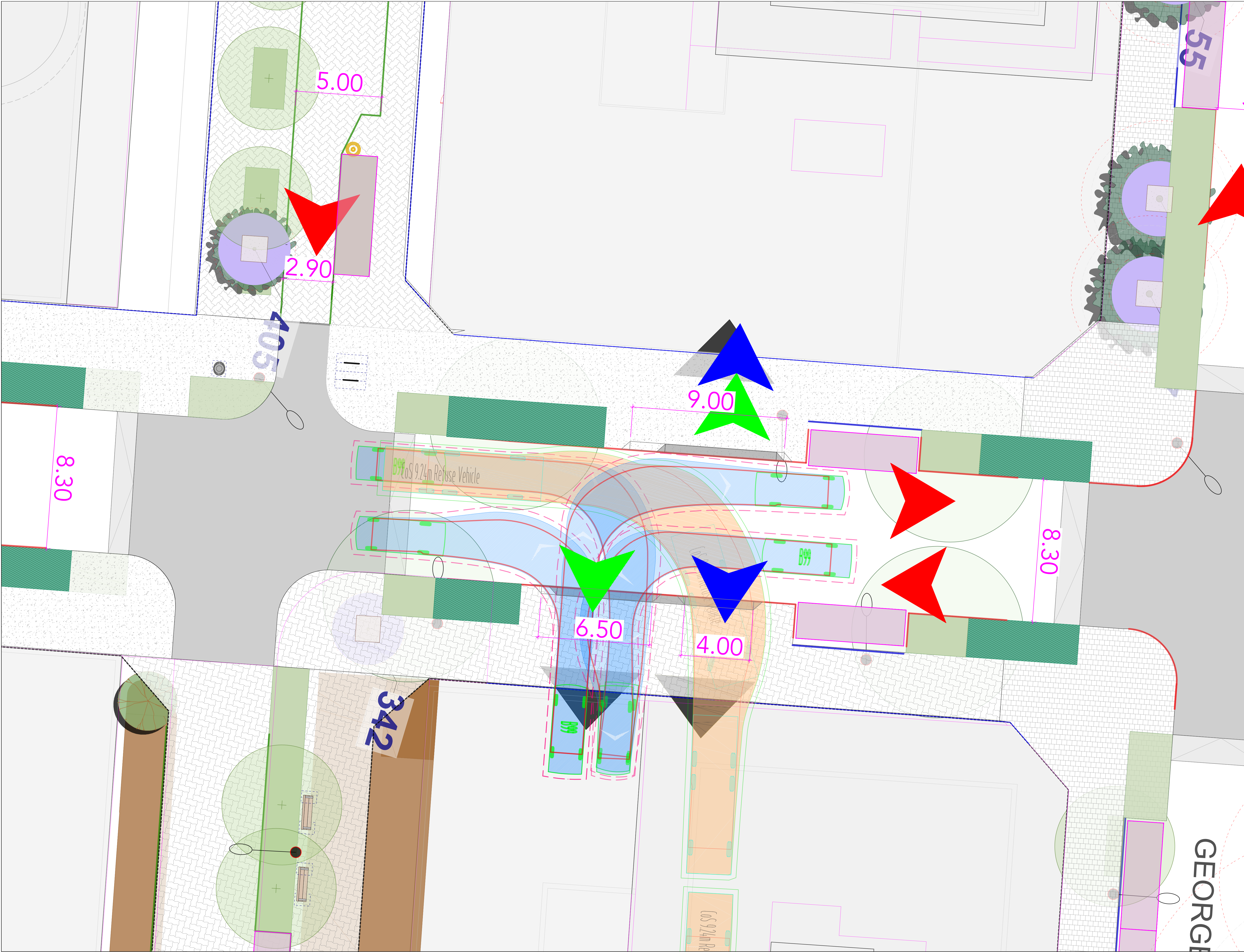
PRECINCT PARKING STRATEGY

Block 7

Access & Egress

Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT	STOCKLANDS
DRAWING #	ptcT_DWG_SSD02.10
PROJECT #	25-1221
SCALE	1 : 100 @ A1 1 : 200 @ A3
	SSD



TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

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SWEPT PATHS
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B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.870m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

CoS 924m Refuse Vehicle

Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE	SW	AM

REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

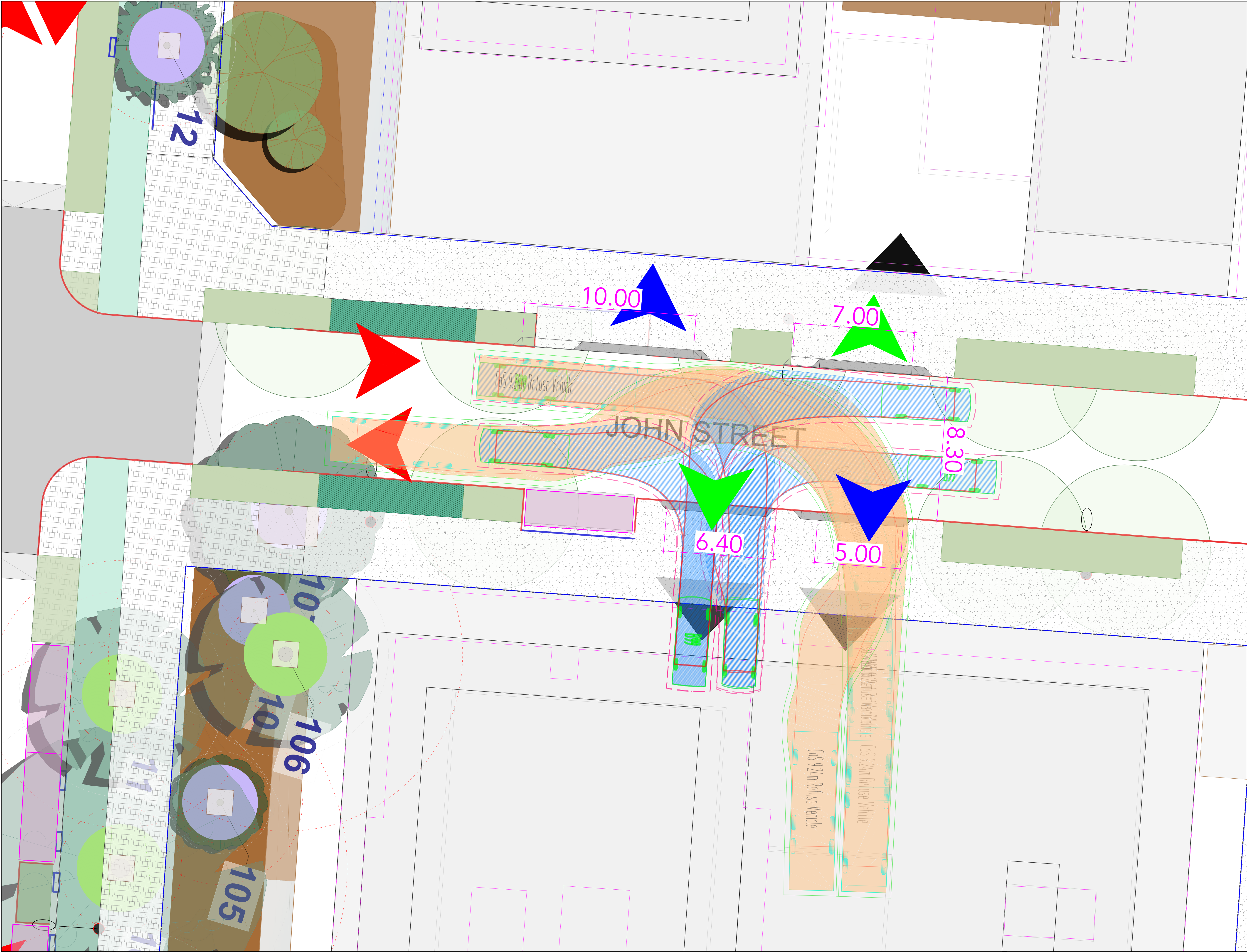
PRECINCT PARKING STRATEGY
Block 8
Access & Egress

Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT	STOCKLANDS
DRAWING #	ptcT_DWG_SSD02.18
PROJECT #	25-1221
SCALE	1 : 100 @ A1 1 : 200 @ A3

SSD

REV 11



LEGEND

TRAFFIC FLOW

CAR ACCESS / EGRESS

SERVICE VEHICLE ACCESS / EGRESS

NOTES:

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SWEPT PATHS

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52

115

25

B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.870m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

3.4

1.5

3

MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

33.2

7.85

1.5

CoS 9.24m Refuse Vehicle

Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE SW	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY

Block 9

Access & Egress

ptc.

Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT

STOCKLANDS

DRAWING #

ptsT_DWG_SSD02.19

PROJECT #

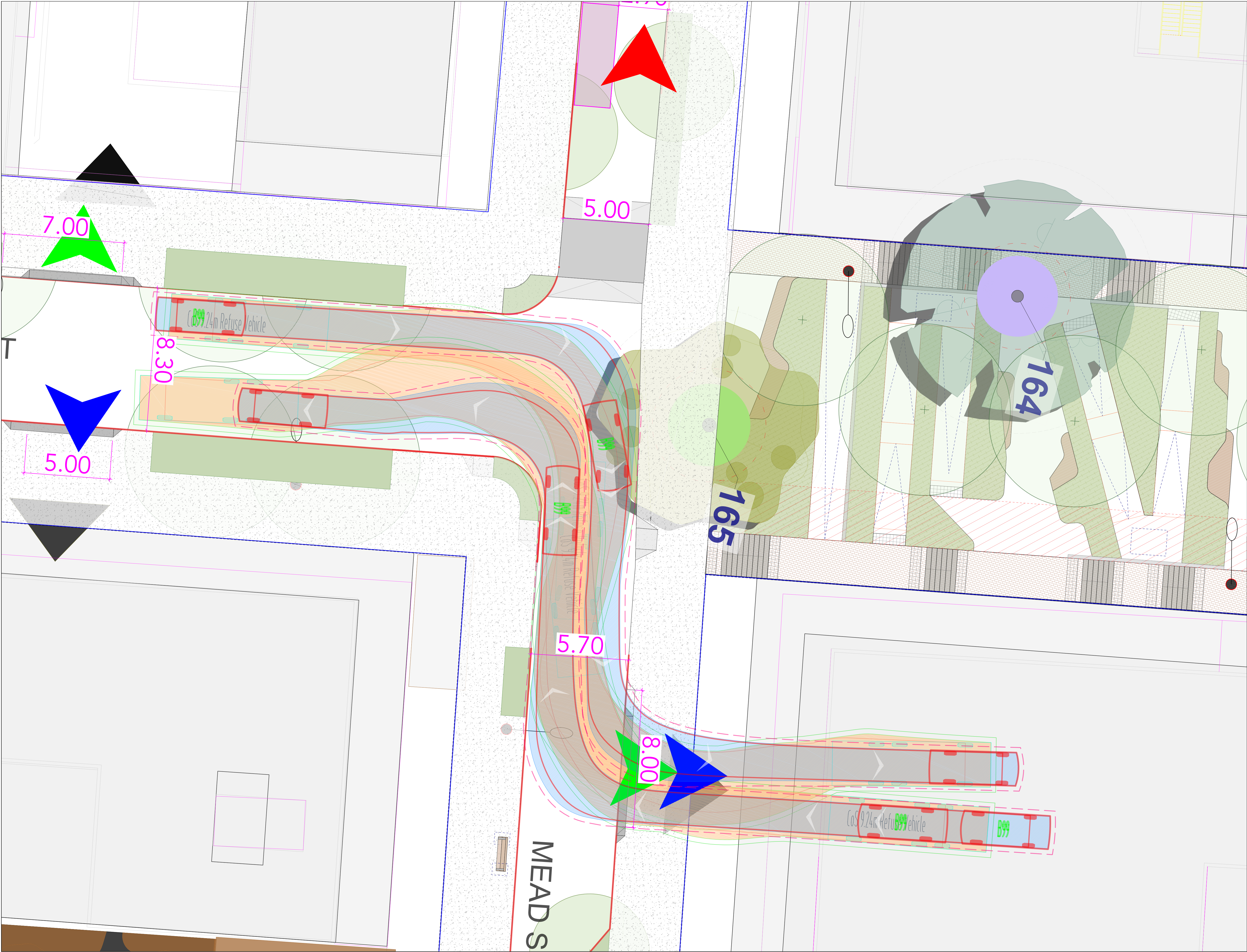
25-1221

SCALE

1 : 100 @ A1
1 : 200 @ A3

SSD

REV 11





TRAFFIC FLOW



CAR ACCESS / EGRESS

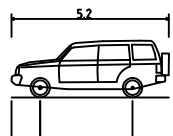


SERVICE VEHICLE ACCESS / EGRESS

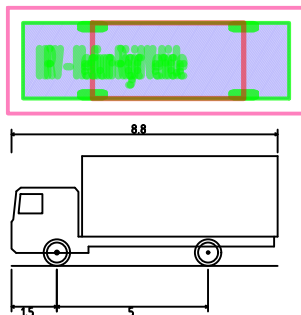
NOTES:

NOT FOR CONSTRUCTION
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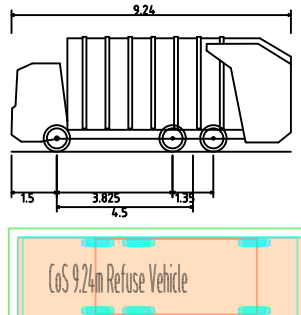
SWEPT PATHS
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B99 Vehicle (Realistic min radius) (2004)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.870m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



CoS 9.24m Refuse Vehicle	
Overall Length	9.240m
Overall Width	2.600m
Overall Body Height	3.800m
Min Body Ground Clearance	0.306m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.500m

11	04/02/26	SSDA	SW	AM
10	18/12/25	DRAFT SSDA	SW	AM
8	27/11/25	COOPER & WEST ST	SW	AM
7	19/11/25	COOPER & WEST ST	SW	AM
5	13/11/25	BLOCK 8 ADJUSTMENTS	SW	AM
4	10/11/25	UPDATED LAYOUT	SW	AM
3	03/11/25	UPDATED COOPER PLACE	SW	AM
REV	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT

WATERLOO PRECINCT

DRAWING TITLE

PRECINCT PARKING STRATEGY
Block 10
Access & Egress



Suite 502, 1 James Place
North Sydney NSW 2060
t +61 2 8920 0800
ptcconsultants.co

CLIENT

STOCKLANDS

DRAWING #

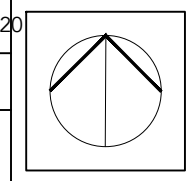
ptcT_DWG_SSD02.20

PROJECT #

25-1221

SCALE

1 : 100 @ A1
1 : 200 @ A3



SSD

REV 11

APPENDIX C

CITY OF SYDNEY WMP
FORM



A. Construction Waste and Recycling Management Plan

Refer to the Construction and Demolition Waste Requirements.

Site Address:	Waterloo South Estate (refer Section 1.2 of WMP for lot summary)		DA Number:	SSD-93222706
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 m ³ ☐ More than 10 m ³ (if more than 10 m ³ , 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				

			How will you manage this waste?				
Type of Material	Less than 10 m ³	Please specify estimated volumes if more than 10 m ³	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):							%

Note: Construction waste volumes to be assessed on a block-by-block basis as detailed design and construction strategy is progressed.

Construction waste volume forecasting not addressed under the Concept WMP.

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
Principal off-site recyclers to be engaged on a block-by-block basis as detailed design and construction strategy is progressed. No specified off-site recyclers proposed as part of the Concept WMP.	Subject to off-site recyclers operations. No specified off-site recyclers proposed as part of the Concept WMP.	Subject to agreements between principal offsite recyclers and local landfill facilities. No specified off-site recyclers proposed as part of the Concept WMP.

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:	Waterloo South Estate (refer Section 1.2 of WMP for lot summary)	DA Number:	SSD-93222706
Does demolition contain asbestos?		☐ Yes ☐ No	
All asbestos waste is to be managed in accordance with provisions of the NSW <i>Work Health and Safety Regulation 2011</i> and the <i>City of Sydney Asbestos Policy</i> .		☐ Tick ☒ if under 10 m ² ☐ Tick ☒ if over 10 m ²	
WorkCover Licence No. and Class			
Demolition contractor details			
Licensed landfill			



General demolition waste

			How will you manage this waste?				
Type of Material	Less than 10 m ³	Please specify estimated volumes if more than 10 m ³	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):							%

Note: Demolition waste volumes to be assessed on a block-by-block basis as detailed design and construction strategy is progressed.

Demolition waste volume forecasting not addressed under the Concept WMP.

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
Principal off-site recyclers to be engaged on a block-by-block basis as detailed design and construction strategy is progressed. No specified off-site recyclers proposed as part of the Concept WMP.	Subject to off-site recyclers operations. No specified off-site recyclers proposed as part of the Concept WMP.	Subject to agreements between principal offsite recyclers and local landfill facilities. No specified off-site recyclers proposed as part of the Concept WMP.

Declaration

Name of applicant (please print):

Signature of applicant:

Date:

C. Operational Waste and Recycling Management Plan

Site Address: Waterloo South Estate (refer Section 1.2 of WMP for lot summary)

DA Number: SSD-93222706

- ☐ 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 2.3 of Concept WMP for waste generation assessment.

Refer to Section 2.6 of Concept WMP for breakdown of waste equipment.

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 m ²)	2200	660	4	2750	660	5	1650	660	3
e.g Restaurant (200 m ²)	200	240	1	1000	660	1	200	240	1

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 <i>Waste Management Local Approvals Policy</i> (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)	
	Refer Section 2.7 of Concept WMP	To be limited to <10m where reasonably possible, per Council waste guidelines	Refer Section 2.7 of Concept WMP	
	What is the total area of bin storage provided?		Refer Section 2.7 of Concept WMP	(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?		Minimum 2.1m	m
2	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:			
	Plans to be developed on a block-by-block basis as detailed design progresses. Site plans provided in Appendix A of Concept WMP for reference.			
	Is there sufficient space provided for the estimated general waste and recycling bins PLUS handling?		☒ Yes	☐ No
	How much separate space is dedicated for storing bulky waste and problem waste?		Refer Section 2.7 of Concept WMP	m ²
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)		Separate residential bulky waste rooms; dedicated areas within non-residential waste rooms	
	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 - Other (please specify)		☐ ☐ System type: 	

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?	To be limited to <10m where reasonably possible, per Council waste guidelines 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?	1 : 14	
	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?	Min. 4.0m 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
4	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		
	Who will be responsible for waste management (waste storage area management, cleaning, bin transfer, educating occupants etc.) for the development? Facilities management		
	Will appropriate signage for waste storage areas and equipment (including bins) for effective waste management and safe handling be implemented where necessary?	☐ Yes	☐ No
	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 Section 2 of Concept WMP		

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?	Plans to be developed on a block-by-block basis as detailed design progresses. Site plans provided in Appendix A of Concept WMP for reference. m
	Are you requesting any additional infrastructure in the waste and recycling storage room (carousel, optic sensors, number of bins, automatic bin exchange, size)? <i>If yes, fill in the section below</i>	☒ Yes ☐ No
	Please detail the type of additional infrastructure:	
2	Bin changeover systems beneath chutes; at-chute compactors fitted to each garbage chute	
	If a compactor is included, what is the proposed compaction ratio (it is not to exceed 2:1)?	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)	Electronics (refer Section 2.4.5 of Concept WMP)
	How much space in the waste and recycling storage area has been allocated for textile waste?	Plans to be developed on a block-by-block basis as detailed design progresses. Site plans provided in Appendix A of Concept WMP for reference. m ²
3	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)? <i>If no, move onto question 5.</i>	☒ Yes ☐ single or ☒ dual ☐ No
	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)	Plans to be developed on a block-by-block basis as detailed design progresses. Site plans provided in Appendix A of Concept WMP for reference. m
	Has the chute system been designed and certified according to the relevant acoustic standards?	☒ Yes ☐ No

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 Plans to be developed on a block-by-block basis as detailed design progresses. Site plans provided in Appendix A of Concept WMP for reference.
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.](#)

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
	How much space has been allocated for management of re-usable items (such as crates, pallets, kegs and fit-out waste)?	m
3	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

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:

