



18 July 2025

Our Ref: 24SYW0004

Your Ref:

Attention: Peter Morson

39 – 65 Old Castlereagh Road, Castlereagh – Waste Management Request for Clarification

Introduction

Colliers International Engineering & Design (TTMC) Pty Ltd, has been requested to provide a response to the clarification items relating to **Waste Management** outlined by the Department of Planning, Housing and Infrastructure (DPHI) on preliminary review of the submitted material.

It is understood this letter will accompany an updated Statement of Environmental Effects (SoEE) issued to DPHI.

This letter has been prepared to specifically address the following request:

“Provide waste calculation total across all three lots, frequency, total movements and management measures”.

Colliers Response:

For the purposes of this response Colliers have assumed the requested information relates to the operational phase of the development only.

A summary of the requested information is provided within this letter however, Colliers note that the site has been designed for each lot to operate independently of one another. This is in part due to the staged delivery of the project but also given the proposal has been developed to a concept level only. As outlined in the submitted Waste Management Plan (WMP) further development of the design is expected to occur in subsequent applications in line with the individual lot operator requirements as the design is finalised.

The requested information requested has been provided on an individual lot level throughout Section 3 of the WMP; waste calculations including collection frequency is detailed in Section 3.1, management responsibilities are touched on throughout Section 3 as well as Section 4.

Table 1 provides a summarised overview of the combined waste generation calculations for the 3 lots as well as the proposed collection frequency for each stream. For complete details refer to Tables 3.3, 3.6 and 3.8 of the submitted WMP.

The total number of collection movements are highlighted in Table 2.

Table 1: Combined Refuse Generation Summary

Area Description		General Waste L/Week	Food Waste L/Week	Commingle Recycling L/Week	Paper / Cardboard L/Week
Lot 12 – Hotel		20,077	3,982	9,933	4,943
Lot 14 – Indoor Recreation		42,887	4,543	25,806	N/A
Lot 16 – Club		28,991	11,596	43,487	N/A
Total Weekly Volumes (L / Week)		91,955	20,121	79,226	4,943
Volumes per Day (L / Day)		13,136	2,874	11,318	706
Collection and Equipment Details	Collections per Week (Service Frequency)	3	4	3	3
	Storage Capacity	3 Days	2 Days	3 Days	3 Days
	Equipment Size	1,100L	240L	1,100L	1,100L
	Equipment Quantity Provided	37	25	31	2

Table 2: Collection Movement Summary

Refuse Stream	Total Number of Collections
Lot 12 – Hotel	13
Lot 14 – Indoor Recreation	10
Lot 16 – Club	10
Total (Where collection contracts are aligned)	13
Total (Individual collection contracts)	33

The waste management measures required and responsibilities of facilities staff are extensive and differ for each lot. The refuse transfer responsibilities for each lot are outlined in Section 3.5 of the WMP. The refuse servicing responsibilities for each lot are outlined in Section 3.6 of the WMP. The ongoing management – including general day-to-day tasks are detailed in Section 4. Note, the recommendations in Section 4 relate to operational responsibilities and are not relevant to the assessment of building design.

Given the extent of waste management items detailed in the submitted in the WMP, it is not practical to replicate the full list of responsibilities within this letter. However, the waste management measures detailed include assignment of responsibility of tasks including but not limited to:

- The handling and final disposal of refuse
- Bin carting for servicing
- Scheduling and timing of servicing
- Day-to-day cleaning of refuse related areas
- System review and improvement.

As each lot has been designed to operate independently no waste management tasks are proposed to be managed at a precinct or combined whole of site level.

Conclusion

As the development is intended to operate on at an individual lot level the information in this letter is provided as an overview of the requirements of the whole of site only and does not replace the detailed information provided for each lot contained within the submitted WMP.

Disclaimer

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