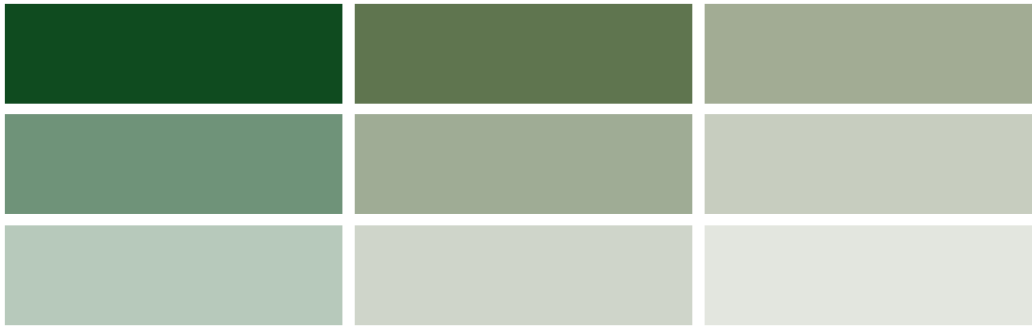
Leigh Design

waste management plans for all urban developments

Leigh Design Australia Pty Ltd
ABN 63 687 418 300
2nd Floor, 555 Riversdale Rd
PO Box 478
Camberwell VIC 3124

P +61 3 9958 0800
www.leighdesign.com.au

Waste Management Plan



Proposed Development:

Corner Bringelly Road and Santley Crescent, Kingswood, New South Wales

Prepared for:

PTID

Document Control

Report Date: 22 August 2025 (supersedes all prior reports)

Prepared By: Andrew McIntosh / Daniel Edwards

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WASTE MANAGEMENT SUMMARY

- The Operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall sort their waste and dispose sorted garbage and recyclables directly into waste receptacles throughout this facility.
- The operator and users shall transfer waste to the collection bins within the Bin Rooms for Commercial waste (Day Program Bin Room) and Residential waste (Night Program Bin Room).
- Waste shall be collected onsite, within the carpark. The collection contractor shall transfer collection bins between the Bin Rooms and the truck and return empty bins to the Bin Rooms.
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the Facility Management, who shall manage site operations with the aid of staff, cleaners and contractors.

User: refers to site staff, day program participants and staff/residents/occupants of the Group Home facility, who shall utilise the waste system.

1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This development comprises alterations and extensions to an existing building to house WHOS Kingswood, which is to be a facility offering alcohol and drug rehabilitation day programs and live-in programs (refer to Table 1).

This waste management plan (WMP) has been updated to respond to the following Council comments as contained in Council's letter dated 19 March 2025:

RFI Comment	Response
Waste Management Plan "The submitted Waste Management Plan makes reference to a private waste service being engaged to service the site. However, please note that the servicing of all residential aspects of any development (including transitional group homes) is required by Council. Therefore, regardless of whether a development engages a private contractor, a Domestic Waste Charge will be levied by dwelling/room in accordance with Section 496 of the *Local Government Act 1996*. Council's commercial waste service, or a nominated private waste service, can be engaged to service the site's commercial aspect. In this regard, it is recommended that the Waste Management Plan be updated to confirm that the residential component will be serviced by Council, and a private waste service will be engaged to service the commercial component of the development. In addition, Section 1.4, Table 2 of the Waste Management Plan indicates that servicing of all waste streams, with the exception of bulky goods, is to occur three times weekly. Waste bin allocation is to be provided in accordance with Section 2.3.1.1 of Council's Multi-units Dwellings Waste Management Guidelines document and servicing is to be conducted in accordance with the requirements of Council's Collect and Return service. The Waste Management Plan shall be updated to reflect this."	Private waste collection services are to be adopted, as not all requirements as set out in the Penrith LGA Multi-unit Dwellings Waste Management Guidelines can be met. Furthermore, as private waste contractors are required to collect the commercial waste, it makes more sense that they also collect the residential waste at the same time while on site.
Waste Collection Room "The Waste Collection Room is to be integrated wholly within the development's built form to permit a safe and efficient waste collection service. The proposed room and location is not supported, is not designed in accordance with Section 3.4 of the *'Industrial, commercial and mixed-use waste management guideline'* and section 2.4.1 of the *'Multi-unit dwelling waste management guideline'* respectively. Please note, separate waste storage areas/rooms for both commercial and residential waste is required."	Integrated Bin Rooms are now proposed, as shown on the attached Ground Floor Plan, which provides separated bin storage areas for the day program (commercial) waste and night program waste (residential - Group Home) for this proposed facility.
Bulky Goods Collection Room "Bulky goods collection infrastructure is required and shall be wholly integrated within the development's built form, as outlined in Section 2.4.2 of the *Multi-unit Dwelling Waste Management Guidelines* document. A minimum area of 4m2 is to be provided and the bulky goods collection room shall be located within 10m from the kerb, and be provided with unobstructed access."	Bulky goods collection infrastructure is now proposed within the Bin Rooms, as shown on the attached Ground Floor Plan, which provides spaces for the storage of hard waste & e-Waste and other items for both the day program (commercial) and night program (residential - Group Home) for this proposed facility.
Swept Path Models "Swept Path modelling has not been provided for the small rigid vehicle (SRV) that is proposed to service the site for commercial waste. Swept path models are therefore to be provided illustrating how a standard waste collection vehicle will enter, service and exit the site. A 0.5m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres. The model is to include on-street parking on both sides of the street to demonstrate unobstructed access during a 'business as usual' configuration."	Swept paths for the private waste collection vehicles (6.4m) are attached.
Site Access The Architectural plans indicate the site is accessed via gates. Details regarding how the development will provide unobstructed access for waste servicing is to be provided.	Access to the site for the waste vehicles for all waste collections will be via a security key-pad entry system at the main gate to the carpark.

1.2 Estimated Waste Generation

The following table summarises the waste estimates (Litres/Week):

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Commingled Recycling
Residential (Night Program)			
Group Home – Stage 1	No. of beds = 23	1,380	1,380
Group Home – Stage 2	No. of beds = 8	480	480
Commercial (Day Program)			
Day Program (existing building)	area (m^2) = 333	233	233
Day Program Reception & Offices	area (m^2) = 51	36	36
TOTAL (Litres/week)		**2,129**	**2,129**

Notes:

- Group home waste generation rates are based on 60 litres/bed/week for both garbage and commingled recycling.
- Office is based on Penrith DCP waste generation rates for offices (10 litres/100m^2 floor area/day week) for both garbage and commingled recycling on the assumption that this facility operates 7 days per week.
- Food organics is estimated to be 20% of garbage.

1.3 Collection Services

For the reasons outlined above in Section 1.1, a private contractor shall be engaged to collect waste. The Operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

It is acknowledged that even though a private contractor is being engaged, a Domestic Waste Charge will be levied by dwelling/room in accordance with Section 496 of the Local Government Act 1996.

1.4 Location, Equipment, and System for Managing Waste

The waste management system is summarised as follows:

- Receptacles for garbage, recycling and food organics distributed throughout this facility, including food organic caddies at kitchens and kitchenettes.
- Bin Stores located at Ground Floor Level for both the Commercial waste (Day Program) and Residential waste (Night Program).
- Collection bins (kept within the Bin Stores - see Table 2).

The various collection waste streams are summarised as follows:

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

Food Organics: Users shall place organic waste into the Food Organics bins.

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

Green Waste: Garden organics shall be collected and disposed by the landscape maintenance contractor.

Bulky Waste & Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the Operator.

Bulky waste shall be stored in the dedicated spaces within the Bin Stores, for removal by a private contractor.

The Operator shall arrange the storage of any used cooking oil and its collection by a recycler. The Operator shall organise Grease Interceptor Trap servicing, if fitted.

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

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collection Frequency	Net Area m^2
Residential (Night Program) shared bins	Garbage	7	240	Weekly	3.5
	Food Organics	2	240	Weekly	1.0
	Recycling	8	240	Weekly	4.0
	Bulky Waste / Other Waste	-	-	At Call	2.0
Commercial (Day Program) shared bins	Garbage	1	240	Weekly	0.5
	Food Organics	1	240	Weekly	0.5
	Recycling	2	240	Weekly	1.0
	Bulky Waste / Other Waste	-	-	At Call	2.0
Net Waste Storage Area (excludes circulation):					**14.5**

Notes:

- Private bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- Recyclables can be either commingled or split into bins for separate recycling streams.
- For the Day Program within the existing building, a 2.0m^2 space will be allocated for bulky waste & other waste (location yet to be determined).

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

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

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

1.6 Collection Bin Information

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

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1080	585	735	13	45

Notes:

- * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic flat-lid bins.

Table 4: Penrith Bin Colour Coding

Bin	Garbage	Food Organics	Recyclables
Lid	Red	Lime green	Yellow
Body	Dark Green	Dark Green	Dark Green

Note: Private bins shall be labelled to identify the waste generator and site address.

2 ACCESS FOR USERS, COLLECTORS AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Residents and staff shall place sorted waste into waste receptacles located in rooms, amenity, and work areas. Site staff shall maintain these receptacles and transfer waste to collection bins located within the Bin Stores, with there being separate Bin Stores for the “day uses” and the “night uses” (if required, using a suitable trolley).

2.2 Collection Arrangements and Access to Waste Facilities

- Waste shall be collected onsite, within the development’s carpark.
- Collection staff shall have access to the Bin Stores and transfer bins to the truck and back to the store.
- The waste collection shall be carried-out by rear-lift vehicles (nominally 6.4m long, 1.7m wide and 2.1m high, with a 6.4 tonnes gross vehicle mass).

Notes:

- For improved safety, private waste collections and bin transfers shall be carried out during off-peak traffic periods.
- The attached swept path drawings illustrate private waste vehicle access and demonstrate that the waste vehicle can enter and exit the site in a forward direction.

3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- Timing of waste collections shall be done as per Council's local laws. Also, the collector shall protect the acoustic amenity by minimising noise during the collection.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The Operator shall be responsible for:

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

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

3.3 Ventilation, Washing, and Vermin-Prevention Arrangements

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Adequate vermin-proofing and tight-fitting doors.
- Impervious flooring (also, smooth, slip-resistant and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the Operator shall engage a suitable contractor to wash bins in a mobile bin-wash vehicle). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

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

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

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

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

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

4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer, and Collection Responsibilities

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

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

4.2 Facility Management Provisions Including Maintenance & Improvements

The development's owner/applicant shall appoint an Operator whilst providing the Development Consent/Approval, this report and any other relevant documentation associated with the waste system.

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

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

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

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

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

- Secure the waste areas.
- Label the bins according to property address.
- Council collection employees shall transfer residential bins between the site and the truck in the street (bins shall not be placed on the street overnight).
- Private bins shall be collected onsite (not placed on the street).

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

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

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

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

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

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

4.6 Waste Management Plan Revisions

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

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

5 SUPPLEMENTARY INFORMATION

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

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting/disposing waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Waste/bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit waste/bin weight. Provide mechanical assistance to transfer bins
Bin transfers and collections. User access to waste and loading areas	Vehicular strike, run over	PPE. Develop a Hazard Control Plan. Maintain visibility. Use a mechanical bin-tipper. Designate the Loading Bay as a Shared Zone
Truck access (reversing and manoeuvring)	Vehicular incident, strike, run over	PPE. Use a trained spotter. Develop a truck-manoeuvring and traffic-control procedure

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

6 CONTACT INFORMATION

Penrith City Council (local Council and residential waste collector), ph 02 4732 7777

Waste Wise Environmental (private waste collector), ph 1300 550 408

FJP Safety Advisors (OH&S consultant), ph 03 9255 3660

Electrodrive (tug & trailer supplier – for bin transfers), ph 1300 934 471

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

One Stop Garbage Shop (bin supplier), ph 03 9338 1411

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

7 LIMITATIONS

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

This report is based on the following conditions:

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

Nominated Architect
Christopher Johnson, NSWARB 12410

REV.	DESCRIPTION	DATE
A	DA SUBMISSION	08/07/2025
B	CONSULTANT BREIFING	16/07/2025
C	DA RESUBMISSION	19/08/2025

OCCUPANCY LEGEND

- EXISTING BUILDING
- BEDROOM
- STAFF BEDROOM
- AMENITIES
- COMMUNAL SPACE
- STAFF / ADMIN
- EXTERNAL AMENITY
- CIRCULATION

OCCUPANCY

STAGE 1 SUMMARY

WASTE SOURCE	ROOMS	BEDS
BEDROOMS	10	22
STAFF BEDROOMS	1	1
ADMINISTRATION (OFFICE / MEETING / RECEPTION)	50.5 M²	

PTID

WHOS WESTERN SYDNEY

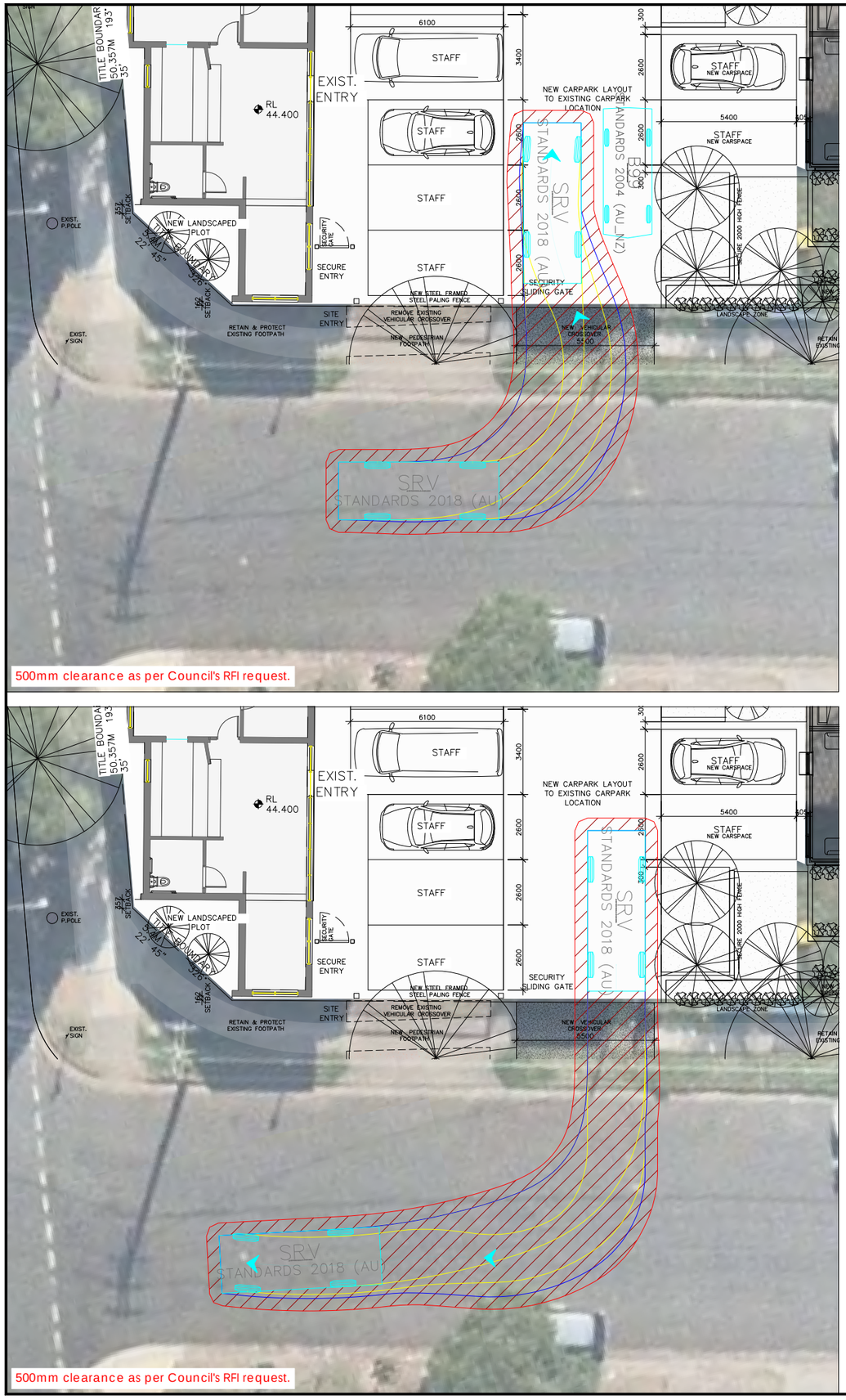
Cnr. Bringelly Rd. & Santley Cres. KINGSWOOD, NSW
5-23-0072

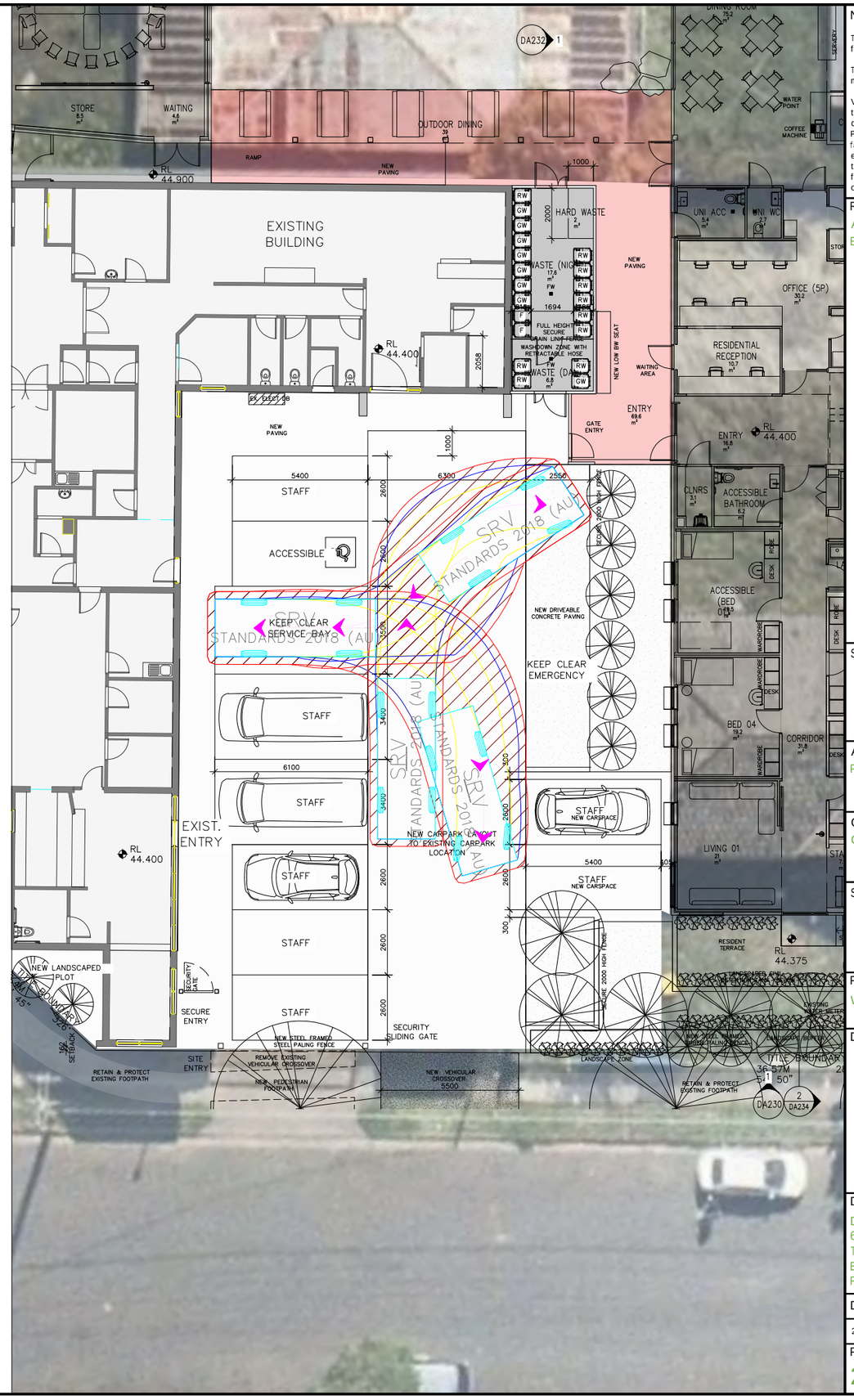
info@PTID.com.au

GA PLAN - GROUND - STAGE 1

DATE: 19/08/2025
SCALE: 1:100 @ A1
REVISION: C
PLANNING

DA200





Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date
A	Swept Path Analysis	TM	30-07-25
B	Swept Path Analysis	TM	21-08-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
PTID

Client
Cushman and Wakefield

Scale
0 2 4 6 8m
1:200 @ A3

Project Description
WHOS - Kingswood

Drawing Prepared By

TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS
Suite 2.08, 50 Holt Street
Surry Hills, NSW 2010
PO Box 1124
Strawberry Hills, NSW 2012
t: +61 2 8324 8700
f: +61 2 9830 4481
w: www.traffix.com.au

Drawing Title
Design Review
6.4m Small Rigid Vehicle (SRV)
Top-Left: Site Entry (500mm clearance)
Bottom-left: Site Exit (500mm clearance)
Right: Entry and Exit from Loading Zone

Drawn:	Checked:	Date:
TM	TY	See Rev.

23.308d09v01 TRAFFIX [25-08-19 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
23.308	DA	TX.02	A