



WASTE MANAGEMENT BREIF

PREPARED FOR
TWT Property Group Pty Ltd

ON BEHALF OF
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Mixed Use Development
23-35 Atchison St
St Leonards NSW

11/01/2018

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REVISIONS

Revision	Copy No.	Date	Prepared by	Reviewed by	Approved by
A	1	20/12/2017	H Wilkes	A Armstrong	N Beattie
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INTRODUCTION

The document provide a brief the waste management requirements for the development proposed at 23-35 Atchison St St Leonards NSW within North Sydney Council.

For the purpose of this waste management brief the proposed development will consist of:

Building 1 with 16 Level Building consisting of;

- 102 residential units in total
- 3 165m² in total for retail and commercial tenancies

Comments and recommendations regarding the waste strategy have been provided in the sections below.

Please note: This document is not a waste management plan. Information provided in this document is indicative and must be reviewed when plans of the development are available.

NORTH SYDNEY COUNCIL

The residential garbage and recycling will be guided by the services and acceptance criteria of the North Sydney Council. All waste facilities and equipment are to be designed and constructed to be in compliance with the North Sydney Council's *North Sydney Development Control Plan 2013*, Australian Standards and statutory requirements.

COUNCIL OBJECTIVES

- Reduce the demand for waste disposal.
- Maximise reuse and recycling of building and construction materials, as well as household, industrial and commercial waste.
- Assist in achieving Federal and State Government waste minimisation targets in accordance with regional waste plans.
- Minimise the overall environmental impacts of waste.
- Require source separation, design and location standards which complement waste collection and management services offered by Council and private providers.
- Encourage building design and construction techniques which will minimise future waste generation.

WASTE GENERATION SUMMARY

Residential

Residential	# Units	Waste Calculation (L/unit/week)	Generated Waste (L/week)	Compacted Waste (2:1) (L/week)	Recycling Calculation (L/unit/week)	Generated Recycling (L/week)
	102	60	6120	3060	60	6120
TOTAL	102		6120	3060		6120

Retail

Retail Operations	NLA (m ²)	Waste Calculation (L/100m ² /day)	Generated Waste (L/week)	Recycling Calculation (L/100m ² /day)	Generated Recycling (L/week)
Food	1055	80	5908	135	9969.75
Restaurant	1055	670	49479.5	135	9969.75
Non-Food (>100m²)	1055	50	3692.5	50	3692.5
TOTAL	3165		59080		23632

CHUTES

A single Chute with 240L recycling bins is the recommend for the residential component.

As the development has a lift, a waste chute must be included in the development as per Section 1.5.13 Provision 3 of the North Sydney Development Control Plan 2013.

WASTE AND RECYCLING COLLECTIONS

Residential – it is recommended that North Sydney Council Collects the residential waste and recycling. It is understood that North Sydney Council preferred collection method a wheel in wheel out method from a bin holding room within 2m of the street. The waste collection vehicle will park on the street during servicing.

Retail – The retail and commercial waste and recycling will be serviced by a private contractor. A wheel in wheel out arrangement directly from the retail waste room is recommended.

Private contractor offer various sizes of collection vehicle, including SRVs and MRVs.



WASTE & RECYCLING ROOMS AND EQUIPMENT

Please see the table below for the recommended waste rooms and equipment based on the preliminary information.

Facility	Location	Comment / Consideration
Residential		
Garbage Chutes - Single waste chute with Recycling bins on each level	Single Waste Chute accessible from every residential level for each core.	The waste chute will be used for the disposal of residential waste. 240L MGB will be placed in a compartment on each residential level. The recycling compartment on each floor must be a minimum of 1.5m ² . The waste chute must be accessible from the recycling compartment.
Waste Discharge Rooms	Corresponding to each single chute system on basement level 1 for each core. .	<p>Each waste discharge room will require approximately 1 days' worth of 660L MGBs plus an additional servicing MGB.</p> <p><u>Minimum equipment for the waste discharge room:</u></p> <ul style="list-style-type: none"> • Waste: 2x 660L MGBs • 1x 2-bin linear track • 1x 660L MGB (servicing) <p>Estimated required area: 12m²</p> <p>Assumptions</p> <ul style="list-style-type: none"> • There is one residential core in the development. <p>The building caretaker will transfer full MGBs from each waste discharge room to the central bin holding room as required.</p>

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Bulky Goods Storage Rooms	Located on the parking level for each building	<p>A bulky goods room is required for the disposal of bulky household waste.</p> <p>The recommended minimum size for the bulky goods room is 8m²</p> <p>The bulky goods room should be in a location that can be safely accessed by residents and can be collected from easily.</p>
Residential Bin Holding Room (collection Area)	A room large enough to hold all of the bins requiring serving – located on the street level adjacent to the collection street.	<p>It is recommended that the bin holding area is located within 2m of the street boundary to allow for council to conduct collections of residential waste and recycling.</p> <p><u>Equipment in residential bin holding room</u></p> <ul style="list-style-type: none"> • 10x 660L MGBs (waste) • 26x 240L MGBs (recycling) <p>Estimated required size: 45m²</p> <p>Assumption</p> <ul style="list-style-type: none"> • Waste and recycling is collected weekly • Waste is not compacted • Recycling bins calculated on total recycling generated. More bins may be needed depending on the number of units on each level and the number of cores in the building. • Council's preferred collection method is a wheel in wheel out arrangement while the collection vehicle is parked on the street. <p>Bin wash down area must be provided</p>



Retail Waste Room	Accessible to all retail tenants and adjacent to vehicle loading area.	<p>Retail garbage and recycling is to be collected by a private waste contractor.</p> <p>Collection frequency to be confirmed and adjusted according to commercial/retail use and stakeholder needs. 240L, 660L & 1100L MGBs available.</p> <p><u>Estimated Equipment in residential retail waste room</u></p> <ul style="list-style-type: none"> • Waste: 7x 1100L MGBs collected daily • Recycling: 4x 1100L MGBs collected daily <p>Estimated required size: 40m²</p> <p>Assumption</p> <ul style="list-style-type: none"> • Each of the retail tenancies will share a waste room and bins. • There is 3 176m² of retail/commercial areas • Waste and recycling is collected daily. If collection is conducted less frequently the bin numbers will increase. • Waste is not compacted. • As the type of retail and commercial tenants are not known, Retail calculations are based on a 'worst case scenario'. Retail calculations can be revised once more detail is known about the type of retail/commercial operations. <p>Bin wash down area must be provided in the waste room.</p>
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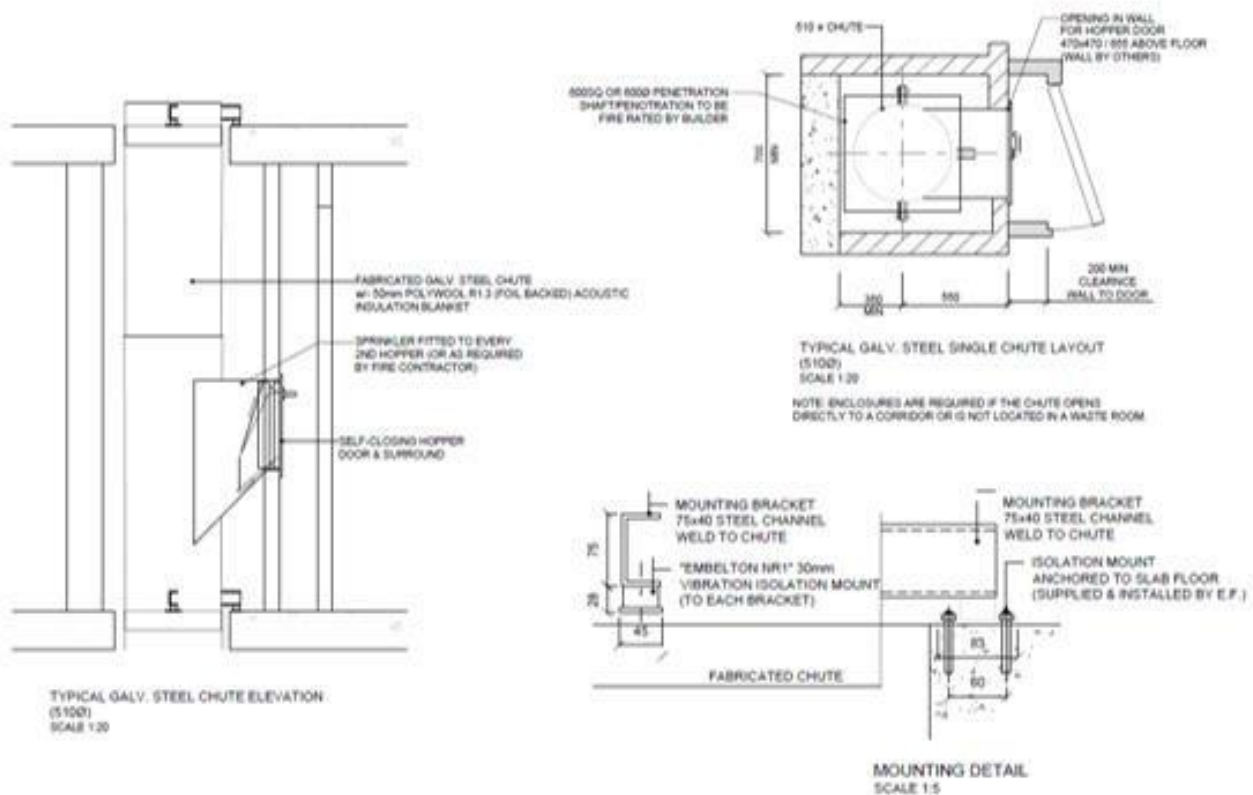
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APPENDIX A.1 TYPICAL SINGLE WASTE CHUTE SPECIFICATIONS

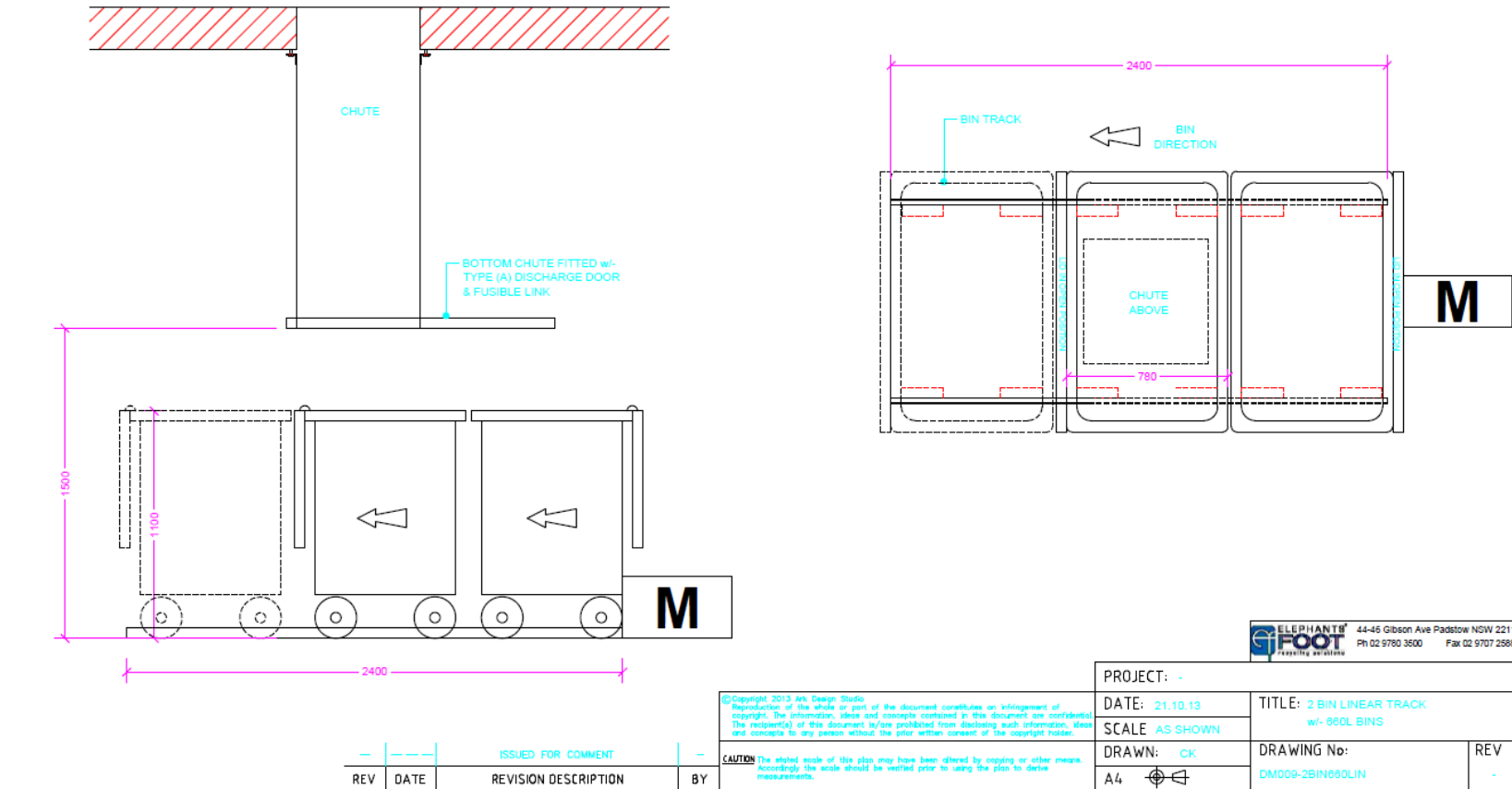


Waste chutes are supplied per the following specifications:

- Either 510mm or 610mm (for 20+ levels) galvanised steel or recycled LLDPE polyethylene plastic;
- Galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction (or equivalent);
- Penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of either 600x600/700x700mm (square) or 650/750mm diameter (round) are required to accommodate the chute installation;
- A wash down system and vent should also be included as part of the chute system;
- Council and supplier require that all chutes are installed without offsets to achieve best practise operationally for the building; and
- Two hour fire-rated (AS1530.4-2005) stainless steel refuse chute doors at each service level. All doors are to be fitted with a self-closing mechanism to meet BSA fire standards.

NOTE: Chute doors are installed after walls rendered, painted or when required. Information stickers will be placed on each chute door at each residential level..

APPENDIX A.2 TYPICAL LINEAR TRACK SPECIFICATIONS FOR 660L MGBS



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