

# Site Waste Minimization and Management Plan (SWMMP)

ONGOING OPERATIONAL PHASE  
AMENDED DA SUBMISSION

FOR

## CASS ASQUITH

Chinese Australian Services Society Limited (CASS)  
Aged Care Residential Facility

461-473 Pacific Highway, Asquith  
Council

Prepared by:

The Mack Group  
Waste Management Consultants

S4, 23 Norton Street,  
Leichhardt 2040

Tel: 9550 0566  
Fax: 9569 9372

Date: 08/09/2020

**CASS AGED CARE  
ASQUITH**

**WASTE MANAGEMENT REPORT**

**1. EXECUTIVE SUMMARY**

This report is based on the outcome of the meeting between the Council, URBIS (planners) and Calder Flower Architects on Thursday 09th July 2020.

This project consists of a new aged care residential facility (RACF) building plus an independent living units (ILU) building. There are three residential levels. This proposal is for a total of 97 residents, plus 11 (ILU). The RACF waste store, laundry, kitchen and parking (share with ILUs) are on level 1 Basement. The ILU building has its own waste store on level 1 Basement.

The waste from the RACF will be transported by the caretaker from each area to the garbage room on L1 Basement. Waste will be collected by a Private Contractor from L1 Basement.

The residents in the ILU will carry their waste to the waste store on level 1 Basement of their own building. There is a bulky goods waste storage.

On the night prior to collection, the caretaker will transport the ILU bins using a bin mover to Waste Bin hardstand on Level 2 near the eastern boundary, off the Pacific Highway, for collection by Council.

Collection times for RACF will be coordinated by Management to minimize any disruption to the facility and the surrounding neighborhood.

The private waste truck will enter the site from the Pacific Highway and will collect the RACF waste from the L1 Basement. The Council Waste truck will enter the site from Pacific Highway and collect the bins from the Bin Hard Stand on Level 2. Both trucks are able to enter and exit the site in a forward direction.

**Regulations**

This report has been prepared based on the Hornsby Council DCP 2013, Waste Minimization and Management Plan and the recent consultation with Council. We note there is no section for Aged Care facilities, as such reference was made to "boarding houses/ guest houses" data, in Appendix A 6.01 page 107, for indicative waste volumes.

It also makes reference to the NSW Office of Environment & Heritage “Model Waste Not DCP Chapter 2008” for waste and recycling generation rates. It also makes reference to the Department of Environment & Climate Change “Better Practice for Waste Management in Multi-Unit Dwellings” published June 2008.

This report has been based on plans and area schedules provided by the architects. The layout of the Garbage rooms are shown on Level 1 Basement.

The central waste stores will be fitted out to meet Building Code of Australia and Council requirements. This report outlines the operational waste management system proposed for this project. The factors that need to be addressed for the central waste handling facilities are as follows:

- Access
- Estimates of waste quantity
- Waste space allocation
- Management of waste
- Waste segregation and minimization procedures

Basic requirements for the waste handling facilities are as follows:

- Adequate size.
- Segregation and minimization of operational waste
- Integration with building design and site landscaping.
- Suitable screening from public areas.
- Appropriate access for collection.
- Assurance that OH&S requirements for waste contractors are met.

## **2. ACCESS**

The caretaker will transport the ILU bins from their waste store to hardstand on Level 2 near the eastern boundary off the Pacific Highway for collection by Council. The empty bins will be returned to Garbage room on Level 1 Basement by the Management.

The trucks will enter and exit the site from the Pacific Highway in a forward direction.

## **3. ESTIMATE OF WASTE VOLUME & WASTE STOREROOM**

The waste volumes have been estimated using data from the Council's Memo dated 31<sup>st</sup> August 2020. A summary of the estimated volumes has been tabulated below.

### **RACF**

**97 residents**

#### **General waste per week**

Beds = 97 x 115L / bed/ week = 11155L @ 660L bins/ week = 17 x 660L bins/week

Assume collection 3 times a week then we need storage for 6 x 660L bins.

Plus, circulation space  
Less frequent collection will require more storage space

#### **Recyclable waste (per week)**

Beds = 97 x 40L / bed/ week = 3880L @ 660L bins/ week = 6 x 660L bins/ week  
Assume collection 2 times per week then we need space for 3 x 660L bins.

This space will be separate from the general waste area but in the same zone.

Plus, banded space for recyclable oil waste container =	1.5 sqm
Plus, space for shared bin wash space =	2 sqm
Plus, bulky goods waste storage =	8 sqm
Plus, circulation space	

#### **Green waste**

Provide 240 L bins for shared use, subject to management

#### **Organic waste**

Consideration could be given to an organic waste unit, subject to Owner consent

#### **Contaminated, medical and / or sharp waste**

Working in conjunction with the management, a proportion of the general waste bins may be demarcated for contaminated/ medical/ sharp waste.

A 240 L bin has been allocated for clinical waste being collected twice a week.

#### **INDEPENDENT LIVING UNITS (ILU)**

Based on the Hornsby Council Waste Minimization and Management Guide (refer figure 3) the waste generation rate for the ILU (multi unit housing) is as follows:

<b>General waste</b>	11 units x 100L = 1100L per week
Collection frequency	2 x per week
No. bins	3 x 240L
Recyclable waste	11 units x 50L = 550L per week

#### **Comingled plastic and glass**

No. bins	3 x 240L
Collection frequency	1x per week
<b>Cardboard/ paper</b>	1x 240L per week

The residents will drop their general waste in their main waste store which is located on Level 1 of their building. The residents will take their paper, cardboard, glass and plastic waste directly to the store and drop it into the relevant bin.

The bins will be transported by the caretaker using bin mover from the Garbage room to the waste hardstand located on the eastern boundary of Level 2 for collection by Council. The bins will be transported back to the holding area as soon as the waste is collected. A 1 sqm space has been allocated for the bin mover in the L1 Basement.

**Notes**

- The above calculations are subject to final plans and area sizes.
- The waste areas are subject to in-house recycling policies
- This report is part of the development application process. The final sizing of waste storage spaces and frequency of waste collection will be made after final approved plans are in place and a waste collection contractor has been appointed.
- The waste volumes are estimates only and will need to be updated once the final plans are prepared.
- General waste and recyclable waste are collected at different times

**4. MANAGEMENT OF INTERNAL WASTE REMOVAL**

**RACF**

The caretaker will arrange for all waste to be cleared from each room and area on the site on a regular basis and for it to be transported to the main collection area.

**ILU**

The residents will clean their own units and will drop their waste into the bins in the waste room.

**5. WASTE REMOVAL AND VEHICLE MANOEUVRING**

The Private Garbage Truck will pick up the waste from L1 Basement. The Council Garbage Truck will pick up Waste from L2 Waste hardstand. Both vehicles are able to enter and exit the site in a forward direction. Refer to the Architectural plans for Swept Paths.

**6. WASTE SEGREGATION AND MINIMISATION**

The waste strategy for the development will be continually evaluated by Management, to improve the service provided and to achieve the Local Government's waste reduction targets, through improved recycling methods aiming to minimize waste.

**7. WASTE STORES REQUIREMENTS**

The main waste stores in the L1 basement will have finishes in line with Council's requirements.

**Floor finish**

To be a sealed concrete slab, graded and drained to meet Sydney Water Guidelines. The floor will have a washable, non-slip, smooth, even surface, coved at wall joints, finished in a light color.

**Wall finish**

The walls to be a solid, impervious material, cement rendered to a smooth washable surface, finished in a light color.

**Doors**

Are to be tight fitting to prevent the entry of vermin

**Ceiling finish**

To be finished in a rigid smooth, non-absorbent material, capable of being easily cleaned., finished in a light color.

**Drainage**

The store floor is to be graded and drained. Refer to Sydney water for requirements.

**Bin washing**

A trapped gully is to be provided with and hot and cold-water mixer tap in the waste store. Refer to Sydney Water for requirements

**Grease trap**

Refer to Sydney Water Guidelines for requirements

**Ventilation**

The waste store is to be ventilated by either natural ventilation (5 liters/ sqm) or be mechanically ventilated. The ventilation system will comply with AS 1668 Parts 1 & 2 and Council's ventilation guidelines.

**Lighting**

The waste store will be suitably lit with artificial lighting

**Safety**

All equipment will have safe operation procedures in place.  
Appropriate safety signage will be provided.

**Composting**

An area (an unpaved earth surface) to be nominated, accessible to staff, on which a composting facility could be provided. This will be ultimately subject to consideration by management.

**Path of travel**

(From central collection compound to truck) will meet the following:

- No steps or kerbs
- Maximum transfer distance = 50 meters
- Maximum gradient = 1:14

**8. BASE DOCUMENTS**

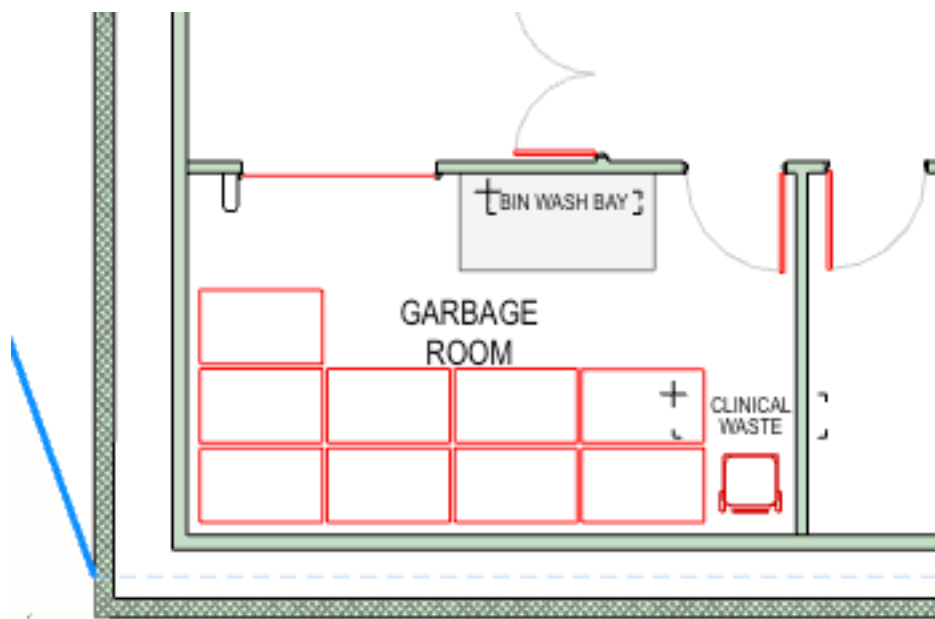
This report has been based on the plans and area schedules provided by Calder Flower Architects

**9. APPENDIX 01 – Plans**

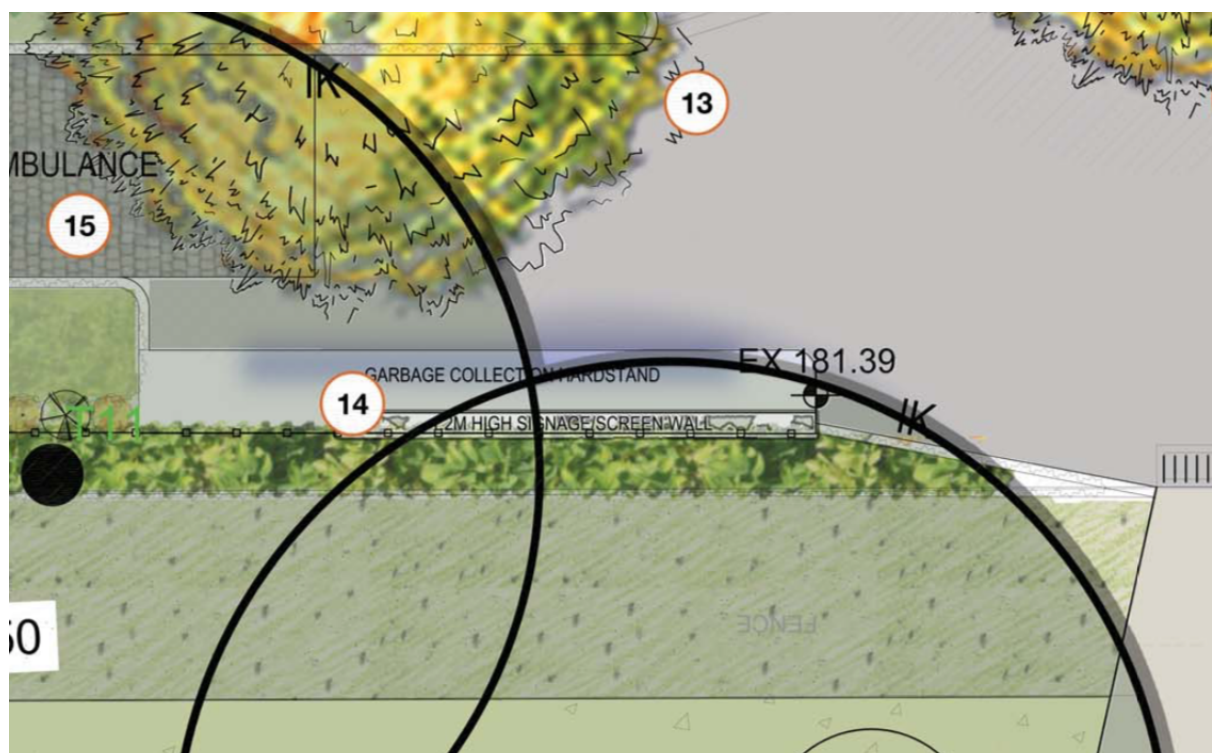
- RACF Garbage Room
- ILU Waste rooms and Bulky Goods Store
- Garbage Hardstand







## RACF Garbage Room



## ILUs Garbage Bin Hardstand