



Vincentia District Centre – Stage 1A

Waste Management Plan

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EXECUTIVE SUMMARY

This Waste Management Plan for the Vincentia District Centre (VDC) addresses the different components of the project including retail and commercial components.

The Waste Management Plan evaluates the estimated general and recyclable waste generated by the general operations of the VDC, and outlines a strategy to manage and recycle or dispose of the waste from the site.

The report deals generally with the scope of Waste Management under the control of Centre Management ie. specialty stores, general waste from garbage bins and the surrounds.

Waste management strategies for the Big W, Woolworths and Aldi supermarkets are separate contracts managed under national agreed contracts with specific contractors.

1 GENERAL DETAILS

Site Address: Vincentia District Centre – Corners of Moona Creek Road, Naval College Road and Wool Road Vincentia NSW.

Stage 1A of the VDC will comprise the following retailers;

- Woolworths Supermarket
- Big W Department Store
- Aldi Supermarket
- Dick Smith Electronics
- Approximately 52 specialty stores – a mix of fashion, services, general merchandise and food.

Stage 1A of the VDC will be 20,700 m2 GFA (excluding enclosed malls)

2 KEY OBJECTIVES

The waste management plan covers the ongoing management of waste generated by tenants and visitors of VDC.

While this plan effectively addresses the appropriate segregation, containment and disposal of waste, it is acknowledged that waste avoidance is the primary focus of the waste management hierarchy.

The waste management plan has three key objectives:

- i. **to minimise the environmental impacts of the operations of the development on the environment** - this will be achieved by ensuring maximum diversion of waste from landfill; correct 'containerisation' and transport of materials; recycling of materials where appropriate, and awareness among tenants of waste avoidance practices.
- ii. **to minimise the impact of the management of waste within the development on local residents** – this will be achieved by ensuring waste is managed so as to avoid odour and litter as much as possible; management of vehicles servicing the site in terms of hours of access and education of drivers in regards "good neighbour" practices.

- iii. **to ensure waste is managed so as to reduce the amount landfill and minimise the overall quantity generated** – this will be achieved by assisting tenants to segregate appropriate materials that can be recycled; working with contractors on an ongoing basis to ensure the Centre takes advantage of new technologies and educating tenants on waste avoidance practices.

The Waste Management Plan outlines systems that are available today based on quantities generated and material type. As the industry is in an evolving stage in terms of new technologies, it is likely that new opportunities will become viable for the Centre that will allow greater diversion and avoidance. To ensure these opportunities are identified, and to ensure ongoing best practice waste management initiatives are implemented, the following is recommended by Centre Management:

- An annual review between Centre Management and the waste management service provider will be conducted to allow management to monitor total tonnes generated as well as the percentage of waste diverted from landfill. The review should link waste to key indicators such as turnover; occupancy; foot traffic. This will allow comparisons to be made from one period to another, and waste practices to be effectively tracked.
- Tenant education and awareness – Communication of the proposed waste management strategies will be articulated to the tenants through the fitout guidelines, leasing documents and retailing newsletters generated by Centre Management. These communications will introduce tenants to the systems in place; explain the concepts of recycling; avoidance and contamination and promote good practice stories about how waste can be avoided or reduced. These communications should also keep tenants informed of the Centre's performance in terms of waste generation and diversion.
- House Rules – the Centre's house rules or tenancy terms and conditions, should include a requirement to actively participate in the recycling/diversion initiatives implemented with the Centre.
- Contractor terms – the waste contractor and cleaning contractors are essential to the ongoing effective management of the waste at the site. So as to ensure full cooperation and participation by these contractors appropriate terms and conditions of their contractual arrangement with Centre Management will stipulate KPIs. KPIs will be developed and negotiated as part of the waste management contractor tender process.
- Signage – clear and easily recognisable signage is essential in terms of correct system use and low contamination rates. Signage should be placed on bins and waste areas. A copy of the signs should be included in the tenant education material.
- Tenant Information packs – as part of the material provided to new tenants, information on waste systems including the signage will be provided to new tenants.

3 RETAIL / COMMERCIAL WASTE AREAS

There will be four (4) delivery docks for the VDC, each of which will incorporate waste management equipment. The areas assigned to waste management and recycling have been allocated sufficient space to allow full waste and recycling systems to be installed.

Big W will dispose of their waste from their loading dock. Big W engage their own waste contractor as they have national contracts for waste and recyclable disposal.

Woolworths will dispose of their waste from their loading dock. Woolworths engage their own waste contractor as they have national contracts for waste and recyclable disposal.

Aldi will dispose of their waste from their loading dock. Woolworths engage their own waste contractor as they have national contracts for waste and recyclable disposal.

Centre Management will contract for specialty store and general waste and recyclable disposal. This will be managed from the two specialty loading docks.

4 GENERATED WASTE VOLUMES

This assessment is based on utilizing estimates in two ways

1. By looking at data from existing centres of a similar size and nature;
2. waste generation rates from Sydney City Council "Code for Waste Handling in Buildings"

5 COMPACTION OF WASTE

The retail and commercial tenancies are proposed to use a compaction system to reduce the storage space required for the generated general waste. Paper and Cardboard Recyclable waste will also be compacted. Co-mingled Recyclable waste will not be compacted.

6 WASTE MANAGEMENT STRATEGY

All tenant waste will be removed by their own staff to the central waste areas located at the nearest loading dock. The cleaning contractor will be responsible for cleaning all waste handling areas to the loading dock and waste management areas therein.

Waste from the common area waste receptacles will be collected in dedicated bins and relocated to the main collection points by the cleaning contractor.

The cleaning contractor and retailer staff will be approved and trained to operate all waste equipment.

6.1 Waste Area Construction

Waste areas will be external. The materials and finishes for the waste areas are as follows:

Floor	Structural concrete slab with smooth finish. Graded drains to approved sewer connections subject to final design resolution
Water Supply	Hose cocks and hose connections
Food Court	Tenants serving food will have a ventilated holding room adjacent to the food tenancies to hold refuse. This will then be transported to the specialty garbage area at end of trading.

6.2 Special Waste Types

Various special waste types are proposed to be removed from Vincentia District Centre.

The following facilities are proposed to be in place for general waste management and recycling in an effort to maximise landfill diversion.

Below is a brief summary of individual services:

- Grease Trap Services - All grease arrestor pits will be registered with Sydney Water and will be pumped-out by a waste management contractor, as per *Shoalhaven* Water's advised frequencies.
- Cooking Oil Collection - Cooking oil from Food Court tenants is to be collected in a waste unit & collected by Contract Company for recycling.
- Fish Waste - Fish & seafood waste is to be collected from the fish tenant by a contract company for recycling.
- Meat & Poultry Waste - Meat & Poultry waste from the butchers & poultry tenants is to be collected by a contract company for recycling
- Clothing Bins - Local charities bins will be located in appropriate areas.

6.3 Organic Waste

It is recommended that all organic waste be handled and managed by the personnel responsible for all landscaping management. It is envisaged that mulching and reuse of material will be the primary use of waste material.

6.4 Co-Mingled Recycled Waste Collection Receptacles

As adopted by the "Australia and New Zealand Environment and Conservation Council" (ANZECC) colour-coded receptacles are required for the retail co-mingled recyclables. Based on the previously calculated "recyclable waste generated", it is recommended that at least two (2) pick-ups occur per week. Therefore, the waste generation per collection (max. 4 days)

These figures will be monitored by the Waste Management Contractor, and should additional co-mingled waste quantities be generated, then additional bins will be provided.

6.5 Litter Management

Public place bins will be located throughout the Centre, including car park areas and public walk ways. Cleaners will be required to patrol public areas and address any litter issues.

Public place bins will be located with reference to the Beverage Industry Environment Council's Bins (Bin Infrastructure System) model. This will ensure that bins are placed in appropriate areas and are best located to capture waste generated by visitors to the Centre.

Surrounding the site, natural barriers, such as hedges and low bushes will be planted to act as litter traps.

6.6 Centre Rules and Regulations

While Fabcot can provide effective waste management systems, the success of the system relies heavily on the tenants. Fabcot will write into all new Centre Rules and Regulations requirements in terms of waste and recycling. It will be a condition of lease that tenants segregate their waste and recycling and that they comply with the waste and recycling systems in place.

Centre Rules and Regulations will prohibit tenants from using shopping trolleys to transport waste. Cleaners and Centre Management Staff will actively police this clause and offending tenants charged a cleaning fee. To assist tenants in managing their waste, 240 litre wheelie bins (for general or co-mingled) will be available for tenants to use within their tenancies.

6.7 Education Kit

Once the new system is implemented, Fabcot will provide all tenants with waste and recycling material. The material will contain information on the systems in place; the value in recycling; and details on issues such as contamination and environmental impacts. Tenants will also be advised about waste avoidance and simple practices they could adopt to reduce the amount of waste they generate in the first instance.

7.0 GENERAL SUMMARY OF ESTIMATED WASTE AND RECYCLABLES

The solutions noted below are indicative and will be finalised once a Waste Contractor is engaged by Centre Management and the final number of specialty stores comprise the development. The waste management plan is a live document and will also include for monitoring and modification where required. Big W, Woolworths and Aldi waste solutions will be finalised under their respective asset management agreements.

All waste and recycling quantities are shown as uncompacted equivalent volumes in cubic metres.

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
RETAIL			
Woolworths – Cardboard & Paper	1889 cubic metres	Cardboard Baler located in Woolworths dock accessed from Wool Road to be cleared once per week	Waste Management contractor to transport to recycling facilities in local area
Woolworths – Plastics & Glass	640 cubic metres	Stored in appropriate segregated receptacles.	Waste Management contractor to transport to recycling facilities in local area
Woolworths – General waste (non recyclable)	518 cubic metres	Front Lift bin in the Woolworths dock accessed from Wool Road to be cleared once per day for 5 days per week.	Waste Management contractor to transport to landfill site in local area
ALDI – Cardboard & Paper	520 cubic metres	Cardboard compactor (1 x 40m ³) located in Aldi dock accessed from Wool Road to be cleared 2/3 times per week depending on requirements.	Waste Management contractor to transport to recycling facilities in local area
ALDI – Plastics		Plastic and pallets at stored at ALDI loading dock.	Collected by ALDI delivery drivers each day and returned to central recycling plant at ALDI distribution warehouse.
ALDI – General waste (non recyclable)	224 cubic metres	1.5 m ³ front Lift bin in the Aldi dock (locked storage) accessed from Wool Road to be cleared 2/3 times per week	Waste Management contractor to transport to landfill site in local area

		depending on requirement.	
Big W – Cardboard & Paper	598 cubic metres	Cardboard baler located in Big W dock accessed from Wool Road to be cleared once per fortnight	Waste Management contractor to transport to recycling facilities in local area
Big W – Plastic	120 cubic metres	Plastic baler located in Big W dock accessed from Wool Road to be cleared once per fortnight	Waste Management contractor to transport to recycling facilities in local area
Big W – General waste (non recyclable)	780 cubic meters	Front Lift bin in the Big W dock accessed from Wool Road to be cleared once per day for 5 days per week.	Waste Management contractor to transport to landfill site in local area
Specialty Tenants & Centre Management - Paper & Cardboard	1,800 cubic metres	Cardboard compactor located in specialties shop loading dock accessed from Wool Road to be cleared once per fortnight.	Waste Management contractor to transport to recycling facilities in local area
Specialty Tenants & Centre Management (non recyclable)	800 cubic metres	General Waste Compactor located in Specialty Dock 1 & 2 accessed from Wool Road to be cleared three times per fortnight.	Waste Management Contractor to transfer waste to nearest approved landfill site.
Oil – Food tenancies		Bunded oil tank in Main Waste Area in specialty dock 2.	Waste Management contractor to transport to recycling facilities in local area
COMMERCIAL Office paper recycling		Recycling desk boxes will be provided to each of the commercial tenants. Cleaners will be required to keep segregated paper separate and deposit into the cardboard compactor.	Waste Management contractor to transport to recycling facilities in local area