

Frasers Broadway Pty Ltd

**Blocks 6 + 7, Central Park:
Commercial and Retail adaptive
reuse**

Waste Management Statement

Issue | 16 November 2012

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 227497-00

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1 Introduction

1.1 Purpose of Waste Management Statement

This Waste Management Statement (WMS) has been developed in support of the Project Application (PA) for the commercial and retail adaptive re-use of Blocks 6 + 7, Central Park. This document addresses all aspects of waste management relating to requirements of the PA under the NSW Environmental Planning and Assessment (EP&A) Act (1979), and the project's principle-led Green Star pathway.

The proposed commercial and retail development will contain a mix of retail, food and beverage, and office facilities. This WMS identifies waste sources and proposes management measures for all phases of the project including demolition, construction and operation.

The WMS is provided in a format that can assist with the completion of a Waste Management Plan, which will be required by the contractor prior to the construction of the development.

The key purposes of the Waste Management Statement are to:

- Address the waste management requirements for the proposal to a standard suitable for approval under Part 3A of the EP&A Act;
- Provide guidance for the project in waste minimisation from demolition and construction activities;
- Increase economic feasibility of the project through effective waste separation, recycling and re-use measures; and
- Develop management requirements for construction and operation.

1.2 Project location

The proposed commercial and retail development will be situated on Blocks 6 and 7 of the Central Park site. Central Park is a sustainably designed and operated major mixed use development, located on land formerly occupied by the CUB Brewery at Chippendale, 2km to the south of the Sydney CBD. The site is opposite the University of Technology Sydney, and near to the University of Sydney, existing residential and commercial zones, Central Railway station and the CBD.

The proposed commercial and retail site will sit along the eastern side of Kensington Lane (currently Kensington Street), along the easternmost boundary of Central Park (shown in Figure 1). The site contains a number of historic buildings and is adjacent to many of Kensington Street's significant heritage buildings. As such, the adaptive re-use development has been carefully designed to integrate the heritage fabric of the area.

Please refer to Appendix B for a detailed site context plan.

1.3 Project description

The proposed adaptive re-use project is to feature a commercial and retail development, with total gross floor area of 2,997.2 m². The development will contain a mix of retail, food and beverage, and office sites.

Currently, Blocks 6 and 7 host a number of heritage terrace houses, a number of new buildings and a historic brick warehouse. These buildings are to form the basis for adaptive-reuse, and are to be integrated into the proposed development.

The key aspects of the adaptive re-use project include:

- Minor localised demolition of elements of the existing buildings, with retention of all major structural elements;
- Construction of the commercial and retail complex through adaptive reuse of existing building elements, to feature:
 - 529.9 m² retail
 - 563.6 m² office
 - 1504 m² food and beverage

The building is to be divided into four discrete areas for independent tenancy/management. The subdivision of these lots is proposed as part of this Project Application.

Operational waste storage and management will occur separately in each of these four areas. Separate central waste storage rooms will be located in each area. The four areas (shown in Figure 2) are divided into the following building sections, which are defined according to their existing building number within Blocks 6 and 7 (buildings #2 - 48).

The building is to be divided into operational sections as follows:

- #2-12 Kensington Lane
- #14-20 Kensington Lane
- #22-38 Kensington Lane
- #40-48 Kensington Lane

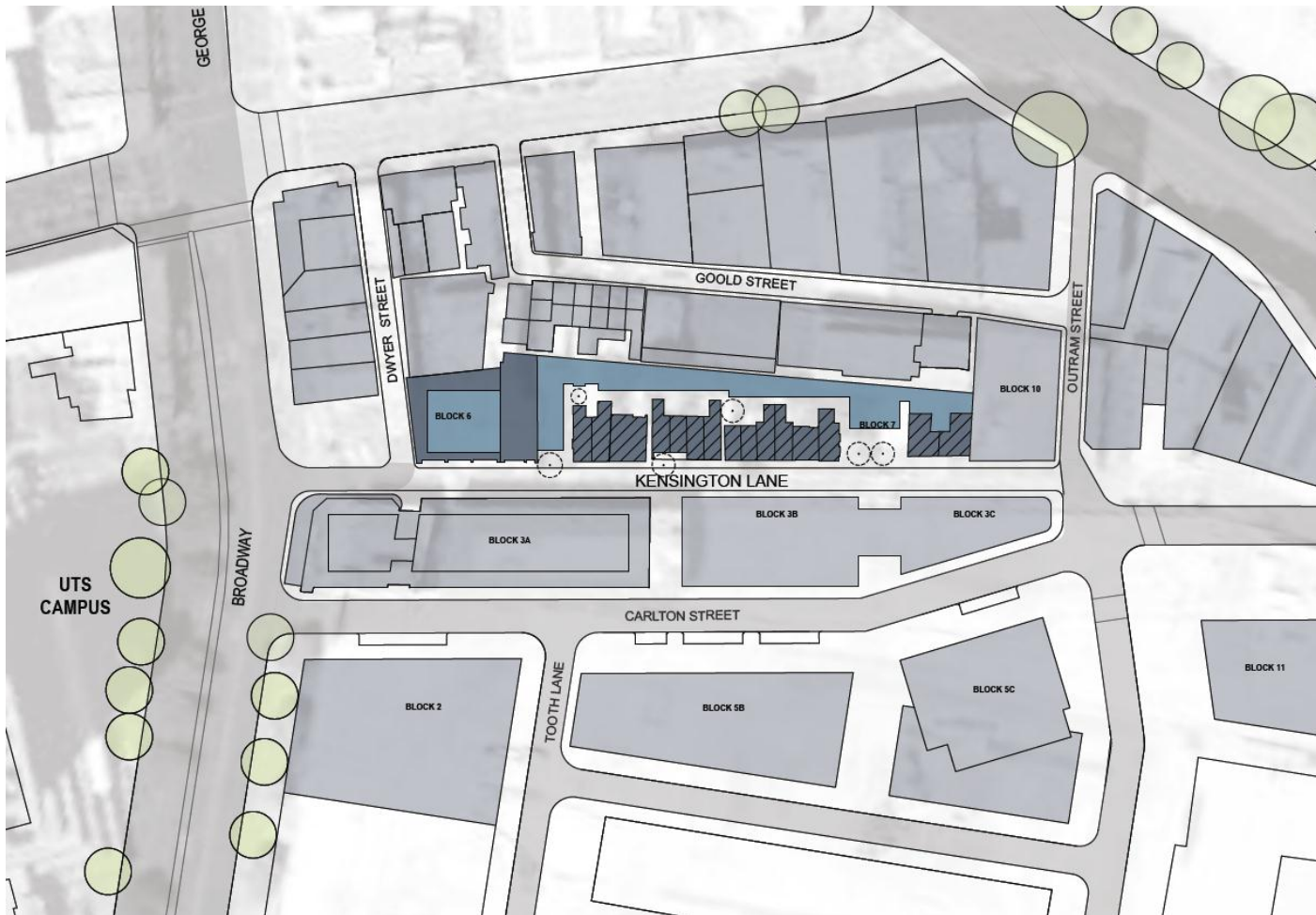


Figure 1: Location of site (Frasers Central Park Blocks 6 and 7)

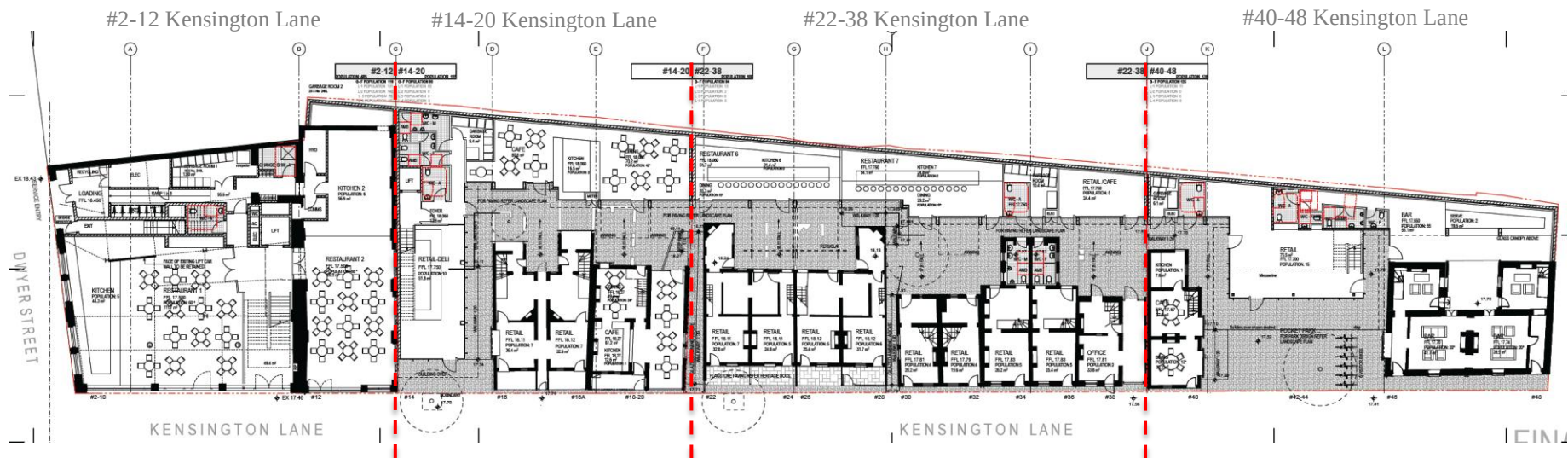


Figure 2: Proposed development showing division of four building operational sections

2 Legislative requirements

2.1 NSW state legislation

2.1.1 The Protection of the Environment Operations Act, 1997

The Protection of the Environment Operations Act 1997 covers the requirements for waste generators in terms of storage and correct disposal of waste. The Act establishes the waste generator as having responsibility for the correct management of waste, including final disposal.

2.1.2 Waste Avoidance and Resource Recovery Act 2001

Due to concerns about waste management practices and increasing volumes of waste, the NSW government introduced the Waste Avoidance and Resource Recovery Act 2001, superseding the Waste Minimisation and Management Act 1995 following its five year review.

The object of the Waste Avoidance and Resource Recovery Act is to encourage the most efficient use of resources, to reduce environmental harm, and to provide for the continual reduction in waste generation in line with the principles of ecologically sustainable development (ESD).

The Waste Management Statement is a requirement for a new development in NSW and is written with reference to the NSW Waste Avoidance and Resource Recovery Strategy 2003, made under the Act.

The following hierarchy for managing waste, from most desirable to least desirable, meets the objects of the Act:

- Avoid unnecessary resource consumption;
- Recover resources (including reuse, reprocessing, recycling and energy recovery); and
- Dispose (as a last resort).

2.1.3 The NSW Waste Reduction and Purchasing Policy 2007 (WRAPP)

The NSW Waste Reduction and Purchasing Policy (WRAPP) requires all state government agencies and state owned corporations to develop and implement a WRAPP plan to reduce waste in four scheduled waste sources:

- Paper products;
- Office equipment and components;
- Vegetation material; and
- Construction and demolition materials.

WRAPP is not directly applicable to the project, but has been used as a guiding document for waste initiatives.

2.2 Council of the City of Sydney Policy for Waste Minimisation in New Developments, 2005

The Council of the City of Sydney *Policy for Waste Minimisation in New Developments* ('CoS Waste Policy') was developed in 2005 in support of the NSW Waste Avoidance and Resource Recovery Strategy (2003). The CoS Waste Policy is the guiding document for many of the waste initiatives and requirements for the proposed adaptive reuse project.

The specific sections which pertain to the proposed development include:

- Section A – All developments; and
- Section C – Commercial Provisions.

Key requirements of the CoS Waste Policy include:

- All commercial premises must have a dedicated and enclosed waste and recycling storage area which has adequate storage area to meet their generation rates;
- All businesses must have written evidence, held on site, of a valid and current contract with a licensed collector for waste and recycling collection and disposal; and,
- All businesses are encouraged to include in their waste contracts provisions that allow for the collection and recycling of significant waste streams.

Numerous other requirements are specified within the Waste Policy. These have been addressed throughout the Waste Management Statement where required.

2.3 Green Star Pathway

The Central Park precinct is governed by a condition of consent to obtain 5 star Green Star Design and As Built ratings under the appropriate Green Star tool:

- Green Star Office v3;
- Green Star Multi Unit Residential v1; or
- Green Star Retail Centre v1.

The proposed mixed use commercial and retail development is not eligible to be assessed under any of the current Green Star tools. Non-eligibility has been demonstrated with formal notification from the Green Building Council of Australia (GBCA).

In the absence of an appropriate rating tool, an ESD approach has been developed specifically for this development, following a 5 Star Green Star 'principle-led' pathway. The pathway which includes environmentally sustainable objectives from:

- Relevant Green Star credits from the existing rating tools; and
- Best practice environmental design.

A number of environmentally sustainable objectives have been developed in relation to waste management in the areas of design, demolition/construction, and operation. These objectives summarised below in Table 1.

Table 1: Environmentally sustainable objectives for waste management

Relevant Green Star Credit	Initiative	Target	Environmental Benefit	Strategy
Retail Centre V1 MAN7	Construction waste management	At least 80% of all demolition and construction waste to be reused or recycled.	Reduces waste sent to landfill; responds to resource depletion.	Appointment of a Contractor that will develop a Waste Management Plan (WMP) in order to ensure that construction waste is minimised and diverted from landfill, where possible.
Retail Centre V1 MAN8	Operational waste management	Reduction of overall operational waste generation and disposal.	Reduces waste sent to landfill; responds to resource depletion.	Appointment of a suitable consultant to develop a comprehensive Waste and Recycling Management Plan (WRMP) for the reduction in the amount of operational waste.
Retail Centre V1 MAT1	Operational recycling waste storage – general building waste	A waste storage area will be provided that is sufficiently sized to accommodate cardboard, glass, plastics, metals, used cooking oil and organic compost material; the access requirements of <i>Policy for Waste Minimisation in New Developments</i> (Council of the City of Sydney, 2005).	Increases waste diverted from landfill.	A waste consultant will provide an assessment of the required recycling waste storage area (refer to Section 0).

3 Waste management approach

3.1 Method for estimation of waste generation

Waste volumes for the proposed development have been estimated in order to determine the waste storage area size and waste bin requirement for each of the four common waste storage areas.

Waste generation is calculated from total gross floor area (GFA) of each intended occupancy type. Relevant waste generation rates in this development relate to:

- Dining areas;
- Retail areas; and
- Office spaces.

As the development is divided into four separate sections for tenancy and management purposes, waste has been estimated separately for each of the sections. Operational waste management including storage and collection will be arranged independently for each of the sections.

All waste generation estimates are based on the relevant waste generation rates provided in the CoS Waste Policy. The waste generation rates which are applicable to this development are shown below in Table 2. Assumptions regarding waste stream composition in the restaurant and kitchen areas have been derived from published waste audits and studies, as referenced by the Southern Sydney Waste Board and EcoRecycle Victoria¹.

Table 2: Applicable waste and recycling generation rates

	Waste generation rate	Recycling generation rate
Restaurant	10 L / 1.5 m ² / day	2 L / 1.5 m ² / day
Bar*	50 L / 100 m ² / day	50 L / 100 m ² / day
Retail < 100 m²	50 L / 100 m ² / day	25 L / 100 m ² / day
Delicatessen	80 L / 100 m ² / day	Discretionary** – 120 L / 100 m ² / day
Office	10 L / 100 m ² / day	10 L / 100 m ² / day

*Bar is based on 'licensed club' building type

**Discretionary delicatessen recycling rate is based upon the 'greengrocer' building type

¹ *Commercial and Industrial Sector Waste Generation and Recycling Surveys, Business Services (Offices), Supermarkets and Grocery Stores, Cafés and Restaurants, Clothing Manufacturers, Maunsell Pty Ltd in association with Ratio Consultants (1998). Data sourced from: Regional Commercial and Industrial Food Waste Recovery Plan, Subproject A: C&I Food Waste Generation Profile, Southern Sydney Waste Board (2000), and Understanding the Waste Stream Part 1: Statistical Overview, EcoRecycle Victoria (June 2000).*

3.2 Method for estimation of waste storage and management requirements

Waste storage area requirements are calculated from the estimation of waste generation and bin compaction ratio, and are based upon the Plan Area Bin sizes within the CoS Waste Policy. Bin sizes are shown in Table 3.

Two compactors will be present in the building, in sections #2-12 and #14-20. Assumed waste compaction ratios for organic and general waste have been based upon industry estimates and observations provided by the manufacturer² of the compactor equipment scoped in this document (refer to Section 7.3 for further information). These assumed compaction ratio is:

- 1:2 for organic and general waste.

Table 3: Waste bin capacity and area requirement

Bin Capacity (L)	Plan Area Bin (m ²)
240	0.43
660	0.96

Waste storage requirements and management practices for the common waste storage areas have been developed to meet the General, Space, Access and Amenity requirements detailed in Section A ('All Developments') and Section C ('Commercial Developments') of the CoS Waste Policy.

3.3 Assumptions and limitations

The findings of this WMS have been incorporated into the proposed commercial and retail centre design order to meet requirements of the Project Application (PA).

All figures and calculations are based upon the following supplied building design schedule and plans:

- Block 6&7 drawing issue - final draft Project Application set, Tonkin Zulaikha Greer Architects, 09/11/2012;
- Block 6&7 area schedule - final draft Project Application set, Tonkin Zulaikha Greer Architects, 09/11/2012; and
- Blocks 6 + 7 central park: commercial and retail adaptive reuse, Ecologically Sustainable Development Strategy, WSP Built Ecology, 09/11/2012.

All estimates, calculations and outcomes for waste generation rates have been produced using industry estimates and the materials provided by the 2005 City of Sydney *Policy for Waste Minimisation in New Developments* (CoS Waste Policy).

² Advice provided by Wastech Engineering Pty Ltd Australia, 25/10/2012, regarding single bin compactor (240L).

All waste facilities and equipment are required to be designed and constructed in accordance with City of Sydney requirements in the Waste Policy, the Building Code of Australia (BCA), and Australian standards.

4 Construction waste

This project will retain and reuse the majority of the extensive existing heritage building fabric. As such, the volume of waste produced during demolition and construction phases will be relatively small in comparison to developments of similar size. However, all stages of localised demolition and construction will be managed carefully to ensure best practice outcomes for waste.

An overview of the major waste streams resulting from both phases is provided in Figure 3. Waste streams which are predicted to be the largest in volume are highlighted in orange. Further detail regarding construction and demolition waste management is provided below in sections 4.1 - 0.

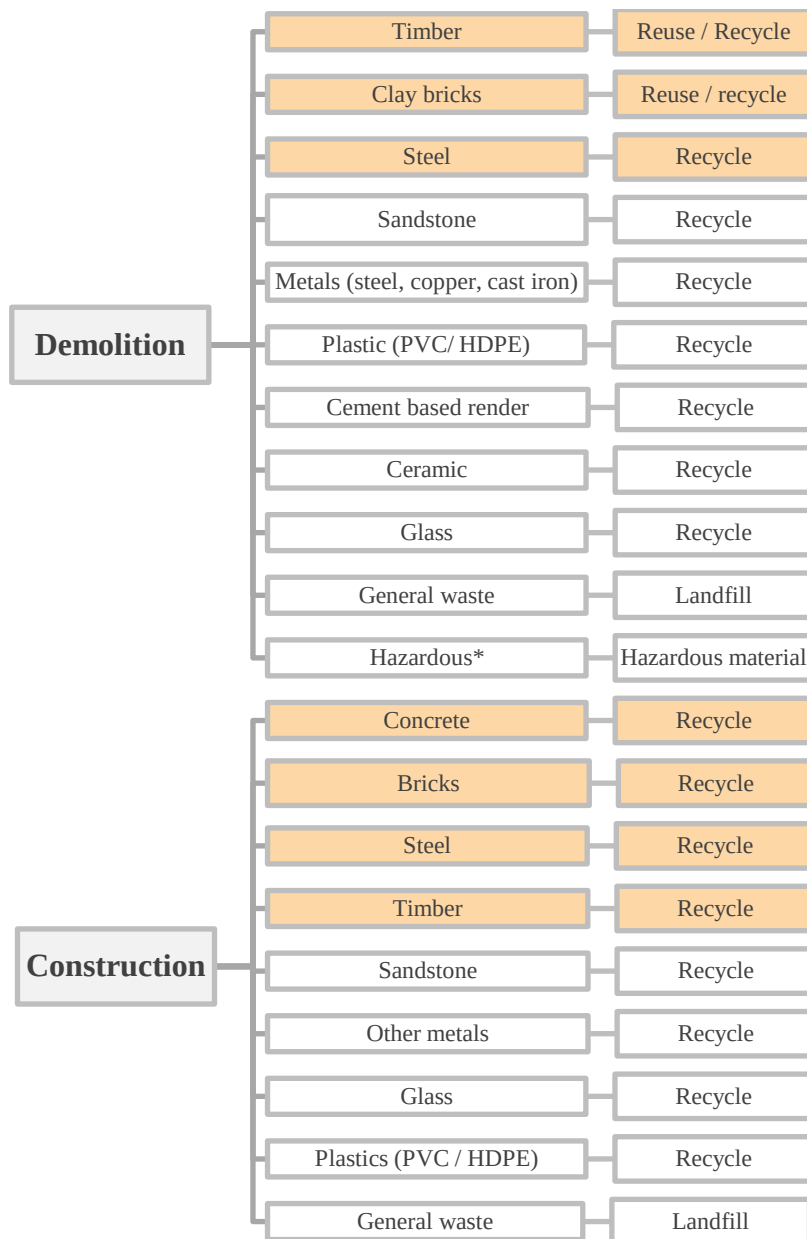


Figure 3: Overview of major waste streams expected from the project

*Hazardous materials have not been identified on this site. Any hazardous material that is identified during demolition will be disposed of appropriately by licenced persons.

4.1 Demolition waste streams

Minor localised demolition will take place across the existing heritage buildings on the site, including the terrace houses and brick warehouse. Foundations and main building structure will be retained, except in small areas.

The most significant waste streams which will be produced during demolition are predicted to be:

- Timber – predominantly from floors and roofs;
- Bricks – predominantly from double skin brickwork from localised demolition; and
- Steel – predominantly from existing galvanised steel roofing.

In alignment with the project ESD approach and principle-led Green Star pathway, the contractor will ensure that during demolition, waste will be minimised and diverted from landfill wherever possible. Pre-1900 bricks will be stored on site for reuse during construction. All other waste streams will be recycled wherever possible. At least 80% of all construction waste is to be reused or recycled.

A demolition waste tracking sheet is to be completed by the demolition contractor during this phase of the project, as provided in the CoS Waste Policy. This sheet is attached in Appendix C.

4.2 Construction waste streams

The primary goal for the construction phase of the adaptive reuse project relates to the minimisation of waste generation. Waste reduction is the responsibility of all of those on site, and relates to materials procurement, handling, storage, and use.

The most significant waste streams which are estimated to be produced during the construction phase are:

- Concrete – from new ground slab;
- Steel reinforcement – from reinforcement of new build;
- Bricks – from new walls; and
- Timber – from new ceilings / floors.

The appointed construction contractor will ensure that during construction, waste will be minimised and diverted from landfill wherever possible. At least 80% of all construction waste is to be reused or recycled.

A construction waste tracking sheet is to be completed by the demolition contractor during this phase of the project, as provided in the CoS Waste Policy. This sheet is attached in Appendix D.

4.3 Construction waste management

Primary construction vehicle access to the site will be along Kensington Lane (currently 'Kensington Street'), which runs along the front of the site. Some access will also be provisioned via Dwyer Street, which borders section #2-12 of the development (refer to Figure 1).

Specific vehicle access points, and the size and location of waste and materials storage and management areas will be determined by the construction contractor and stipulated in the Waste Policy Design Compliance Certificate, to be submitted with the Construction Certificate Application. Suitable areas onsite (or offsite, if necessary), will be provisioned which provide adequate space and access for:

1. Storage of building materials;
2. Storage of demolition and construction waste;
3. Sorting of demolition and construction waste; and
4. Removal of demolition and construction waste for recycling, re-use or landfill.

5 Operational waste estimation

5.1 Area schedule

This section provides schedules of gross floor areas (GFA) for all parts of the proposed development which contribute to waste generation. These areas have been used in developing estimates of operational waste.

As the development is divided into four independent sections for operation and waste management purposes, detailed schedules of the gross floor areas (GFA) for each of these four sections are provided below in Table 4 - Table 7.

Note that this area schedule applies only to areas that contribute to waste generation estimations. For details of entire building GFA, please refer to the scaled plans in Appendix A.

Table 4: Waste generation area schedule, building section #2-12

Level	Restaurant		Bar		Office	
	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.
Ground	298.8	119	-	-	-	-
Level 1	356.0	131	-	-	-	-
Level 2	-	-	163.5	142	-	-
Level 3	-	-	125.3	78	-	-
Level 4	-	-	-	-	151.1	15
Total	654.8 m²	250 people	288.8 m²	220 people	151.1 m²	15 people

Table 5: Waste generation area schedule, building section #14-20

Level	Restaurant		Retail		Office		Deli	
	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.
Ground	148.6	69	69.0	14	-	-	51.8	10
Level 1	112.6	51	-	-	107.0	11	-	-
Total	261.2 m²		69.0 m²		107.0 m²		51.8 m²	

Table 6: Waste generation area schedule, building section #22-38

Level	Restaurant		Retail		Office	
	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.
Ground	105.7	35	264.4	49	-	-
Level 1	-	-	69.2	2	113.7	11
Level 2	-	-	-	-	29.6	3
Total	105.7 m²	35 people	333.6 m²	51 people	143.3 m²	14 people

Table 7: Waste generation area schedule, building section #40-48

Level	Restaurant		Retail		Office		Bar	
	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.	GFA (m ²)	Pop.
Ground	37.8	13	75.5	15	-	-	156.3	97
Level 1	-	-	-	-	162.2	11	-	-
Total	37.8 m²	13 people	75.5 m²	15 people	162.2 m²	11 people	156.3 m²	97 people

5.2 Operational waste streams

The waste streams which will be generated during operation of the proposed development are identified below in Table 8.

Table 8: Operational waste streams

Waste Stream	Predominant Source	Destination
Mixed landfill waste	All operations (retail, food and beverage, and office areas)	Landfill
Organic ('wet') waste	A significant proportion of waste produced in kitchen and dining areas will be organic	Recycle / organics treatment
Co-mingle recycling	All operations	Recycle
Cardboard and paper recycling	All operations	Recycle
Electronic waste	Office areas	Recycle
Hard rubbish	All operations	Recycle / landfill
Waste cooking oil	Kitchen areas	Recycle

5.3 Waste generation estimations

Waste generation rates have been estimated in accordance with City of Sydney Policy, as described in Section 3.1. Estimates of daily waste generation for each operational section of the development are summarised below in Table 9.

It should be noted that the rates provided are best practice estimates, and actual observed rate of waste generation will vary according to specific tenants and their operational procedures.

Table 9: Waste generation estimations

Building section	Mixed landfill waste (L/day)	Organic Waste (L/day)	Paper / card recycling (L/day)	Co-mingle recycling (L/day)
#2-12	2296	2229	340	693
#14-20	918	910	201	176
#22-38	526	360	142	97
#40-48	256	129	76	88

6 Waste storage

6.1 Waste storage procedures

Due to design considerations and space limitations in adaptive reuse of the existing heritage fabric, it is not possible to designate separate waste service compartments to each storey of the building (as per requirement C11 of the CoS Waste Policy).

Waste generation estimations indicate that the large majority of waste in each of the four sections of the development will be generated on the ground floor, from which it can be readily transported to the central storage areas in each building section. However, some significant volume of waste will also be produced from the kitchen and dining areas located on the first floor of Blocks #2-12 and #14-20. Some

Given that waste collection will be centrally managed by staff, operational procedures will be put in place to ensure that the waste generated from dining areas in Level 1 will be transported to the ground floor common waste storage area as often as is required.

The waste management procedure will be as follows:

1. Rubbish and recycling from restaurants and bar areas on the upper floors will be held temporarily in specified bins / areas within the kitchen/ service areas, prior to transfer to the ground floor at the completion of every food service, or more often if necessary; and
2. Other general cleaning rubbish and recycling from offices in the upper levels (this is predicted to be minor) will be moved directly to the basement storage area via the lift once it is collected from its source by cleaning staff daily.

As there is one lift each proposed for building section #2-12 and section #14-20, it will be necessary for public lifts to be used to transfer all waste to the ground floor from the upper levels, including restaurant/ kitchen waste from level 1 (building sections #2-12 and #14-20). As such, this lift will be specifically designed and managed in a manner that ensures adequate hygiene and amenity is maintained at all times. Specifically:

- The floors, wall and ceiling of the lift will be finished with a rigid, smooth, non-absorbent surface which is capable of being easily cleaned;
- The lift will be inspected after each transfer of waste bins to the ground floor, and cleaned as necessary; and
- The lift will be thoroughly cleaned and sanitised at the completion of every working day.

A full summary of waste storage and transfer arrangements is provided below in Table 10. Please refer to Appendix A for a plan showing layout of waste storage areas on each floor.

Table 10: Common area waste storage

Waste source	Building Section	Storage
Kitchen & dining	• #2-12 (Ground floor, Level 1) • #14-20 (Ground floor, Level 1) • #22-38 (Ground floor) • #42-48 (Ground floor)	All waste will be stored temporarily within bins in the kitchens during food service (separate bins for organic waste, non-organic waste and recycling). The contents of these bins will be transferred to the central waste storage rooms by staff at the end of each service, or more regularly if necessary (waste from restaurant areas that are not located on the ground floor will be transported via the lift). Cleaning waste will be transferred directly to the central waste storage rooms by cleaning staff. Recycling is to be sorted by staff at source and transferred to the central waste storage area as often as necessary.
Bar	• #2-12 (Level 2, Level 3) • #42-48 (Ground floor)	All waste will be stored temporarily within bins in the service areas (separate bins for general waste, and recycling). The contents of these bins will be transferred to the central waste storage rooms by staff as often as necessary (recycling from restaurant areas that are not located on the ground floor will be transported via the lift). Cleaning waste will be transferred directly to the central waste storage rooms by cleaning staff. Recycling is to be sorted by staff at source and transferred to the central waste storage area as often as necessary.
Office	• #2-12 (Level 4) • #14-20 (Level 1) • #22-38 (Level 1, Level 2) • #42-48 (Level 1)	Cleaning staff will collect waste for direct transfer to the central waste storage area every night. Recycling is to be sorted by staff at source and transferred to the central waste storage area as often as necessary.
Retail / deli	• #14-20 (Ground floor) • #22-38 (Level 1, Level 2) • #42-48 (Ground floor)	Cleaning staff will collect waste for direct transfer to the central waste storage area every night. Recycling is to be sorted by staff at source and transferred to the central waste storage area as often as necessary.

6.2 Waste storage provision

The specific waste storage areas located in each main section of the proposed development are described below. All central storage areas are located on the ground floor of the building. Please refer to Appendix A for a detailed schematic of waste storage areas and bin arrangements.

As there is limited space in the central waste rooms for hard rubbish storage (such as broken chairs, tables, office equipment); this will require same-day pickup by a private waste contractor.

6.2.1 Block #2-12

Block #2-12 contains a central waste storage room with GFA of 16.1 m². The storage room will contain:

- 5 x 240 L waste bins (green lid) for storage of organic landfill waste;
- 5 x 240 L waste bins (red lid) for storage of mixed landfill waste;
- 6 x 240 L recycling bins (yellow lid) for storage of co-mingle recycling; and
- 1x 240 L single bin compactor.

Additionally, the self-contained area of the loading dock will contain:

- 2 x 660 L recycling bins (blue lid) for storage of paper and card recycling.

6.2.2 Block #14-20

Block #14-20 contains a central waste storage room with GFA of 9.4 m². The storage room will contain:

- 2 x 240 L waste bins (green lid) for storage of organic landfill waste;
- 2 x 240 L waste bins (red lid) for storage of mixed landfill waste;
- 3 x 240 L recycling bins (yellow lid) for storage of co-mingle recycling;
- 1 x 660 L recycling bin (blue lid) for storage of card and paper recycling; and
- 1x 240 L single bin compactor.

6.2.3 Block #22-38

Block #14-20 contains a central waste storage room with GFA of 10.4 m². The storage room will contain:

- 2 x 240 L waste bins (green lid) for storage of organic landfill waste;
- 3 x 240 L waste bins (red lid) for storage of mixed landfill waste;
- 2 x 240 L recycling bins (yellow lid) for storage of co-mingle recycling; and
- 1 x 660 L recycling bin (blue lid) for storage of card and paper recycling.

6.2.4 Block #40-48

Block #14-20 contains a central waste storage room with GFA of 6.1 m². The storage room will contain:

- 1 x 240 L waste bins (green lid) for storage of organic landfill waste;
- 2 x 240 L waste bins (red lid) for storage of mixed landfill waste;
- 2 x 240 L recycling bins (yellow lid) for storage of co-mingle recycling; and
- 1 x 660 L recycling bin (blue lid) for storage of card and paper recycling.

6.3 Waste storage design

Recyclables and general waste will be stored in colour coded bins to ensure waste streams are not inadvertently mixed. All waste storage areas and bins will be provided with clear labels and directions for use in order to maximise appropriate separation of waste streams and enhance environmental outcomes.

The location of the waste storage rooms are shown within the ground floor plan attached in Appendix A.

Waste storage will be designed according to the provisions stipulated by the CoS Waste Policy (Section A, All Developments – Construction). Provisions for this development are outlined in Table 11.

Table 11: Waste storage design

Design aspect	Design provision
Floor	The floors of the waste storage rooms will be constructed of concrete of at least 75mm thickness and graded and drained to the sewerage system as approved by Sydney Water Corporation. The floors will be finished to a smooth, even surface, and covered at their intersection with walls and plinths. A ramp to the doorway will be provided if necessary.
Structure	The walls, ceilings and floors of the storage rooms will be finished with a light colour. The walls of the waste storage rooms will be constructed of approved solid impervious material and will be cement rendered internally to a smooth even surface coved at all intersections. The storage area will be constructed and finished to prevent absorption of liquids and odours, and will be easily cleanable.
Doors	The waste storage rooms will be fitted with close fitting and self-closing doors which may be readily opened from within the room. A sign will be erected in a prominent position clearly stating that the doors must be kept closed at all times when not in use.
Water	Hot and cold water will be provided to the waste storage rooms. Water will be mixed through a centralised mixing valve with hose cock. The hose cock in refrigerated areas will be located as close as practicable to the doorway.
Lighting	Adequate lighting will be provided for all rooms (including refrigerated rooms), controllable from a switch located both outside and inside the room. Lighting will ensure safe access to the area at night.
Pest control	The waste storage rooms, areas and containers will be constructed in a manner as to prevent the entry of vermin.
Ventilation	The waste storage rooms will be supplied with an approved system of mechanical exhaust ventilation.
Safety	Smoke detectors will be fitted in accordance with AS1670 Automatic Fire Detection and Alarm Systems and connected to the fire prevention system of the building. The waste compactors will be fully fire proofed. All equipment will be protected from theft and vandalism.
Signage	Signs will be provided to demonstrate how to use the waste management system (including segregation of wastes for recycling, use of waste compactor), as well as appropriate safety signage. The different recycling and waste bins will be clearly identified and signed appropriately.
General	All waste management facilities will be compliant with the Building Code of Australia (BCA) and all relevant Australian Standards. The waste management system and storage areas will not be visible from the exterior of the building.

7 Waste management

7.1 Waste management responsibilities

The major responsibilities associated with waste management are outlined below in Table 12. These responsibilities will be implemented separately for each section of the building where they fall under separate management.

All Contracts with building managers, tenants and cleaners will clearly outline the waste management and collection system, and will clearly allocate waste management responsibilities.

Table 12: Waste management responsibilities

	Task	Responsibility
WASTE STORAGE AREAS	Cleaning of central waste storage areas, lifts, transfer areas and collection areas.	Building management
	Removal of waste and recyclables from upper floors to central waste storage room (ground floor) via the lift.	Building management
WASTE COMPACTION	Safety training for appropriate staff for use of waste compaction equipment.*	Building management
	Compaction of waste bins daily or as needed.*	Building management
	Regular cleaning and servicing of waste compaction equipment.*	Building management
SIGNAGE	Provision of signage in all communal waste collection and storage areas to demonstrate how to use the waste management system, and what materials are acceptable in recycling.	Building management
	Provision of prominently displayed signage identifying: - Waste and recycling storage areas; - Waste and recycling compartments; and - Safety signage for compaction equipment.*	Building management
	Provision of clear labels on all waste and recycling receptacles to identify which materials may be placed in which bin.	Building management
WASTE COLLECTION	Moving of bins from the waste storage rooms to the loading dock area for short times for collection by waste contractors.	Building management
	Transfer of bins from the loading dock storage area to the waste collection truck.	Waste collection contractor
	Return of bins to waste storage room immediately after emptying into waste collection truck.	Building management

*References to compaction equipment is applicable to building sections #2-12 and #14-20 only

7.2 Waste stream management considerations

Particular considerations for management of different waste streams are summarised below in Table 13.

Table 13: Waste stream management considerations

Waste Stream	Predominant Source	Management considerations
Mixed landfill waste	All locations	In building sections #2-12 and #14-20, general waste will be compacted in a single bin compactor. Bins across all sections of the building will need to be readily transported 15-20 m to the temporary collection storage areas in the front of the buildings (shown in Sections 8.1-8.4). Therefore, bins no larger than 240L will be utilised, for OH&S reasons. ³
Organic ('wet') waste	Kitchen and dining areas	Wet waste from kitchen and restaurant areas will be separated from mixed landfill waste for collection by a specialist contractor and diversion from landfill. In building sections #2-12 and #14-20, general waste will be compacted in a single bin compactor. As waste will be compacted prior to transfer to the loading dock and collection, bins no larger than 240L will be utilised, for OH&S reasons.
Co-mingle recycling	All areas	Empty bottles and broken glass from the restaurant and bar service areas will be collected separately from other recyclables where possible, and stored in in 'glass bins.' Due to weight, the size of glass bins in the waste storage areas is not to exceed 240L.
Cardboard and paper recycling	All areas	Management will implement measures to ensure that cardboard sorting and compaction will take place <i>at source</i> prior to transfer to the ground floor waste storage areas.
Electronic waste	Office areas	Electronic waste to be placed in receptacles within the offices. Larger electronic waste, such as broken televisions and other equipment, will be scheduled for immediate pickup.
Hard rubbish	All areas	To be moved immediately temporarily to the ground floor central waste storage area. As there is not a dedicated area within this storage room for hard rubbish storage, this will be scheduled for immediate collection (private collection if necessary).
Waste cooking oil	Kitchens	Waste cooking oil will be stored in suitable receptacles within the kitchens prior to removal by a licenced contractor.

³ Based on information provided by Veolia Environmental Services: 25/1012 – waste contractor staff will not collect bins from loading dock containing compacted waste of a size greater than 240L.

7.3 Waste compaction

It is recommended that waste compaction equipment is utilised in order to minimise the area requirements for waste storage in building sections #2-12 and #14-20.

Due to the size constraints of the existing heritage building fabric, it will be necessary to utilise a small single bin compactor system within these two storage areas. Specifications for such equipment have been provided by a suitable manufacturer,⁴ as follows:

- Caged single bin compactor system for 240L bins
- Dimensions approximately: 1 m (w) x 1 m (d) x 2.8 m (h)

All necessary safety induction training, childproofing and safety signage for access and use of the compactor equipment will be provided by building management.

⁴ Specifications provided by Wastech Pty Ltd Australia, 25/10/2012

8 Waste collection

Waste collection for the building will take place daily for organic and landfill waste, and every three days or less for recycling. Further details regarding waste collection frequency are summarised in Table 14.

Waste collection arrangements for each of the four sections of the proposed development are described below.

Waste collection services for each waste streams will be provided by appropriate licenced contractors, as identified and procured by the occupant/ operator of each tenancy area. Written evidence will be provided and held on site at all times of a valid and current contractor with a licenced collector for waste and recycling collection and disposal.

Table 14: Waste collection summary

Waste Stream	Collection Frequency	Licenced Collector
Landfill waste	Collection every day	Private waste contractor
Organic waste	Collection every day	Private waste contractor
Cardboard/ paper recycling	Collection every two days	Private waste contractor
Co-mingle recycling	Collection every two days	Private waste contractor
Electronic waste	Collection monthly / as necessary	E-waste collector
Hard rubbish	Collection scheduled as necessary	Council / private waste contractor (as necessary)
Waste cooking oil	Collection scheduled as necessary ⁵	Liquid waste collector

8.1 Waste collection arrangements: #2-12

Building section #2-12 is estimated to generate the most waste compared to other sections, in part due to its larger number of floors, and in part due to the presence of larger restaurants.

This section of the building contains a suitably sized loading dock to enable waste bins to be stored temporarily in the dock prior to daily removal by waste collection staff (see Figure 4).

The waste collection arrangements are as follows:

1. At close of business (after 12am), all waste bins will be transferred temporarily from the central waste storage room to the loading dock to await collection;
2. A licenced waste contractor will transfer waste bins from the loading dock to the collection truck, which will have access via Dwyer St;

⁵ Collection frequency to be determined by building management and a licenced collector, based upon specific needs of tenanted cafés and restaurants

3. Empty bins will then be returned as soon as possible to the waste storage rooms by staff (if waste collection occurs overnight, building management will return the bins upon arrival at 5am); and
4. The loading dock and all corridors along which bins were transported will be inspected and cleaned with water as necessary after each use.

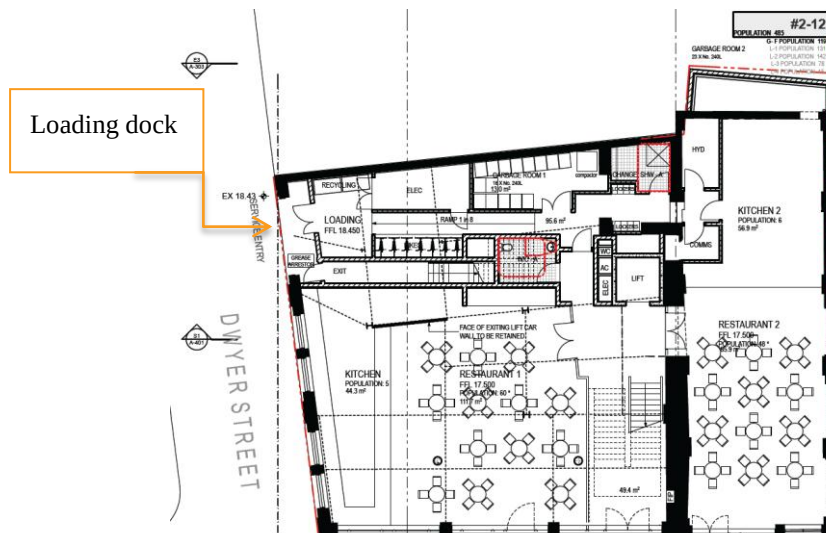


Figure 4: Loading dock for collection of bins in building section #2-12

8.2 Waste collection arrangements: #14-20

As the ground floor central waste storage rooms are not readily accessible for waste collection staff, waste bins will be stored temporarily in a sheltered area to the front of building section #14-20 to await collection, as shown in Figure 5.

This area is located within the boundary of the property boundary of Block 6 + 7; waste bins will not be placed on surrounding kerb areas at any time. The temporary storage area will be finished with a pavement surface which will not be damaged by the bins and will be easily cleanable, with the exception of the area directly around the tree.

Waste collection arrangements for building section #14-20 will be as follows:

1. All waste bins will be transferred temporarily from the central waste storage room to the waiting area prior to collection. This will take place nightly at close of building operation, approximately 12-1am;
2. A licenced waste contractor will collect waste bins from the collection point into the collection truck, which will have unimpeded access via Kensington Lane;
3. Empty bins will then be returned to the temporary waste storage area by collection staff, and these bins will be collected at 5am upon arrival of building management and returned to the central waste storage rooms; and

4. The temporary bin storage areas and all corridors along which bins were transported will be inspected and cleaned with water as necessary after each use.

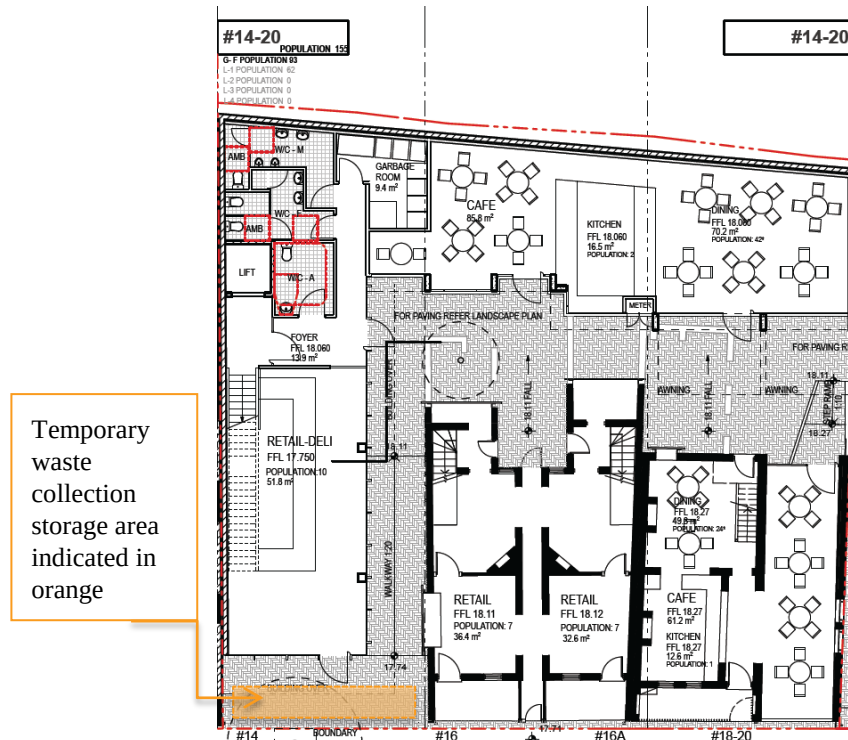


Figure 5: Temporary waste bin storage area for collection, building section #14-20

8.3 Waste collection arrangements: #22-38

While awaiting nightly collection, waste bins will be stored temporarily in the front terrace area of building section #22-38, as shown in Figure 6.

This area is located within the boundary of the property boundary of Block 6 + 7; waste bins will not be placed on surrounding kerb areas at any time. The temporary storage area will be finished with a pavement surface which will not be damaged by the bins and will be easily cleanable.

Waste collection arrangements for building section #22-38 will be as follows:

1. Prior to collection, all waste bins will be transferred temporarily from the central waste storage room to the terraced area in the front of the building to await collection. This will take place nightly at close of building operation, approximately 12-1am;
2. A licenced waste contractor will collect waste bins from the collection point into the collection truck, which will have unimpeded access via Kensington Lane;
3. Empty bins will then be returned to the temporary waste storage area by collection staff, these bins will then be collected at 5am upon arrival of the building caretaker and returned to the central waste storage rooms; and

4. The temporary bin storage areas and all corridors along which bins were transported will be inspected and cleaned with water as necessary after each use.

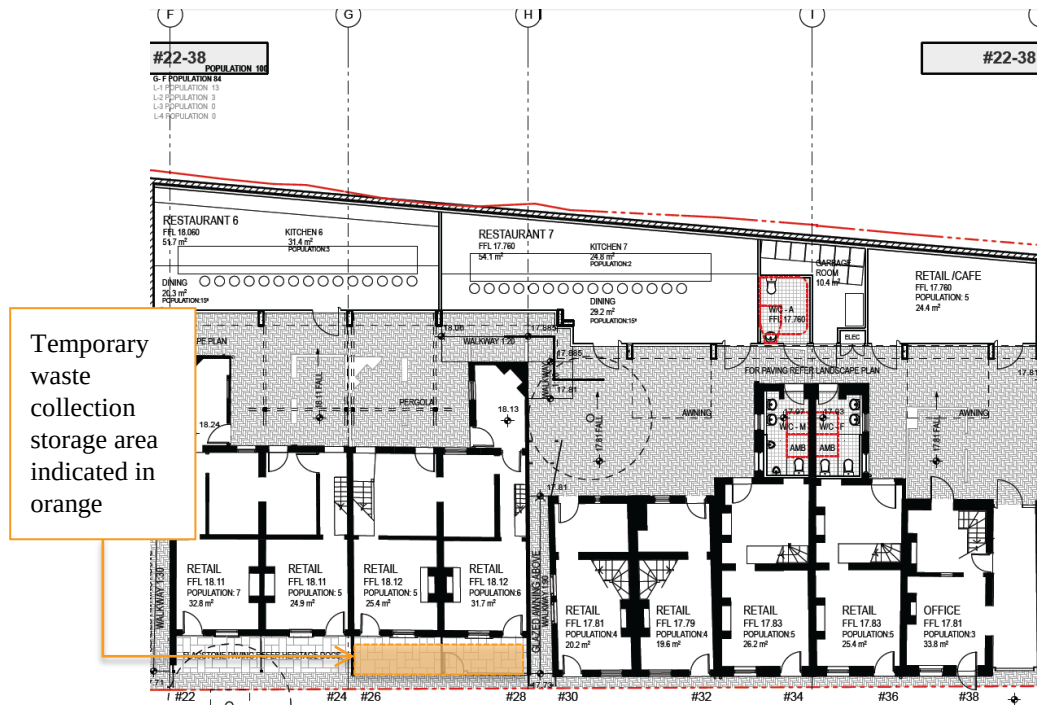


Figure 6: Temporary waste bin storage area for collection, building section #22-38

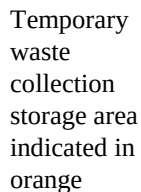
8.4 Waste collection arrangements: #40-48

For a short time while awaiting nightly collection, waste bins will be stored temporarily in the front of building section #40-48, as shown in Figure 7.

This area is located within the boundary of the property boundary of Block 6 + 7; waste bins will not be placed on surrounding kerb areas at any time. The temporary storage area will be finished with a pavement surface which will not be damaged by the bins and will be easily cleanable,

Waste collection arrangements for building section #40-48 will be as follows:

5. Prior to collection, all waste bins will be transferred temporarily from the central waste storage room to the designated area to await collection. This will take place nightly at close of building operation, approximately 12-1am;
6. A licenced waste contractor will collect waste bins from the collection point into the collection truck, which will have unimpeded access via Kensington Lane;
7. Empty bins will then be returned to the temporary waste storage area by collection staff, these bins will then be collected at 5am upon arrival of the building caretaker and returned to the central waste storage rooms; and
8. The temporary bin storage areas and all corridors along which bins were transported will be inspected and cleaned with water as necessary after each use.



8.5 Waste contractor vehicle access

Kensington Lane provides suitable collection vehicle access for a standard collection vehicle, with unlimited head clearance and two-way traffic width. There is sufficient street width so as to allow a single line of traffic flow to continue around the waste collection vehicle while it is parked on the street alongside the loading dock.

Dwyer Street has a lesser width than Kensington Lane. A standard sized collection vehicle may face restrictions in its access to Dwyer Street, particularly if other vehicles are present. It is recommended that a smaller private collection vehicle is utilised to access Dwyer Street, as determined by a full vehicle risk assessment conducted by a private waste collection contractor. If a suitable vehicle cannot be provisioned, the waste collection truck will park on Kensington lane near Dwyer Street, and waste contractor staff will manually transfer waste from the loading dock on Dwyer Street to the truck on Kensington Lane. Bins are to be returned to the loading dock immediately after they are emptied.

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A suitable private waste contractor will undertake a full waste collection risk assessment prior to implementing all of the collection arrangements described above.⁶

8.6 Amenity

The management systems and constructed elements of this development will be designed and installed so as to enhance outcomes for building amenity. Any potential for noise and odour to arise will be minimised. Specifically:

- **Visual aspects:** The waste management and central storage areas will not be visible from the exterior of the building.

Although bins from sections #14-20, #22-38 and #42-48 will be stored temporarily in the front sections of the building to await collection, this take place between 12am – 5am, and as such should not create amenity issues. Collection areas will be inspected and cleaned each morning.

- **Noise:** significant noise-generating waste management equipment will not be utilised in this development. The model of compactor equipment utilised will generate minimal noise, and is located in a segregated basement area. Production of ‘offensive noise,’ as defined under the *Protection of the Environment Operations Act 1997*, will be avoided.

- **Odour:** Any putrescible waste awaiting collection will be stored in a Council approved container with permanently tight fitting lids and smooth, washable internal surfaces.

All waste storage areas will be fitted with mechanical vertical ventilation systems.

Organic waste will be collected daily, which will minimise putrescence.

Adequate ventilation and regular collection of waste will eliminate the risk of odour to neighbours, with particular consideration of those buildings on Goold St, east of Blocks 6 +7.

⁶ Advice provided by Steve Watson: Veolia Environmental Services, 15/11/12

9 Next Steps

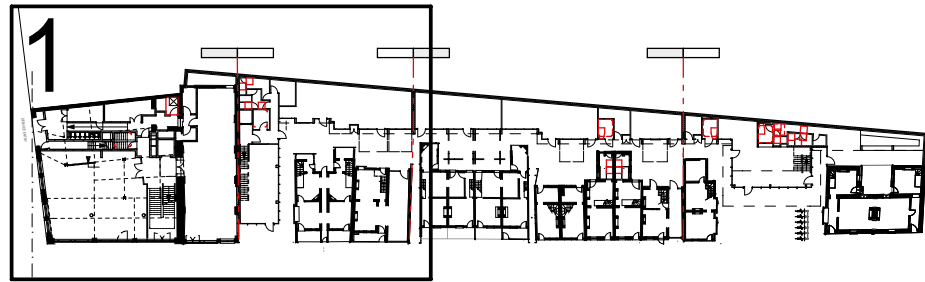
This Waste Management Statement forms a framework to implement best practice for waste management across all design and planning stages. The waste management approach aligns with the proposed principle led Green Star ESD pathway for the project, in order to enhance outcomes for waste minimisation, reuse and recycling.

If planning approval is granted for the proposed development, this Waste Management Statement will:

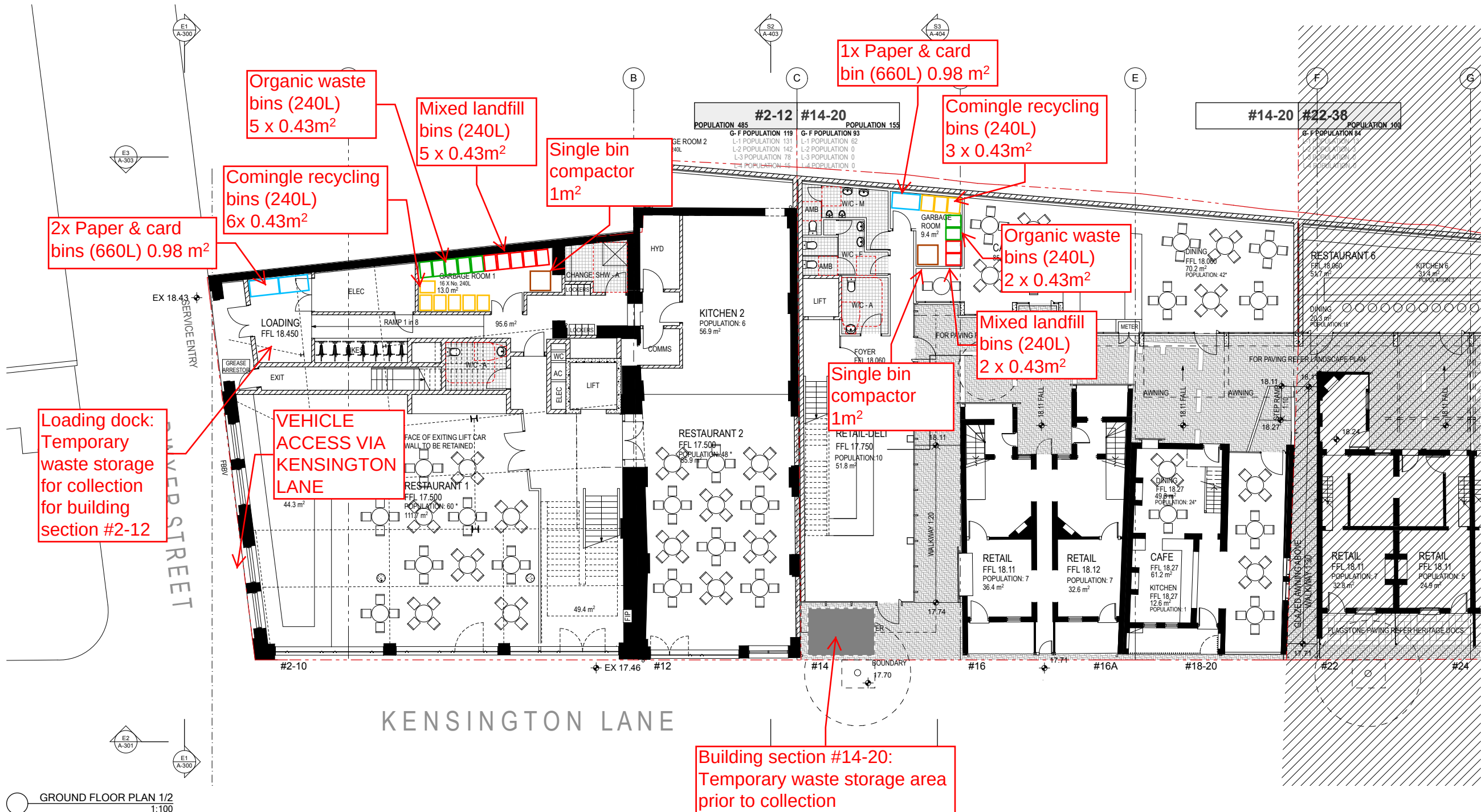
1. Inform the development of a detailed Waste Policy Design Compliance Certificate for the Construction Certificate application, which is to include details regarding disposal and recycling of different materials expected from demolition, construction, and the transport and destinations of these materials;
2. Ensure that detailed design and fit-out of the building is consistent with best practice standards and plans for waste management; and
3. Inform all plans and procedures for operational waste management.

Appendix A

Building Plans



KEY PLAN GROUND FLOOR



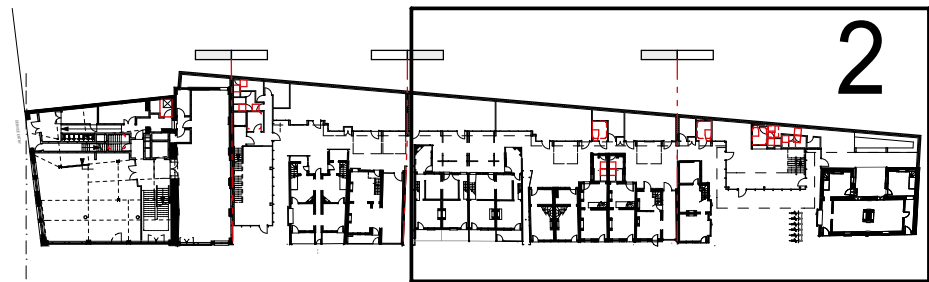
GROUND FLOOR PLAN 1/2
1:100

LEGEND

BL	BLOCK WORK
BLP	BLOCK WORK PAINT FINISH
BOL	BOLLARD
BMS	METAL BALUSTRADE AND STAIR
BGS	BALUSTRADE GLASS BALCONIES
BR	BRICK WORK
BRP	BRICK WORK PAINTED
CF	CONCRETE FLOOR
C02	CLASS 20 OFF FORM CONCRETE
CTF	CERAMIC FLOOR TILES
DP	DOWNPIPE
FC	FIBRE CEMENT 6MM
GAF	GLAZING ALUMINIUM FRAMED
GD	GRATED DRAIN
GMS	GLAZING MILD STEEL
GL1	GLASS
GL2	LAMINATED GLASS WITH A COLOURED INTERLAYER
GLFP	FRAMELESS GLASS DOOR PIVOT
GR	GREEN ROOF
LWC1	METAL LOUVER
ML	METAL LOUVER
MDR	METAL DECK ROOF
MM	METAL MESH
PV1	BLUE BLACK BRICK
PV2	CONCRETE PAVER
PV3	DECORATIVE 7
SC1	SOLID CORE DOOR INTERNAL
SP	STEEL PERGOLA
TD	TIMBER DECKING
XBR	EXISTING BRICKWORK PAINT REMOVED, MAKE GOOD
XBRP	EXISTING BRICKWORK MAKE GOOD PAINT FINISH
XMG	EXISTING MADE GOOD
XST	EXISTING SANDSTONE
	EXISTING WALL
	CONCRETE BLOCK WALL
	LIGHTWEIGHT WALL
	CONCRETE WALL
	GLAZING UNIT

FINAL DRAFT 14/11/12

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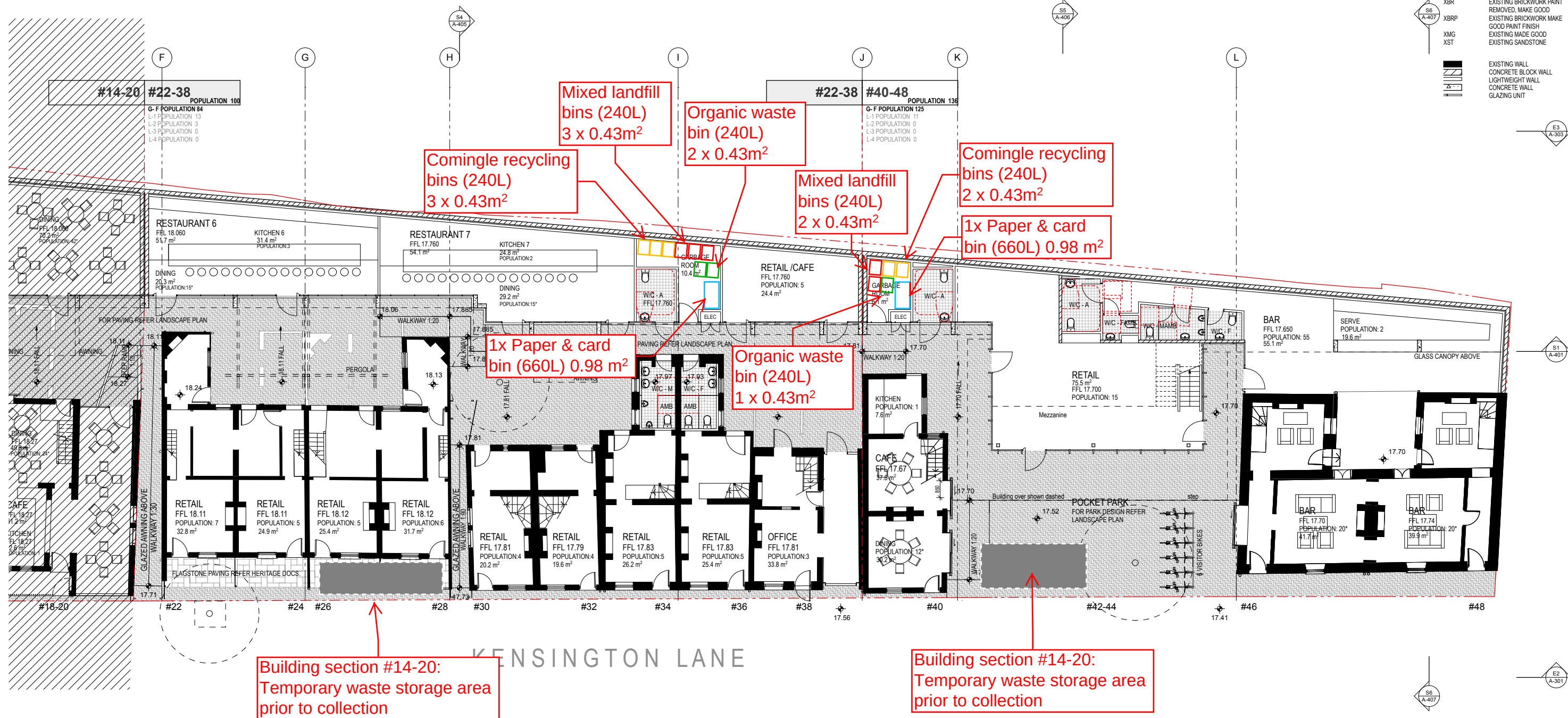


KEY PLAN GROUND FLOOR

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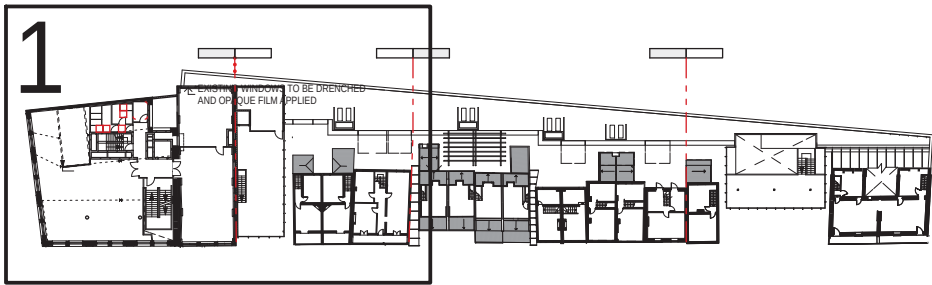
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- CO2 CLASS 20 OFF FORM CONCRETE
- CTF CERAMIC FLOOR TILES
- DP DOWNPIPE
- FC FIBRE CEMENT 6MM
- GAF GLAZING ALUMINIUM FRAMED
- GD GRATED DRAIN
- GMS GLAZING MILD STEEL
- GL1 GLASS
- GL2 LAMINATED GLASS WITH A COLOURED INTERLAYER
- GLFP FRAMELESS GLASS DOOR PIVOT
- GR GREEN ROOF
- LWC1 LIGHT WEIGHT CLADDING
- ML METAL LOUVRE
- MDR METAL DECK ROOF
- MM METAL MESH
- PV1 BLUE BLACK BRICK
- PV2 CONCRETE PAVER
- PV3 DECORATIVE ?
- SC1 SOLID CORE DOOR INTERNAL
- SP STEEL PERGOLA
- TD TIMBER DECKING
- XBR EXISTING BRICKWORK PAINT REMOVED, MAKE GOOD
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- XMG EXISTING MADE GOOD
- XST EXISTING SANDSTONE

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- CONCRETE BLOCK WALL
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- CONCRETE WALL
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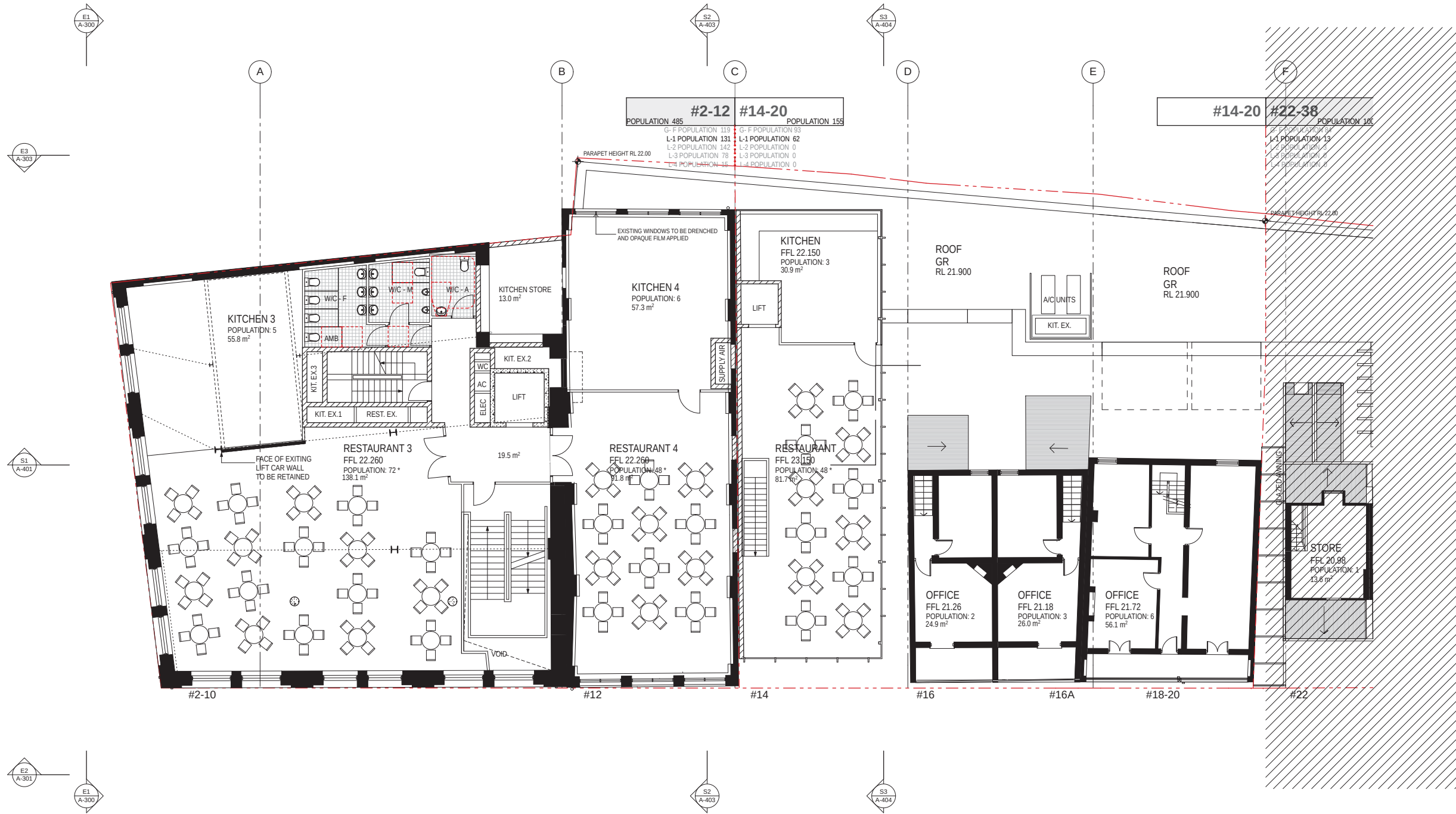


KEY PLAN LEVEL 1

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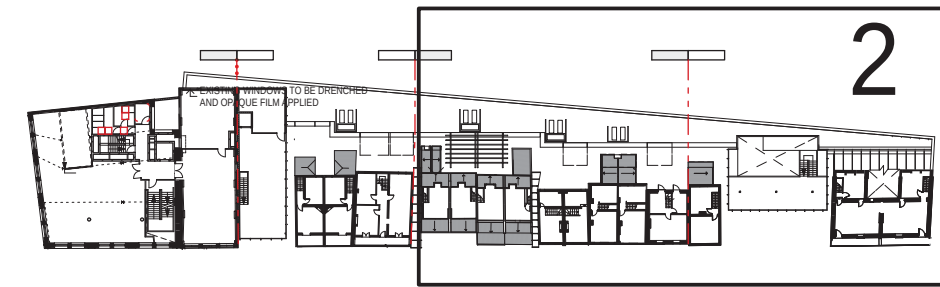
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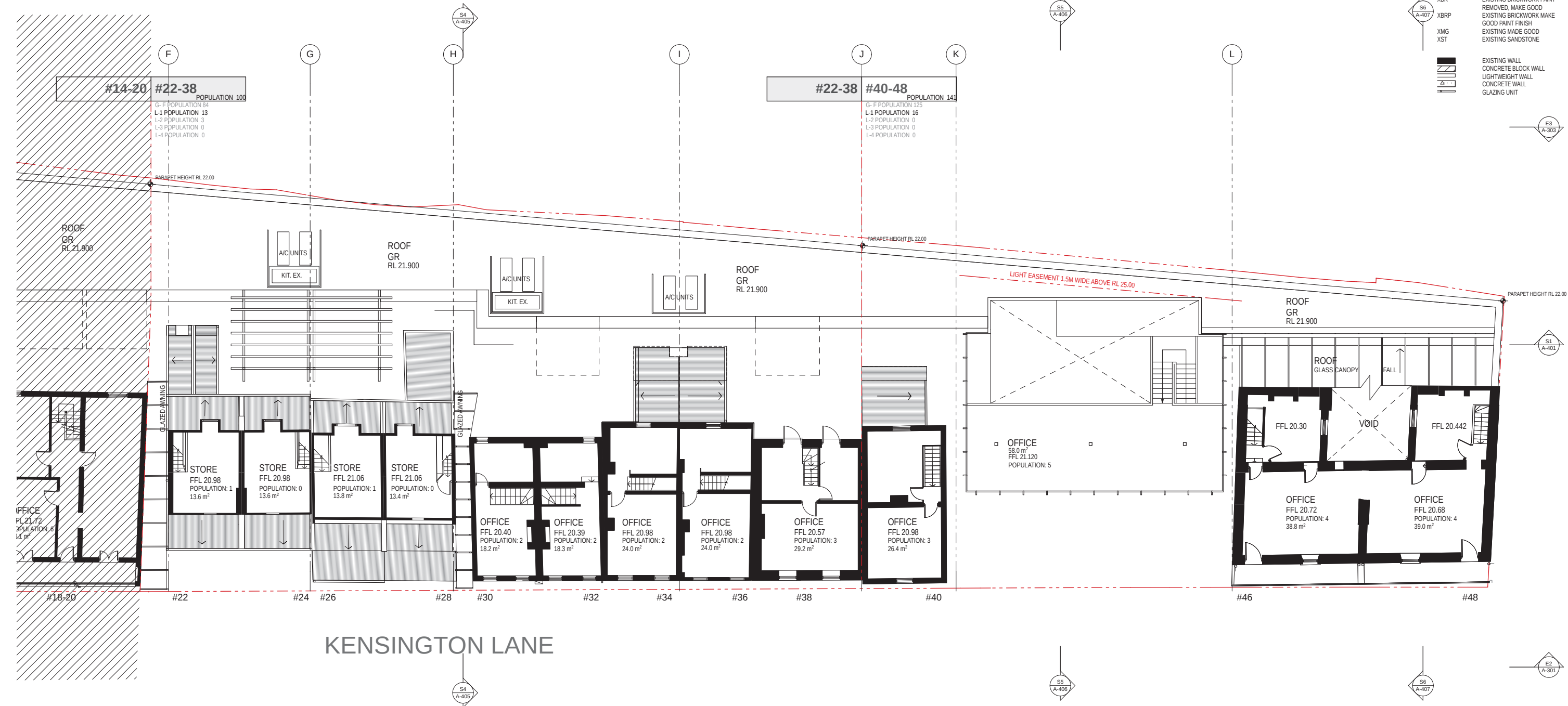


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KEY PLAN LEVEL 1

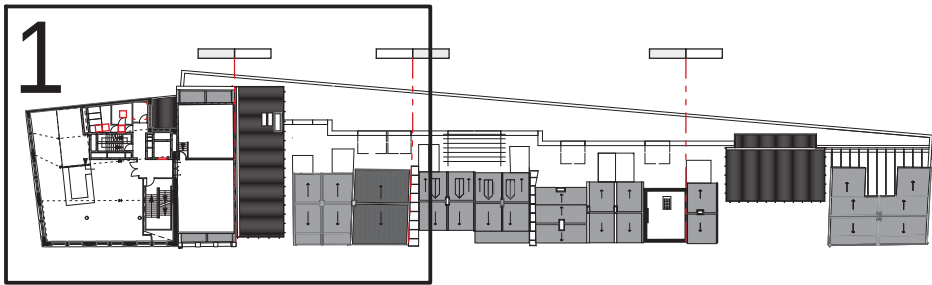


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 - CO2 CLASS 2C OFF FORM CONCRETE
 - CTF CERAMIC FLOOR TILES
 - DP DOWNPIPE
 - FC FIBRE CEMENT 6MM
 - GAF GLAZING ALUMINIUM FRAMED
 - GD GRATED DRAIN
 - GMS GLAZING MILD STEEL
 - GL1 GLASS
 - GL2 LAMINATED GLASS WITH A COLOURED INTERLAYER
 - GLFP FRAMELESS GLASS DOOR PIVOT
 - GR GREEN ROOF
 - LWC1 LIGHT WEIGHT CLADDING
 - ML METAL LOUVER
 - MOR METAL DECK ROOF
 - MM METAL MESH
 - PV1 BLUE BLACK BRICK
 - PV2 CONCRETE PAVEMENT
 - PV3 DECORATIVE ?
 - SC1 SOLID CORE DOOR INTERNAL
 - SP STEEL PERGOLA
 - TD TIMBER DECKING
 - XBR EXISTING BRICKWORK PAINT REMOVED, MAKE GOOD
 - XBRP EXISTING BRICKWORK MAKE GOOD PAINT FINISH
 - XMG EXISTING MADE GOOD
 - XST EXISTING SANDSTONE
- EXISTING WALL
CONCRETE BLOCK WALL
LIGHTWEIGHT WALL
CONCRETE WALL
GLAZING UNIT

FINAL DRAFT 9/11/12

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				ESD WSP BUILT ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: swishier@mottmac.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9956 6962 E: sgruge@jbaipanning.com.au		PROJECT NO : 11022		SCALES 1:100, 1:500, 1:65 @ A1	TG
												PHASE FOR PLANNING APPROVAL	DATE OCT 2012
												DRAWING NO A-205	REVISION

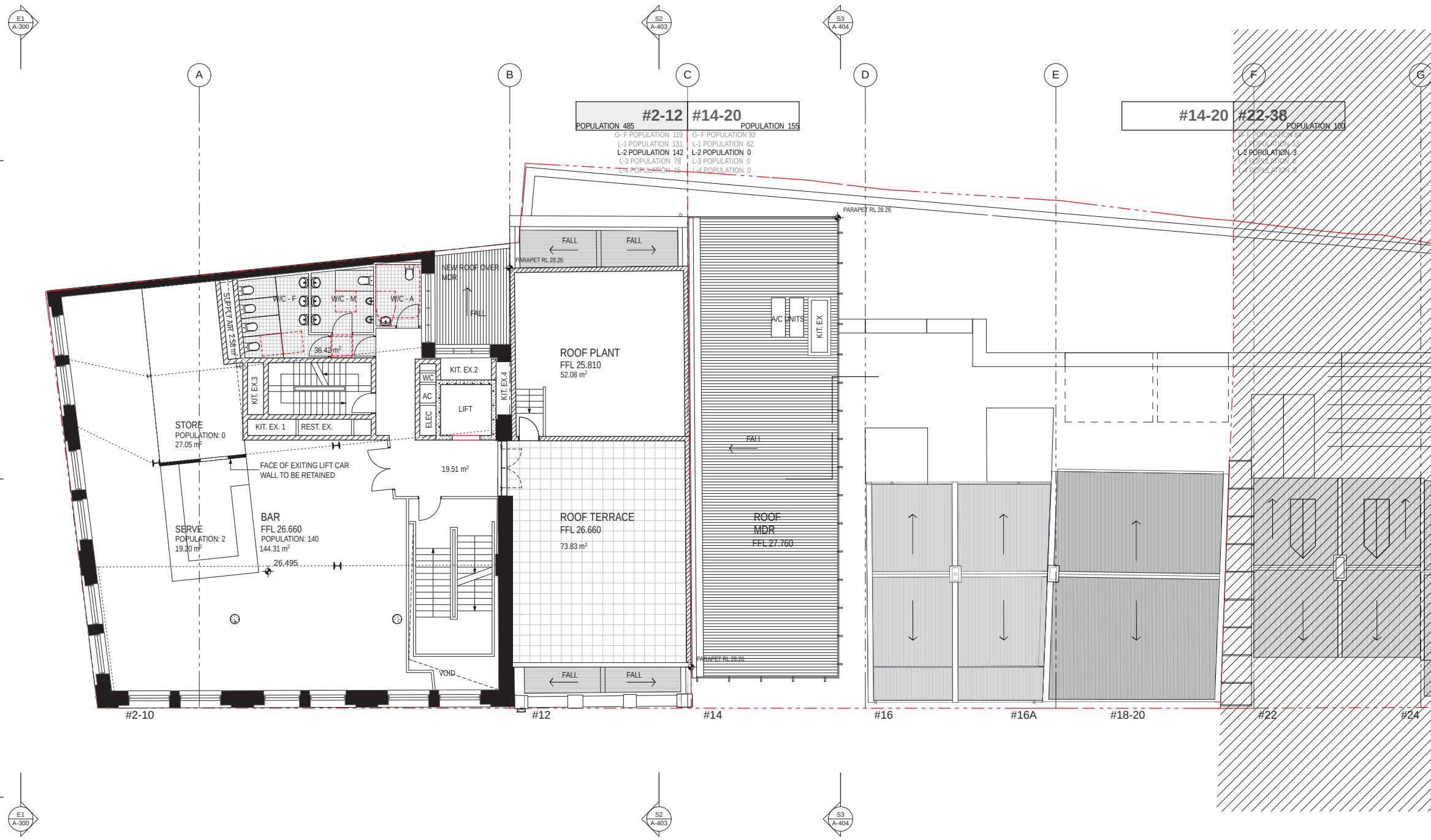


KEY PLAN LEVEL 2

LEGEND

- BL BLOCK WORK
- BLP BLOCK WORK PAINT FINISH
- BOL BOLLARD
- BMS METAL BALUSTRADE AND STAIR
- BGS BALUSTRADE GLASS BALCONIES
- BR BRICK WORK
- BRP BRICK WORK PAINTED
- CF CONCRETE FLOOR
- CO2 CLASS 2C OFF FORM CONCRETE
- CTF CERAMIC FLOOR TILES
- DP DOWNPIPE
- FC FIBRE CEMENT 6MM
- GAF GLAZING ALUMINIUM FRAMED
- GD GRATED DRAIN
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- GL1 GLASS
- GL2 LAMINATED GLASS WITH A COLOURED INTERLAYER
- GLFP FRAMELESS GLASS DOOR PIVOT
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- MDR METAL DECK ROOF
- MM METAL MESH
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- PV2 CONCRETE PAVER
- PV3 DECORATIVE ?
- SC1 SOLID CORE DOOR INTERNAL
- SP STEEL PERGOLA
- TD TIMBER DECKING
- XBR EXISTING BRICKWORK PAINT
- XBRP EXISTING BRICKWORK MAKE GOOD PAINT FINISH
- XMG EXISTING MADE GOOD
- XST EXISTING SANDSTONE

- EXISTING WALL
- CONCRETE BLOCK WALL
- LIGHTWEIGHT WALL
- CONCRETE WALL
- GLAZING UNIT



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				ESD WSP BUILT ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: switshier@mottmac.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9956 6962 E: sgouge@jbaPlanning.com.au					A-206	
Plot date 9/11/12														



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Plot date:9/11/12

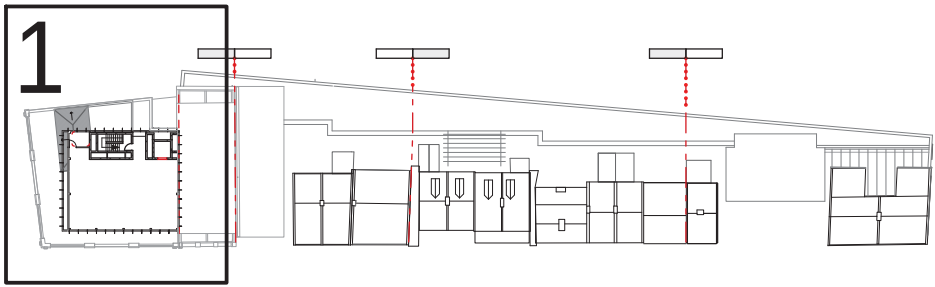


BL	BLOCK WORK
BLP	BLOCK WORK PAINT FINISH
BOL	BOLLARD
BMS	METAL BALUSTRADE AND STAIR
BGS	BALUSTRADE GLASS BALCONIES
BR	BRICK WORK
BRP	BRICK WORK PAINTED
CF	CONCRETE FLOOR
CO2	CLASS 2 OFF FORM CONCRETE
CTF	CERAMIC FLOOR TILES
DP	DOWNPIPE
FC	FIBRE CEMENT 6MM
GAF	ALUMINIUM FRAMED
GD	GRATED DRAIN
GMS	GLAZING MILD STEEL
GL1	GLASS
GL2	LAMINATED GLASS WITH A COLOURED INTERLAYER
GLFP	FRAMELESS GLASS DOOR PIVOT
GR	GREEN ROOF
LWC1	LIGHT WEIGHT CLADDING
ML	METAL LOUVER
MDR	METAL DECK ROOF
MM	METAL MESH
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PV2	CONCRETE PAVER
PV3	DECORATIVE ?
SC1	SOLID CORE DOOR INTERNAL
SP	STEEL PERGOLA
TD	TIMBER DECKING
XBR	EXISTING BRICKWORK PAINT REMOVED, MAKE GOOD
XBRP	EXISTING BRICKWORK MAKE GOOD PAINT FINISH
XMG	EXISTING MAKE GOOD
XST	EXISTING SANDSTONE
	EXISTING WALL
	CONCRETE BLOCK WALL
	LIGHTWEIGHT WALL
	CONCRETE WALL
	GLAZING UNIT

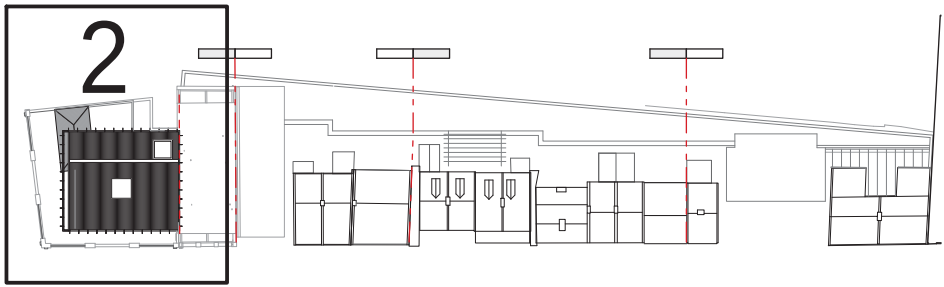
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			ESD WSP BUILD ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: swithner@mottmac.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9556 6962 E: sgavage@jbaPlanning.com.au					A-208	

Plot date 9/11/



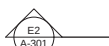
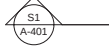
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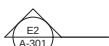
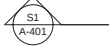
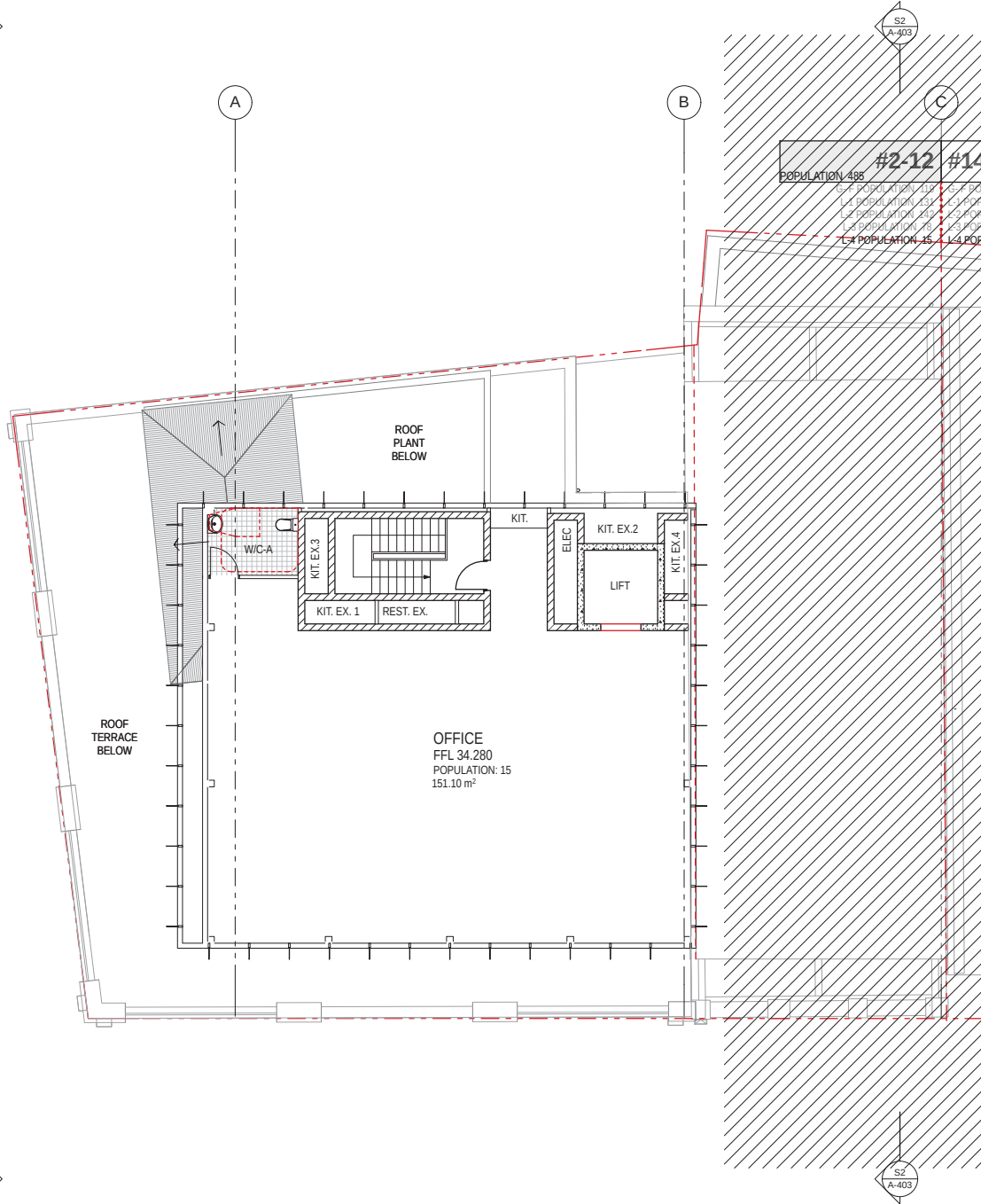
KEY PLAN ROOF

LEGEND

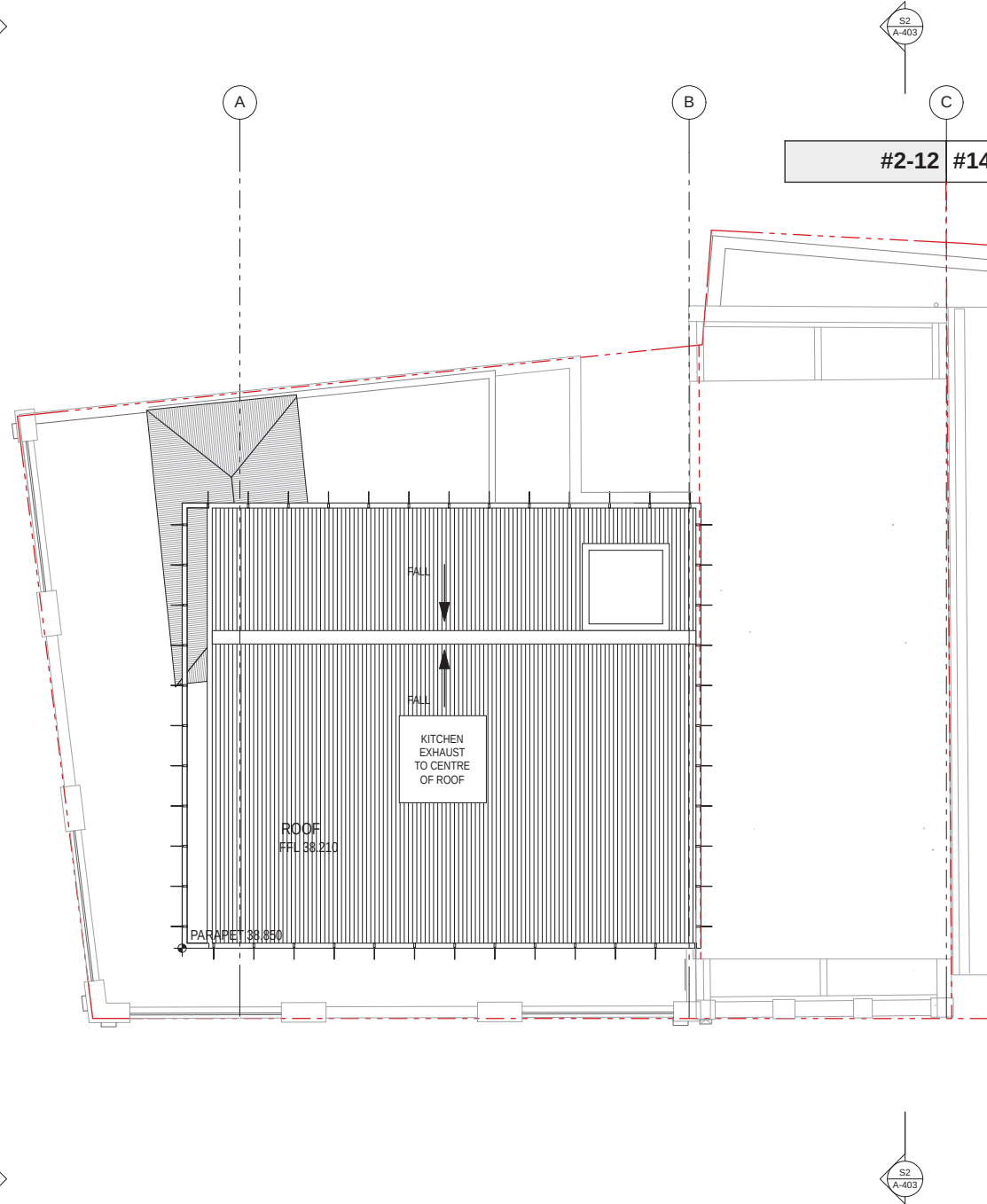
- BL BLOCK WORK
 - BLP BLOCK WORK PAINT FINISH
 - BOL BOLLARD
 - BMS METAL BALUSTRADE AND STAIR
 - BGS BALUSTRADE GLASS BALCONIES
 - BR BRICK WORK
 - BRP BRICK WORK PAINTED
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 - GL1 GLASS
 - GL2 LAMINATED GLASS WITH A COLOURED INTERLAYER
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 - PV2 CONCRETE PAVER
 - PV3 DECORATIVE ?
 - SC1 SOLID CORE DOOR INTERNAL
 - SP STEEL PERGOLA
 - TD TIMBER DECKING
 - XBR EXISTING BRICKWORK PAINT
 - XBRP EXISTING BRICKWORK MAKE GOOD
 - XMG EXISTING MADE GOOD
 - XST EXISTING SANDSTONE
- EXISTING WALL
CONCRETE BLOCK WALL
LIGHTWEIGHT WALL
CONCRETE WALL
GLAZING UNIT



1 LEVEL 4 FLOOR PLAN



1 ROOF PLAN

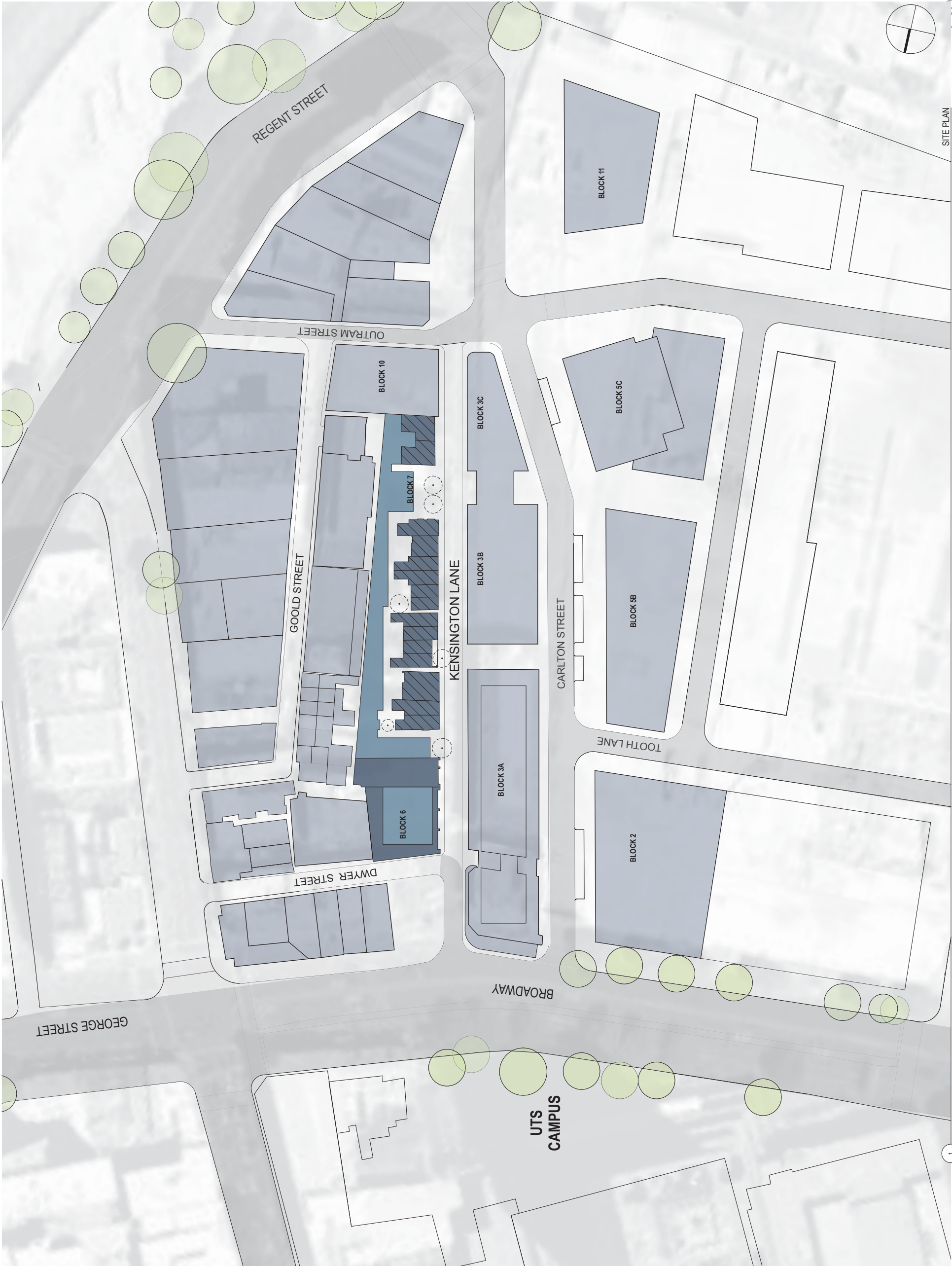


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				ESD WSP BUILT ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: switshier@mottmac.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9956 6962 E: sgouge@jbaplanning.com.au		PROJECT NO : 11022		SCALES 1:100, 1:500, 1:65 @ A1	CHECKED TG
												PHASE FOR PLANNING APPROVAL	DATE OCT 2012
												DRAWING NO A-209	REVISION

Appendix B

Site Context Plan



GENERAL: THIS SET OF DOCUMENTS TO BE READ IN CONJUNCTION WITH HERITAGE, LANDSCAPE, STRUCTURAL AND SERVICE DOCUMENTATION

FOR DETAILS REFER TO HERITAGE DOCUMENTATION

EXISTING BUILDING

NEW DEVELOPMENT

PRELIMINARY DRAFT 9/11/12

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			ESD WSP BUILT ECOLOGY 1/255 George Street Sydney NSW 2000 E: alan.d@wsgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD 1/255 George Street Sydney NSW 2000 E: mottm@grdnmac.com.au	HYDRAULIC ENGINEER WSP BUILDINGS 1/255 George Street Sydney NSW 2000 E: rob.beck@wsgroup.com.au	FIRE ENGINEERING WSP BUILDINGS 1/255 George Street Sydney NSW 2000 E: rob.beck@wsgroup.com.au	TOWN PLANNER JBA PLANNING 1/255 George Street Sydney NSW 2000 E: jba@jba-planning.com.au	TG	SCALES 1:500 @ A1	tonkin greer	SITE PLAN	BP/MM/JB
									PHASE FOR PLANNING DRAWING NO		APPROVAL	REVISION
									A-002			OCT 2012

Appendix C

Details of waste management
form - demolition phase

Details of waste management – demolition phase

MATERIALS ON-SITE			DESTINATION		
Type of materials	Est. Vol. (m ³)	Est. Wt. (t)	REUSE AND RECYCLING	DISPOSAL	
			ON-SITE - specify proposed reuse or on-site recycling methods	OFF-SITE - specify contractor and recycling outlet	- specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste eg. ceramic tiles, paints, PVC tubing, cardboard, fittings					

Appendix D

Details of waste management
form - construction phase

Details of waste management – construction phase

MATERIALS ON-SITE				DESTINATION		
Type of materials	Est. Vol. (m ³)	Est. Wt. (t)		REUSE AND RECYCLING		DISPOSAL
				ON-SITE - specify proposed reuse or on-site recycling methods	OFF-SITE - specify contractor and recycling outlet	- specify contractor and landfill site
Excavated Materials						
Garden Organics						
Bricks						
Tiles						
Concrete						
Timber – please specify						
Plasterboard						
Metals						
Other waste eg. ceramic tiles, paints, PVC tubing, cardboard, fittings						