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OPERATIONAL WASTE MANAGEMENT PLAN

2 – 4 Burleigh Street & 20 – 24 Railway Parade, Burwood, NSW 2134

Proposed Mixed Use/Residential Development

Prepared for:	NSW Housing Corporation Pty Ltd
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Contents

Introduction

AusWide Consulting was commissioned by NSW Housing Corporation Pty Ltd to prepare a Waste Management Plan (WMP) for approval of a mixed-use office, hotel and residential development at 2 – 4 Burleigh Street & 20 – 24 Railway Parade, Burwood NSW 2134.

The proposed development consists of a new mixed used & residential development to accommodate the following:

Development Details
Basement Level 2 – 5: Parking, Services/Storage, Storage and Lifts & Stairs
Basement Level 1: Parking, Services/Storage, Storage, Waste Rooms
Ground Level: Commercial / Hotel Lobby and café, Residential Lobby, amenities, Loading Dock, Waste Rooms
Level 1 & 2: Hotel Facilities
Level 3 – 18: Residential Apartments
Level 19: Plant Room
Level 20 – 31: Hotel Rooms
Level 32: Plant Room
Level 33 – 35: Office (346m^2/floor)
Level 36 – 37: Hotel Facilities
Level 38: Residential Common Open Space

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by PTI Architecture;
- Burwood Development Control Plan;
- NSW EPA *Construction & Demolition Waste – A Management Toolkit* ;
- NSW EPA - Better Practice Guide for Resource Recovery in Residential Developments;
- NSW EPA - Better Practice Guidelines Waste management and Recycling in Commercial and Industrial Facilities;
- NSW DECC&W, House deconstruction Information Booklet.

Background and Existing Conditions

The subject site is located at 2 – 4 Burleigh Street & 20 – 24 Railway Parade, Burwood NSW 2134, on the corner of Burleigh Street and Railway Parade. All pre-existing buildings on the site have recently been demolished. Pre-existing development on the site consisted of single storey buildings, both detached and attached, occupied by various small businesses, including a family medical practice, tutoring business and a hearing clinic.

Figure 1 provides an overview of the area, and its surrounding land uses whilst **Figures 2** and **3** on page 7 provide aerial views of the immediate area surround the subject site.

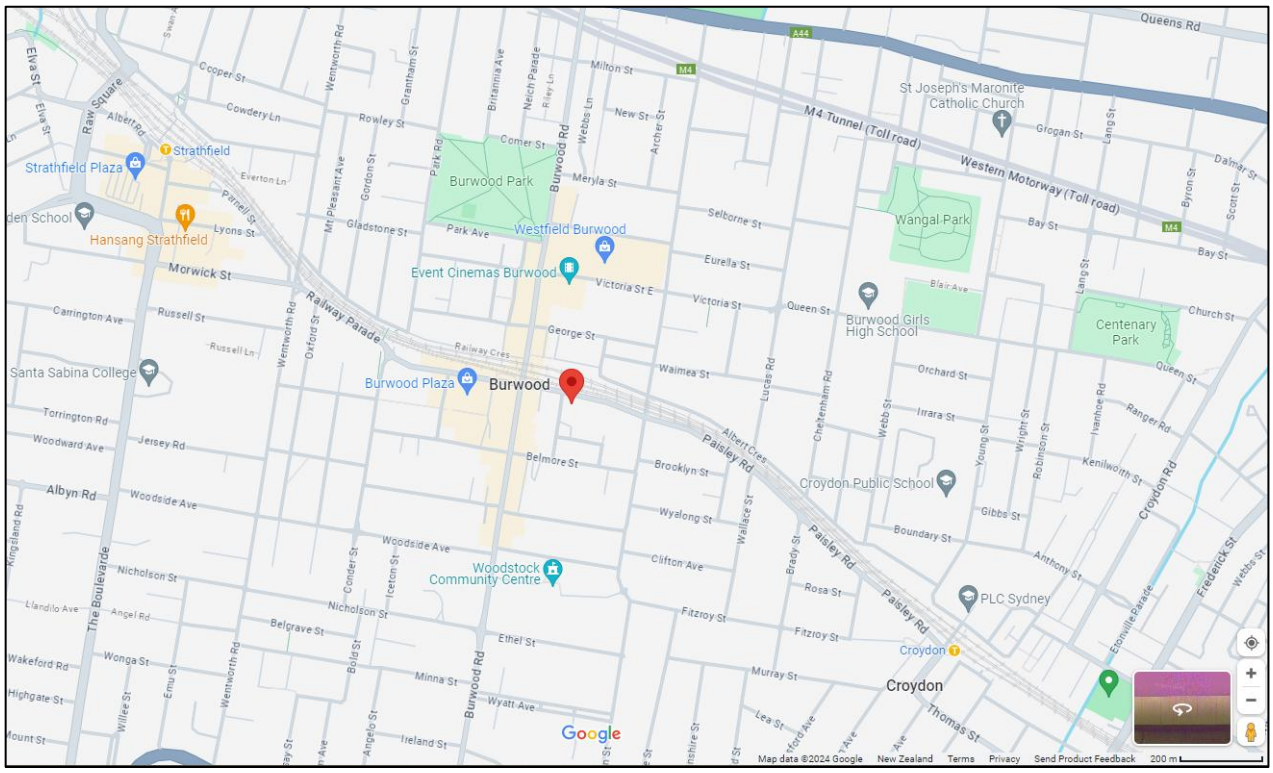


Figure 1: Location of the Subject Site

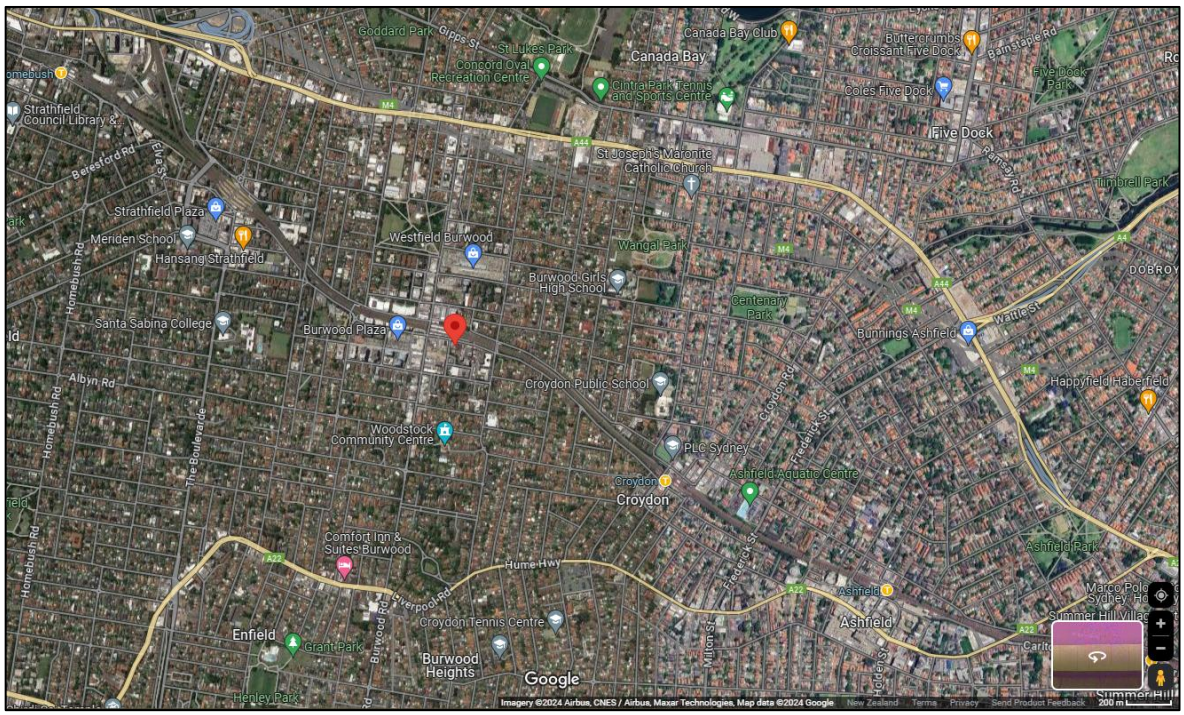
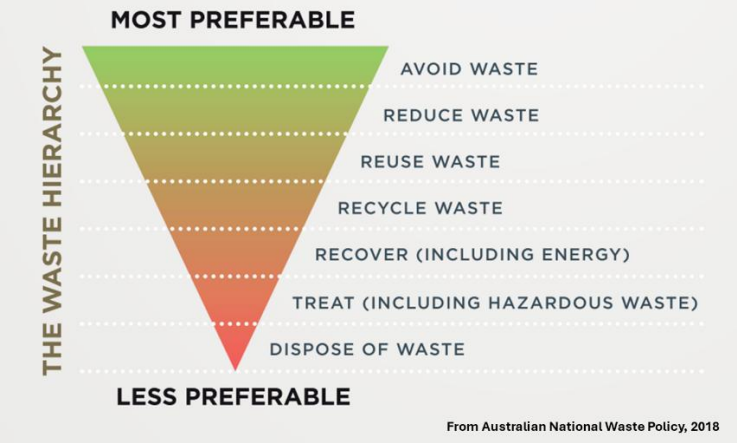


Figure 2: Aerial View of the Subject Site

Figure 3: Close up Aerial View of the Subject Site (from Colliers Sydney)

Waste Management Principles

When dealing with waste, the following hierarchy has been adopted from the Australian National Waste Policy, prioritising from top to bottom:



Avoid/Reduce

Particularly during the construction phase, avoidance of waste will be achieved through:

- Selecting design options with the most efficient use of materials; and
- Selecting materials with minimal wastage, such as prefabricated materials.

Reuse

Some of the materials encountered in the construction stage can be recovered and reused both on-site and off-site. This will be practised wherever possible. Reusable materials shall be appropriately stored to avoid damage from weather or machinery.

Recycle

Similarly, many materials from the construction stage will be recyclable. A system should be developed that incorporates to efficiently separate reusable materials, recyclable materials, and disposable materials. Recyclable materials shall be appropriately stored to avoid damage from weather or machinery. Details and receipts verifying the recycling of these materials shall be kept present on site at all times.

Recover/Treat

Processing of waste to recover resources, including energy, may be an option, with many waste companies processing construction waste before disposal. Some waste may also be treated to reduce its environmental impact before disposal.

Disposal

The waste disposal contractor chosen for the job will comply with Council's DCP. Details and receipts verifying the disposal of these materials shall be kept present on site at all times.

Handling

When handling waste on-site, the system (including bin placement, volumes, and access) shall be designed with the following factors in mind:

- Safety (highest priority);
- Ease of use; and
- Aesthetics.

Stockpiling

Waste sorting areas on-site during construction shall be adequately maintained. The material (construction material and waste) stockpiling area shall always remain within the site boundary and relocate during different construction stages as necessary. The waste area shall be largely located at the front of the site to provide access for waste collection vehicles via the site construction entrance. This is to maintain easy access and removal of waste. The stockpiling area shall not infringe on access to the site however, hoardings shall bind the site perimeter; therefore, the waste shall not be visible from the street.

On-Going Waste Management, Storage and Collection

The proposed development consists of construction of a 39 storey mixed use development containing;

- a hotel with 120 rooms;
- commercial office premises;
- a residential flat building with 48 dual key residential apartments; and
- 5 levels of basement car parking.

The Mobile Garbage Bins (MGBs) waste storage room can be accessed on the basement level 1 and ground level (Ref**: Figures 4** & **5**).

Waste Generation

Waste generations rates have been adopted from Table 8.1.6 of the Burwood Council DCP (amendment 10).

It is assumed that waste from the residential facilities is included in the generation volumes for the residential spaces. The residential facilities consist of:

- Lounge, Co-working and Kitchen on Level 1;
- Lounge and Outdoor space on Level 2;
- Lounge/Games room and kitchen on Level 36;
- Gym on level 37; and
- Communal Open Space and Pool on Level 38.

For the coffee shop, it is recommended that bringing your own cups be encouraged, and a disposable coffee cup recycling service, such as Simply Cups, be adopted and their receival bin be placed in the flyer.

Table 1 below illustrates the typical garbage, recycling, and food/organic waste generation rates, and **Table 2** estimates waste volumes from the development based on these rates.

Table 1: Typical General and Recycling Generation Rates for Residential & Commercial.

Type of Premises	General Landfill Waste	Comingled Recycling Waste
1 Bedroom apartment or studio Residential Unit	60L/occupant space/week	60L/occupant space/week
2 Bedroom Residential Unit	2 x 60L/occupant space/week	2 x 60L/occupant space/week
Hotels	5L /bed space/day	1L/bed space/day
Office	50L/100m^2 floor area/day	10L/100m^2 floor area/day
Coffee Shop	10L/1.5m^2/day	2L/1.5m^2/day

Table 2: Estimated General and Recycling Generation Volumes for Residential & Commercial.

Type of Premises	General Landfill Waste	Comingled Recycling Waste
Residential – 48 x 2 bedroom (dual key)	5,760L/week	5,760L/week
Hotel (120 rooms)	4,200L/week	840L/week
Offices (1,038m^2, 5 days per week)	2,595L/week	519L/week
Coffee Shop (Lobby, 30m^2, 5 days/week)	1,000L/week	200L/week
Total Waste Generation	**13,555L/week**	**7,319L/week**

NB: Assumed 5-day operation for Office tenancies.

Based on the total waste generated by the development, the following combination of MGBs should be provided:

Residential Waste Area

- 6 x 1,100L General Waste MGBs – collected once a week; and
- 6 x 1,100L Container Recycling MGBs – collected once a week.

NOTE: The volume of residential waste could be reduced by 30 to 50% by incorporation of a compactor plate in the waste chute plant. This could reduce the number or 1,100L bins to 3 or 4 bins per week.

Commercial Area – Hotel, Offices and Coffee Shop (5-day operation)

- 4 x 1,100L General Waste MGBs – collected twice a week;
- 3 x 660L Comingled Recycling MGBs – collected once a week.

The following **Table 3** illustrates the typical dimensions of 120L, 240L and 360L MGBs as mentioned above.

Table 3: Typical Measurements for MGBs.

Size	Height (mm)	Width (mm)	Depth (mm)
660L	1250	1370	850
1,100L	1470	1370	1245

Signage

Appropriate colour coded signage will be provided in the waste chutes and bin storage rooms. These will be displayed in a prominent position to assist residents and commercial operators when depositing their waste. In particular, the signage will include educational material from Council and address items that are acceptable or not acceptable based on Council's requirements.

Figure 4: Typical Colour-coded Waste Bin Signage (NSW EPA)

Internal Waste Collection and Storage

Overall building management will be responsible for waste management within the building.

The **residential apartments** on levels 3 to 18 will have indoor waste/recycling cupboard (or other appropriate space) must be able to hold a single day's waste and hold separate containers for general waste, recyclables and compost material.

The residents will utilise a waste chute for general waste, a 240L bin in a cupboard on each floor will be used for recycling waste (**Figure 5**) and will take food waste to 2 x 660L FOGO waste bins on the ground floor (**Figure 6**).

Building management will bring the 16 recycling bins from the residential floors to the ground level loading dock (**Figure 6**) using the service lift twice a week. When emptied, the bins will be inspected and cleaning if necessary and then taken back to the bin cupboards on the residential floors using the service lift. The recycling bin cupboards will be temporarily locked during collection day with notices telling residents to hold recycling while the bins are being emptied.

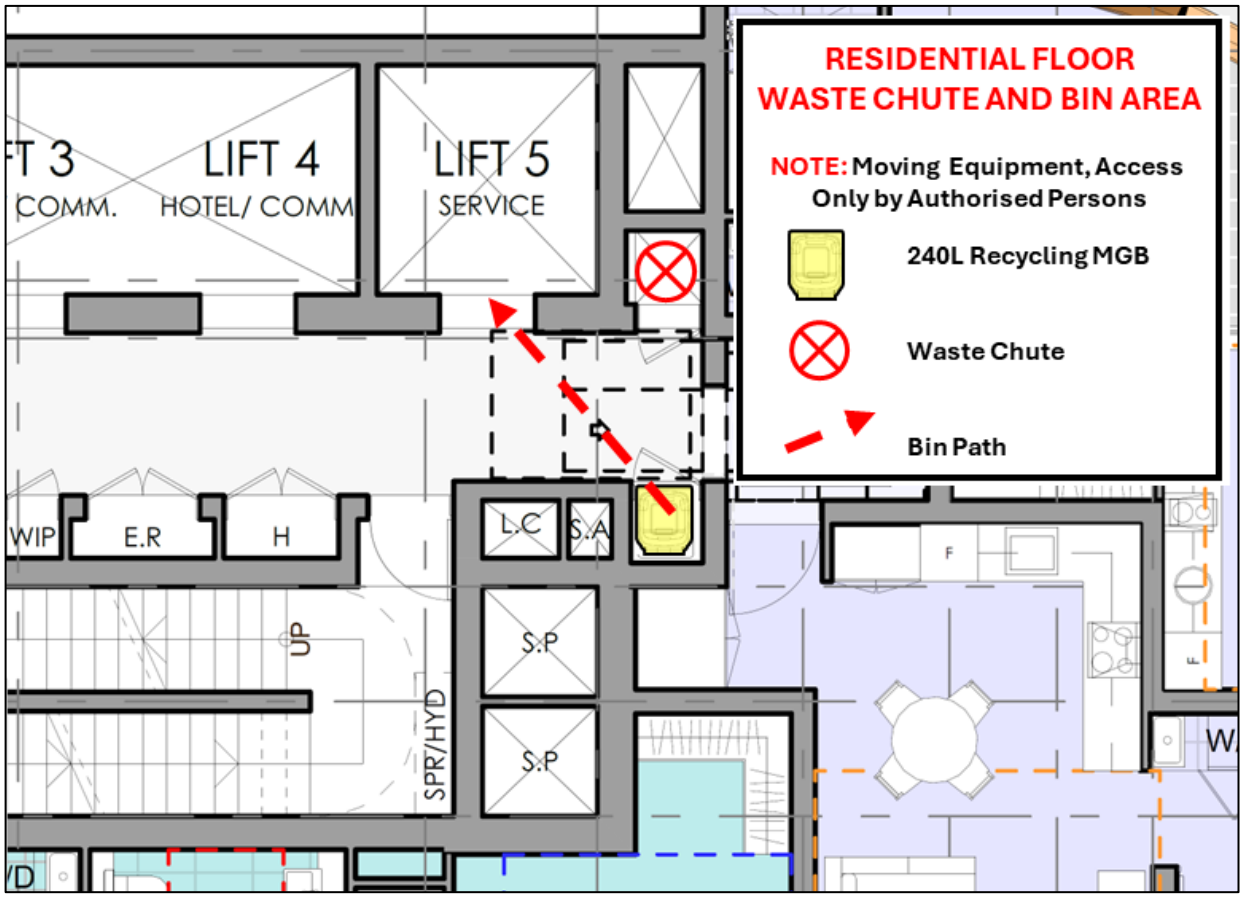


Figure 5: Residential Waste Chute and Bin Cupboard, Levels 3 to 18

Building management should require the **hotel** to manage waste from the hotel rooms and associated facilities. Hotel staff will be responsible for collecting waste and recyclables from the hotel operations, and bringing waste and recycling to the ground level waste area.

Building management will be responsible for organising collection from the **office and plant lev**els. Bins will be placed on these levels and emptied regularly by cleaning contractors, and bringing waste and recycling down to the ground level waste area.

When operating building management should assess the office and hotel waste streams and assess the feasibility of separating paper and cardboard from the other recyclables, and separating food organics from the general waste stream.

Figure 6 shows the residential waste chute room, the commercial bin room for the hotel, offices and café, and loading dock for waste collection with a rear-loading MRV waste truck. The residential chute room will have a diverter (**Figure 6**) to ensure that the chute is always available.

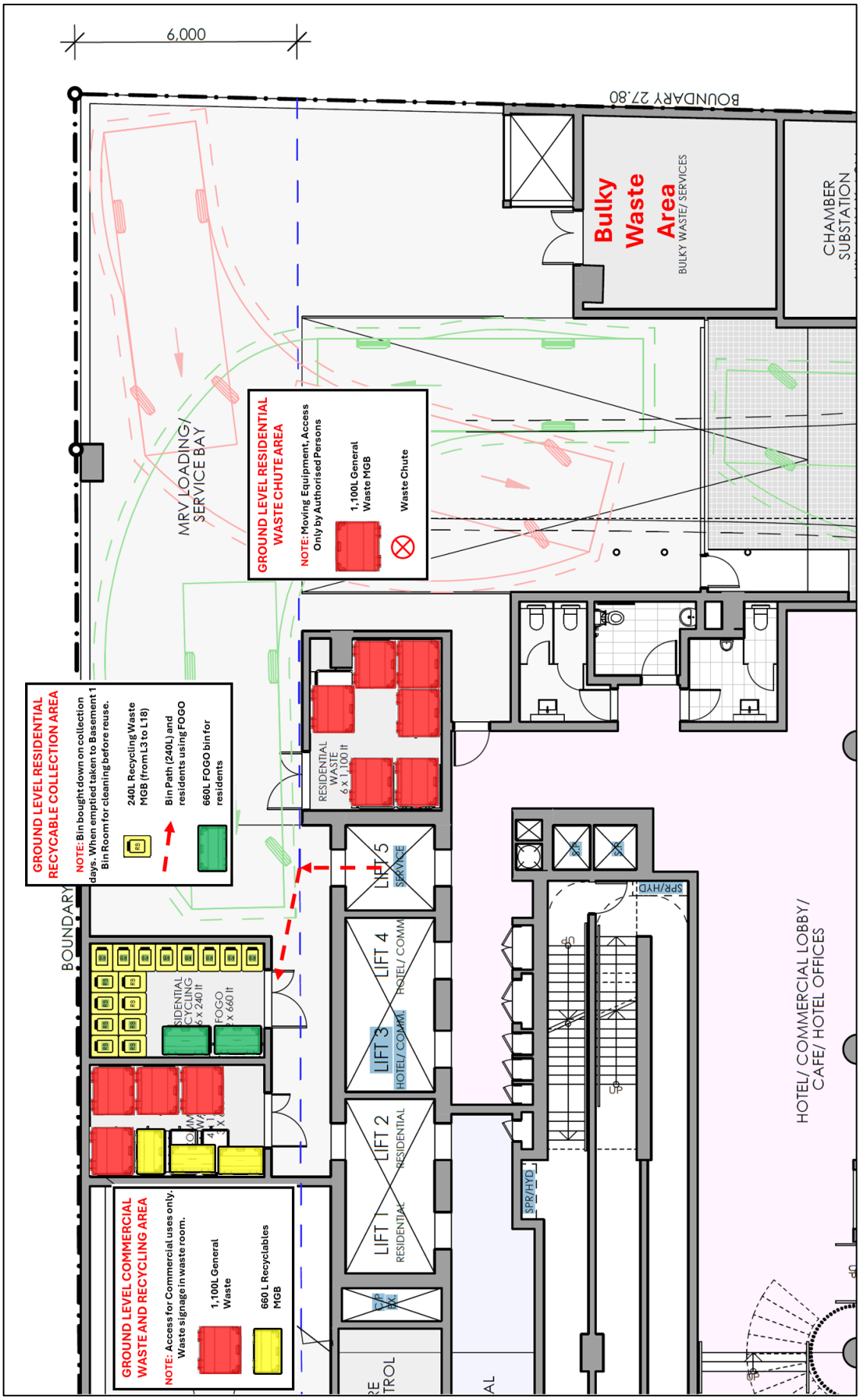


Figure 6: Residential and Commercial Bin and Chute Rooms, Ground Level

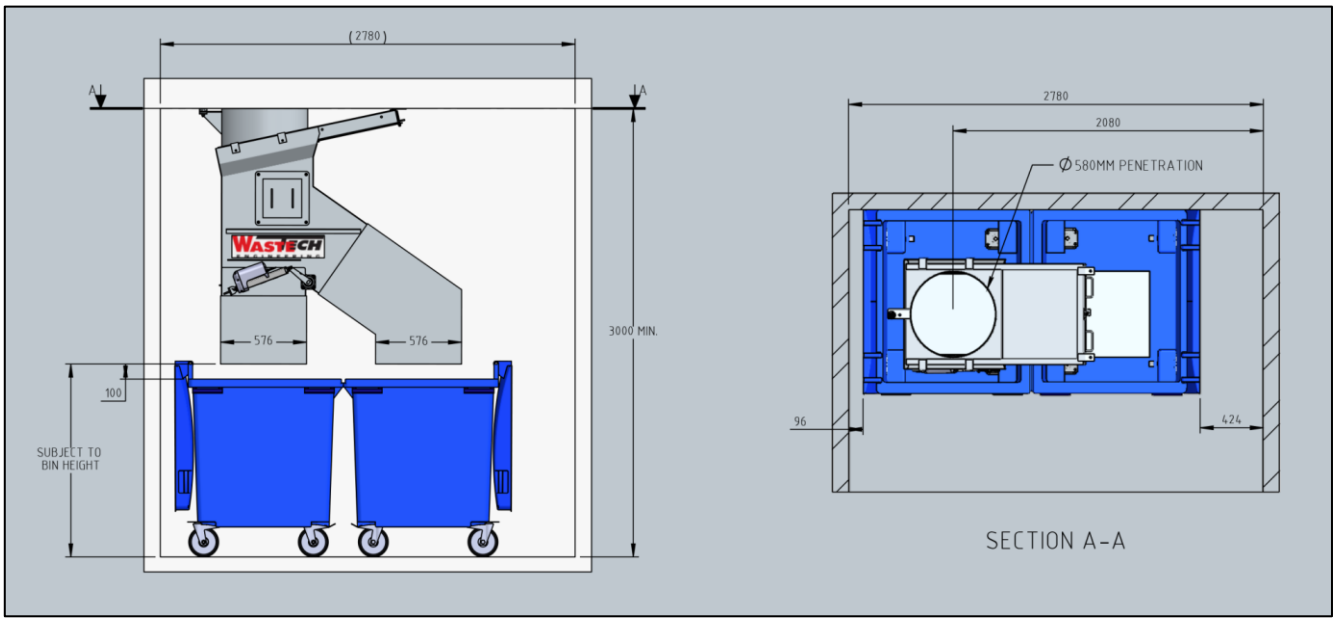


Figure 6: Typical 1,110L Residential General Waste Chute Diverter Layout and Dimensions

Bulky Waste

The Burwood DCP requires "*Developments which include at least 10 dwellings will need a dedicated storage area of at least 15 square metres for the temporary storage of bulky items to be removed. Additional dwellings, that is every 10 dwellings, will require extra storage space again. The storage area must be easily accessible to all residents and located close to the main waste/recycling room/s.*"

The site does not contain conventional dwellings, but 48 affordable and market dual key apartments. A 25m^2 bulky waste area has been provided on the

Building management should require the **hotel** to manage waste from the hotel rooms and associated facilities. Hotel staff will be responsible for collecting waste and recyclables from the hotel operations, and bringing waste and recycling to the ground level waste area.

Building management will be responsible for organising collection from the **office and plant lev**els. Bins will be placed on these levels and emptied regularly by cleaning contractors, and bringing waste and recycling down to the ground level waste area.

Waste Collection

The waste collection service for the residential and non-residential development will be provided by a private contractor. Swept paths for an MRV waste truck entering the site, reversing to the loading area, and exiting the site are included in **Figure 5**. The typical dimensions of a rear loading commercial MRV waste truck is shown in **Figure 7** below.

Residential general waste will be collected on a weekly basis, while the residential recycling will be collected twice a week. The commercial general waste should be collected twice a week, and the commercial recyclables on a weekly basis.

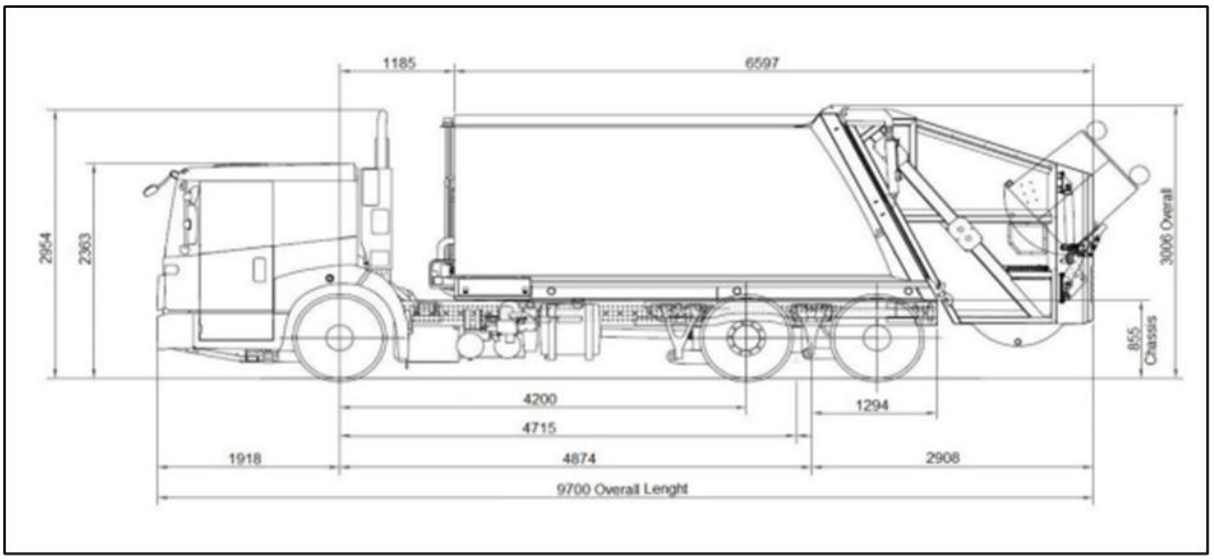


Figure 6: Typical Rear Loading Commercial MRV Waste Truck Dimensions

Amenity

Noise

The only noise generated from the waste management at the property will be that of the waste being collected, any other noise related to the waste management will be kept to a minimum.

Ventilation

All waste storage areas will be ventilated to Council's specification and BCA. This should be mechanical ventilation to outside of the building envelope.

Security/Communication Strategy

All MGBs will be secured within the waste storage area.

All residents and tenants will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information.

Cleaning Facilities

The facility management will be responsible for keeping the MGBs clean.

The waste bin storage areas will have impervious coated/treated ground surface, and be painted in a light colour. It must have a tap and hose, and floor graded to a screen floor waste.

The commercial tenants will inspect the bin storage at time of collection to ensure it is free from loose refuse and debris.

Prevention of Vermin

The occupants will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

Miscellaneous

Communal Composting Facility

No consideration is given to composting on-site, but FOGO for collection for off-site composting can be considered at a later date if required by Council.

Internal Waste Storage

Enough space is to be provided within the kitchen of each dwelling and also the tenancies for the interim storage of at least one day of garbage and recyclables.

Green/Food Waste

All food waste for both the residential and non-residential areas will be disposed of in the general waste bins.

The vegetated areas on the ground floor, levels 1, 2, 38 and the roof, and indoor plants, will be maintained by professional gardening contractor(s) who will remove and garden waste generated.

Bulky Hard Waste

Bulky waste storage is not encouraged for residential developments therefore has not been provided for.

Provision, however, for the storage of bulky waste for the non-residential waste has been provided for in Waste Storage Area 1. A minimum of $4m^2$ has been allocated.

The collection of bulky waste will be provided by a private contractor and will be arranged by the tenants of the non-residential tenancies as required.

E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes, and smoke detectors. E-Waste will be placed in impermeable surface containers and collected by a registered E-Waste Re-Processor as required.

Appendix A – Waste Management Contacts

Materials	Company Name	Company Address	Contact Details
Evacuation Material/Soil Waste	Enviroguard	Cnr Mamre & Erskine Parks Rds Erskine Park	9834 3411
Green Waste	Ecocycle	155 Newton Road Wetherill Park	9757 2999
Bricks	Brandown	Lot 9 Elizabeth Drive Kemps Creek	9826 1256
Concrete	Brandown	Lot 9 Elizabeth Drive Kemps Creek	9826 1256
Timber	Artistic Popular Furniture	10 Raglan Road Auburn	9644 3054
Metals	Parramatta Scrap Metal	12 North Rocks Rd Nth Parramatta	9630 2974
Roof Tiles	Obsolete Tiles	3 South Street Rydalmere	9684 6333
Door Fittings	Recycling Works	45 Parramatta Rd Annandale	9517 2711
Plastics	Cromford	120-122 Ballandella Rd Pendle Hill	9631 6644
Plasterboard	Ecocycle	155 Newton Road Wetherill Park	9757 2999
Fibro Containing Asbestos	Enviroguard	Cnr Mamre & Erskine Parks Rds Erskine Park	9834 3411