

WASTE MANAGEMENT PLAN (WMP)

Project: Royal Randwick
Racecourse Hotel
Client: Australian Turf Club Ltd

Prepared by:

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Royal Randwick Racecourse Hotel Waste Management Plan

1. EXECUTIVE SUMMARY

This report has been produced in response to the Director General's Environmental Assessment Requirements set by the NSW Department of Planning and Infrastructure for the development of the Royal Randwick Racecourse Hotel (Application Number SSD 5022-2011). The Director General's Requirement (DGR) key issue 6 Environmental and Residential Amenity (specifically a Waste and Recycling Plan) is addressed

The DGR relevant to reporting area:

The DGR requires a Waste Management and Recycling Plan and DGR number 6 which states:

Environmental and Residential Amenity
The EIS shall address:

Servicing requirements (including but not limited to) waste management.

The following report addresses the waste management requirements of the above DGR, with the balance provided elsewhere in the EIS submission.

The proposed eight storey building will be located on the Royal Randwick Racecourse site on Alison Road, Randwick. It will accommodate a Hotel with ancillary conference, restaurant and bar facilities. It will have a basement carpark, which will also house stores, plant, change rooms and the waste stores. The Food and Beverage facilities will be operated by someone other than the hotel operator. As such, there will be two main waste stores: one for the Hotel and one for the Food and Beverage areas. Each will consist of separate recyclable waste and general waste spaces. Both are located adjacent to the loading dock.

Waste bins will be provided throughout the building. The cleaners will be responsible for collecting, segregating and transporting the waste, via the lifts, to the main waste stores. Based on the waste generation estimates and depending on various occupancy levels and attendances, it is envisaged that the frequency of collection will be determined in conjunction with the private waste contractor, both for the Hotel waste and the Turf Club waste

This report has been prepared based on Randwick City Council's "Waste Management Guidelines for Proposed Developments". The waste stores will be fitted out to meet Council and BCA requirements. It reviews the waste management system proposed for the project, including:

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

The Waste Management Proposal

This report demonstrates that the DGR key issue number 6 has been satisfied for the proposed Royal Randwick Racecourse Hotel. This has been achieved by implementing:

- Appropriately sized waste collection spaces
- Waste stores located inside the building
- Appropriately sized waste collection vehicle docking areas
- Segregation of waste into various waste streams
- Recycling of waste
- Reduction of waste volume by the use of bottle crushers and compactors

Impacts of the Development

An analysis has been completed on the likely waste volumes which will be produced and as a result of the operation of the Royal Randwick Racecourse Hotel, on both racedays and non-racedays, and mitigation measures have been put in place to handle all waste requirements for the building.

Mitigation Measures to Control the Development

- To reduce the levels of waste created by the building, recycling facilities for both the hotel and the Food and Beverage areas have been allocated for plastics, paper, cardboard, glass, aluminium and oil.
- Ventilation of waste stores has been designed to minimize odours exiting the waste stores.
- Appropriately sized waste management and waste collection areas have been provided.
- A collection service twice per week
- On race days, dedicated areas for holding temporary containers

2. ACCESS

The waste handling vehicles will enter via a short ramp and park on level ground at the loading bay. The collection company will collect the bins from the main waste stores and move them a short distance to the loading bay. Headroom of 3.3 meters.

3. WASTE GENERATION SCHEDULE IN CUBIC METRES (cm) per week

Area	Size sqm	Day Rate L/smq	Total L/day	Total L/w
Recyclable				
Turf Club Waste Store (required approx. 8 times per year)				
Bar area	84	50L/100sqm	42.0	294
Dining area	189	50L/100sqm	94.5	662
Conference rooms	415	50L/100sqm	207.5	1453
Terrace	220	50L/100sqm	10.0	770
Total uncompacted				3179
Hotel Waste Store				
Hotel rooms/ other	170	5L/bed	850	5950
Compacted				2975
General				
Turf Club Waste Store				
Bar area	84	50L/100sqm	42.0	294
Dining area	189	10L/1.5sqm	1260.0	8820
Conference rooms	415	10L/1.5sqm	2766.6	19367
Terrace	220	10L/1.5sqm	1466.6	10267
Total				38748
Hotel Waste Store				
Hotel rooms/ other	170	5L/bed	850	5950

Notes:

- The areas are Usable Floor Areas
- It has been assumed that the usage week = 7 days
- This report is part of the application process. The final sizing of waste storage spaces and frequency of waste collection will be made after final agreements are in place.
- There will be two main waste stores (Hotel and Australian Turf Club)

4. ESTIMATE OF WASTE VOLUME

The waste volumes have been estimated after discussion with private waste collection companies and also using the rates given by Sydney City Council. A summary of the estimated volumes has been tabulated below.

Calculation of recyclable waste storage based on uncompacted waste volume

	Weekly Volume	Bins 240 L Weekly	Bins 240L 5x week
Turf Club Waste Store (required approx. 8 times per year)			
Total	3179 L	14	3
Hotel Waste Store			
Total	2975 L	13	3

Calculation of general waste storage based on uncompacted waste volume

	Weekly Volume	Bins 240 L Weekly	Bins 240L 5x week
Turf Club Waste Store (required approx. 8 times per year)			
General	38748 L	161	33
Hotel Waste Store			
Total	5950 L	25	5

5. ESTIMATE OF REQUIRED STORAGE SPACE

The long term aim of the waste management strategy is to provide an ongoing and coordinated waste management service that satisfies mandatory authority requirements and is adaptable to changing operational needs. Private waste collection contractors, working with Management, will be responsible for providing a waste removal service, including the supply and maintenance of all equipment and the coordination of this service with the cleaning service.

Due to the various types of waste being generated, it is proposed to manage the waste collection as follows:

Australian Turf Club Waste Store

Recyclable waste store

If pick up is twice per week = storage for 3 x 240 L bins

Total space required for recyclable waste 3 sqm

General Waste Store

If pick up is twice per week = storage for 33 x 240 L bins

Total space required for general waste 35 sqm

Plus bin wash + oil store 6 sqm

Total waste store

44 sqm

Hotel Waste Store

Recyclable waste store

If pick up is twice weekly = storage for 7 x 240 L bins

Total space required for recyclable waste 7 sqm

General Waste Store

If pick up is twice weekly = storage for 13 x 240 L bins

Total space required for general waste 14 sqm

Plus bin wash 2 sqm

Total waste store 23 sqm

Note:

Council requires that, for premises where waste generated contains 20% by volume of fish, poultry or meat, or, which generates 50 litres of seafood, poultry or meat waste in total per day, must be collected daily or refrigerated whilst stored and awaiting collection

6. MANAGEMENT OF INTERNAL WASTE REMOVAL

Waste from all areas will be collected in dedicated bins and moved to the main waste store by the cleaning contractor. This waste will then be taken to the main waste stores by the cleaning staff. They will be responsible for cleaning all the waste handling areas.

7. WASTE REMOVAL AND VEHICLE MANOEUVRING

The waste removal trucks will access the loading bay area in the basement and will remove the general waste bins or the recyclable waste bins.

8. WASTE SEGREGATION AND MINIMISATION

The waste management strategy for the development will be continually evaluated by Building Management, to improve the service provided and to achieve the NSW Government's domestic and commercial waste reduction targets

a) Wet and General Waste

Non-organic waste will be separated from organic waste.

Putrescible organic wet waste will be placed in 240 litre bins.

b) Recyclable Waste

The cleaners will be responsible for separating recyclable waste from non-recyclable waste. Separate recycling bins for nominated waste categories will be provided at the waste store:

- Paper and cardboard
- Glass/ plastics/ aluminium cans/ metal
- Oils: Note that a bunded and drained area is required within each main waste store.

9. WASTE STORES REQUIREMENTS

Based on the waste volume calculations, it is expected that a collection several times per week will be required, all as coordinated by Management. The waste stores will be designed to meet Randwick City Council's and BCA requirements.

Ventilation

The waste stores will be ventilated by a separate system. The ventilation system will comply with A.S 1668 Parts 1 & 2.

Floor finish

Floors will be of concrete slab construction, graded and drained to an approved connection to the sewer. The finish will be sealed, non-slip and impervious to grease and water. It will be coved at all wall junctions.

A bunded and drained area is required for holding waste oil containers.

Wall finish

The walls will be constructed of solid impervious material, cement rendered to a smooth even surface coved at all intersections. Doors will be vermin proof and must be kept closed at all times.

Ceiling finish

The ceiling will be finished with a rigid, smooth faced, non-absorbent material, capable of being easily cleaned.

Lighting

Suitable artificial lighting will be provided in accordance with relevant Australian Standards and the Building Code of Australia, to enable safe and appropriate disposal of waste at all times.

Bin washing

A waste bin washing area will be provided in the waste stores, with hot and cold water and appropriate drainage.

Safety signage

Safety and warning signage will be provided

10. BASE DOCUMENTS

This report has been based on the following drawings:

Level B1 Plan	A-1000 (May 2012)
Ground Level Plan	A-1001 (May 2012)
Level 1 Plan	A-1002 (May 2012)