

# ONE CARRINGTON STREET SYDNEY

## WASTE MANAGEMENT REPORT REPORT BASED ON CITY OF SYDNEY COUNCIL GUIDELINES

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## ONE CARRINGTON STREET WASTE MANAGEMENT REPORT

### 1. EXECUTIVE SUMMARY

The proposed building sits on Carrington Street. It consists of three sectors, the Tower, Shell House and 285 George Street. There is 1 level of basement, three levels of mixed use: Concourse level, Hunter Connection level and George Street level, plus the Wynyard Street level.

The central waste stores are located on the George Street level. They consist of recyclable waste and general waste spaces. Waste truck access is via the ramp at the Wynyard Street level. The trucks will go down one level to the George Street level, where the loading bays and waste stores are located. Private waste collection contractors will collect the waste.

Waste bins will be provided in each tenancy and will be incorporated into the final design by each tenant. The tenants will be responsible for collecting, segregating and transporting their waste, from each sector, via the various goods lifts, to the central waste stores.

Subject to final tenancy agreements, negotiated collection frequency, use of waste compaction equipment and waste bins sizes, and based on the waste generation estimates. Food waste Not collected daily will require a coolroom.

This report has been prepared based on Sydney City Council's "Policy for Waste Minimisation in New Developments". The waste store will be fitted out to meet council requirements. This report 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 Project complies with the Green Star Credit Criteria, as follows:

#### **MAT-1 Recycling Waste Storage**

Two points are awarded where a dedicated waste storage area for the separation and collection of office recyclables is provided and it:

- Is adequately sized to handle in accordance with table MAT 1-1
- Meets the access requirements of "Policy for Waste Minimisation in New Developments" Council of the City of Sydney (NSW 2005)
  - Section A, points A12 through A17 and
  - Section C, points C14 and C15

- Is located on the same level as the loading dock with a clearly marked, sign posted, convenient and guaranteed access route within one of the following walking distances:
  - 20m of the exit used for recycling pick up
- OR 20 m of the lift core serving all floors
- OR 3 m of the shortest route connecting the lift core serving all floors and the exit used for recycling pick up
- Is separate from, but adjacent to, general waste facilities

**2. ACCESS**

Waste truck access is via the ramp at the Wynyard Street level. The trucks will go down one level to the George Street level, where the loading bays and waste stores are located. Private waste collection contractors will collect the waste.

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

Area	NLA Size sqm	Day Rate	Total L/day	Total L/w
<b>TOWER</b>				
<b>General Waste</b>				
Commercial	59408	10L/100sqm	5940.8	29704
Retail	1374	50L/100sqm	687.0	4809
Food retail	1374	80L/100sqm	1099.2	7695
Retail/ other	1374	240L/100sqm	3297.6	23084
Station Retail/ Food	650	80L/100sqm	520	3640
Station Retail/ Other	650	50L/100sqm	325	2275
<b>Total</b>				<b>71207</b>
<b>Recyclable Waste</b>				
Commercial	59408	10L/100sqm	5940.8	29704
Retail	1374	50L/100sqm	687.0	4809
Food retail	1374	80L/100sqm	1099.2	7695
Retail/ other	1374	240L/100sqm	3297.6	23084
Station Retail/ Food	650	80L/100sqm	520	3640
Station Retail/ Other	650	50L/100sqm	325	2275
<b>Total</b>				<b>71207</b>
<b>SHELL HOUSE</b>				
<b>General Waste</b>				
Commercial	7885	10L/100sqm	788.5	3943
Retail	917	50L/100sqm	458.5	3210
Food retail	916	80L/100sqm	732.8	5130
<b>Total</b>				<b>12283</b>
<b>Recyclable Waste</b>				
Commercial	7885	10L/100sqm	788.5	3943
Retail	917	50L/100sqm	458.5	3210
Food retail	916	80L/100sqm	944.0	5130
<b>Total</b>				<b>12283</b>

285 GEORGE STREET

**General Waste**

Commercial	1503	10L/100sqm	150.3	752
Retail	521	50L/100sqm	260.5	1824
Food retail	521	80L/100sqm	416.8	2918
<b>Total</b>				<b>5494</b>

**Recyclable Waste**

Commercial	1503	10L/100sqm	150.3	752
Retail	521	50L/100sqm	260.5	1824
Food retail	521	80L/100sqm	416.8	2918
<b>Total</b>				<b>5494</b>

**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.

	Weekly Volume	Pick up Bins 240 L	Pick up Bins 660L
<b>TOWER</b>			
General waste	71207	297	108
Recyclable waste	71207	297	108
Assuming collection is 4x per week, the volume is as follows			
General waste		75	27
Recyclable waste		75	27
<b>SHELL HOUSE</b>			
General waste	12283	52	20
Recyclable waste	12283	52	20
Assuming collection is 4x per week, the volume is as follows			
General waste		13	5
Recyclable waste		13	5
<b>285 GEORGE STREET</b>			
General waste	5494	23	9
Recyclable waste	5494	23	9
Assuming collection is 4x per week, the volume is as follows			
General waste		6	3
Recyclable waste		6	3

Assumptions

- Areas are NLA
- For "food retail" and "retail" spaces a 7 x day week was assumed.

- For "commercial" spaces a 5 x day week was assumed
- The "food retail" and "retail" spaces are an estimate and will depend on final tenancy agreements and tenancy types.
- A collection frequency of 4 times per week has been assumed.
- 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 tenancy agreements are in place.

**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 Building 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:

**TOWER & SHELL HOUSE**

**General Waste Store**

Assume 88 bins @ 240L size, collected 4x per week  
*Of these bins, 20 are to be provided with a coolroom.*

Bin size = 735 x 580

Parking area =	50 sqm
Wash bay =	2 sqm
Circulation =	19 sqm
<b>Store size =</b>	<b>71 sqm</b>

**Recyclable waste store**

Assume 88 bins @ 240L size, collected 4x per week

Bin size = 735 x 580

Parking area =	50 sqm
Wash bay =	2 sqm
Circulation =	19 sqm
<b>Store size =</b>	<b>71 sqm</b>

**285 GEORGE STREET**

**General Waste Store**

Assume 6 bins @ 240L size, collected daily

Bin size = 735 x 580

Parking area =	4 sqm
Wash bay =	2 sqm
Circulation =	7 sqm
<b>Store size =</b>	<b>13 sqm</b>

**Recyclable waste store**

Assume 6 bins @ 240L size, collected 4x per week

Bin size = 735 x 580

Parking area = 4 sqm

Wash bay = 2 sqm

Circulation = 7 sqm

**Store size = 13 sqm**

**6. MANAGEMENT OF INTERNAL WASTE REMOVAL**

Waste from each tenancy will be collected, segregated and stored in dedicated bins by the tenant, within their tenancy. This waste will then be taken to the central waste stores by the cleaning contractor via the various goods lifts.

Waste from the common areas will be collected in dedicated bins and moved to the central waste store by the cleaning contractor. The cleaning contractor will be responsible for cleaning all the waste handling areas.

**Notes**

- 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. The provision of refrigeration is by the tenants.
- Consideration to be given to the use of cardboard balers and compactors, for waste volume reduction and thus collection frequency.
- Consideration to be given to secure waste bins for relevant tenancies.
- Should the stores be subdivided then additional area needs to be provided for bin washing and circulation in each store.

**7. WASTE REMOVAL AND VEHICLE MANOEUVRING**

The waste removal trucks will access the site from the Wynyard Lane level and travel down one level to the loading bays and central waste stores areas. The contractors will move the general waste bins or the recyclable waste bins to the loading bays.

**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 wet waste will be placed in 240 litre bins.

**b) Recyclable Waste**

Each tenant 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

## 9. WASTE STORES REQUIREMENTS

The waste stores will be designed to meet Sydney City Council's "Policy for Waste Minimisation in New Developments". Bin storage areas within each tenancy will also be designed in line with Council requirements by the tenants.

### Ventilation

The waste stores will be ventilated by a separate system. The ventilation system will comply with AS 1668 Parts 1 & 2 and Council's Ventilation Code 1983.

### 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 covered at all wall junctions.

### Wall finish

The walls will be constructed of solid impervious material, cement rendered to a smooth even surface covered 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 with a switch both inside and outside the rooms.

### Bin washing

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

### Safety signage

Safety and warning signage will be provided

## 10. BASE DOCUMENTS

The NLA's were provided by Architectus.  
Refer Area Schedule A-WP-SC-32-0-7 (19/10/15)