



WASTE MANAGEMENT REPORT

PAYCE CONSOLIDATED LIMITED

**“DOCK”
1 BURROWAY ROAD
WENTWORTH POINT, NSW 2127**

FEBRUARY 2014

**PREPARED BY:
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1 THE DEVELOPMENT

The proposed development of Hill Road, Wentworth Point as contained in the Development Application comprises the following:

- Landscaping and public domain works.
- Design and construction stage of 255 residential apartments, comprising of 3 residential apartment buildings configured as follows.
- Commercial/Retail area consisting of a supermarket, shops and food outlets.
- Childcare centre

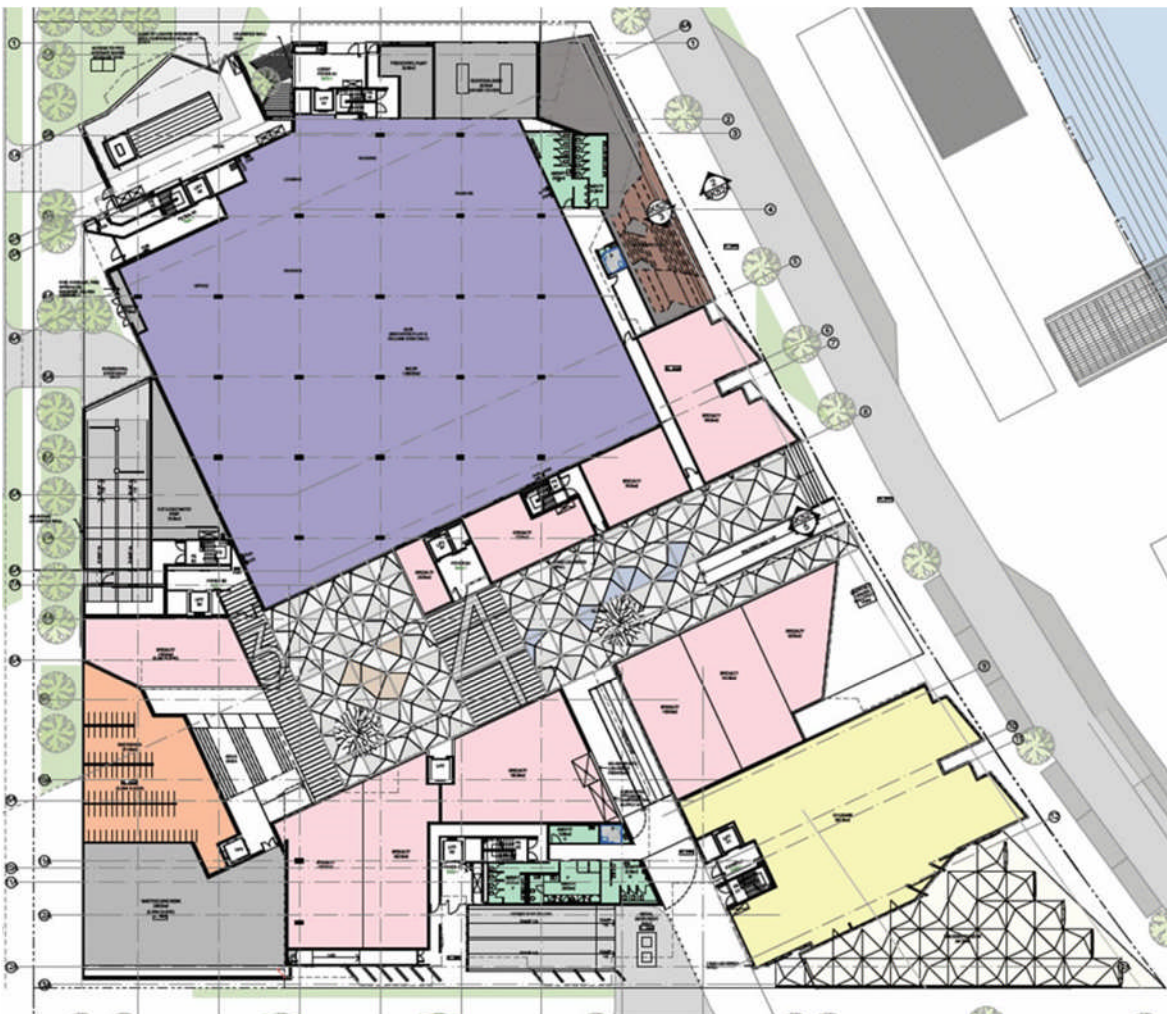
A maximum GFA of 26,418m² composing:

- 23,025m² residential GFA
- 1,253m² supermarket
- 1,600m² retail

2 THE SITE

The site is bordered by Foreshore Drive, Hill Road, Burroway Road, & New Road

The actual site address is "Dock" 1 Burroway Road, Wentworth Point NSW 2127.



The Site

3 RESIDENCY

Residential

There are 255 units in the development and these are located in 3 buildings. The mix of units is as follows:-

Building A – Waste Point 1

Level 2	5 Units
Level 3	5 Units
Level 4	5 Units
Level 5	5 Units
Level 6	2 Units
Level 7	2 Units
Level 8	2 Units
Level 9	2 Units

Total Units 28 Units

Building B – Waste Point 4

Level 2	4 Units
Level 3	4 Units
Level 4	4 Units
Level 5	4 Units
Level 6	4 Units
Level 7	4 Units
Level 8	4 Units
Level 9	4 Units

Total Units 32 Units

Building A – Waste Point 2

Level 2	4 Units
Level 3	4 Units
Level 4	4 Units
Level 5	4 Units
Level 6	4 Units
Level 7	4 Units
Level 8	4 Units
Level 9	4 Units

Total Units 32 Units

Building C – Waste Point 5

Level 2	6 Units
Level 3	6 Units
Level 4	6 Units
Level 5	6 Units
Level 6	4 Units
Level 7	4 Units
Level 8	2 Units
Level 9	2 Units

Total Units 36 Units

Building B – Waste Point 3

Level 2	9 Units
Level 3	9 Units
Level 4	9 Units
Level 5	9 Units
Level 6	8 Units
Level 7	8 Units
Level 8	6 Units
Level 9	6 Units

Total Units 64 Units

Building C – Waste Point 6

Level 2	7 Units
Level 3	8 Units
Level 4	8 Units
Level 5	8 Units
Level 6	8 Units
Level 7	8 Units
Level 8	8 Units
Level 9	8 Units

Total Units 63 Units

Using the Council Waste generation figures based on the Auburn Council's - Policy for Waste Minimisation in New Developments outlining 120 litres of putrescibles waste and 80 litres of co-mingled recyclables of per week.

Using the following figures weekly waste volumes for 255 apartments we would have to handle:

Putrescible waste	255 x 120lt = 30,600lt
Recyclable waste	255 x 80lt = 20,400lt

Waste Room Breakdown

Putrescible waste is to be compacted using a ratio of 2:1 for the figures below
Recyclable waste will not be compacted

Building A - Waste Room 1

Putrescible waste = 28 Apartments x 120 litres = 3,360 lt/wk
 660lt bins x 2:1 compaction = 3 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 28 Apartments x 80 litres = 1,680 /wk
 = 7 x 240lt bins per week

Building A - Waste Room 2

Putrescible waste = 32 Apartments x 120 litres = 3,840 lt/wk
 660lt bins x 2:1 compaction = 3 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 32 Apartments x 80 litres = 2,560 /wk
 = 16 x 240lt bins per week

Building B - Waste Room 3

Putrescible waste = 64 Apartments x 120 litres = 7,680 lt/wk
 660lt bins x 2:1 compaction = 6 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 64 Apartments x 80 litres = 5,120 /wk
 = 22 x 240lt bins per week

Building B - Waste Room 4

Putrescible waste = 32 Apartments x 120 litres = 3,840 lt/wk
 660lt bins x 2:1 compaction = 3 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 32 Apartments x 80 litres = 2,560 /wk
 = 16 x 240lt bins per week

Building C - Waste Room 5

Putrescible waste = 36 Apartments x 120 litres = 4,320 lt/wk
 660lt bins x 2:1 compaction = 4 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 36 Apartments x 80 litres = 2,880 /wk
 = 12 x 240lt bins per week

Building C - Waste Room 6

Putrescible waste = 63 Apartments x 120 litres = 7,560 lt/wk
 660lt bins x 2:1 compaction = 6 x 660lt bins
 Weekly collections will be required.

Recyclable waste = 63 Apartments x 80 litres = 5,040 /wk
 = 21 x 240lt bins per week

An offset amount of bins will be required when the high point required bin amounts have been removed for collection and washed.

Total Waste Collection Bin Numbers Based On A Weekly Collection For Putrescible and Recyclable Waste

= **25 x 660lt Putrescible Waste**
 = **94 x 240lt Recyclable Waste**

Commercial / Retail Space Waste**Ground Level**

Specialty (retail) (no food sales)	142sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 71L 50L / 100m ² x 1 day = 71L
Specialty (retail) (no food sales)	24sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 12L 25L / 100m ² x 1 day = 6L
Specialty (retail) (no food sales)	72sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 36L 25L / 100m ² x 1 day = 18L
Specialty (retail) (no food sales)	70sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 35L 25L / 100m ² x 1 day = 18L
Specialty (restaurant) (food premises)	153sqm Putrescible waste Recyclable waste	10L / 1.5m ² x 1 day = 1020L 2L / 1.5m ² x 1 day = 204L
Specialty (restaurant) (food premises)	92sqm Putrescible waste Recyclable waste	10L / 1.5m ² x 1 day = 615L 2L / 1.5m ² x 1 day = 123L
Specialty (bakery) (food premises)	113sqm Putrescible waste Recyclable waste	80L / 100m ² x 1 day = 91L 20L / 100m ² x 1 day = 23L
Specialty (butcher) (food premises)	119sqm Putrescible waste Recyclable waste	80L / 100m ² x 1 day = 96L 20L / 100m ² x 1 day = 24L
Specialty (greengrocer) (food premises)	180.5sqm Putrescible waste Recyclable waste	240L / 100m ² x 1 day = 434L 120L / 100m ² x 1 day = 217L
Specialty (retail) (no food sales)	106.5sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 54L 50L / 100m ² x 1 day = 54L
Specialty (retail) (no food sales)	88.5sqm Putrescible waste Recyclable waste	50L / 100m ² x 1 day = 45L 50L / 100m ² x 1 day = 23L
Childcare Centre	527sqm area (indoors) + 317sqm (outdoors) Putrescible waste Recyclable waste	4 x 240L / week Per day amount 140L 3 x 240L / week Per day amount 102L

The childcare figures are based on extrapolated output of waste from other locations based on modified turnover figures.

The retail garbage holding room will be required to handle 2649lt of putrescible waste and 883lt of recyclable waste per day. Depending on the frequency of pickup the room will need to be capable of handling the longest period.

4 SYSTEM FOR MANAGING RESIDENTIAL WASTE & RECYCLABLES

In each of the building residents are required to take their waste from their apartment to a garbage room located on their residential level. Residents will be required to separate their putrescible waste and recyclable waste into the nominated 240 litre bin (co-mingled recyclables) and the waste chute (putrescible waste). Building management is responsible for the removal of filled bins to the main garbage room ready for collection.

Bulk Waste for furniture, white goods, mattresses and bulk items will require an allotted space approximately 1.5 metre x 3 metres, and this will be collected once per fortnight as set out by council.

Putrescible and Recyclable Pick-up

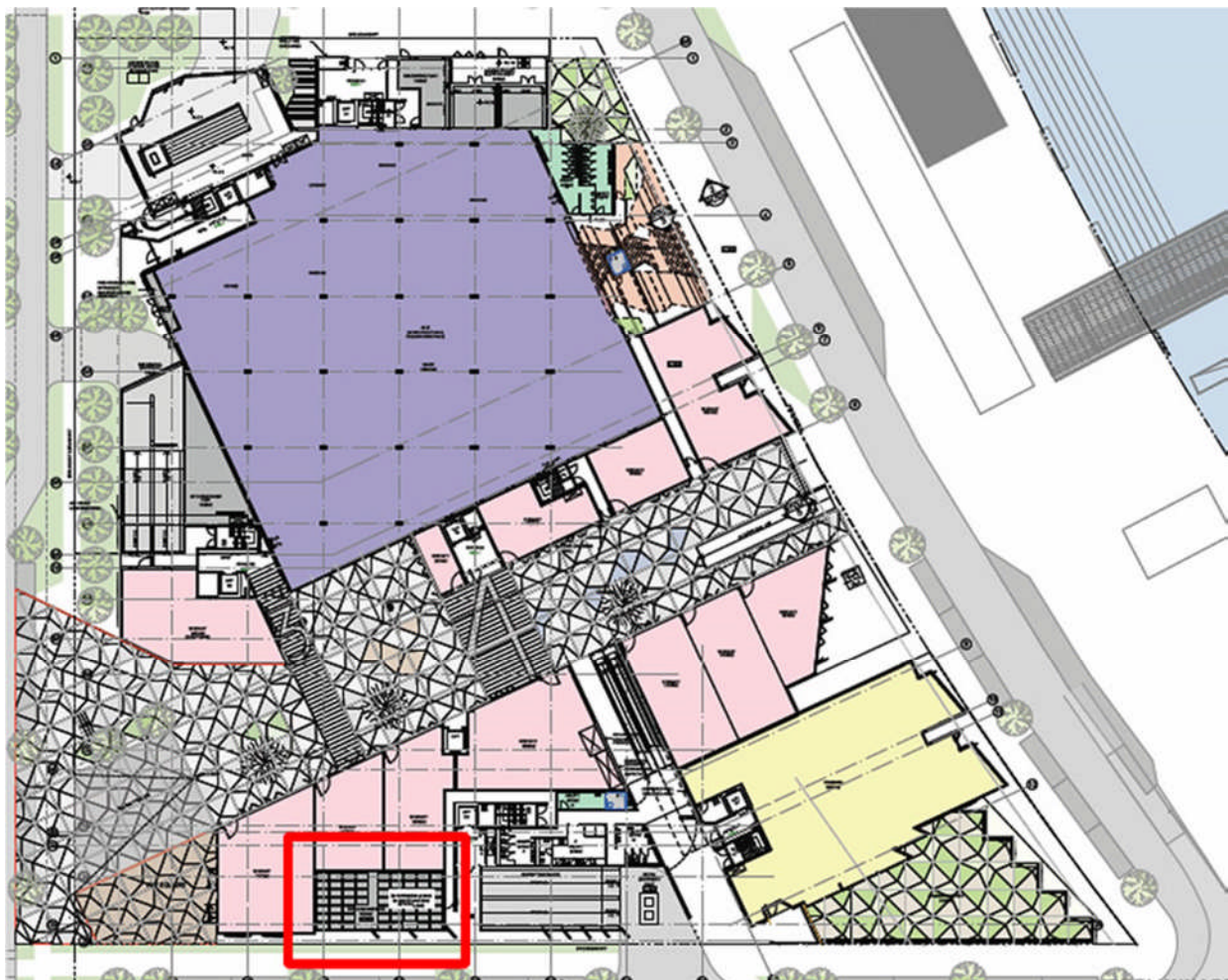
The pickup point is accessed via the Main Garbage Holding Room and fits within the 10 metre run required by council, collection will be at the appointed time set out by council.

Bin Wash Bay

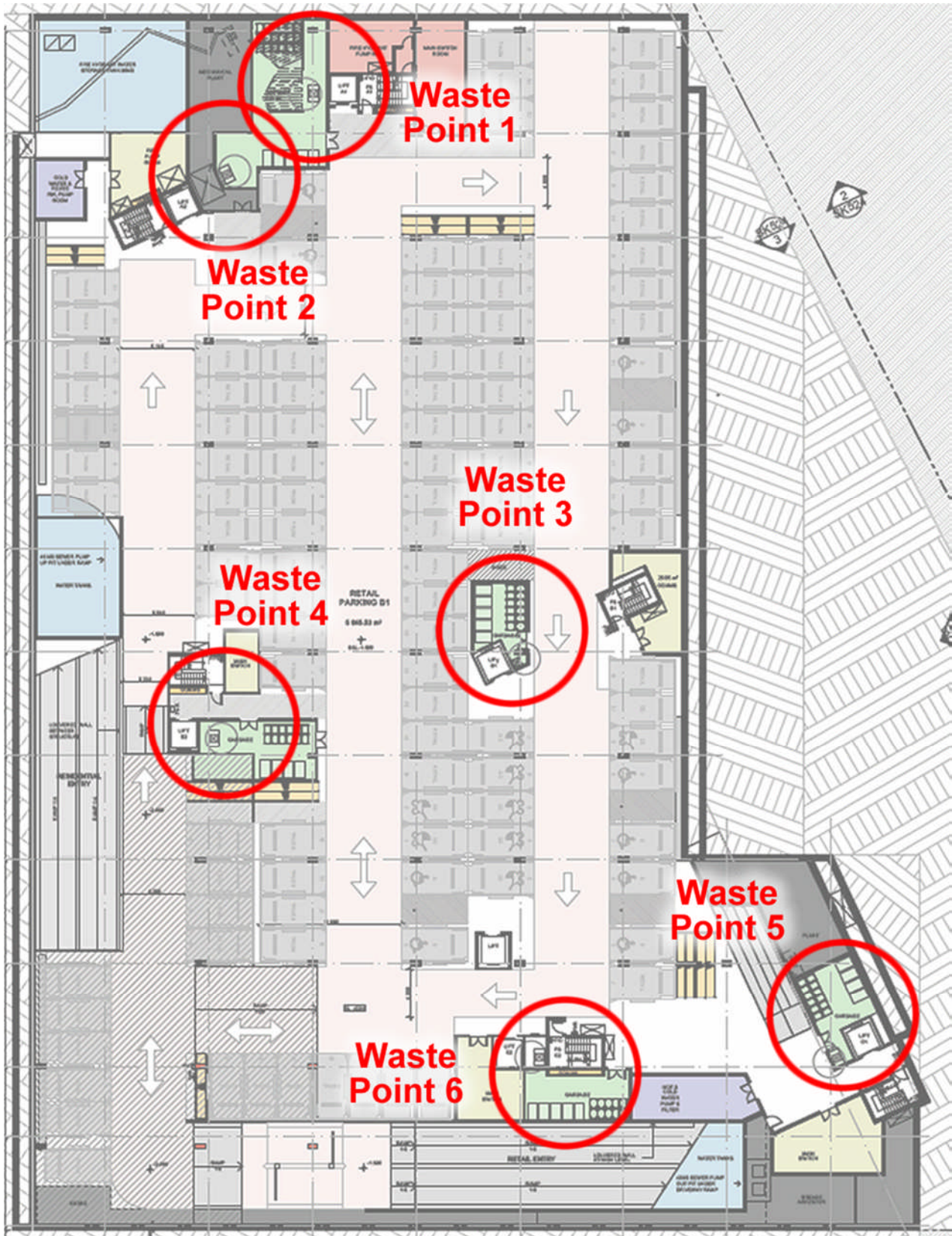
The bins will be washed out in the Main Garbage Holding Room area and stored in the Main Garbage Holding Room until they are distributed back to the waste rooms. The waste room will be fitted out according to Council and other authority requirements (ie. Sydney Water).

Compostable Waste

There is no space in the waste rooms for Green Bins. Accordingly we propose to locate a composter (digester) in a bin room and this unit will handle all food scrapes from the retail units, collected in dedicated bins and green waste from the gardens. Depending on production and off take volumes of compost, the composter might be available to handle some or all of the food waste from the units.



Main waste Holding Room – Site Position



Waste Points 1-6 Room Locations

The drawing above outlines the position of the waste rooms for putrescible waste and the waste compactors.

5 WASTE HANDLING AREAS

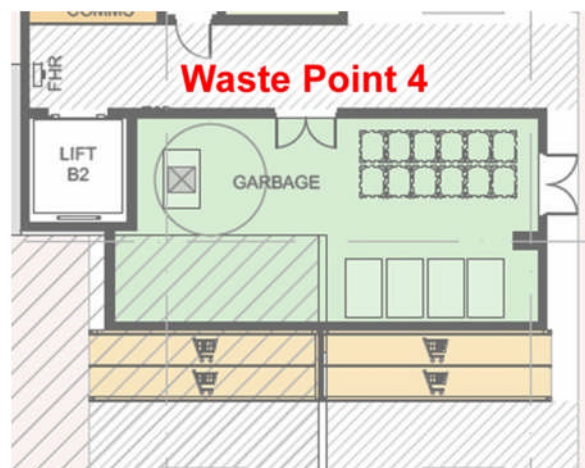
There are six (6) waste rooms located on Basement Level 1 for aggregation of compacted residential waste. The main waste holding room is located on Ground Level 1.



Waste Point 1 & 2



Waste Point 3



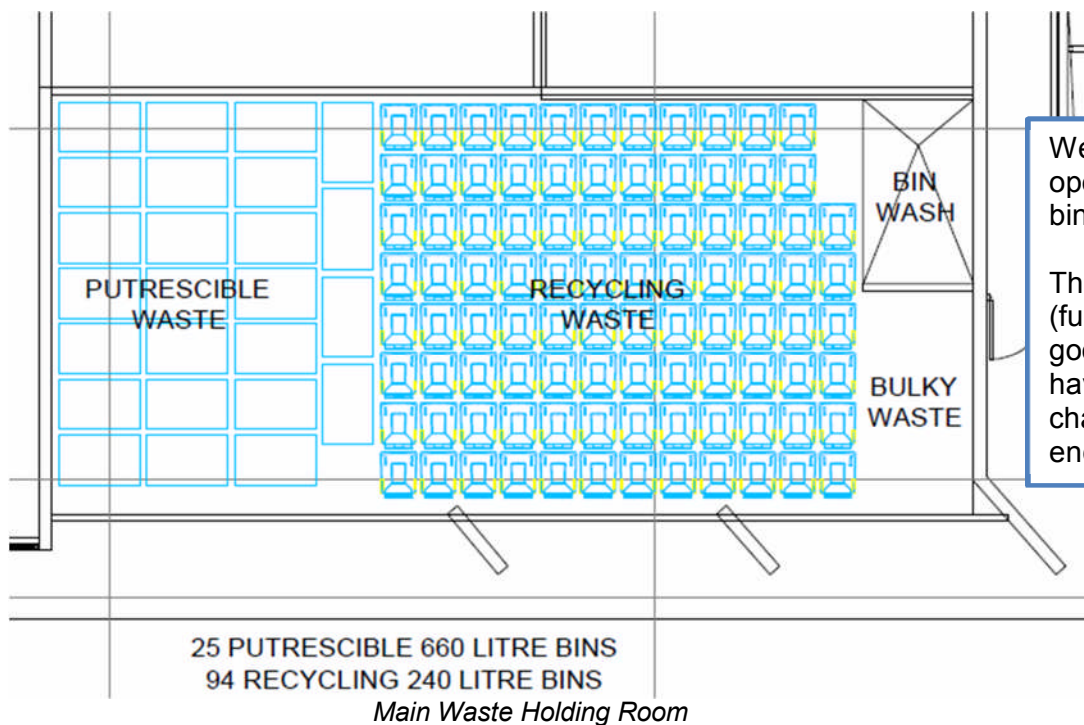
Waste Point 4



Waste Point 5

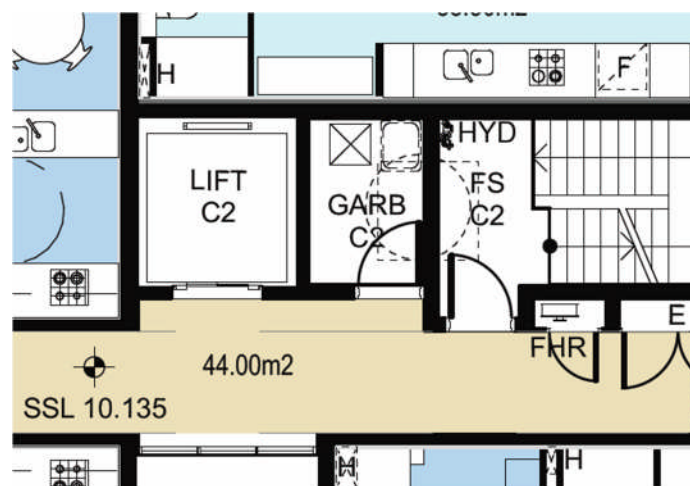


Waste Point 6



We need a direct open access to the bin wash.

The bulky waste (furniture, white goods) needs to have a lockable chain wire fence enclosure



Typical Residential Waste Room with Garbage Chute and Recycling Bin

6 COUNCIL POLICY

The proposed waste handling system uses 240 litre and 660 litre bins, with the use of compaction for putrescible waste to minimise the pick-up time. Waste collection will be via the Main Waste Holding Room.



Main Garbage Room and Loading Area

7 CONCENTRATION OF WASTE

Each of the waste rooms located on each of the residential floor levels are to be used by the tenants, these rooms are then handled by building management to the main garbage room.

8 GREEN WASTE

Green Waste will be handled on site as a major constituent of the compostable feedstock.

9 ACCESS TO WASTE ROOMS

Residential Tenant's

Residents of the units will have the use of a waste rooms located on their residential level and access to the designated Green Waste area.

Their responsibility is limited to:

- the bagging of their own putrescibles waste and placing in the waste chute
- co-mingled recycling (papers, containers and glass) is to be placed in the recycling bin provided. Tenants are not required to sort recyclables as this will be handled by council.
- Compostable waste handling see section 4.

Details of Waste Handling Practices will be given and explained to all Tenant's.

10 AMENITY

Ventilation

The waste areas will be provided with vertical risers and extract fans.

To eliminate any residual odours, ozone generators with activated carbon filters within the ducts and with automatic controls, to operate only when area is unoccupied by staff are proposed to be fitted.

Bin Washing

The 240lt and 66lt bins are washed in a bin wash space on Level 1 in the Main Garbage Room after these bins are emptied by the Council collection. A wall/curtain/screen may be required in order to keep water contained within the bin wash area.

Waste Room Cleaning

Each of the Basement Level 1 Waste Rooms and the Main Garbage Room will have hot and cold water points and floor waste(s) in order to facilitate cleaning.

Vermin

Active prevention and elimination programmes will be maintained.

Aesthetically Consistent

The waste areas will all be fitted with self-closing doors.

11 MANAGEMENT

Stages of Transfers

Tenants are responsible to take the waste to their respective collection point ie. the waste room located on their residential floor level. All movement beyond that point is the responsibility of Building Management.

Cleaning of Areas

The cleaning of these waste rooms will be the responsibility of Building Management.

Bin Identification

This will be handled by a combination of colour coding and graphic signs.

12 DRAWING REFERENCE

DA-1003 BASEMENT LEVEL 01

DA-1201 LEVEL 01