

WASTE MANAGEMENT PLAN (WMP) for DA

Project:

Sandstone Precinct

23-33, 35-39 Bridge Street
Sydney

Client:

Pontiac Land Group

Prepared by:

The Mack Group
Waste Management Consultants
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Leichhardt 2040 NSW

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Date: 18th October 2016

SANDSTONE PRECINCT – PATINA HOTEL

WASTE MANAGEMENT PLAN

1. EXECUTIVE SUMMARY

Two iconic Sydney sandstone heritage buildings, the Lands and Education Buildings located between Bent Street and Bridge Street are to be developed into a world class luxury hotel.

The Education Building is the larger of the two and has approximately 200 rooms, plus restaurant, function and support spaces. It will have its main waste store on its lower ground level, near the loading dock and on street level. The loading dock area in this heritage building has low headroom. As such, the private waste collection contractor will park on Loftus Street and collect the bins from the main waste store.

The Lands Building is smaller and has approximately 50 rooms, plus restaurant, function, support spaces and retail tenancies. It will have their main waste store on its lower ground, which is on street level. There is no loading dock proposed in this heritage building. As such, the private waste collection contractor will park on Gresham Street and collect the bins from the main waste store. The retail portion of this building will have dedicated bins and space within the main waste store. Collection will be by their own private contractor.

Due to limited space available on the lower ground/ street level of both buildings, it is proposed that frequency of collection will be three times per week approximately. The final frequency of collection will depend on the volume reduction equipment used and will be determined in conjunction with the private waste contractor. It is considered that, at peak times, collection frequency will need to increase.

Waste bins will be provided throughout the whole development. The cleaning contractors will be responsible for collecting and transporting the waste, via the lifts, to the two main waste stores.

This report has been prepared based on Council of the City of Sydney "Policy for Waste Minimisation in new Developments". The waste stores will be fitted out to meet Council 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 is based on:

- Appropriately sized waste collection spaces
- Waste stores located inside the development
- Appropriately sized waste collection vehicle docking areas
- Segregation of waste into various waste streams
- Recycling of waste

2. ACCESS

The Education Building will have its main waste store on its lower ground level, near the loading dock and on street level. The loading dock area in this heritage building has low headroom. As such, the private waste collection contractor will park on Loftus Street and collect the bins from the main waste store.

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3. WASTE GENERATION ESTIMATE AND WASTE STORAGE SPACE PROVISION

Area	Size sqm	Day Rate L/sqm	Total L/day	Total L/week
EDUCATION BUILDING				
General Waste				
BOH offices	1029	10L/100sqm	102.9	721
Housekeep+laundry	371	10L/100sqm	37.1	260
Staff dining	227	50L/100sqm	113.5	795
Ballroom	322	50L/100sqm	161	1127
Production Kitchen	415	240L/100sqm	996	6972
BOH (stores)	121	10L/100sqm	12.1	85
Functions	349	50L/100sqm	174.5	1222
Buffet kitchen	108	50L/100sqm	54	378
Bar	95	50L/100sqm	47.5	333
Functions	374	50L/100sqm	187	1309
Bar	44	50L/100sqm	22	154
Restaurant	274	80L/100sqm	219.2	1535
Bar	113	50L/100sqm	56.5	396
Gym, Spa	390	10L/100sqm	39	273
Hotel rooms	192 rooms	5L/bed	960	5376
Total uncompacted				= 20936L
Total 20936L, collected 4x per week = 5234L, use 1100L bins = 5 bins				
Plus circulation space				

Recyclable Waste

BOH offices	1029	10L/100sqm	102.9	721
Housekeep+laundry	371	10L/100sqm	37.1	260
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Hotel rooms	192 rooms	5L/bed	960	5376
Total uncompacted				= 20936L
Total 20936L, collected 4x per week = 5234L, use 1100L bins = 5 bins				
Plus circulation space				

Plus: waste oil, cardboard baler, bottle crusher, bin wash = 10 sqm

The above equipment is at the discretion of the owner

Plus: small coolroom for food waste = 6 sqm

Plus circulation space

LANDS BUILDING

General Waste

HOTEL

BOH	288	10L/100sqm	28.8	202
Kitchen	96	240L/100sqm	230.4	1613
Dining	517	50L/100sqm	258.5	1810
Hotel rooms	61 rooms	5L/bed	305	1708
Total uncompacted				= 5333L
Total 5333L collected 4x per week = 1333 L, use 660L bins = 2 bins				
Plus circulation space				

RETAIL

Retail	468	50L/100sqm	234	1638
Retail (F&B)	593	80L/100sqm	474.4	3321
Total uncompacted				= 4959L
Total 4959L, collected 4x per week = 1240L, use 660L bin = 2 bins				
Plus circulation space				

Recyclable Waste

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Plus circulation space

Plus: waste oil, cardboard baler, bottle crusher, bin wash = 8 sqm

The above equipment is at the discretion of the owner

Plus: small coolroom for food waste = 4 sqm

Assumptions:

- This report is part of the design process. The final sizing of waste storage spaces and frequency of waste collection will be made after final agreements are in place.
- The rates are based on Sydney City Council rates
- Frequency of collection is subject to the arrangement with the contractor. Note that less frequent collection will require larger waste stores. Similarly peak times may require more frequent collection.
- 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.
- The areas are Usable Floor Areas (NLA). They are "work in progress" and may change as the design process evolves
- It has been assumed that the hotel week = 7 days
- It has been assumed that function frequency is 7 times per week
- It has been assumed that room occupancy is 80% per week
- Council does not provide separate rates for food waste
- 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

4. MANAGEMENT OF INTERNAL WASTE REMOVAL

Waste from all areas will be collected in dedicated bins and moved to the main waste stores by the cleaning contractor who will also be responsible for cleaning all the waste handling areas.

5. WASTE REMOVAL AND VEHICLE MANOEUVRING

The Education Building will have its main waste store on its lower ground level, near the loading dock and on street level. The loading dock area in this heritage building has low headroom. As such, the private waste collection contractor will park on Loftus Street and collect the bins from the main waste store.

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6. WASTE SEGREGATION AND MINIMISATION

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

a) General Waste

Non-organic waste will be separated from organic waste.

b) Recyclable Waste

Separate recycling bins for nominated waste categories will be provided for:

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

7. WASTE STORES REQUIREMENTS

The waste stores will be designed to meet Sydney City Council's requirements.

Ventilation

The waste stores will be ventilated by a separate system. The ventilation system will comply with AS 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 at the dock, with hot and cold water and appropriate drainage.

Safety signage

Safety and warning signage will be provided

8. BASE DOCUMENTS

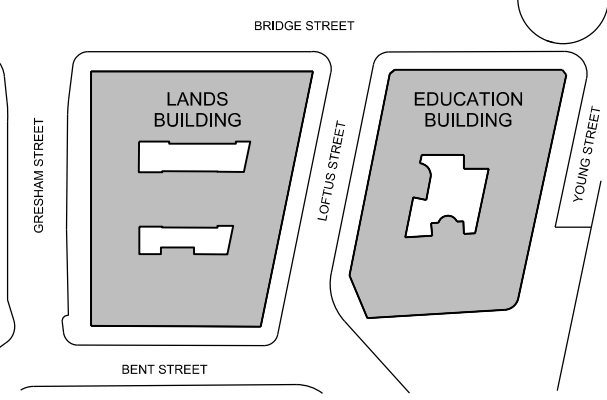
This report has been based on the drawings provided by MAKE architects



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KEYPLAN



GENERAL NOTES
1. DIMENSIONS ARE IN MILLIMETERS UNO.
2. DO NOT SCALE OFF DRAWING.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE
PROCEEDING.
4. ALL DISCREPANCIES TO BE NOTIFIED IN WRITINGS TO
RIDLEY CONSOLIDATED GROUP PTY LIMITED
("RIDLEY" AND MAKE)

Key

- ▲ Primary entrance
- △ Secondary entrance
- △ Staff entrance

GFA

LB Building: 2725m²

EB Building: 1224m²

Note: To be printed in colour

01	For Development Application	11.10.16
00	For Development Application	06.10.16
ISSUE	DESCRIPTION	DATE

DESIGN ARCHITECT

make

EXECUTIVE ARCHITECT

Ridley

INTERIOR DESIGNER

B A R

CLIENT

TRISTAR SANDSTONE

PROJECT

**SANDSTONE
PRECINCT**
23-39 Bridge Street, Sydney 2000, Australia

PROJECT NUMBER

1166

SCALE	1:200 @B1	DRAWN	CHECKED
		MR	RM

STATUS

DEVELOPMENT APPLICATION

DRAWING

Proposed GFA Plans

**Lands Building- Lower Ground
Education Building-
Basement Level 01**

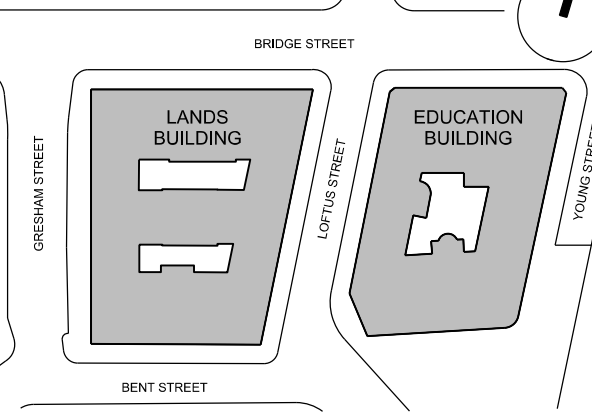
DRAWING NUMBER

SP-DA-G-2698

ISSUE

01

KEYPLAN



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GFA

LB Building: 2035m²

EB Building: 1458m²

Note: To be printed in colour

01	For Development Application	11.10.16
00	For Development Application	06.10.16
ISSUE	DESCRIPTION	DATE

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23-39 Bridge Street, Sydney 2000, Australia

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		MR	RM

STATUS

DEVELOPMENT APPLICATION

DRAWING

Proposed GFA Plans

**Lands Building- Ground
Education Building-
Lower Ground**

DRAWING NUMBER

SP-DA-G-2699

ISSUE

01

BRIDGE STREET

GRESHAM STREET

LOFTUS STREET

YOUNG STREET

BENT STREET

1:200

