



105 Miller Street – Education Scheme
North Sydney, NSW 2060

Operational Waste Management Plan

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DISCLAIMER

This report is based on information provided **Investa**, coupled with Foresight Environmental's knowledge of waste generated within the educational sector. To that extent this report relies on the accuracy of the information provided to the consultant. It has been compiled by Foresight Environmental on behalf of **Investa**.

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1. Introduction

This Operational Waste Management Plan (OWMP) has been prepared by Foresight Environmental to support a State Significant Development Application (SSDA) to Department of Planning and Heritage Council (the Council) for alterations and additions to 105 Miller Street, Sydney (the Site).

The report has been prepared in accordance with the following guidelines:

- North Sydney Council DCP (2013)
- Green Star Buildings, Version 1: Revision C
- Better Buildings Partnership Operational Waste Guidelines

This document plan details how 105 Miller Street, North Sydney – Education Scheme, will manage the waste and recycling generated during the ongoing operation of the development.

1.1 Site Location and Context

The site is located at 105-153 Miller Street, North Sydney within the North Sydney Council Local Government Area (LGA). North Sydney is a major commercial district on the Lower North Shore of Sydney. It is located 3km north of the Sydney CBD. The site is approximately 300m from the existing North Sydney Railway Station and is located directly to the south of the future Victoria Cross Metro Station.

1.2 Site Description

The site is rectangular in shape and comprises a single lot which is legally described at Lot 2 in DP 792740. The site has a total area of 6,640m² and dimensions of approximately 65m along the northern and southern boundaries and approximately 100m along the eastern and western boundaries. The site is located to the southeast of the Pacific Highway, Miller Street and Mount Street junction, with two main road frontages including Miller Street (west) and Denison Street (east). This site is the largest single site in North Sydney for redevelopment. The site adjoins two public open spaces, being Brett Whitely Plaza to the south, and the Miller Street Special Area (incorporated on the site) to the west.



2. Green Star Buildings

105 Miller Street is targeting a 5-star Green Star rating. The table below outlines the criteria and the corresponding deliverable within the report.

2.1 Category: Responsible (Credit 4 – Responsible Resource Management)

Table 1 – Green Star: Project specific for key sites and identified precincts

CRITERIA		DELIVERABLE
Points: NIL - Minimum Expectation	The building is designed for the collection of separate waste and streams.	See Section 5
	The building provides a dedicated and adequately sized waste and resource storage area.	See Section 6
	The building ensures safe and efficient access to waste and resource storage areas for both occupants and waste and resource collection contractors.	See Section 7 and 8

3. Operational Usage

The tables below detail the development profile, and the areas as they relate to waste - the **waste generating areas** of the development that will form the basis of the waste generation estimates and subsequent equipment/management recommendations. These figures do not necessarily represent the total square meters of the new development – only the areas that will actually contribute to waste generation. Note: these areas are based on approximate information provided at the time of writing and are subject to change through the respective future DA processes for each.

Table 2 – Retail only waste profile

TYPOLOGY	TOTAL PROPOSED NLA (m ²)	USAGE/ASSUMPTIONS
Lower Ground Floor	353	All food & beverage

Table 3 – Education only waste profile

TYPOLOGY	TOTAL PROPOSED NLA (m ²)	ASSUMED TOTAL POPULATION	WASTE METRIC	TOTAL WASTE
Levels Basement 01 - Level 20	42,666	6,000	1.5L/day/person	9,000L/day

Table 4 – Total Area waste profile (education + retail)

TYPOLOGY	TOTAL PROPOSED NLA (m ²)
Levels Basement 01 - Level 20	43,019

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4. Operational Waste Generation Estimate

Based on the information provided regarding the proposed development and the intended uses of all workspaces and food service areas, waste estimates have been derived using Foresight Environmental's extensive database of ongoing operational waste data from similar developments¹.

Based on the estimated waste profile and in line with industry-leading best practice, the following streams are recommended to be implemented throughout the facility for everyday operational waste:

- Landfill
- Dry Waste
- Paper & Cardboard
- Food waste (Organics)
- Mixed Recycling
- Cooking Oil

In addition to the above "common" streams, the following streams are likely to be generated in a more ad-hoc manner during ongoing operation:

- Secure paper
- E-waste
- Battery recycling
- Toner cartridge recycling
- Bulky Waste

4.1 Waste Generation - Retail

The following table shows the estimated waste profile for all retail areas based on the assumptions in Table 2.

Table 5 - Waste generation estimates: Retail

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	12	115	85	807	367	3,496
Dry	12	173	85	1,210	367	5,245

¹ Foresight Environmental currently reports the ongoing operational waste data for over 7million m² of Australian A and B grade commercial/retail/industrial/mixed use property. This extensive database provides the most current and detailed information on real-world waste generation performance and trends available and enables very accurate modelling for prospective property developments



Organics	30	108	212	756	918	3,278
Mixed Recycling	10	163	68	1,138	296	4,933
Cardboard	11	307	75	2,148	326	9,309
Cooking Oil	1	1	5	6	23	25
TOTAL	76	867	530	6,066	2,297	26,286

4.2 Waste Generation - Education

The following table shows the estimated waste profile for all education areas based on the assumptions in Table 3.

Table 6 - Waste generation estimates; assumed total population Education

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	132	1,260	662	6,300	2,867	27,300
Dry	170	2,430	851	12,150	3,686	52,650
Paper	219	2,430	1,094	12,150	4,739	52,650
Cardboard	35	990	173	4,950	751	21,450
Organics	403	1,440	2,016	7,200	8,736	31,200
Mixed Recycling	27	450	135	2,250	585	9,750
TOTAL	986	9,000	4,930	45,000	21,362	195,000

4.3 Total Waste

The following table shows the estimated waste profile for all areas (retail + education, Table 5 + Table 6).

Table 7 - Total Waste: Retail + Education

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	144	1,375	746	7,107	3,234	30,796
Dry Waste	182	2,603	935	13,360	4,053	57,895
Paper	219	2,430	1,094	12,150	4,739	52,650
Cardboard	45	1,297	248	7,098	1,077	30,759
Organics	433	1,548	2,228	7,956	9,654	34,478
Mixed Recycling	37	613	203	3,388	881	14,683
Cooking Oil	1	1	5	6	23	25
TOTAL	1,062	9,867	5,460	51,060	23,659	221,286



5. Waste Management Systems

The following tables show the recommended bin systems and required spatial provision for the management of waste within 105 Miller Street, based on the data presented in Section 4.3 above (Table 7). The systems and collection frequency demonstrate capable capacity for the projected waste generation. Facilities management will monitor the systems and increase/adapt accordingly as required, in consultation with the appointed cleaning and waste contractors.

5.1 Central Waste Storage Area

All retail and education waste will come to the waste storage area on the lower ground floor (Figure 1). The table below represents the expected number of bins that will be located in the waste storage area at any one time for collection - not the total number of bins in circulation across the development. Calculations are based on a 5-day week for education and a 7-day week for retail and then averaged out below to a 7-day week. See Appendix 1 for mobile garbage bin (MGB) specifications and Appendix 2 for oil tank specifications

Table 8 - Recommended equipment and indicative collection frequency:

Waste Stream	Bin Type	Size (L)	Bins in waste room	Weekly Collection frequency	Weekly Capacity (L)	Estimated (L) per week	Footprint per bin (m ²)	Total footprint (m ²)
Landfill	MGB	660	7	2	9,240	7,107	1.05	7.35
Dry Waste	MGB	1100	7	2	15,400	13,360	1.69	11.83
Paper& Cardboard	MGB	1100	9	2	22,000	19,248	1.69	16.90
Organics	MGB	120	34	2	8,160	7,956	0.27	9.18
Mixed Recycling	MGB	660	4	2	5,280	3,388	1.05	4.20
E-waste	MGB	240	3	AD HOC	480	AD HOC	0.43	1.29
Cooking Oil	TANK	200	1	AD HOC	200	AD HOC	1.00	1.00
Bin Wash Area*							3.00	-
Bulky Waste Area							20.00	20.00
TOTAL			66		61,000	51,060		71.75
Recommended area required for bin storage and operational movement								107.75

Note: Bin numbers are representative of the number of bins located in the central waste storage area at any one time i.e. for waste contractor collection. Additional bins will be located across the floors of the development for the main streams plus secure paper, however not all bins are transferred to the central waste storage area at any one time i.e. cleaners only bring full bins down as required and leave empty/half full bins when appropriate to do so.

**Bin wash area is a nominated space to wash bins, but as bins can be moved across/through this space, the bin wash footprint is not included in the total footprint.*

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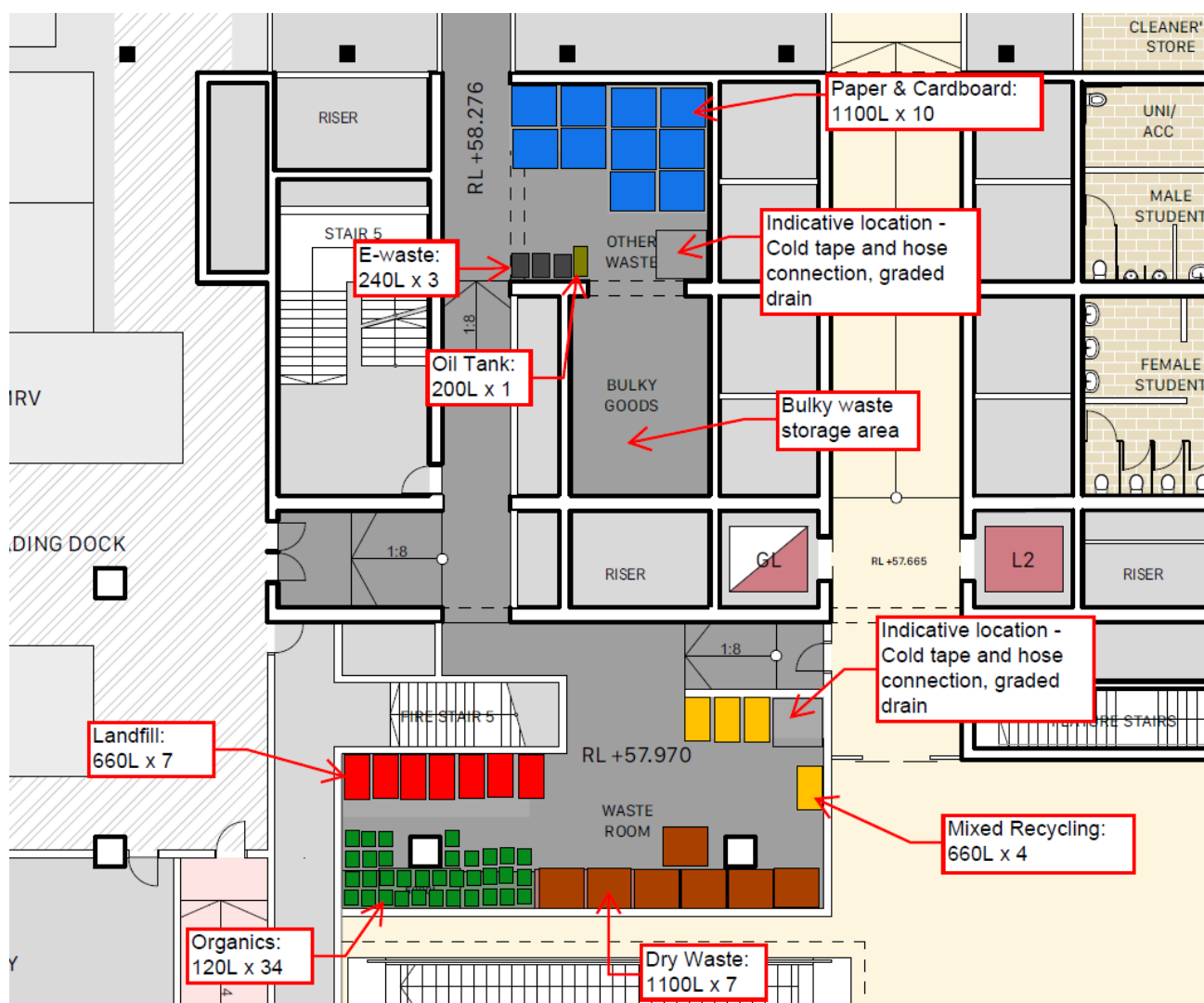
6. Waste and Recycling Storage Areas

The areas detailed above indicate the total footprint and spatial requirements for the central waste storage area on the Lower Ground Floor. The design delivers ample space to adequately house the recommended systems as shown in Figure 1 below.

6.1 Central Waste Storage Area

The figure below shows the recommended location and layout of the waste storage area. All colour-coded areas shown below reflect the total floor area requirements for each stream/system detailed in the recommended systems in Table 8 above.

Figure 1: Indicative Waste Room Layout in Central Waste Storage Area on the Lower Ground Floor



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6.2 Waste Room Amenity

The central waste and recycling storage area will have the following features:

- Ventilation: The bin storage rooms will be mechanically exhausted in accordance with AS 1668.2-2012
- Vermin and Odour Prevention:
 - Opening will be vermin proof
 - Cleaners are to ensure that bin lids are closed when unattended
- Noise: Noise will not be an issue due to the location of the waste storage area away from public spaces.
- Floor: Structural concrete slab with smooth epoxy topping finish with coved wall and floor junctions and bunding. Graded drains to approved sewer connections - fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation
- Walls: Brick work/concrete block or similar finished in a light coloured, washable paint.
- Ceiling: Structural concrete slab finished with a rigid, smooth faced impermeable material capable of being easily cleaned.
- Lighting: Base building lighting with switches inside and outside waste storage area (sensors may also be used)
- Water Supply: Cold tap and hose connection servicing graded bin wash areas and cleaner's sink.
- Electrical: Waterproof GPOs
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed (see Section 6.3 on signage below)



6.3 Signage

All waste and recycling streams will be differentiated with clear signage on all bins and on walls within the central waste storage area. Below are examples of signage that will be used on bins, in waste storage areas, and retail back of house areas.

Figure 2: Stream appropriate signage



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7. Onsite Management Protocols

The sections below outline the onsite management protocols for the waste within the various sectors of the development, and the transfer of bins to the central waste storage area on the lower ground floor. The details provided outline a high-level management procedure for the movement of waste internally amongst the different stakeholders.

7.1 Internal Movement of Waste - Retail

7.1.1. Retail BOH

Retailers are responsible for separating and managing their waste and recycling streams within their retail tenancy. There is an expectation that retail operators will make spatial provisions for the implementation of appropriate bin systems in their BOH areas to maximise diversion from landfill through the recommended streams.

Retail operators will be responsible for transferring their waste and recyclables to the central waste storage area on the lower ground floor as required throughout the day. Retailers will deliver their waste materials to the central waste storage area where they will dispose of their materials into the appropriate bins provided.

The preferred bins to be implemented in all retail tenancies are 60 or 90L multi-sort bins (retailer preference) – these bins can then be transferred to the central waste storage area on a bin trolley designed for these bins. The following figures provide examples of multi-sort bins and the trolley.

Figure 3: Multi-sort bins for retail BOH areas



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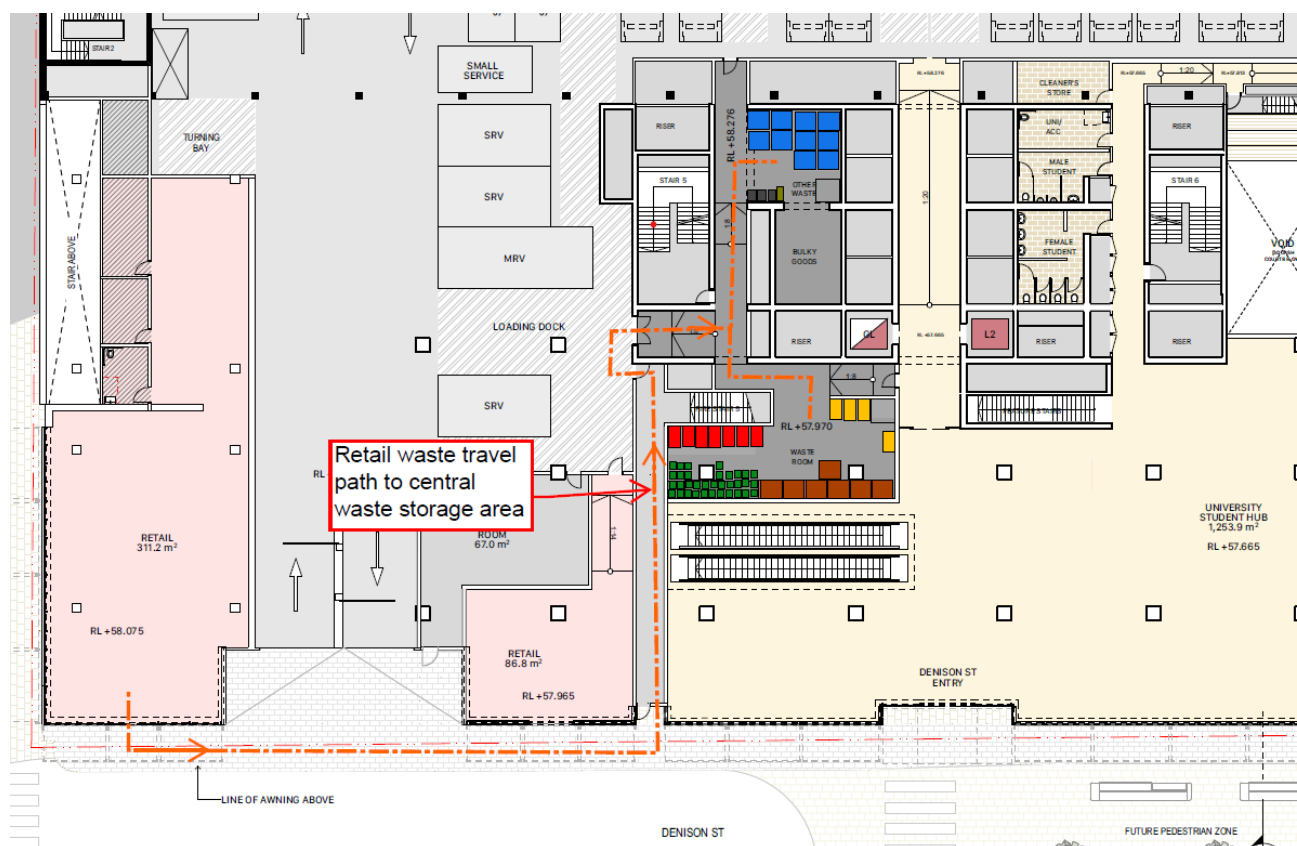
Figure 4: Multi-sort bin trolley for retailer movement to central waste storage area (reference only, not a requirement)



7.1.2. Retail waste travel paths to central waste storage area

All retail tenancies on the lower ground floor will transfer their waste by walking it directly from their tenancy to the waste management area (Figure 5). Once in the waste management area, retailers are to dispose of waste into appropriate bins

Figure 5: Retail waste travel paths



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7.2 Internal Movement of Waste – Education

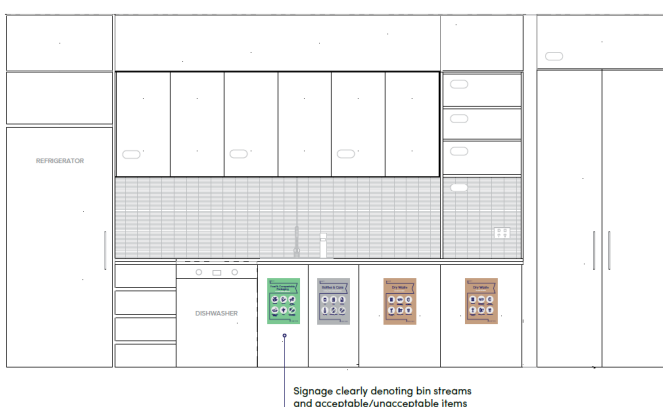
7.2.1. Waste on Education Floors

It is expected that centralised bin hubs will be implemented throughout the fit-out in appropriate areas. Establishing centralised bin-hubs for the management of all relevant waste streams will typically drive better staff and student practices – by requiring staff and students to interact with the centralised systems, they are forced to make a choice as to which bin they dispose their materials into, within a common shared area. Additionally, the common contamination issues associated with individual desk bins or multiple bins throughout a workspace are significantly reduced through a centralised bin-hub approach.

The client can choose to implement freestanding bin hubs or conceal bins within cabinetry throughout their fit-out. Regardless of the approach, it is recommended that signage is clearly displayed throughout on bins or on cabinetry doors to ensure clear, consistent messaging is achieved throughout.

The following figures provides examples of freestanding bin hubs with appropriate signage.

Figure 6: Recommended best practice signage displayed on cabinetry fronts



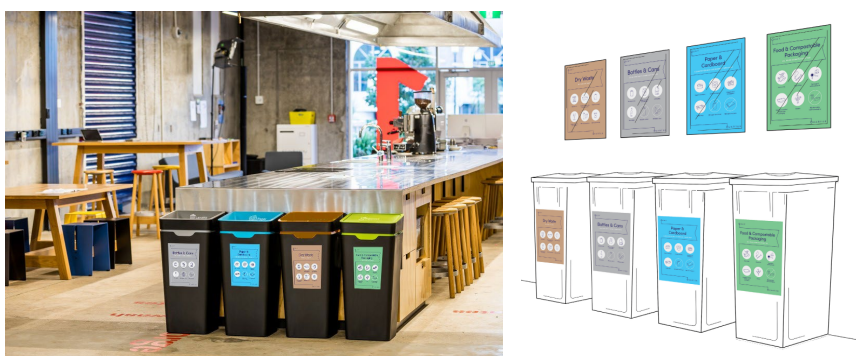
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The following figures provides examples of freestanding bin hubs with the recommended bin/stream configuration and appropriate signage.

Figure 7: Freestanding bin hub configuration

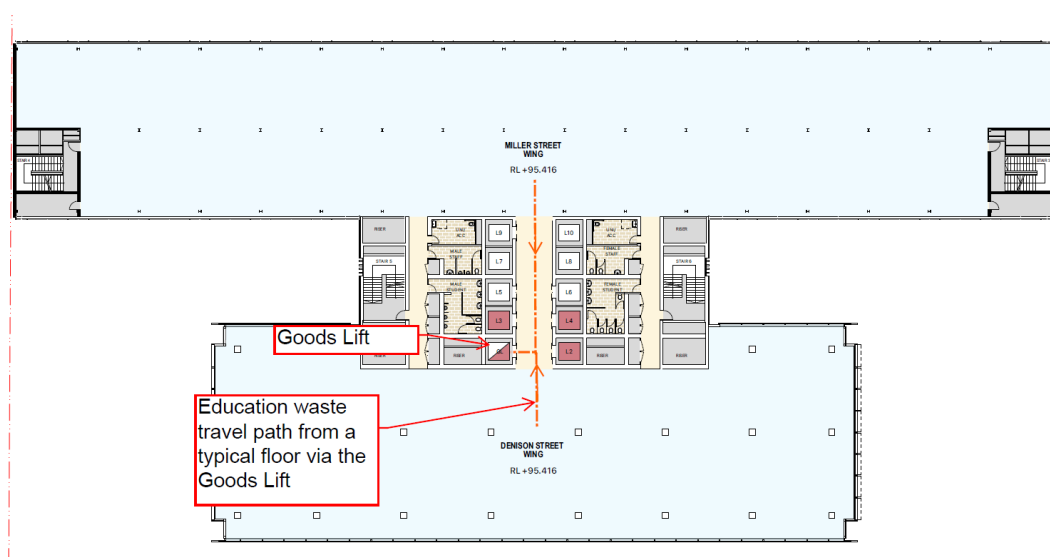


Staff and students will be responsible for depositing their waste and recyclables into the appropriate bin throughout the day. Cleaning staff will then be responsible for collecting all bins liners from the bin hubs at the end of each day (or as required throughout the day) and transferring all materials for disposal into the larger bins in the central waste storage area on the lower ground floor.

7.2.2. Education waste travel paths to central waste storage area

Education floors include all floors from the basement to Level 20. All floors except the lower ground floor will transfer their waste from their respective level via the Goods Lift that goes from each floor to the waste management area on the lower ground floor (Figure 8). Any waste on the lower ground floor will transfer the waste by walking it to the waste management area. Once on the lower ground floor, they will follow the waste travel path to the waste storage area (Figure 9) and decant the waste into the appropriate bin

Figure 8: Waste travel from a typical education floor



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Figure 9: Waste travel from the goods lift to waste management area



7.3 Waste Streams

7.3.1. Primary Waste Streams

The following table provides additional details of the proposed primary streams and a summary of the management protocol from retail areas and education floors.

Table 9 - Primary tenant streams and management protocol

WASTE STREAM	ACCEPTABLE	NOT ACCEPTABLE	COLLECTION PROCEDURE - Retail	COLLECTION PROCEDURE - Education
Landfill	Putrescible waste (non-hazardous)	Hazardous materials such as batteries, E-waste and liquids	Retail staff to collect waste within their retail tenancy and transfer to the waste storage area on the lower ground floor as required throughout the day for disposal into the appropriate bin	Onsite cleaning staff to collect bin liners from all bins as required throughout day and transfer materials to the central waste storage area on the lower ground floor for disposal into the appropriate bin
Dry Waste*	All “dry” residual waste	Putrescible waste (organics, liquid etc)		
Implemented where possible when organics is separated from landfill stream effectively				
Paper & Cardboard	Office Paper, Envelopes, Manilla Folders, Newspapers, Magazines, Cardboard	Plastic bags, food, waxed carboard, polystyrene, food-soiled cardboard		
Food Waste (Organics)	Food Scraps, Coffee Grounds, tea bags, flowers, herbs &	Plastic including straws, butter sachets, cling wrap, meat		

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	garden trimmings, wooden or bamboo chopsticks and cutlery.	packaging. Biodegradable bags, polystyrene cups, grease trap waste, aluminium foil, coated cardboard, metal, tin, glass, paper hand towel.		
Mixed Recycling	Empty glass, aluminium, plastic, steel bottles/cans/containers	All other items		

7.3.2. Secondary Waste Streams

The following protocols are in place to manage additional streams.

Table 10 - Management Protocol for additional streams

WASTE STREAM	MANAGEMENT PROTOCOL
Secure Paper	Client-managed secure paper recycling services will likely be implemented throughout education floors in the relevant areas. These bins are typically serviced by the specialist contractor directly from the floor where they are located upon request. Tenant secure paper bins will not be stored in the central waste storage area – but ideally facility management will facilitate the weighing of these bins prior to collection in collaboration with their secure paper provider.
Paper hand towel recycling	In an effort to reduce waste generation volumes, a paper hand towel free system in bathrooms should be considered. Replacing hand towels with a system such as the 'Airblade' produced by Dyson² or the "Jet Towel" produced by Mitsubishi Electric³ may prove to be more environmentally (and economically) efficient than a paper hand towel system. If a paper hand towel system is chosen, then it should be confirmed with the appointed waste contractor which recycling stream is most appropriate for this material.
Toner cartridge recycling	Where cartridges are generated recycling systems should be implemented. Typically, a free service provided by Planet Ark for example is sufficient – this system will consist of a large cardboard box located within the print rooms which will be collected by Planet Ark upon request by the facilities manager.
E-Waste	An E-waste collection service will be provided upon request by facilities management. E-waste will be collected by cleaning staff and transferred to the central waste area on the Lower Ground Floor to be stored for collection by the waste contractor. Measures should be taken to avoid generating E-waste and take-back programs with the supplier or reuse programs with charities or schools are encouraged.
Bulky Waste	A space of 20m ² has been allocated to bulky waste. Bulky waste is recyclable items that are too large to fit into bins, and include items such as furniture, whitegoods, electronics, pallets, strip-out waste and similar items so that storage in a public place is completely avoided. Items are stored here, and then private collection is arranged on an as needed basis.

² Information gathered from <http://www.dysonairblade.com.au/>

³ Information gathered from <http://www.mitsubishielectric.com/bu/handdryer/products/index.html>.

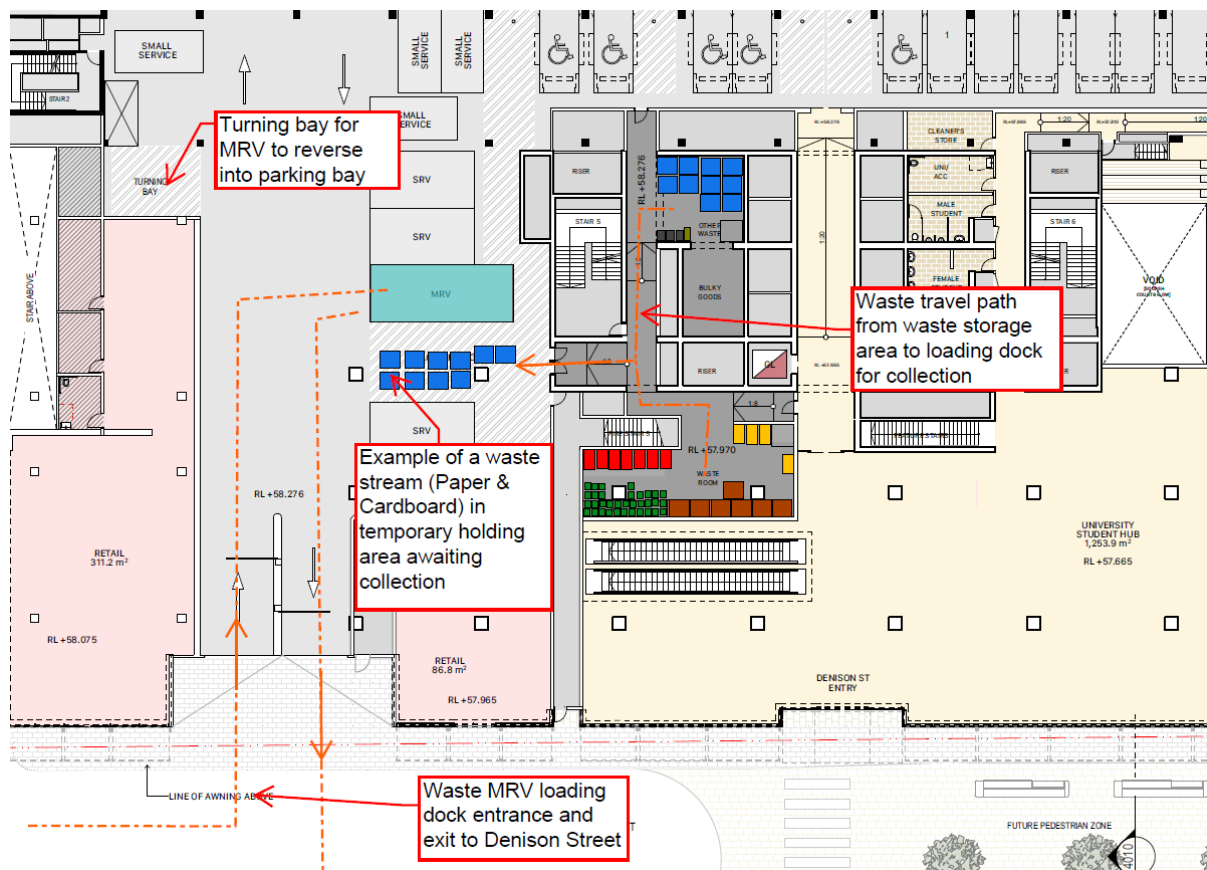


8. Collection

The appointed waste contractor will be able to access the site from Denison Street – the waste vehicle driver will drive forward down into the loading dock on the lower ground floor and reverse into one of the MRV spaces (Figure 10). Prior to collection, site management will transfer bins from the waste management area to a temporary holding spot within the loading dock, so waste contractor will quickly and easily decant waiting bins into the MRV, return empty bins to the loading dock temporary holding area before exiting the loading dock in a forward direction. Site management will return empty bins to the waste management area as soon as possible after emptying.

Collections will occur on an agreed after-hours collection schedule (likely between 10pm-6am) – to be confirmed in collaboration with appointed waste contractor. The figure below shows the access and collection point.

Figure 10: MRV access and collection



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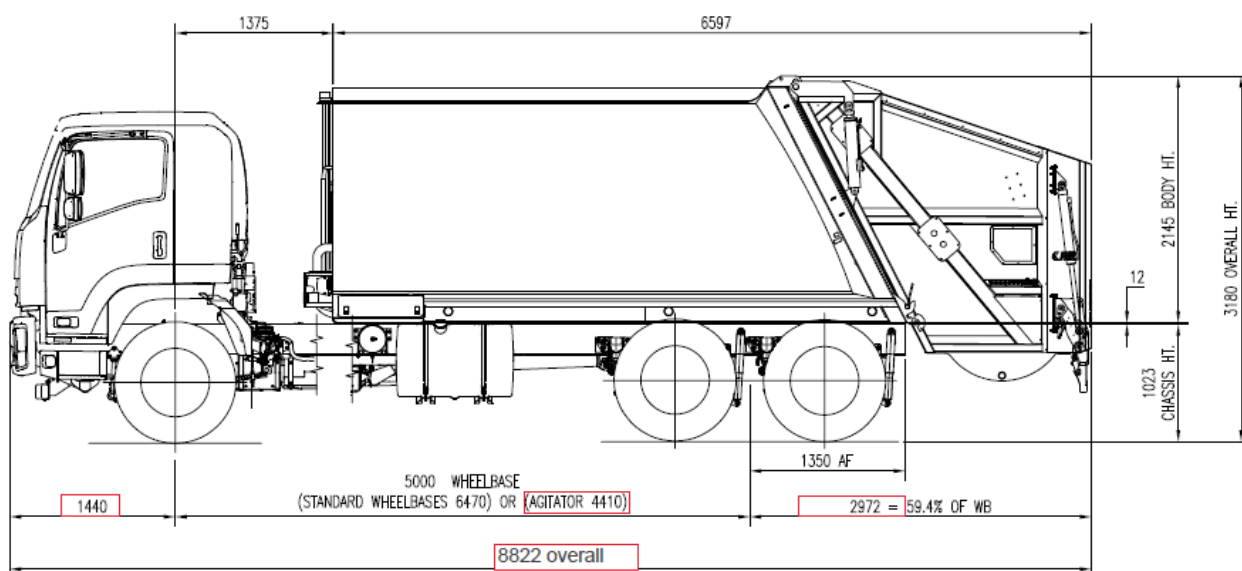
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8.1 Waste Vehicles

Waste truck specifications will vary slightly between contractors however as a guide, all rear-lift systems would typically be collected by a MRV rear lift waste truck – the figure below provides an example of a common truck size available from most commercial waste contractors.

Figure 11: Medium rigid rear-lift truck dimensions



9. Monitoring & Review

9.1 Review Process

Waste minimization requires periodic review to ensure that the waste management plan is being adhered to, and to identify any new waste minimisation opportunities - a review of the efficacy of the waste management plan should be undertaken every 12 months.

Third party companies can provide waste audit services, or an internal audit review can be undertaken - in both cases waste contractor data should be reviewed to determine that all waste and recyclables are being separated effectively in accordance with the waste management plan, and that waste and recyclables are being taken to the appropriate facilities.

Other points to consider in monitoring and review:

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- All products that are of concern in relation to the waste being generated will be replaced where possible with products that are less wasteful and more environmentally friendly.
- All waste bins will be inspected on a weekly basis to ensure that they are maintained in a clean and safe condition appropriate for their use and containment of specific waste. They will also need to be monitored regularly to ensure that cross- contamination does not occur or is kept as minimal as possible.
- Site management will continue to review the types of materials produced and where possible change the site design and operation to minimize any products that go to landfill.

Reduction, then reuse and recycling of waste products is the highest priority.

10. Conclusion

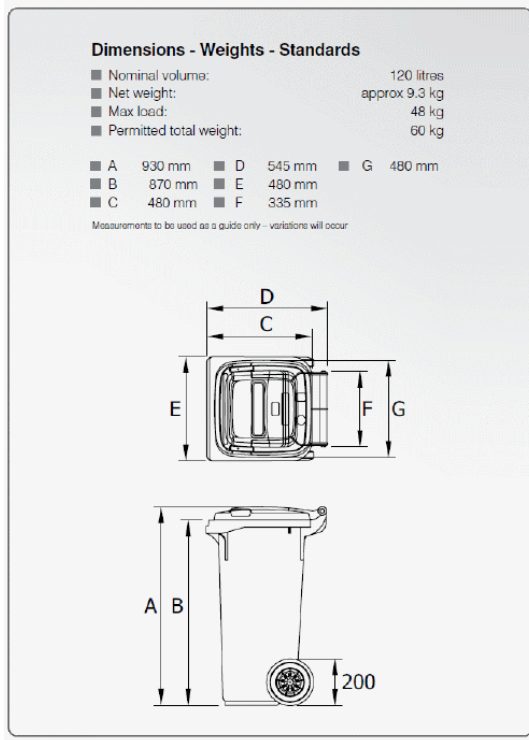
The details of this waste management plan confirm that the waste facilities and operational strategy for 105 Miller Street, North Sydney - Education Scheme will adequately cater for the asset's operational waste management requirements and are in line with the relevant authority guidelines.



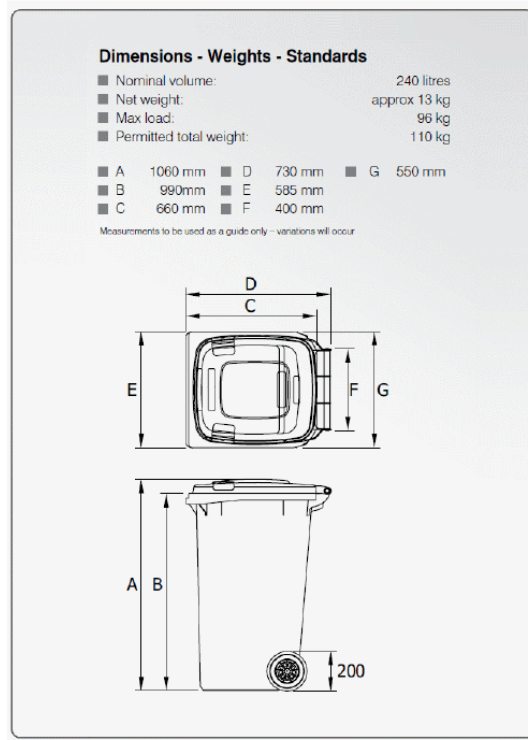
Appendix

Appendix 1: MGB Specifications (SULO)

120L MGB



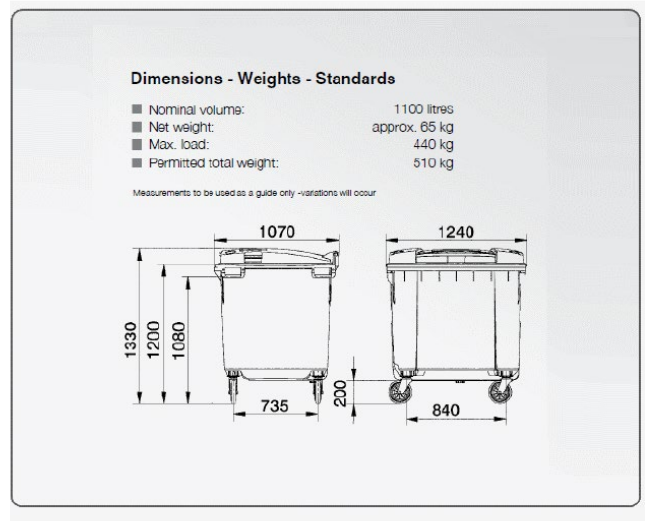
240L MGB



660L MGB



1100L MGB



Appendix 2: Oil Tank Specifications



Mobile Storage Tanks Spent Oil Tanks: 200L & 400L Models

Mobile storage tanks are ideal for businesses looking for a mobile storage and handling solution for their Used Cooking Oil.

FEATURES & BENEFITS

Mobile Storage Tanks have a range of features and benefits which making storing and handling your UCO easier than ever before.

These include:

- ✓ Robust stainless steel design – ideal for use in commercial kitchens
- ✓ Large feed opening – reduces the likelihood of spills
- ✓ Large storage capacity – reduces collection frequency
- ✓ Mobile design – reduces handling, improves safety and ease of collection
- ✓ Easy to use – helps improve productivity
- ✓ Filter baskets are locked in place – prevents unauthorised oil removal
- ✓ Heating option available

COMPLIANCE

Auscol maintains important certification, accreditation and necessary licencing requirements, giving you confidence your Used Cooking Oil is being managed responsibly:

- ✓ ISO certification for Quality, Safety and the Environment
- ✓ International Sustainability & Carbon Certification (ISCC)
- ✓ Feed Safety – Australian Renderers Association (ARA), and
- ✓ Required EPA regulatory licences

*Auscol reserves the right to make changes to equipment specifications without prior notice.



200L SPECIFICATION			
Model	0200M / 0200MH1EA	Opening	240 x 450mm
Capacity	200L	Weight	30kg
Height	1010mm	Width	450mm
Lid Clearance Ht	1270mm	Length	990mm

400L SPECIFICATION			
Model	0400M / 0400MH1EA	Opening	350 x 400mm
Capacity	400L	Weight	40kg
Height	1010mm	Width	400mm
Lid Clearance Ht	1250mm	Length	990mm

Storage & Collection

OIL STORAGE TANK

Designed and manufactured for small to medium retail waste oil solution (Locations using 60 or more litres per week).

- Ease of use for employee
- Manufactured with food graded stainless steel
- Easily movable with lockable wheels
- OH&S signage

TANKS AVAILABLE IN

- 300 litre tank (900H x 700L x 500W)
- 400 litre tank (900H x 750L x 620W)
- 600 litre tank (900H x 950L x 620W)

VACUUM STORAGE TANK

Tank professionally designed and manufactured vacuum storage tank gives our customers the answer for all large retail waste oil solutions. (100+ litres per week)

- Greater Employee safety and cleanliness
- Minimal handling of hot oil for reduced risk
- Eliminated manual pouring preventing spillages
- Eliminates odours
- Build on 4 castor wheels for easy relocating for cleaning
- Electronic safety switch and fill level cut off switch installed
- The tank is equipped with 3 safety indicators power on, tank full, heater in operation

*Available in a 150, 400, 800 and 1000 litre tank.

TRANSFER CADDY

Introduced to reduce risk when handling cooking oil from your fryer to our Vacuum Storage Tank.

- Holds up to 40 litres of used cooking oil
- Wheels for easy movability
- Manufactured with food grade stainless steel
- Cleaner and Safer for disposal of used cooking oil
- No Power required

Available to a customer of more than 100 litres per week.



105 Miller Street, North Sydney -

Education Scheme: Operational Waste Management Plan



