

Attachment A18

**Waste Management Plan - 15-25 Hunter and
105-107 Pitt Street, Sydney**

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FEBRUARY 2022

15-23 HUNTER STREET & 105-107 PITT STREET, SYDNEY ADDITIONAL WASTE MANAGEMENT PLAN



Question today Imagine tomorrow Create for the future

15-23 HUNTER STREET & 105-107 PITT STREET, SYDNEY
Additional Waste Management Plan

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REV	WSP REFERENCE	DATE	DETAILS
A	PS120302	22/06/2020	Draft Waste Management Plan
B-2	PS120302	26/06/2020	Waste Management Plan
C	PS120302	27/07/2020	Waste Management Plan
D	PS120898	13/05/2021	Waste Management Plan
E	PS120898	13/10/2021	Waste Management Plan
F	PS120898	11/02/2022	Waste Management Plan
G	PS120898	23/03/2022	Waste Management Plan Area Update

	NAME	DATE	SIGNATURE
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1 INTRODUCTION

The following Waste Management Plan (WMP) provides supplementary information to the completed form WMP provided to City of Sydney, prepared for the proposed commercial development at 15-23 Hunter Street & 105-107 Pitt Street Sydney.

This Waste Management Plan (WMP) has been prepared based on the City of Sydney document *Guidelines for Waste Management in New Developments* (2019) and current best practice waste management methodology and technologies commonly available in Australia.

The waste collection services and storage arrangements outlined in this WMP must be conducted in accordance with the City of Sydney's *Local Approvals Policy for Managing Waste in Public Places* (2017).

1.1 PLANNING PROPOSAL

This Waste Management Plan has been prepared by WSP in support of a Planning Proposal to amend the *Sydney Local Environmental Plan 2012* (Sydney LEP). This report has been prepared on behalf of Milligan Group Pty Ltd (the Proponent) and its related entities and consultants, representatives and agents and FT Sydney Pty Ltd as trustee for FT Sydney Unit Trust. It relates to an amalgamated site at 15-21 Hunter Street and 105-107 Pitt Street (the site).

The purpose of this Planning Proposal is to amend the site's Floor Space Ratio (FSR) development standard, and the Maximum Building Height to align with the Martin Place Sun Access Plane contained within the concurrent Central Sydney Planning Proposal.

This Planning Proposal supports the City of Sydney Council's draft Central Sydney Planning Strategy (Draft CSPA) by unlocking additional employment generating floor space within a designated tower cluster. The proposed Sydney LEP amendment is part of the broader redevelopment plan for the site to facilitate a new commercial office tower. It will also facilitate significant public benefits through additional site activation and embellishment of the public domain.

The Planning Proposal is accompanied by amendments to the Sydney Development Control Plan 2012 (Sydney DCP). The site specific DCP amendments reflect the proposed outcome to provide a podium tower scheme.

This is reflected in the accompanying reference design prepared by Bates Smart which serves as a baseline proof of concept for this Planning Proposal. This 2,108m² strategic site presents a unique opportunity to deliver a landmark premium commercial office tower that will exhibit design excellence and offer significant employment opportunities for global Sydney.

The uplift being sought is consistent with the strategic intent of the draft CSPA, which contains the City's requirements and expectations for projects pursuing this pathway. Following the Planning Proposal, the planning approval pathway involves a competitive design process and a detailed Development Application. As such, this report reflects the concept stage of the proposal, and may be embellished as the detailed design and required works evolve.

1.2 LAND USE

Client: Milligan Group
Development Type: Commercial
Number of Levels: 51 levels (with 6 additional basement levels)

Table 1 **Indicative** Development Summary (based on reference design)

Commercial		
Use	Location	Net Leasable Area (NLA)
F+B Lounge	Level 49 – Level 50	1,267m ²
Office*	Level 01 – Level 48	41,347m ²
Retail	Ground Level – Level 02	2,043m ²
Food Market	Basement 01	555m ²
Entertainment	Basement 02	659m ²
Health & Wellness Centre	Basement 03	1,320m ²
Gym	Basement 04	1,320m ²
TOTAL		47,244m²

**Note: Conservative figure – includes Motor Room at Level 36*

2 WASTE MANAGEMENT PLAN

2.1 WASTE GENERATION

Waste generation rates per week are shown in Table 2, and a waste generation assessment prepared in accordance with these rates in Table 3.

Waste generation calculations have been prepared based on the reference design accompanying the Planning Proposal, with the commercial spaces across the site have been assumed to operate as follows:

- The F+B / Lounge spaces at Level 49 – 50 to operate as fully-functioning restaurants.
- All areas designated as ‘Retail / F+B’ to operate **with** food and beverage (F+B), and areas designated as ‘Retail’ to operate **without** (i.e. providing standard goods and services retailing only).
- The Wellness & Health Centre at basement 03 to generate waste a rate equivalent to the gym space at basement 04. These areas (and subsequent waste volumes) have been combined for ease of reference.
- All office spaces to operate five days per week; all other uses to operate seven days per week.

In any instance where the City of Sydney waste guidelines do not list specific generation rates for the nominated use (i.e. gym), rates have been adopted from the NSW EPA document *Better Practice Guide for Resource Recovery* (2019).

Any areas considered ancillary to the active uses of the site (circulation, storage, back of house, etc.) are not considered to generate additional waste, and as such are not included in the areas shown below. Waste generated by these areas is created in service of the active uses of the site and is therefore incorporated into the rates shown below.

Table 2 Waste Generation Rates

Use	Waste Generation Rates (L/100m ² /week)					
	Garbage	Commingles	Office Paper	Cardboard	Glass	Food Organics
F+B Lounge	700	500	-	2,000	1,000	700
Office	75	39	86	-	-	25
Retail (non food)	175	100	-	1,300	-	35
Retail (F&B)	700	1,500	-	2,000	-	700
Food Market	700	1,500	-	2,000	-	700
Entertainment	700	215	-	440	220	210
Health & Wellness	140	105	-	-	-	-
Gym	140	105	-	-	-	-

Table 3 Waste Generation Assessment

Use	NLA	Waste Generation Assessment (L/week)					
		Garbage	Commingles	Office Paper	Cardboard	Glass	Food Organics
F+B Lounge	1,267m ²	8,813	6,295	-	25,180	12,590	8,813
Office	41,347m ²	31,058	16,150	35,613	-	-	10,353
Retail (non food)	2,043m ²	2,135	1,220	-	15,859	-	427
Retail (F&B)	659m ²	3,305	7,082	-	9,442	-	3,305
Food Market	555m ²	4,907	10,515	-	14,020	-	4,907
Entertainment	659m ²	6,545	2,010	-	4,114	2,057	1,964
Health & Wellness	1,320m ²	1,813	1,360	-	-	-	-
Gym	1,320m ²	1,813	1,360	-	-	-	-
TOTAL		60,389	45,991	35,613	68,615	14,647	29,768

2.2 EQUIPMENT QUANTITY, SIZE AND COLLECTION

Table 4 contains information regarding equipment quantity, size and frequency of collection.

As per standard industry practice, a 5:1 compaction ratio has been assumed for the cardboard baler. WSP understands that higher compaction rates can be achieved under certain conditions.

Due to their operational processes and low energy consumption, digester units generally remain operational across the entirety of the day. As such, the weekly digester capacity has been calculated under the assumption of a 24 hour per day, 7 day per week operation. There exists sufficient capacity within the digester to operate under fewer hours per day if required.

It is noted that the anticipated organics volume exceeds digester capacity. Due to the highly conservative nature of the waste generation estimate this minor exceedance of capacity is considered negligible, and as such the system specified is considered appropriate. This stream can be disposed of as garbage under a worst-case scenario.

Table 4 Equipment Detail and Capacity

Equipment Information and Capacity				
Waste Stream	Equipment	Collections Per Week	Weekly Capacity	Weekly Volume
Garbage	11 x 1100L Bins	5	60,500L	60,389L
Recycling / CDS	9 x 1100L Bins	5	49,500L	45,991L
Office Paper	7 x 1100L Bins	5	38,500L	35,613L
Cardboard	6 x Bales	3	69,120L	68,615L
Glass	8 x 660L Bins	3	15,840L	14,647L
Food Organics	1 x Digester	<i>Not Required*</i>	27,500L	29,768L

* Food organic waste will be disposed of via an aerobic digester. These units decompose organic matter into a product of just CO₂ and greywater, with no residual waste generated which requires collections.

Typical equipment dimensions are provided in Table 5. Note that the specifications listed are for reference only and must be confirmed with the nominated supplier prior to any works commencing.

Table 5 Typical Equipment Dimensions

Typical Equipment Dimensions (mm)			
Item	Width	Depth	Height
1100L Bin	1240	1070	1330
660L Bin	1260	780	1330
Baler (assumed X25 model)	1745	1260	1995
Bale (assumed X25 model)	1200	800	1200
Food Digester	1740	900	1120
Cooking Oil Vat	2000	1000	1000

2.3 WASTE SYSTEMS

Waste shall be sorted on-site by commercial staff/ hotel cleaners as appropriate into the following core streams:

- Garbage (General Waste)
- Commingled Recycling (including Container Deposit Scheme (CDS))
- Office Paper
- Cardboard
- Glass
- Food Organics

Further storage provisions will be made for the following extended waste streams:

- Bulky Waste
- Secure Paper
- Soft Plastics / Shrink Wrap
- Used Cooking Oil
- Reusable Items (i.e. milk crates, pallets, kegs, etc.)
- Strip-out Waste

2.3.1 CORE WASTE STREAMS

Table 6 below describes the general systems for the core waste streams. As detailed in Section 2.5, the collection of these waste stream undertaken under a routine schedule, with fixed collection frequencies arranged with the nominated cartage contractors in advance.

Table 6 Core Waste Streams – Equipment and Storage

Use	Equipment	Storage Location	Primary Users
Garbage	1100L Bins	Waste Room (Basement 01)	All (Office, Retail, F+B)
Commingles / CDS	1100L Bins	Waste Room (Basement 01)	All (Office, Retail, F+B)
Office Paper	1100L Bins	Waste Room (Basement 01)	Office
Cardboard	Baler*	Waste Room (Basement 01)	Retail, F+B
Glass	660L Bins	Waste Room (Basement 01)	F+B Lounge
Food Organics	Food Digester	Digester Room (Plant Level)	Office, F+B

* *Baler use will be limited to trained staff only.*

2.3.2 EXTENDED WASTE STREAMS

Table 7 below describes the general systems for the extended waste streams. Due to the requirement for a suitable volume of each waste to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached.

Note that the management of secure paper, soft plastics, reusable items and strip-out waste will be the responsibility of each individual tenancy, and will thus be stored internally within individual BoH areas as appropriate. These extended waste streams will be brought to basement 01 level for collection as required.

Table 7 Extended Waste Streams – Equipment and Storage

Use	Equipment	Storage Location	Primary Users
Bulky Waste	Caging	Bulky Waste Store (Plant Level)	All (Office, Retail, F+B)
Secure Paper	240L lockable bins	Tenancy Printer Rooms	Office
Soft Plastics / Shrink Wrap	Bags / Frames*	Tenancy BoH	Retail, F+B
Used Cooking Oil	Oil Vat	Waste Room (Basement 01)	F+B
Reusable Items	n/a	Tenancy BoH	All (Office, Retail, F+B)
Strip-out Waste	Per strip-out requirements	Tenancy BoH	All (Office, Retail, F+B)

* Pending operational preference, soft plastics / shrink wrap may be managed through the baler at basement 01 level.

2.3.3 LIQUID / CHEMICAL WASTE

Any liquid / chemical waste generated throughout the site (cleaning products, chemicals, paints, solvents, etc.) will be managed separately from the above listed waste streams.

Facilities management will be responsible for ensuring any chemical waste is safely managed in accordance with the *Environment Protection (Industrial Waste Resource) Regulations (2009)*.

2.4 WASTE STORAGE AREA & LOCATION

Table 8 demonstrates the cumulative area requirements (excluding circulation) and provision of waste areas. Please refer to the scaled waste room drawings of Appendix A.

Table 8 Waste Storage Area Requirement

Waste Store	Equipment	Area Required	Area Provided
Waste Room (Basement 01)	11 x 1100L Garbage Bins	14.52m ²	70.00m ²
	9 x 1100L Recycling Bins	11.88m ²	
	7 x 1100L Office Paper Bins	9.24m ²	
	8 x 660L Glass Bins	8.90m ²	
	1 x Cardboard Baler + 6 x Bales	7.96m ²	
	1 x Cooking Oil Vat	2.00m ²	
Digester Store (Plant Level)	1 x Digester	2.43m ²	5.00m ² (Internal fitout)
Bulky Waste Store (Plant Level)	Bulky Waste	12.00m ²	12.00m ² (Internal fitout)
TOTAL		68.87m²	87.00m²

2.5 WASTE COLLECTION METHODOLOGY

Waste will be collected by a private contractor as outlined in Table 9.

Table 9 Waste Collection Summary

Waste Stream	Equipment	Collection Frequency	Collection Operator
Garbage	11 x 1100L Bins	Five times per week	Private Contractor
Recycling / CDS	9 x 1100L Bins	Five times per week	Private Contractor
Office Paper	7 x 1100L Bins	Five times per week	Private Contractor
Cardboard	6 x X25 Bales	Three times per week	Private Contractor
Glass	8 x 660L Bins	Three times per week	Private Contractor
Food Organics	1 x Digester	<i>Not Required</i>	<i>Not Required</i>
Extended Waste Streams	Refer Section 2.3.2	As required	Private Contractor

Collections will be undertaken directly from the loading bay provided at basement 01 level, to be accessed by collection vehicles via the Pitt Street crossover. Collection vehicles will utilise enter and exit the site in a forward direction via the Pitt Street crossover.

The collection vehicle will prop within the loading bay, with vehicle operators collecting equipment directly from the basement 01 level waste room (see Appendix A). Equipment will not be stored outside the title boundary or presented to kerb for collection at any time.

Any waste streams not typically stored at basement 01 level (i.e. bulky waste, secure paper, soft plastics, etc.) will be brought to basement 01 level and temporarily held within the waste room prior to collection. Such collections will be coordinated between tenancies as required.

Building management will ensure sufficient access is provided for collection vehicle operators during collection times. Typically, operators are provided with keypad/swipe card access to service doors as required.

Food organic waste will be disposed of via an aerobic digester. These units decompose organic matter into a product of just CO₂ and greywater, with no residual waste generated which requires collections.

2.5.1 COLLECTION VEHICLE SIZE AND TYPE

Sufficient site access is provided for a standard 6.4m SRV sized vehicle (6.4 metre length, 3.5 metre operating height – refer Appendix B for swept path diagrams) to undertake collections.

WSP note that the above collection vehicle is larger than the low-profile Garwood Minor vehicles (6.4 metre length, 2.1 metre operating height) typically used to service similar developments in the Sydney CBD. As such, design as shown will likely prove conservative with respect to collection vehicle access, with Garwood Minor vehicles likely to often be used in practice.

WSP note that sufficient access may not be provided for a standard City of Sydney (CoS) waste vehicle (9.25 metre length, 4.0 metre operating height) under current design. Noting the commercial use of the site, and the commercial nature of the surrounding Hunter Street and Pitt Street precinct, WSP do not anticipate building use to be modified for residential use in the foreseeable future, and as such the development will not be required to accommodate a CoS collection vehicle. Commercial collections will be limited to a private contractor as nominated above.

APPENDIX A

SCALED WASTE ROOM DRAWINGS



BASEMENT 02

1090



1:200 @ A3

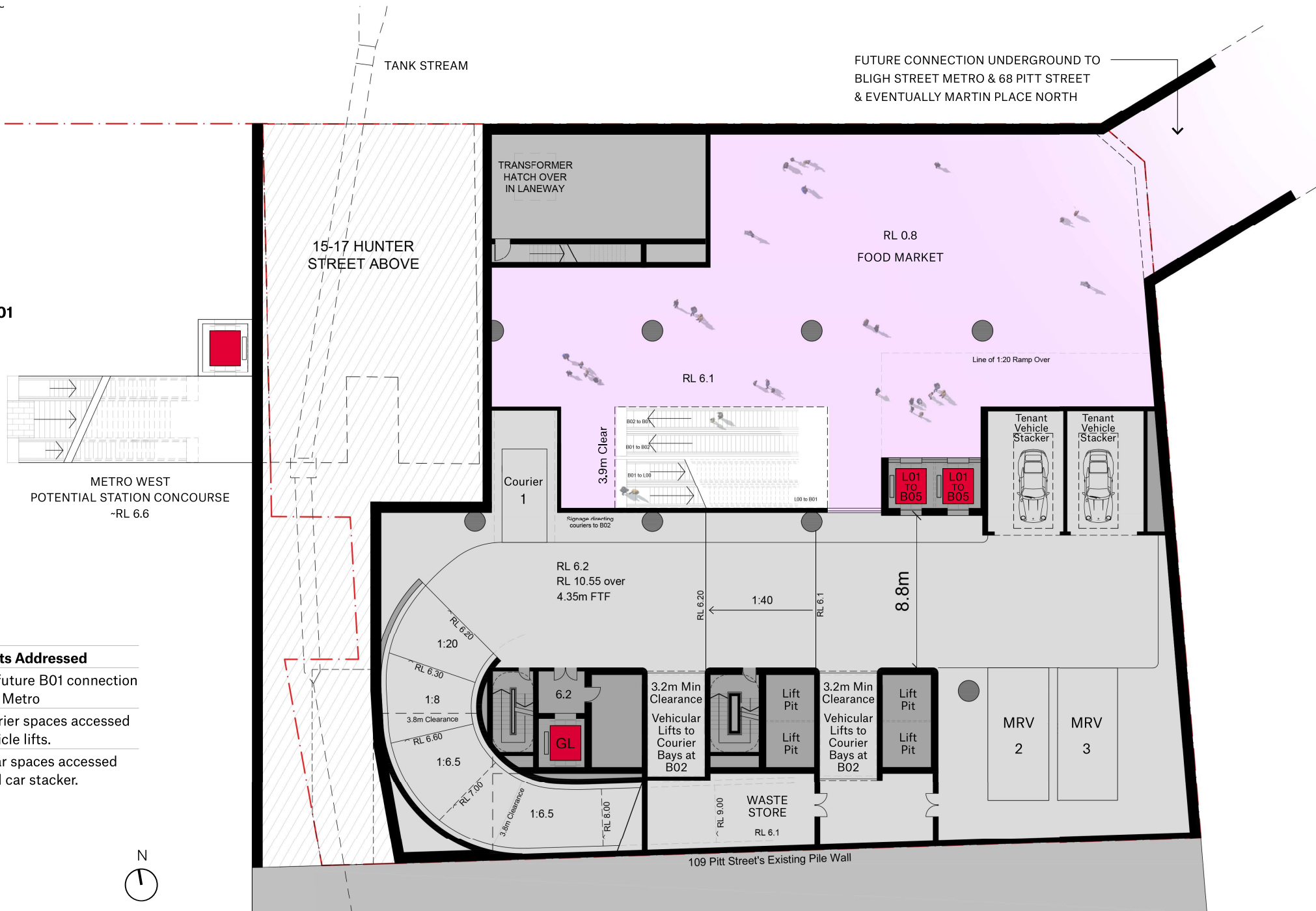
BASEMENT 01

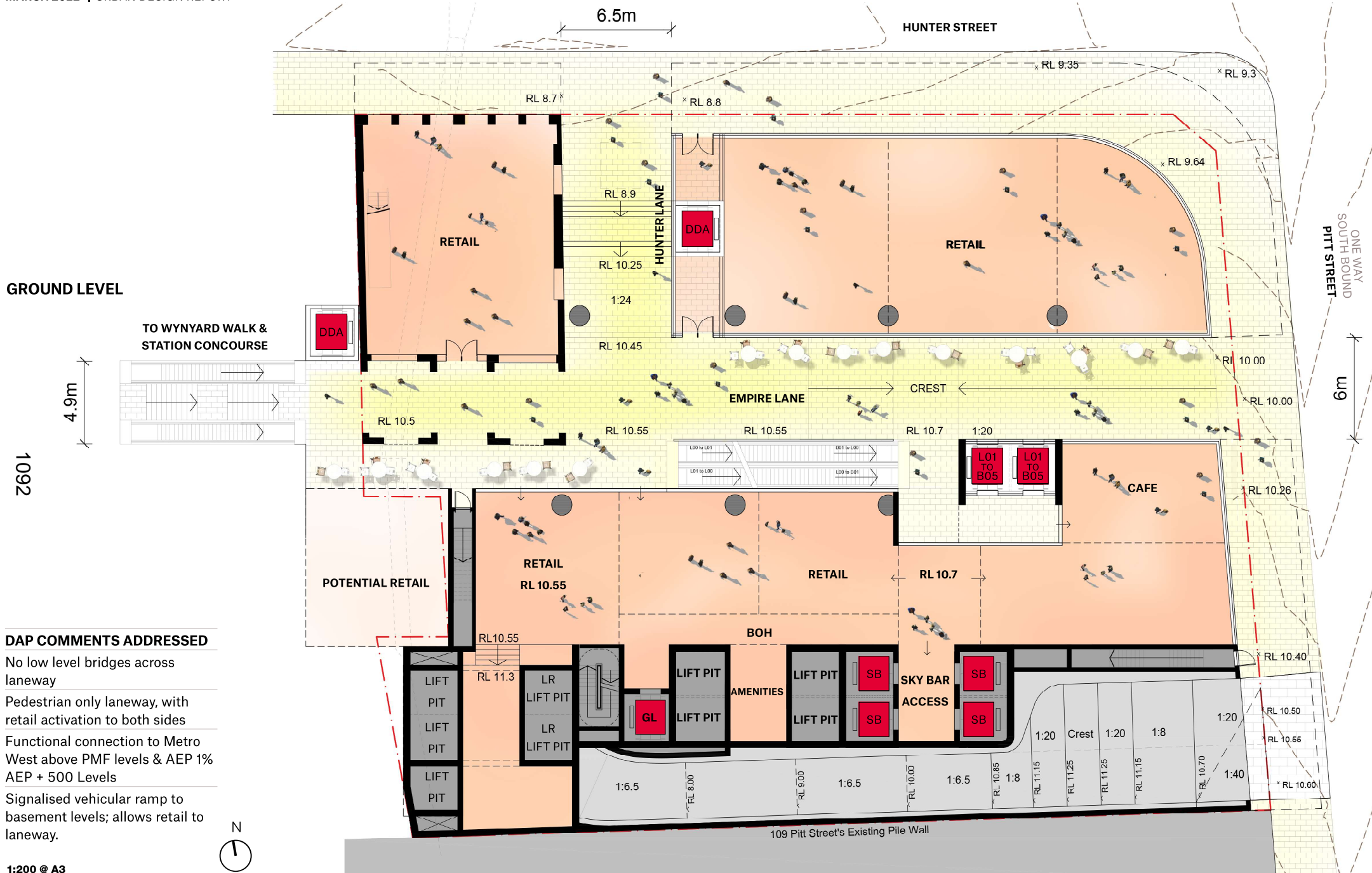
1091

DAP Comments Addressed

- Allowance for future B01 connection to Bligh Street Metro
- Additional courier spaces accessed via courier vehicle lifts.
- Commercial car spaces accessed via commercial car stacker.

1:200 @ A3

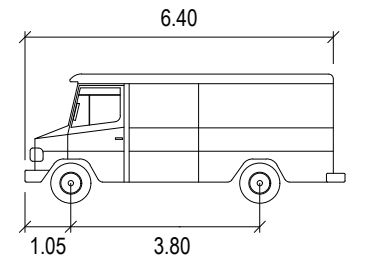
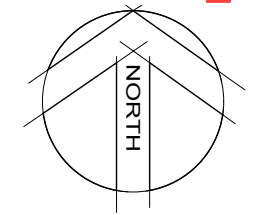
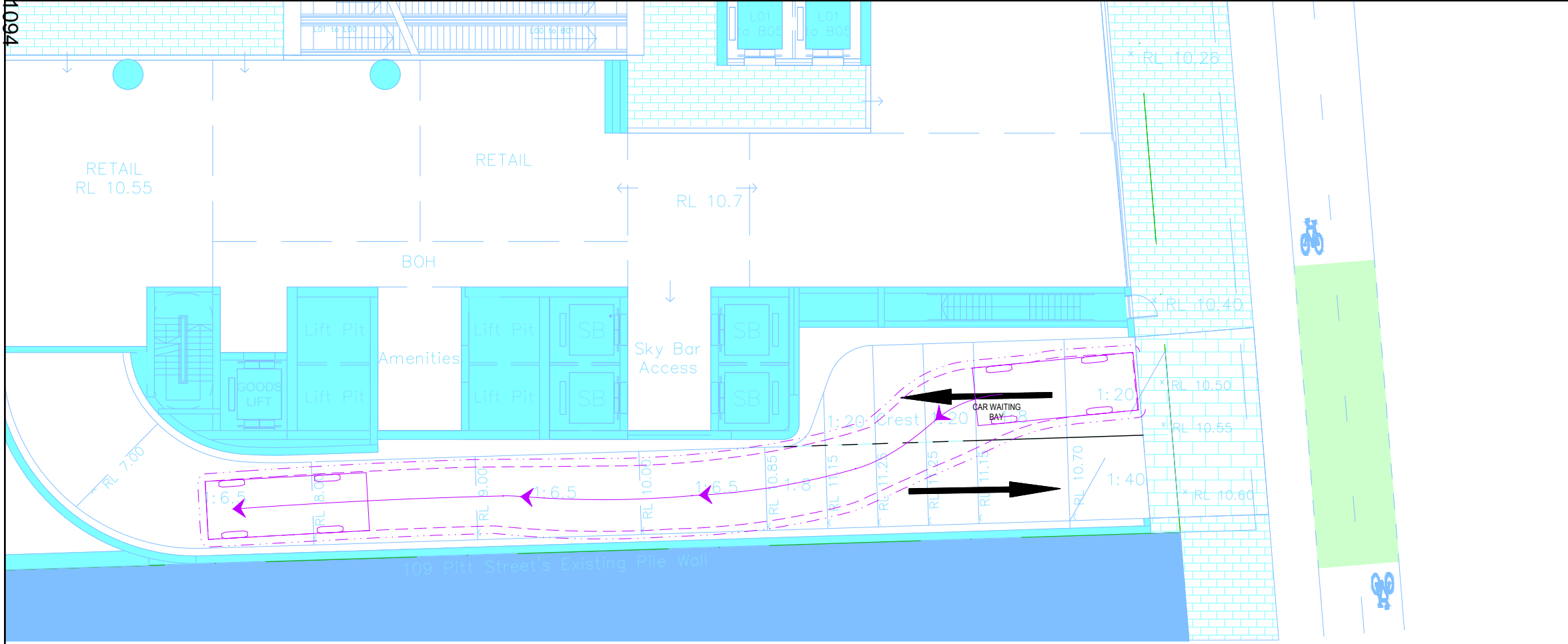




APPENDIX B

SWEPT PATH DIAGRAMS

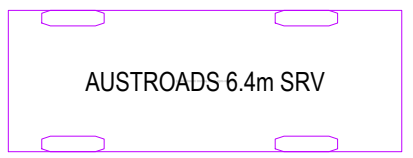




SRV	units
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

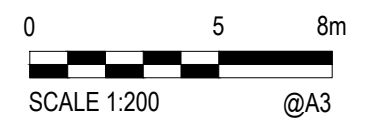
VEHICLE LEGEND

- 6.4m SRV 300mm CLEARANCE
- 6.4m SRV OVERHANG
- 6.4m SRV CENTRELINE

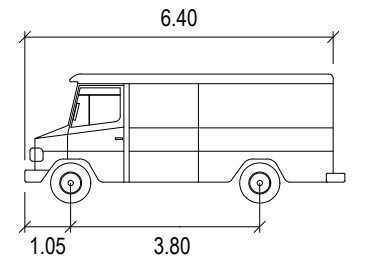
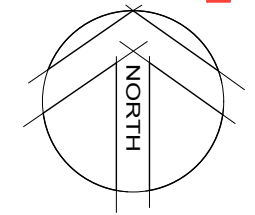
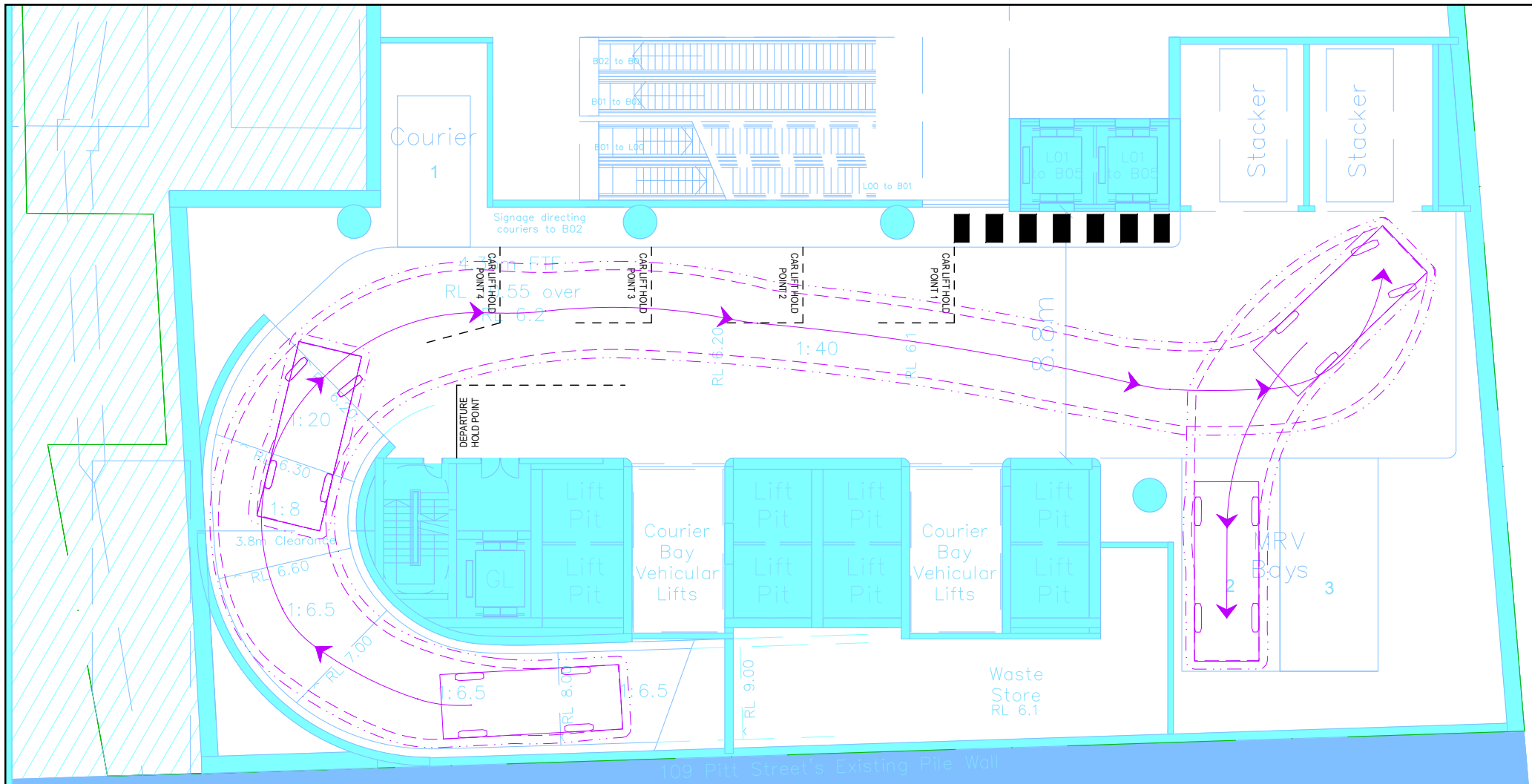


PS120302 SK042

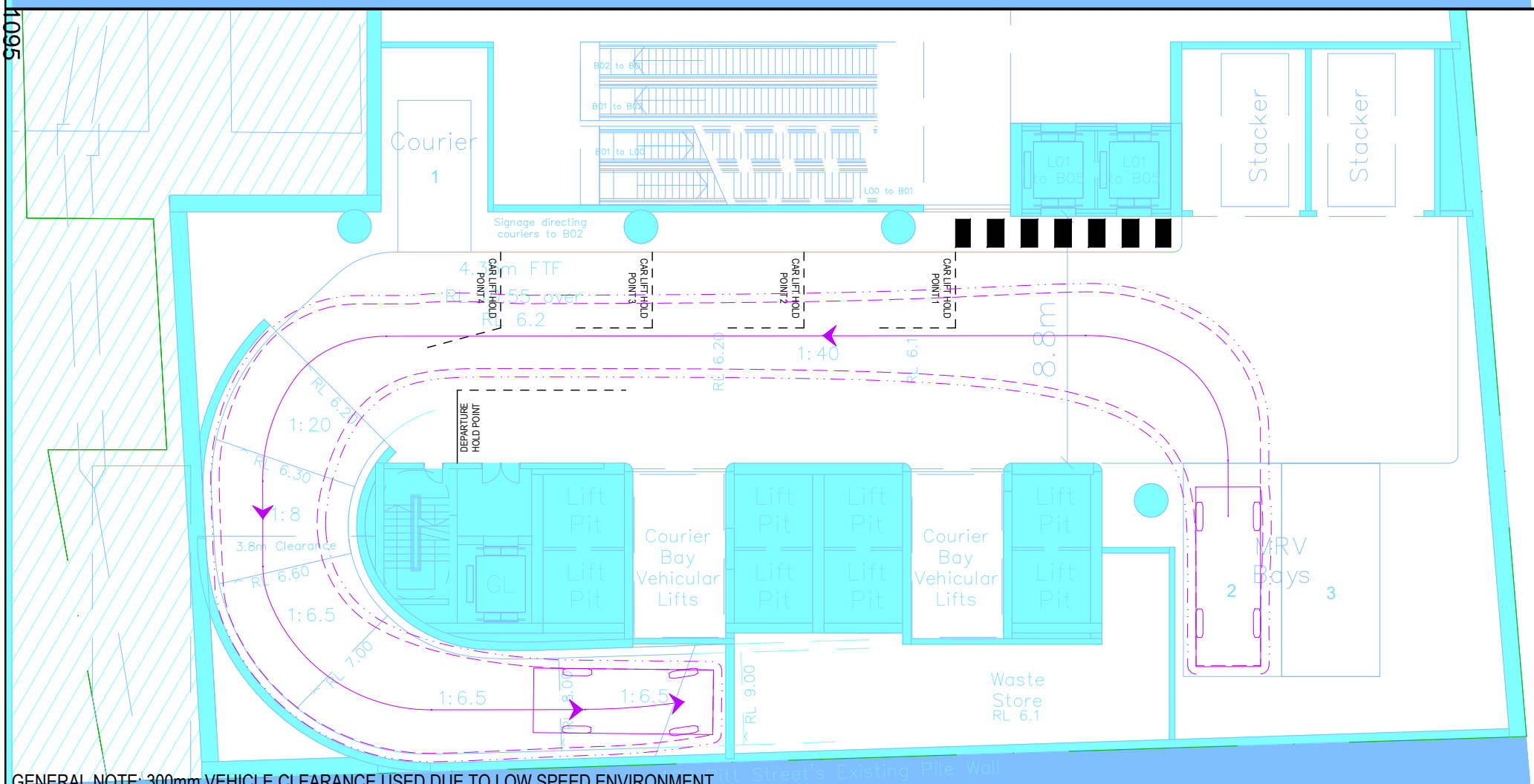
GROUND LEVEL
 6.4m SRV - SITE INGRESS/EGRESS
 C.H. 10.02.2022



GENERAL NOTE: 300mm VEHICLE CLEARANCE USED DUE TO LOW SPEED ENVIRONMENT

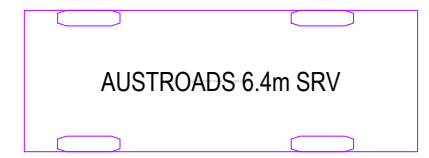


SRV	units
Width	: 2.30 meters
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0



VEHICLE LEGEND

- 6.4m SRV 300mm CLEARANCE
- 6.4m SRV OVERHANG
- 6.4m SRV CENTRELINE



PS120302 SK048

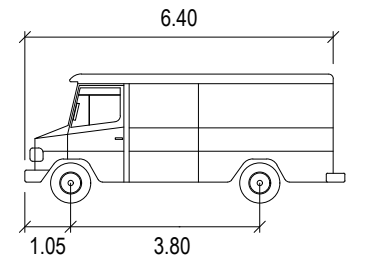
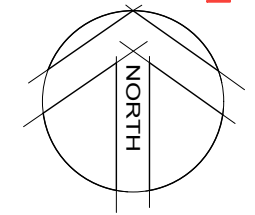
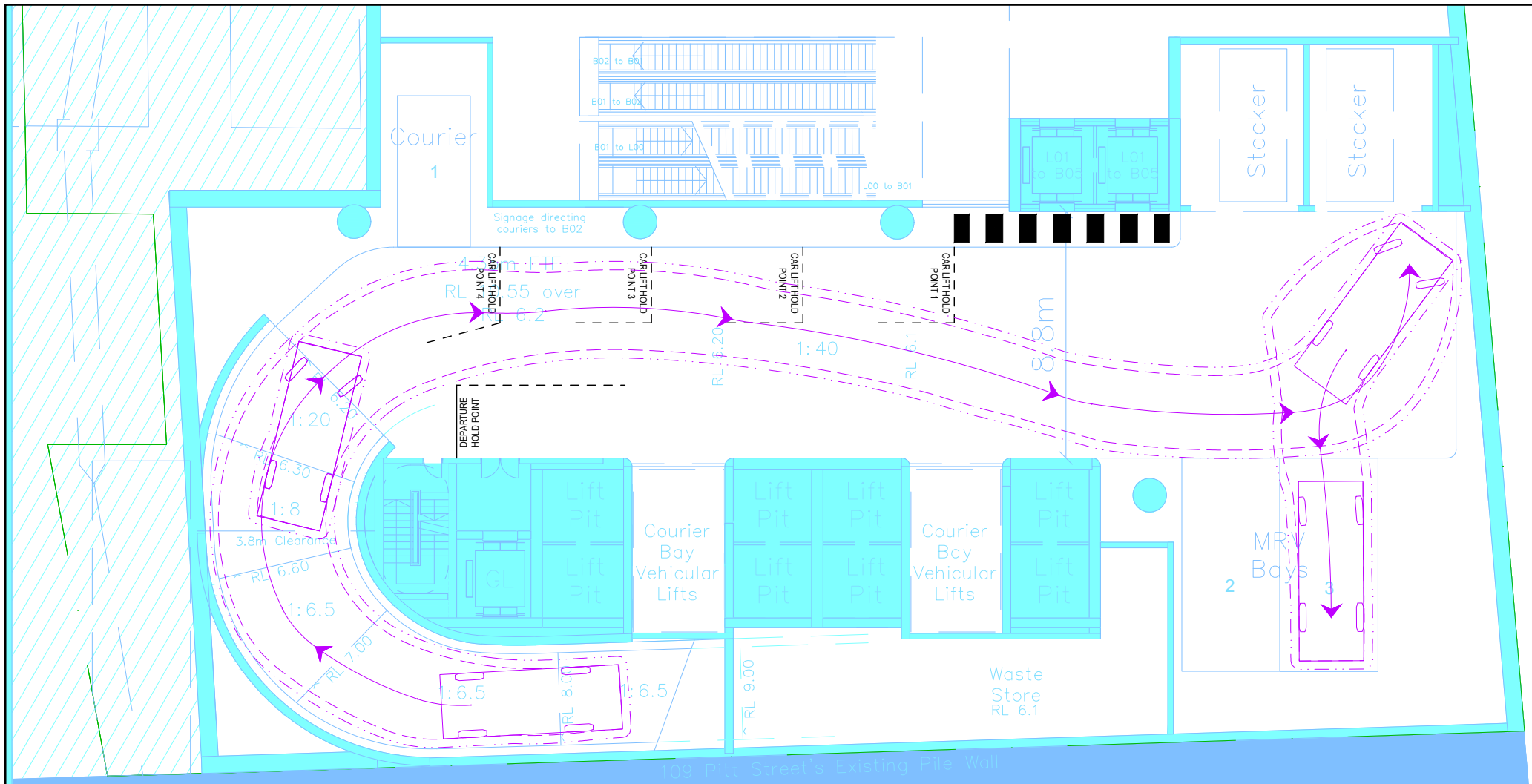
BASEMENT LEVEL 1
6.4m SRV - SITE INGRESS/EGRESS 02

C.H. 10.02.2022

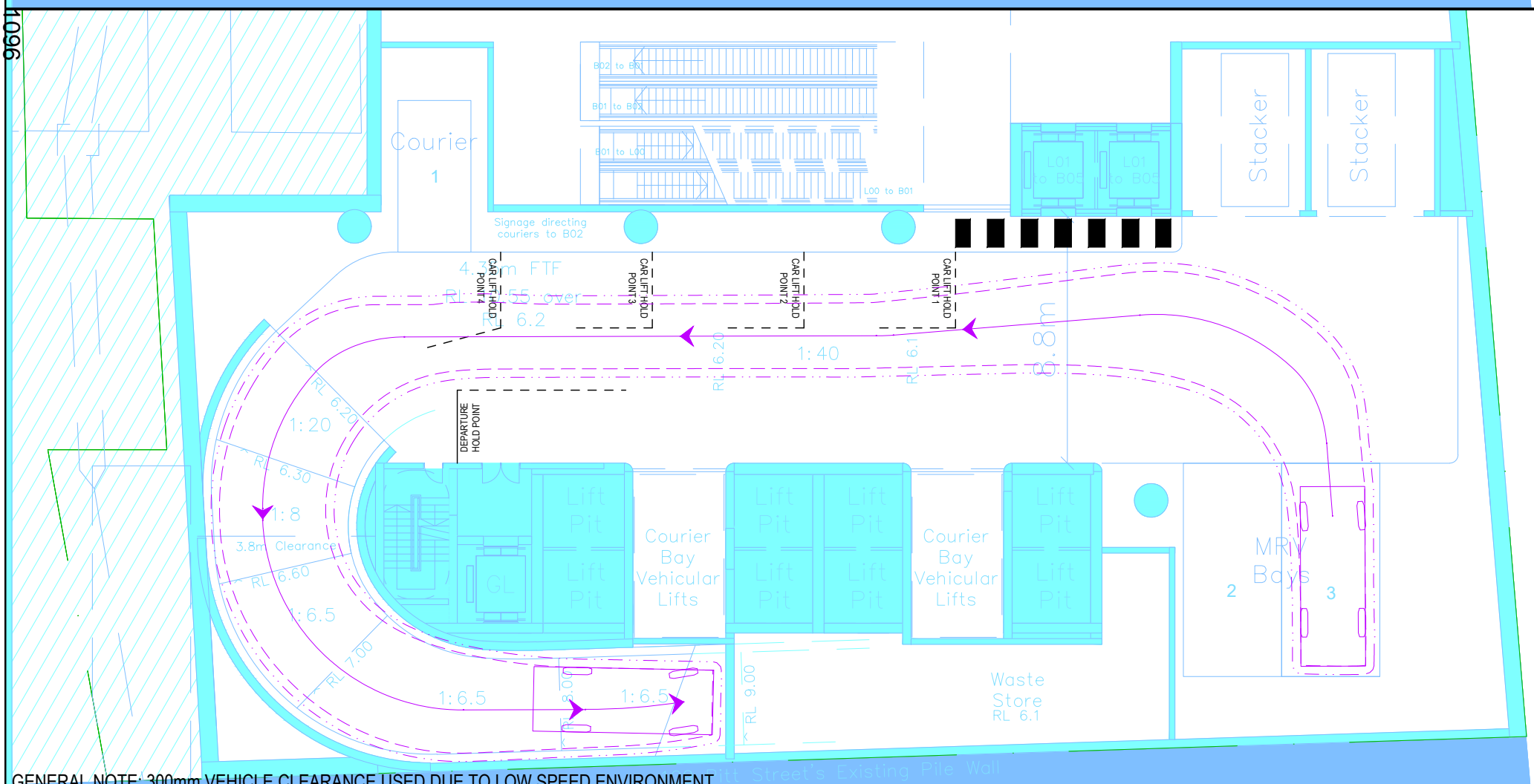


SCALE 1:200 @A3

GENERAL NOTE: 300mm VEHICLE CLEARANCE USED DUE TO LOW SPEED ENVIRONMENT

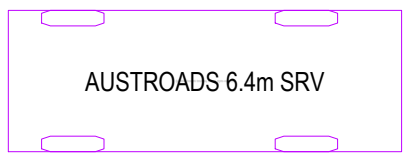


SRV	units
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0



VEHICLE LEGEND

- 6.4m SRV 300mm CLEARANCE
- 6.4m SRV OVERHANG
- 6.4m SRV CENTRELINE



PS120302 SK049

BASEMENT LEVEL 1
6.4m SRV - SITE INGRESS/EGRESS 03

C.H. 10.02.2022



SCALE 1:200 @A3

GENERAL NOTE: 300mm VEHICLE CLEARANCE USED DUE TO LOW SPEED ENVIRONMENT

APPENDIX C

CITY OF SYDNEY WMP
TEMPLATE



Appendix

Waste and Recycling Management Plan forms

- A Construction Waste and Recycling Management Plan A-2**
- B Demolition Waste and Recycling Management Plan A-4**
- C Operational Waste and Recycling Management Plan A-6**

A. Construction Waste and Recycling Management Plan



Refer to the Construction and Demolition Waste Requirements.

Site Address: DA Number:

Will you use Site Cleaners? Yes, for some work Yes, for all work No

Estimated total volume or weight of waste:

Please supply details of site cleaners used

ABN Number

Name

Phone Mobile

All Excavation Material (including from Swimming Pool excavations) Less than 10 m³ More than 10 m³, specify estimated volume below

Address if re-used off site

Name and Address of licensed landfill

Type of Material	How will you manage this waste?					
	Less than 10 m ³	On-site	Recycle (separate collection from site)	Recycle (off-site separation)	Landfill	% of material diverted from landfill
Bricks	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Concrete	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Tiles	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Timber	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Glass	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Ceiling tiles	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Metals (ferrous)	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Metals (non-ferrous)	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Carpet	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Electronic waste	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %
Total diversion of waste from landfill (needs to be minimum 80% diversion):						<input type="text"/> %

CONSTRUCTION WASTE TO BE ADDRESSED AS PART OF STAGE 2 DA APPLICATION

Principal Off-Site Recycler/s	Off-Site Recycler's Primary Markets for Materials (for residential developments over three storeys and all non-residential developments)	Principal Licensed Landfill Site

Declaration

Name of applicant (please print):

Signature of applicant:

Date:

CONSTRUCTION WASTE TO BE ADDRESSED AS PART OF STAGE 2 DA APPLICATION

B. Demolition Waste and Recycling Management Plan

Refer to the Construction and Demolition Waste Requirements.



Site Address:	<input type="text"/>	DA Number:	<input type="text"/>
Does demolition contain asbestos?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
All asbestos waste is to be managed in accordance with provisions of the NSW Work Health and Safety Regulation 2011 and the City of Sydney Asbestos Policy.	<input type="checkbox"/> Tick <input checked="" type="checkbox"/> if under 10 <input type="checkbox"/> Tick <input checked="" type="checkbox"/> if over 10		
WorkCover Licence No. and Class	<input type="text"/>		
Demolition contractor details	<input type="text"/>		
Licensed landfill	<input type="text"/>		

General demolition waste

Type of Material	Less than 10 m ³	Plasterboard	How will you manage this waste?				% of material diverted from landfill
			Recycle (separate collection from site)	Recycle (off-site separation)	Landfill		
Bricks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Timber (cladding)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Timber (structural)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Metal (ferrous)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Mixed recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/> %	
Total diversion of waste from landfill (needs to be minimum 80% diversion):						<input type="text"/> %	

DEMOLITION WASTE TO BE ADDRESSED AS PART OF STAGE 2 DA APPLICATION

Principal Off-Site Recycler/s	Off-Site Recycler's Primary Markets for Materials (for residential developments over three storeys and all non-residential developments)	Principal Licensed Landfill Site

Declaration

Name of applicant (please print):

Signature of applicant:

Date:

DEMOLITION WASTE TO BE ADDRESSED AS
 PART OF STAGE 2 DA APPLICATION

C. Operational Waste and Recycling Management Plan

Site Address: DA Number:

- Residential Only Development
- Mixed Residential/Non-Residential Development

Generation of waste

Refer to the Waste Generation rates in Guidelines.

RESIDENTIAL MULTI-UNIT Number of dwellings	Waste generation/ week (100L/dwelling)	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ week (120L/dwelling)	Nominated recycling bin size (L)	Total number of bins estimated
e.g. 6	600	240	3	720	240	3
e.g. 20	2000	660	3	2400	660	4
1						
103						

RESIDENTIAL SINGLE DWELLINGS Number of dwellings	Waste generation/ week (100L/dwelling)	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ week (120L/dwelling)	Nominated recycling bin size (L)	Total number of bins estimated	Food waste generation/ week (for single unit dwellings only)	Nominated food waste bin size (L) (for single unit dwellings only)	Total number of bins estimated
e.g. 1	100	120	1	120	120	1	40	60	1

REFER ATTACHED WASTE MANAGEMENT PLAN



NON-RESIDENTIAL
Calculate generation based on premises type and area

e.g Hotel (11,000 m ²)
e.g Restaurant (200 m ²)
1104

Waste generation/ L/day	Nominated waste bin size (L)	Total number of bins estimated	Recycling generation/ L/day	Total number of bins estimated	Food waste generation/ L/day	Nominated food waste bin size (L)	Total number of bins estimated
2200	660	4		5	1650	660	3
200	240	1		1	200	240	1

REFER ATTACHED WASTE MANAGEMENT PLAN

General requirements

All multi-unit residential and non-residential development is to address the following.

Refer to the [General Requirements section in Guidelines](#).

	Have the Guidelines been considered in conjunction with the City's <i>Waste Management Local Approvals Policy</i> (found at www.cityofsydney.nsw.gov.au)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Is there a waste and recycling storage area provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Is the waste and recycling areas located in a position that is convenient for both users and waste collection staff?	<input type="checkbox"/> Yes <input type="checkbox"/> No
1	Location of waste and recycling storage areas: (e.g. level 2)	Distance (m) from the waste and recycling storage area to the collection point
	<input type="text"/>	<input type="text"/>
		Size of waste and recycling storage areas (m ²)
		<input type="text"/>
	What is the total area of bin storage provided?	<input type="text"/> (m ²)
	Is the layout of the waste and recycling storage area designed to encourage easy recycling and separation of different waste types by all users?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	What is the ceiling height of the waste and recycling storage area?	<input type="text"/> m
	Have you submitted a detailed plan of the waste and recycling storage area, together with the nominated collection point and access pathway marked? Please include name and location of relevant drawings:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="text"/>
	Is there sufficient space provided for the estimated general waste and recycling bins PLUS handling?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	How much separate space is dedicated for storing bulky waste and problem waste?	<input type="text"/> m ²
	What type of storage space for bulky and problem waste has been allocated? (e.g. designated area, lockable cage, within waste and recycling storage room or other)	<input type="text"/>
	Is food waste or compostable material managed in any way? (tick the applicable management system/s below)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<ul style="list-style-type: none"> Suitable space available for composting and worm farming On-site food waste processing system Other (please specify) 	<input type="checkbox"/> <input type="checkbox"/> System type: <input type="text"/> <input type="text"/>

3	Is the collection point sufficiently accessible by collection operators?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	What is the maximum manual handling distance between the storage point and the collection point for bins?	<input style="width: 100px;" type="text"/> m	
	Are any collection and vehicle access points located adjacent to a habitable room?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	What is the maximum grade of the path for wheeling bins between a storage point and the collection point?	<input style="width: 50px;" type="text"/> : <input style="width: 50px;" type="text"/>	
	Are all externally located on-site collection points constructed within 15 metres from the property boundary?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Not applicable On-site collection only
	What is the clearance height allowed for collection vehicles to enter the site for collection?	<input style="width: 100px;" type="text"/> m	
	Is entry and exit of a collection vehicle from the site in a forward direction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Can collection vehicles service the development with minimal reversing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
4	<p>Have the following allowances been made for all collection points?</p> <ul style="list-style-type: none"> Vehicle access for collection and loading will provide for a maximum grade of 1:20 for the first 6 metres from the street, then a maximum of 1:8 with a transition of 1:12 for 4 metres at the lower A minimum width of driveway of 3.6 metres A minimum radius turning circle of 10.5 metres or provision for changing the facing direction 	<input type="checkbox"/> Yes <input type="checkbox"/> No	Refer to WMP and Traffic Report
	Who will be responsible for waste management (waste storage area management, cleaning, bin transfer, educating occupants etc.) for the development?	<input style="width: 100%; height: 20px;" type="text"/>	
	Will appropriate signage for waste storage areas and equipment (including bins) for effective waste management and safe handling be implemented where necessary?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Please provide an overview summary of the development's waste management system and arrangements, including a description of how occupants, cleaners and/or building management will use the waste management facilities and how waste will be stored, transported and collected. (This is to be consistent with the drawings attached. Please attach additional pages if more space required)</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>			

Multi-unit residential developments dwellings

All residential developments which shared waste and recycling bins are to address the following.

Refer to Multi-Unit Residential Developments Dwellings section in Guidelines.

1	Has space for at least two day's generation of waste and recycling been provided per unit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Is the waste and recycling storage area(s) easily accessible by all residents of the development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	How far is the waste and recycling storage area from the farthest residential dwelling?	<input type="text"/> m	
	Are you requesting any additional infrastructure in the waste and recycling storage room (carousel, optic sensors, number of bins, automatic bin exchange, size)? <i>If yes, fill in the section below</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2	Please detail the type of additional infrastructure:		
	<input type="text"/>		
	If a compactor is included, what is the proposed compaction ratio (it is not to exceed 2:1)?	<input type="text"/>	
	Will the development elect to have kerbside collection? (only applies to developments with less than 6 units that satisfy the requirements outlined in the General Requirements section)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	What type of problem waste will be dealt with in this development? (e.g. electronic waste, batteries, fluorescent tubes and mobile phones)	<input type="text"/>	
3	How much space in the waste and recycling storage area has been allocated for textile waste?	<input type="text"/> m ²	
	Will a chute system be utilised in the new development? If yes, will the chute system be a single (general waste) or dual system (two separate chutes for waste and recycling)? <i>If no, move onto question 5.</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> single or <input type="checkbox"/> dual
		<input type="checkbox"/> No	
	Has the chute system been designed according to the relevant minimum manufacturing standard?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	What is the total maximum travel distance from any residential dwelling entry to a chute system on any given storey? (It is not to exceed 30 metres)	<input type="text"/> m	
	Has the chute system been designed and certified according to the relevant acoustic standards?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

4	Is there a chute room on each habitable floor of a development with a chute system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Does the chute room include space for: <ul style="list-style-type: none"> recycling MGBs (if a single chute system is used) the chute inlet hopper spare MGBs large cardboard and/or bulky items to reduce the likelihood of blockages in chutes. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5	In which of the following ways will on-site collection of waste, recycling , textile waste and bulky items take place?		
	1 In the building's basement	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	2 At grade within the building in a dedicated collection or loading bay	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	3 At grade and off-street within a safe vehicular circulation system where, in all cases, vehicles will enter and exit the premises in a forward direction	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Residential single dwellings

All single-dwelling houses, small-scale villas or townhouse-type developments with bins allocated to and managed at each individual dwelling is to address the following.

[Refer to Residential Single Dwellings section in Guidelines.](#)

1	Has space for at least two day's generation of waste, recycling and food waste been provided per dwelling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Has storage area for one each of council's specified waste bins been allocated per unit? (including general waste, recycling, food waste and garden organics)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Has appropriate access between the waste and recycling storage area and kerbside collection point been allocated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Has sufficient space for the storage of bulky waste, textile waste and problem waste been allocated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Non-residential developments

All new non-residential developments are to address the following.

Refer to [Non-Residential Developments section in Guidelines](#).

1	How much space is dedicated for storing bulky waste and problem waste for recycling?	<input type="text"/> m ²	
	Dedicated space (in or attached to the waste and recycling storage area) is provided for the storage and recycling of food waste for collection	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	How much space has been allocated for management of re-usable items (such as crates, pallets, kegs and fit-out waste)?	<input type="text"/>	Details to be provided at Stage 2 DA
	Have kitchens, office tearooms, service and food preparation areas been designed with dedicated space to collect and recycle food waste?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Details to be provided at Stage 2 DA
	Has secure space for the storage of liquid wastes been allocated (such as chemicals, paints, solvents, and motor and cooking oil)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
4	Will collection of non-residential waste take place inside the new development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
5	Will the site employ the use of a waste caretaker or cleaner for managing non-residential waste?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Will the development employ on-site weighing of waste materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No	To be considered at Stage 2 DA
6	Has the 'Non-Residential Developments' section of the Guidelines been consulted for specific requirements of different non-residential occupancies at the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Mixed use developments

All developments containing both residential and non-residential units are to address the following.

Refer to [Mixed Use Developments section in Guidelines](#).

1	Has separate waste and recycling storage been allocated for residential and non-residential aspects of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Will the collection point be shared for residential and non-residential waste?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Have relevant site plans identified the storage areas, collection points and management systems for both residential and non-residential waste streams?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Declaration

Name of applicant (please print):

Signature of applicant:

Date: