

Attachment A15

Waste Management Plan

Client
Stasia Holdings Pty. Limited.

Date
19 January 2024

Planning

Transport

Urban Design

Waste Management

Waste Management Plan

232-240 Elizabeth Street, Surry Hills (NSW)

ratio:

ratio.com.au

Project
232-240 Elizabeth Street, Surry Hills
(NSW)

Prepared for
Stasia Holdings Pty. Limited.

Our reference
19655W-R01F02

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Version	Date	Issue	Prepared by	Checked by
R01D01	7/11/2022	Draft-Planning Proposal	W. Psiwa	L. Harris
R01F01	14/11/2022	Final-Planning Proposal	W. Psiwa	L. Harris
R01F02	19/01/2024	Updated WMP	W. Psiwa	L. Harris

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1. Introduction

1.1. Project Details

Site Address

232-240 Elizabeth Street, Surry Hills (NSW)

Local Council

Sydney City Council (Phone: 02 9265 9333)

Planning Application Number

To be assigned

Development Summary

Level	Waste Source	Days of Operation/Week	Net Lettable Area (m ²)
Ground Level	Office	7	80
Ground level	Restaurant	7	448
Level 1	Office	5	714
Level 2	Office	5	714
Level 3	Office	5	714
Level 4	Office	5	714
Level 5	Office	5	714
Level 6	Office	5	714
Level 7	Office	5	714
Level 8	Office	5	539
Level 9	Office	5	274
Total			6,339

1.2. Purpose

This Waste Management Plan has been prepared to accompany the planning proposal application.

1.3. Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

1.4. Relevant Guidelines and Policies

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- City of Sydney- Guidelines for Waste Management in New Developments (2020).
- City’s Sustainable Sydney 2030 –Community Strategic Plan (2017–2021).
- NSW-Better Practice Guide for Waste Management in Muti-Unit Dwellings (2008).
- EPA Noise Control Guidelines (2021).

2. Operation Waste Management Guide

2.1. Guide for Tenants

General Waste Disposal

- Tenants shall place general waste into dedicated general waste receptacles (to be provided by the tenant).
- Tenants shall take full general waste receptacles to the waste room and empty them into the general waste collection bins.
- General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics Disposal

- Tenants shall place food scraps into dedicated organics caddies (to be provided by the supplier of the organics processing unit).
- Tenants shall take full organics caddies to the waste room and empty them into the organics processing unit.
- Organics must be unbagged or placed within approved compostable bags prior to being placed into the organics processing unit.
- In the event that the organic processing unit breaks down, organics will be placed into the 240L bins provided in the organics room.

Recycling Disposal

- Tenants shall place recycling into dedicated recycling receptacles (to be provided by the tenant).
- Tenants shall take full recycling receptacles to the waste room and empty them into the recycling collection bins.
- Bottles, cans, and containers must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>) prior to being placed into the recycling collection bins.

Disposal of Other Waste Streams

- **Soft Plastics:** tenants shall take soft plastics to a nearby drop-off location.
- **E-Waste:** tenants shall take e-waste to a dedicated e-waste bin located within the waste room (e-waste bin to be provided by an e-waste collection contractor). Tenants can also take e-waste to a nearby drop-off location.
- **Bulky Waste:** tenants shall take bulky waste to the dedicated bulky waste room. Bulky waste shall be collected by a bulky waste collection contractor on an as-required basis (to be arranged by Building Management).

2.2. Guide for Building Management

Building Management will be responsible for the following:

- Ongoing management of the waste management system including the maintenance of all waste rooms, the chute system, organics processing unit, and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging an appropriate contractor(s) to conduct services, replacements, or upgrades, as required.
- Ensure site safety for all building users and contractors.
- Abide by all relevant OH&S legislation, regulations, and guidelines.
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers.
- Provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities.
- Engaging and managing the waste collection contractor(s).
- Ensuring the waste collection contractor(s) have access to the loading dock on collection days.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management system and the locations of the waste rooms.
- Informing all waste system users that bagged recycling and glass is not permitted.
- Advising all waste system users on where and how to dispose of their organics, e-waste, and bulky waste.
- Engaging a specialist contractor to collect and dispose of cooking oil associated with the tenancies.
- Securing all waste rooms and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Servicing all public areas through sweeping and removal of litter on a regular basis to prevent stormwater pollution.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the waste rooms, organics processing unit, and associated waste management equipment are provided as per the design requirements outlined in Section 6.

2.3. Waste Management Plan Communication Strategy

It is Building Management's responsibility to ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream. It is highly recommended that this Waste Management Plan is electronically provided to all tenants.

The waste collection contractor(s), and organics processing unit supplier (in conjunction with Building Management) shall provide educational material to inform all waste system users about the development's waste management system and advise all waste system users how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.4. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, Building Management shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Assessment

City of Sydney’s Guidelines for Waste Management in New Developments specify the following waste generation rates relevant to the development:

Offices

Adopted for all office spaces

- General Waste: 15 L/100m² floor area/day
- Recycling: 25 L/100m² floor area/day
- Organics: 5 L/100m² floor area/day

Restaurant

Adopted for the restaurant

- General Waste: 100 L/100m² floor area/day
- Recycling: 500 L/100m² floor area/day
- Organics: 100 L/100m² floor area/day

It has been assumed that the office spaces will be in operation for five days per week and the restaurant will be in operation for seven days per week.

Applying the above waste generation rates, the waste generation estimates are outlined in Tables 3.1, 3.2 and 3.3 below.

Table 3.1: General Waste Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/Week	General Waste Generation Rate (L/100m ² /day)	General Waste Volume (L/Week)
Restaurant	448	7	100	3,136
Office	80	5	15	60
Office	5,811	5	15	4,358
Total	6,339	-	-	7,554

Table 3.2: Organics Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days Operation/Week	Organics Generation Rate (L/100m ² /day)	Organics Volume (L/Week)
Restaurant	448	7	100	3,136
Office	80	5	5	20
Office	5,811	5	5	1,453
Total	6,339	-	-	4,609

Table 3.3: Recycling Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/Week	Recycling Generation Rate (L/100m ² /day)	Recycling Volume (L/Week)
Restaurant	448	7	500	15,680
Office	80	5	25	100
Office	5,811	5	25	7,264
Total	6,339	-	-	23,044

4. Waste Equipment and Storage Requirements

4.1. Waste Storage Requirements

The waste storage requirements for the development are outlined in Table 4.1 below.

Table 4.1: Refuse Room Equipment & Storage

Waste Stream	Bin Size (L)/Equipment Type	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
General waste	1100	3	1330	1240	1070	3.98
Organics	Organics Processing Unit (Enrich 360 300L)	1	1460	1100	1300	1.43
Organics*	120	5	930	480	545	1.31
Recycling	1100	8	1330	1240	1070	10.61
E-waste	240	1	1060	585	730	0.43
Total Footprint Required Excluding Circulation (m²):						17.76
Total Area Provided (m²)						101.00

* As the organic processing unit reduces waste volumes by approximately 80%, it is expected that 5x120L organics bins will be filled per week with fertiliser (by-product of the processing unit), to be collected by the processing unit supplier, or used on gardens.

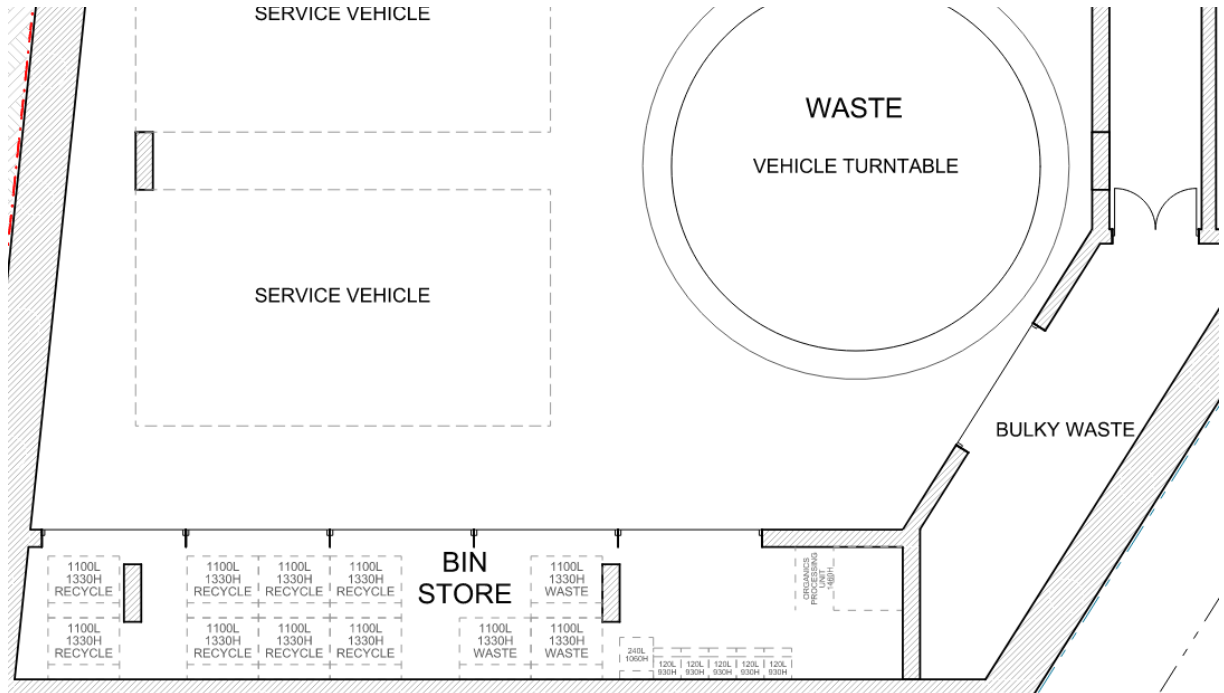
Table 4.2: Bulky Waste Room equipment & storage

Waste Stream	Storage area	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
Bulky waste	4 sqm storage area	-	1000	4000	1000	4.00
Total Footprint Required Excluding Circulation (m²):						4.00

4.2. Refuse and Bulky Waste Room Layout

The proposed refuse and bulky waste room layout is shown below in Figure 4.2.

Figure 4.2: Refuse and Bulky Waste Room Layout



5. Waste Collection Details

5.1. Waste Collection Requirements

Table 5.1: Refuse Room Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency	Capacity (L/week)
General Waste	7,554	1100	3	Three times weekly	9900
Organics	4,609	Organics Processing Unit (Enrich360 ES300L)	1	N/A	200-300kg/day
	576	120	5	Weekly	600
Recycling	23,044	1100	8	Three times weekly	26400
E-waste	N/A	240	1	On-call	N/A
Bulky Waste	N/A	-	4 sqm storage area	On-call	N/A

*Note: Based on Nabers Organics Density Data of 280 kg/m³, the development is expected to produce 1,295 kg of waste per week, or 185 kg of waste per day. Therefore, the recommended organic processing unit capacity is sufficient.

5.2. Waste Collection Methodology

Waste shall be collected from the basement level by a private waste collection contractor.

The nominated waste collection vehicle is the 6.4-metre-long mini rear loader, which has a travel height clearance requirement of 2.2m and an operational height clearance requirement of 2.5m when collecting 1100L bins.

The waste collection vehicle will access the bin room via the car lift, and stop on the turntable provided. The contractor will be responsible for transferring bins to the rear of the waste vehicle and returning the emptied bins back to their original position once collection is complete. The collection procedure is expected to take no longer a few minutes.

The collection vehicle will then use the turn table to manoeuvre and exit the basement, via the car lift.

5.3. Waste Collection Time

“Annoyance created by industrial waste collection tends to intensify in the early-morning period. To this end, early-morning collections should be restricted to non-residential areas to minimise early morning disturbances. Where a residential area is impacted by noise from the collection of refuse, then collections should be restricted to the times contained within the schedule.

- Refuse bins should be located at sites that provide minimal annoyance to residential premises.
- Compaction should be carried out while the vehicle is moving.
- Bottles should not be broken up at collection site.
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances.
- Noisy verbal communication between operators should be avoided where possible.

Schedule: Industrial waste collection

One collection per week

6:30 am – 8 pm Monday to Saturday

9 am – 8 pm Sunday and public holidays

Two or more collections per week

7 am – 8 pm Monday to Saturday

9 am – 8 pm Sunday and public holidays

Note: Section 167 of the *Environment Protection Act 2017* deals with the emission of unreasonable noise from residential premises. This provision of the Act is not limited to the schedule and may be enforced at any time.” (EPA Victoria, 2021, p.6-7).

6. Design Standards

6.1. Refuse Room Design Requirements

- Comply with Building Code of Australia (BCA) and all relevant Australian Standards;
- Allow storage of all collection bins on site at all times;
- Allow easy access for users of the bins;
- Allow easy, direct and convenient transfer of bins to the collection point;
- Bin rooms shall be appropriately screened to prevent unsightly impacts on amenity; and
- Artificial light shall be provided where necessary outside the bin room to enable occupiers of the site to always dispose of waste safely and appropriately.
- The bin rooms shall be sized to accommodate all waste arising on the premises together with any associated equipment for handling the generated waste. The area designated for bin storage is based on the number of bins and the physical dimensions of the bins;
- The bin room shall be maintained to ensure that the aesthetics of the development are not compromised.
- Each bin shall be accessible and manoeuvrable in and out of the bin room with minimum handling of other bins; and
- The floor of the bin rooms shall be constructed of concrete (or similar) and shall be finished to a smooth even surface covered at the intersection of walls and plinths.
- The bin rooms shall be ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2;
- Ventilation openings shall be protected against flies and vermin;
- Doors shall be tight fitting;
- A graded bin washing area (connected to wastewater, with a litter trap connected to prevent wastewater pollution) and wall-mounted hosecock should be provided for washing bins, in accordance with the relevant authority requirements.

6.2. Bin Colour Requirements

- General waste bins with a black body and red lid.
- Organics bins with a black body and light green lid
- Recycling bins with black body and yellow lid.
- E-waste bin with black body and grey lid.

6.3. Internal Waste Receptacle Requirements

- Suitably sized receptacles no larger than 60 litres for general waste, organics, recycling, to ensure ease of manual handling. Note: If receptacles are larger than 60 litres, a bin lifter will be required in the refuse room.

7. Contact Information

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Organic Processing Unit	Closed Loop	1300 762 166	https://closedloop.com.au/
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A : Plans Assessed

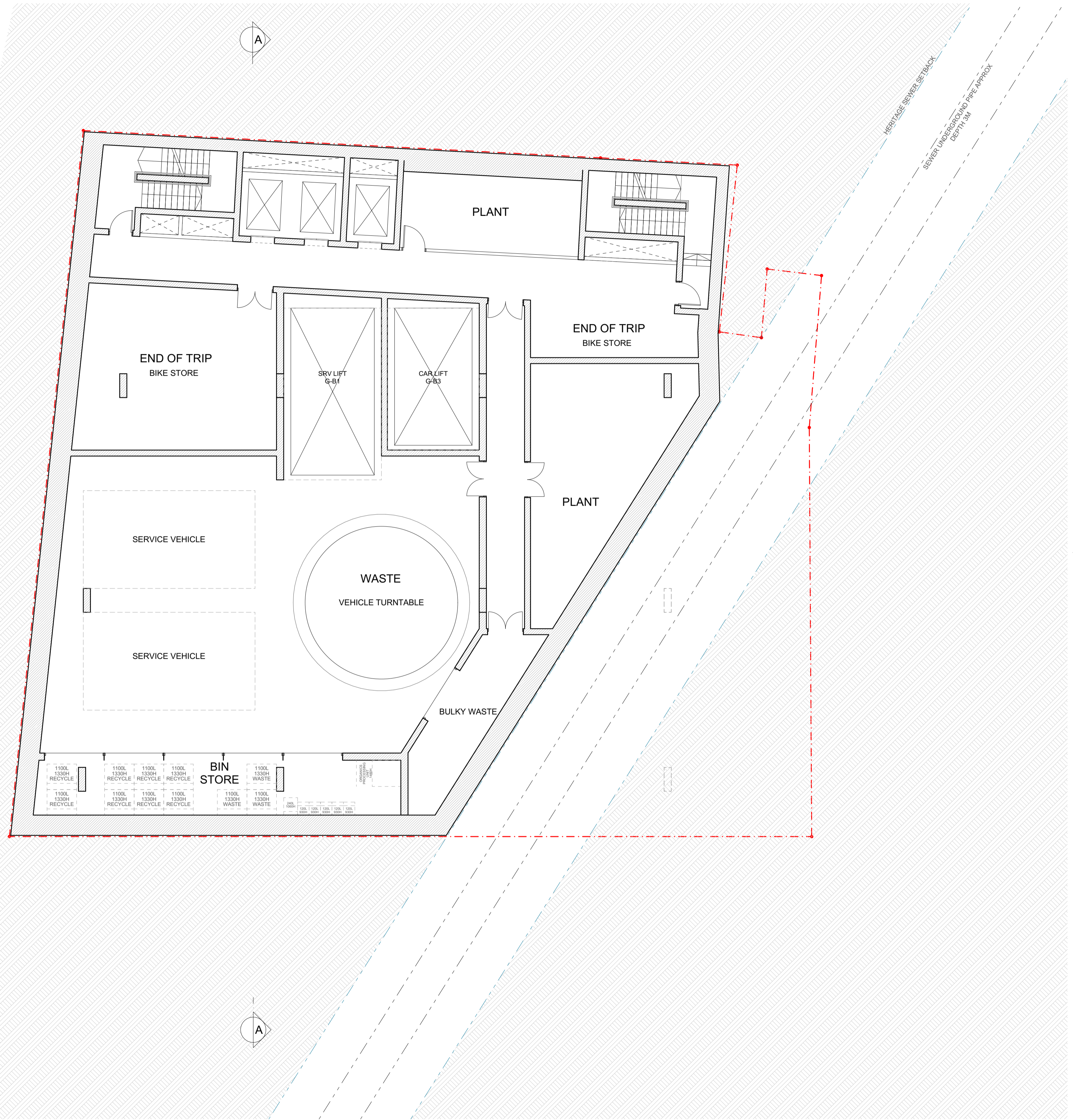
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BASEMENT 1
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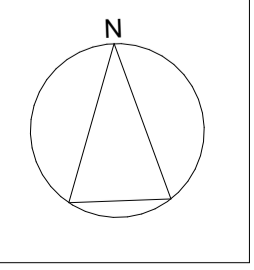
This drawing is to be read in conjunction with all relevant project documentation (incl. written architectural specifications) and all specialist consultant documentation incl. but not limited to structural, mechanical, electrical, and hydraulic engineering documentation.
Do not scale from this drawing. Only figured dimensions shall be used.
Report any discrepancy between this drawing and other project documentation immediately to the architect for clarification prior to commencement of related work on site.
All sizes of structural components that are shown on these architectural documents are for reference only. Refer to structural engineer's drawings for structural dimensions and architectural drawings for concrete set out dimensions.
Shop drawings are to be completed for all metalwork, joinery and specified trade items and reviewed by the architect (and structural engineer where required) prior to fabrication.
Refer to the 'Architectural Drawing Notes Page' for further notation.

DRAWING ORIGINAL SIZE A1



Issue	Date	Description
P8	22/03/2023	Information
P7	22/11/2022	Consultant Issue
P6	9/11/2022	Consultant Issue
P5	2/11/2022	Client Issue
P4	19/10/2022	Consultant Issue
03	17/10/2022	Consultant Issue
02	10/10/2022	Client Review

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Project: 232-240 Elizabeth Street, Surry Hills			
Site: 232-240 Elizabeth Street, Sydney NSW			
Client: STASIA PTY LIMITED			
Scale: 1:100 @ A1	Drawn By: AF	Checked 1: AF	Checked 2: LE
		Approved:	

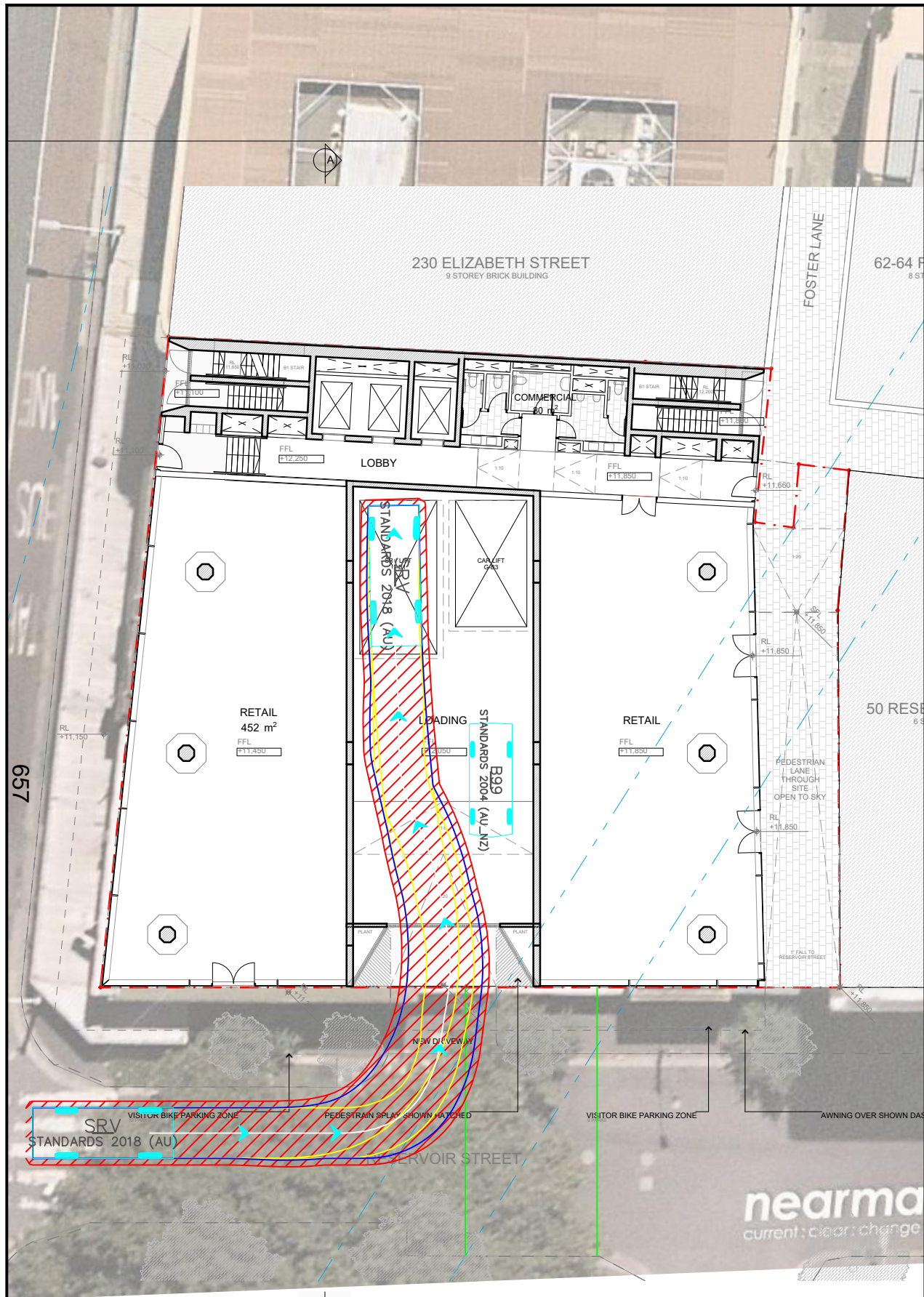
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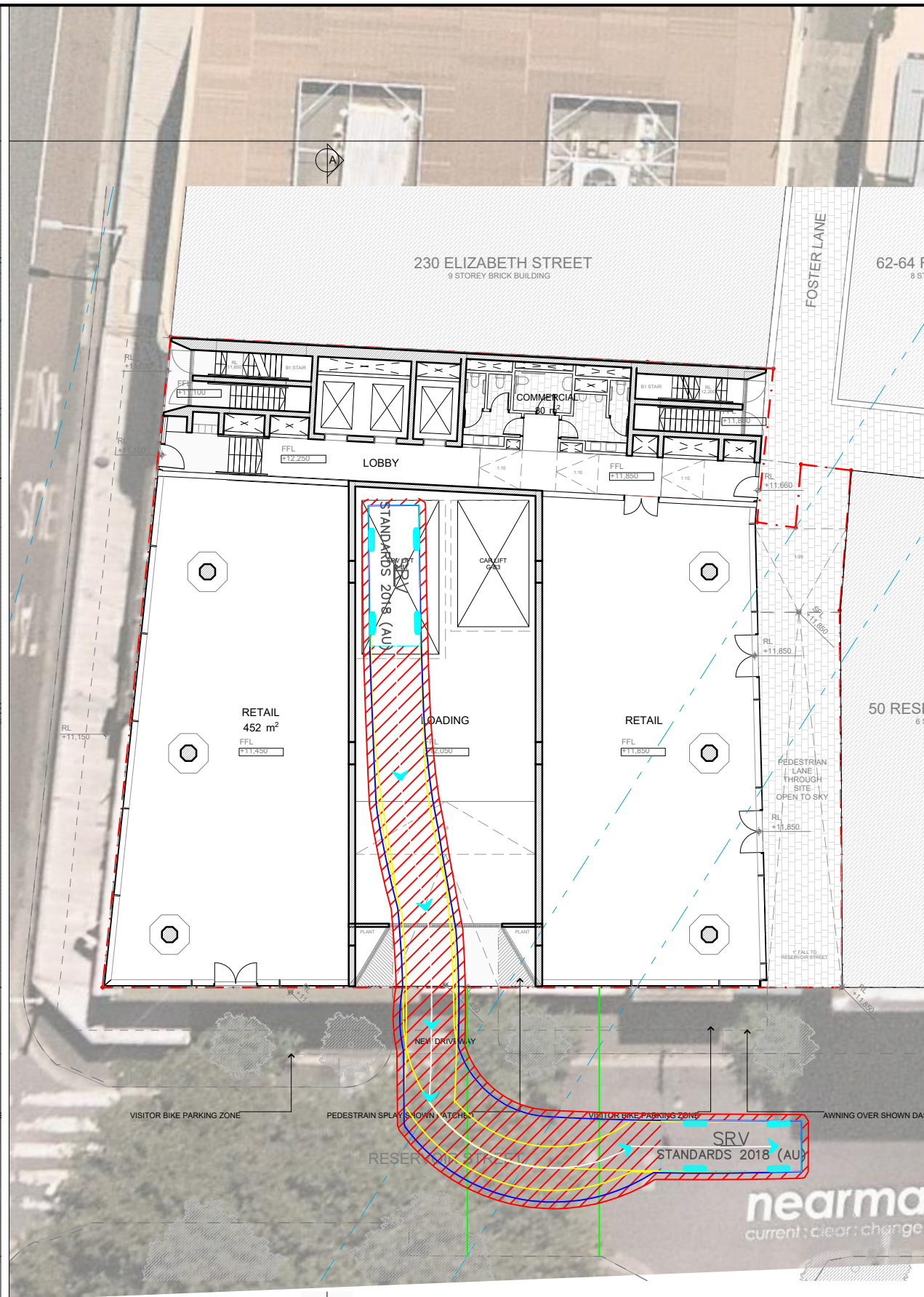
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Drawing Number: PP 1003	Issue: P10

Print Date: Thursday, 20 July 2023 15:56:48

Appendix B : Swept Path Assessment



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PD	19/10/2022	Consultant Issue																		
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Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

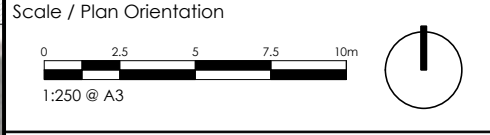
Rev.	Revision Note	By	Date
A	Swept Path Analysis	HD	09-11-22

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
Candalepas Associates

Client
STASIA Pty Ltd



Project Description
232-240 Elizabeth Street
SURRY HILLS NSW 2010

Drawing Prepared By

TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS

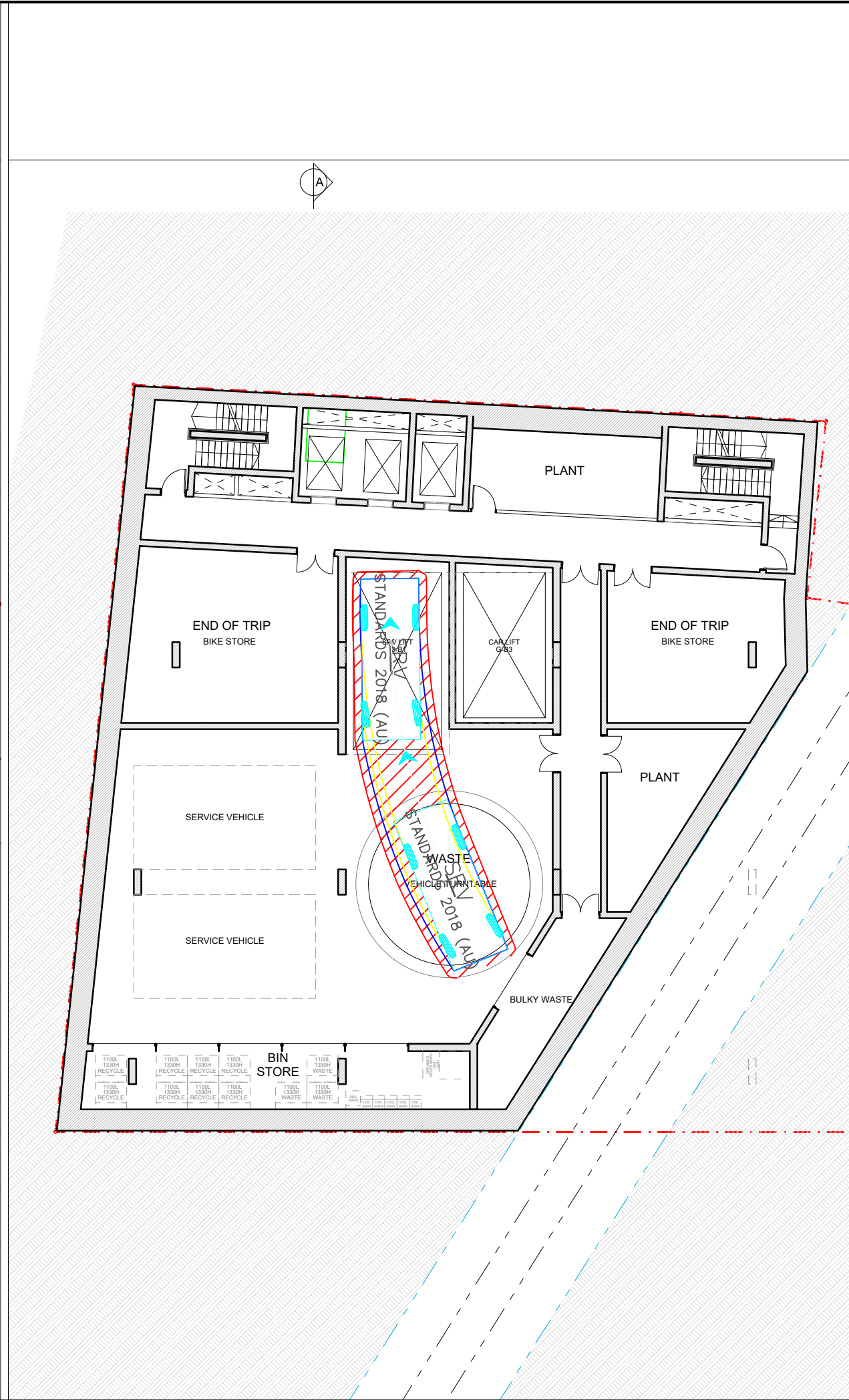
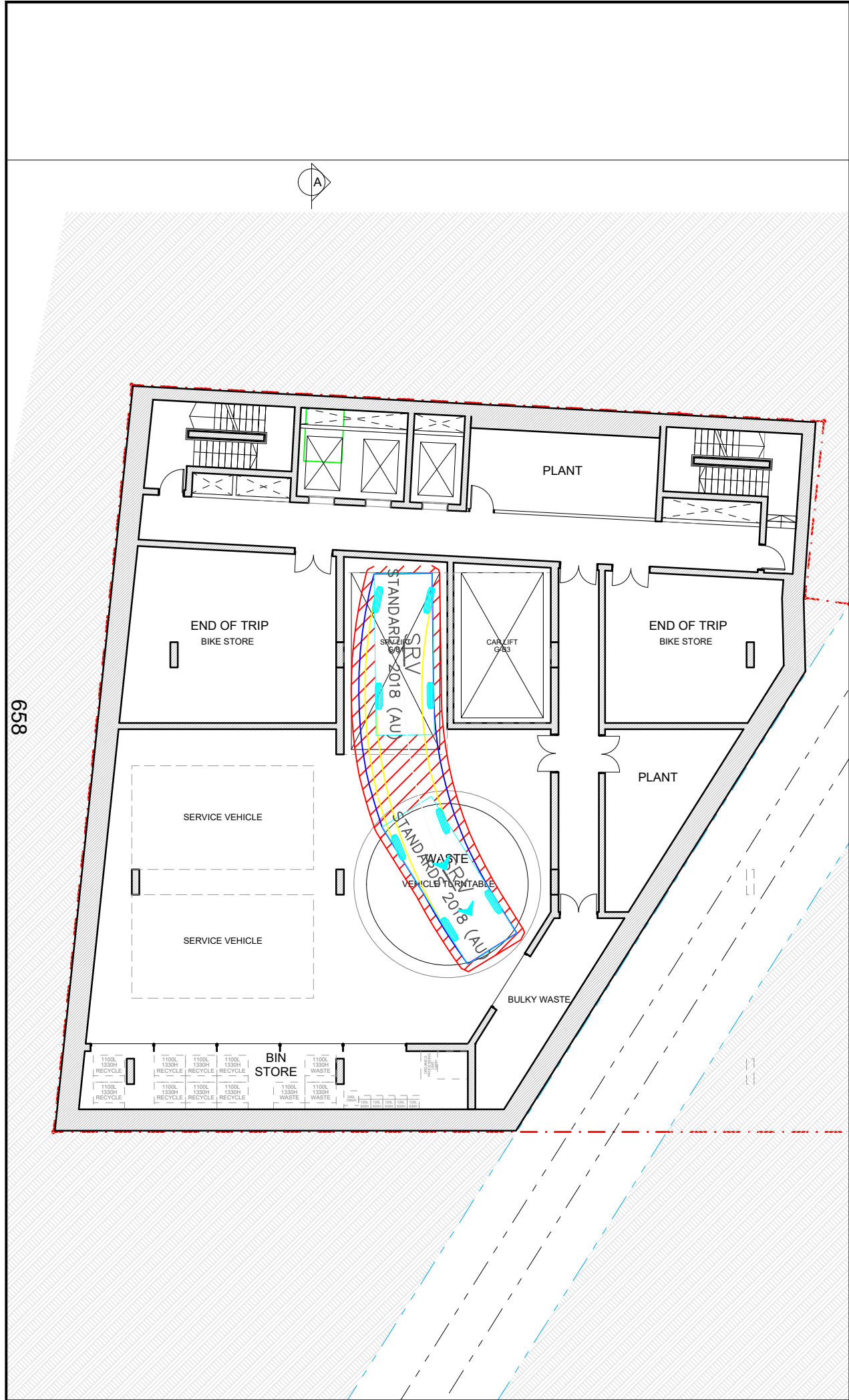
Suite 2.08, 50 Holt Street t: +61 2 8324 8700
Surry Hills, NSW 2010 f: +61 2 9830 4481
PO Box 1124 w: www.traffix.com.au
Strawberry Hills, NSW 2012

Drawing Title
Swept Path Analysis
6.4m Small Rigid Vehicle
Ground Floor
Left: Entry Movement Right: Exit Movement

Drawn: HD Checked: - Date: 09-11-22

21.338d05v01 TRAFFIX [230322 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
21.338	PP	TX.01	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	HD	09-11-22
B	Updated Plans	HD	24-02-23

Swept Path Legend

	Wheel Path
	Vehicle Body Envelope
	Clearance Envelope (300mm)

Architect
 Candalepas Associates

Client
 STASIA Pty Ltd



Project Description
 232-240 Elizabeth Street
 SURRY HILLS NSW 2010

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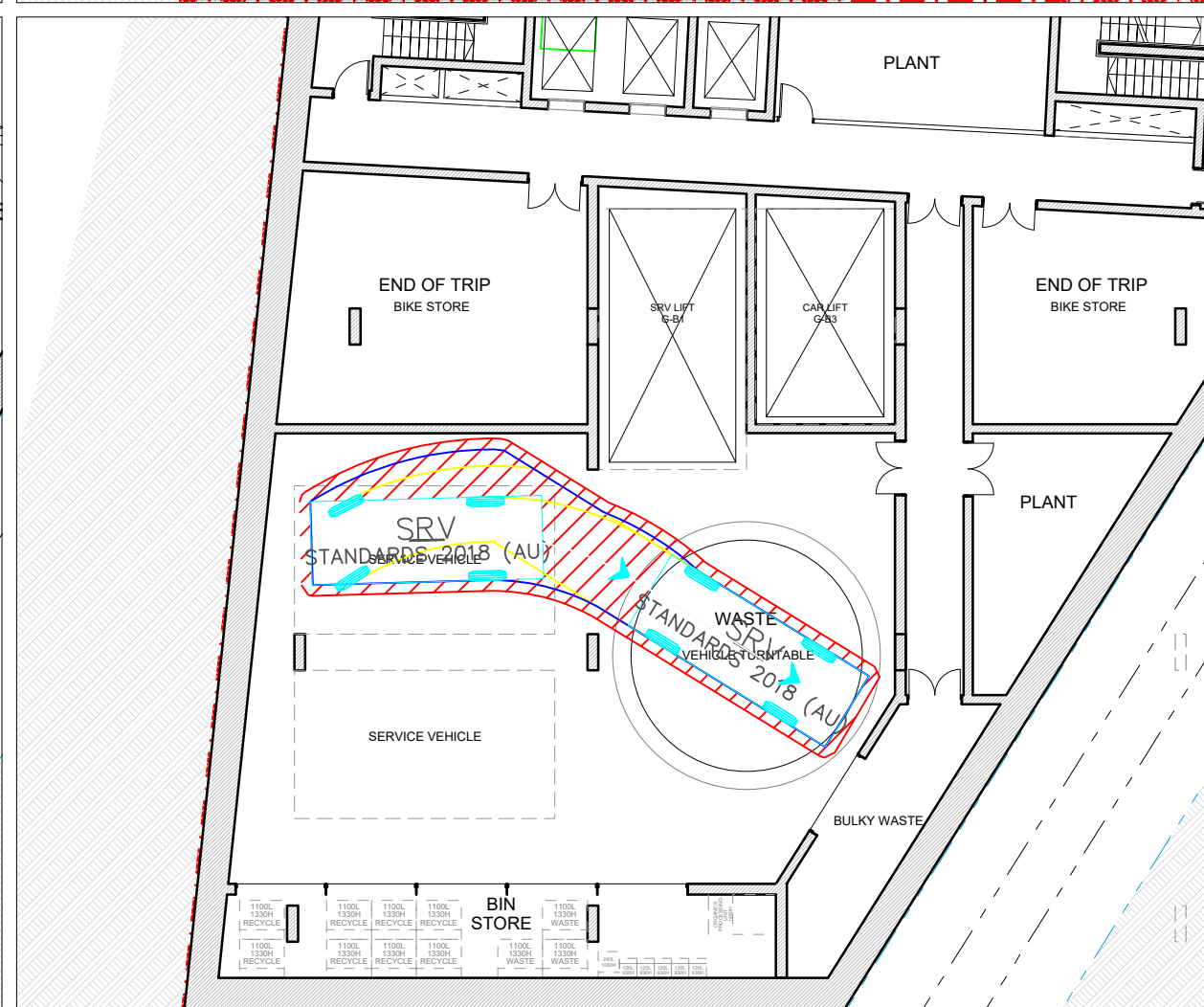
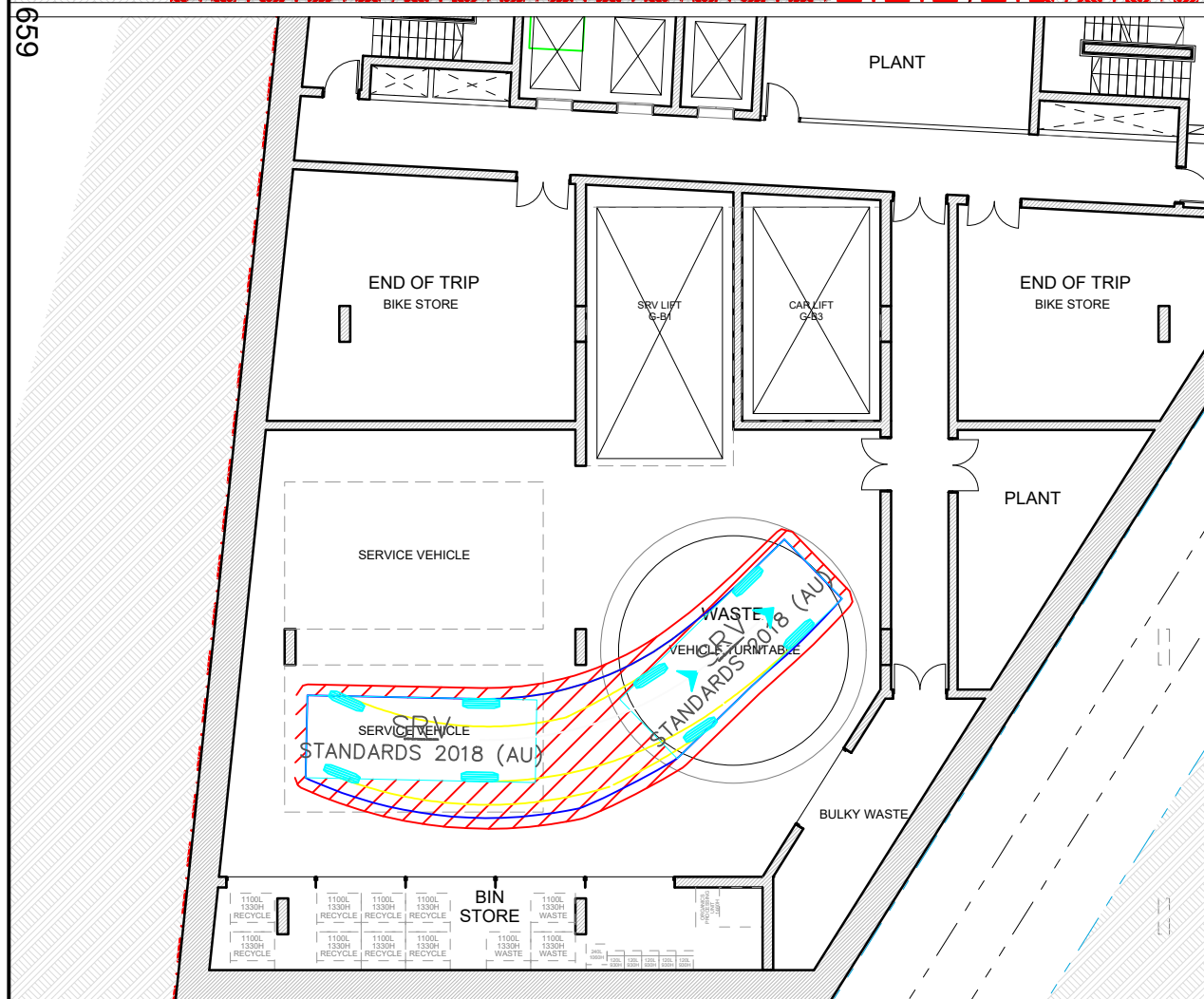
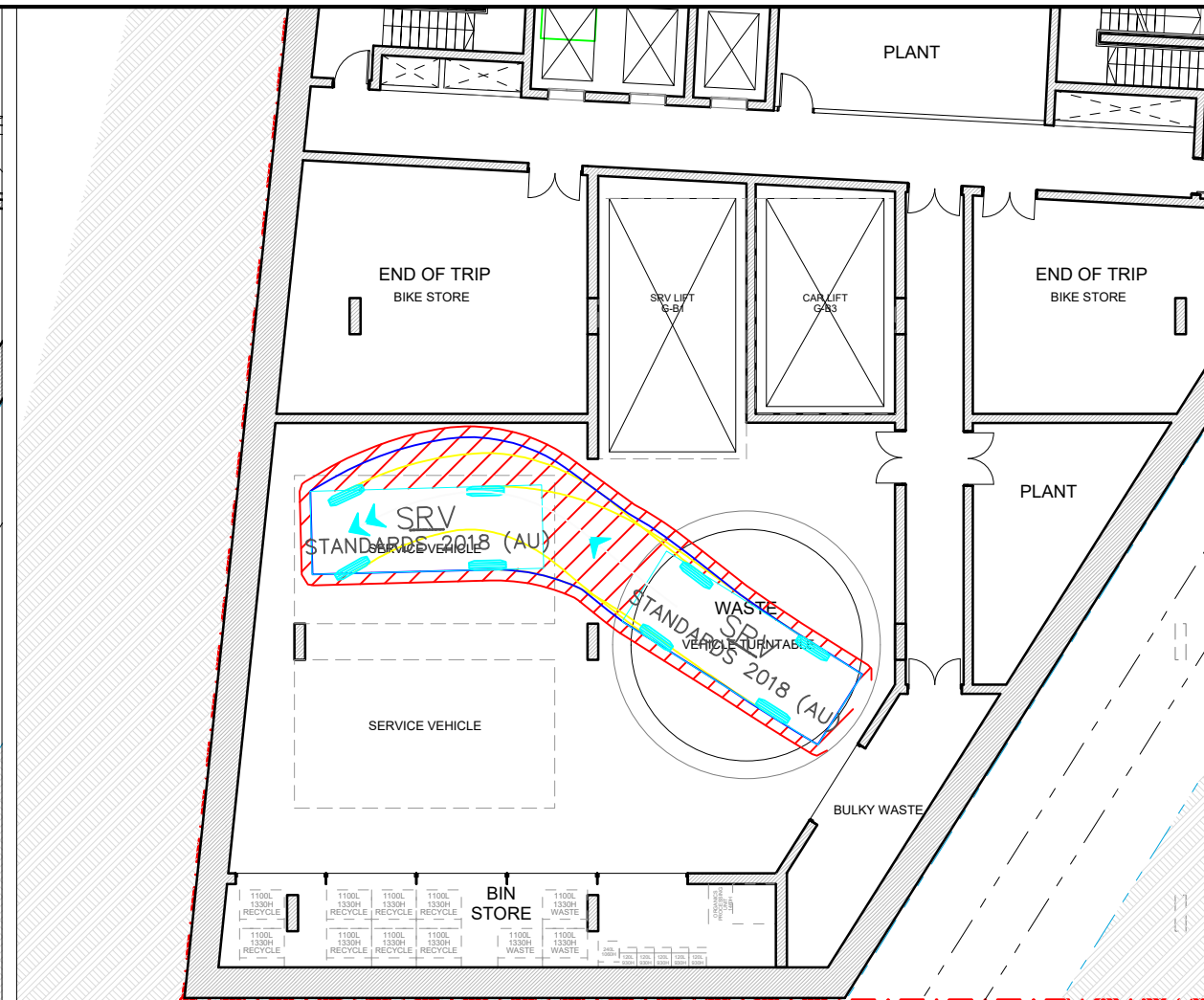
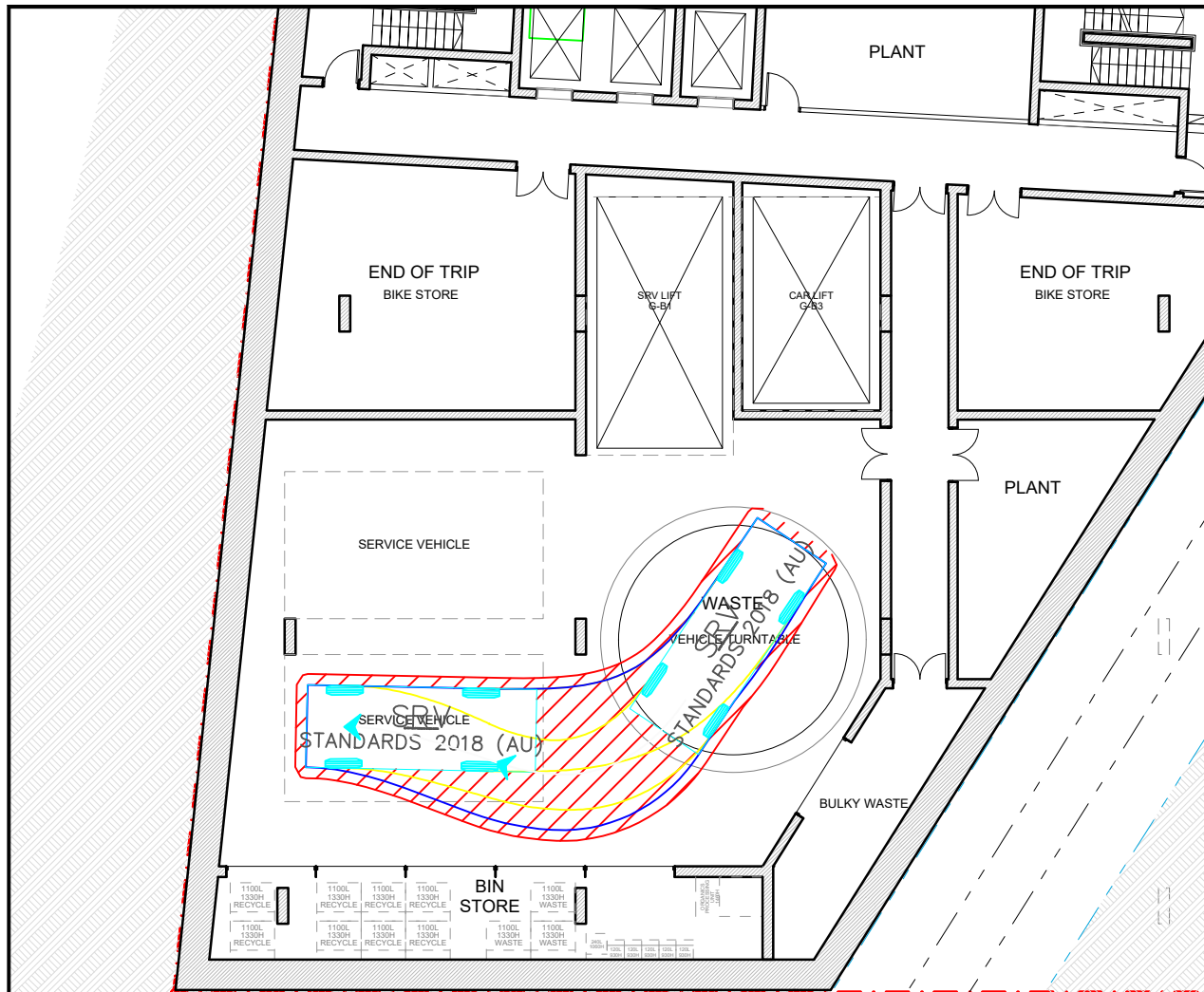
Drawing Title
 Swept Path Analysis
 6.4m Small Rigid Vehicle
 Basement 1
 Left: Basement Entry Movement
 Right: Basement Exit Movement

Drawn: HD Checked: - Date: 09-11-22

21_338d05v01 TRAFFIX [230322 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
21.338	PP	TX.03	A

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Notes:
 This drawing is prepared for information purposes only. It is not to be used for construction.
 TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.
 Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

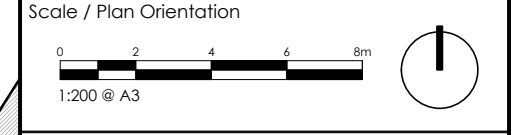
Rev.	Revision Note	By	Date
A	Swept Path Analysis	HD	24-03-23

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
 Candalepas Associates

Client
 STASIA Pty Ltd



Project Description
 232-240 Elizabeth Street
 SURRY HILLS NSW 2010

Drawing Prepared By

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Drawing Title
 Basement 1 - 6.4m Small Rigid Vehicle
 Left Top: Space 1 Entry Movement
 Left Bottom: Space 1 Exit Movement
 Right Top: Space 2 Entry Movement
 Right Bottom: Space 2 Exit Movement

Drawn: HD	Checked: -	Date: 24-03-23
Project No. 21.338d5v01	Drawing Phase PP	Drawing No. TX.05
Rev. A		

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21.338d5v01 TRAFFIX [230322 Plans] Design Review.dwg