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Waste Management Strategy Cardinal Freeman Village Masterplan

Cardinal Freeman Village
137 Victoria Street, Ashfield

PREPARED FOR: Aevum Limited
DATE: September 2009

telephone **02 9256 5600**
fax 02 9247 5825

level 1, 156 gloucester street,
sydney, NSW 2000

Waste Management Strategy

Cardinal Freeman Village, Masterplan

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1. Overview

The following waste management plan has been prepared by Greengate Consulting to form part of the Environmental Assessment submission to the Department of Planning for the proposed redevelopment of Cardinal Freeman Village at Ashfield.

This waste management plan has been developed in accordance with Ashfield Municipal Council DCP 'Planning for Less Waste' (part D1) and DECC's 'Better Practice Guide for Waste Management in Multi Unit Dwellings.'

The scope of this report is limited to operational management of waste including:

- Residential, commercial and clinical waste management, consolidation and storage,
- Individual and inter-building, perimeter bin storage, and
- Operational objectives to guide management for the life of the project.

A primary consideration in the preparation of this strategy is resident amenity. Existing and future residents will benefit from the implementation of the strategy in the following ways:

- Improved pedestrian safety and priority on share ways within the Village;
- Easier access to localised bin enclosures;
- Cessation of larger waste management vehicle accessing the site;
- Minimisation of service vehicle use of internal roads;
- Improved function and appearance of commercial and aged care waste management.

This plan sets out the waste management objectives for the overall masterplan proposal. It is expected that more detailed waste management plans will be specified during the detailed design phase of each project application.

This report does not detail demolition or construction waste management techniques. For information refer to Civil Engineer's statement.

2. Background

2.1. Independent Living Unit (ILU) Waste Management

The Cardinal Freeman Village (the 'Village') occupies a full suburban block, bounded by Victoria, Clissold, Queen and Seaview Streets in Ashfield. The Village, owned and operated by Aevum limited, currently contains 180 independent living units ('ILUs') which house approximately 200 residents.

The current waste management practice for these ILUs relies on the Council managed collection system utilised by all residential dwellings within the Ashfield Local Government Area (LGA).

Nine (9) consolidated bin enclosures for ILU residents are provided around the perimeter of the site, directly adjacent to each of the four roads that bound the site. Existing bin storage areas are located near vehicular and pedestrian entrances to the Village. Access to the enclosures from each residential dwelling is provided by an extensive path system.

The ILU resident bin enclosures accommodate a total of 85 no. 240 litre "wheely" bins for general waste (44 no.) and recycled waste (41 no.).

Residents are responsible for depositing general and recycling waste in the closest bin enclosure to their dwelling. Aevum grounds staff maintain the cleanliness of the bin enclosures and are responsible for transport of bins kerbside for collection and returning them to the enclosures.



Existing bin enclosures located at perimeter of village behind the existing stone fence.



Example of existing resident bin enclosure.

Resident's general waste is collected by Council's waste contractor on a weekly basis (currently Mondays), while recycled waste is collected fortnightly.

Resident's recycle waste in accordance with Ashfield Council's recycling. Signage is provided within each bin enclosure to guide recycling practices and residents are reminded of protocols at resident meetings.

2.2. Aged Care Waste Management

Cardinal Freeman Village offers assisted living / residential aged care to residents in three separate buildings; the 'Nursing Home' (60 beds), 'Hostel' (59 beds) and 'Serviced Apartments' (48 units).

All commercial / clinical waste is managed by Aevum independent of Council's residential collection system. A specialised waste management contract with a private contractor, Veolia, is currently in place to manage and dispose of:

- General waste;
- Putrescible waste;
- Clinical waste; and
- Paper and comingled recyclables.



Three dedicated hard stand areas are located within the Village to service the aged care facilities. The current management plan requires that an 8.8m medium rigid vehicle (MRV) must enter the site to access pick up points.

Summary of existing Aged Care and commercial waste management




Building / Facility	Description
Nursing home & serviced apartments	kitchen / general waste and clinical waste bins are located at the nursing home loading dock / BOH
Low care hostel / Lodge	kitchen / general waste bins are located at the rear of the kitchen area
General aged care / village waste	Separate hard stand area directly adjacent to the central driveway through the Village

2.3. Current Collection Schedule

2.3.1. Independent Living Units

Bin type	Imagery	Description	Frequency
240 litre ('wheelie')		General residential waste	44 bins 1X per week
240 litre ('wheelie')		Mixed recyclables	1 bin Fortnightly


2.3.2. Aged Care

Bin type	Imagery	Description	Frequency
2m3 (steel type)		General kitchen waste	2 bins 4X per week
2m3 (steel type)		Paper and cardboard recyclables	2 bins 4X per week
240 litre ('wheelie')		Clinical waste produced by nursing home	1 bin Fortnightly

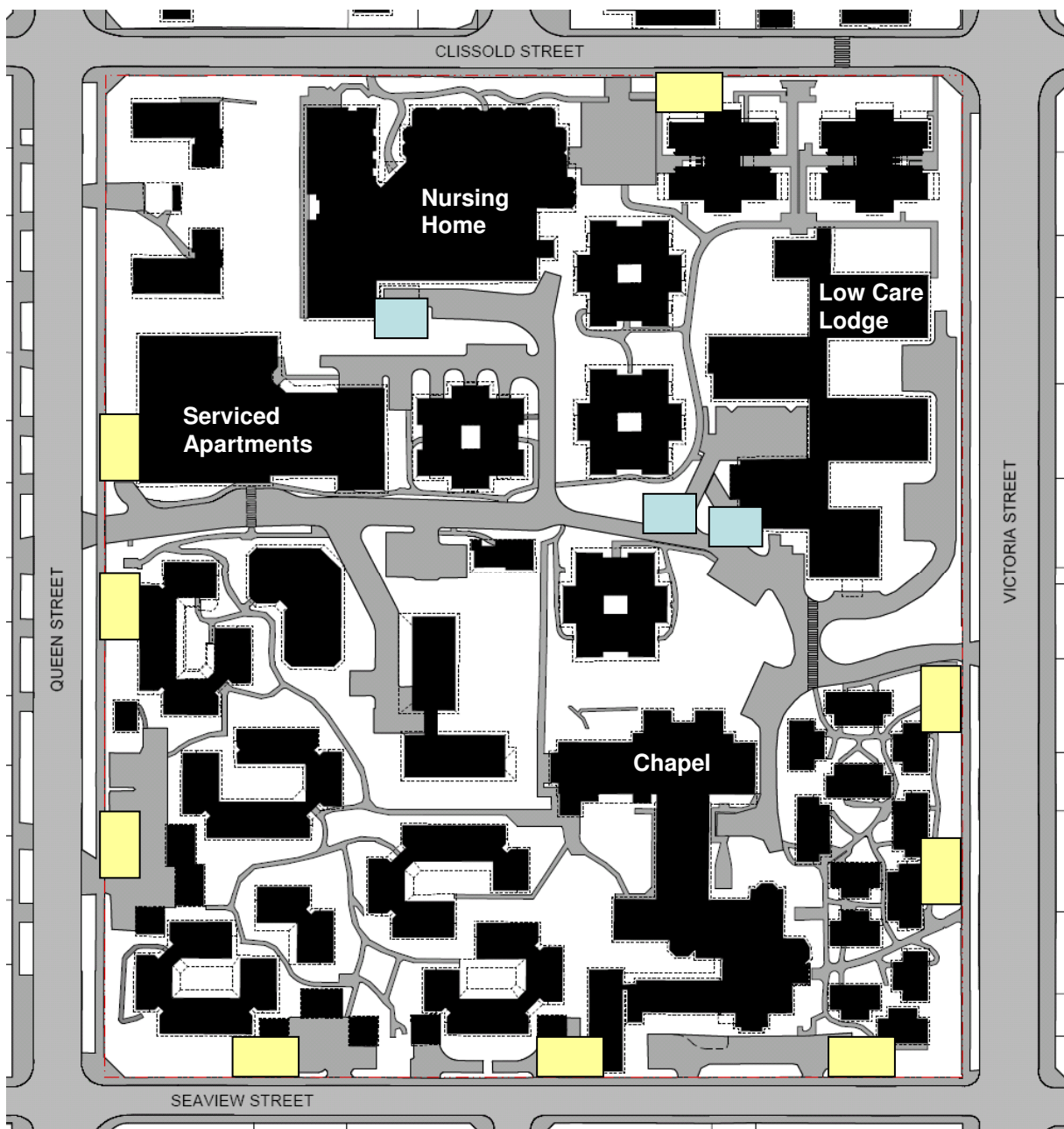
2.4. Waste Collection and Bin Storage Locations

Existing residential bin storage is accommodated at various points throughout the Village perimeter. The current practice is for residents to deposit waste and recyclables in the nearest bin storage location.

Waste generated by aged care accommodation, commercial kitchen and clinical waste is stored within the Village adjacent to existing facilities. The current waste management service provider, accesses the Village via the Queen Street entry.

 - Resident Bin Enclosures

 - Bulk Commercial Waste



Existing bin enclosure locality plan

3. Masterplan Waste Management Strategy

3.1. Overview of Proposed Development Programme

Concept masterplan development summary:

- Demolish a portion of the existing 180 senior apartments and rebuild approximately 230 new independent living units.
- Rebuild existing high and low care residential aged care beds with approximately 130 co-located low care, high care and dementia care beds.
- Rebuild and widen existing east / west access road and introduce a new north / south access road to improve service vehicle access through the site.
- The proposed redevelopment programme results in approx. 175 additional units / beds in the village.
- The development programme will be staged over approximately 8-10 years to minimise impact on resident amenity.

3.2. Statement of Masterplan Principles

- A Waste Management Plan, consistent with Ashfield City Council's Waste Management Policy will be submitted with each detailed application (project application).
- Waste Management practices for ILU Buildings will be generally consistent with Better Practice Guide for Waste Management in Multi Unit Dwellings, Resource NSW and Ashfield DCP 'Planning for Less Waste'.
- Waste storage facilities for garbage and recycling containers in ILU Buildings and RACF are to be provided either in a centralised garbage/recycling room accessible to garbage compactors or in a facility where bins can be easily wheeled to the street for collection.
- The maximum preferred grade for manual bin carting is 1:14.
- The location and design of waste collection facilities are to be recessive when viewed from public places. Any waste facilities located between the front alignment of any building and any public street or open space must be in a screened enclosure.
- Provide separate waste collection areas for residential and any commercial waste.

3.3. Recycling Principles

- All kitchens and communal laundries must be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials.
- Each bin enclosure or waste collection area shall include sign posting to clearly indicate treatment of recyclables.
- The Village shall provide a landscaped area or areas that are able to provide for on-site composting and/or a worm farm.

3.4. Independent Living Unit Waste Management Strategy

The proposal builds upon the existing successful ILU resident waste management strategy, by increasing the convenience for future residents of proposed unit blocks by providing localised bin enclosures either within or adjacent to new buildings. The new enclosures will provide both general and recycled waste bins for resident waste disposal.

In addition, the consolidation of residential bin storage points will improve efficiency of collection by Council.

Summary of proposed Independent Living waste management strategy:

- Provide localised bin enclosures to each new senior apartment block for general waste and recycling;
- Implement operational management plan, utilising Aevum ground staff, to transfer waste from localised storage areas to consolidated bin storage at the perimeter of the Village;
- Streamline current bin collection system by consolidating bin storage locations to increase operational efficiency;
- Simplify Council's waste collection process by consolidating perimeter bin enclosures to reduce the number of pick up points;
- Progressively expand storage to accommodate increased capacity requirements at each stage;
- Details of bin storage location, capacity and transportation plan to be provided for each new residential unit block.

3.5. Aged Care and Commercial Waste Management Strategy

The aim of the waste management strategy is to provide functional, consolidated waste storage areas that are convenient for staff access and improve operational efficiency.

Future storage areas will be located directly adjacent to or beneath the buildings that generate the highest amount of commercial and clinical waste.

It is envisaged that consolidated waste management hard stand areas will be provided in two primary locations,

1. The proposed Residential Aged Care Facility (RACF) loading dock and BOH, and
 2. The Village Green Precinct garage.
- Note: Details of the waste management areas for each primary hard stand area will be provided and documented during the detailed design of each phase.

Summary of proposed Aged Care waste management strategy:

- Consolidate waste storage areas to simplify waste collection process and improve efficiency;
- Locate consolidated waste storage areas proximate to access roads;

- Implement alternate vehicle access plan to negate through fare access by service vehicles;
- Limit services vehicle access to small rigid vehicles (SRV) to improve resident amenity and safety;
- Design internalised waste storage areas to provide a visual screening and adequate ventilation to minimise intrusion on resident and staff amenity;
- Consult waste management service provider throughout the design process to ensure compliance with vehicle access requirements.

3.6. Proposed Collection Schedules

3.6.1. Independent Living Units

Collection of residential waste will continued to be maintained by Council, as such it is envisaged that collection frequency and times will remain unchanged.

3.6.2. Aged Care and Commercial

To increase resident and neighbourhood amenity small rigid vehicles (SRV) are proposed to manage all Aged Care and Commercial wasted generated by the site. Due to the reduced waste capacity of SRVs, it is envisaged that a slight increase to the collection schedule will be required.

The collection schedule will be prepared in consultation with the contracted service provider at the detailed design phase of the relevant stage.

3.7. Proposed Indicative Collection Points

Intermediate residential bin storage rooms are to be accommodated at the ground level of most new independent living block and will be designed to meet relevant BCA standards for safety and amenity. Village ground staff will transport bins to perimeter storage areas prior to curb side pick up by Council.

Commercial and clinical waste will be consolidated to two primary locations to improve resident amenity while achieving operational efficiencies. Details of bin enclosures to be provided at detailed design of each stage.

- Consolidated enclosures
 - Intermediate bin store
 - Bulk Commercial Waste



Proposed indicative bin enclosure locality plan

4. Conclusion

A primary consideration in the preparation of this strategy is resident amenity. Existing and future residents will benefit from the implementation of the strategy in the following ways:

- Improved pedestrian safety and priority on share ways within the Village;
- Easier access to localised bin enclosures;
- Cessation of larger waste management vehicle accessing the site;
- Minimisation of service vehicle use of internal roads;
- Improved function and appearance of commercial and aged care waste management.

The proposal accommodates the increased waste capacity resulting from the staged development of the Village and improves convenience and accessibility for residents disposing of waste.

Commercial and clinical waste generated will continue to be managed by a private service provider and all design of hard stand storage areas will be carried out in close coordination to ensure design standards meet their requirements.

Appendix A:

Letter from Veolia Environmental Services



NEW SOUTH WALES

7th May, 2009

Attn: Mr. Jason Perica
(as delegate for the Director General)
NSW Department of Planning
Ground floor, 23-33 Bridge Street
Sydney NSW 2000

Dear Sir,

**Re: Refurbishment and expansion of existing aged care facility
Victoria Street, Ashfield (MP08_0245)**

Veolia Environmental Services is the currently in contract with Aevum Limited, the owner and operator of Cardinal Freeman Village, to provide waste management and recycling services to the Village.

We have recently been consulted by the owner to review the proposed concept plan and vehicle access strategy to assess the future collection of putrescible waste, medical waste, general waste, paper and comingled recyclables.

The proposed waste management strategy has been developed with our input, meets our vehicle requirements and can be serviced by our comprehensive range of Rear Lift Trucks.

Attached are diagrams and specifications of our current fleet specific to the constraints of this site.

Our aim for the varying waste streams from site is to reduce as much waste to landfill as possible. This can be achieved through our process of recycle and resource recovery facilities. Recyclable waste will be transported to facilities such as Amcor and Visy who are world leaders in their fields. All general waste will be transported to our Clyde terminal and taken by train to our Woodlawn Bioreactor where we capture the gas and turn it into green energy.

I trust that this note is sufficient for your purposes and in the event that you require any additional information, please don not hesitate to contact me directly.

Regards,

A handwritten signature in dark ink, appearing to read 'Paul Plenty'.

Paul Plenty
Commercial Field Sales Manager
Veolia Environmental Services



Veolia Environmental Services (Australia) Pty Ltd
Cnr Unwin & Shirley Streets, Rosehill NSW 2142
PO Box 171, Granville NSW 2142
tel +61 (0)2 9841 2500 fax +61 (0)2 9841 2999
www.veoliaes.com.au ABN 20 051 316 584





REARLIFT TRUCK 4X2



Specifications:

- Overall Length – 6140mm (6.14 METRES)
- Overall Width - 2200mm (2.20 METRES) *NOTE DOES NOT INCLUDE MIRRORS*
- Maximum Height – 2830mm (2.83 METRES)
- Turning Circle - 15000mm (15.00 METRES) Kerb to Kerb
- Tare Weight - 6200 kg's
- GVM - 10400 kg's
- 120 litre & 240 litre & 660 litre & 1100 litre Plastic SULO bins

*** *SYDNEY/CITY AREA ONLY* ***

***SEE DRAWINGS FOR DETAILED MEASUREMENTS**



REARLIFT TRUCK 6X4



Specifications:

- Overall Length – 10100mm (10.10 METRES)
- Overall Width - 2440mm (2.44 METRES) ** NOTE: DOES NOT INCLUDE MIRRORS**
- Maximum Height – 3300mm (3.3METRES)
- Turning Circle - 15300mm (15.30 METRES) Kerb to Kerb
- Tare Weight - 12800 kg's
- GVM - 22500 kg's
- 1.5 cubic metre bins
- 3.0 cubic metre bins
- 240 litre & 660 litre & 1100 litre Plastic bins

***SEE DRAWINGS FOR DETAILED MEASUREMENTS**