



# **WASTE MANAGEMENT PLAN**

For new offices and student accommodation at

## **157-163 CLEVELAND STREET CHIPPENDALE**

**FEBUARY 2010**  
Prepared by Fortey & Grant Architecture

## 1. THE PROPOSED BUILDING

The site total site area is 3348m<sup>2</sup>. This area is divided into two parts. The first part is No136-144 Cleveland Street on 660m<sup>2</sup>. This part of the site is already occupied by an existing building and has existing waste management procedures in place and operating. These waste management procedures will not be altered or connected to the new building in any way and are therefore not part of this report.

The second part of the site is No 157-163 and it contains the proposed new building. The site is 2688m<sup>2</sup> and the proposed building covers most of that area. The new building is four stories high with one level of basement. It contains two separate functions. These are commercial offices and student accommodation. The areas Net Lettable areas or these functions are listed below-

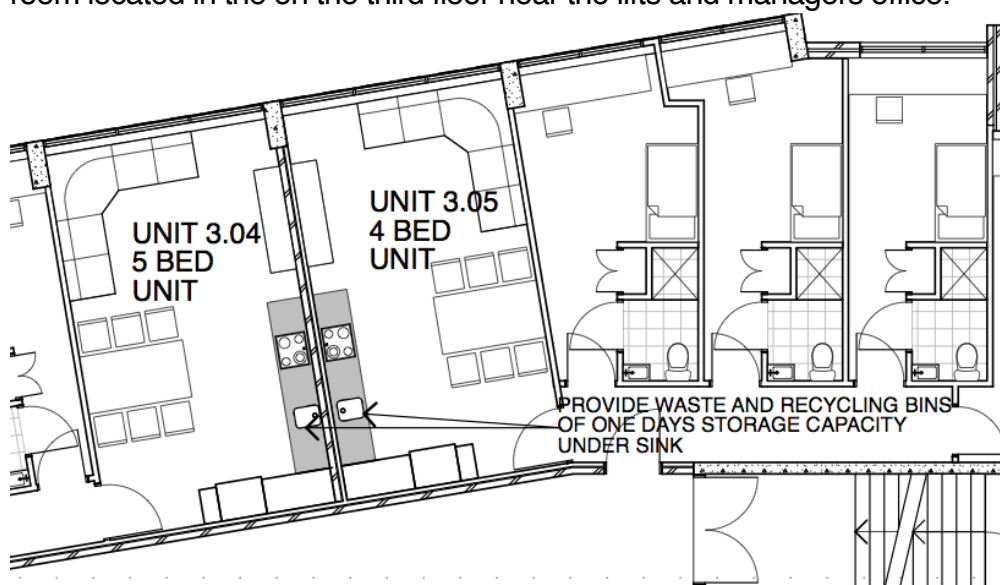
Ground Floor	-	1816m <sup>2</sup>	- Commercial Office
First Floor	-	2306m <sup>2</sup>	- Commercial Office
Second Floor	-	2358m <sup>2</sup>	- Commercial Office
Third Floor	-	1701m <sup>2</sup>	-student accommodation

Commercial Office waste and Accommodation waste will be kept separated and dealt with separately.

## 2. STUDENT ACCOMMODATION - THIRD FLOOR

The area of student accommodation is not large enough to warrant the use of garbage chutes and the provision of compactors or areas for discarded bulky items. The amount of refuse generated is not large enough to make the provision of a dedicated goods lift viable.

There are 73 bedrooms on this floor divided into 15 units. Each unit will be provided with bins stored under the sink in the kitchen to accommodate one day's volume of waste, recyclables and compostables. The occupants of the units will be responsible for transferring the waste collected to the residential garbage room located in the on the third floor near the lifts and managers office.

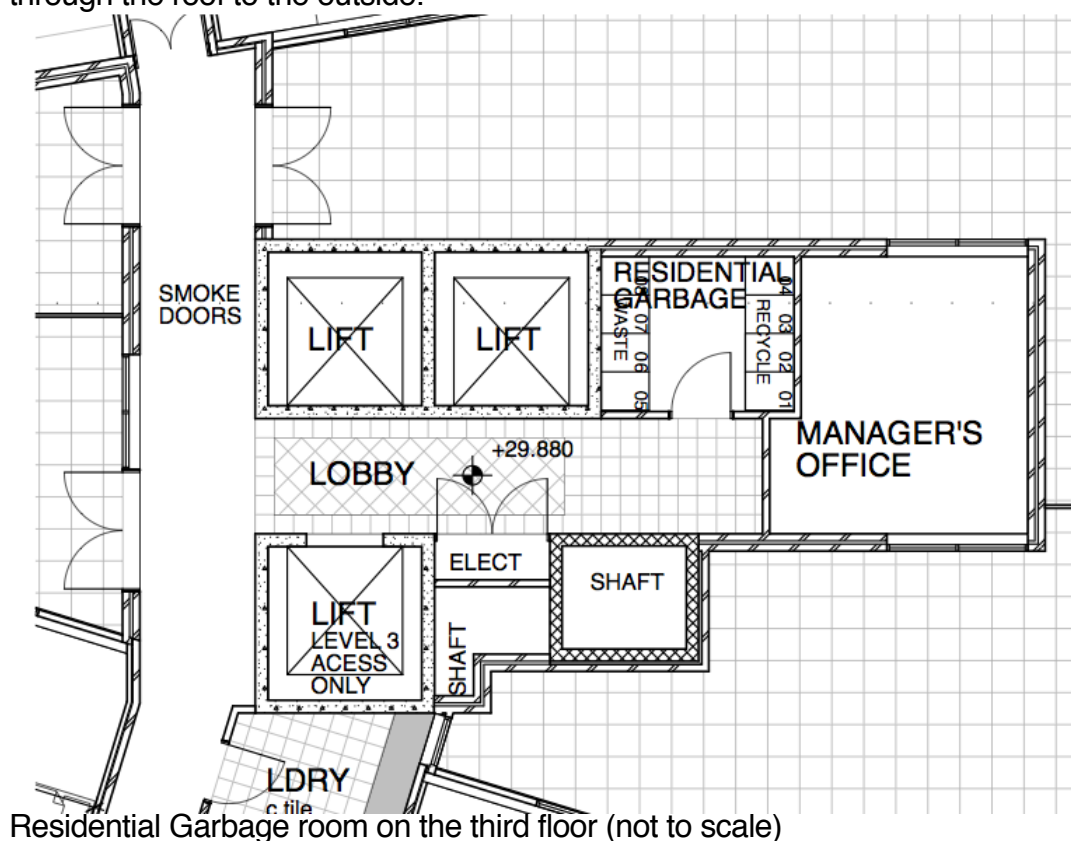


Typical placement of individual unit bins. (not to scale)

### 3. STUDENT ACCOMMODATION GARBAGE ROOM

The 15 units of student accommodation generate 1200 litres of waste per week. This can be accommodated in five 240-litre bins.

This creates a total of eight 240-litre bins if the 240-litre bins are collected weekly. These bins are stored on the third floor in a separate room located near the lifts and labeled "Residential Garbage" – see below. This room can be vented through the roof to the outside.



### 4. STUDENT ACCOMMODATION GARBAGE COLLECTION

The residential garbage bins will be placed in a bin holding area for collection by council. This action will be organized internally by the building management and will be coordinated with council's weekly collection timetable. The building manager will take the bins from the third floor to the basement and then wheel the bins up the basement driveway access to the bin holding area at ground level. This action will take place outside normal business hours.

Bin Holding area at ground floor level (not to scale)

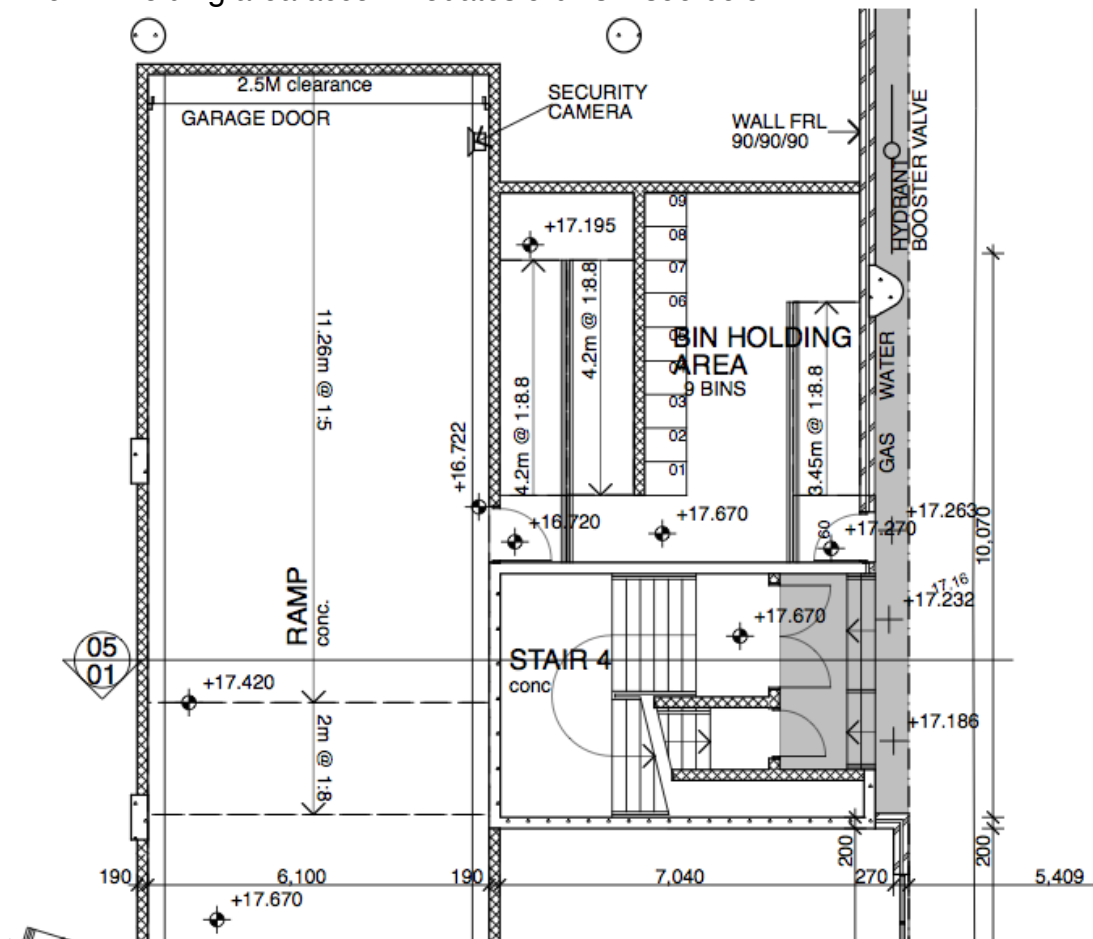


occur twice a week so that the Commercial Garbage room needs to accommodate 9 waste bins and 9 recycling bins as shown above.

## 6. COMMERCIAL OFFICES GARBAGE COLLECTION

A private contractor will remove the bins from the commercial garbage room and place the commercial garbage bins in a bin holding area for collection. The building management will organize this action internally. It will occur twice a week for waste and twice a week for recyclables. These four collection days will be coordinated to avoid the two days of council's pickup service.

The bin holding area is located on the ground floor at the top of the basement access ramp on Hart Street. Hart Street contains low levels of traffic. The bin holding area is less than ten meters from the property boundary and located in a discrete position so that bins awaiting collection are not dominant in the streetscape and are secured against tampering. Council collects recycling and waste bins on separate days. The Commercial Garbage collection requires a maximum of 9 bins to be contained within the bin holding area at any one time. The Bin holding area accommodates 9 bins – see below.



## **7. GARBAGE COLLECTION AMENITY**

The combined residential and commercial garbage collection as described means that garbage will be collected 6 out of 7 days a week. Although the frequency of collection is high the amounts collected are low. This reduces the time taken to perform garbage collection and the amount of bins awaiting collection at any one time.

Both garbage rooms and the bin holding area will be provided with hose cocks and drainage to facilitate cleaning. The building management will organize regular cleaning of these areas. All Garbage rooms will be designed to Australian standards.

Both garbage rooms and the will be mechanically ventilated.

Both garbage rooms are sealed against vermin and the frequency of waste collection reduces the risk of vermin infestation.

The Bin Holding area presents a minimal visual impact to the street as it is concealed behind doors. The building's management will control access to the bin holding area. External access will be co-coordinated by Building Management with waste pick up times.

Recycle and waste bins in both garbage rooms will be clearly labeled with signage consistent with Appendix E of council's Policy for Waste Minimalisation in New Developments to ensure that users understand how to use the bins provided.