

NH ARCHITECTURE

JUNE 2025

KINGSTON ARTS PRECINCT

WASTE AND CIRCULAR ECONOMY STRATEGY

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Kingston Arts Precinct - Block 15, Section 49, Kingston ACT

Waste and Circular Economy Strategy

NH Architecture

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REV	DATE	DETAILS
00	20/12/2024	PRE-APPLICATION ENTITY CIRCULATION
01	06/06/2025	ISSUE FOR SDA SUBMISSION - DRAFT
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	NAME	DATE	SIGNATURE
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1 SUMMARY

This report summarises the waste and circular economy strategy proposed the Kinston Arts Precinct (KAP). The complete report must be read in detail in conjunction with other relevant documents for the whole precinct for Estate Development Plan submission.

Located at Block 15, Section 49, Kingston ACT, the proposed project will deliver mixed use development consisting of commercial, residential and industrial uses. The precinct development will subdivide into two components as per the below.

- **Precinct**, inclusive of:
 - **Building 1** – Office tenancies
 - **Building 2** - Office tenancies
 - **Building 3** – Office and retail (food) tenancies
 - **Multideck Carpark** – Carpark and retail (food) tenancies
 - **Powerhouse** – industrial, cafe and office tenancies
 - **Switch Room** – back of house and office
 - **Fitters Workshop** – event space
- **Mixed Use Residential**, inclusive of:
 - **Parcel 1** – residential and retail (food) tenancies
 - **Parcel 2** – residential and retail (food) tenancies
 - **Parcel 3** – residential and retail (food) tenancies

This report details information and guidance with respect to waste management and circular economy guidance for the Kingston Arts Precinct for the Estate Development Plan. All information is preliminary and subject to ongoing design development and investigation after the Estate Development Plan.

WSP recommends a departure from the typical terminology of “waste” and “recycling” to describe the overall strategy. Leading strategies consider a wholistic “**materials management strategy**”, which includes traditional outbound materials issued to landfill (garbage) or for recycling (i.e. paper), but also draws focus to input materials during design, construction, fitout, operation, replacement, re-fitout, and end of life. Based on WSPs experience, it is anticipated ACT Government will respond well to this approach.

Further detail on how to apply these leading strategies is found in Section 4.

2 INTRODUCTION

The following Waste and Circular Economy Strategy has been prepared for the proposed mixed-use development at the Kingston Arts Precinct, Block 15, Section 49, Kingston ACT.

The waste and circular economy strategy has been prepared based on the *Development Control Code For Best Practice Waste Management In The Act 2019, EAN 24 - Changes and Clarifications to the Waste Code 2019 signed June 2024* and best practice waste management methodology and technologies commonly available in Australia.

2.1 LAND USE

Ultimate Client:	The Suburban Land Agency
Land Use Type:	Mixed Use
Number Levels:	Up to 10 levels with 1 basement level

Table 1 Development Use Assumptions

KAP Development Summary			
Subdivision	Component	Use	Quantity / Area
Precinct	Building 1	Art, Office, Gallery	8,495 m ²
	Building 2	Art, Office, Gallery	2,820 m ²
	Building 3	Art, Office, Gallery	4,155 m ²
		Retail	1,230 m ²
	Multi-deck carpark	Retail	600 m ²
	Powerhouse	Cafe	100 m ²
		Gallery	200 m ²
		Glass work	1,000 m ²
	Switch Room	Office	200 m ²
	Fitters Workshop	Events Space	600 m ²
<i>Mixed Use Residential</i>	Parcel 1 (Buildings A to C)	Two-bedroom apartment	105 keys
		Retail	800 m ²
	Parcel 2 (Buildings D to I)	Two-bedroom apartment	104 keys
		Retail	500 m ²
	Parcel 3 (Building J)	Two-bedroom apartment	46 keys
		Retail	100 m ²

3 MATERIAL MANAGEMENT STRATEGY

3.1 OPERATIONAL MATERIAL MANAGEMENT

The below table summarises the generalised approach for the Kingston Art Precinct, inclusive of Precinct and Mixed Use Residential. The strategy **should be considered the minimum provision** for materials management to achieve good practice and ACT Government compliance.

USE	DETAIL
General	To ensure maximum performance (material separation and diversion of waste from landfill) an extended range of material streams will be stored in each of the centralised waste management rooms. <u>Precinct</u> Satellite waste management storages (i.e. Building 1, 2 and 3) will be provided at each of the components within the Precinct. Staff/cleaners will transfer material at allocated times to the central waste storage area on ground floor, through the use of a mechanical assistance device (as required) and depositing material into the appropriate equipment system. A centralised waste management storage and collection area (aka Precinct waste management area) will be provided at ground floor adjacent to the Switch Room for the ultimate storage, management, and collection of materials. Refer to Appendix A for further detail. <u>Mixed Use Residential</u> Satellite waste management storage (i.e. Parcel 1, 2 and 3) will be provided at each of the components within the Mixed Use Residential parcels. Staff/cleaners will transfer material at allocated times to the central waste storage area on ground floor, through the use of a mechanical assistance device (as required) and depositing material into the appropriate equipment system. To minimise amenity impacts and odours, it is proposed that the movement of waste occurs at basement level with multiple lifts throughout the buildings to connect waste rooms vertically. A centralised waste management storage and collection area will be provided at ground floor located at the south of Building J, for the ultimate storage, management, and collection of materials. Refer to Appendix A for further detail.
Residential (Mixed Use Residential only)	At each residential floor a waste management room will be provided allowing for disposal of garbage, commingled recyclables, organics, and glass. Chutes will be provided for garbage and commingled recyclables. A bin-based system (max. 120L bins) will be provided for organics and glass. Chutes will terminate at basement level into large 1100 litre bins. These bins are transferred by building management to the compactors within loading dock in ground floor. See Appendix A for further detail. Organic and glass bins will be manually transferred by building management via the lifts to the centralised residential waste management area. Other materials such as hard waste, e-waste, soft plastic, will be manually transferred by residents to basement level satellite waste rooms.
Commercial / Retail	Satellite storage areas may be provided where required to allow for temporary storage where significant distance exists between the primary waste store and the tenancies. Staff/cleaners will transfer material at allocated times to the commercial central waste storage area on ground floor, through the use of a mechanical assistance device (as required) and depositing material into the appropriate equipment system. Material transfer typically occurs outside of operational hours as standard practice.

3.2 WASTE MANAGEMENT GENERATION ASSESSMENT

Waste generation rates per week are shown in Table 2 and are based on a 7 day per week operation for all uses. Generation rates per use are in alignment with Table 1 and have been prepared based on the ACT guidelines *Development Control Code For Best Practice Waste Management In The Act 2019* and case study data held by WSP acquired from previous experience.

To provide a conservative waste volume estimate, each retail tenancy has been assumed to operate as retail food. This will provide for future change of use if undertaken.

Table 2 Weekly Waste Generation Rates – All components

Use	Weekly Generation Rate				
	Garbage	Recycling	Cardboard	Organics	Glass
Retail	560L/100m ²	350L/100m ²	350L/100m ²	140L/100m ²	-
Two-bedroom apartments	88L/apt	88L/apt	-	12L/apt	12L/apt
Art, Office, Gallery	126L/100m ²	75L/100m ²	100L/100m ²	14L/100m ²	-
Retail	560L/100m ²	350L/100m ²	350L/100m ²	140L/100m ²	-
Cafe	3,696L/100m ²	300L/100m ²	345L/100m ²	924L/100m ²	300L/100m ²
Glass work (Industrial)	800L/100m ²	250L/100m ²	400L/100m ²	-	150L/100m ²
Gallery	126L/100m ²	75L/100m ²	100L/100m ²	14L/100m ²	-
Events Space	660L/100m ²	15L/100m ²	135L/100m ²	-	51L/100m ²

Weekly waste generation assessment for the development is shown in Table 3 and Table 4 for the precinct and mixed use residential subdivisions respectively.

Common areas of the overall precinct facilities (i.e. communal spaces, back of house, kitchen, lounge area, terraces, landscape etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the precinct uses (i.e. art, office, retail) and is therefore incorporated into the rates shown.

Table 3 Weekly Waste Generation Assessment - Precinct

Component	Use	Quantity / Area	Weekly Waste Volume (L/week)				
			Garbage	Recycling	Cardboard	Organics	Glass
Building 1	Art, Office, Gallery	8,495 m ²	10,704	6,371	8,495	1,189	-
Building 2	Art, Office, Gallery	2,850 m ²	3,553	2,115	2,820	395	-
Building 3	Art, Office, Gallery	4,155 m ²	5,235	3,116	4,155	582	-
	Retail	1,230 m ²	6,888	4,305	4,305	1,722	-
Multi-deck carpark	Retail	600 m ²	3,360	2,100	2,100	840	-
Powerhouse	Retail	100 m ²	3,696	300	345	924	300
	Gallery	200 m ²	252	150	200	28	-
	Glass work	1,000 m ²	8,000	2,500	4,000	0	1,500
Switch Room	Switch Room	200 m ²	252	150	200	28	-
Fitters Workshop	Fitters Workshop	600 m ²	3,960	87	810	-	303
TOTAL			45,900	21,194	27,430	5,708	2,103

Table 4 Weekly Waste Generation Assessment – Mixed Use Residential

Component	Use	Quantity / Area	Weekly Waste Volume (L/week)				
			Garbage	Recycling	Cardboard	Organics	Glass
Parcel 1	Two-bedroom apartment	105 Apts	9,240	9,240	-	1,260	1,260
	Retail	800 m ²	4,480	2,800	2,800	1,120	-
	Retail	300 m ²	1,680	1,050	1,050	420	-
Parcel 2	Two-bedroom apartment	104 Apts	9,152	9,152	-	1,248	1,248
	Retail	200 m ²	1,120	700	700	280	-
Parcel 3	Two-bedroom apartment	46 Apts	4,048	4,048	-	552	552
	Retail	100m ²	560	350	350	140	-
TOTAL			30,280	27,340	4,900	5,020	3,060

3.3 WASTE SPATIAL REQUIREMENTS

3.3.1 PRECINCT

Based on the waste generation assessment detailed in Section 3.2, table below provides indicative spatial and equipment requirements for the proposed Precinct (Refer to Table 1) of the KAP development to meet statutory requirements. The areas stated below **do not include allowances for additional items discussed within Section 4** of this report. Location of these rooms is shown in Appendix A.

Table 5 Waste Spatial Provision and Equipment – Precinct

WASTE ROOM	COMPONENT	EQUIPMENT PROVISION	AREA	NOTE
Centralised Precinct Waste Room	Switch Room	2no. 15m3 (Garbage & Cardboard) transportable compactors (5000 x 2500 ea.) including: - loading zone in front for 10.7m hook lift 2500 x 2000mm Bin lifter 6no 1,100L Recycling bins 1no 660L Glass bins 6no 660L Additional stream bins 1no. Organic Processing equipment 1no. Bin Lifter 1no. Weight Lifting Platform 2no. Bin Tugs 1no. bin wash area 10m ² additional waste streams + including circulation clearance (75%)	Compactors: 120m ² Waste Areas: 200m ² Total: 320m ²	1-3 Collections per week per stream Compactors have a 3:1 compaction ratio
Satellite Waste Room	Building 1 Building 2 Building 3 Powerhouse Fitters Workshop Carpark	Per each room: Up to 6no 1,100L Garbage, Recycling, Cardboard bins Up to 2no 660L Organics and glass bins Up to 10m ² Hard + additional waste streams area + including circulation clearance (75%)	Building 1: 30m ² Building 2: 15m ² Building 3: 30m ² Powerhouse: 25m ² Fitters Workshop and Carpark Waste: 40m ²	Bins and material not for collection Bins and materials to be transferred once per day.
TOTAL REQUIREMENT			485m²	-

3.3.2 MIXED USE RESIDENTIAL

Based on the waste generation assessment detailed in Section 3.2, table below provides indicative spatial and equipment requirements for the proposed Mixed Use Residential. The areas stated below **do not include allowances for additional items discussed within Section 4** of this report. Location of these rooms is shown in Appendix A.

Table 6 Waste Spatial Provision and Equipment – Mixed Use Residential

WASTE ROOM	COMPONENT	EQUIPMENT PROVISION	AREA	NOTE
Residential Floors	Waste Storage (Residential Levels)	1 no. (per floor) 2.8m x 1.5m waste chute room.	Per room: 4.2m ²	Each room includes the following: • 2no. chutes (garbage, commingled recycling) • 1x 240L glass bin • 1x 240L organic bin
Satellite Waste Room (Residential)	Residential Waste Storages (Base of Chute) in basement	1 no. at the base of each set of chutes including: • 2no. 1x 1,100L bin at end of chute, per room 4no 1,100L bins empty bins for swapping bins 1no 660L organic bin 1no 660L glass bin Up to 4m ² Hard + additional waste streams area + including circulation clearance (75%)	Per tower: 20m ²	Empty bins in the room are required to swap full bins prior to disposal within the compactors.
Satellite Waste Room (Commercial)	Parcel 1 Parcel 2 Parcel 3	Up to 6no 1,100L Garbage, Recycling, Cardboard bins Up to 2no 660L Organics and glass bins Up to 10m ² Hard + additional waste streams area + including circulation clearance (75%)	Parcel 1: 15m ² Parcel 2: 15m ² Parcel 3: 10m ²	Bins and material not for collection Bins and materials to be transferred once per day.
Centralised Mixed Use Residential Waste Room (Residential)	Parcel 3, Building J	16no 1,100L Garbage and Recycling bins 6no 660L Organics and glass bins 6no 660L Additional stream bins 1no. Bin Lifter 1no. Weight Lifting Platform 1no. bin wash area 1no. Bin Tugs 10m ² additional waste streams + including circulation clearance (75%)	Waste Area: 80m ²	1-3 Collections per week per stream
Centralised Mixed Use Residential Waste Room (Commercial)	Parcel 3, Building J	7no 1,100L Garbage and Recycling bins 6no 660L Organics and glass bins 6no 660L Additional stream bins 1no. Bin Lifter 1no. Weight Lifting Platform 1no. bin wash area 1no. Bin Tugs 10m ² additional waste streams + including circulation clearance (75%)	Waste Area: 70m ²	1-3 Collections per week per stream
Note: Mixed Use Residential spatial provisions and equipment are subject to private developer proposal, hence no total areas are provided within this table.				

3.4 ESTIMATED LOADING REQUIREMENTS

The below table provides indicative allowance for the proposed development to meet loading requirements and allow for a high-performing development, subject to detailed development.

LOADING REQUIREMENT	ITEMS	NOTES	USE AND LOCATION
Loading bays	2no. MRV / HRV	Primarily to service larger delivery vehicles, waste collection furniture deliveries, fit-out activities.	Mixed Use Residential Ground Floor Parcel 3, Building J
	2no. Hook Lift Truck 1no MRV / SRV	Primarily to service larger delivery vehicles, waste collection furniture deliveries, fit-out activities.	Precinct Ground Floor Switchroom Co-located with the compactor collection vehicle parking (compactors to sit behind bays)

The below table outlines the recommended bay sizes and clearances.

VEHICLE TYPE	HEIGHT(MM)	LENGTH (MM)	WIDTH (MM)	REAR CLEARANCE (MM)
Small Rigid Vehicle	3,500mm	6,400	2,500	2,000
Medium Rigid Vehicle	4,500mm	8,800	2,500	2,000
Heavy Rigid Vehicle	4,500mm	12,00	2,500	2,000
Hooklift Truck (compactor collection)	4,500mm at point of lift, 4,000mm during travel	10,700	2,500	2,000
Rear Lift Truck (Council)	3,900	10,400	2,500	2,500

3.5 CONSTRUCTION AND DEMOLITION WASTE

A detailed Construction and Demolition (C&D) waste strategy must be incorporated into the site's Construction Management Plan (CMP), to be prepared as a separate document by the principal construction contractor prior to the commencement of construction works.

The CMP will include detail of:

- The type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods;
- Location and space allocated for the storage of demolition and construction waste or materials; and
- Waste collection point(s) for the site.

Maximised diversion of C&D waste from landfill should be targeted for this development. 95% of demolition waste by weight is to be diverted from landfill which will be achieved through appropriate material separation practices. The specific re-use, removal or treatment of C&D waste will be undertaken by a third party as appropriate.

The following is provided as a high-level summary of C&D requirements for ease of reference. Information as shown is not intended to form the basis of any construction and/or demolition works, and will be superseded in full by the C&D strategy as nominated in the CMP.

Monthly reports will be prepared by the principal construction contractor during demolition and construction phase, that captures generation (weight) of C&D waste and detail on waste/material type and final destination.

4 CIRCULAR ECONOMY

4.1 CIRCULAR ECONOMY STRATEGY

The Kingston Arts Precinct provides an excellent and unique opportunity to collaboratively undertake a shift to circularity through design while improving waste management and resource recovery outcomes, foster a sense of community and create opportunities for jobs, protect the environment and better manage valuable resources.

Transitioning to a circular economy in Kingston Arts Precinct will require designing out waste from the outset and selecting materials and products that can serve their purpose for as long as possible. This includes product components that can, at the end of their service, be efficiently dismantled, reused, remanufactured or recycled and have a value beyond landfill.

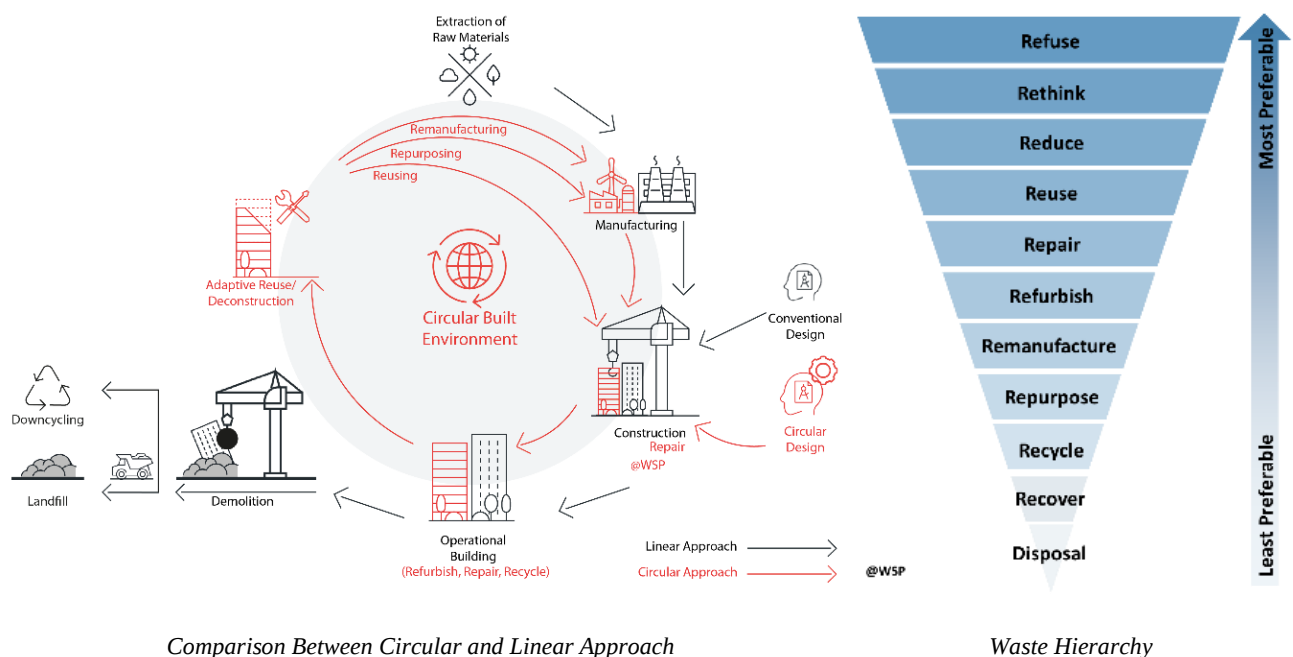
The figure below exemplifies the contrast of business as usual and a circular approach for the built environment, with black representing typical practice and red representing a circular approach.

In assessing opportunities for materials management, the commonly used “waste hierarchy” may be used to understand context with respect to best practice. This hierarchy is used to underpin policy at all government levels.

As shown within the below diagram, avoidance of material use is best practice and considered part of the circular economy alongside reuse of existing materials and reprocessing (without loss of material value). Recycling (loss of material value), energy recovery, and disposal and all not preferred and represent the historical linear approach to material management (take, make, use, dispose).

ACT Government, in prioritising a circular approach to materials management, are seeking delivery of projects which embrace the first four tiers of the hierarchy.

Figure 1 Circular Economy Principles



4.2 CIRCULAR ECONOMY OPPORTUNITIES

The below table provide select opportunities to embed circular economy principles. The list is not intended as exhaustive due to the wide range Circular Economy aspects.

Opportunities regarding categories such as construction material selection and fixings are intentionally excluded due to the significant detail required to resolve which would not be appropriate for the bid phase of a project.

OPPORTUNITY	RESIDENTIAL / RETAIL / COMMERCIAL	HIERARCHY TIER ENABLED / SUPPORTED*	DESCRIPTION	OUTCOME	POSITIVE MESSAGE TO CANBERRA	AREA REQUIRED*	COST IMPACT**
Modularity of Floorplate	Retail, Commercial	1 & 2	Modularity of all areas should be considered should the requirement arise in future for conversion of spaces for other uses (i.e. office to become residential in response to market requirements). Allow for flexible areas for both retail and office which will prevent the requirement for demolition of items such as partition walls. Consider providing retail areas as (for example) sets of 3 single tenancies which may be combined. Conversely, the layout should enable simple division of areas to enable small tenancies. Areas should be regularly shaped.	Avoidance of requirement for new-build to service market requirements. Avoidance of construction and demolition materials.	Significant material use reduction	Development Required (possible storage of partition walls materials)	- Possible NLA loss - Storage of reusable partition wall materials
Reuse & Repair Centre	All	1, 2 & 3	A reuse and repair centre is provided for the acceptance and sale (low cost) of good condition goods (i.e. furniture).	Good condition materials are reused where they would commonly be disposed. Near-good condition materials are repaired for	Significant material use reduction. Reuse of existing materials to avoid waste.	200m ² (100m ² residential, 100m ² retail/commercial)	- Staff: 1-2 FTE - Loss of area for other uses.

			Goods not in good condition can be repaired or upcycled (created into other goods).	reuse or upcycled into other goods.	Repair centre can employ workers with disabilities for skills teaching.		
Tool Library	All	1 & 2	Communal tools purchased for the development operated by building management. Residents/tenants borrow tools to repair items, avoiding disposal of near-good items.	Tenants and resident encouraged to repair near-good condition items rather than dispose.	Community education. Continued use of existing materials	25m ²	- Staff: 0.2 FTE - Loss of area for other uses
Materials Passport	All	3	All materials used in construction and fitout are recorded for future use during replacement and deconstruction activities	Input materials are documented to allow for future replacement/demolition teams to understand materials to be recovered. Coordinates with the deconstruction plan.	Opportunity to request reporting against this passport during replacement/deconstruction.	N/A	- Database

**Areas are approximate only with verification required during detailed design.*

***Cost impacts are estimates only including full time equivalent (FTE) staff requirements*

4.3 PRECINCT COMMUNITY OPPORTUNITIES

ACT Government currently has a significant focus of improving the wider precinct, beyond the title boundary of a single development. This is a core ambition of precinct projects. The site would act as a “good neighbour”, assisting the wider community in the prevention of waste and providing opportunities for reuse, recycling, and recovery of material value.

At a high level, the development should consider opportunities to integrate with the wider community leveraging the opportunities discussed above:

- Allowing community drop-off of materials which are not provided as part of a typical waste collection service (i.e. polystyrene, soft plastic, batteries, electronics). This space can be proposed within the Switchroom (refer to Appendix A)
- Community use of site facilities including tool library, reuse and repair centre, and rental services.
- Provision of a waste education pop-up or area within the retail area

APPENDIX A

SCALED WASTE STRATEGY DRAWINGS



DRAWING KEY:

- EXISTING TREES TO BE PROTECTED.
Note that Tree canopy sizes are shown as per Arborist Tree Survey information and Not Site Survey
- TREES IDENTIFIED AS INTRINSIC FEATURES OF THE SITE IN THE KINGSTON POWERHOUSE PRECINCT.
CMP, OCTOBER 2023.
- PROPOSED TITLE BOUNDARIES
- FUTURE BUILDING FOOTPRINTS
- PROPOSED TREES
- PROPOSED UNDERSTOREY PLANTING
- GRASS AREAS
- PROPOSED PAVING OF VARYING TYPES
- WSUD GARDENS
- NOMINAL GROUND FLOOR LEVELS
- VIEW CORRIDORS IDENTIFIED IN CMP
- BIKE RACKS PARKING ZONE
- ARTWORK

- PROPOSED WORKS IN SCOPE FOR APPLICATION APPROVAL
- KERBS AND LINEMARKING
- NOTES:
1. WORKS WITHIN THE PROPOSED BLOCK BOUNDARY ARE FOR FUTURE DESIGN AND SITING DA

KAP - Waste Strategy

Parcel 1 Waste - Not for Collection
Waste Rooms to be located within the basement level and consider circulation spaces.

Residential room - 22sqm
Every residential building over 4 storeys requires chutes, with access at each level. Chutes will end in a chute room within basement level. These bins will be then transferred to the consolidated room
5 x 1100L bins (Gar, Rec)
2 x 660L bins (Org, Glass)
1 x 4 sqm Hard waste/ additional streams area

Retail room - 15sqm
A retail waste room needs to be proposed within each parcel. These bins will be then transferred to the consolidated room
5 x 660L bins (Gar, Rec, Card, Org, Glass)
1 x 2 sqm Hard waste/ additional streams area

Parcel 2 Waste - Not for Collection
Waste Rooms to be located within the basement level and consider circulation spaces.

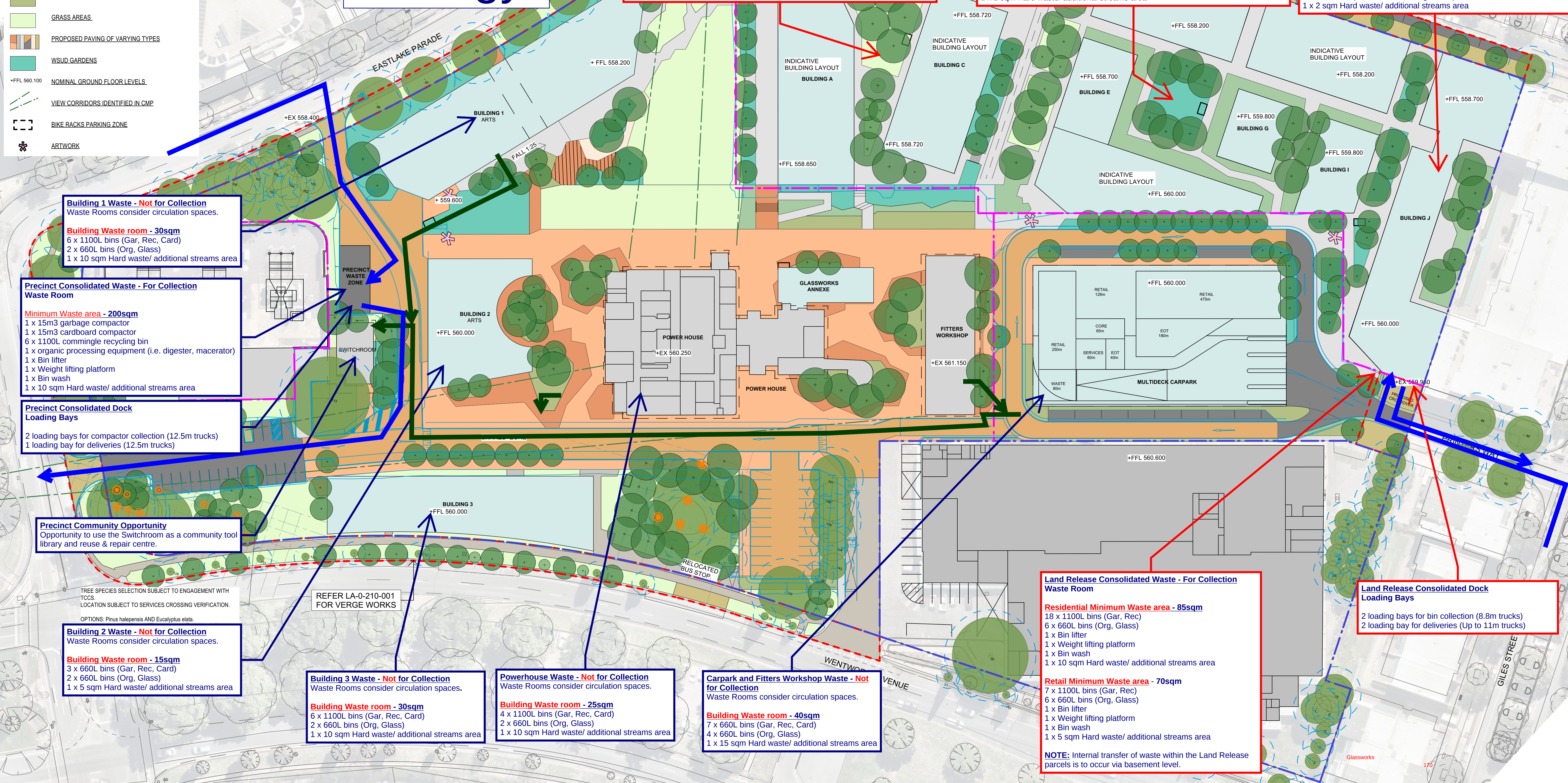
Residential room - 22sqm
Every residential building over 4 storeys requires chutes, with access at each level. Chutes will end in a chute room within basement level. These bins will be then transferred to the consolidated room
5 x 1100L bins (Gar, Rec)
2 x 660L bins (Org, Glass)
1 x 4 sqm Hard waste/ additional streams area

Retail room - 15sqm
A retail waste room needs to be proposed within each parcel. These bins will be then transferred to the consolidated room
5 x 660L bins (Gar, Rec, Card, Org, Glass)
1 x 2 sqm Hard waste/ additional streams area

Parcel 3 Waste - Not for Collection
Waste Rooms to be located within the basement level and consider circulation spaces.

Residential room - 20sqm
Every residential building over 4 storeys requires chutes, with access at each level. Chutes will end in a chute room within basement level. These bins will be then transferred to the consolidated room
4 x 1100L bins (Gar, Rec)
2 x 660L bins (Org, Glass)
1 x 4 sqm Hard waste/ additional streams area

Retail room - 10sqm
A retail waste room needs to be proposed within each parcel. These bins will be then transferred to the consolidated room
5 x 240L bins (Gar, Rec, Card, Org, Glass)
1 x 2 sqm Hard waste/ additional streams area



Building 1 Waste - Not for Collection
Waste Rooms consider circulation spaces.

Building Waste room - 30sqm
6 x 1100L bins (Gar, Rec, Card)
2 x 660L bins (Org, Glass)
1 x 10 sqm Hard waste/ additional streams area

Precinct Consolidated Waste - For Collection Waste Room

Minimum Waste area - 200sqm
1 x 15m³ garbage compactor
1 x 15m³ cardboard compactor
6 x 1100L commingle recycling bin
1 x organic processing equipment (i.e. digester, macerator)
1 x Bin lifter
1 x Weight lifting platform
1 x Bin wash
1 x 10 sqm Hard waste/ additional streams area

Precinct Consolidated Dock Loading Bays

2 loading bays for compactor collection (12.5m trucks)
1 loading bay for deliveries (12.5m trucks)

Precinct Community Opportunity
Opportunity to use the Switchroom as a community tool library and reuse & repair centre.

TREE SPECIES SELECTION SUBJECT TO ENGAGEMENT WITH TOPS
LOCATION SUBJECT TO SERVICES CROSSING VERIFICATION.

OPTIONS: Pinus halepensis AND Eucalyptus elata.

Building 2 Waste - Not for Collection
Waste Rooms consider circulation spaces.

Building Waste room - 15sqm
3 x 660L bins (Gar, Rec, Card)
2 x 660L bins (Org, Glass)
1 x 5 sqm Hard waste/ additional streams area

Building 3 Waste - Not for Collection
Waste Rooms consider circulation spaces.

Building Waste room - 30sqm
6 x 1100L bins (Gar, Rec, Card)
2 x 660L bins (Org, Glass)
1 x 10 sqm Hard waste/ additional streams area

Powerhouse Waste - Not for Collection
Waste Rooms consider circulation spaces.

Building Waste room - 25sqm
4 x 1100L bins (Gar, Rec, Card)
2 x 660L bins (Org, Glass)
1 x 10 sqm Hard waste/ additional streams area

Carpark and Fitters Workshop Waste - Not for Collection
Waste Rooms consider circulation spaces.

Building Waste room - 40sqm
7 x 660L bins (Gar, Rec, Card)
4 x 660L bins (Org, Glass)
1 x 15 sqm Hard waste/ additional streams area

Land Release Consolidated Waste - For Collection Waste Room

Residential Minimum Waste area - 85sqm
18 x 1100L bins (Gar, Rec)
6 x 660L bins (Org, Glass)
1 x Bin lifter
1 x Weight lifting platform
1 x Bin wash
1 x 10 sqm Hard waste/ additional streams area

Retail Minimum Waste area - 70sqm
7 x 1100L bins (Gar, Rec)
6 x 660L bins (Org, Glass)
1 x Bin lifter
1 x Weight lifting platform
1 x Bin wash
1 x 5 sqm Hard waste/ additional streams area

NOTE: Internal transfer of waste within the Land Release parcels is to occur via basement level.

Land Release Consolidated Dock Loading Bays

2 loading bays for bin collection (8.8m trucks)
2 loading bay for deliveries (Up to 11m trucks)

THIS DRAWING IS CONFIDENTIAL AND SHALL ONLY BE USED FOR THE PURPOSE OF THIS PROJECT. DO NOT SCALE DRAWINGS. USE

PATHS OF TRAVEL (LEGEN)

INTERNAL WASTE TRANSFER
(TO OCCUR ONCE PER DAY, USING A BIN TUG, OUTSIDE OF OFFICE HOURS TO DECREASE IMPACT TO PUBLIC AMENITIES)

WASTE COLLECTION TRUCK INGRESS
(TO OCCUR UP TO 3 TIMES PER WEEK PER STREAM, OUTSIDE OF OFFICE HOURS TO DECREASE IMPACT TO PUBLIC AMENITIES)

ENGINEERING & SERVICES
ARUP

LANDSCAPE ARCHITECTURE
RUSH WRIGHT ASSOCIATES

MGAC
A member of the MWH Group

REV.	DETAILS	DATE
01	PRE-APPLICATION ENTITY CIRCULATION	20.12.2024
02	ISSUE FOR ACT HERITAGE REVIEW	16.05.2025
03	PRELIMINARY - DRAFT ISSUE FOR REVIEW	06.06.2025
04	ISSUE FOR SDA SUBMISSION	25.06.2025

CLIENT
SUBURBAN LAND AGENCY

STAGE
PRECINCT SUBDIVISION DESIGN APPLICATION

PROJECT No.
220021

DATE
02/15/24

PROJECT NAME
KINGSTON ARTS PRECINCT
BLOCK 15, SECTION 49, KINGSTON, ACT

Architecture

DRAWN CHECKED SCALE @A1 NORTH

HH MR 1:500

DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN

DRAWING No.
LA-0-110-002

REVISION
04

0 10 15 20 25 50m
1:500