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an Elephants Foot Company

16 Macpherson St Warriewood
Residential Development

OPERATIONAL WASTE MANAGEMENT PLAN

5/05/2023
Report No. 4288
Revision E

Client

Warrimac Pty Ltd

Architect

PBD Architects

<https://www.pbdarchitects.com.au/>



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GLOSSARY OF ABBREVIATIONS AND TERMS

TERM	DESCRIPTION
<i>Bin-carting Route</i>	Travel route for transferring bins from the storage area to a nominated collection point
<i>Collection Area/Point</i>	The identified position or area where general waste or recyclables are loaded onto the collection vehicle
<i>Composter</i>	A container/machine used for composting specific food scraps
<i>DA</i>	Development Application
<i>DCP</i>	Development Control Plan
<i>EPA</i>	Environmental Protection Authority
<i>HRV</i>	Heavy Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>L</i>	Litre(s)
<i>LEP</i>	Local Environmental Plans guide planning decisions for local government areas
<i>Mobile Garbage Bin(s) (MGB)</i>	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
<i>MRV</i>	Medium Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>Onsite Collection</i>	When the collection vehicle enters the property and services the development within the property boundary from a designated loading area
<i>Owners Corporation</i>	An organisation or group of persons that is identified by a particular name and acts, or may act, as an entity
<i>SRV</i>	Small Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>WHS</i>	Workplace Health and Safety
<i>Wheel-in wheel-out service</i>	A type of waste collection service offered by local councils where the council waste collection personnel enter the premises to collect the bins and returns them to the property

1 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Australia's First Nations People as the Traditional Custodians of this land. We pay respect to ancestors and Elders, past, present, and emerging. We honour Aboriginal and Torres Strait Islander people and their connection to Country.

2 INTRODUCTION

Elephants Foot Consulting (EFC) has been engaged to prepare the following waste management plan for the operational management of waste generated by the Residential Development at 16 Macpherson St Warriewood.

Waste management strategies and audits are required for new developments in order to support the design and sustainable performance of the building. It is EFC's belief that a successful waste management strategy contains three key objectives:

- i. **Promote responsible source separation** to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.
- ii. **Ensure adequate waste provisions and robust procedures** that will cater for potential changes during the operational phase of the development.
- iii. **Comply** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this operational waste management plan (OWMP) identifies the different waste streams likely to be generated during the operational phase of the development, as well as how the waste will be handled and disposed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.

It is essential that this OWMP is integrated into the overall management of the building and is clearly communicated to all relevant stakeholders.

2.1 SCOPE OF REPORT

This operational waste management plan (OWMP) only applies to the **operational** phase of the proposed development; therefore, the requirements outlined in this OWMP must be implemented during the operational phase of the site and may be subject to review upon further expansion of, and/or changes to the development.

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. A construction and demolition WMP will need to be provided separately.

2.2 REPORT CONDITIONS

The purpose of this report is to document an OWMP as part of a development application, which is supplied by EFC with the following limitations:

- Drawings, estimates and information contained in this OWMP have been prepared by analysing the information, plans and documents supplied by the client and third parties including Council and other government agencies. The assumptions based on the information contained in the OWMP is outside the control of EFC,
- The figures presented in the report are an estimate only – the actual amount of waste generated will be dependent on the occupancy rate of the building/s and waste generation intensity as well as the building management's approach to educating residents and tenants regarding waste management operations and responsibilities,
- The building manager will adjust waste management operations as required based on actual waste volumes (e.g. if waste is greater than estimated) and increase the number of bins and collections accordingly,
- The report will not be used to determine or forecast operational costs or prepare any feasibility study or to document any safety or operational procedures,
- The report has been prepared with all due care; however no assurance is made that the OWMP reflects the actual outcome of the proposed waste facilities, services, and operations, and EFC will not be liable for plans or results that are not suitable for purpose due to incorrect or unsuitable information or otherwise,
- EFC offer no warranty or representation of accuracy or reliability of the OWMP unless specifically stated,
- Any manual handling equipment recommended in this OWMP should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply,
- Design of waste management equipment and systems must be approved by the supplier,
- EFC cannot be held accountable for late changes to the design after the OWMP has been submitted to Council,
- EFC will provide specifications and recommendations on bin access and travel paths within the OWMP, however it is the architect's responsibility to ensure the architectural drawings meet these provisions,
- EFC are not required to provide information on collection vehicle swept paths, head heights, internal manoeuvring or loading requirements. It is assumed this information will be provided by a traffic consultant,
- Council are subject to changing waste and recycling policies and requirements at their own discretion.

This OWMP is only finalised once the Draft Watermark has been removed. If the Draft Watermark is present, the information in the OWMP is not confirmed.

3 LEGISLATION & GUIDANCE

Waste management and resource recovery regulation in Australia is administered by the Australian Constitution, Commonwealth laws, and international agreements. State and territory governments maintain primary responsibility for controlling development and regulating waste. The following legislation has been enacted in New South Wales, and provides the lawful underpinnings of this OWMP.

- NSW Environmental Planning & Assessment Act 1979
- NSW Protection of the Environment Operations Act 1997
- NSW Waste Avoidance & Resource Recovery Act 2001

At the local level, councils or Local Government Areas (LGAs) require OWMPs to be included in new development applications. This OWMP is specifically required by:

- Pittwater 21 Council Development Control Plan
- Pittwater Council Local Environmental Plan 2014

The primary purpose of a development control plan (DCP) is to guide development according to the aims of the corresponding local environmental plan (LEP). The DCP must be read in conjunction with the provisions of the relevant LEP.

Information provided in this OWMP comes from a wide range of waste management guidance at the local, state, and federal levels. The primary sources of guidance include:

- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Better practice guide for resource recovery in residential developments 2019
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

4 DEVELOPMENT OVERVIEW

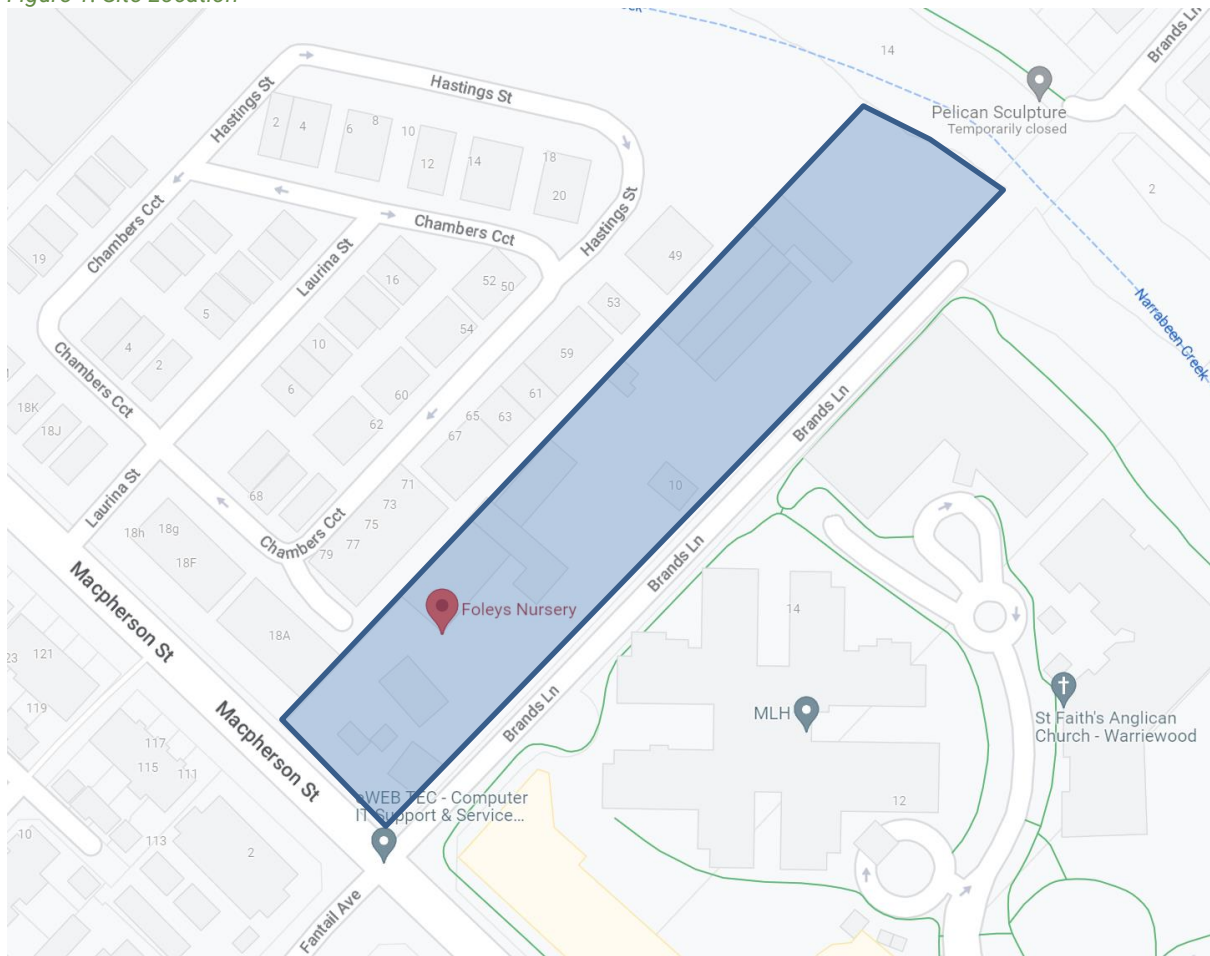
The proposed development falls under the LGA of Northern Beaches Council, and consists of 28 townhouses.

All figures and calculations are based on area schedules as advised by our client and shown on architectural drawings.

4.1 SITE LOCATION

The site is located at 16 Macpherson St Warriewood as shown in Figure.1 (boundaries are indicative only).

Figure 1. Site Location



Source: Google Maps 2023

5 WASTE MANAGEMENT

The following section outlines best practice waste management for the development, including recommended bins, and collection procedures.

5.1 BIN SUMMARY

Northern Beaches Council offer a three-bin service to all single-unit residential dwellings. Each townhouse dwelling is entitled to;

- 1x 80L red lid MGB for General Waste,
- 1x 140L yellow lid MGB for Co-Mingled Recycling,
- 1x 140L blue lid MGB for Paper/Cardboard Recycling,
- 1x 240L green lid MGB for Green Waste,

On that basis, the total recommended number of bins for this development is as follows:

General Waste -red lid bin: 28 x 80L MGBs collected **weekly**

Co-Mingled Recycling- yellow lid bin: 28 x 140L MGBs collected **alternate fortnights**

Paper/Cardboard Recycling- blue lid bin: 28 x 140L MGBs collected **alternate fortnights**

Green Waste - green lid bin: 28 x 240L MGBs collected **alternate fortnights**

5.2 WASTE DISPOSAL PROCEDURES

Residents will be provided with a bin storage area within each property for storage of individual waste and recycling bins for that property. The bin storage area is typically in a courtyard, garage or a purpose-built enclosure.

The residents will be responsible for depositing their waste and recycling directly into the corresponding bin.

The residents will also be responsible for maintaining their own bins, such as cleaning bins as required and arranging for broken bins to be replaced by council.

Refer to Council guidance for the types of materials accepted in the general waste and recycling streams.

5.3 WASTE COLLECTION PROCEDURES

Council will collect each dwelling's bins from the kerbside in accordance with Council's collection schedule. At present, Council collects waste bins weekly and green waste fortnightly. Council collects co-mingled recycling bins and paper/cardboard recycling bins on alternate fortnights.

The night before collections the residents will present their bins on the kerbside adjacent to each dwelling except for lots 2-8 where the bins are to be presented to the kerbside adjacent to Lot 10 (Please see Appendix 1)

Residents are responsible for ensuring that bins are presented appropriately to kerbside, as per the following:

- Bins are to be presented one metre apart.
- Bins should be presented a distance from trees, telegraph poles, parked cars or other obstacles.
- Bin lids should open facing the road.
- Bin lids should be kept closed while situated on the kerb.
- Bins should not be overfilled or overflowing and must be under 70kg.

After the bins have been serviced, the residents are responsible for returning the empty bins to their property, as soon as possible, on the same day as collection.

5.4 BULKY WASTE

Council offers a two collection service for discarded residential bulky items (e.g. whitegoods, furniture, etc.).

Each residential dwelling is entitled to 3m³ of bulky waste per collection and collections must be booked with Council in advance.

Refer to Council's website for further information or to make bookings.

The night before a booked collection, bulky goods are to be presented to the kerbside adjacent to each dwelling except for lots 2-8 where bulky goods are to be presented to the kerbside adjacent to Lot 10, as per bin collection.

6 STAKEHOLDER ROLES & RESPONSIBILITIES

The following table demonstrates the primary roles and responsibilities of the respective stakeholders:

Table 1: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata or Management of Townhouses	<ul style="list-style-type: none"> • Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; • Organise internal waste audits/visual assessments on a regular basis • Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and • Manage any non-compliances/complaints reported through waste audits.
Residents	<ul style="list-style-type: none"> • Dispose of all general waste and recycling in the allocated MGBs provided; • Ensure adequate separation of general waste and recycling; • Clean and transport bins as required; • Compliance with the provisions of Council and the OWMP; • Clean and transport bins as required; • Organising bulky goods collection when required; • Investigating and ensuring prompt clean-up of illegally dumped waste materials; • Preventing storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins);
Waste Collection Contractor	<ul style="list-style-type: none"> • Provide a reliable and appropriate waste collection service; • Provide feedback to building managers/residents regarding contamination of recyclables; and • Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	<ul style="list-style-type: none"> • Remove all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.

7 SOURCE SEPARATION

Better practice waste management includes the avoidance, reuse, and recovery of unwanted items, which can be achieved through source separation. The table below outlines what is typically included in various waste streams and how they can be managed. Refer to your local council for a list of accepted materials. Planet Ark can be accessed online to find other facilities that recover unwanted items.

Table 2: Operational Waste Streams

Waste Stream	Description	Typical Destination	Waste Stream Management
General Waste	The remaining portion of the waste stream that is not recovered for re-use, processing, or recycling. May include soft plastics, food scraps, polystyrene, etc.	Landfill	Waste should be bagged before placing in the designated waste bins.
Recycling	A mixture of items that are commonly recycled usually segregated through a MRF. Typically include food and beverage containers (e.g. aluminium, glass, steel, hard plastics, cartons). Also included cardboard and paper products.	Resource Recovery Centre	Recycling must not be bagged, and instead should be placed loosely in the designated recycling bins. Cardboard should be flattened before placing in the designated cardboard bin.
Green Waste	Green waste consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g. lawn clippings, branches)	Resource Recovery Centre	For the residences Green waste will be collected in council or private contractor bins and removed from site.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Residents to arrange for recycling of their own e-waste as required.
Bulky Items	Items that are too large to place into general rubbish collection. This includes disused and/or broken furniture, mattresses, white goods, etc.	Resource Recovery Centre or Landfill	Residents arrange with Council for removal.
Other	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Residents arrange for collection by appropriate recycling services when required.

8 EDUCATION

Educational materials encouraging correct separation of general waste and recyclables must be provided to each resident. This should include the correct disposal process for bulky waste such as old furniture, large discarded items, and other materials including electronic and chemical wastes. It is recommended that the building caretaker provides information in multiple languages to support correct behaviours, and to minimise the possibility of contamination in waste bins.

Education and communication must be provided consistently on a regular basis to encourage behaviour change and account for new residents. It is also recommended that the strata website contain information for residents' referral regarding disposal of waste. Information should include:

- Scheduled waste and recycling days;
- Descriptions of items accepted in the recycling and general waste streams (refer to Council guidance);
- How to dispose of bulky goods and any other items that are not general waste or recycling (refer to Council guidance);
- Residents' obligations to health and safety as well as building management; and
- How to prevent environmental damage.

9 POLLUTION PREVENTION

Residents shall be responsible for the following to minimise dispersion of site litter and prevent stormwater pollution to avoid impact to the environment and local amenity:

- Promoting adequate waste disposal into the bins
- Prevent overfilling of bins, keep all bin lids closed and bungs leak-free
- Taking action to prevent dumping or unauthorised use of waste areas
- Require collection contractor/s to clean up any spillage when clearing bins

10 BIN MOVING PATHS

Residents will be responsible for the transportation of bins to the kerbside for collection, returning them to their property once emptied to resume use.

The routes along the bin moving path should;

- Allow for a continuous route that is wholly within the property boundary.
- Be free from obstruction and obstacles such as steps and kerbs.
- Be constructed of solid materials with a non-slip surface
- Be a minimum of 300mm wider than the largest bin used onsite.
- If bins are moved manually, the route must not exceed a grade of 1:14

11 BIN AREAS

The areas allocated for waste storage and collection areas are detailed in the table below, and are estimates only. Final areas will depend on room and bin layouts.

Table 3: Waste Room Areas

Waste Room Type	Equipment	Estimated Area Required (m ²)
Bin Storage Area for each dwelling	1x 80L MGB (waste) 1x 140L MGB (co-mingled recycling) 1x 140L MGB (paper/cardboard recycling) 1x 240L MGB (green waste)	>3

The bin areas have been calculated based on equipment requirements and/or bin dimensions with an additional 70% of bin GFA factored in for manoeuvrability.

In addition, all doorways and passageways facilitating the movement of bins and/or bulky waste items must be at least 1200mm wide. The following table provides further waste room requirements.

Table 4: Waste Room Requirements

Waste Room Type	Waste Room Requirements
Bin Storage Area (each dwelling)	<ul style="list-style-type: none"> • Bins should be arranged so that all bins are accessible. Bins are not be placed in front another or in such away as to restrict access to the other bins for use. • The bin storage are must have a direct route to the kerbside collection point

APPENDIX A: ARCHITECTURAL PLANS

APPENDIX: A.1 SITE PLAN



Source: PBD Architecture, Drawing 048-22p Lot01 (10), Concept Subdivision Plan

APPENDIX B: PRIMARY WASTE MANAGEMENT PROVISIONS

APPENDIX: B.1 TYPICAL BIN SPECIFICATIONS


Mobile bins

Mobile bins come in a variety of sizes and are designed for lifting and emptying by purpose-built equipment.

Mobile bins with capacities of up to 1700L must comply with *AS4123.6-2006 Mobile waste containers* which specifies standard sizes and sets out the colour designations for the bodies and lids of mobile waste containers indicating the type of materials they are used to collect.

The most common bin sizes are provided below, although not all sizes are shown. The dimensions are a guide only and differ slightly between manufacturers. Some bins have flat or domed lids and are used with different lifting devices. Refer to *AS4123.6-2006* for further details.

Table G1.1: Average dimension ranges for two-wheel mobile bins




Bin capacity	80L	120L	140L	240L	360L
Height (mm)	870	940	1065	1080	1100
Depth (mm)	530	530	540	735	820
Width (mm)	450	485	500	580	600
Approximate footprint (m ²)	0.24	0.26–0.33	0.27-0.33	0.41–0.43	0.49
Approximate weight (kg)	8.5	9.5	10.4	15.5	23
Approximate maximum load (kg)	32	48	56	96	Not known

Wheelie bin

Sources include Sulo, Single Waste, Cleanaway, SUEZ, just wheelie bins and Perth Waste for two-wheel mobile bins

Table G1.2: Average dimension ranges for four-wheel bulk bins



Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Approx footprint (m ²)	0.86–1.16	1.51	1.33–1.74	2.21	2.21
Approx weight (kg)	45	Not known	65	Not known	Not known
Approx maximum load (kg)	310	Not known	440	Not known	Not known

Dome or flat lid container

Sources include Sulo, Signal Waste, Cleanaway, SUEZ, Just Wheelie Bins and Perth Waste

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority

APPENDIX: B.2 SIGNAGE FOR WASTE AND RECYCLING BINS

Waste signs

Signs and educational materials perform several functions including:

- informing residents why it is important to recover resources and protect the environment
- providing clear instructions on how to use the bins and services provided
- alerting people to any dangers or hazards within the bin storage areas.

All waste, recycling and organic bins should be Australian Standard colours and clearly and correctly labelled, such as by a sticker on the lid and/or the body of the bin.

Communal bin storage areas should be clearly signposted with signs outlining how to correctly separate waste into the bins provided. The local council responsible for waste services may be a good source of signs and posters and can advise on what signs are suitable.

Information on who to contact to find out more about the recycling and/or other resource recovery services in the building should also be displayed in communal areas, such as on a noticeboard.

The Planet Ark website also has resources available free of charge for use by businesses and councils. These signs can be found at businessrecycling.com.au/research/signage.cfm

Figure I1.1: Examples of waste wall posters (EPA supplied)



Figure I1.2: Examples of bin lid stickers (EPA supplied)



Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority

Problem waste signs

The EPA has also produced a range of images and signs that can be used for problem wastes, such as fluoro globes and tubes, household and car batteries, e-waste and smoke detectors. To access these resources, contact the NSW EPA. Some examples are shown below.

Figure I2.1: Problem waste signs



Safety signs

The use of safety signs for waste resource recovery rooms must comply with *AS1319 Safety signs for occupational environments*. Safety signs must be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Suitable signs should be decided for each development as required.

Figure I3.1: Example safety signs



Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority

APPENDIX: B.3 TYPICAL COLLECTION VEHICLE INFORMATION

General

Appropriate heavy rigid vehicle standards should be incorporated into the road and street designs in new developments where onsite collections are proposed. Road and street designs must comply with relevant Acts, regulations, guidelines, and codes administered by Austroads, Standards Australia, NSW Roads and Maritime Services, WorkSafe NSW and any local council traffic requirements.

Applicants and building designers should consult with councils and other relevant authorities before designing new roads or streets and access points for waste collection vehicles to establish specific design requirements.

Table H4.1: Australian Standards for turning circles for medium and heavy rigid class vehicles

Vehicle class	Overall length (m)	Design width (m)	Design turning radius (m)	Swept circle (m)	Clearance (travel) height (m)
Medium rigid vehicle	8.80	2.5	10.0	21.6	4.5
Heavy rigid vehicle	12.5	2.5	12.5	27.8	4.5

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority

Large collection vehicles

Waste collection vehicles may be side-loading, rear-loading, front-lift-loading, hook or crane lift trucks. Vehicle dimensions vary by collection service, manufacturer, make and model. It is not possible to provide definitive dimensions, so architects and developers should consult with the local council and/or contractors.

The following characteristics represent typical collection vehicles and are provided for guidance only. Reference to *AS2890.2 Parking facilities: off-street commercial vehicle facilities* for detailed requirements, including vehicle dimensions, is recommended.

Table B2.1: Collection vehicle dimensions

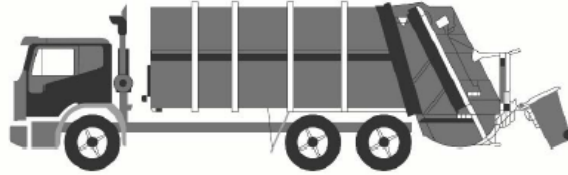
Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0	13.0
Maximum payload (t)	10.0	10.8	11.0	14.5	9.5
Turning circle (m)	25.0	21.4	25.0	25.0	18

* The maximum reach of a side arm is 3 m.

Sources: JJ Richards, SUEZ, MacDonald Johnson, Cleanaway, Garwood, Ros Roca, Bingo and Edbro. Figures shown represent the maximum dimensions for each vehicle type.

Rear-loading collection vehicles

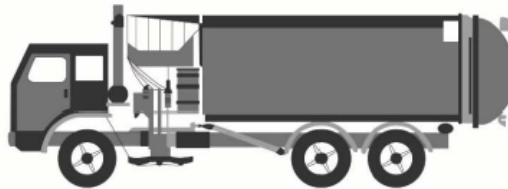
These vehicles are commonly used for domestic waste collections from MUDs and RFBs and sometimes for recycling. They can be used to collect waste stored in mobile bins or bulk bins, particularly where bins are not presented at the kerbside. They are also used for collecting bulky waste.



Rear-loading waste collection vehicle

Side-loading collection vehicles

This is the most commonly used vehicle for domestic waste, recycling and organics collections. It is only suitable for collecting mobile bins up to 360L in capacity.



Side-loading waste collection vehicle

Front-lift-loading collection vehicles

These vehicles are commonly used for collecting commercial and industrial waste. They can only collect specially designed front-lift bulk bins and not mobile bins.



Front-lift-loading waste collection vehicle

Small collection vehicles

Typically, councils and their contractors operate with large collection vehicles (heavy rigid class vehicles) because they carry greater payloads and allow for more cost-effective collection services. Some councils, or their contractors, may have smaller collection vehicles in their fleet. Early discussion with the council is important to confirm this, but it should not be assumed that the council will have access to small collection vehicles.

The waste management systems and the location of the collection point should always be designed so that the council can provide the standard domestic waste service.

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority