



396-402 Sydney Road, Balgowlah
Mixed Use Development

OPERATIONAL WASTE MANAGEMENT PLAN

19/02/2019
Report No. 18043
Revision E

Client

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SCOPE

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

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. It is EFRS's understanding that a construction and demolition WMP will be completed by a separate party appointed by the developer, and submitted separately to this report. Typically, the head contractor of the site will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements.

REVISION REFERENCE

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B	10/09/2018	J Parker	A Armstrong	Amendment	
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D	6/11/2018	J Parker	A Armstrong	Amendment	
E	19/02/2019	J Parker	A Armstrong	Amendment	

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GLOSSARY OF TERMS

TERM	DESCRIPTION
<i>Baler</i>	A device that compresses waste into a mould to form bales which may be self-supporting or retained in shape by strapping
<i>Chute</i>	A ventilated, vertical pipe passing from floor to floor of a building with openings as required to connect with hoppers and normally terminating at its lower end at the roof of the central waste room(s)
<i>Chute Discharge</i>	The point at which refuse exits from the refuse chute
<i>Chute Discharge Room</i>	A secure, enclosed area or room housing the discharge and associated equipment for the refuse chute
<i>Collection Area/Point</i>	The identified position or area where garbage or recyclables are actually loaded onto the collection vehicle
<i>Compactor</i>	A machine for compressing waste into disposable or reusable containers
<i>Composter</i>	A container/machine used for composting specific food scraps
<i>Crate</i>	A plastic box used for the collection of recyclable materials
<i>Garbage</i>	All domestic waste (Except recyclables and green waste)
<i>Green Waste</i>	All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers
<i>Hopper</i>	A fitting into which waste is placed and from which it passes into a chute or directly into a waste container. It consists of a fixed frame and hood unit (the frame) and a hinged or pivoted combined door and receiving unit
<i>L</i>	Litre(s)
<i>Liquid Waste</i>	Non-hazardous liquid waste generated by commercial premises that is supposed to be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)
<i>LRV</i>	Large rigid vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle (HRV)
<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
<i>Putrescible Waste</i>	Component of the waste stream liable to become putrid. Usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
<i>Recycling</i>	Glass bottles and jars – PET, HDPE and PVC plastics; aluminium aerosol and steel cans; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines

<i>Refuse</i>	Material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items
<i>SRV</i>	Small rigid vehicle as in AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities, generally incorporating a body width of 2.33

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INTRODUCTION

EFRS has been tasked to prepare the following waste management plan for PBD Architects for the operational management of waste generated by the mixed use development located at 396-402 Sydney Road, Balgowlah.

Waste management strategies and auditing are a requirement for new developments to provide support for the building design, and promote strong sustainability outcomes for the building. It is EFRS'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. **Compliance** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this WMP identifies the different waste streams likely to be generated during the operational phase of the development. Associated information includes: how the waste will be handled and disposed of, 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 waste management plan is integral to the overall management of the building and clearly communicated to all relevant stakeholders.

DEVELOPMENT SUMMARY

The proposed development falls under the LGA of Northern Beaches Council, and consists of:

- 1 building of 4 levels
 - 16 residential units in total (see Table 1 for Unit Breakdown Matrix)
 - 6 commercial units on the ground level with a total GFA of 290m²

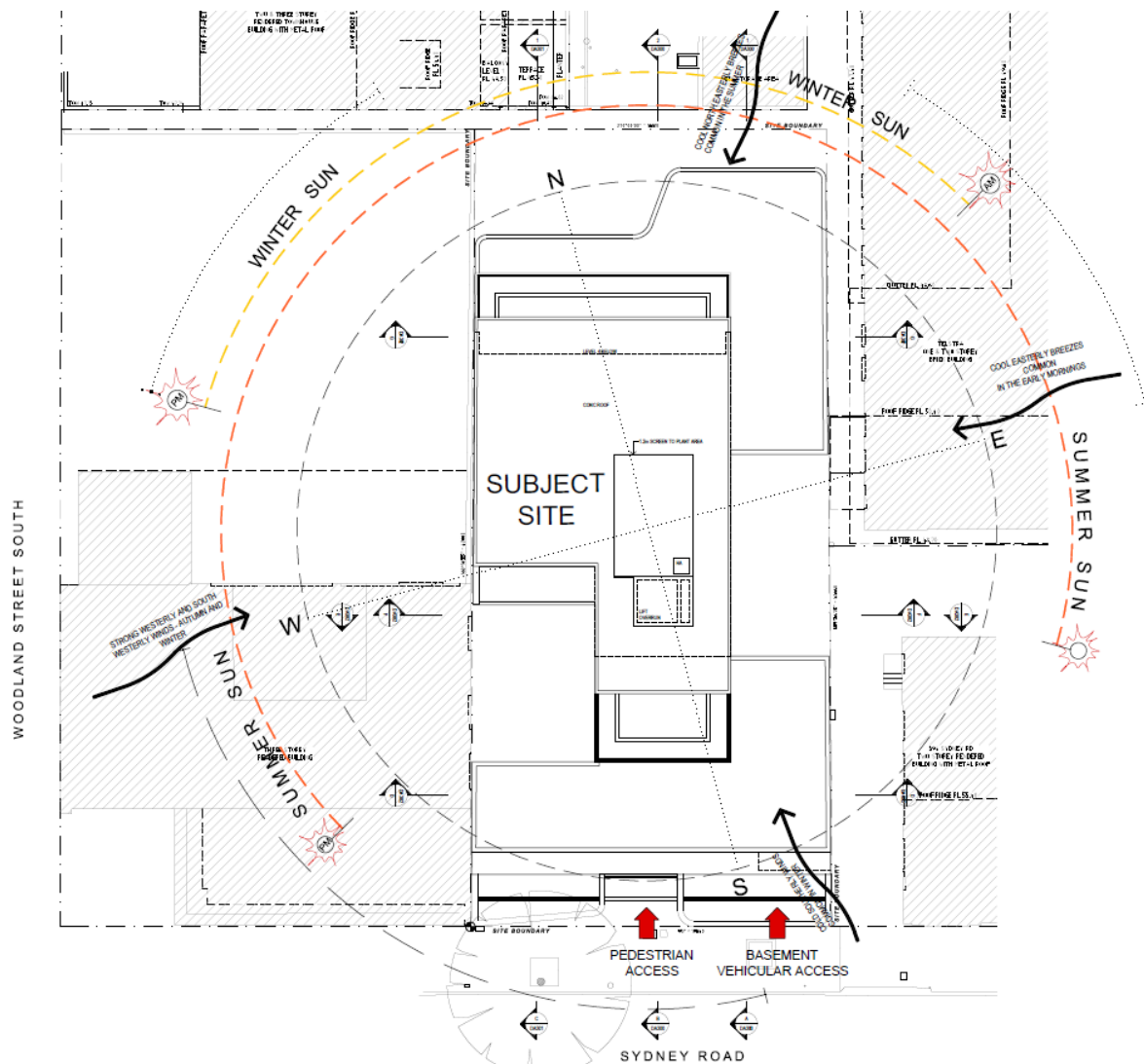
Table 1: Unit Breakdown Matrix

Level	# Units
1	5
2	5
3	5
4	1
	16

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

SITE LOCATION

The site is located at 396-402 Sydney Road, Balgowlah, as shown below. The site fronts onto Sydney Road with vehicular access also from this street.



Source: PBD Architects – Site Plan & Site Analysis Plan

NORTHEN BEACHES COUNCIL (MANLY COUNCIL)

The development is within Northern Beaches Council's jurisdiction. Northern Beaches Council is the amalgamation of Manly Council, Pittwater Council and Warringah Council. At time of writing this waste management plan, the waste services and associated policies operate under the original council divisions.

The residential garbage and recycling will be guided by the services and acceptance criteria of the Manly Council. All waste facilities and equipment are to be designed and constructed to be in compliance with the Manly Council's *Manly Development Control Plan 2013*, Australian Standards and statutory requirements.

COUNCIL OBJECTIVES

Objective 1) Minimise overall environmental impacts of waste in accordance with regional waste plans and Federal and State Government waste minimisation targets.

Objective 2) Encourage environmentally protective waste management practices on construction and demolition sites which include:

- Sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities;
- Provision of design standards that complement waste collection and management services offered by council and private service providers;
- Building designs and demolition and construction management techniques which maximises avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and
- Appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area.

Objective 3) Encourage the ongoing minimisation and management of waste handling in the future use of premises.

Objective 4) Provide advice to intending applicants on:

- Matters to be considered when assessing the waste implications of DAs;
- Sound waste management practices and requirements for the preparation of waste management plans; and
- The reduction and handling of waste during the demolition and construction phase.

COUNCIL REQUIREMENTS

Access – Ensure waste systems are easy to use and collection vehicles are able to access buildings to safely remove waste and recycling;

Safety – Ensure safe practises for storage, handling and collection of waste and recycling;

Pollution Prevention – Prevent stormwater pollution that may occur as a result of poor waste storage and management practises;

Noise Minimisation – Provide acoustic insulation to the waste service facilities or residential units adjacent to or above chutes, waste storage facilities, chute discharge, waste compaction equipment and waste collection vehicle access points;

Ecologically Sustainable Development (ESD) – Promote the principles of ESD through resource recovery and recycling leading to a reduction in the consumption of finite natural resources;

Hygiene – Ensure health and amenity for residents, visitors and workers in the Northern Beaches Council.

STAKEHOLDER ROLES AND RESPONSIBILITIES

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

Table 2: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata/Management	<ul style="list-style-type: none"> Ensuring that all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; Organising internal waste audits/visual assessments on a regular basis; and Manage any non-compliances/complaints reported through waste audits.
Building Manager/Waste Caretaker	<ul style="list-style-type: none"> Ensuring effective signage, communication and education is provided to occupants, tenants and cleaners; Providing staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities; Ensuring site safety for residents, children, visitors, staff and contractors; Abiding by all relevant OH&S legislation, regulations, and guidelines; Assessing any manual handling risks and prepare a manual handling control plan for waste and bin transfers; Preventing storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins) General maintenance and cleaning of chute doors on each level; Cleaning and transporting of bins as required; Organising, maintaining and cleaning the general and recycled waste holding area; Organising both garbage and recycled waste pick-ups as required; Organising replacement or maintenance requirements for bins; Organising bulky goods collection when required; and Investigating and ensuring prompt clean-up of illegally dumped waste materials.
Residents/Tenants	<ul style="list-style-type: none"> Dispose of all garbage and recycling in the allocated waste chutes and/or MGBs provided; Ensure adequate separation of garbage and recycling; and Compliance with the provisions of Council and the WMP.
Council/Private Waste Contractor	<ul style="list-style-type: none"> Provide a reliable and appropriate waste collection service; Provide feedback to building managers/residents in regards to contamination of recyclables; and Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	<ul style="list-style-type: none"> Removal of all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Building Contractors	<ul style="list-style-type: none"> Removing all construction related waste offsite in a manner that meets all authority requirements.

EDUCATION

Educational material encouraging correct separation of garbage and recycling items must be provided to each resident by building management to ensure correct use of the waste chute. This should include the correct disposal process for bulky goods (old furniture, large discarded items, etc.), and other appropriate materials (electronic, chemical waste, etc.). It is recommended that information is provided in multiple languages to support correct practises and minimise the possibility of chute blockages as well as contamination in the collective waste bins.

It is also recommended that the owners' corporation website contain information for residents to refer to regarding use of the chute. Information should include:

- Directions on using the chute doors;
- Recycling and garbage descriptions (council provides comprehensive information);
- How to dispose of bulky goods and any other items that are not garbage or recycling;
- Residents' obligations to whs and building management; and
- How to prevent damage or blockages to the chute (example below).

To prevent damage or blockage to rubbish chute DO NOT dispose of any newspapers, umbrellas, bedding, cigarettes, cartons, coat hangers, brooms, mops, large plastic wrappings from furniture, white goods, any sharp objects, hot liquid or ashes, oil, unwrapped vacuum dust, syringes, paint and solvents, car parts, bike parts, chemicals, corrosive and flammable items, soil, timber, bricks or other building materials, furniture, etc. down the chute.

LIMITATIONS

The purpose of this report is to document a Waste Management Plan (WMP) as part of a development application and is supplied by Elephants Foot Recycling Solutions (EFRS) with the following limitations:

- Council are subject to changing waste and recycling policies and requirements at their own discretion. Information in this operational waste management plan is correct as of September 2018.
- The works agreed to in the fee proposal includes a review of the waste management plans and up to three amendments. Any revisions subsequent to the third amendments will be charged at an hourly rate.
- Drawings, estimates and information contained in this waste management plan have been prepared by analysing the information, plans and documents supplied by the client, and third parties including Council and government information. The assumptions based on the information contained in the WMP is outside the control of EFRS;
- 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 managements approach to educating residents and tenants regarding waste management operations and responsibilities;
- The building manager will make adjustments as required based on actual waste volumes (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 or representation is made that the WMP reflects the actual outcome and EFRS will not be liable to you for plans or outcomes that are not suitable for your purpose, whether as a result of incorrect or unsuitable information or otherwise;

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- EFRS offer no warranty or representation of accuracy or reliability of the WMP unless specifically stated;
- Any manual handling equipment recommended should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply;
- Design of waste management chute equipment and systems must be approved by the supplier.

RESIDENTIAL WASTE MANAGEMENT

The *Manly Development Control Plan 2013* has been referenced to calculate the total number of bins required for the residential units. Calculations are based on generic figures; waste generation rates may differ according to the residents' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of garbage and recycling generated by the residential component of the development.

Table 3: Calculated Waste Generation – Residential

# Units	Garbage Generation Rate (L/unit/w eek)	Generated Garbage (L/w eek)	Recycling Generation Rate (L/unit/w eek)	Generated Cardboard Recycling (L/w eek)	Generated Co- Mingled Recycling (L/w eek)
16	60	960	60	960	960
Collections & Equipment	Garbage Bin Size (L)	240	Recycling Bin Size (L)	240	240
	Garbage Bins per Day	1	Recycling Bins per Day	1	1
	Garbage Collections per Week	1	Recycling Collections per Week	0.5	0.5
	Total Garbage Bins Required	4	Total Recycling Bins Required	5	5
Waste Rooms	Equipment (if any)	None			
	Discharge and Storage Room	Approx. 20sqm			

**Note: An additional 240L MGB should be provided for use during collection periods. These bins are not included in the above figures.*

HOUSEHOLD WASTE

A single garbage chute will be installed with access provided on all residential levels. The chute is to be used for the disposal of garbage only. Garbage discharges into 240L MGBs and is not compacted. The discharge is located in the waste discharge room on the ground level.

A pair of 240L MGBs will be situated in the waste compartment on each level for collection of comingled recycling and cardboard. The caretaker/cleaner is responsible for monitoring the capacity of recycling bins and exchanging, emptying or storing them in the main bin storage room when required.

Full garbage and recycling bins will be collected from the temporary holding area off Sydney Road by Council's waste contractor.

Residents will be required to transport green waste to the ground level themselves via the lifts. This is to be disposed of into the corresponding 240L MGB.

COMMON AREAS

The lobbies, amenities and circulation areas will be supplied with suitably branded waste and recycling bins where considered appropriate. These areas generate minimal waste, however garbage and recycling receptacles should be provided and located in convenient locations.

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

SOURCE SEPERATION

Waste avoidance, recovery and reuse of discarded materials and responsible management of hazardous waste are all crucial elements of sustainable development. Effective waste management practices in residential developments significantly improve environmental, social, and economic outcomes on both a local and regional scale, and should be integrated into the waste management processes.

GENERAL WASTE (GARBAGE)

Residents will be supplied with a collection area in each unit to deposit garbage and collect recyclable material suitable for one day's storage. This is typically located generally in the kitchen, under bench or similar alternate area. Residents should wrap or bag their garbage; bagged garbage should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

RECYCLING

Recycling must not be bagged. It is recommended that residents use a crate or dedicated bin for collecting recyclables within the allocated residential space provided to ensure correct separation.

Cardboard furniture boxes or large cardboard containers should not be included in the garbage chute – a cardboard collection bin will be made available to residents to deposit flattened cardboard and will be managed by the waste caretaker. Residents should be advised of the location of these bins by building management.

GREEN WASTE

Green waste is not typically generated from multi-unit dwellings other than from surrounding building landscaped areas and is removed by the designated maintenance contractor. In the event that green waste is produced i.e trimming of indoor or balcony plants then this may be disposed of via the single green waste bin located in the residential waste room.

BULKY GOODS

A bulky goods storage area has been made available at the loading area for the storage of discarded residential bulky items (e.g. whitegoods, furniture, etc.). This area must have a minimum doorway width of 1.5m to allow for easy movement of large waste items in and out of the room.

These areas are crucial to prevent residents from illegally dumping bulky waste on the footpath outside Councils scheduled collection times. Regular illegal dumping can attract other dumped waste, generate litter, detract significantly from the quality and appearance of the development and reduce amenity of the street.

Residents will be required to liaise with building management regarding the transportation and disposal of bulky goods. Ideally, bulky waste should be collected on a regular schedule so that the storage area does not become overfull and so that residents know when to place items in there for collection. Councils may arrange for more frequent collections of bulky waste for MUDs, however collection frequencies vary among different local government areas.

Donations to charitable organisations should be encouraged. Clean, sound furniture and household goods etc. are highly sought after to provide for the disadvantaged. Donations can be arranged with the assistance of the building manager/waste caretaker.

ELECTRONIC WASTE

Electrical waste (e.g. fluorescent tubing, batteries, laptops etc.) can potentially contaminate soil and surrounding water bodies if not disposed correctly. These items must not be placed in standard garbage and recycling bins. Disposal or recycling of electronic waste will be organised with the assistance of the building caretaker. These items must not be placed in garbage or recycling bins due to safety and environmental factors. Residents and/or the building manager may choose to contact Council to find out about new/existing strategies for the disposal/collection of electronic waste.

CHEMICAL WASTE

Chemical wastes (e.g. cleaning chemicals, paints, oils solvents) pose detrimental effects to human health and the environment and should be disposed of to a suitable licensed disposal facility. No liquid wastes or wash down waters should be disposed of via the storm water drainage system. Household Chemical CleanOut events are held at various locations throughout NSW on specified dates throughout the year. Locations and dates are subject to change; hence it is recommended that the building caretaker confirm these details with their local Council.

ORGANIC WASTE AND COMPOSTING

Recycling organic waste, such as food scraps and garden materials, dramatically reduces the quantity of waste being diverted to land fill and thus reduces residents' ecological footprint. Compost material can also be returned to the soil as a rich fertilizer and improve plant growth and the overall health of surrounding vegetation. It is recommended that a space for composting and worm farming is made available for all residents in a communal facility or in small private courtyards (see *APPENDIX D.1*). Composting facilities are to be sited on an unpaved area with soil depth of at least 300mm. Residents may also choose to purchase and install apartment style compost bin where practical and self-manage these systems (see *APPENDIX D.2 and APPENDIX D.3*).

COMMERCIAL WASTE MANAGEMENT

The *Better Practice Guide for Waste Management and Recycling* has been referenced to calculate the total number of bins required for the retail and commercial areas. Calculations are based on generic figures; waste generation rates may differ according to the tenants' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of garbage and recycling generated by the commercial/retail component of the development. A seven day operating week has been assumed.

Table 4: Calculated Waste Generation – Commercial/Retail

Table 4: Calculated Waste Generation – Commercial/Retail						
Tenancy	Type	NLA (m ²)	Garbage Generation Rate (L/100m ² /day)	Generated Garbage (L/week)	Recycling Generation Rate (L/100m ² /day)	Generated Recycling (L/week)
Office 1	Commercial	45	10	31.5	10	31.5
Office 2	Commercial	45	10	31.5	10	31.5
Office 3	Commercial	45	10	31.5	10	31.5
Office 4	Commercial	45	10	31.5	10	31.5
Office 5	Commercial	55	10	38.5	10	38.5
Office 6	Commercial	55	10	38.5	10	38.5
	TOTAL	290		203		203
Collections & Equipment		Bin Size (L)		240	Bin Size (L)	
		Collections per Week		1	Collections per Week	
		No. Bins Required		1	No. Bins Required	
Waste Rooms		Equipment		None		
		Storage Room		Approx. 3sqm		

COMMERCIAL WASTE MANAGEMENT

Typically, bins for paper or general waste are positioned next to each workers desk or work station. One or both of these bins are emptied by contract cleaners. The cleaners circulate around the workplace after normal office hours and also perform other cleaning tasks, generally vacuuming and cleaning toilets. Bins for general waste and recyclables are also located centrally in each office, generally in the kitchen area and printer room.

Cleaners empty the bins into bags which they transport around the office/s in a cart which is also used to store cleaning products, spare bags, PPE and consumables. Bags of garbage and/or recycling are placed in a central location by the cleaners (often outside the goods lift/s) and transported to the collection bins by another cleaner.

COMMON AREAS

Any staff tea points will be supplied with a dedicated commingled MGB for the collection of all recyclable glass, aluminium, steel and plastic items. Staff will be responsible for sorting this material and allocating recyclables into the correct collection facility.

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

OTHER WASTE STREAMS

Tenants are required make arrangements for the disposal and recycling of specialised waste (toner cartridges, batteries, etc.). Disposal of hard, electronic, liquid waste and any detox (paint/chemicals) can be organised with the assistance of the building management/cleaners.

MOVEMENT AND TRANSPORTATION OF BINS

The building manager/waste caretaker is responsible for the transportation of bins from their designated operational locations to their respective collection room/areas prior to scheduled collection times, and returning them once emptied to resume operational use.

Transfer of waste and all bin movements require minimal manual handling; the operator must assess manual handling risks and provide any relevant documentation to building management.

If required the developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations. Examples of motorised bin moving equipment can be found in APPENDIX B.4 and APPENDIX B.5.

Bins may have to be fitted with hitches to enable the simultaneous transportation of multiple bins to the collection area. Council must be informed of any hitch attachments required to be installed on bins.

COLLECTION OF WASTE

RESIDENTIAL

Residential waste generated at this development will be collected by Council; with garbage being collected weekly, comingled and paper/cardboard recycling being collected fortnightly and on alternating weeks and green waste being collected monthly.

On collection days, the building manager/caretaker will be responsible for ensuring the bins scheduled for collection are transferred to the temporary holding area, next to the carpark entry off Sydney Road, and neatly arranged for ease of servicing.

Council's waste vehicle will pull up on Sydney Road and service the bins directly from the holding area. The building manager/caretaker will then be responsible for returning bins to their respective locations to resume operational use.

COMMERCIAL

Waste generated by the retail premises will be collected by private contractor to an agreed schedule (this report assumes collections will occur weekly).

On collection days, the building manager/caretaker will be responsible for ensuring bins are transferred to the temporary holding area, next to the carpark entry off Sydney Road, and neatly arranged for ease of servicing.

The private contractor's waste vehicle will pull up on Sydney Road and service the bins directly from the holding area.

COLLECTION AREA

It is Elephant Foot's understanding that the collection areas have been reviewed by a traffic consultant to confirm the swept paths for waste collections, access and egress.

INSTALLATION EQUIPMENT AND DESIGN

EQUIPMENT SUMMARY

Table 5: Equipment Summary

Component	Part	Qty	Notes
Chutes	Galvanised Steel / LLDPE Polyethylene Plastic 510mm or 610mm (for 20+ levels)	1	510/610mm diameter (See APPENDIX C.1 for Typical Chute Section)
Equipment	Suitable Bin Moving Equipment	N/A	Optional (See APPENDIX D for Typical Bin Mover)

WASTE ROOM AREAS

The areas allocated for residential waste rooms, commercial/retail bin store, bulky goods and collection areas are detailed in Table 6 below. The areas provided are estimates only. Final areas will depend upon room and bin layouts.

Table 6: Waste Room Areas

Level	Waste Room Type	Equipment	Allocated Area (m ²)
G	Residential Bin Holding Room	4 x 240L MGBs (Garbage) 5 x 240L MGBs (Comingled Recycling) 5 x 240L MGBs (Paper/Cardboard Recycling) 1 x 240L MGBs (Green Waste)	20
	Temporary Bin Holding Area	6 x 240L MGBs	6
	Commercial Waste Room	1 x 240L MGBs (Garbage) 1 x 240L MGBs (Comingled Recycling)	3
	Bulky Goods Storage Area	N/A	8m ³

Note: Any requirement for increasing storage capacity can be met by increasing the frequency of collections for all waste.

GARBAGE ROOMS

CONSTRUCTION REQUIREMENTS

The garbage room will be required to contain the following facilities to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area:

- waste room floor to be sealed with a two pack epoxy;
- waste room walls and floor surface is flat and even;
- all corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- for residential: a hot and cold water facility with mixing facility and hose cock must be provided for washing the bins;
- for retail/commercial: a cold water facility with hose cock must be provided for washing the bins;
- any waste water discharge from bin washing must be drained to sewer in accordance with the relevant water board. (Sydney Water);
- tap height of 1.6m;
- storm water access preventatives (grate);
- all walls painted with light colour and washable paint;
- equipment electric outlets to be installed 1700mm above floor levels;
- the room must be mechanically ventilated;
- light switch installed at height of 1.6m;
- waste rooms must be well lit (sensor lighting recommended);
- optional automatic odour and pest control system installed to eliminate all pest types and assist with odour reduction – this process generally takes place at building handover – building management make the decision to install;
- if 660L or 1100L bins are utilised, 2 x 820mm (minimum) door leafs must be used;
- all personnel doors are hinged, lockable and self-closing;
- waste collection area must hold all bins – bin movements should be with ease of access;
- conform to the Building Code of Australia, Australian Standards and local laws; and
- childproofing and public/operator safety shall be assessed and ensured

SIGNAGE

The building manager/caretaker is responsible for waste room signage including safety signage (see *APPENDIX B.2*). Appropriate signage must be prominently displayed on walls and above all bins, clearly stating what type of waste or recyclables is to be placed in the bin underneath.

VENTILATION

Waste and recycling rooms must have their own exhaust ventilation system either;

- Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum; or
- Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area

Mechanical exhaust systems shall comply with AS1668 and not cause any inconvenience, noise or odour problem.

USEFUL CONTACTS

Elephants Foot Recycling Solutions does not warrant or make representation for goods or services provided by suppliers.

NORTHERN BEACHES COUNCIL CUSTOMER SERVICE

Phone: 1300 434 434

Email: council@northernbeaches.nsw.gov.au

SULO MGB (MGB, Public Place Bins, Tugs and Bin Hitches)

Phone: 1300 364 388

CLOSED LOOP (Organic Dehydrator)

Phone: 02 9339 9801

ELECTRODRIVE (Bin Mover)

Phone: 1800 333 002

Email: sales@electrodrive.com.au

RUD (Public Place Bins, Recycling Bins)

Phone: 07 3712 8000

Email: Info@rud.com.au

CAPITAL CITY WASTE SERVICES (Private Waste Services Provider)

Phone: 02 9359 9999

REMONDIS (Private Waste Services Provider)

Phone: 13 73 73

SITA ENVIRONMENTAL (Private Waste Services Provider)

Phone: 13 13 35

NATIONAL ASSOCIATION OF CHARITABLE RECYCLING ORGANISATIONS INC. (NACRO)

Phone: 03 9429 9884

Email: information@nacro.org.au

PURIFYING SOLUTIONS (Odour Control)

Phone: 1300 636 877

Email: sales@purifyingsolutions.com.au

MOVEXX (Bin Movers)

Phone: 1300 763 444

AUSCOL (Recycling Oils & Animal Fats)

Phone: 1800 629 476

KOMPACT EQUIPMENT (Equipment & Servicing Provider)

Phone: 1300 566 722

Email: info@kompactequipment.com.au

ELEPHANTS FOOT RECYCLING SOLUTIONS (Chutes, Compactors & eDiverter Systems)

44 – 46 Gibson Avenue

Padstow NSW 2211

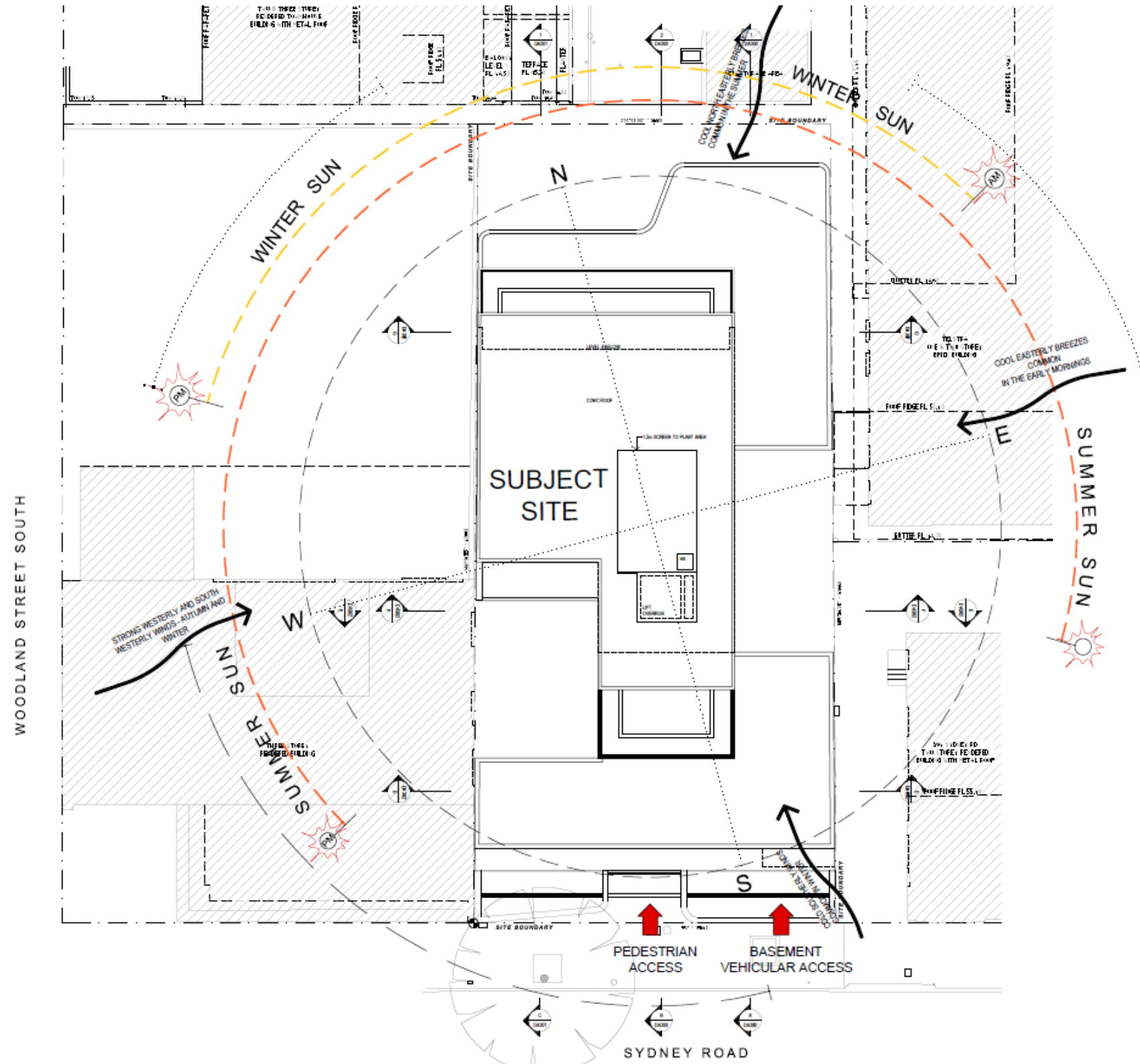
Phone: 1300 434 374

Email: wmp@elephantsfoot.com.au

APPENDICES

APPENDIX A ARCHITECTURAL DRAWING EXCERPTS

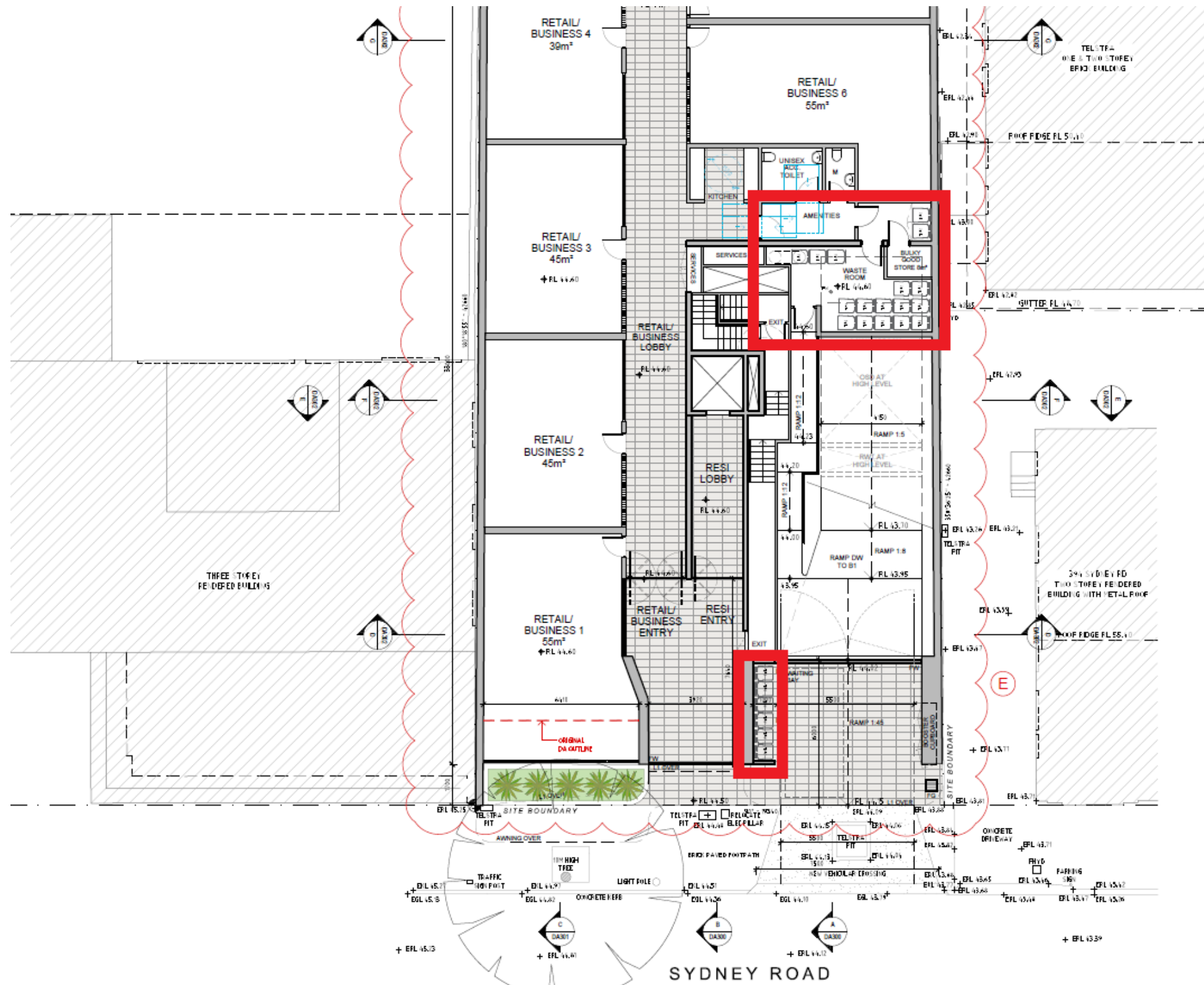
APPENDIX A.1 SITE PLAN



DA

Source: PBD Architects, Drawing No. DA003, Iss.P1, 06/09/18 – Site Plan & Site Analysis Plan

APPENDIX A.2 WASTE ROOM/COLLECTION AREA



Source: PBD Architects, Drawing No. DA102, Iss.E, 12/02/19 – Ground Floor Plan

APPENDIX B PRIMARY WASTE MANAGEMENT PROVISIONS

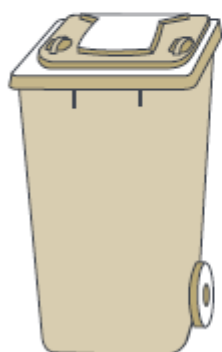
APPENDIX B.1 TYPICAL BIN SPECIFICATIONS

Mobile garbage bins (MGBs)

MGBs with capacities up to 1700L should comply with the Australian Standard for Mobile Waste Containers (AS 4123). AS 4123 specifies standard sizes and sets out the colour designations for bodies and lids of mobile waste containers that relate to the type of materials they will be used for.

Indicative sizes only for common MGB sizes are provided below. Note that not all MGB sizes are shown; the dimensions are only a guide and differ slightly according to manufacturer, if bins have flat or dome lids and are used with different lifting devices. Refer to AS 4123 for further detail.

Mobile containers with a capacity from 80L to 360L with two wheels



Bin Type	80 Litre MGB	120 Litre MGB	140 Litre MGB	240 Litre MGB	360 Litre MGB
Height	870 mm	940 mm	1065 mm	1080 mm	1100 mm
Depth	530 mm	560 mm	540 mm	735 mm	885 mm
Width	450 mm	485 mm	500 mm	580 mm	600 mm

Mobile containers with a capacity from 500L to 1700L with four wheels



Bin Type	660 Litre MGB	770 Litre MGB	1100 Litre MGB	1300 Litre MGB	1700 Litre MGB
Height	1250	1425	1470	1480	1470
Depth	850	1100	1245	1250	1250
Width	1370	1370	1370	1770	1770

Dome or flat lid containers

SOURCE: Department of Environment and Climate Change NSW 2008, *Better Practice Guide for Waste Management in Multi-Unit Dwellings*

APPENDIX B.2 SIGNAGE FOR WASTE & RECYCLING BINS

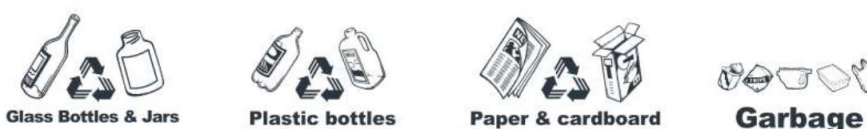
WASTE SIGNS

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the Department of Environment and Heritage.

Example wall posters



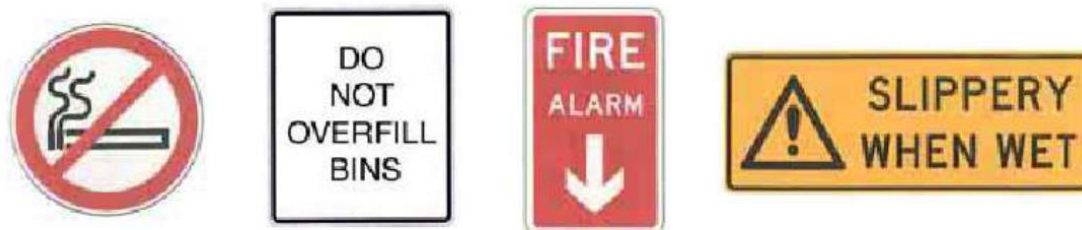
Example bin lid stickers



SAFETY SIGNS

The design and use of safety signs for waste rooms and enclosures should comply with AS1319 Safety Signs for Occupational Environment. Safety signs should be used to regulate and control safety behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Each development will need to decide which signs are relevant for its set of circumstances and service provided.

Examples of Australian Standards:



Australian Standards are available from the SAI Global Limited website (www.saiglobal.com).

SOURCE: Department of Environment and Climate Change NSW 2008, Better Practice Guide for Waste Management in Multi-Unit Dwellings

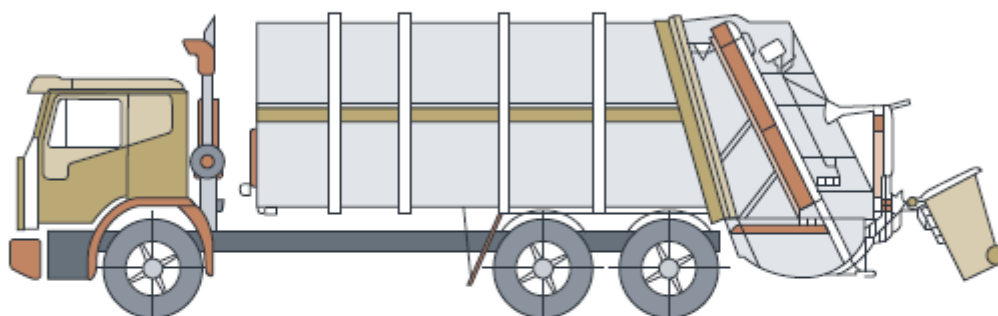
APPENDIX B.3 TYPICAL COLLECTION VEHICLE INFORMATION

Collection vehicles

Waste collection vehicles may be side loading, rear-end loading, front-end loading or crane trucks. The size of vehicle varies according to the collection service. Thus it is impossible to specify what constitutes the definitive garbage vehicle. Developers should consult the local council and/or relevant contractors regarding the type of vehicle used in that area.

The following characteristics represent the typical collection vehicle, however, these are only for guidance.

It may be possible to engage a collection service provider to use smaller collection vehicles to service developments with narrow roadways and laneways, or for on-site collections. However, as the availability of smaller vehicles to make services varies between councils and private contractors, wherever possible the development should be designed to accommodate vehicles of a similar size to that reported below.

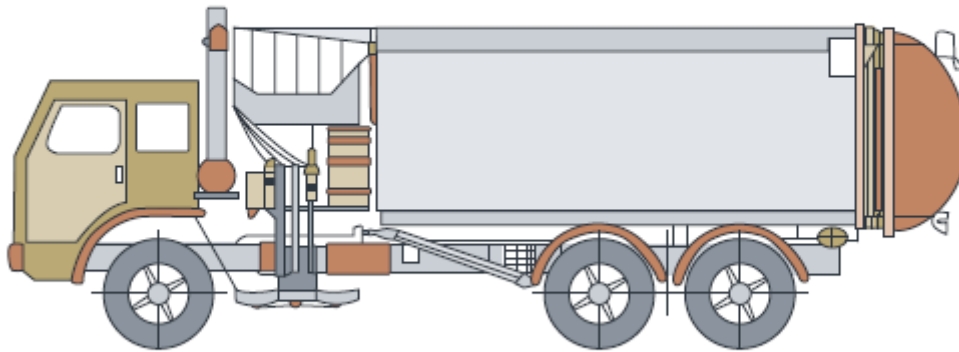


Rear loading collection vehicle

Rear loading collection vehicle	
Length overall	10.24m
Width overall	2.5m
Operational height	3.5m
Travel height	3.5m
Weight (vehicle only)	12.4 tonnes
Weight (payload)	9.5 tonnes
Turning circle	18.0m

This is commonly used for domestic garbage and recycling collections from MUDs. It can be used to collect waste stored in MGBs or bulk bins, particularly where bins are not presented on the kerbside.

Side-loading collection vehicle



Side-loading collection vehicle	
Length overall	9.64m
Front overhang	1.51m
Wheelbase	5.20m
Rear overhang	2.93m
Turning circle kerb to kerb	17.86m
Turning circle wall to wall	20.56m
Front of vehicle to collection arm	3.8m
Maximum reach of side arm	3.0m
Travel height	3.63m
Clearance height for loading	3.9m

This is the most commonly used vehicle for domestic garbage and recycling collections. It is only suitable for collecting MGBs up to 360 litres in size.

SOURCE: Department of Environment and Climate Change NSW 2008, *Better Practice Guide for Waste Management in Multi-Unit Dwellings*

APPENDIX B.4 TYPICAL MOTORISED BIN TUG



Typical applications:

- Move trolleys, waste bin trailers and 660/1100L bins up and down a ramp incline.
- Quiet, smooth operation with zero emissions and simple to use, no driver's licence required
- Suitable for:
 - High rise building & apartment basements
 - Large factories & warehouse with sloped ground
 - Caravan parks & other large outdoor areas

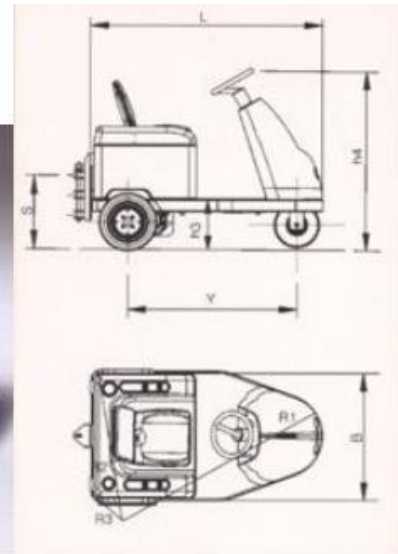
Features:

- 1 tonne tow capacity of inclines up to 8 degrees
- 500kg tow capacity if inclines up to 14 degrees
- CE Compliant
- 4.5 km/h max speed
- 2 x 80amp batteries – includes charger
- Powerful transaxle
- Hitch to suit 660L bins

Safety Features:

- Intuitive paddle lever control
- Stops and repels the unit if activated when reversing.
- Site assessment recommended to assess ramp incline steepness (*See Useful Contacts*)

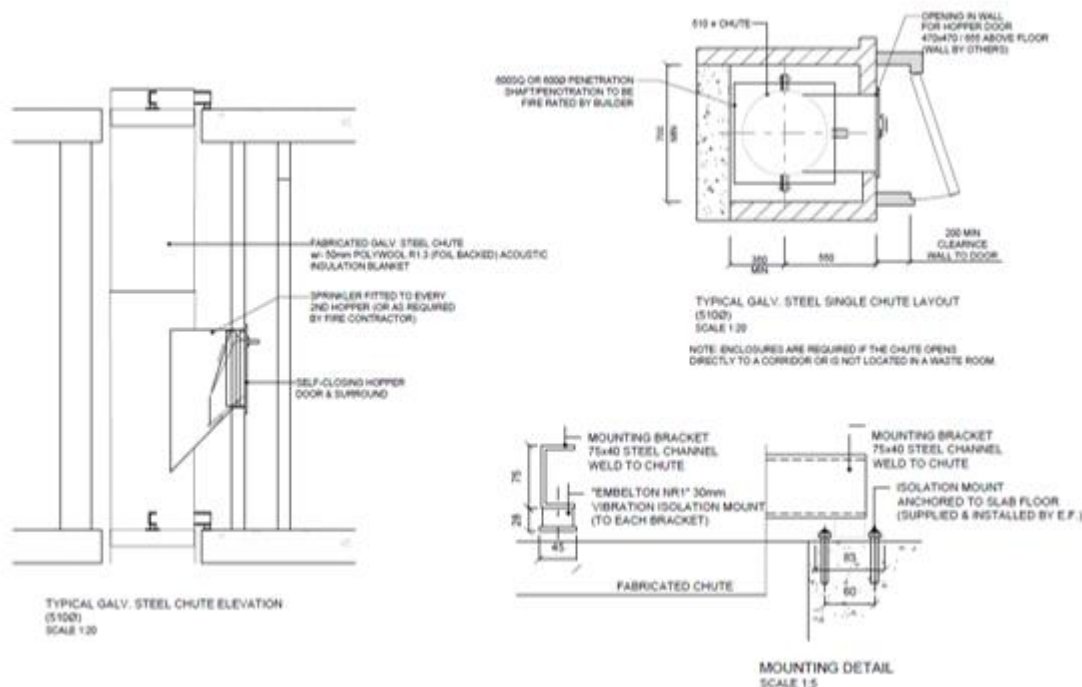
APPENDIX B.5 TYPICAL SEATED BIN MOVER



		UNIT M.	BULL 2	BULL 4
Manufacturer	DEC			
Model	BULL			
Platform loading cap.	Nominal capacity	kg	-----	-----
Pull capacity	Pull nominal capacity	kg	2000	4000
Power type	Electric - endothermic		electric	electric
Control type	Standing / seated thiller / steer		seated / steer	seated / steer
Tyres	Pn=pneum. Se=superelastic		Pn	Pn
Wheels	N. front/rear - x drive	n.	1/2X	1/2X
Platform dimensions	L x B (lengh x width)	mm	-----	-----
Platform hight	h6 = unload clearence	mm	-----	-----
Overall dimensions	L = lenght	mm	1500	1600
	B = width	mm	900	930
	h1 = foot leve	mm	1820	1960
	h3 = Seat height	mm	310	340
	h4 = Steer height	mm	1250	1330
Turning radius	R1 = front min. external	mm	1400	1500
	R2 = rear min. external	mm	1000	1000
	R3 = front min. internal	mm	400	400
Aisle width	A = 180° turn	mm	2200	2300
Tow hook height	s = center from ground	mm	220-350-490	240-380-520

APPENDIX C INSTALLATION EQUIPMENT

APPENDIX C.1 TYPICAL SINGLE WASTE CHUTE SPECIFICATIONS



Waste chutes are supplied per the following specifications:

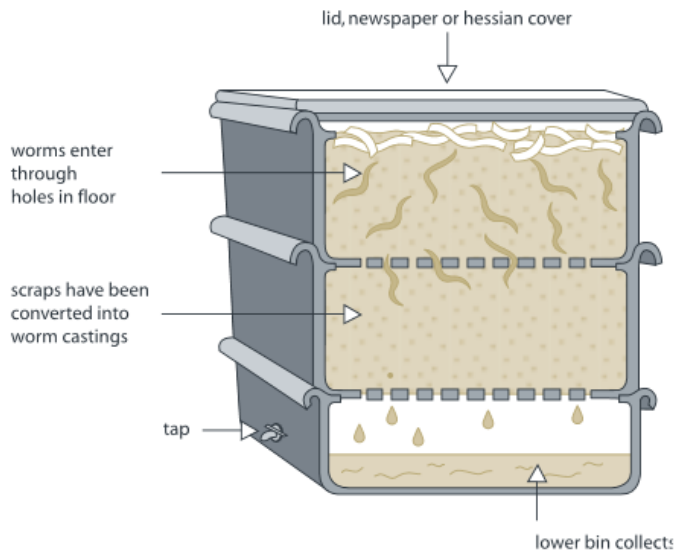
- either 510mm or 610mm (for 20+ levels) galvanised steel or recycled LLDPE polyethylene plastic;
- galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction (or equivalent);
- penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of either 600x600/700x700mm (square) or 650/750mm diameter (round) are required to accommodate the chute installation;
- a wash down system and vent should also be included as part of the chute system;
- council and supplier require that all chutes are installed without offsets to achieve best practise operationally for the building; and
- two hour fire-rated (AS1530.4-2005) stainless steel refuse chute doors at each service level. All doors are to be fitted with a self-closing mechanism to meet BSA fire standards.

NOTE: Chute doors are installed after walls rendered, painted or when required. Information stickers will be placed on each chute door at each residential level.

APPENDIX D SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX D.1 TYPICAL WORM FARM SPECIFICATIONS

Worm farms



Space requirements for a typical worm farm for an average household:

Height – 300mm per level

Width – 600mm

Length – 900mm

There are many worm farm arrangements. The above dimensions are indicative only.

SOURCE: Department of Environment and Climate Change NSW 2008, Better Practice Guide for Waste Management in Multi-Unit Dwellings

APPENDIX D.2 TYPICAL APARTMENT STYLE COMPOST BINS



Apartment Style Compost bin – available from hardware stores

Suitable for:

- Vegetables
- Coffee grounds and filters
- Tea and tea bags
- Crushed eggshells (but not eggs)
- Nutshells
- Houseplants
- Leaves
- Cardboard rolls, cereal
- Boxes, brown paper bags
- Clean paper
- Shredded newspaper
- Fireplace ashes
- Wood chips, sawdust,
- Toothpicks, burnt matches
- Cotton and wool rags
- Dryer and vacuum cleaner lint
- Hair and fur
- Hay and straw

APPENDIX D.3 ELECTRIC ORGANIC COMPOST BIN



Product Specifications

Decomposition Method	Fermentation by microorganisms
Decomposition Capacity	2 metric tonnes per year* (4 kg per day*)
Rating	220–240 V 50/60 Hz – 1.1 A
Decomposition Time	24 hrs
Operating Temperature	0C and 40C.**
Deodorisation Method	Nano-Filter system
Maximum Power	210 W
Power Usage	Average 1 kwh per day
Weight	21 kgs
External Dimensions	w 400 mm d 400 mm h 780 mm


* Food Waste Handling Capacity – based on an optimal operating environment.

** Ambient temperature range of area where unit may be installed.

SOURCE: Closed Loop Domestic Composter – See Useful Contacts

<http://www.closedloop.com.au/domestic-composter>


APPENDIX D.4 COOKING OIL CONTAINERS




A GrainCorp business

[Home](#)
[About](#)
[Services](#)
[Our Parent Company](#)
[Contact](#)

The RIGHT WAY for Cooking Oil Collection Systems




Drums 205L



Pour in Bulk Tank

[View Brochure](#)



Oil Kaddy System

[View Brochure](#)



[Collection Service](#)

[Collection Systems](#)


[Recycling & Environment](#)

[Safety](#)

[Fresh Oil \(WA Only\)](#)

Eco Systems

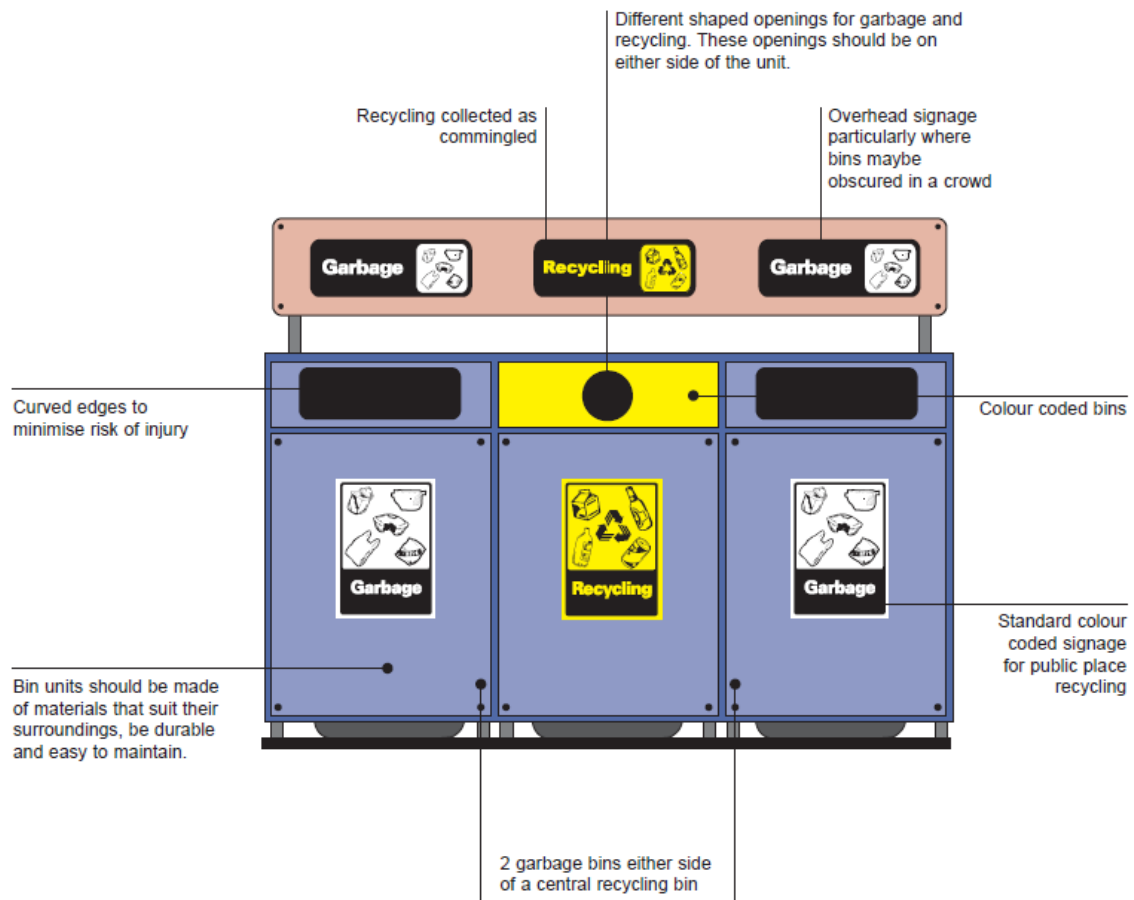


Direct-Connect to Fryer

APPENDIX D.5 TYPICAL BACK OF HOUSE BINS



APPENDIX D.6 TYPICAL PUBLIC PLACE WASTE BINS



Source: *Department of Environment and Conservation (NSW) Better Practice Guide for Public Place Recycling 2005*