



# WASTE MANAGEMENT PLAN

PREPARED FOR  
Mosca Pserras Architects

Mixed Use Development  
21 Atkinson Street  
Liverpool NSW

12/08/2016

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## REVISIONS

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## EXECUTIVE SUMMARY

This waste management plan covers the ongoing management of waste generated by the mixed use development located at, 21 Atkinson Street, Liverpool.

Waste audit and management strategies are recommended for new developments to provide support for the building design and promote strong sustainability outcomes for the building. All recommended waste management plans will comply with council codes and any statutory requirements. The waste management plan has three key objectives:

- i. ***Ensure waste is managed to reduce the amount of waste and recyclables to land fill*** by assisting residents to segregate appropriate materials that can be recycled; displaying signage to remind and encourage recycling practices; and through placement of recycling and waste bins in the retail precinct to reinforce these messages.
- ii. ***Recover, reuse and recycle*** generated waste wherever possible.
- iii. ***Compliance*** with all relevant codes and policies.

To assist in providing clean and well-segregated waste material, it is essential that this waste management plan is integral to the overall management of the building and clearly communicated to residents and tenants.

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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 wire ties and strapping                                                                                         |
| <i>Chute</i>                       | A ventilated, essentially 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>Collection Area/Point</i>       | The position or area where waste 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>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>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>Green</i>                       | Garden organics such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers, and weeds                                                                                                      |
| <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>Mobile Garbage Bin(s) (MGB)</i> | A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 660, 1000 or 1100, 1500 or 2000                                                                                          |
| <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.                                        |

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## INTRODUCTION

The following waste management plan pertains to the mixed use development located at 21 Atkinson Street, Liverpool. This waste management plan is an operational waste management plan and will address the phases of the completed development.

For the purpose of this report the proposed development will consist of:

- 3 mixed use buildings.
  - Building A incorporates 39 residential units in total (see Table 1 for Unit Breakdown Matrix);
  - Building B incorporates 56 residential units in total; and
  - Building C incorporates 48 residential units in total.
- One ground level with 3 separate garbage rooms and a bin holding area located off Shepherd Street.
- Total GFA of 250m<sup>2</sup> allocated to retail space on the ground level of Building B.
- Total GFA of 229m<sup>2</sup> allocated to commercial space (gym and community centre) on the ground level of Building C.

**Table 1: Unit Breakdown Matrix**

|           | Building A |       | Building B |       | Building C |       | TOTAL   |       |
|-----------|------------|-------|------------|-------|------------|-------|---------|-------|
| Room Type | # Units    | % Mix | # Units    | % Mix | # Units    | % Mix | # Units | % Mix |
| 1 Bed     | 11         | 29.73 | 1          | 1.79  | 10         | 24.39 | 22      | 16.42 |
| 2 Bed     | 24         | 64.86 | 55         | 98.21 | 25         | 60.98 | 104     | 77.61 |
| 3 Bed     | 2          | 5.41  | 0          | 0.00  | 6          | 14.63 | 8       | 5.97  |
|           | 37         |       | 56         |       | 41         |       | 134     |       |

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

## LIVERPOOL CITY COUNCIL

The assessment of waste volumes is an estimate only and will be influenced by the development's management and occupant's attitude to waste disposal and recycling.

The residential waste and recycling will be guided by the services and acceptance criteria of the Liverpool City Council. The residential waste and recycling will be collected by council. The retail and commercial waste will be collected by private contractor.

### OBJECTIVES

- Minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.
- Avoid the generation of waste through design, material selection and building practices
- Ensure efficient storage and collection of waste and quality design of facilities.

### 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 city of Sydney.

Noise minimisation – minimise noise during use by residents and collection of waste and recyclables.

## GENERATED WASTE VOLUMES

The assessment of projected waste volumes is a calculated estimate only and will be influenced by the development's management and occupant's waste disposal and recycling practices.

## CONSTRUCTION AND DEVELOPMENT WASTE

The head contractor will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements. Please refer to the separate waste management plan submitted for construction waste as part of the Development Application.

## BUILDING MANAGER/WASTE CARETAKER

All waste equipment movements are to be managed by the building manager/cleaners at all times. No tenants or residents will be allowed to transport waste or recyclables from the waste room; tenants and residents will only transport their waste to the allocated bin room.

The building manager/cleaner duties include, but are not limited to, the following:

- general maintenance and cleaning of the chute doors on each level (Frequency dependent on waste generation and will be determined based upon building operation);
- organising, maintaining and cleaning the general and recycled waste holding areas (Frequency will depend on waste generation and will be determined based upon building operation);
- transporting of bins as required;
- organising both garbage and recycled waste pick-ups as required;
- cleaning and exchanging all bins;
- ensure site safety for residents, children, visitors, staff and contractors;
- abide by all relevant OH&S legislation, regulations, and guidelines;
- assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers; and
- provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities

***NOTE:** It is the responsibility of the building manager to monitor the number of bins required for the development. As waste volumes may change according to the development's management and occupants' attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation.*

## REPORTING

It is recommended that building management ensure that all waste service providers submit monthly reports on all equipment movements and weights of any waste and recycling products removed from the development. Regular reviews of servicing should take place to ensure operational and economic best practise and to assist with sustainability reporting.

## EDUCATION

Building management is responsible for creating and managing the waste management education process.

Educational material encouraging correct separation of garbage and recycling items must be provided to each resident to ensure correct use of the waste and recycling chute. This should include the correct disposal process for bulky goods (old furniture, large discarded items, 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.

It is expected that leasing arrangements with retail/commercial operations contain direction on waste management services and expectations.

## RESIDENTIAL WASTE PLAN

Liverpool City Council's *Waste Management Plan* has been referenced to calculate the total number of bins required for the residential units. Please note that calculations are based on generic figures; waste generation rates may differ according to the residents' waste management practice.

**Table 2: Calculated Garbage Waste Generation – Residential**

| Building/ Core | # Units    | Waste Calculation<br>(L/unit/week) | Generated Waste<br>(L/week) | Compacted Waste (2:1)<br>(L/week) | Recycling Calculation<br>(L/unit/week) | Generated Recycling<br>(L/week) |
|----------------|------------|------------------------------------|-----------------------------|-----------------------------------|----------------------------------------|---------------------------------|
| Building A     | 37         | 120                                | 4440                        | 2220                              | 120                                    | 4440                            |
| Building B     | 56         | 120                                | 6720                        | 3360                              | 120                                    | 6720                            |
| Building C     | 41         | 120                                | 4920                        | 2460                              | 120                                    | 4920                            |
| <b>Total</b>   | <b>134</b> | <b>120</b>                         | <b>16080</b>                | <b>8040</b>                       | <b>120</b>                             | <b>16080</b>                    |

## BIN SUMMARY

The following assumptions have been taken into consideration:

- Garbage is not compacted at the base of each chute;
- All buildings have waste compartments on each level housing 240L recycling bins;
- Garbage and recycling is collected 2 x weekly; and
- The number of bins have been rounded up for the best operational outcome.

Using the assumptions stated, the required capacity and quantity of garbage and recycling bins have been calculated and tabulated respectively in the following table using the council's provided bin allocation specifications.

**Table 3: Garbage Bin Summary – Residential**

| Building/Waste Rooms | Garbage             |           |                                 |
|----------------------|---------------------|-----------|---------------------------------|
|                      | Bin Capacity<br>(L) | Quantity  | Collection Rate<br>(times/week) |
| Building A           | 660                 | 4         | 2                               |
| Building B           | 660                 | 6         | 2                               |
| Building C           | 660                 | 4         | 2                               |
| <b>Total</b>         | <b>660</b>          | <b>14</b> | <b>2</b>                        |

**Table 4: Recycling Bin Summary - Residential**

| Building/Waste Rooms | Building A |              |              | Building B |              |              | Building C |              |              |
|----------------------|------------|--------------|--------------|------------|--------------|--------------|------------|--------------|--------------|
|                      | Units      | Bin Capacity | Bin Quantity | Units      | Bin Capacity | Bin Quantity | Units      | Bin Capacity | Bin Quantity |
| Ground               | 3          | 240          | 1            | 3          | 240          | 1            | 0          | 240          | 0            |
| Level 1              | 4          | 240          | 1            | 6          | 240          | 2            | 2          | 240          | 1            |
| Level 2              | 4          | 240          | 1            | 6          | 240          | 2            | 3          | 240          | 1            |
| Level 3              | 7          | 240          | 2            | 9          | 240          | 3            | 7          | 240          | 2            |
| Level 4              | 7          | 240          | 2            | 8          | 240          | 2            | 7          | 240          | 2            |
| Level 5              | 7          | 240          | 2            | 8          | 240          | 2            | 7          | 240          | 2            |
| Level 6              | 7          | 240          | 2            | 8          | 240          | 2            | 7          | 240          | 2            |
| Level 7              | 0          | 240          | 0            | 8          | 240          | 2            | 7          | 240          | 2            |
| Level 8              | 0          | 240          | 0            | 0          | 240          | 0            | 7          | 240          | 2            |
| <b>Total</b>         | <b>37</b>  | <b>240</b>   | <b>11</b>    | <b>56</b>  | <b>240</b>   | <b>16</b>    | <b>41</b>  | <b>240</b>   | <b>14</b>    |

**41** x 240L recycling bins in total will be required for 2 x weekly collections.

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed. As waste volumes may change according to the development's type, bin numbers and collection frequencies may be altered to suit the building operation.

## WASTE MANAGEMENT

3 waste chutes will be supplied by Elephants Foot and installed. Breakdown is as follows:

Building A: single waste chute  
 Building B: single waste chute  
 Building C: single waste chute

Garbage discharges into 660L MGBs which is not compacted. The discharge is located in the waste rooms on the ground level of each building. 240L recycling MGBs are located in the waste compartment on each level of each building for collection of recyclables.

On collection days, full waste and recycling MGBs will be transferred to the temporary bin holding bay on the ground level for servicing by Council via a walk-in/walk-out arrangement off Shepherd Street.

## WASTE HANDLING

### WASTE

All residents of each building will be supplied with a collection area in each unit (generally in the kitchen, under bench or similar alternate area) to deposit garbage and collect recyclable material suitable for one days storage. Residents should wrap or bag their waste. Bagged waste should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

The caretaker/cleaner will be required to check the 660L MGB collecting waste from each chute, rotate full bins to the storage and collection area, and replace empty 660L MGB under each chute operation.

## 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.

The caretaker/cleaner's duty is responsible for exchanging or emptying recyclable bins and storing them in the main bin storage room located on lower ground level, ready for collection.

## TEMPORARY STORAGE OF BULKY GOODS

Council states that a room or caged area must be allocated for the storage of discarded residential bulky items. The allocated space must be a minimum of 6m<sup>3</sup> with a minimum height of 2m. This area should be made available close to the collection area. It is envisaged that bulky goods will be managed by the appointed waste caretaker/s. Residents will be required to liaise with building management regarding all bulky goods movements.

It is recommended that donations to charitable organisations be encouraged. Clean, sound furniture and household goods etc. are highly sought after to provide for the disadvantaged. Donations will be arranged with the assistance of the building manager/caretaker.

## OTHER WASTE STREAMS

Disposal or recycling of electronic, liquid waste and home detox (paint/chemicals etc.) will be organised with the assistance of the building caretaker. These items must not be placed in waste or recycling bins due to safety and environmental factors. Recyclable electronic goods include batteries, equipment contained printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors.

Residents should be directed to Council's comprehensive website for further information.

## COMPOSTING

A space for composting and worm farming is recommended to be made available for all residents in a communal facility or in small private courtyards (see *APPENDIX C.4 for Typical Worm Farm Specifications*). Residents may also choose to purchase and install apartment style compost bin where practical and self-manage these systems (see *APPENDIX C.5 and APPENDIX C.6 for Typical Compost Bins*). Two systems have been included for consideration however there are a variety of compost systems available at hardware stores.

## COMMON AREAS

The lobbies, retail amenities and circulation areas will be supplied with suitably branded waste and recycling bins, where considered appropriate. Building management will monitor use and ensure bins are exchanged and cleaned. These areas generate negligible waste however garbage and recycling receptacles should be placed in convenient locations.

## WASHROOM FACILITIES

Washroom facilities in retail and staff areas 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.

Building management will monitor use and ensure waste bins are exchanged and cleaned.

## GREEN WASTE

There will be green waste generated by the buildings landscaped areas. Any green waste will be collected and removed from site by the maintenance contractor during scheduled or arranged servicing of these areas.

## WASTE CHUTES

Waste chutes for each level of the residential building are supplied per the following specifications:

- either 510mm galvanised steel or 510mm recycled LLDPE polyethylene plastic;
- galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction;
- penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of 600mm x 600mm (square or 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.*

## EQUIPMENT SUMMARY

**Table 5: Equipment Summary**

| Component   | Part                                                  | Quantity | Notes                                                          |
|-------------|-------------------------------------------------------|----------|----------------------------------------------------------------|
| Chutes      | Galvanised Steel / LLDPE Polyethylene Plastic         | 3        | Chute Diameter<br>(See APPENDIX C.1 for Typical Chute Section) |
| Equipment A | Garbage Linear Tracks for 660L MGB with not compacted | 3        | (See APPENDIX C.2 for Typical Linear System)                   |
| Equipment B | Suitable Bin Moving Equipment                         |          | Optional<br>(See APPENDIX C.3 for Typical Bin Mover)           |

## RETAIL WASTE PLAN

The *Better Practice Guide for Waste Management and Recycling in Multi-unit Dwellings* has been referenced to calculate the total number of bins required for the retail areas. Please note that calculations are based on generic figures; waste generation rates may differ according to the tenants' waste management practice. Please note that if food tenants are placed, the waste generation rates will require adjustment. A seven day operating week has been assumed.

**Table 6: Calculated Waste Generation – Retail**

| Type                           | NLA<br>(m <sup>2</sup> ) | Waste<br>Calculation<br>(L/100m <sup>2</sup> /day) | Generated<br>Waste<br>(L/week) | Recycling<br>Calculation<br>(L/100m <sup>2</sup> /day) | Generated<br>Recycling<br>(L/week) |
|--------------------------------|--------------------------|----------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------------|
| Food                           | 59.59                    | 80                                                 | 333.704                        | 135                                                    | 563.1255                           |
| Restaurant                     | 65.12                    | 670                                                | 3054.128                       | 135                                                    | 615.384                            |
| Non-Food (>100m <sup>2</sup> ) | 103.84                   | 50                                                 | 363.44                         | 50                                                     | 363.44                             |
| Non-Food (<100m <sup>2</sup> ) | 43.1                     | 50                                                 | 21.55                          | 25                                                     | 10.775                             |
| <b>TOTAL</b>                   | <b>250</b>               |                                                    | <b>3772.822</b>                |                                                        | <b>1552.7245</b>                   |

## WASTE MANAGEMENT

Tenants will be required to be responsible for their own storage of waste and recycling back of house (BOH). On completion of each trading day or as required, nominated staff/cleaners will transport their waste and recycling to the allocated retail waste room on the ground level and place waste and recycling into the appropriate collection bins.

Food handling for food cooked or prepared, served and consumed on site will produce a typical waste composition of food scraps from plates, packaging waste and some plastics. Café or restaurant staff will be responsible for their waste management.

Cardboard is a major component of the waste generated by cafes/restaurants. All cardboard should be flattened (to save bin space), placed in and collected from bulk bins. Whilst cardboard is bulky, it is generally lightweight however it can be contaminated with food or liquid which makes it unsuitable for recycling.

It is recommended that:

- all waste should be bagged and waste bins should be plastic lined;
- bagging of recyclables is not permitted;
- all waste collections located BOH during operations;
- individual recycling programs are recommended for retailers to ensure commingled recycling is separated correctly;
- any food and beverage tenant will make arrangements for storing used and unused cooking oil in a bunded storage area;
- the operator will organise grease interceptor trap servicing;
- a suitable storage area needs to be provided and affectively bunded for chemicals, pesticides and cleaning products;

- dry basket arresters need to be provided to the floor wastes in the food preparation and waste storage areas;
- washroom facilities should be supplied with collection bins for paper towels (if used); and
- all flattened cardboard will be collected and removed to the waste room recycling MGB

NOTE: Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed.

## COMMERCIAL WASTE PLAN

The *Better Practice Guide for Waste Management and Recycling in Multi-unit Dwellings* has been referenced to calculate the total number of bins required for the commercial areas. Please note that calculations are based on generic figures; waste generation rates may differ according to office practice. A seven day operating week has been assumed.

**Table 7: Calculated Waste Generation - Commercial**

| Type           | NLA<br>(m <sup>2</sup> ) | Waste<br>Calculation<br>(L/100m <sup>2</sup> /day) | Generated<br>Waste<br>(L/week) | Recycling<br>Calculation<br>(L/100m <sup>2</sup> /day) | Generated<br>Recycling<br>(L/week) |
|----------------|--------------------------|----------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------------|
| Community room | 78.62                    | 10                                                 | 55.034                         | 10                                                     | 55.034                             |
| Gym            | 74.87                    | 10                                                 | 52.409                         | 10                                                     | 52.409                             |
| <b>TOTAL</b>   | <b>153.49</b>            |                                                    | <b>107.443</b>                 |                                                        | <b>107.443</b>                     |

## WASTE MANAGEMENT

Typically, one or more bins will be positioned throughout the gym and community room. 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.

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 waste and/or recycling are placed in a central location by the cleaners (often outside the goods lift/s) and transported to the collection bins in the retail/commercial waste room by another cleaner.

## COMINGLED RECYCLING

Any staff tea points will be supplied with a dedicated comingled 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.

## WASHROOMS

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.

Please note that all collection receptacles and bins should be branded with the appropriate stickers and the use of the Mobius loop or similar identifying recycling equipment.

## OTHER RETAIL/COMMERCIAL WASTE

Tenants usually make their own arrangements for the disposal and recycling of toner cartridges and batteries. Disposal of hard, electronic, liquid waste and any detox (paint/chemicals) shall be organised with the assistance of the building management/cleaners.

## BIN SUMMARY – RETAIL & COMMERCIAL

**Table 8: Bin Summary – Retail & Commercial**

| Building/Waste Rooms | Garbage          |          |                              | Recycling        |          |                              |
|----------------------|------------------|----------|------------------------------|------------------|----------|------------------------------|
|                      | Bin Capacity (L) | Quantity | Collection Rate (times/week) | Bin Capacity (L) | Quantity | Collection Rate (times/week) |
| Retail/Commercial    | 660              | 4        | 2                            | 660              | 2        | 2                            |

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed. As waste volumes may change according to the development's type, bin numbers and collection frequencies may be altered to suit the building operation.

## WASTE ROOM AREAS

Residents should not be required to carry waste or recyclables more than 30m to the recycling interim rooms located on their level. The rooms must allow sufficient space for residential access, storage of bins and easy manoeuvring and recycling bins must be stored in close proximity to the garbage chute.

The bin holding area is located adjacent to the frontage of Shepherd Street, within 15m of the street alignment.

The areas allocated for residential waste rooms, commercial/retail bin store, bulky goods and the collection area is detailed in Table 9 below. The areas provided are considered suitable for purpose.

**Table 9: Waste Room Areas**

| Location                       | Waste Room Type                       | Allocated Area        |
|--------------------------------|---------------------------------------|-----------------------|
| Ground level – Core A          | Garbage Storage Room - Residential    | 140.12 m <sup>2</sup> |
| Ground level – Core B          | Garbage Storage Room - Residential    | 55.62 m <sup>2</sup>  |
| Ground level – Core C          | Garbage Storage Room - Residential    | 68.57 m <sup>2</sup>  |
| Ground Level – Collection Area | Bin Holding Area                      | 57.11 m <sup>2</sup>  |
| Ground level                   | Bulky goods storage 1                 | 11.62 m <sup>2</sup>  |
| Ground level                   | Bulky goods storage 2                 | 23.53 m <sup>2</sup>  |
| Ground level                   | Commercial/ Retail waste storage room | 19.30 m <sup>2</sup>  |

## COLLECTION OF WASTE

### RESIDENTIAL

The building caretaker will transfer all full garbage and recycling bins from the allocated waste rooms to the temporary bin holding room located off Shepherd Street for Council collection.

Council will collect residential waste and recycling bins from the bin holding area via a wheel-in/wheel-out arrangement from Shepherd Street. The distance of travel from the bin holding area to the collection point is no more than 15m and is free from vehicle ramps and steps.

It will be the responsibility of the building manager/caretaker to ensure bins are presented for collection and returned to the appropriate waste rooms once serviced.

### RETAIL & COMMERCIAL

A private contractor will be engaged to collect the waste and recycling bins for the retail and commercial units from the temporary bin holding bay on the ground level. On collection days, the caretaker is responsible for transferring the bins from the retail/commercial storage room to the temporary holding bay. Collection will be undertaken in the same manner as residential collection – via a wheel-in/wheel-out arrangement from Shepherd Street.

## 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;
- all personnel doors are hinged 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.

All chute doors on all residential levels will be labelled with signs directing chute operations and use of chute door.

### VENTILATION

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

- Mechanically - exhausting at a rate of 5L/m<sup>2</sup> 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.

### **STORM WATER PREVENTION & LITTER REDUCTION**

Building management 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:

- promote adequate waste disposal into the bins;
- secure all bin rooms (whilst affording access to staff/contractors);
- prevent overfilling of bins, keep all bin lids closed and bungs leak-free;
- take action to prevent dumping or unauthorised use of waste areas; and
- ensure collection contractors clean-up any spillage that may occur when clearing bins.

## ADDITIONAL INFORMATION

Transfer of waste and all bin movements require minimal manual handling therefore the operator must assess manual handling risks and provide any relevant documentation to building management. If required, a bin-tug, trailer or tractor consultant should be contacted to provide equipment recommendations. Hitches may require installation to move multiple bins to the collection area. Council must be informed of any hitch attachments required to be installed on bins.

## LIMITATIONS

The purpose of this report is to document a Waste Management Plan as part of a development application and is supplied with the following conditions:

- Drawings, estimates and information contained in this waste management plan have been prepared by analysing the information, plans and documents supplied by you 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;
- 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

## USEFUL CONTACTS

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

### **Liverpool City Council Customer Service**

Phone: 1300 362 170

Email: [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.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](mailto:sales@electrodrive.com.au)

### **RUD (Public Place Bins, Recycling Bins)**

Phone: 07 3712 8000

Email: [Info@rud.com.au](mailto:Info@rud.com.au)

### **CAPITAL CITY WASTE SERVICES**

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](mailto:information@nacro.org.au)

### **PURIFYING SOLUTIONS (Odour Control)**

Phone: 1300 636 877

Email: [sales@purifyingsolutions.com.au](mailto:sales@purifyingsolutions.com.au)

### **Elephants Foot Recycling Solutions (Chutes, Compactors and eDiverter Systems)**

44 – 46 Gibson Avenue

Padstow NSW 2211

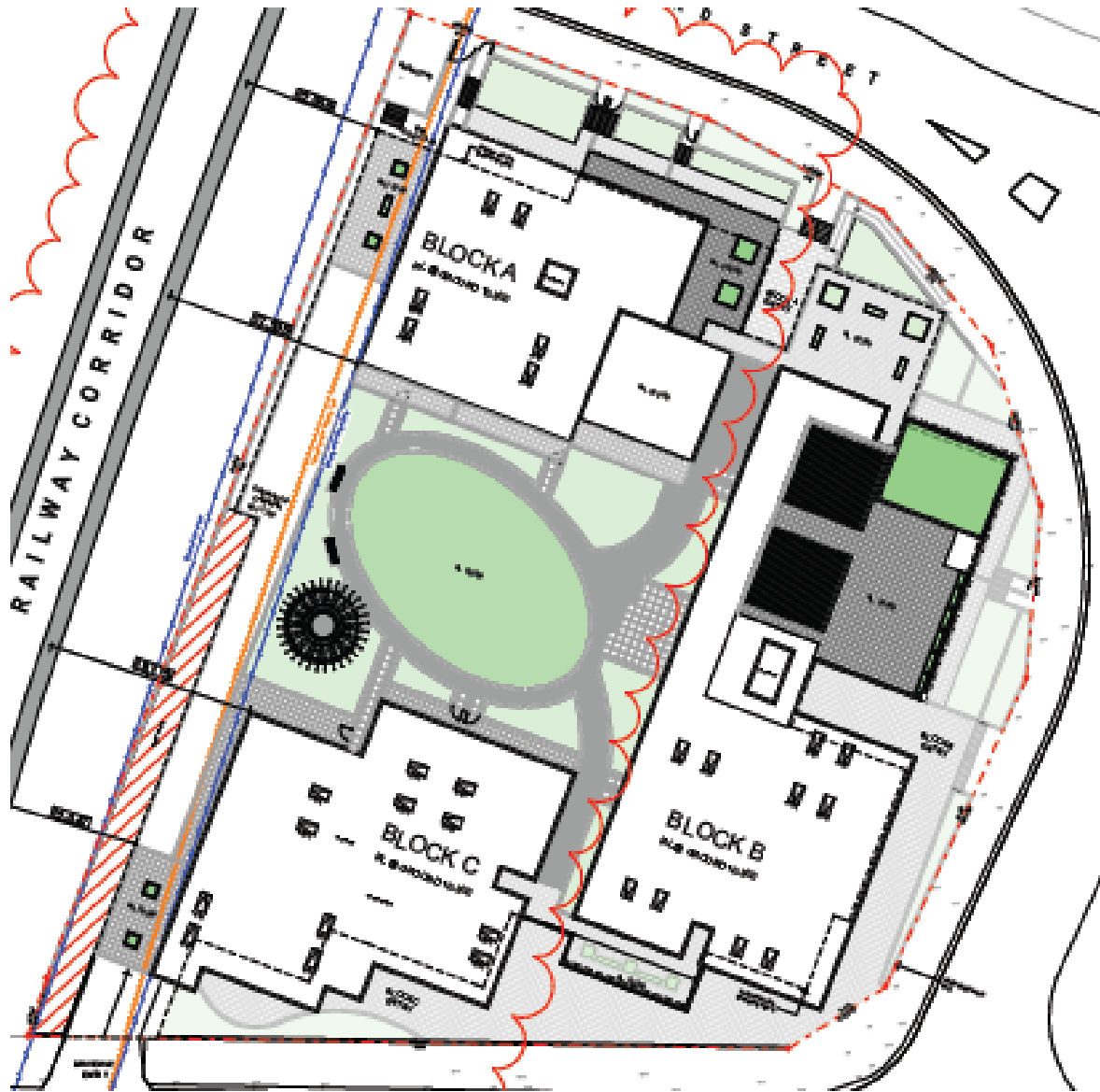
Free call: 1800 025 073

Email: [natalie@elephantsfoot.com.au](mailto:natalie@elephantsfoot.com.au)

## APPENDICES

### APPENDIX A DRAWING EXERPTS

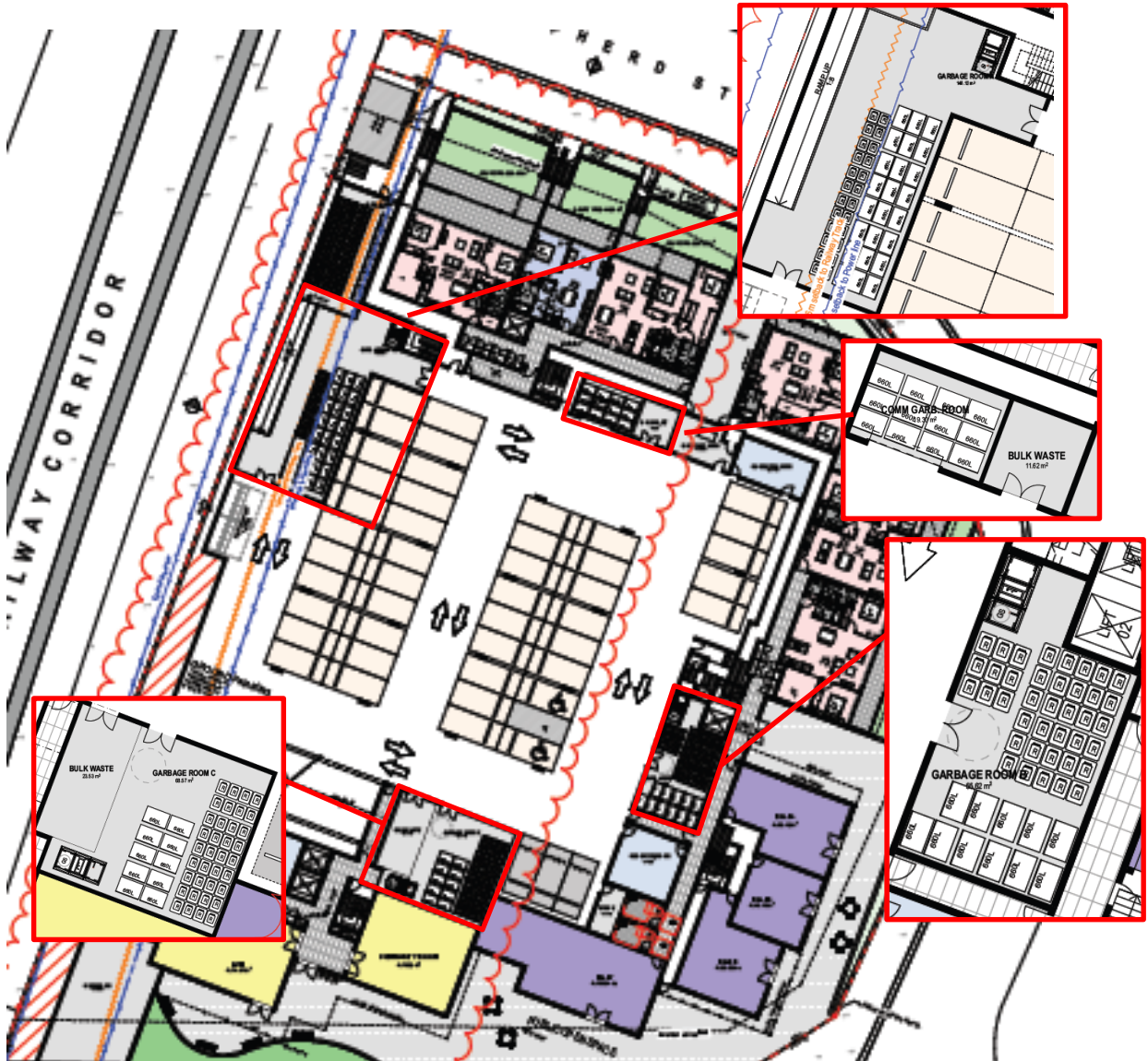
#### APPENDIX A.1 SITE PLAN



Excerpt: Mosca Pserras Architects, Drawing 15001 AP03 Rev: P7 dated 17/12/15 – Site Plan

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## APPENDIX A.2 BASEMENT LEVEL DISPLAYING WASTE STORAGE ROOMS

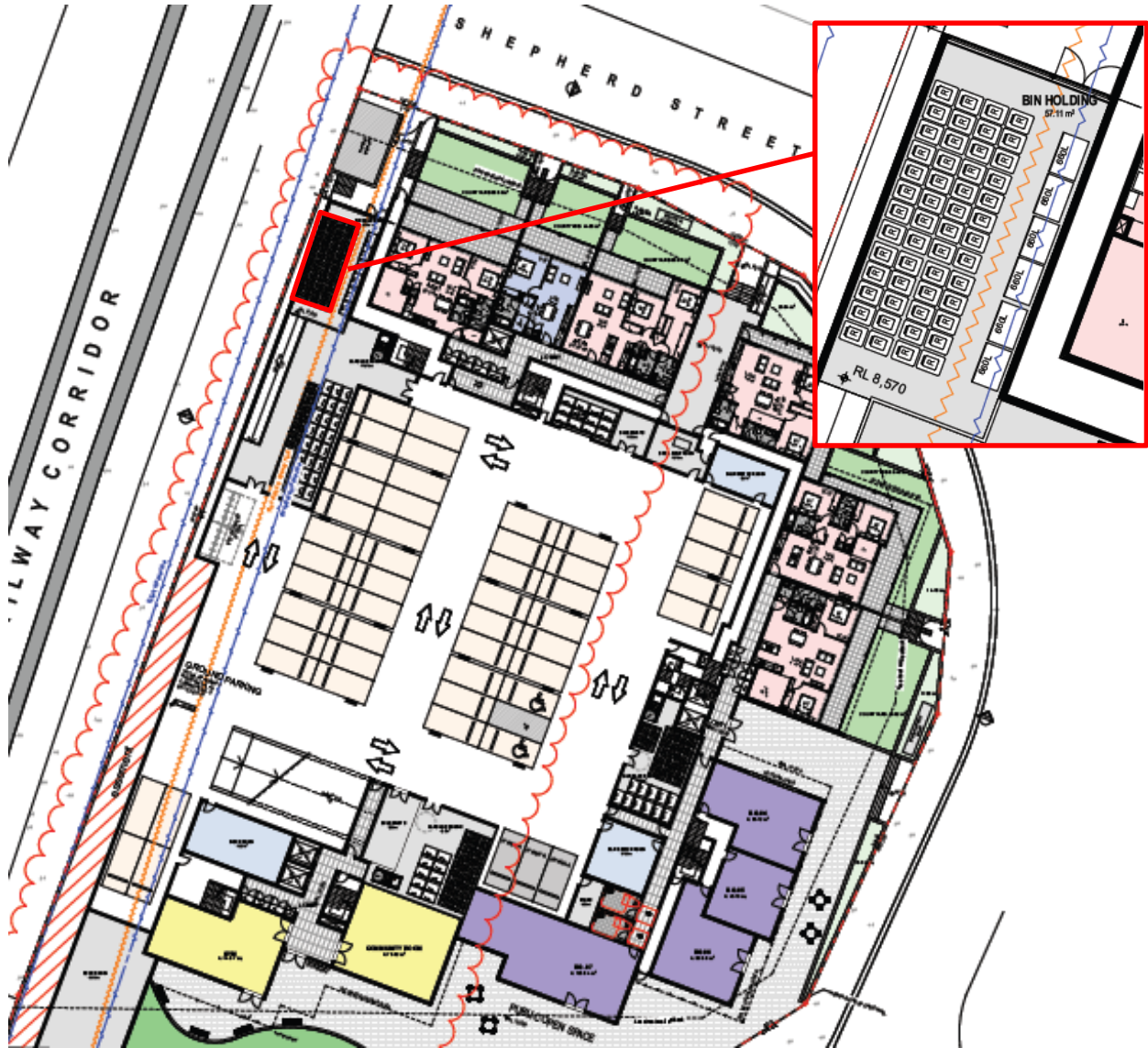


Excerpt: Mosca Pserras Architects, Drawing 15001 AP04 Rev A dated 01/02/15 – Ground Level Plan

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### APPENDIX A.3

### APPENDIX A.4 BASEMENT LEVEL DISPLAYING COLLECTION AREA



Excerpt: Mosca Pserras Architects, Drawing 15001 AP04 Rev A dated 01/02/15 – Ground Level Plan

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## APPENDIX A.5 TYPICAL LEVEL DISPLAYING RECYCLING INTERIM ROOM



Excerpt: Excerpt: Mosca Pserras Architects, Drawing 15001 AP06 Rev B dated 01/02/16 – Level 4 Plan

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## APPENDIX B LIVERPOOL CITY COUNCIL SPECIFICATIONS

### APPENDIX B.1 BIN DIMENSIONS AND VEHICLE SPECIFICATIONS

**Garbage 120 litres/unit/week**

| Garbage Bin Types           | Bin Allocation for Proposed Units-Weekly Service | Bin Allocation for Proposed Units- Twice weekly Service | Truck Required |
|-----------------------------|--------------------------------------------------|---------------------------------------------------------|----------------|
| 240 litre mobile bin*       | 1 per 2 units                                    | 1 per 4 units                                           | Side lift      |
| 660 litre bulk plastic bin  | 1 per 6 units                                    | 1 per 12 units                                          | Rear Lift      |
| 1100 litre bulk plastic bin | 1 per 9 units                                    | 1 per 18 units                                          | Rear Lift      |
| 1m <sup>3</sup> metal bin   | 1 per 8 units                                    | 1 per 16 units                                          | Front lift     |
| 1.5m <sup>3</sup> metal bin | 1 per 13 units                                   | 1 per 26 units                                          | Front lift     |
| 3 m <sup>3</sup> metal bin  | 1 per 25 units                                   | 1 per 50 units                                          | Front lift     |
| 4.5m <sup>3</sup> metal bin | 1 per 38 units                                   | 1 per 76 units                                          | Front lift     |

\*Mobile bins must be presented to kerb for collection

**Recycling 120 litres/unit/week**

| Recycling Bin Types         | Bin Allocation for Proposed Units-Weekly Service | Bin Allocation for Proposed Units- Twice weekly Service | Truck Required |
|-----------------------------|--------------------------------------------------|---------------------------------------------------------|----------------|
| 240 litre mobile bin*       | 1 per 2 units                                    | 1 per 4 units                                           | Side lift      |
| 360 litre mobile bin*       | 1 per 3 units                                    | 1 per 6 units                                           | Side lift      |
| 660 litre bulk plastic bin  | 1 per 6 units                                    | 1 per 12 units                                          | Rear Lift      |
| 1100 litre bulk plastic bin | 1 per 9 units                                    | 1 per 18 units                                          | Rear Lift      |
| 1m <sup>3</sup> metal bin   | 1 per 8 units                                    | 1 per 16 units                                          | Front lift     |
| 1.5m <sup>3</sup> metal bin | 1 per 13 units                                   | 1 per 26 units                                          | Front lift     |
| 3 m <sup>3</sup> metal bin  | 1 per 25 units                                   | 1 per 50 units                                          | Front lift     |
| 4.5m <sup>3</sup> metal bin | 1 per 38 units                                   | 1 per 76 units                                          | Front lift     |

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Waste Storage area or enclosure must be of sufficient size to cater for the required number of bins. Below are the dimensions and footprint for each type of bin available. When designing waste storage areas, consideration needs to be also made for accessing and manoeuvring of bins.

| Bin Receptacle    | Length (mm) | Width (mm) | Height (mm) | Bin Footprint (m <sup>2</sup> /bin) |
|-------------------|-------------|------------|-------------|-------------------------------------|
| 140L              | 640         | 535        | 920         | 0.27                                |
| 240L              | 730         | 580        | 1060        | 0.42                                |
| 360L              | 865         | 650        | 1100        | 0.42                                |
| 660L              | 1420        | 780        | 1210        | 1.16                                |
| 1100L             | 1420        | 1100       | 1270        | 1.71                                |
| 1m <sup>3</sup>   | 1740        | 1100       | 1100        | 0.99                                |
| 1.5m <sup>3</sup> | 2040        | 1250       | 1220        | 1.46                                |
| 3m <sup>3</sup>   | 2040        | 1650       | 1590        | 2.10                                |
| 4.5m <sup>3</sup> | 2040        | 1995       | 1830        | 3.20                                |

For onsite collection of bulk bins, below are collection vehicle specifications:

| Vehicle | Length | Width | Height | Servicing height | Weight (loading) | Turning Radius                           |
|---------|--------|-------|--------|------------------|------------------|------------------------------------------|
| Side    | 9.5m   | 2.5m  | 3.5m   | 3.5m             | 23.0t            | Kerb to kerb 10.3m<br>Wall to Wall 11.0m |
| Rear    | 9.9m   | 2.5m  | 3.4m   | 3.4m             | 22.5t            | Kerb to kerb 10.5m<br>Wall to Wall 11.5m |
| Front   | 10.2m  | 2.5m  | 4.3m   | 6.4m             | 27.5t            | Kerb to kerb 12.3m<br>Wall to Wall 13.2m |

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## APPENDIX B.2 SIGNAGE FOR WASTE & RECYCLING BINS

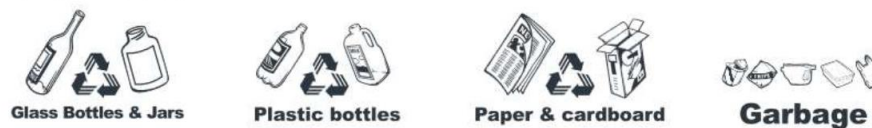
### WASTE SIGNS

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:

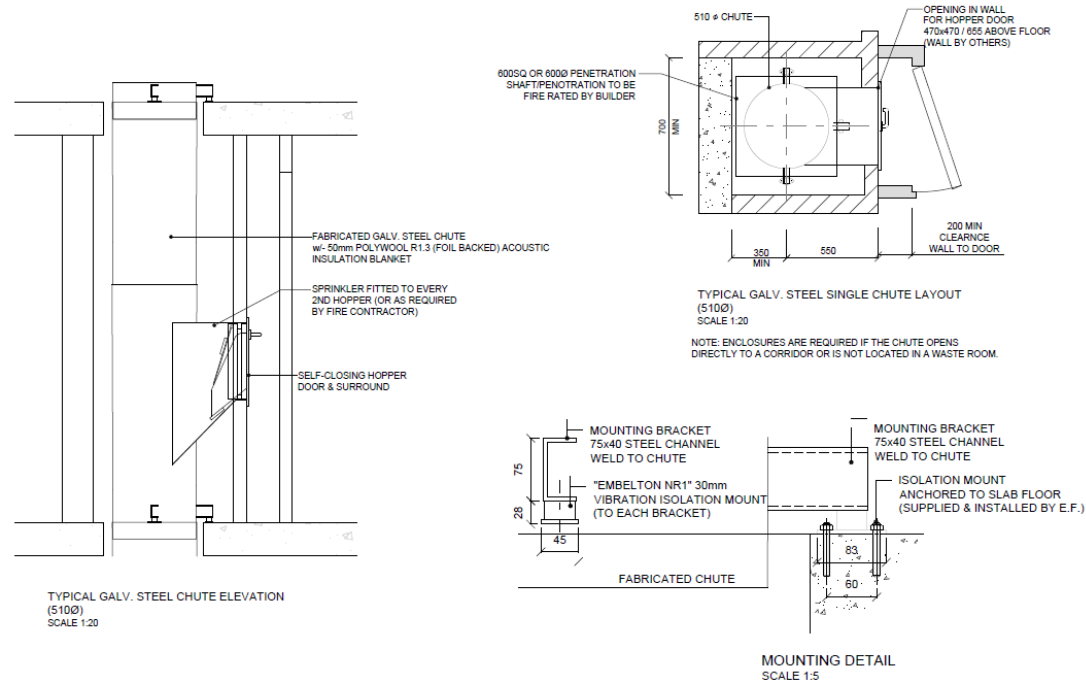


Australian Standards are available from the SAI Global Limited website ([www.saiglobal.com](http://www.saiglobal.com)).  
Source: Better Practice Guide to Waste Management in Multi-Unit Dwellings, 2008, DEC

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## APPENDIX C WASTE MANAGEMENT EQUIPMENT SPECIFICATIONS

### APPENDIX C.1 TYPICAL CHUTE PLAN & ELEVATION

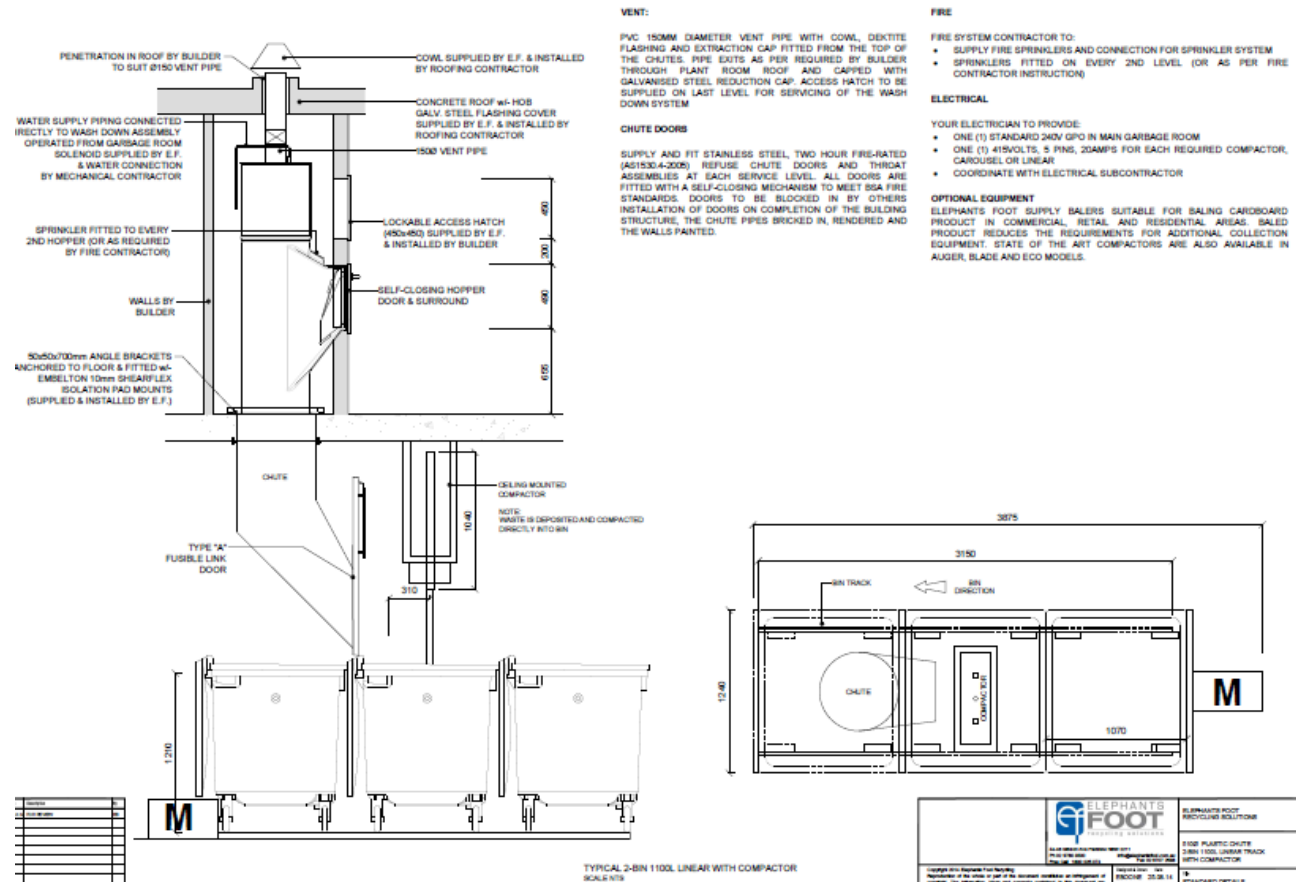


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|  <b>ELEPHANTS FOOT</b><br>WASTE MANAGEMENT SOLUTIONS                                                                                                                                                                                |  | ELEPHANTS FOOT<br>WASTE MANAGEMENT SOLUTIONS                                    |  |
| 44-46 Gibson Ave, Padstow NSW 2211<br>Australia<br>Phone: +61 2 9780 3500<br>Fax: +61 2 9707 2588<br>Email: info@elephantsfoot.com.au                                                                                                                                                                                    |  | 5100 GALV. STEEL<br>CHUTE LAYOUT                                                |  |
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| SELECT SCALE FROM DRAWINGS                                                                                                                                                                                                                                                                                               |  | STANDARD DETAILS                                                                |  |
| 1:10<br>1:20<br>1:50<br>1:100<br>1:200<br>1:500<br>1:1000                                                                                                                                                                                                                                                                |  | 1:10<br>1:20<br>1:50<br>1:100<br>1:200<br>1:500<br>1:1000                       |  |

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## APPENDIX C.2 TYPICAL LINEAR SYSTEM TO SUIT 1100L MGB



### APPENDIX C.3 TYPICAL BIN MOVER



#### Typical applications:

- Move trolleys, waste bin trailers and 660litre/1100 litre bins up and down a ramp incline. Ideal for Apartment Buildings (to move waste bins located at a basement level to road level).
- Quiet, smooth operation with zero emissions and simple to use, no driver's licence required

#### Features:

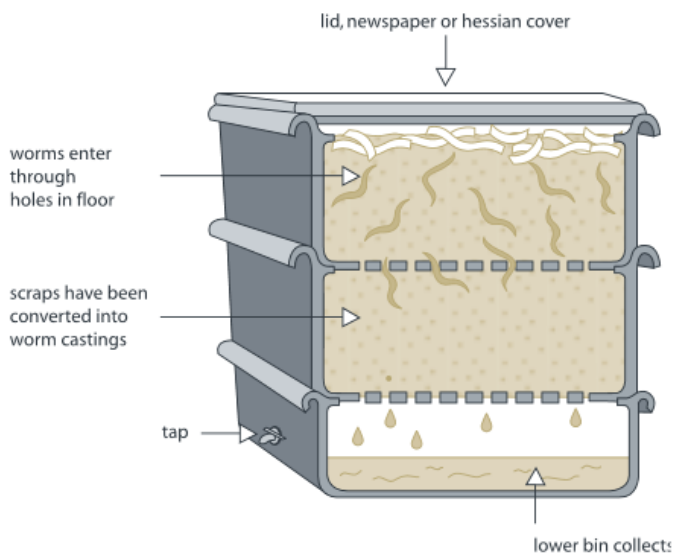
- Up to 1 Tonne on a ramp surface (depending on ballast and incline)
- Anti-rollback system on slopes
- Foot print: 1548L x 795W x 1104H (handle in the drive position)
- Pin Hitch is standard however alternate hitching options may be available to suit your specific application (e.g. tow ball)

#### 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 C.4 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 C.5 TYPICAL APARTMENT STYLE COMPOST BINS

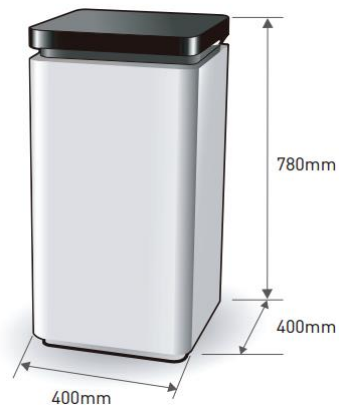


Apartment Style Compost bin – available from hardware stores

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 C.6 ELECTRIC ORGANIC COMPOST BIN



### Product Specifications

|                        |                                              |
|------------------------|----------------------------------------------|
| Decomposition Method   | Fermentation by microorganisms               |
| Decomposition Capacity | 2 metric tonnes per year*<br>(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<br>d 400 mm<br>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

APPENDIX C.7 TYPICAL PUBLIC PLACE WASTE BINS



*\* Products and specifications may change according to manufacturer.*

SOURCE: *SULO Environmental Technology*