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26-50 Park Road, 27-47 Berry Road, 48-54 River Road NSW, St Leonards NSW 2065 (Areas 22 and 23)

Residential Development

OPERATIONAL WASTE MANAGEMENT PLAN

8/06/2023
Report No. 4088
Revision G

Client

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GLOSSARY OF ABBREVIATIONS AND TERMS

TERM	DESCRIPTION
Bin-carting Route	Travel route for transferring bins from the storage area to a nominated collection point
Chute	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)
Chute Discharge	The point at which refuse exits from the refuse chute
Chute Discharge Room	A secure, enclosed area or room housing the discharge and associated equipment for the refuse chute
Collection Area/Point	The identified position or area where general waste or recyclables are loaded onto the collection vehicle
Compactor	A machine for compressing waste into disposable or reusable containers
Composter	A container/machine used for composting specific food scraps
Crate	A plastic box used for the collection of recyclable materials
DA	Development Application
DCP	Development Control Plan
EPA	Environmental Protection Authority
HRV	Heavy Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
L	Litre(s)
LEP	Local Environmental Plans guide planning decisions for local government areas
Liquid Waste	Non-hazardous liquid waste generated by commercial premises that must be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)
Mixed Use Development	A development comprised of two or more different uses
MUD	Multi-Unit Dwellings comprise of a development with more than one dwelling. This ranges from dual occupancies and attached dwellings to high-rise residential developments
Mobile Garbage Bin(s) (MGB)	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
MRV	Medium Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
Onsite Collection	When the collection vehicle enters the property and services the development within the property boundary from a designated loading area

Owners Corporation	An organisation or group of persons that is identified by a particular name and acts, or may act, as an entity
Service Bins	Bin set side to be placed under a chute while the remainder of the bins are being collected
WHS	Workplace Health and Safety
Wheel-in wheel-out service	A type of waste collection service offered by local councils where the council waste collection personnel enter the premises to collect the bins and returns them to the property

1.0 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Australia's First Nations People as the Traditional Custodians of this land. We pay respect to ancestors and Elders, past and present. We honour Aboriginal and Torres Strait Islander people and their connection to land, waters and seas, and their vital contribution to the vibrant nation that we share, Australia.

2.0 INTRODUCTION

Elephants Foot Consulting (EFC) has been engaged to prepare the following waste management plan for the operational management of waste generated by the residential development located at 26-34 Park Road, St Leonards NSW 2065.

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

i. ***Promote responsible source separation*** to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.

ii. ***Ensure adequate waste provisions and robust procedures*** that will cater for potential changes during the operational phase of the development.

iii. ***Comply*** with all relevant council codes, policies, and guidelines.

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

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

2.1 SCOPE OF REPORT

This operational waste management plan (OWMP) only applies to the **operational** phase of the proposed development for area 22 and 23; therefore, the requirements outlined in this OWMP must be implemented during the operational phase of the site and may be subject to review upon further expansion of, and/or changes to the development.

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

2.2 REPORT CONDITIONS

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

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

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

3.0 LEGISLATION & GUIDANCE

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

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

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

- Lane Cove Council Local Development Plan 2010
- Lane Cove Local Environmental Plan 2010

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

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

- Lane Cove Council: Development Control Plan 2010
- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Better practice guide for resource recovery in residential developments 2019
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

3.1 LANE COVE COUNCIL OBJECTIVES

Lane Cove Council considers waste management to be highly important for the protection and enhancement of both the natural and built environments. As such, Council aims to:

- Ensure appropriate waste storage and collection facilities.
- Maximise source separation and recovery of recyclables.
- Ensure waste management systems are as intuitive for occupants as possible and are readily accessible.
- Ensure appropriate resourcing of waste management systems, including servicing.
- Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene.
- Minimise adverse environmental impacts associated with waste management.
- Discourage illegal dumping by providing on site storage, and removal services

4.0 DEVELOPMENT OVERVIEW

The proposed development falls under the LGA of Lane Cove Council, and consists of two areas known as Area 22 (Building C and D) and Area 23 (Building A and B). These areas incorporate the following:

- 4 buildings sharing a common basement, incorporating the following:
  - 306 residential units in total

  - ***Building A-1*** has 19 residential units in total (4 levels above ground floor)
  - ***Building A-2*** has 58 residential units in total (4 levels above ground floor)
  - ***Building B-1*** has 15 residential units in total (10 levels above ground floor)
  - ***Building B-2*** has 92 residential units in total (4 levels above ground floor)
  - ***Building C*** has 43 residential units in total (12 levels above ground floor)
  - ***Building D*** has 79 residential units in total (11 levels above ground floor)

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

4.1 SITE LOCATION

The site is located at 26-34 Park Road, 27-47 Berry Road, & 48-54 River Road, St Leonards NSW 2065 as shown in Figure.1 (boundaries are indicative only). The site has frontages to Berry Road and Park Road, with vehicular access via. Park Road.

Figure 1: Site Location

Source: Google Maps

5.0 RESIDENTIAL WASTE MANAGEMENT

The following sections outlines best practice waste management for the residential component of the development, including waste generation estimates and waste disposal and collection procedures.

5.1 WASTE GENERATION ESTIMATES

The *'Lane Cove Development Control Plan 2010' has* been referenced to calculate the total number of bins required for the residential units. Calculations are based on generic waste and recycling rates. Actual volumes of waste and recycling generated in operation differ according to the residents' actual waste management practices.

Table 1 shows the estimated volume (L) of general waste and recyclables generated by the residential development.

5.2 BIN SUMMARY

Based on the estimated waste generated by the development, the recommended bin quantities and collection frequencies are as follows:

General Waste:	21 x 660L MGBs collected **1 x weekly.**
Cardboard/Paper Recyclables:	33 x 240L MGBs collected **1 x weekly.**
Commingled Recyclables:	33 x 240L MGBs collected **1 x weekly.**
Service Bins:	6 x 660L MGBs.

During operation, it is the responsibility of the building manager to monitor the number of bins required for the residential component. Waste and recycling volumes may change according to residents' attitudes to waste disposal and recycling, building occupancy levels or development's management. Any requirements for adjusting the capacity of the waste facilities can be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider

Table 1: Estimated Waste and Recyclable Volumes – Residential Flat Buildings and Terraces with access to the chute room.

Type of Dwelling	# Units	Waste Generation Rate (L/Unit/Week)	Generated Waste (L/Week)	Compacted Waste 2:1 (L/Week)	Paper/cardboard Recycling Generation Rate (L/Unit/Week)	Generated Paper Recyclables (L/Week)	Commingled Recycling Generation Rate (L/Unit/Week)	Generated Commingled Recycling (L/Week)
A-1	19	80	1520	760	24	456	24	456
A-2	58	80	4640	2320	24	1392	24	1392
B-1	15	80	1200	600	24	360	24	360
B-2	92	80	7360	3680	24	2208	24	2208
C	43	80	3440	1720	24	1032	24	1032
D	79	80	6320	3160	24	1896	24	1896
TOTAL	**306**		**24480**	**12240**		**7344**		**4416**
Bins and Collections		Waste Bin Size (L)	660	660	Recycling Bin Size (L)	240	Recycling Bin Size (L)	240
		Waste Collections/Week	1	1	Recycling Collections/Week	1	Recycling Collections/We	1
		Bins Per Day *A-1*	0.3	0.2	Bins Per Day *A-1*	0.3	Bins Per Day *A-1*	0.3
		Bins Per Day *A-2*	1.0	0.5	Bins Per Day *A-2*	0.8	Bins Per Day *A-2*	0.8
		Bins Per Day *B-1*	0.3	0.1	Bins Per Day *B-1*	0.2	Bins Per Day *B-1*	0.2
		Bins Per Day *B-2*	1.6	0.8	Bins Per Day *B-2*	1.3	Bins Per Day *B-2*	1.3
		Bins Per Day *C*	0.7	0.4	Bins Per Day *C*	0.6	Bins Per Day *C*	0.6
		Bins Per Day *D*	1.4	0.7	Bins Per Day *D*	1.1	Bins Per Day *D*	1.1
		Bins Per Collection *A-1*	**3**	**2**	Bins Per Collection *A-1*	**2**	Bins Per Collection *A-1*	**2**
		Bins Per Collection *A-2*	**8**	**4**	Bins Per Collection *A-2*	**6**	Bins Per Collection *A-2*	**6**
		Bins Per Collection *B-1*	**2**	**1**	Bins Per Collection *B-1*	**2**	Bins Per Collection *B-1*	**2**
		Bins Per Collection *B-2*	**12**	**6**	Bins Per Collection *B-2*	**10**	Bins Per Collection *B-2*	**10**
		Bins Per Collection *C*	**6**	**3**	Bins Per Collection *C*	**5**	Bins Per Collection *C*	**5**
		Bins Per Collection *D*	**10**	**5**	Bins Per Collection *D*	**8**	Bins Per Collection *D*	**8**

**Note: An additional 660L MGB should be provided for each chute discharge for use during collection periods. These bins are not included in the above figures.*

***Note: It is strongly recommended bins/equipment at the base of each chute allow for 2-days' worth of waste or recycling generation.*

5.3 WASTE DISPOSAL PROCEDURES

Residential Flat Buildings and Basement 2 Terraces (Lower)
One single waste chute will be installed with access on each residential level of each building. Residents will wrap or bag their general waste before placing in the chute. Bagged waste should not exceed 3kg in weight, or 35cm x 35cm x 35cm.

Volume handling equipment has been recommended to manage the amounts of general waste for 2-days' worth. The general waste will discharge from the chute into 660L MGBs on linear tracks in the chute discharge rooms located on basement 3 (*see APPENDIX: A.1*). General waste will be compacted at a 2:1 ratio to reduce the quantity of general waste bins.

A separate cupboard for the storage of 1 x 240L MGB has been provided next to each waste chute for the storage of commingled recyclables. Residents will be responsible for loosely placing their commingled recyclables into the 240L MGBS. Recyclables must not be bagged. Once full, the building caretaker will rotate full bins with the empty bins from the basement levels using the lifts to resume their operational use. Paper/cardboard bins have been made available at the chute discharge rooms (caged) for bulky cardboards.

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

Terraces
The terraces located on the basement floors 3 to 4 will have access to the chute service room in the upper stairs located in the main lobby. The residents within these dwellings will transport their waste and recyclables to the chute services room within the main lobby, and decant their waste into the chute, and recyclables into the designated 240L MGBs provided.

All residents residing in the entire development will have access to a waste storage area within their unit, capable of holding separate receptacles for general waste and recyclables. This is usually located within kitchen areas, beneath the workbench. This space should be sized to hold a minimum of 1-days' worth of recyclable and waste material.

5.3.1 COMMON AREAS

Residential common areas such as lobbies, gymnasiums and circulation areas will be supplied with suitably branded waste and recycling bins where considered appropriate. General waste and recycling receptacles should be placed in convenient locations. The building manager will monitor the fullness of these bins and empty into the main collection bins as required.

5.4 WASTE COLLECTION PROCEDURES

Council will be engaged to collect the residential waste and recycling in accordance with Council's collection schedule. This report assumes waste will be collected weekly and recyclables collected weekly.

On the nominated waste collection day, the building caretaker will be responsible for transporting the 660L MGBs for general waste, and 240L MGBs for recyclables to bin holding area located on the basement 3 level (*see APPENDIX: A.1*). It is recommended that extra 660L service bins for general waste are placed under the chute to collect discharge while the other bins are being serviced.

For the nominated recycling collection day, the building caretaker will be responsible for transporting the 240L MGBs on each residential level to the bin holding area for collection via the residential lifts.

To service all bins, a Council collection vehicle will enter the site from Park Road and park in the loading bay (*see APPENDIX: A.1*). The building caretaker will provide the driver with access to the bin holding area. Once the bins are serviced, the collection vehicle will exit the site onto Park Avenue in a forward direction. Bins will be returned to their designated locations to resume their operational use.

All access and clearances to the waste collection room must be able to accommodate a 8.0-meter-long MRV rear-loading vehicle per AS2890.2-2002.

It is the responsibility of the caretaker to ensure that the loading area is clear of any vehicles or obstructions prior to waste collection. When waste collection is complete, the building caretaker will return the bins to resume operational use.

5.5 BULKY WASTE PROCEDURES

An area of 30m^2 has been made available for the storage of discarded residential bulky items (e.g., whitegoods, furniture, etc.). This room should be located within close proximity of the garbage and recycling bin collection room and must have a minimum doorway width of 1.5m to allow for easy movement of large waste items in and out of the room.

Residents will need to liaise with building management regarding the transportation of bulky items and the availability of the bulky waste storage room on basement 3 *(see APPENDIX: A.1*). It is the caretaker's responsibility to arrange collection dates with Council and then coordinate with the residents.

On the day of bulky waste collection, a Council collection vehicle will enter the site from Park Road and park in the loading bay. The building caretaker will provide the driver with access to the bulky waste storage room. Once bulky items have been loaded, the collection vehicle will exit the site onto Park Road in a forward direction. Refer to Council's website for acceptable items and other information regarding bulky waste collection.

6.0 STAKEHOLDER ROLES & RESPONSIBILITIES

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

Table 2: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata, Body Corporate or Management	• Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; • Organize internal waste audits/visual assessments on a regular basis • Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and • Manage any non-compliances/complaints reported through waste audits.
Building Manager or Waste Caretaker	• Maintain and clean chute doors on each level; • Coordinate general waste and recycling collections; • Clean and transport bins as required; • Organize replacement or maintenance requirements for bins; • Organize, maintain and clean the waste holding area; • Organize bulky goods collection when required • Investigate and ensure prompt clean-up of illegally dumped waste materials. • Prevent storm water pollution by taking necessary precautions (secure bin rooms, prevent overfilling of bins) • Abide by all relevant WH&S legislation, regulations, and guidelines; • Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management; • Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers; • Ensure site safety for residents, children, visitors, staff and contractors; and • Ensure effective signage, communication and education is provided to occupants, tenants, maintenance staff, and cleaning contractors.
Residents	• Dispose of all general waste and recycling in the allocated waste chutes and/or MGBs provided; • Ensure adequate separation of general waste and recycling; and • Comply with the provisions of Council and the OWMP.
Waste Collection Contractor	• Provide a reliable and appropriate waste collection service; • Provide feedback to building managers/residents regarding contamination of recyclables; and • Work with building managers to customize waste systems where possible.
Gardening/ Landscaping Contractor	• Remove all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Developer	• Purchase all equipment required to implement this OWMP prior to the occupation of the building to be provided to the strata or Body Corporate.

7.0 SOURCE SEPARATION

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

Table 3: Operational Waste Streams

Waste Stream	Description	Typical Destination	Waste Stream Management
General Waste	The remaining portion of the waste stream that is not recovered for re-use, processing, or recycling. May include soft plastics, food scraps, polystyrene, etc.	Landfill	Waste should be bagged before placing in chutes, or in designated waste bins.
Paper and Cardboard Recyclables	Cardboard and paper products are recyclable materials that can be re-processed into new products.	Resource Recovery Centre	Bulky cardboard must not be placed in any chute. Cardboard should be flattened before placing in the designated cardboard bin.
Commingled Recyclables	A mixture of items that are commonly recycled usually segregated through an MRF. Typically include food and beverage containers (e.g., aluminum, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Commingled recyclables must not be bagged, and instead should be placed loosely in the designated recycling bins.
Green Waste	Green waste consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g., lawn clippings, branches)	Resource Recovery Centre	Landscape Maintenance Contractors will remove the green waste from site during scheduled maintenance. Green waste will be collected in council or private contractor bins and removed from site.
Food Waste	Food waste consists of unwanted or uneaten kitchen scraps that are easily compostable/biodegradable (e.g., vegetable peels, fruit rinds, coffee grounds).	Composting facility or Landfill	Food waste can be composted on-site, off-site, or else included in the general waste stream.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Building manager arranges collection for e-waste recycling as needed by residents.
Bulky Items	Items that are to too large to place into general rubbish collection. This includes disused and/or broken furniture, mattresses, white goods, etc.	Resource Recovery Centre or Landfill	Residents liaise with building manager to store in Bulky Goods Room. Building manager arranges with Council for removal.
Other	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Building manager arranges collection by appropriate recycling services when required.

8.0 EDUCATION

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

Education and communication must be provided consistently on a regular basis to encourage behavior change and account for transient building personnel such as new residents, tenants, or cleaning staff. It is also recommended that the owners' corporation website contain information for residents' referral regarding use of the chute. Information should include:

- Directions on using the chute doors;
- Descriptions of items accepted in the recycling and general waste streams (refer to Council guidance);
- How to dispose of bulky goods and any other items that are not general waste or recycling (refer to Council guidance);
- Residents' obligations to health and safety as well as building management; and
- How to prevent damage or blockages to the chute (example below).

To prevent damage or blockage to rubbish chute DO NOT dispose of any 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, furniture, bricks or other building materials down the chute.

8.1 SIGNAGE

Signage and education are essential components to support best practice waste management including resource recovery, source separation, and diversion of waste from landfill.

Signage should include:

- Clear and correctly labelled waste and recycling bins,
- Instructions for separating and disposing of waste items. Different languages should be considered,
- Locations of, and directions to, the waste storage areas with directional signs, arrows, or lines,
- The identification of all hazards or potential dangers associated with the waste facilities, and
- Emergency contact information should there be issues with the waste systems or services in the building.

The building manager is responsible for waste room signage including safety signage. Appropriate signage must be prominently displayed on doors, walls and above all bins, clearly stating what type of waste or recyclables is to be placed in each bin.

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

All signage should conform to the relevant Australian Standards.

8.2 POLLUTION PREVENTION

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:

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

9.0 EQUIPMENT SUMMARY

Table 4: Equipment Summary

	Part	Qty	Notes
Chutes	Please refer to supplier's information	4	(See *APPENDIX B.1* for Typical Single Chute Layout)
Chute Equipment	**Waste** 2-bin 660L MGB Linear Track System	2	See *APPENDIX B.3* for Typical Linear System)
Other Equipment	**Suitable Bin Moving Equipment** *-Bin Tug*	Recommended	(See *APPENDIX C.4* for Typical Bin Movers)

10.0 WASTE ROOMS

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

Table 5: Waste Room Areas

Level	Waste Room Type	Equipment MGBs	Estimated Area Required (m^2)	Actual Area Provided (m^2)	Days Storage
B4	Chute Discharge Room A-1	General waste: 2 x 660L MGBs Commingled: 3 x 240L MGBs Paper/cardboard: 3 x 240L MGB 1 x 660L service bin	11	>11	2
B3	Chute Discharge Room A-2	General waste: 4 x 660L MGBs Commingled: 7 x 240L MGBs Paper/cardboard: 7 x 240L MGBs 1 x 660L service bin	22	>122	2
B4	Chute Discharge Room B-1	General waste: 1 x 660L MGBs Commingled: 2 x 240L MGBs Paper/cardboard: 2 x 240L MGB 1 x 660L service bin	9	>19	2
B3	Chute Discharge Room B-2	General waste: 6 x 660L MGBs Commingled: 10 x 240L MGBs Paper/cardboard: 10 x 240L MGB 2-Bin 660L Linear track system 1 x 660L service bin	36	>136	2
B3	Chute Discharge Room C	General waste: 3 x 660L MGBs Commingled: 5 x 240L MGBs Paper/cardboard: 5 x 240L MGB 1 x 660L service bin	16	>116	2
B3	Chute Discharge Room D	General waste: 5 x 660L MGBs Commingled: 8 x 240L MGBs Paper/cardboard: 8 x 240L MGB 2-bin 660L Linear Track System 1 x 660L service bin	25	>125	2
B3	Bin Collection Room	General waste: 21 x 660L MGBs Commingled: 33 x 240L MGBs Paper/cardboard: 33 x 240L MGBs 1 x Bin Tug	83	>182	Per Collection
B3	Bulky Goods Waste Storage Room		Min. 30	30	Per Collection

Note 'Days Storage' has been estimated to base the capacity of the volume reduction equiptment on the general waste stream before a bin rotation is required.*

EFC recommends bins sizes, collection frequencies and/or equipment for best practice waste management at this site, however EFC also acknowledges there are a range of other suitable options that may alter waste room requirements (e.g., floor area, accessibility, head height, etc.)

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

In addition, all doorways and passageways facilitating the movement of bins and/or bulky waste items must be at least 100mm wide. The following table provides further waste room requirements.

Table 6: Waste Room Requirements

Waste Room Type	Waste Room Requirements
Chute Discharge Room	• Ceiling clearance height must be a minimum of 3000mm (subject to penetration location: Compactor will require 3100mm in height) • The chute penetration must have a minimum 500mm clearance of any service pipes or other overhead obstacles • All waste discharge points should be caged off to ensure the safety of any personnel accessing the waste room • 200mm clearance is required around compaction equipment • Where a chute offset is required, the angle of the offset must not exceed 40 degrees (subject to number of consecutive offset and/or up to 1500mm)
Residential Bin Holding Room and/or Bin Collection Area	• Bins must not be stacked in rows that are more than two bins deep
Bulky Goods Waste Storage Room	• May be a dedicated room or screened area within another waste room • Must be in close proximity to the collection area • Area must also be allocated for the segregation of e-waste, gas bottles, cardboard, etc. • Doorway should be a minimum of 1700mm wide

11.0 BIN MOVEMENTS

The building caretaker is responsible for the transportation of bins as required from their designated operational locations to the bin holding room as required and returning them once emptied to resume operational use.

Transfer of bins should minimize manual handling where possible, as bins become heavy when full. The building manager must assess manual handling risks and provide any relevant documentation to key personal.

The routes along the bin moving path should;

- Allow for a continuous route that is wholly within the property boundary.
- Be free from obstruction and obstacles such as steps and kerbs.
- Be constructed of solid materials with a non-slip surface
- Be A minimum of 300mm wider than the largest bin used onsite.
- If bins are moved manually, the route must not exceed a grade of 1:14.
- If a bin moving device is used, the route cannot exceed the maximum operating grade of the device. This is typically a grade of 1:4, however this will vary depending on the model of bin moving device acquired for the site.

As the distance of the bin moving paths exceed 10m, a bin moving device is required to assist in the aid of movement for full bins. The developer is responsible for suppling all equipment required for moving bins this includes any bin lifters, bin moving devices and waste transfer bins. This equipment must be new and appropriate for the site. The developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations.

Once the site is operational (and the developers is no longer involved) the building proprietors/strata/body corporate will be responsible for maintaining, repairing and replacing waste management equipment.

12.0 CONSTRUCTION REQUIREMENTS

Waste room construction must comply with the minimum standards as outlined in the *Lane Cove Development Control Plan 2010,* in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

The *NSW Better practice guide for resource recovery in residential developments (2019)* also states that better practice bin storage areas should achieve more than the minimum compliance requirements, which are as follows:

- Ensuring BCA compliance, including ventilation. Where required, ventilation system must comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings.
- Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and be located where they can be easily accessed even when the area is at bin capacity.
- Floor constructed of concrete at least 75mm thick.
- Floor graded so that any water is directed to a sewer authority approved drainage connection to ensure washing bins and/or waste storage areas do not discharge flow into the stormwater drain.
- Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area.
- Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned.
- All surfaces (walls, ceiling and floors) finished in a light colour.

12.1 ADDITIONAL CONSIDERATIONS

- Waste room floor to be sealed with a two-pack epoxy;
- All corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- Tap height and light switch 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 finished floor level;
- Optional automatic odour and pest control system installed
- If 660L or 1100L bins are utilized, 2 x 820mm (minimum) double-doors must be used;
- All personnel doors are hinged, lockable and self-closing;
- Conform to the Building Code of Australia, Australian standards and local laws; and
- Childproofing and public/operator safety shall be assessed and ensured
- 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. Mechanical exhaust systems shall comply with AS1668.4.2012 and not cause any inconvenience, noise or odour problem; or
    - Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.

13.0 USEFUL CONTACTS

EFC does not warrant or make representation for goods or services provided by suppliers.

LOCAL COUNCIL

Lane Cove Customer Service	Ph: (02) 9911 3555	E: service@lanecove.nsw.gov.au

PRIVATE WASTE COLLECTION PROVIDER

Capital City Waste Services	Ph: 02 9599 9999	E: service@ccws.net.au
Remondis	Ph: 02 9032 7100	
Suez Environmental	Ph: 13 13 35	
Wastewise NSW	Ph: 1300 550 408	E: admin@wastewise.com.au

BIN MOVING DEVICE SUPPLIERS

Electrodrive	Ph: 1800 333 002	E: sales@electrodrive.com.au
Sitecraft	Ph: 1300 363 152	E: sales@sitecraft.com.au
Spacepac	Ph: 1300 763 444	

ORGANIC DIGESTERS AND DEHYDRATORS

Closed Loop	Ph: 1300 762 166	
Orca		E: contact.australia@feedtheorca.com
Soil Food	Ph: 1300 556 628	
Waste Master	Ph: 1800 614 272	E: hello@wastemasterpacific.com.au

COOKING OIL CONTAINERS AND DISPOSAL

Auscol	Ph: 1800 629 476	E: sales@auscol.com

ODOUR CONTROL

EF Neutralizer	Ph: 1300 435 374	E: info@elephantsfoot.com.au

SOURCE SPERATION BINS

Source Separation Systems	Ph: 1300 739 913	E: info@sourceseparationsystems.com.au

MOBILE GARBAGE BINS, BULK BINS AND BIN EQUIPMENT

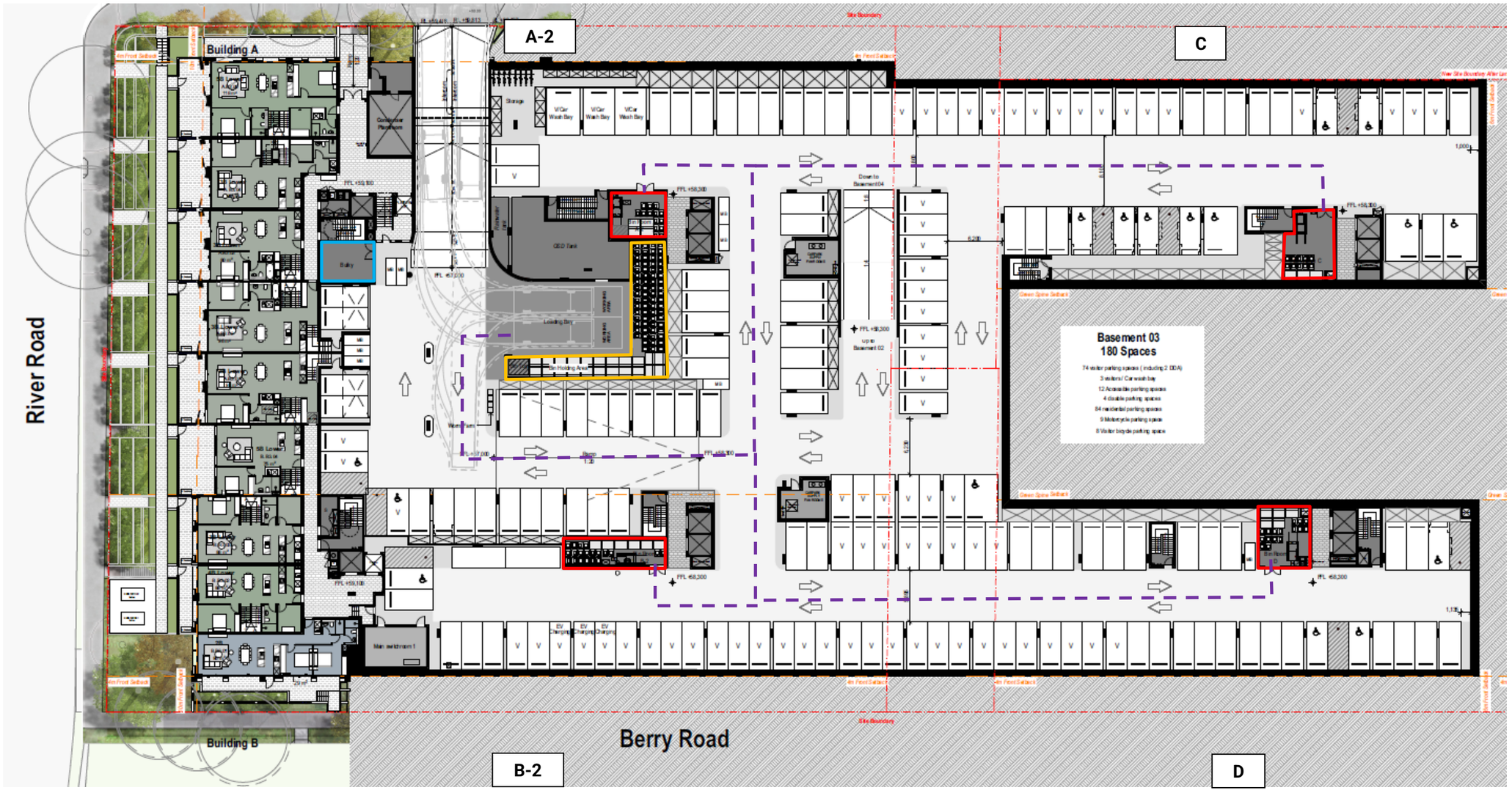
SULO	Ph: 1300 364 388	E: sales@sulo.com.au
OTTO Australia	Ph: 02 9153 6999	

CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

Elephants Foot	Ph: 1800 025 073	E: info@elephantsfoot.com.au

APPENDIX A: ARCHITECTURAL PLANS

APPENDIX: A.1 BASEMENT 3 FLOOR PLAN

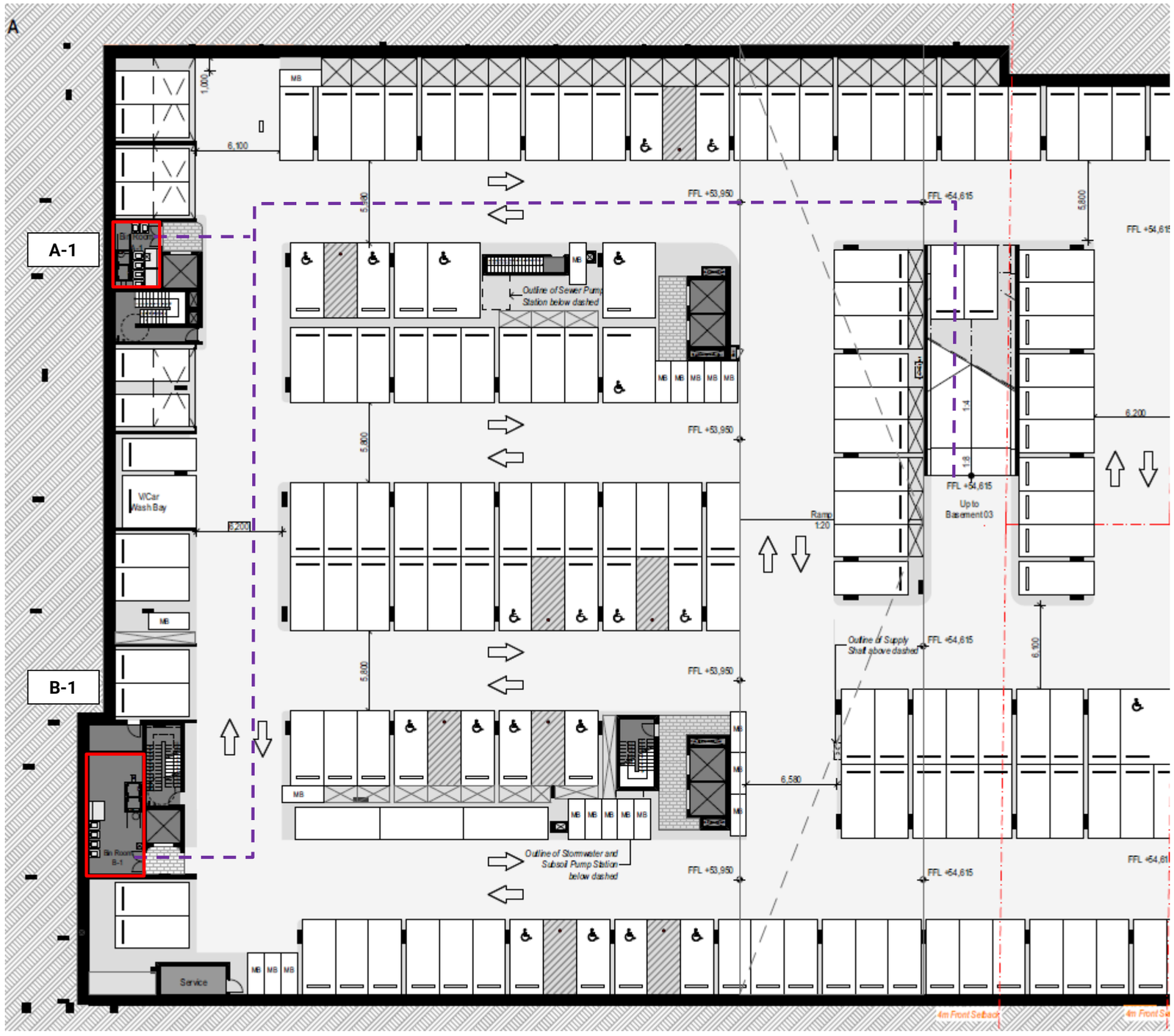


Key:

- *-Chute Discharge Room*
- *-Bulky Waste Room*
- *-Bin Carting Route to Bin Collection Room*
- *-Bin Collection Area*

Source: DKO Architecture, Drawing no. DA201, Revision C, 5th June 2023, Basement 3 Plans.

APPENDIX: A.2 BASEMENT 4 FLOOR PLAN



Key:

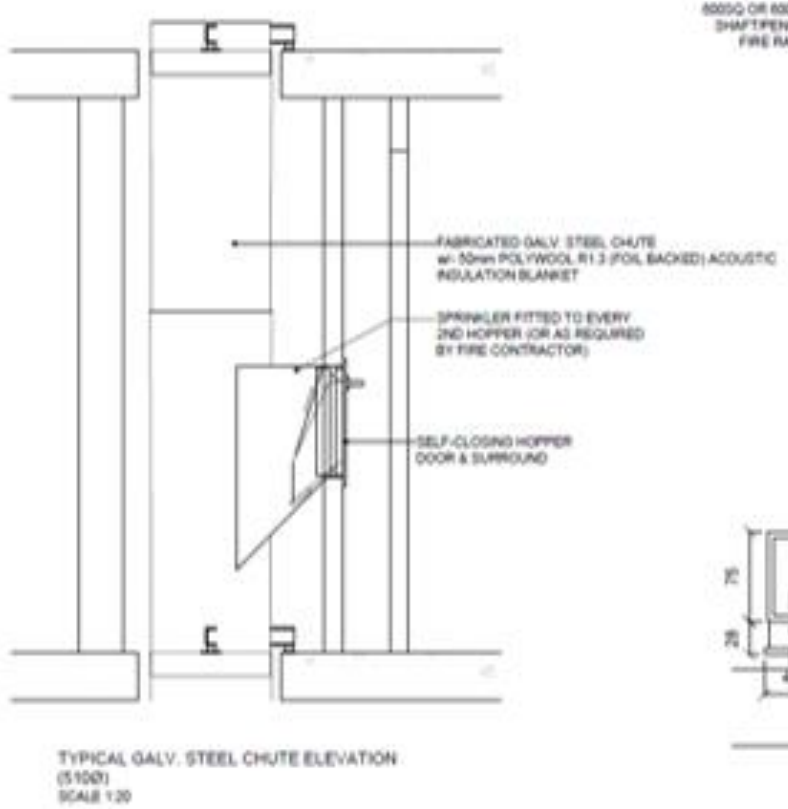
-Chute Discharge Room

-Bin Carting Route to Bin Collection Room

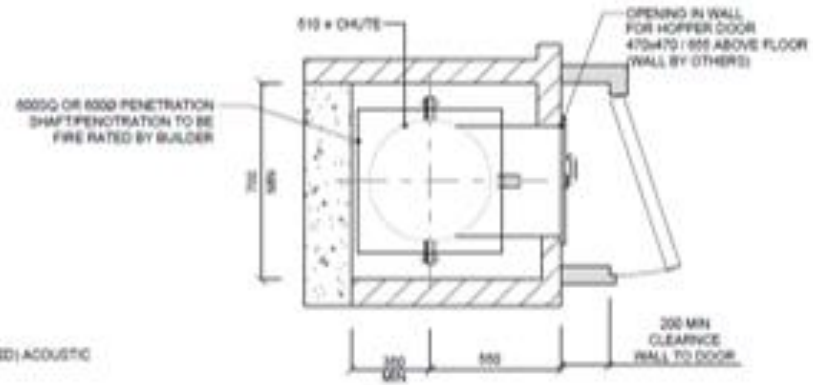
Source: DKO Architecture, Drawing no. DA200, Revision C, 5th June 2023, Basement 4.

APPENDIX B: INSTALLATION EQUIPMENT

APPENDIX: B.1 TYPICAL SINGLE CHUTE LAYOUT

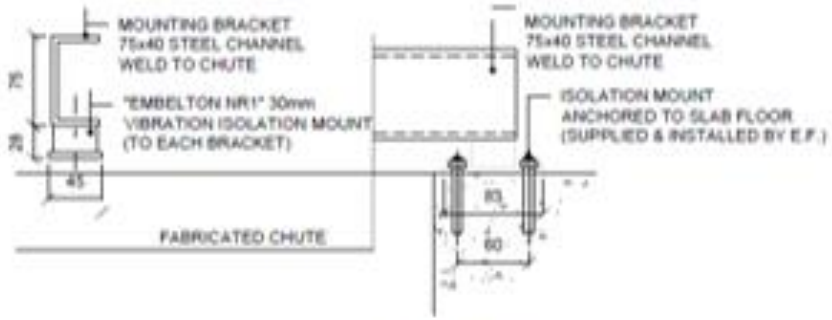


TYPICAL GALV. STEEL CHUTE ELEVATION
(510ØI)
SCALE 1:20



TYPICAL GALV. STEEL SINGLE CHUTE LAYOUT
(510ØI)
SCALE 1:20

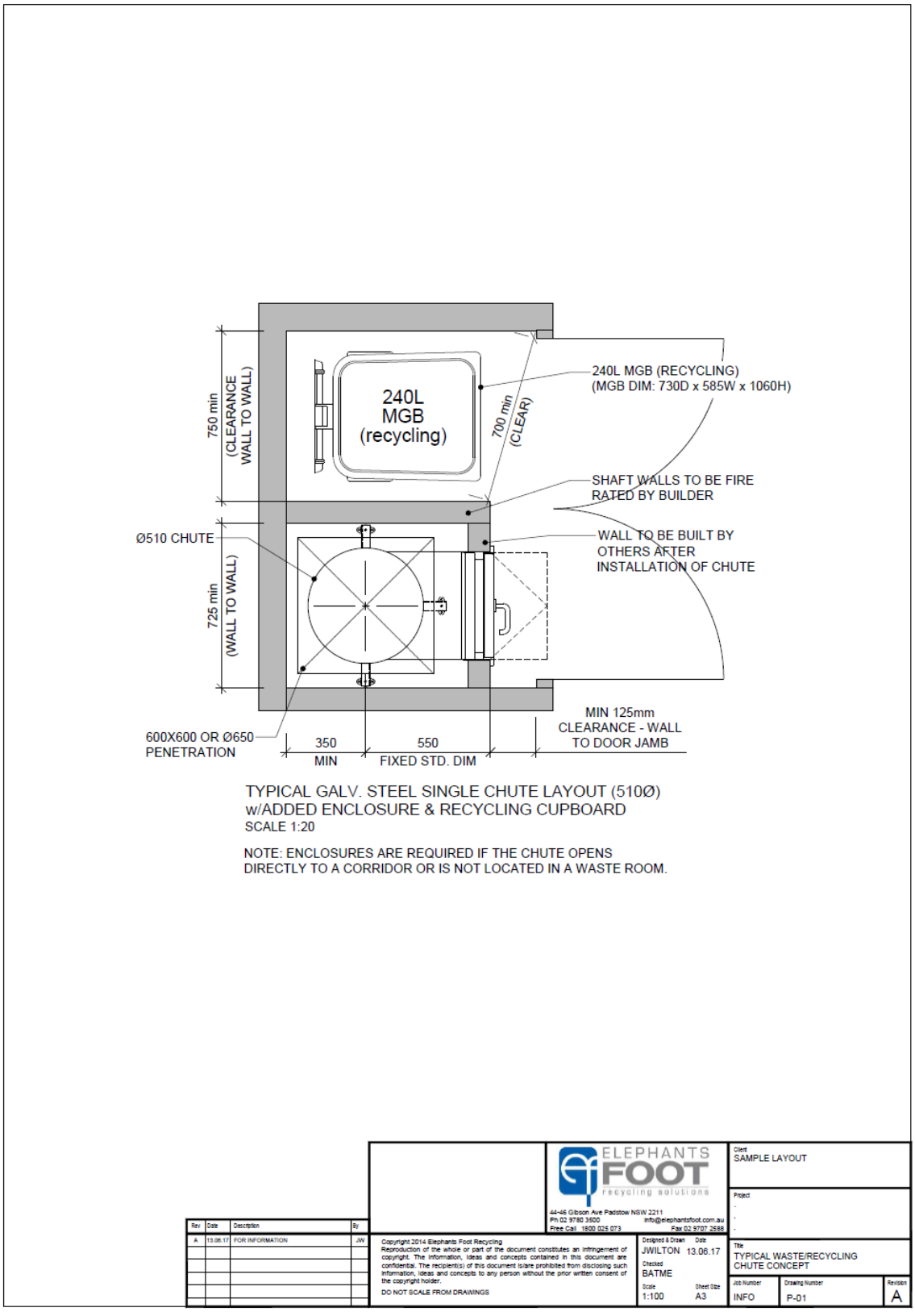
NOTE: ENCLOSURES ARE REQUIRED IF THE CHUTE OPENS
DIRECTLY TO A CORRIDOR OR IS NOT LOCATED IN A WASTE ROOM



MOUNTING DETAIL
SCALE 1:5

Please Note: This is an example only – please refer to supplier's information and specification.

APPENDIX: B.2 EXAMPLE RESIDENTIAL LEVEL RECYCLING BIN LAYOUT



Please Note: This is an example only – please refer to supplier's information and specification

APPENDIX: B.3 TYPICAL LINEAR TRACK SYSTEM FOR 660L MGBS

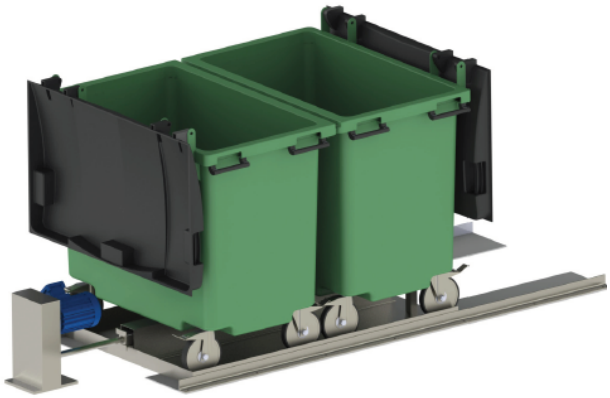
ELEPHANTS® FOOT recycling solutions

ELEPHANTS FOOT RECYCLING SOLUTIONS
44-46 GIBSON AVE, PADSTOW NSW 2211
E info@elephantsfoot.com.au W elephantsfoot.com.au
Free Call: 1300 4 ELEPHANT (1300 435 374)

660 LITRE LINEAR TRACK SYSTEM

PRODUCT INFORMATION

Elephants Foot 660 Litre bin Linear Track System is a versatile waste handling solution for many types of multi-storey or multi-level developments. The Linear Track System collects waste or recycling being disposed from the floors above through the chute system, discharging the material via a hopper that feeds the bins. Electromechanically driven with automated operation, the system utilises linear motion to automatically change over full bins. Once all the bins are filled, an indicator light will illuminate signifying that the bins are ready for withdrawal and collection. Available with or without compaction unit, our standard 660 litre bin Linear Track System is available in standard 2 or 3. Our 4 Bin option is available as a special order.



SPECIFICATIONS

System Control	Electric PLC
Power Supply	415 V AC / 10A / 5 PIN
Motor Size (kW)	0.55
Maximum bin load	265 kg
Noise (dBA)	<85
Bin Size (L)	660
Cycle time (sec)	60
Bin Quantity options	2, 3, or 4

OPTIONAL EXTRAS

- Compaction unit – Please refer to the bin compactor product information sheet for details and specifications
- Enhanced safety add on's – Interlocking barriers, occupancy sensors or safety light curtains (presence sensing light barriers)
- Full bin SMS and email notification
- CMMS and BMS integration
- Extend warranty – Terms and conditions apply

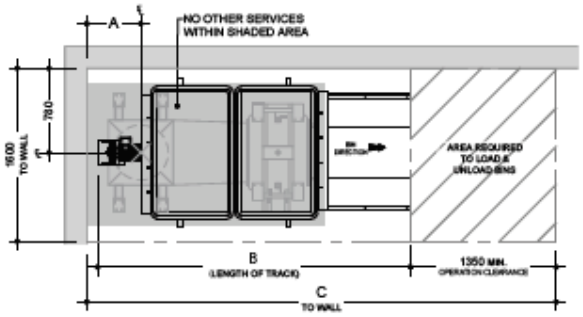
STANDARD FEATURES & BENEFITS

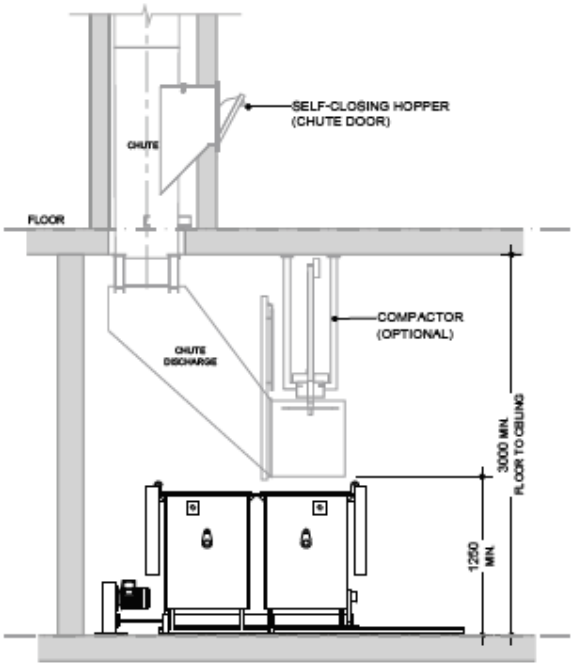
- Simple operation with user friendly controls
- Increased waste servicing efficiency for the development
- Automatic system control with manual override
- Robust unit construction for long performance life
- Low service and maintain costs
- Rotating flashing beacon (activated during operation)
- Quiet and efficient system operation
- Maximise safety for residents, caretakers and collectors
- Restrained design with minimal moving parts
- Can suit low ceiling clearances
- Floor contact components fully galvanised steel
- Retro fitting options to suit other chutes systems
- Compliant with relevant Building Codes and Standards
- Standard 12 month warranty

ELEPHANTS FOOT recycling solutions

ELEPHANTS FOOT RECYCLING SOLUTIONS
44-46 GIBSON AVE, PADSTOW NSW 2211
E info@elephantsfoot.com.au W elephantsfoot.com.au
Free Call: 1300 4 ELEPHANT (1300 435 374)

LINEAR TRACK SYSTEM





660 LITRE BIN

660 LITRE BIN LINEAR TRACK SYSTEM			
No. of Bins	Reference (mm)		
	A	B	C
2	500	2950	4350
3	1450	4650	6050
4	2300	6300	7750

Notes:

Bins not provided by Elephants Foot

Drawings shown are for general information purposes only and provide minimum equipment spacial requirements for waste room design.

These drawings are not intended for site specific use or for construction. Each project is unique and will be designed to suit.

Additional equipment options, systems and configurations are available. For design assessment, information and advice, please contact an Elephants Foot design consultant on 1300 435 374

Please Note: This is an example only – please refer to supplier's information and specification

APPENDIX C: PRIMARY WASTE MANAGEMENT PROVISIONS

APPENDIX: C.1 TYPICAL BIN SPECIFICATIONS

Mobile bins

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

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

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

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

Wheelie bin

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

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

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

Dome or flat lid container

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

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

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

APPENDIX: C.2 SIGNAGE FOR WASTE AND RECYCLING BINS

Waste signs

Signs and educational materials perform several functions including:

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

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

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

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

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

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

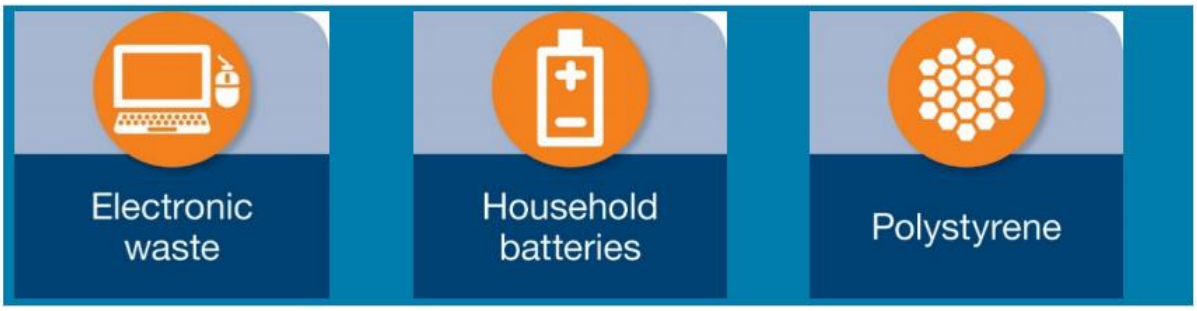
Figure I1.2: Examples of bin lid stickers (EPA supplied)

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

Problem waste signs

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

Figure I2.1: Problem waste signs



Safety signs

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

Figure I3.1: Example safety signs

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

APPENDIX: C.3 TYPICAL COLLECTION VEHICLE INFORMATION

General

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

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

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

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

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

Large collection vehicles

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

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

Table B2.1: Collection vehicle dimensions

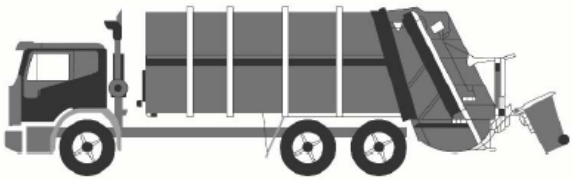
Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0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

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

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

Rear-loading collection vehicles

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



Rear-loading waste collection vehicle

Side-loading collection vehicles

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

Side-loading waste collection vehicle

Front-lift-loading collection vehicles

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

Front-lift-loading waste collection vehicle

Small collection vehicles

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

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

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

APPENDIX: C.4 EXAMPLE BIN MOVER

Battery powered tug with a 1 or 2 tonne tow capacity

Features at a glance
One tonne (Evo 1T) or two tonne (Evo 2T) tow capacity
Auto latching hitch
Three speed motor with emergency stop

Typical applications

The Tug Evo is suitable for airports, factories, warehouses, apartment buildings or large facilities. This powered tug is also suitable for transporting medical carts around hospitals or moving heavy specialist equipment.

Features:

- 1 or 2 tonne tow capacity of inclines up to 6 degrees
- 500kg tow capacity if inclines up to 14 degrees
- CE Compliant
- 5 km/h max speed
- 2 x 12V 42Ah MK-gel batteries with 24V smart charger.
- Powerful transaxle

Safety Features:

- Intuitive control with standard automatic safety brake, forward and reverse drive.
- Emergency stop button.

Emergency back-off button

Source: http://www.electrodrive.com.au/products/tugs/tug-evo.aspx

APPENDIX D: SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX: D.1 EXAMPLE APARTMENT STYLE COMPOST BIN

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