I

1 Gatacre Avenue, Lane Cove NSW

Residential Development

OPERATIONAL WASTE MANAGEMENT PLAN

10/04/2024
Report No.
Revision F

Architect

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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
SRV	Small Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities

1.0 INTRODUCTION

Elephants Foot Recycling Solutions (EFRS) has been engaged to prepare the following waste management plan for the operational management of waste generated by the residential development located at 1 Gatacre Avenue, Lane Cove NSW.

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

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

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

iii. ***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.

1.1 SCOPE OF REPORT

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

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

1.2 REPORT CONDITIONS

The purpose of this report is to document an OWMP as part of a development application, which is supplied by EFRS 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 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 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 EFRS will not be liable for plans or results that are not suitable for purpose due to incorrect or unsuitable information or otherwise,
- EFRS 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,
- EFRS cannot be held accountable for late changes to the design after the OWMP has been submitted to Council,
- EFRS 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,
- EFRS are not required to provide information on collection vehicle swept paths, head heights, internal manoeuvring or loading requirements. It is assumed this information will be provided by a traffic consultant,
- Council are subject to changing waste and recycling policies and requirements at their own discretion.

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

2.0 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 Development Control Plan 2023

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

2.1 COUNCIL OBJECTIVES

Lane Cove Council considers waste management to be highly important for the protection and enhancement of both the natural and built environments. A 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

3.0 DEVELOPMENT OVERVIEW

The proposed development falls under the LGA of Lane Cove Council and consists of one x 4-level building with 2 separate residential cores and 44 residential units in total.

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

3.1 SITE LOCATION

The site is located at 1 Gatacre Avenue, Lane Cove, as shown in Figure.1. The site has frontages to Gatacre Avenue only.

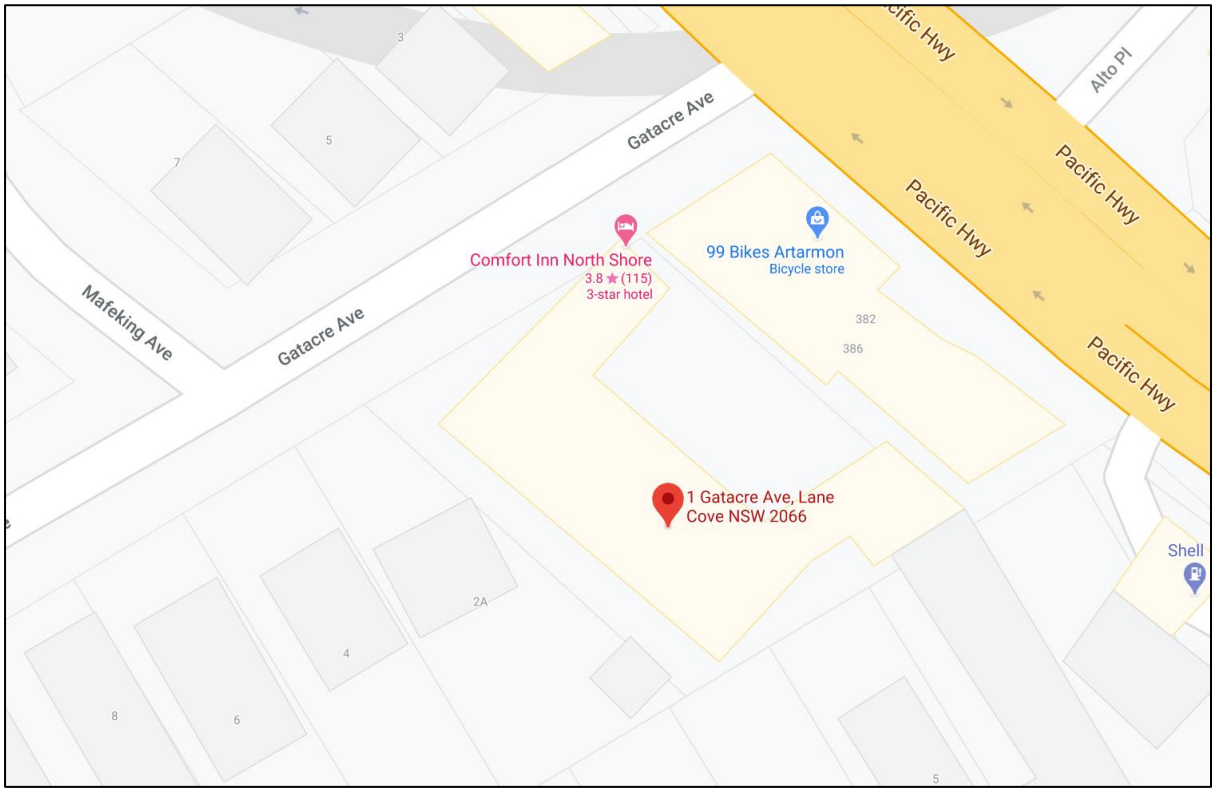


Figure 1: Site Locatio

4.0 RESIDENTIAL WASTE MANAGEMENT

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

4.1 WASTE GENERATION ESTIMATES

The Lane Cove Development Control Plan 2023 has been referenced to calculate the total number of bins required for the residential units. Calculations are based on generic figures, and waste generation rates may differ according to the residents' actual waste management practice.

Lane Cove Council's waste and recycling generation rates for residential developments is as follows:

General Waste: 1x 240L MGBs (or 660L equivalent) per three units collected weekly
Recycling Co-mingled: 1x 240L MGBs (or 660L equivalent) per five units collected weekly
Recycling Paper: 1x 240L MGBs (or 660L equivalent) per five units collected weekly

Table 1: Estimated Waste and Recycling Volumes

Building/ Core	**# Units**	**General Waste Generation Rate** (L/unit/week)		**Generated General Waste** (L/week)	**Comingled Recycling Generation Rate** (L/unit/week)		**Generated Comingled Recycling** (L/week)	**Cardboard Recycling Generation Rate** (L/unit/week)		**Generated Cardboard Recycling** (L/week)
Core A	28	80		2240	48		1344	48		1344
Core B	16	80		1280	48		768	48		768
TOTAL	**44**			**3520**			**2112**			**2112**
Bins and Collections		Bin Size		660	Bin Size		660	Bin Size		240
		Total Required Bins		**6**	Total Required Bins		**4**	Total Required Bins		**10**
		Collections/week		1	Collections/week		1	Collections/week		1
		Number of Waste Bins Per Core	*Core A*	4	Number of Comingled Bins Per Core	*Core A*	2	Number of Cardboard Bins Per Core	*Core A*	6
			Core B	2		*Core B*	2		*Core B*	4

4.2 BIN SUMMARY

Based on the figures presented in Table. 1, the recommended bin quantities and collection frequencies are as follows:

General Waste: **6 x 660L** MGBs collected **1 x weekly**

Commingled Recyclables: **4 x 660L** MGBs collected **1 x weekly**

Paper/cardboard Recyclables: **10 x 240L** MGBs collected **1 x weekly**

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

4.3 WASTE DISPOSAL PROCEDURES

2 x eDiverter chute systems, comprising of single chutes fitted with general waste and comingle recycling diversion systems, will be installed in each building core. Access to the eDiverter chute system will be provided to all residents on each residential level.

eDiverter systems allow for the installation of a single-use chute door for both general waste and comingle recycling disposal. Residents will be responsible for walking their own general waste and comingle recycling to their allocated disposal point and selecting either the general waste or comingle recycling function button located on the eDiverter chute door. The selection button moves a mechanism at the base of the chute that guides general waste into the general waste collection bins or comingle recycling into the comingle recycling collection bins, located in the Chute Discharge Rooms on basement 1.

Residents will wrap or bag their general waste before placing into the eDiverter chute. Bagged waste should not exceed 3kg in weight, or 35cm x 35cm x 35cm. Residents will be responsible for loosely placing their comingle recycling into the eDiverter chute. Recycling should be clean and must not be bagged as soft plastics contaminate recycling.

The general waste will discharge from the eDiverter chute into 660L bins and the comingle recycling will discharge from the eDiverter chute into 660L bins in the Chute Discharge Rooms located on the basement 1.

240L cardboard/paper bins will be provided in each chute discharge room for resident's disposal of paper/cardboard recyclables. Residents will be required to walk their paper/cardboard recyclables down to the chute discharge rooms, via the lifts, and place directly into the 240L bins provided. eDiverter chute discharge systems and general waste and comingle recycling bins will be caged off with prohibited residential access.

NOTE: The eDiverter chute operation will default to general waste in the case of a power outage.

The building manager will monitor bin capacities under the eDiverter chute discharge systems and exchange full bins with empty bins when required.

Full and spare bins will be kept in the Bin Holding Room, whereby bins will be collected from.

4.3.3 COMMON AREAS

Residential common areas such as lobbies, amenities and circulation areas will be supplied with suitably branded waste and recycling bins where considered appropriate. These areas generate minimal waste, however general waste and recycling receptacles should be placed in convenient locations.

4.4 WASTE COLLECTION PROCEDURES

Council will be engaged to collect the residential bins in accordance with Council's collection schedule. This report assumes waste, comingle recycling and paper/cardboard recycling will be collected weekly.

On the nominated waste collection day, the building caretaker will be responsible for transporting all general waste and recycling bins from each chute discharge room to the bin holding room for collection. It is recommended that extra 660L service bins be placed under the waste and comingle recycling chute discharge points while the other bins are being serviced.

To service the bins, a Council SRV collection vehicle will enter the site's basement from Gatacre Avenue and park in the designated vehicle loading bay (see APPENDIX A.1). The building caretaker will provide the driver with access to the loading area and bin holding room. Once the bins are serviced, the collection vehicle will exit the site back onto Gatacre Avenue in a forward direction.

All access and clearances to the Waste Collection Room must be able to accommodate Council's 6.64m long SRV (See APPENDIX C.3).

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.

4.5 BULKY WASTE PROCEDURES

An area will be made available for the storage of discarded residential bulky items (e.g. whitegoods, furniture, etc.) on basement 1. This room must have a minimum doorway width of 1700mm to allow for easy movement of large waste items in and out of the room. The required GFA for the bulky waste storage room is **30m^2**.

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 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, the building caretaker will transfer bulky waste items to the ground level kerbside collection area, via the lift system. Council collection vehicle will enter the site from Gatacre Avenue and park in the loading bay. Council will service bulky waste items via the kerbside of Allison Avenue. Refer to Council's website for acceptable items and other information regarding bulky waste collection.

5.0 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 or Management	• Ensuring that all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; • Organising internal waste audits/visual assessments on a regular basis • Purchasing any on-going waste management equipment or maintenance of equipment once building is operational; and • Managing any non-compliances/complaints reported through waste audits.
Building Manager or Waste Caretaker	• Maintaining and cleaning chute doors on each level; • Coordinating general waste and recycling collections; • Cleaning and transporting bins as required; • Organising replacement or maintenance requirements for bins; • Organising, maintaining and cleaning the waste holding area; • Organising bulky goods collection when required • Investigating and ensuring prompt clean-up of illegally dumped waste materials. • Preventing storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins) • Abiding by all relevant WH&S legislation, regulations, and guidelines; • Providing staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management; • Assessing any manual handling risks and preparing a manual handling control plan for waste and bin transfers; • Ensuring site safety for residents, children, visitors, staff and contractors; and • Ensuring 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 • Compliance with the provisions of Council and the OWMP.
Retail/Commercial Tenants	• Managing the back of house storage of generated waste and recycling during daily operation. • Correctly separating waste and recycling streams. Including bagging general waste and ensuring recyclables are not bagged. • Flattening cardboard within the recycling bin. • If required, making arrangements for storing used and unused cooking oil in a bunded storage area, • Organizing grease interceptor trap servicing, • Ensure dry basket arrestors are provided to the floor wastes in the food preparation, and • Ensuring the suitable storage for chemicals, pesticides and cleaning products waste back of house.
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 customise waste systems where possible.
Gardening/ Landscaping Contractor	• Removal of all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Developer	• Purchasing all equipment required to implement this OWMP prior to the occupation of the building to be provided to the strata.

6.0 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 a MRF. Typically include food and beverage containers (e.g. aluminium, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Commingled recyclables must not be bagged, and instead should be placed loosely in the recycling chute or in 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.
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. Commercial tenants arrange for recycling of their own e-waste.
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. Commercial tenants are responsible for removal of their bulky items.
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.

7.0 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 behaviours, and to minimise the possibility of chute blockages and contamination in communal waste bins.

Education and communication must be provided consistently on a regular basis to encourage behaviour 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.

7.1 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.

7.2 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

8.0 EQUIPMENT SUMMARY

Table 4: Equipment Summary

	Part	Qty	Notes
eDiverter Chute	Please refer to supplier's information	2	(See APPENDIX B.1 TYPICAL EDIVERTER CHUTE for Typical Chute Section)
Other Equipment	Suitable Bin Moving Equipment	Recommended	(See for Typical Bin Mover)

9.0 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	Bin Quantities		Minimum Area Required (m^2)
B1	Core A Chute Discharge Room	Waste: Comingle: Cardboard:	2 x 660L bins 1 x 660L bin 3 x 240L bins	10
B1	Core B Chute Discharge Room	Waste: Comingle: Cardboard:	1 x 660L bin 1 x 660L bin 2 x 240L bins	8
B1	Bin Holding Room (Within Loading Area)	Waste: Comingle: Cardboard:	6 x 660L bins 4 x 660L bins 10 x 240L bins	25
B1	Bulky Goods Waste Storage Room			30

The waste room areas have been calculated based on equipment requirements and/or bin dimensions with an additional 80% of bin GFA factored in for manoeuvrability.

In addition, all doorways and passageways facilitating the movement of bins and/or bulky waste items must be at least 1700mm wide per Council's DCP. 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 • The chute penetration must have a minimum 500mm clearance of any service pipes or other overhead obstacles (subject to penetration location) • 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/pr up to 1500mm)
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

10.0 BIN MOVING PATHS

The building manager is responsible for the transportation of bins as required from their designated operational locations to the collection area as required and returning them once emptied to resume operational use.

Transfer of bins should minimise 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.

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 will be responsible for maintaining, repairing and replacing waste management equipment.

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

10.1 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.

11.1.1 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 utilised, 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.

12.0 USEFUL CONTACTS

EFRS 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

Purifying Solutions	Ph: 1300 636 877	E: sales@purifyingsolutions.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

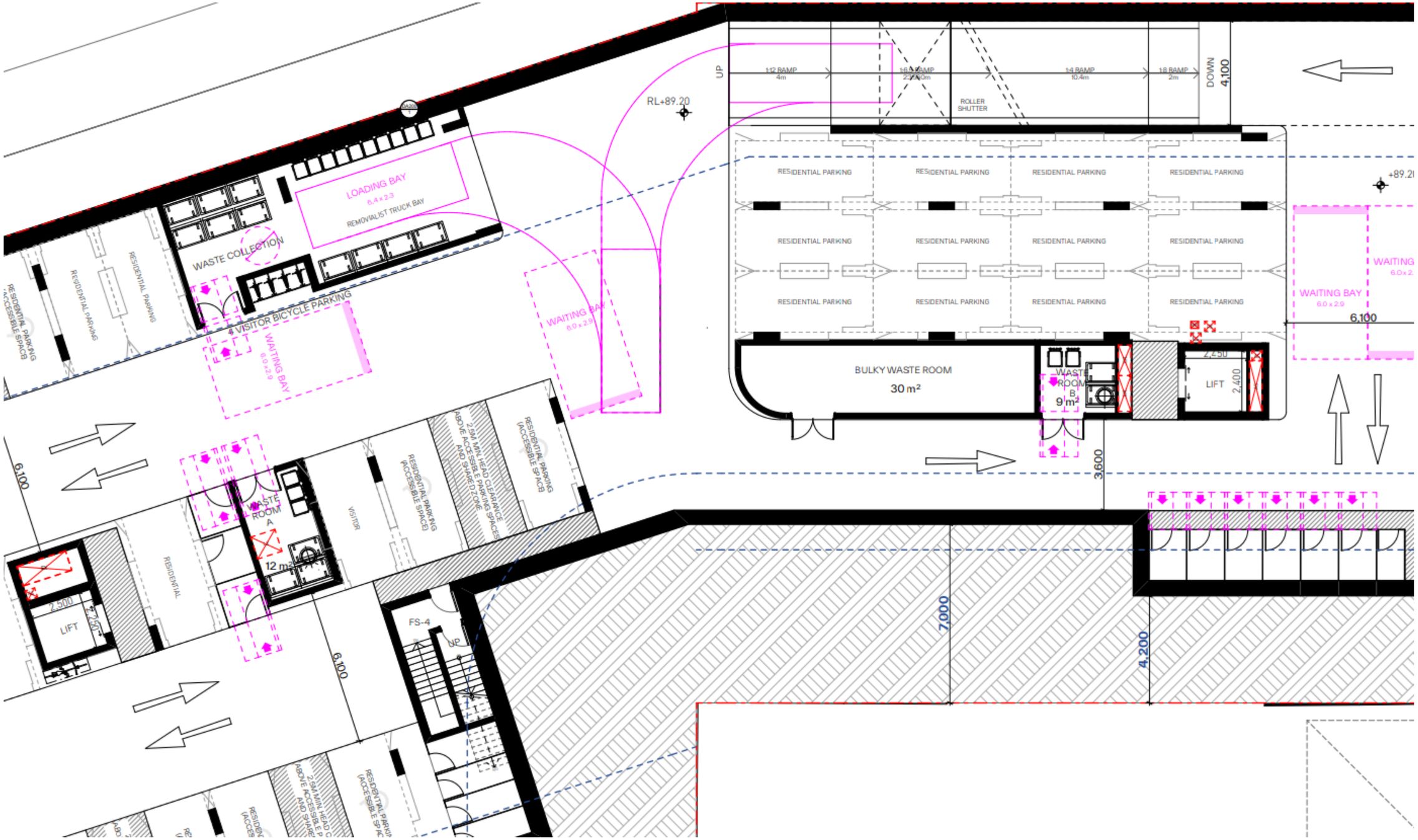
SULO	Ph: 1300 364 388	E: sales@sulo.com.au
OTTO Australia	Ph: 02 9153 6999	

CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

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

APPENDIX A: ARCHITECTURAL PLANS

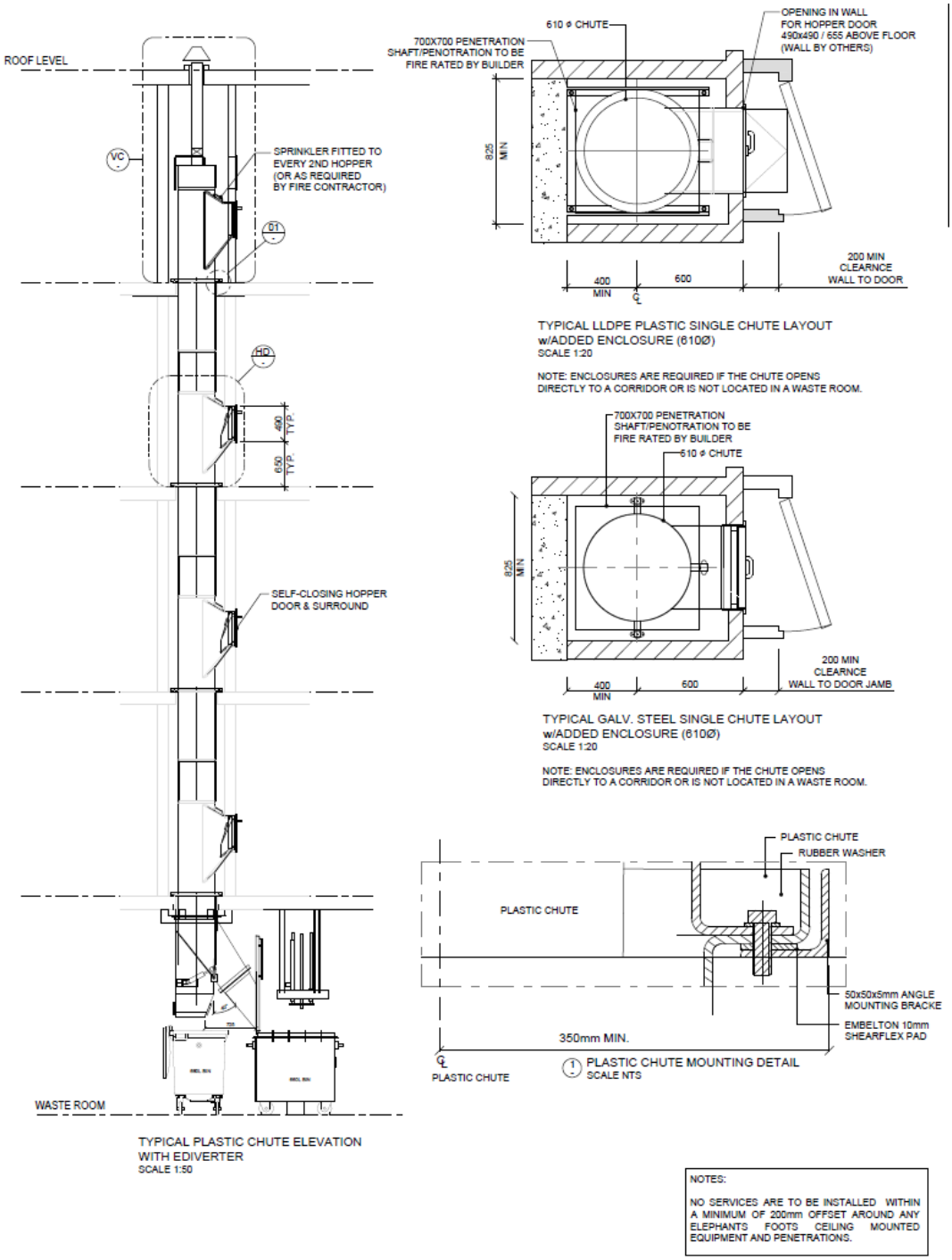
APPENDIX A.1 BASEMENT 1 DISPLAYING WASTE ROOMS & BULKY WASTE STORAGE ROOM



Excerpt – PBD Architects, Drawing DA101, P7 dated 04/04/2024 – Basement 1

APPENDIX B: INSTALLATION EQUIPMENT

APPENDIX B.1 TYPICAL EDIVERTER CHUTE LAYOUT



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 & 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)

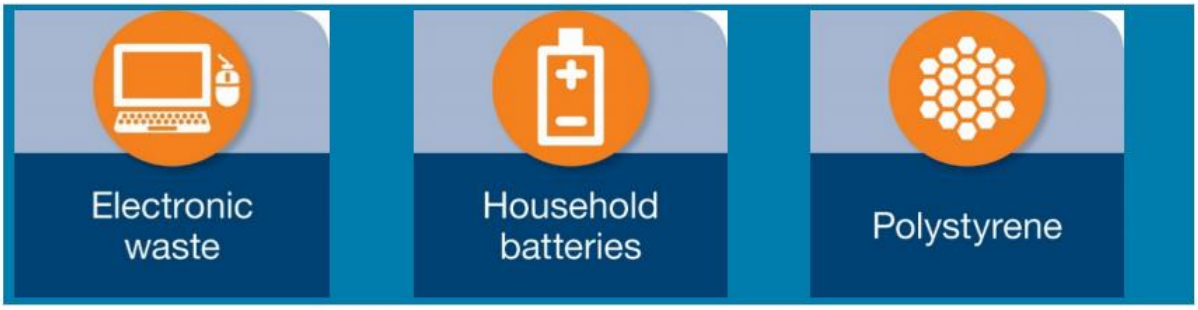
Figure I1.2: Examples of bin lid stickers (EPA supplied)

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.

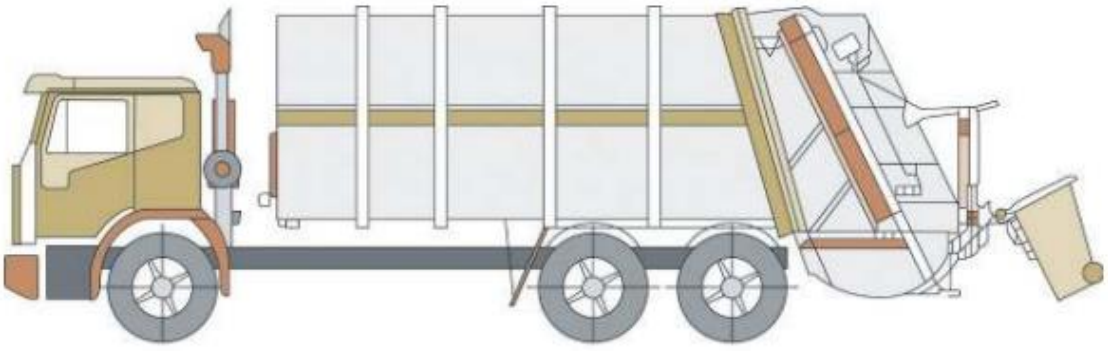
Figure I3.1: Example safety signs

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

APPENDIX C.3 TYPICAL COLLECTION VEHICLE INFORMATION

- **The Smallest Council Garbage Truck used for Domestic Waste Collection – Rear Load**

Length overall	6.64 metres
Width overall	2.37 metres
Operational height	2.40 metres
Travel height	2.60 metres
Weight (vehicle and load)	7.50 tonnes
Weight (vehicle only)	5.48 tonnes
Turning Circle	10.70 metres



rearloader garbage truck

Source: Lane Cove Council DCP 2010

APPENDIX C.3 TYPICAL BIN MOVERS

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 TYPICAL WORM FARM SPECIFICATIONS

Worm farms

Worm farms or vermiculture systems transform food and other organic material into vermicast (worm compost) and vermi-liquid (liquid extraction from a worm farm). Seafood, seafood shells, meat or bones, and dairy products are not an acceptable part of the worms' diet and should not be appled to these systems. Worm farms can occupy a small footprint and be located on balconies or in gardens. The worm farm should be placed in a sheltered position to avoid getting too hot in summer.

Worm farms come in different sizes and designs and are sold through hardware stores and often at local government offices. Medium and large-scale worm farms can service many households and commercial acticities. These larger systems need a management process to ensure they are properly maintained.

Onsite composting

Compost tumblers and bins and compost bays transform food and other organic material into useful soil enhancer (compost). They are more versatlie than worm farms as they can generally process a wider range of materials, including woody garden organics and can be placed in the sun. A variety of compost bins and tumblers are available from hardware stores or some local councils. There are also various online resources on how to construct them using recycling materials such as timber pallets. The footprint area requirement for a typical single household compost bin is about 1m x 1m x 1m.

Before setting up an onsite composter or worm-farm system, check with council for any local requirements such as setback distances from property boundaries.

SOURCE: Better practice guide for resource recovery in residential developments 2019, NSW Environmental Protection Authority

APPENDIX D.2. 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