



24-28 Middle Harbour Rd, Lindfield NSW 2070
WTJ25-073 Residential Development

OPERATIONAL WASTE MANAGEMENT PLAN

13/01/2026
Report No. 6316
Revision G

Client

MHR Lindfield Investments Pty Ltd As Trustee For MHR Lindfield Trust

Architect

DKO Architecture
<https://dco.com.au/>

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GLOSSARY OF ABBREVIATIONS AND TERMS

TERM	DESCRIPTION
<i>Bin-Carting Route</i>	Travel path for transporting bins from their allocated storage location to the nominated collection point
<i>Bin Lifter</i>	A device used to mechanically lift bins for the purpose of emptying them into larger bins and/or compactors.
<i>Bin Mover</i>	Either a handheld device (commonly referred to as a bin tug) or a ride-on device (typically a tractor or Class C vehicle with an attached bin trailer) used to facilitate the movement of bins across long distances or up ramps
<i>Bulky Waste</i>	Recycling items that are too large to be deposited into bins, including furniture, whitegoods, electronics and mattresses
<i>Chute</i>	A vertical pipe passing from floor to floor of a building with openings at each level for the disposal of general waste, recycling or FOGO.
<i>Chute Discharge</i>	The termination point of a chute whereby the chute offsets deposited general waste, recycling or FOGO into bins
<i>Chute Discharge Room</i>	A room enclosing the termination point of the chute/s, including bins and volume handling equipment that is accessible only to the building caretaker
<i>Collection Area/Point</i>	Designated area or point where bins are loaded onto the collection vehicle for servicing
<i>Compactor</i>	A device used for compressing general waste inside it's bin typically at a ratio of 2:1
<i>Comingled Recycling</i>	Waste stream for the recycling of plastic bottles, other plastics, paper, glass and metal containers
<i>Communal Bin Room</i>	A central, shared bin room accessible to all residents or staff to dispose of their waste stream
<i>DA</i>	Development Application
<i>DCP</i>	Development Control Plan
<i>EPA</i>	Environment Protect Authority
<i>FOGO</i>	Food Organics and Garden Organics
<i>General Waste</i>	All non-recyclable and non-hazardous waste that is sent to landfill
<i>HRV</i>	Heavy Rigid Vehicle
<i>Kerbside Collection</i>	A collection arrangement whereby bins are presented in a single row along the kerb and serviced by a collection vehicle on the street.
<i>L</i>	Litre
<i>LEP</i>	Local Environmental Plan
<i>Mobile Bins</i>	Containers with a capacity up to and including 1100L designed to be collected by a rear-loading vehicle

<i>Multi-unit Residential Development</i>	Also known as MUD's, residential flat buildings, or apartment blocks, this is a residential development with multiple units that typically share facilities and services such as bins and collections.
<i>MRV</i>	Medium Rigid Vehicle
<i>Onsite Collection</i>	A collection arrangement whereby all bins are serviced by a collection vehicle within the property boundary, either in the building's basement or at grade and off-street.
<i>Owners Corporation</i>	An organisation or group of persons that is identified by a particular name and that acts, or may act, as an entity
<i>Paper/ Cardboard Recycling</i>	Waste stream for the recycling of paper and cardboard only.
<i>Recycling</i>	Waste stream that combines all recycling, including comingled recycling, paper/cardboard and metals.
<i>Service Bins</i>	Supplementary bins which are provided to residents or staff for use during collection periods either in communal bin rooms or under chutes
<i>Source Separation Receptacles</i>	Communal containers used throughout the development for the day-to-day disposal of different waste streams
<i>SRV</i>	Small Rigid Vehicle
<i>Volume Handling Equipment</i>	Equipment which comes in the form of either carousel or linear tracks positioned at the base of the chute/s to mechanically replace full bins with empty bins
<i>Waste Stream</i>	A classification used to describe waste of a particular type (e.g. food waste stream)
<i>WHS</i>	Workplace Health and Safety

1.0 ACKNOWLEDGEMENT OF COUNTRY

Elephants Foot Consulting (EFC) acknowledges that every project we work on takes place on First Peoples land. We recognise Aboriginal and Torres Strait Islander People as Traditional Custodians of this land. We pay respect to ancestors and Elders, past and present.

2.0 INTRODUCTION

Elephants Foot Consulting (EFC) has been engaged to prepare the following Operational Waste Management Plan (OWMP) to satisfy the conditions of the Development Application Ku-ring-gai Council and Secretary's Environmental Assessment Requirements (SEARs) requires for the residential development located at 24-28 Middle Harbour Rd, Lindfield NSW 2070.

The proposed redevelopment of the Site will deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. Strategically positioned near key transport links and services, the Proposal will provide convenient access to jobs while aligning with the locality's strategic goals. By redeveloping and renewing the existing land, the proposal aims to revitalize the area, enhancing its contribution to the community's long-term growth and sustainability.

Robust waste management strategies are required for new developments 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 and recycling provisions and procedures** are established that will cater for potential changes during the operational phase of the development.
- iii. **Comply** with all relevant council and SEARs codes, policies, and guidelines.

To achieve these objectives, this OWMP identifies and details the following components:

- Waste streams expected to be generated onsite and anticipated volumes;
- Suitable bin sizes and quantities;
- Waste and recycling disposal procedures;
- Bin room size estimations and equipment recommendations; and
- Waste collection strategies, locations and frequencies.

It is vital 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 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 OWMP has undergone several revisions from the original submission due to changes in architectural plans to reflect updated breakdown of units for each building core; and changes to apartment layout.

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

2.2 REPORT CONDITIONS

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

- Drawings, estimates and information contained in this OWMP have been prepared by analysing the information, plans and documents supplied by the client and third parties including Council and other government agencies. The assumptions based on the information contained in the OWMP is outside the control of EFC,
- The figures presented in the report are an estimate only – the actual amount of waste generated will be dependent on the occupancy rate of the building/s and waste generation intensity as well as the building management's approach to educating residents and tenants regarding waste management operations and responsibilities,
- The building manager/caretaker 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:

- Ku-ring-gai Development Control Plan 2024
- Ku-ring-gai Local Environmental Plan 2015

The primary purpose of a Development Control Plan (DCP) is to guide the planning process 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:

- Ku-ring-gai Development Control Plan 2024 – Part 25 Waste Management
- NSW Better Practice Guide For Resource Recovery in Residential Developments 2019
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste and Sustainable Materials Strategy 2041
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

4.0 SECRETARY ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

Below display the SEARs planning requirements, and the sections of this report where each point is applicable to.

Table 1: Secretary Environmental Assessment Requirements (SEARS)

SEARs Request	Elephant Footh Response
<ul style="list-style-type: none"> • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. • Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. 	<p>Please refer to sections 6, 7, 8, 12 and 14</p>

5.0 RESPONSE TO RFI (KU-RING-GAI COUNCIL)

Table 2: Request for Further Information (RFI)

Waste Contention	Elephant Footh Response
<ul style="list-style-type: none"> • A longitudinal section through the driveway and into the basement carpark should be provided to clearly demonstrate that there will be 2.6 metres clear headroom along with the whole of the travel path required for the small waste collection vehicle as required under Part 25A.3 of the KDCP. The section must include realistic slab/beam depths, stormwater pipelines and other overhead services. 	<p>This issue has been addressed. Please refer to section 7.5 and Appendix A.4</p>

6.0 DEVELOPMENT OVERVIEW

The proposal comprises the construction and operational use of a nine (9) storey residential flat building (RFB) and ancillary land uses to support the functions intended for the Site. The proposal will exemplify and showcase a State-of-the-Art and modernised residential development that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability.

The proposed development falls under the LGA of Ku-ring-gai Council, and consists of:

- 93 residential units in total, separated into 2 buildings with 2 cores each. It includes communal areas, such as facilities at roof level.
 - Building A - 42
 - North core - 20 units
 - South core - 21 units
 - Building B - 52
 - North core - 21 units
 - South core - 31 units

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

6.1 SITE LOCATION

The Site is subject to the applicable provisions outlined within the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and Ku-ring-gai Local Environmental Plan 2015 (KLEP2015).

The site comprises a total area of approximately 4,757m². The Site is roughly square in shape and is approximately 65m wide, with a depth ranging between 70-78m. The frontage along Middle Harbour Road to the south east is approximately 65m. The Site is zoned as R2 Low Density Residential under the KLEP2015.

The site comprises three (3) existing detached residential properties that have a mixture of one (1) and two (2) storeys with separate vehicular access points from Middle Harbour Road. Middle Harbour Road is a two-way local road (a single lane in each direction) under the control of the Council with parallel car parking and verges incorporating street trees and footpaths on both sides of the road. The site is located at 24-28 Middle Harbour Rd, Lindfield NSW 2070, as shown in Figure.1 (boundaries are indicative only). The site has frontages with vehicular access via Middle Harbour Road.

To the south, east, north and west are residential properties similar in scale and design to the residential properties located within the Site, with the immediate surrounding area also being zoned as R2 Low Density Residential. Further north and west is Lindfield Town Centre, which includes a variety of uses and a higher density of development, including further height, comprising R3 Medium Density Residential, R4 High Density Residential and E1 Local Centre zones. Lindfield railway station is approximately 500m to the north west of the Site, which offers regular services to the Sydney Central Business District (CBD).

The site is located approximately 330m east of the Pacific Highway, which is a major arterial route, providing regular buses servicing the Lindfield Learning Village, Killara, Gordon and Chatswood. The site is approximately 15km from the Sydney CBD.

Figure 1: Site Location



Source: Google Earth 2025

7.0 RESIDENTIAL WASTE MANAGEMENT

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

7.1 RESIDENTIAL WASTE GENERATION ESTIMATES

The *Ku-ring-gai Development Control Plan 2024* has been referenced to calculate the total number of general waste and recycling bins while the NSW EPA's Better Practice Guide for Resource Recovery in Residential Developments (2019) has been referenced to calculate the total number of FOGO bins. Calculations are based on generic general waste, recycling and Food Organics and Garden Organics (FOGO) rates. Actual volumes of general waste, recycling and FOGO generated in operation may differ according to the residents' actual waste management practices.

The following tables show the estimated volume (L) of general waste, comingled recycling, paper/cardboard recycling and FOGO generated by the development.

Table 3: Estimated Waste and FOGO Volumes

Building/ Core	# Units	General Waste Generation Rate (L/unit/week)	Generated General Waste (L/week)	FOGO Waste Generation Rate (L/unit/week)	Generated FOGO Waste (L/week)
A - North	20	120	2400	25	500
A - South	21	120	2520	25	525
B - North	21	120	2520	25	525
B - South	31	120	3720	25	775
TOTAL	93		11160		2325
Bins & Collections		General Waste Bin Size (L)	660	FOGO Waste Bin Size (L)	240
		General Waste Collections per Week	1	FOGO Waste Collections per Week	1
		Total General Waste Bins Required	18	Total FOGO Waste Bins Required	13
Bins per Building/ Core		Building/ Core	# Bins	Building/ Core	# Bins
		A - North	4	A - North	3
		A - South	4	A - South	3
		B - North	4	B - North	3
		B - South	6	B - South	4

Note: At the time of writing, Council do not have an active FOGO collection service, only a green waste collection service (green lidded bins). Provision for FOGO bins at this development have been included to account for a future FOGO collection service.

Table 4: Estimated Recycling Volumes

Building/ Core	# Units	Comingled Recycling Generation Rate (L/unit/week)	Generated Comingled Recycling (L/week)	Paper/ Cardboard Recycling Generation Rate (L/unit/week)	Generated Paper/Cardboard Recycling (L/week)
A - North	20	60	1200	60	1200
A - South	21	60	1260	60	1260
B - North	21	60	1260	60	1260
B - South	31	60	1860	60	1860
TOTAL	93		5580		5580
Bins & Collections	Comingled Recycling Bin Size (L)		240	Paper/ Cardboard Recycling Bin Size (L)	660
	Comingled Recycling Collections per Week		1	Paper/ Cardboard Recycling Collections per Week	1
	Total Comingled Recycling Bins Required		25	Total Paper/ Cardboard Recycling Bins Required	9
Bins per Building/ Core	Building/ Core	# Bins		Building/ Core	# Bins
	A - North	5		A - North	2
	A - South	6		A - South	2
	B - North	6		B - North	2
	B - South	8		B - South	3

7.2 RESIDENTIAL BIN SUMMARY

Based on the estimated volumes of general waste, comingled recycling, paper/cardboard recycling and FOGO generated by the development, the recommended bin quantities and collection frequencies are as follows:

General Waste: 18 x 660L bins collected **1 x weekly**

Comingled Recycling: 25 x 240L bins collected **1 x weekly**

Paper/Cardboard Recycling: 9 x 660L bins collected **1 x weekly**

FOGO: 13 x 240L bins collected **1 x weekly**

During operation, it is the responsibility of the building manager/caretaker to monitor the number of bins required for the residential component of the development. General waste, recycling and FOGO volumes may change according to residents' attitudes to waste disposal, building occupancy levels or the development's management. Any requirements for adjusting the capacity of the waste facilities may 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.

7.3 RESIDENTIAL CHUTE DISCHARGE EQUIPMENT SUMMARY

It is strongly recommended that the bins and equipment at the base of each chute allows for at least 2 days' worth of general waste generation. Based on the estimated general waste volumes generated by each building/core, the following equipment is recommended:

Table 5: Chute Discharge Equipment Summary – General Waste

General Waste Volume Handling Equipment			
Building/ Core	Generated General Waste (L/week)	# 660L Bins Required for 2 days' Capacity	Recommended Chute Discharge Equipment
A - North	2400	1.04	2-Bin Linear System
A - South	2520	1.09	2-Bin Linear System
B - North	2520	1.09	2-Bin Linear System
B - South	3720	1.61	2-Bin Linear System

Table 6: Chute Discharge Equipment Summary – Comingled Recycling

Comingled Recycling Volume Handling Equipment			
Building/ Core	Generated Comingled Recycling (L/week)	# 240L Bins Required for 2 days' Capacity	Recommended Chute Discharge Equipment
A - North	1200	1.43	2-Bin Linear System
A - South	1260	1.50	2-Bin Linear System
B - North	1260	1.50	2-Bin Linear System
B - South	1860	2.21	3-Bin Linear System

The above is a recommendation only and equivalent volume handling equipment may be used subject to equipment supplier's recommendation/review.

7.4 RESIDENTIAL WASTE DISPOSAL PROCEDURES

All units will be provided with a storage area capable of holding separate receptacles for general waste, comingled recycling, paper/cardboard recycling and FOGO. This is typically located within kitchen areas beneath the workbench. This space should be sized to accommodate 40L receptacles (minimum) to account for 2 days' worth of general waste, recycling and 20L for FOGO storage.

7.4.1 RESIDENTIAL GENERAL WASTE AND RECYCLING DISPOSAL PROCEDURES

An eDiverter chute system, comprising of a single chute fitted with general waste and comingled 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. A separate 240L recycling bins will be provided in a compartment adjacent to the general waste chute on each level for the storage of paper/cardboard recycling.

The eDiverter systems allow for the installation of a single-use chute door for both general waste and comingled recycling disposal. Residents will be responsible for walking their own general waste and recycling to their allocated disposal point and selecting either the general waste or 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 recycling into the recycling collection bins, located in the Chute Discharge Rooms in the lower ground. Residents will also be responsible for placing their paper/cardboard recycling into the allocated 240L recycling bin.

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 comingled recycling into the eDiverter chute and their paper/cardboard recycling into the 240L bin. All 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 on linear systems and the recycling will discharge from the eDiverter chute into 240L bins on linear systems in the Chute Discharge Room located in the lower ground.

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

The building manager/caretaker will monitor bin capacities under the eDiverter chute discharge systems and exchange full bins with empty bins on the track systems when required. Full and spare bins will be kept in the Bin Holding Room.

Recycling bins on each level will also be monitored by the building caretaker and full bins will be transferred down to the bin holding room where they are to be decanted into 660L collection bins using a bin lifter.

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

7.4.2 RESIDENTIAL FOGO DISPOSAL PROCEDURES

The majority of organics waste generated from multi-unit residential developments comprises of food waste as opposed to garden waste. As such, calculations and management recommendations provided in this report considers that FOGO bins will primarily comprise of food organics.

The residents of each unit will be provided with a kitchen caddy for the separation of FOGO. Food organics must be contained in accordance with *Ku-ring-gai* Council's future FOGO collection service procedures (for example a compostable liner). Any clippings from residential units can also be disposed of with the FOGO.

Each core will be provided with a Communal FOGO Bin Room which contains 240L bins for FOGO. The residents will be responsible for walking their FOGO down to the Communal FOGO Bin Room and placing it into the bins.

Building management is responsible for ensuring that the Communal FOGO Bin Room and FOGO bins are washed down frequently to ensure that hygiene and odour is managed. For the construction of the FOGO room please refer to Section 15 Construction Requirements.

7.5 RESIDENTIAL BIN COLLECTION PROCEDURES

Council will be engaged to collect the residential general waste, recycling and FOGO in accordance with Council's collection schedule. This report assumes that all waste streams will be collected weekly.

Evening before the day of collection, the Building Manager/Caretaker will be responsible for transporting the bins from Chute Discharge Rooms and each residential level to the allocated collection point located on the lower ground level. The Building Manager/Caretaker is also responsible for ensuring that the bins are adequately arranged, and that the loading area is clear of any vehicles or obstructions for an efficient collection.

On the day of collection, a Council collection vehicle will enter the site from Middle Harbour Road and park in the loading dock. The Building Manager/Caretaker will be responsible for ensuring that the collection staff have access to the collection point. The collection staff will exit the vehicle and collect the bins from the bin holding room and return the empty bins once serviced.

Upon completion of servicing, the collection vehicle will exit the site onto Middle Harbour Road in a forward direction. The Building Manager/Caretaker is responsible for returning the bins to their operational location to resume use. The building management is responsible for the cleaning of the bins to ensure hygiene and odour is managed (please refer to section 11 of the report).

All access and clearances to the collection point must be able to accommodate a 6.7m rigid collection vehicle weighing 7 tonnes. There will be no issue with access for the waste collection vehicle to the site, and this has been addressed in JMT Consulting Traffic Report; and the latest architectural plans by DKO (see Appendix A.4).

7.6 OTHER RESIDENTIAL WASTE MANAGEMENT CONSIDERATIONS

The following sections outline other waste management considerations for the residential components.

7.6.1 RESIDENTIAL COMMON AREAS

Residential common areas will be supplied with suitably branded source separation receptacles where considered appropriate. Receptacles should be placed in convenient locations which are accessible to all residents. The building manager/caretaker will monitor the capacity of these receptacles and empty the contents into the central collection bins as required.

7.6.2 LANDSCAPED AREAS AND GARDEN ORGANICS

Garden organics generated from surrounding landscaped areas and indoor foliage typically consists of lawn clippings, cuttings, leaves and branches.

Garden organics generated from surrounding landscaped areas will be managed and removed from the site by the designated landscaping contractors as they carry out scheduled landscaping maintenance works.

Garden organics generated from within residential units will be managed by the residents and should be disposed of into the FOGO bins.

7.6.3 RESIDENTIAL BULKY WASTE PROCEDURES

An area will be made available for the storage of discarded residential bulky waste items (e.g. whitegoods, furniture, etc.). This room should be located within close proximity of the collection point and must have a minimum doorway width of 2m to facilitate the movement of large items in and out of the room.

Ku-Ring-Gai Council requires that the size of the Bulky Waste Room in residential buildings with 50 to 110 units be a minimum of 12m².

Based on this rate, the Bulky Waste Room required for this development with 93 units is 12m².

Residents will need to liaise with building management regarding the transportation of bulky items and the availability of the Bulky Waste Room. It is the caretaker's responsibility to arrange collection dates with Council and coordinate these times with the residents.

On the day of bulky waste collection, a Council collection vehicle will enter the site from Middle Harbour Road and park in the loading dock. Collection staff will collect the bulky waste items from the Bulky Waste Room. Once bulky items have been loaded onto the vehicle, the collection vehicle will exit the site onto Middle Harbour Road in a forward direction.

8.0 STAKEHOLDER ROLES & RESPONSIBILITIES

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

Table 7: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata, Body Corporate or Management	<ul style="list-style-type: none"> • Co-ordinate the waste strategy within the site. • Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights. • Organise internal waste audits/visual assessments on a regular basis. • Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and • Manage any non-compliances/complaints reported through waste audits.
Building Manager or Waste Caretaker	<ul style="list-style-type: none"> • Co-ordinate general waste, recycling and FOGO collections • Clean and transport bins as required. • Organise replacement or maintenance requirements for bins. • Organise, maintain and clean bin storage areas. • Organise bulky waste collections 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 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	<ul style="list-style-type: none"> • Dispose of all general waste, recycling and FOGO in the allocated bins provided. • Ensure adequate separation of general waste, recycling and FOGO; and • Comply with the provisions of Council and the OWMP.
Waste Collection Contractor	<ul style="list-style-type: none"> • Provide a reliable and appropriate bin collection service. • Provide feedback to building managers/residents regarding contamination of recyclables; and • Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	<ul style="list-style-type: none"> • Remove all garden organics generated during gardening maintenance activities for recycling at an offsite location.
Developer	<ul style="list-style-type: none"> • Purchase all equipment required to implement this OWMP prior to the occupation of the building to be provided to the Strata or Body Corporate.

9.0 SOURCE SEPARATION

Better practice waste management includes the avoidance, reuse, and recovery of unwanted items, which can be achieved through source separation. 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 8: 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 Recycling	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 Recycling	A mixture of items that are commonly recycled usually segregated through a MRF. Typically include food and beverage containers (e.g. aluminium, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Commingled recycling must not be bagged, and instead should be placed loosely in the designated recycling bins.
FOGO	FOGO consists of unwanted or uneaten kitchen scraps that are easily compostable/biodegradable (e.g. vegetable peels, fruit rinds, coffee grounds) and garden organics including lawn clippings, leaves, pruning's and branches.	Composting Facility	FOGO should be bagged in compostable liners when deposited into the chute/s or bins and will be collected by Council.
Garden Organics	Garden organics 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 garden organics from site during scheduled maintenance.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Building manager/caretaker arranges collection for e-waste recycling as needed by residents.
Bulky Waste Items	Items that are too large to place into general rubbish collection. This includes disused and/or broken furniture, mattresses, white goods, etc.	Resource Recovery Centre or Landfill	Residents liaise with building manager/caretaker to store in Bulky Goods Room. Building manager/caretaker arranges with Council for removal.
Sanitary Waste	Feminine hygiene waste generated from female bathrooms.	Incineration or Landfill	Sanitary bins are serviced by sanitary waste contractor.
Other	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Building manager/caretaker arranges collection by appropriate recycling services when required.

10.0 EDUCATION

Educational material encouraging correct separation of general waste, recycling and FOGO 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 provide information in multiple languages to support correct behaviours, and to minimise the possibility of chute blockages and contamination in communal 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 general waste, recycling and FOGO streams (refer to Council guidance);
- How to dispose of bulky waste and any other items that are not general waste, recycling or FOGO (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).

10.1 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 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/caretaker 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.

11.0 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

12.0 BIN WASHING

The bins will be cleaned by the building manager/caretaker periodically to ensure hygiene and minimise odour. Bin washing can occur within the bin rooms, using the room clean down facilities (i.e. tap connection and drain). Alternatively, a specialist bin washing contractor can be engaged to clean the bins to an agreed schedule. The specialist bin contractor would collect the bins from the bin holding area and clean the bins with their specialised vehicle.

13.0 BIN MOVING PATHS

The building manager/caretaker is responsible for transporting the bins from their designated operational locations to the collection area returning them after emptying for continued use.

Any movement of bins should minimise manual handling where possible, as bins become heavy when full. The building manager/caretaker 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 exceeds 10m, a bin moving device will be required to aid the movement of full bins. The developer is responsible for supplying 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.

14.0 EQUIPMENT SUMMARY

Table 9: Equipment Summary

	Part	Qty	Notes
Ediverter	Please refer to supplier's information	1	(See Appendix: B.1 for Typical Ediverter Layout)
Chute Equipment	General Waste 2-bin 660L bin Linear Track System	4	(See APPENDIX: B.2 for Typical Linear Track System)
	Comingled Recycling 2-bin 240L bin Linear Track System	3	
	3-bin 240L bin Linear Track System	1	
Other Equipment	Suitable Bin Moving Device	1	(See APPENDIX: D.1 and APPENDIX: D.2 for Typical Bin Movers)
	Bin Lifters	1	(See APPENDIX: D.5 for Typical Bin Lifter)

15.0 WASTE ROOMS

The areas allocated for waste storage and collection areas are detailed in the table below and are estimates only. The equipment recommended in the chute discharge rooms is to manage 2 days' worth of estimated general waste from that building core. Therefore, this represents the minimum equipment required in these rooms to satisfy best practice requirements. Additional bins or volume handling equipment can be included in these rooms to increase days of capacity or manual labour required in operation.

Table 10: Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m ²)	Actual Area Provided (m ²)
LG	Building A – North Core Chute Discharge Room	General Waste: 2-bin 660L Linear Track System Comingled Recycling: 2-bin 240L Linear Track System	>21	28.8
LG	Building A – North Core FOGO Bin Room	FOGO: 3 x 240L bins	>3	4 bins
LG	Building A – South Core Chute Discharge Room	General Waste: 2-bin 660L Linear Track System Comingled Recycling: 2-bin 240L Linear Track System	>21	20.2
LG	Building A – South Core FOGO Bin Room	FOGO: 3 x 240L bins	>3	4 bins
LG	Building B – North Core Chute Discharge Room	General Waste: 2-bin 660L Linear Track System Comingled Recycling: 2-bin 240L Linear Track System	>21	28.8
LG	Building A – North Core FOGO Bin Room	FOGO: 3 x 240L bins	>3	4 bins
B02	Building B – South Core Chute Discharge Room	General Waste: 2-bin 660L Linear Track System Comingled Recycling: 3-bin 240L Linear Track System	>26	48.3
B02	Building B – South Core FOGO Bin Room	FOGO: 4 x 240L bins	>3	5 bins
LG	Residential Bin Holding Room	General Waste: 18 x 660L bins Comingled Recycling: 25 x 240L bins Paper/Cardboard Recycling: 9 x 660L bins FOGO: 13 x 240L bins	>82	122.3
LG	Bulky Waste Room		>12	18.0

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 manoeuvrability.

In addition, all doorways and passageways facilitating the movement of bins and/or bulky waste items must be at least 2000mm wide. The following table provides further waste room requirements.

Table 11: Waste Room Requirements

Waste Room Type	Waste Room Requirements
Chute Discharge Room	<ul style="list-style-type: none"> • Ceiling clearance height must be a minimum of 3000mm (subject to penetration location) • The chute penetration must have a minimum 500mm clearance of any service pipes or other overhead obstacles • All chute 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 30 degrees (subject to number of consecutive offset and/or up to 1500mm)
Residential Bin Holding Room and/or Bin Collection Area	<ul style="list-style-type: none"> • Bins must not be stacked in rows that are more than two bins deep.
Communal FOGO Rooms	<ul style="list-style-type: none"> • Bins should be arranged so that all bins are accessible. Bins are not to be placed in front of one another or in such a way as to restrict access to the other bins for use. • Rooms must be well ventilated either naturally or mechanically in accordance with AS1668.4.2012 • Cleaning facilities such as hose hock and drainage for odour and hygiene control must be provided. • It is recommended a dustpan and broom is provided in this room for residents to clean up unexpected spillages when using bins.
Bulky Waste Room	<ul style="list-style-type: none"> • 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 1500mm wide

16.0 CONSTRUCTION REQUIREMENTS

Waste room construction must comply with the minimum standards as outlined in the *Ku-ring-gai Development Control Plan 2024*, 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.

16.1 ADDITIONAL CONSIDERATIONS

- Waste room floor to be sealed with a two-pack epoxy;
- All corners coved and sealed 1,200mm up, this is to eliminate build-up of dirt;
- Hot and cold water 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.

17.0 USEFUL CONTACTS

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

LOCAL COUNCIL

Ku-ring-gai Council Customer Service	Ph: (02) 9424 0000	E: krq@krq.nsw.gov.au
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PRIVATE WASTE COLLECTION PROVIDER

Capital City Waste Services	Ph: 02 9599 9999	E: service@ccws.net.au
Sydney Waste	Ph: 02 8661 0031	
Waste Clear	Ph: 1300 525 352	E: admin@wasteclear.com.au

BIN MOVING DEVICE SUPPLIERS

Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
Sitecraft	Ph: 1300 363 152	E: sales@sitecraft.com.au

BALER SUPPLIERS

Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
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ORGANIC DIGESTERS AND DEHYDRATORS

Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
Waste Master	Ph: 1800 614 272	E: hello@wastemasterpacific.com.au

COOKING OIL CONTAINERS AND DISPOSAL

Cookers	Ph: 1300 882 299	E: info@cookers.com.au
Auscol	Ph: 1800 629 476	E: sales@auscol.com

ODOUR CONTROL

Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
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SOURCE SPERATION BINS

Method Recycling	Ph: 0499 890 455	
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BINS AND BIN EQUIPMENT

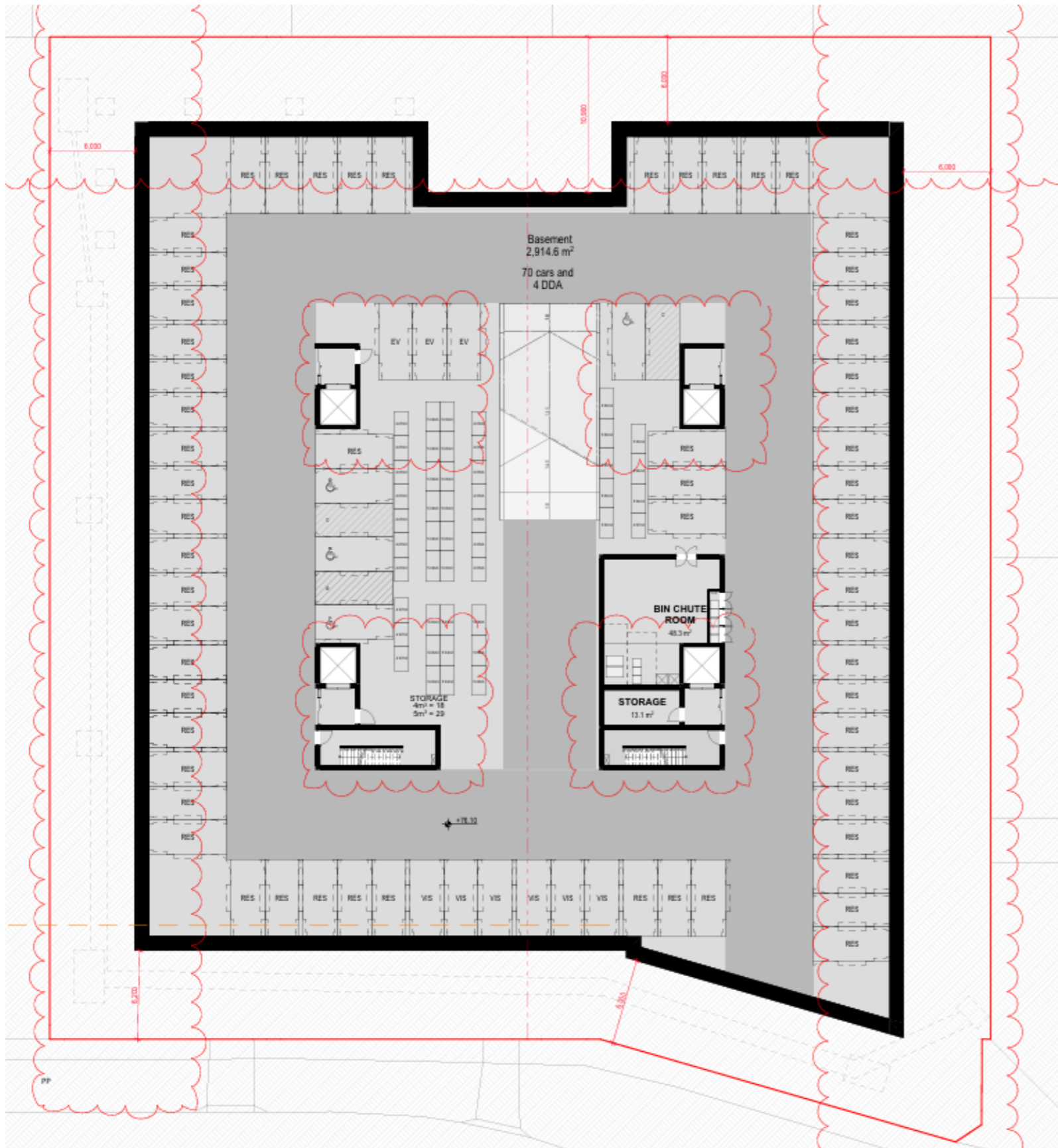
Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
SULO	Ph: 1300 364 388	E: sulosales@pactgroup.com

CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

Elephants Foot Chute Solutions	Ph: 1300 435 374	E: chutes@elephantsfoot.com.au
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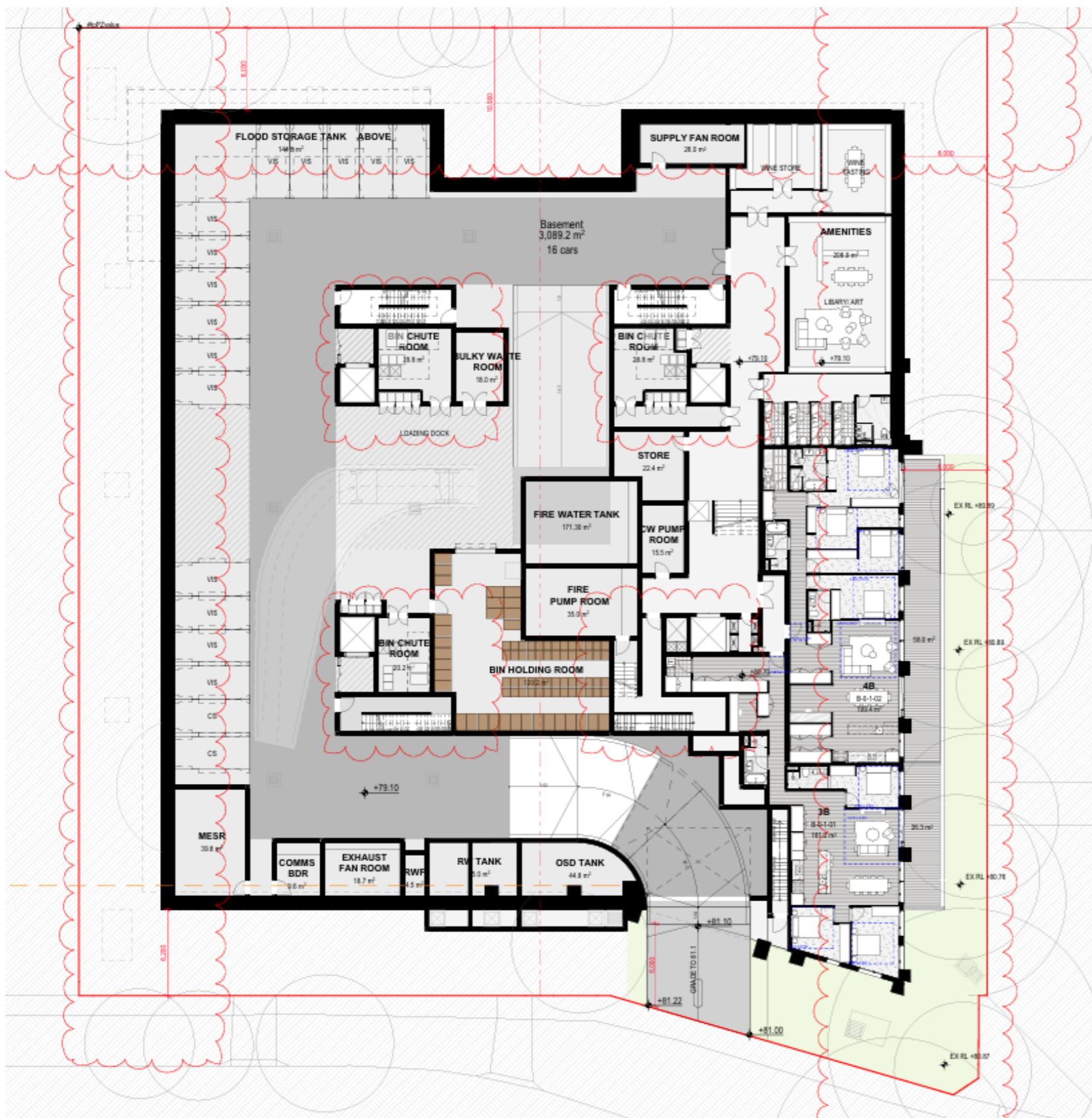
APPENDIX A: ARCHITECTURAL PLANS

APPENDIX: A.1 BASEMENT 02 FLOOR PLAN



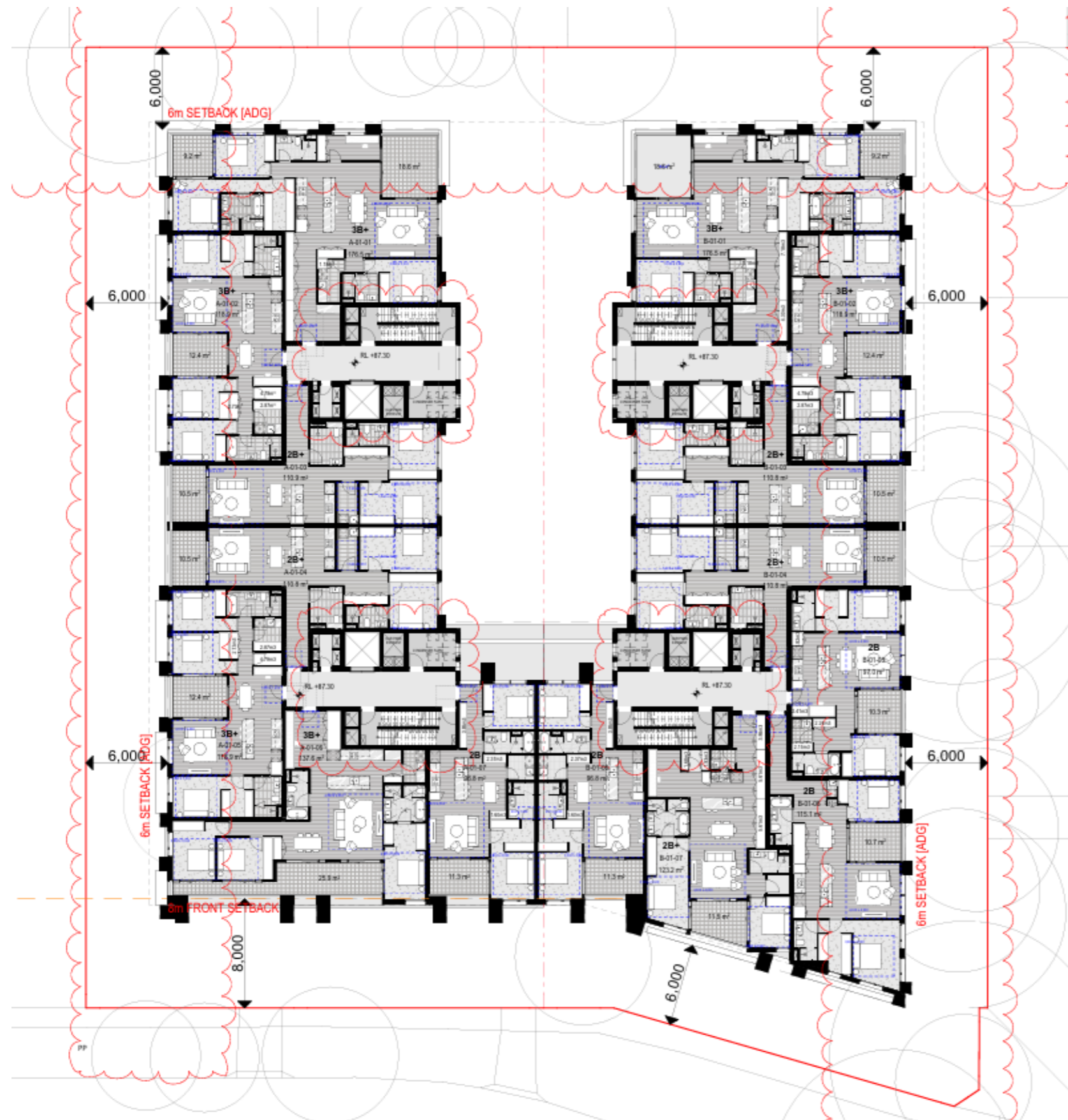
Source: DKO, Drawing No. DA201, Rev 04, 5/12/2025 - Basement 02

APPENDIX: A.2 LOWER GROUND FLOOR PLAN



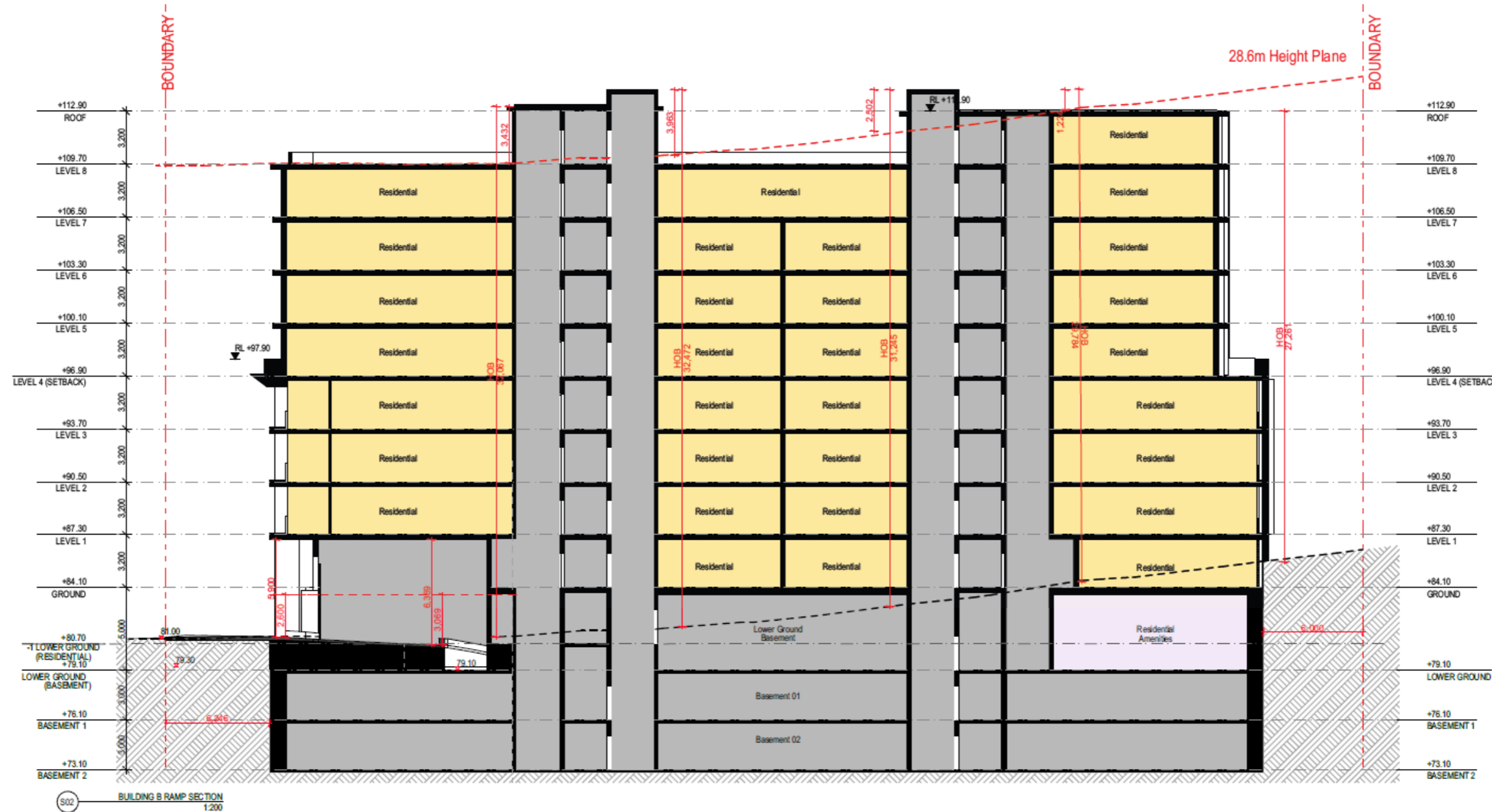
Source: DKO, Drawing No. DA202, Rev 04, 5/12/2025 - Lower Ground

APPENDIX: A.3 TYPICAL FLOOR PLAN: LEVEL 1



Source: DKO, Drawing No. DA204, Rev 04, 5/12/2025 - Level 01

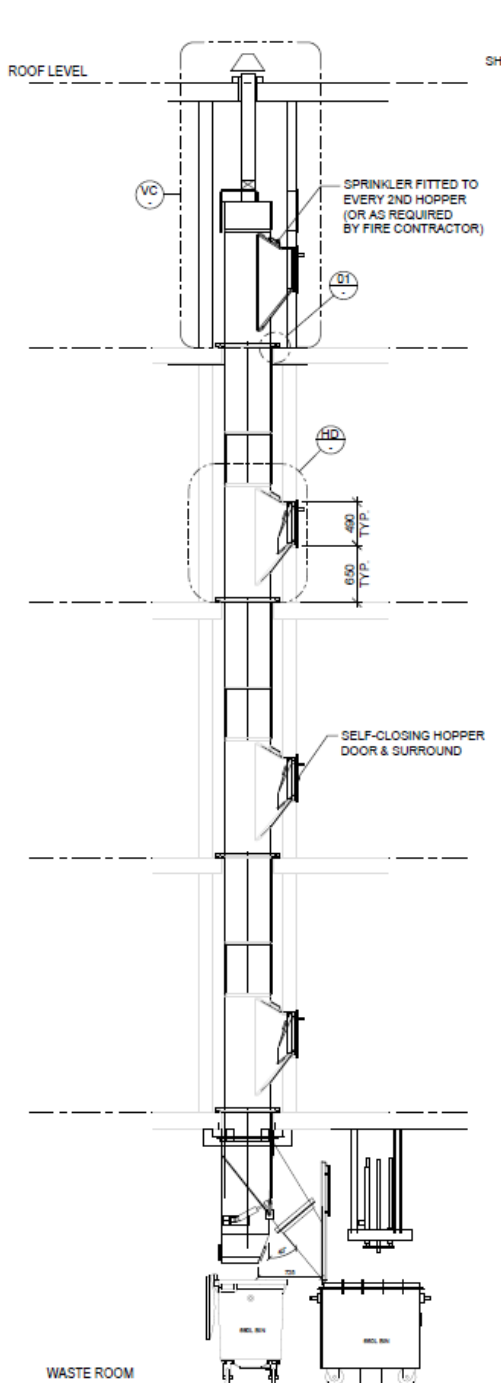
APPENDIX: A.4 BUILDING B SECTION



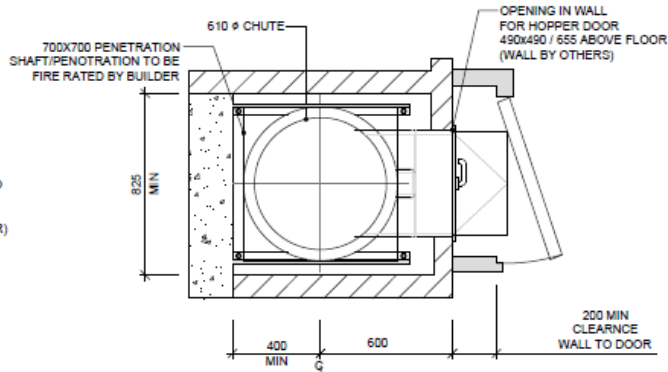
Source: DKO, Drawing No. DA303, Rev 04, 5/12/2025 – Building B Section

APPENDIX B: INSTALLATION EQUIPMENT

APPENDIX: B.1 TYPICAL EDIVERTER SPECIFICATIONS

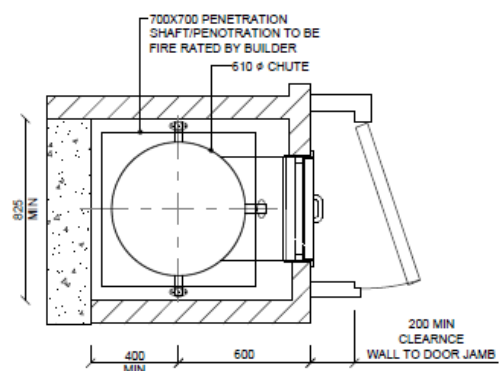


TYPICAL PLASTIC CHUTE ELEVATION WITH EDIVERTER
SCALE 1:50



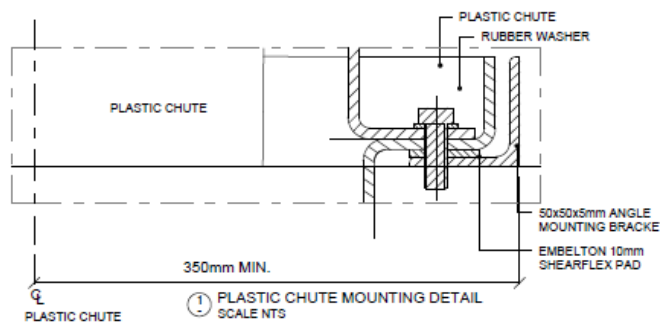
TYPICAL LLDPE PLASTIC SINGLE CHUTE LAYOUT w/ADDED ENCLOSURE (610Ø)
SCALE 1:20

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



TYPICAL GALV. STEEL SINGLE CHUTE LAYOUT w/ADDED ENCLOSURE (610Ø)
SCALE 1:20

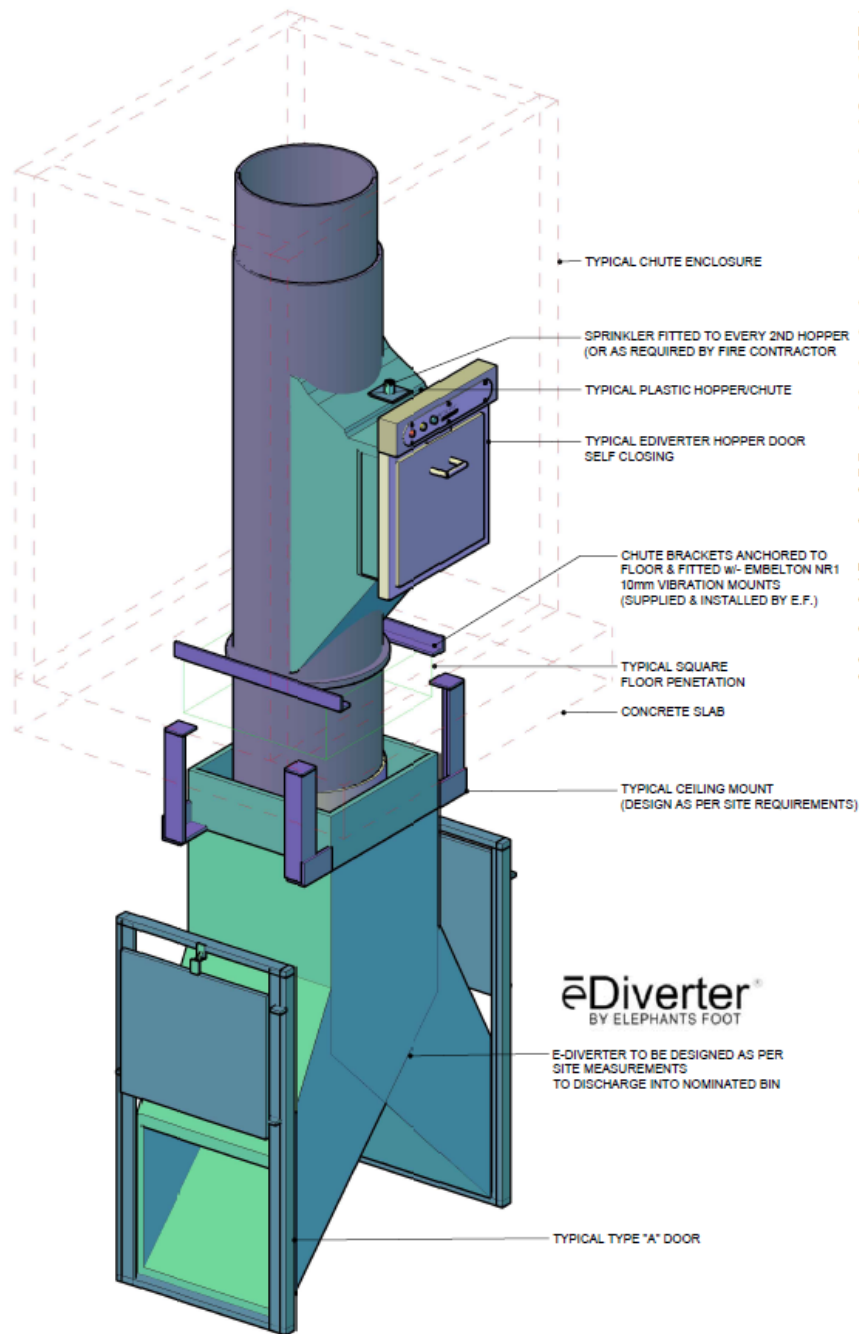
NOTE: ENCLOSURES ARE REQUIRED IF THE CHUTE OPENS DIRECTLY TO A CORRIDOR OR IS NOT LOCATED IN A WASTE ROOM.



PLASTIC CHUTE MOUNTING DETAIL
SCALE NTS

NOTES:
NO SERVICES ARE TO BE INSTALLED WITHIN A MINIMUM OF 200mm OFFSET AROUND ANY ELEPHANTS FEET/ CEILING MOUNTED EQUIPMENT AND PENETRATIONS.

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



EDIVERTER

THE WASTE ROOM WILL BE SUPPLIED WITH AN ELEPHANTS FOOT eDIVERTER WASTE AND RECYCLING DIVERSION SYSTEM. BOTTOM CHUTES WILL DIRECT PRODUCT INTO NOMINATED GARBAGE/RECYCLING SYSTEMS.

eDIVERTER SPECIFICATIONS:

- SPLIT SYSTEM BODY 5mm PLATE WITH TWO BOTTOM OUTLETS
- SHUT OUT DOOR WITH MANUAL OVER RIDE TO CLOSE OFF CHUTE FITTED WITH FUSIBLE LINK
- INTERNAL DIVERTER PLATE 5mm ACTIVATED BY A HYDRAULIC CYLINDER
- HYDRAULICS POWER PACK WITH SINGLE PHASE 0.55kW MOTOR AND ALL ASSOCIATED CONNECTIONS
- PLC CONTROL BOX IN GARBAGE ROOM, PROGRAMMED TO OPERATE DIVERTER AND LOCK OUT DOORS
- 12 CORE 24 VOLT CABLES MOUNTED TO THE EXTERNAL OF CHUTE PIPES
- DOORS FITTING WITH ELECTRONIC LOCK OUT NORMALLY CLOSED SOLENOID
- AT EACH LEVEL ABOVE EVERY CHUTE FOUR BOTTOM OPERATING SWITCH BOARD
- ELECTRIC CONNECTIONS AT EACH STATION
- SYSTEM CONNECTIONS AND OPERATION FROM EVERY LEVEL - TEST AND COMMISSION

FIRE

FIRE SYSTEM CONTRACTOR TO:

- SUPPLY FIRE SPRINKLERS AND CONNECTION FOR SPRINKLER SYSTEM
- SPRINKLERS FITTED ON EVERY 2ND LEVEL (OR AS PER FIRE CONTRACTOR INSTRUCTION)

ELECTRICAL

YOUR ELECTRICIAN TO PROVIDE:

- ONE (1) STANDARD 240V GPO IN MAIN GARBAGE ROOM
- ONE (1) 415VOLTS, 5 PINS, 20AMPS FOR EACH REQUIRED COMPACTOR, CAROUSEL OR LINEAR
- COORDINATE WITH ELECTRICAL SUBCONTRACTOR
- OUTLETS TO BE WATER PROOF AND TO BE WATER PROOF ADD TO ME LOCATED 1700mm OFF THE GROUND OFF THE GROUND.

eDiverter[®]
BY ELEPHANTS FOOT

E-DIVERTER TO BE DESIGNED AS PER SITE MEASUREMENTS TO DISCHARGE INTO NOMINATED BIN

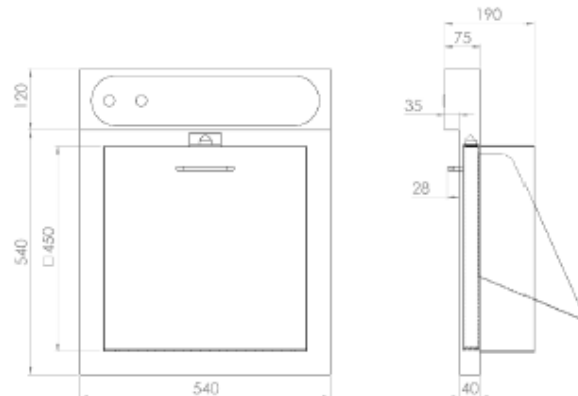
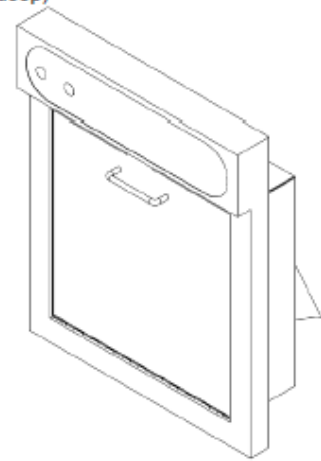
TYPICAL TYPE 'A' DOOR

TYPICAL EDIVERTER - PLASTIC CHUTE
scale NTS

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

Elephants Foot Specification – Self-Closing Hopper (eDiverter)

Performance / Standards	Fire Resistant Level (FRL) -/120/30* tested to AS1530.4 – compliant in hebel, masonry, speedpanel and variety of light weight wall systems <small>*To ensure the FRL is achieved, the shaft wall and aperture are to comply with code, standard and applicable manufactures specifications and tested system documentation, including approved Elephants Foot aperture details</small> NCC C3.13(b) compliant
	Power Supply 24v DC Power Consumption ≤150 mA Buttons Illuminated Push Button
Control Panel	
Frame	Overall 540mm (wide) x 660mm (long) x 190mm (deep) Rebate 40mm (wide) x 40mm (edge flange) Finish Powder coated - White Material 1.6mm Mild Steel - folded and welded along seams
Leaf	Front Panel 304 Stainless Steel Back Panel 1.6mm Galvanised Steel Core Calcium Silicate Magnesia Fibre Bucket 1.6mm Galvanised Steel Opening Range - Angle: 29° - Distance: 215mm
Hardware	Strike Electric Latch Spring latch bolt Handle Stainless Steel Hinge Stainless Steel Gas Strut Nominal Force: 100N
Seals	Intumescent Strip High-performance intumescent seal Acoustic/Smoke Seal* Medium duty architectural seal to contain sound and restrict the spread of medium temperature smoke <small>*available as an additional option. Please speak with an Elephants Foot representative for more detail</small>



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

APPENDIX: B.2 TYPICAL LINEAR TRACK SYSTEM FOR 240L MGBS



240 LITRE BIN LINEAR TRACK SYSTEM

PRODUCT INFORMATION

Elephants Foot 240 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 replace bins once filled. Once all bins are full, an indicator light will illuminate, signifying that the bins are ready for withdrawal and collection. Available with or without compaction unit, our standard 240 litre bin Linear Track System can support 2, 3 or 4 bin quantities.



SPECIFICATIONS

System Control	Electric PLC
Power Supply	415 V AC / 10A / 5 PIN
Motor Size (kW)	0.55
Maximum bin load	96 kg (compacted)
Noise (dBA)	<85
Bin Size (L)	240
Cycle time (sec)	60
Bin Quantity options	2, 3 or 4

OPTIONAL EXTRAS

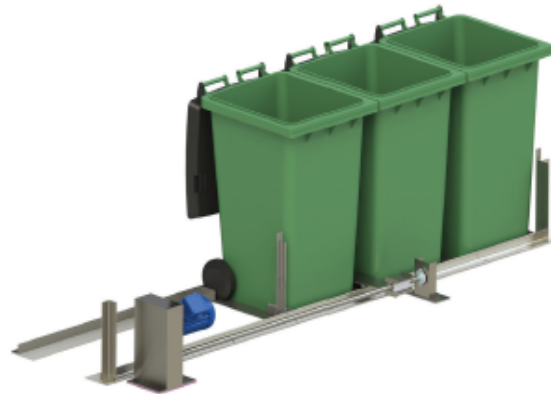
- Compaction unit – Please refer to the bin compactor product information sheet for details and specifications
- Enhanced safety add on's - Interlocking barriers, occupancy sensors or safety light curtains (presence sensing light barriers)
- Full bin SMS and email notification
- CMMS and BMS integration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

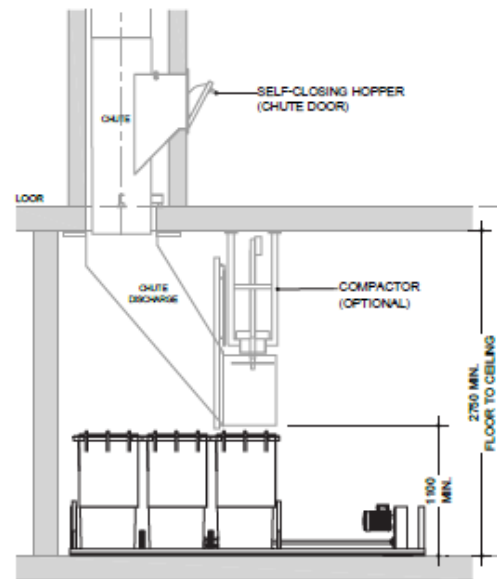
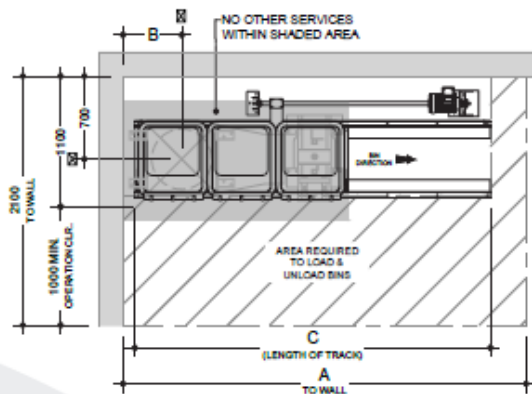


240 LITRE LINEAR TRACK SYSTEM



No. of Bins	Reference (mm)		
	A	B	C
2	2500	400	2000
3	3700	600	3000
4	4800	1100	4250

Available with or without compaction unit, our standard 240 litre bin Linear Track System can support 2, 3 or 4 bin quantities.



Notes:

Bins not provided by Elephants Foot

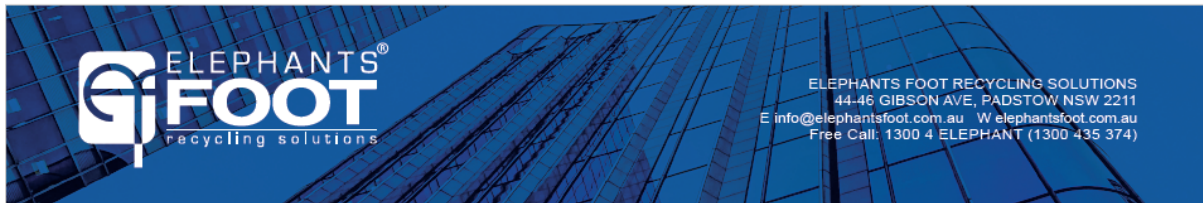
Drawings shown are for general information purposes only and provide minimum equipment spatial requirements for waste room design.

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



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

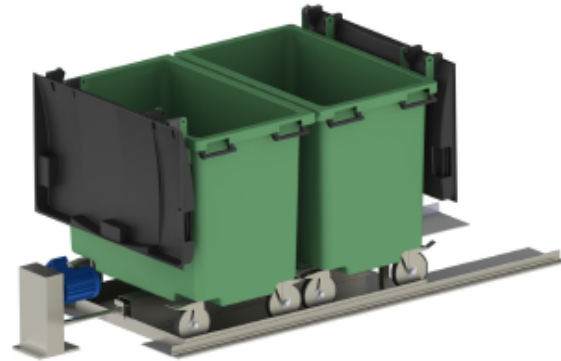
- Compaction unit – Please refer to the bin compactor product information sheet for details and specifications
- Enhanced safety add on's – Interlocking barriers, occupancy sensors or safety light curtains (presence sensing light barriers)
- Full bin SMS and email notification
- CMMS and BMS integration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

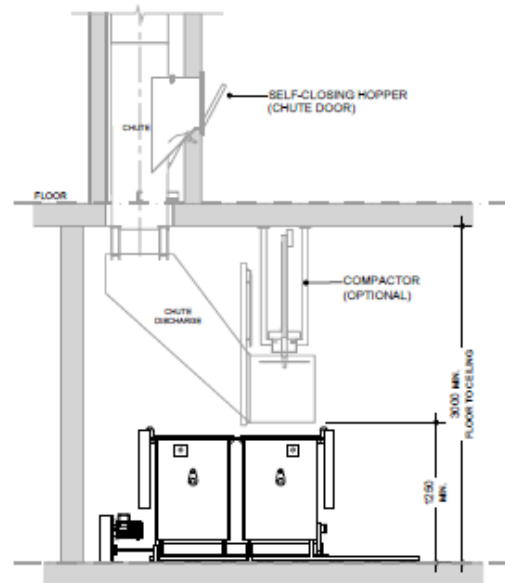
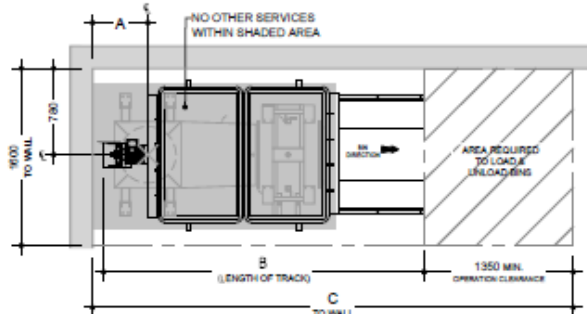


660 LITRE LINEAR TRACK SYSTEM



No. of Bins	Reference (mm)		
	A	B	C
2	500	2950	4350
3	1450	4850	6050
4	2300	6300	7750

Available with or without compaction unit, our standard 240 litre bin Linear Track System can support 2, 3 or 4 bin quantities.



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




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

Wheelie bin

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

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



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

Dome or flat lid container

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

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

APPENDIX: 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 EXAMPLE 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

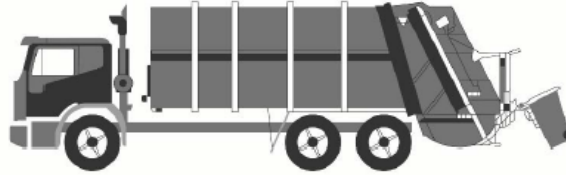
Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0	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

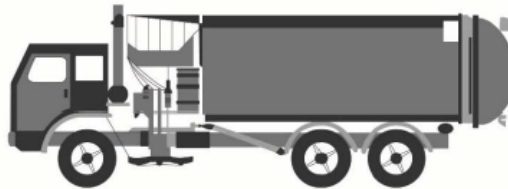
These vehicles are commonly used for domestic waste collections from MUDs and RFBs and sometimes for recycling. They can be used to collect waste stored in mobile bins or bulk bins, particularly where bins are not presented at the kerbside. They are also used for collecting bulky waste.



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 D: SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX: D.1 EXAMPLE HANDHELD BIN MOVERS

moveXX
smart electric tugs

MOVEXX T2500
BIN MOVER BATTERY ELECTRIC

MoveXX T2500 Tow Tug is an extremely user friendly battery powered mobile towing unit that is ideal for applications where trolleys and rolling objects need to be moved from one place to another simply, efficiently and without physical effort. Some standard features included are: battery indicator, on board battery charger, battery, adjustable handle, dual speed and electric brake.

These units are fitted with an electromagnetic brake system for use on ramps and slopes

Features

- Electromagnetic brake for use on ramps and slopes
- Adjustable height handle



SPECIFICATION				
MODEL	DIMENSIONS (MM)	OPTIONS	PULL - PUSH CAPACITY (KG)	BATTERY
T2500-D	511 (w) x 757 (l)	* Centre mount 2x 240 lt. wheelie bin attachment	2500	AGM batteries 2x 85AH up to 8 hrs continuous operation
TOWING CAPACITY - ON FLAT GROUND (all models)			TOWING CAPACITY - SLOPE (all models)	
Towing up to 4x 660 lt. Wheelie Bin			Towing up to 2x 660 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)	
Towing up to 4x 1100 lt. Wheelie Bin			Towing up to 1x 1100 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)	
**Electromagnetic brake for use on ramps and slopes				



Please Note: This is an example only – please contact supplier for specific recommendations.

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: D.2 EXAMPLE SEATED BIN MOVERS



MOTREC MT180

36V BATTERY ELECTRIC BIN MOVER

This hardworking tow device delivers outstanding performance. With its efficient motor and 4,500kg push-pull capacity. The MT180 is ideal for moving bin trailer also narrow enough to fit through most door openings. From its all-steel construction to its all-wheel braking, this tow tractor is built for years of heavy use in total comfort and safety. All this combined with superior AC technology makes short work of tough requests.

Features

- Front & rear brakes
- Pneumatic Tyres
- Comfortable ergonomic adjustable seat
- Complete with headlight, break lights, tailing lights & horn



SPECIFICATION				
MODEL	DIMENSIONS (MM)	OPTIONAL EXTRAS	PULL - PUSH CAPACITY (KG)	BATTERY
MT180 36V	760 (w) x 2030 (l) x 1160 (h)	Flashing light on pole Conditional registration kit Cabin includes windscreen Weather Curtains	4500	48V TPPL battery pack, 157AH
TOWING CAPACITY - ON FLAT GROUND / SLOPE (all models) (all models)				
Towing up to 5x 660 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)				
Towing up to 4x 1100 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)				



Please Note: This is an example only – please contact supplier for specific recommendations.

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: D.3 EXAMPLE BIN TRAILERS



BIN TRAILER WITH ALUMINUM RAMP

Bin trailer suitable for moving 240lt, 660lt and 1,100lt bins including a 1200mm rear ramp complete with locking latches and gas strut assist. Height draw bar fitted with a jockey wheel large pneumatic tyres with precision bearing hubs



SPECIFICATION

MODEL	DIMENSION (MM)	SUITABLE FOR MOVING	PART NUMBERS	REAR RAMP DIMENSION (MM)
4x Bins Trailer	Internal - 1560 (l) x 1200 (w)	4x 240lt. Wheelie Bin	78811604	1200mm rear ramp complete with positive locking and gas strut assist
	External - 2300 (l) x 1500	2x 660lt. Wheelie Bin		
		1x 110lt. Wheelie Bin		
6x Bins Trailer	Internal - 2350 (l) x 1200 (w)	6x 240lt. Wheelie Bin	78811065	1200mm rear ramp complete with positive locking and gas strut assist
	External - 3100 (l) x 1500 (w)	3x 660lt. Wheelie Bin		
		2x 1100lt. Wheelie Bin		
8x Bins Trailer	Internal - 3200 (l) x 1200 (w)	8x 240lt. Wheelie Bin	78811066	1200mm rear ramp complete with positive locking and gas strut assist
	External - 3900 (l) x 1500 (w)	4x 660lt. Wheelie Bin		
		3x 1100lt. Wheelie Bin		
10x Bins Trailer	Internal - 3900 (l) x 1200 (w)	10x 240lt. Wheelie Bin	78811067	1200mm rear ramp complete with positive locking and gas strut assist
	External - 4600 (l) x 1500 (w)	5x 660lt. Wheelie Bin		
		4x 1100lt. Wheelie Bin		

OPTIONS

- Full registration
- Upgrade Includes : Lights | Wiring | Suspension | aaa Tyres | Compliance Plate

Please Note: This is an example only – please contact supplier for specific recommendations.

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: D.4 EXAMPLE BIN TOWING ATTACHMENTS



UNIVERSAL BIN TOWING ATTACHMENTS

SUITE 660LT / 1100LT WHEELIE BINS

PARTS & FEATURES

Front Only - Part Number: 78811672

- Suit Sulo & Otto 600lt / 1100lt MGBs
- Spring loaded draw bar folds up
- No drilling of holes in the bin required
- Solidly fixed to the base of the bin using the castor mounting bolts
- Passivated zinc finish for long life
- Correct Rear Fixed or Directional Lock castors should be used

Rear Only - Part Number: 78811673

- Suit Sulo & Otto 600lt / 1100lt MGBs
- No drilling of holes in the bin required
- Solidly fixed to the base of the bin using the castor mounting bolts
- Passivated zinc finish for long life
- Correct Rear Fixed or Directional Lock castors should be used

For Steel Bin Front Only - Part Number: 78811781

- Suit Sulo & Otto 600lt / 1100lt MGBs
- No drilling of holes in the bin required
- Solidly fixed to the base of the bin using the castor mounting bolts
- Passivated zinc finish for long life
- Correct Rear Fixed or Directional Lock castors should be used

Direction Lock : 53191001

- Suit Sulo & Otto 600lt / 1100lt MGBs
- No drilling of holes in the bin required
- Solidly fixed to the base of the bin using the castor mounting bolts
- Passivated zinc finish for long life
- Correct Rear Fixed or Directional Lock castors should be used



Please Note: This is an example only – please contact supplier for specific recommendations.

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: D.5 EXAMPLE BIN LIFTER FOR 240L BINS

versatip

Versatip Bin Tipper – 1500mm Tip



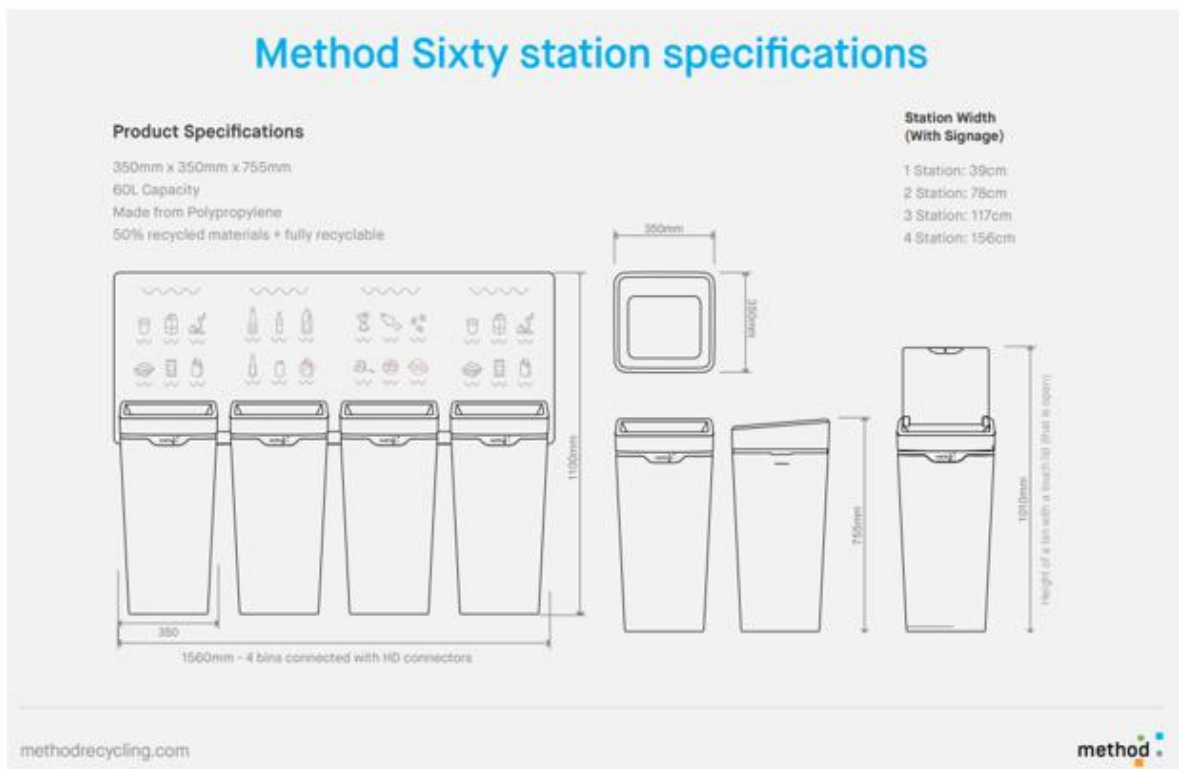
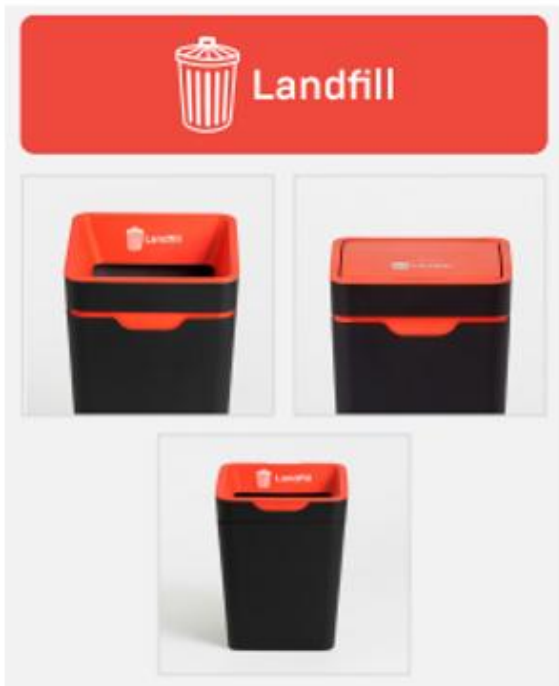
Specifications

Product Code	69121009
Product Name	1500mm Tip – Battery Powered
Capacity (kg)	250
Height (mm)	2085
Length (mm)	1330
Power Source	Battery Powered
Tipping Height (mm)	1500
Width (mm)	990

Please Note: This is an example only – please contact supplier for specific recommendations.

Source: Elephants Foot Equipment - www.elephantsfoot.com.au/equipment/

APPENDIX: D.6 EXAMPLE SOURCE SEPARATION RECEPTACLES



Source: Method Recycling - www.methodrecycling.com