WASTE MANAGEMENT REPORT

Demolition, Construction and Operational Waste Assessment

Site Address

35-39 Darley Street East, MONA VALE

Client

The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust

Proposed Development

Residential Development

Date

08/05/2026

Reference

26040312

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Synopsis:	This document presents a Site waste minimisation and management report for a proposed residential development at 35-39 Darley Street East, MONA VALE NSW

Client Details

Client:	The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
Primary Contact:	--

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1 INTRODUCTION

This Site Waste Minimisation and Management Plan (SWMMP) Report has been prepared on behalf of The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust and should be read in conjunction with the plans encompassing Project No. 20895 prepared by Plus Studio.

The report summarises the waste minimisation and management practices intended to be implemented as part of the demolition of existing residential buildings and the subsequent construction of a multi-storey residential flat development and its operational use.

1.1 SUMMARY

The proposed development is described as per the following:

- Demolition of existing residential dwellings and associated light infrastructure;
- Clearing of the site and tree removal;
- Excavation of the site and construction of a new multi-storey residential flat development with associated landscaping and civil works.

The development also proposes associated garbage storage areas at Basement 01 level with collection at ground level from a temporary bin holding area located within the subject site adjacent to the Darley Street East street frontage of the subject site.

This report is an outline of the waste minimisation and management policies and procedures to be implemented by contractors during the demolition phase, construction phase and the property manager/owners corporation during the post construction (operational phase) of the development.

These policies and procedures will set a framework for all parties to minimise generation of residual (non-recyclable) waste, and to take advantage of the opportunities for re-use of waste materials by ensuring that efficient recovery and segregation measures for all waste materials are provided.

2 SITE CHARACTERISTICS

2.1 SITE DESCRIPTION

The site is identified legally as:

- Strata Plan 18919.

It is commonly known as No. 35-39 Darley Street East, Mona Vale. The subject site has an area of 923.00 m^2.

Please refer to the below mapping image.

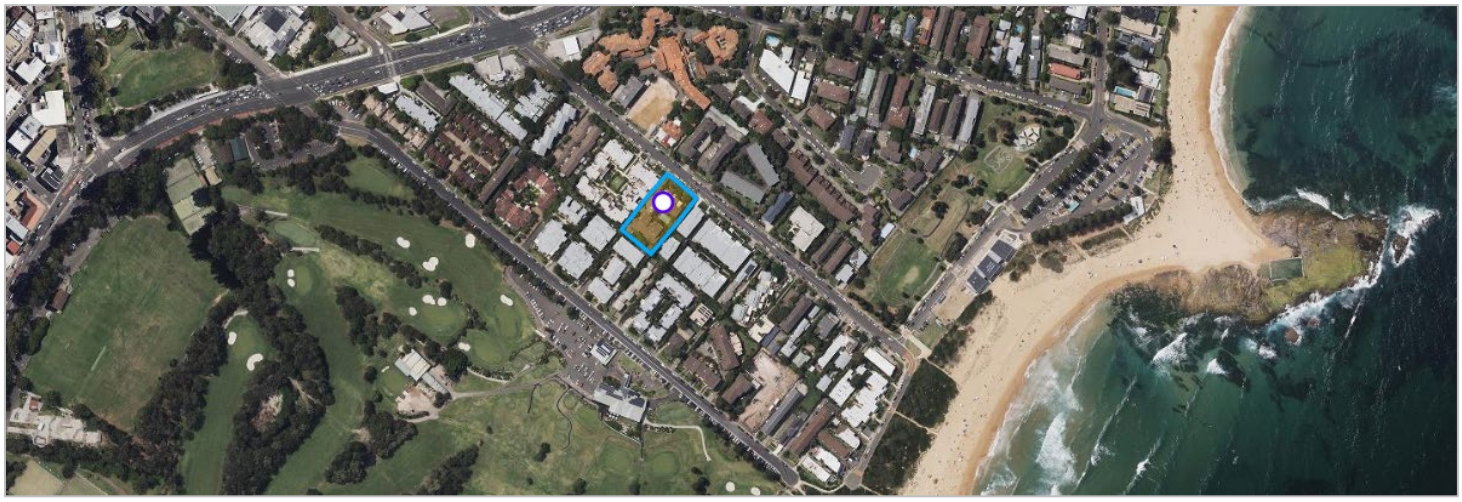


Figure 1 - Aerial Image

2.2 SITE ANALYSIS

The site is located within a well established area with a mixture of commercial and residential developments. The subject site currently has residential buildings with associated light infrastructure located on the site. The existing residential development has minimal waste infrastructure.

The subject site has a road frontage to Darley Street north east, with this site frontage to be used for general service vehicle access.

3 DESCRIPTION OF PROPOSAL

3.1 PROPOSED DEVELOPMENT

The proposed development includes the lot consolidation, demolition of existing residential buildings, site clearing, excavation and the construction of a multi-storey residential unit buildings and ancillary site works.

The proposed building will include the following:

- Parking over three basement levels;
- One (1) building tower with one (1) building cores;
- Lift motor, plant, service and garbage rooms;
- Ground floor level and upper levels consisting of a total of fifty-three (53) units

3.2 SITE ACCESS

The subject site has a street frontage to Darley Street East. Vehicular access to the site is via a shared driveway on the north eastern most edge of the site, adjacent to Darley Street East.

3.3 SITE SERVICES

The site has access to all necessary essential services including water, sewer, electricity and telecommunications.

4 PURPOSE OF THE REPORT

4.1 AIMS

The aim of the SWMMP is to outline measures to minimise and manage waste and resource recovery during the demolition phase, construction phase and the post construction (operational) phase.

The goal of this document is in line with the DCP as well as the waste hierarchy (avoid, reduce, reuse, recycle, recover (energy), treat and dispose), shown in Figure 2, and aims to:

- Minimise the amount of waste generated;
- Maximise the reuse, recycling and reprocessing of construction waste materials; and
- Minimise the volume of material disposed to landfill.

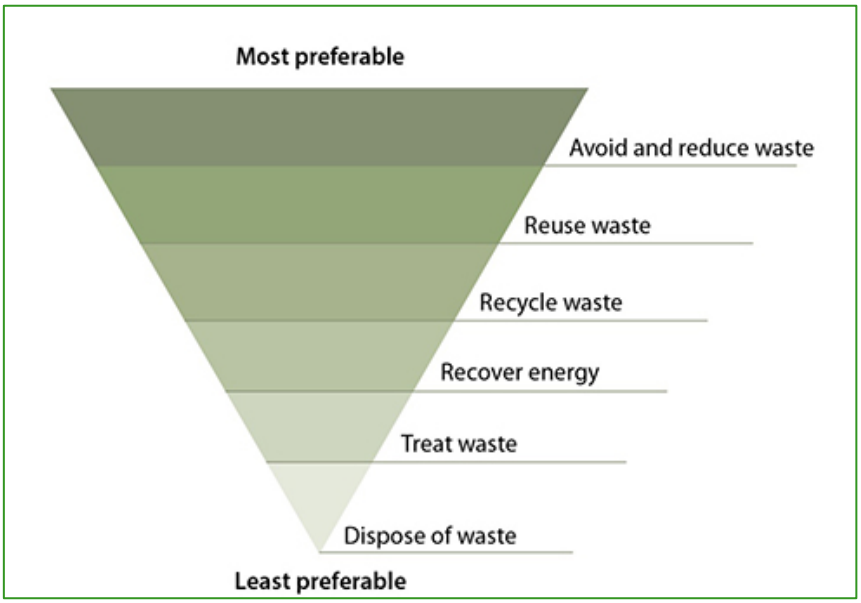


Figure 2 - Waste Heirarchy

The SWMMP will describe;

- Volume and type of waste and recyclables to be generated
- Storage and treatment of waste and recyclables on the development site
- Disposal of residual wastes and reprocessing options for recyclables
- Procedures for post construction (operational) management after handover of the development

4.2 OBJECTIVES

The objective of the SWMMP is to provide a planning system to effectively manage waste and resource recovery associated with this development, including;

- Promote improved project management
- Minimise waste generation
- Maximise reuse and resource recovery
- Minimise the environmental impacts associated with residual waste generated by this development
- Ensure the appropriate storage and collection of residual waste

To ensure ongoing waste management systems are compatible with collection services offered by commercial waste transporters and the Northern Beaches Shire Council.

4.3 LEGISLATIVE DRIVERS

Table 1 - Environmental Legislation specific to waste management

Legislation/Guidelines	Description
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation covering air, noise, water, land and waste management
Waste Avoidance and Resource Recovery Act 2001	Sets NSW framework for waste hierarchy and allows the preparation of waste strategies addressing specific waste streams and setting landfill diversion and resource recovery targets
Waste Avoidance and Resource Recovery Strategy 2014-2021	Proposes priority areas for waste management and resource recovery. Details current targets
Northern Beaches Development Control Plan 2015, *Chapter E5: Waste Management*	Aims to facilitate sustainable waste management within the Northern Beaches Shire LGA in a manner consistent with ESD principles.
Model Waste Not DCP Chapter 2008 (DECC)	Provides a framework chapter for NSW LGA's to address Waste Not DCP
Better Practice Guide for Resource Recovery in residential Developments 2019 (NSW EPA)	Provides guideline for addressing waste management in medium or high density residential developments

5 DEMOLITION AND CONSTRUCTION PROVISIONS

5.1 STAKEHOLDER ROLES AND RESPONSIBILITIES

The project shall be managed by the project delivery team as per the list presented below.

During the construction period, all personnel including the Project Manager, Site Supervisor, Work Assistants and engaged Contractors have responsibilities in the development of a positive environmental management culture and for ensuring all activities are conducted in a manner which is consistent with the SWMP. Specific project responsibilities in relation to environmental management are shown below:

Table 2 - Roles and Responsibilities

Role	Responsibilities
Manager	
	Approving the Site Waste Management Plan (SWMP)
	Approving any revisions to the SWMP
	Approving appointment of the Project Manager
	Periodic management review of the SWMP and its implementation
	Investigating any serious incidents, complaints or non-conformances and ensuring necessary corrective action is implemented
Project Manager	
	Day-to-day management of site
	Assisting in preparing and implementing the SWMP
	Instructing project personnel on how to comply with environmental policy and procedures
	Ensuring the Site Supervisor is aware of and complies with the site waste management obligations as detailed within this SWMP
	Ensuring that employees, contractors and sub-contractors are aware of, and comply with, the conditions of approval and requirements of the SWMP relevant to the respective activities
	Arranging periodic monitoring and inspection by suitably trained personnel
	Regular site inspections and the active pursuit of opportunities to enhance waste outcomes
	Monthly evaluation of how effectively waste controls are performing
	Maintaining environmental performance records
	Engaging consultants where required to provide support in relation to implementing the SWMP
Site Supervisor	
	Managing employees/contractors and construction activities on a daily basis to ensure the appropriate environmental controls are implemented and maintained in accordance with the requirements of the SWMP
	Ensuring all staff are inducted into the site and undertake daily tool box talks
	Undertake daily site inspections of environmental controls and maintain records of waste management actions
	Reporting any waste management concerns or incidents immediately to the Project Manager
	Implementing any corrective actions issued as a result of any site inspections, audits or meetings.
Works Assistants and Contractors	
	Implementing the SWMP as it applies to their works
	Reporting any waste management concerns or incidents immediately to the Site Supervisor

5.2 MANAGEMENT OF ASBESTOS AND OTHER HAZARDOUS MATERIALS

Hazardous waste materials are considered to include any waste that poses a hazard or potential harm to human health or the environment, particularly asbestos waste and asbestos containing material (ACM).

During the construction phase of the development, there must be a commitment to engage qualified and certified contractors to remove all contaminated/hazardous materials (e.g. asbestos) and dispose of all contaminated/hazardous waste at an appropriately licenced facility, where applicable.

In the event that any contaminated or hazardous materials are unexpectedly uncovered during excavation works, the Site Manager is to stop work immediately and contact the relevant hazardous waste contractor prior to further works being undertaken in the area.

The following general mitigation measures will apply:

- Contaminated material stockpiled on site will be minimised as far as possible and should be stored on HDPE liner, in a bunded location which is protected from inclement weather;
- Sediment fences should be installed around the base of stockpiles and the stockpiles should be covered. Where excavated material requires validations, samples should be taken for NATA laboratory testing as per the requirements of the contamination assessment prior to restoration works, backfilling exercises and disposal;
- Any trucks carrying contaminated materials should be securely and completely covered immediately after loading the materials (to prevent windblown emissions and spillage) and must be licensed by the NSW Environmental Protection Authority (EPA);
- Decontamination of all equipment prior to demobilisation from the site is important so that contaminated materials are not spread off-site.

5.3 MANAGEMENT OF EXCAVATION WASTE

Excavation waste consists of material generated from excavation activities such as site preparation and levelling and the excavation of foundations, basements, tunnels and service trenches. This will typically consist of soil and rock.

All excavated material generated on this site may be re-used in the landscaping or used on other sites as fill material, provided no contamination is present. If sandstone is found to be present, this may be sold or incorporated into the building design.

The following measures and safeguards will apply to the development for excavated material:

- Wherever practical, excavation material will be reused as part of the development;
- Excavation material that is not natural (virgin) material will be transported to an approved landfill site or off-site recycling depot;
- A waste classification assessment of the fill material should be undertaken prior to it being acceptable for waste disposal purposes;
- Transportation

5.4 WASTE CONTRACTORS AND SERVICE PROVIDERS

The following is an indicative only list of contractors generally based around the Sydney area that provide various services for handling the recycling, reuse and disposal of Demolition and construction waste from the proposed project. Logs are to be maintained detailing the amount and type of waste, destination and contractors details.

Waste Material	Company	Details
Concrete, blockwork, bricks, porcelain, bitumen/asphalt	Benedict Industries Primarily a rubble recycling company but manages a wider range of waste streams as per below. Benedict will separate loads by hand or machine, screen some loads and crush masonry products. Non-recyclable elements will go to landfill.	W: www.benedict.com.au Recycling sales: E: recycling@benedict.com.au P: 02 8761 0077

	Materials accepted: • Clean concrete, blockwork, brick, mortar (masonry), porcelain • Rubble+ soil • Mixed load – concrete rubble and mixed in non-recyclables (incl mixed demolition waste, vegetation, timber, plastics) • Electrical cable • Cardboard • Clean timber • Green waste • Clean and laminated MDF, laminated timbers, stumps and plastics will generally go to landfill · Steel loads – not mixed with other materials that requires sorting Benedict do not accept paints, liquids or food waste.	Nearest recycling facility: A: 33-39 Riverside Road, Chipping Norton NSW 2170 Bins & gravel: E: sales@benedict.com.au P: 02 9986 3500 Nearest quarry: A: 146 Newbridge Road, Moorebank NSW 2170
	Bingo Industries Primarily a rubble recycling service similar to Benedict Industries, but they also provide their own bins.	A: 35 Wentworth St, Greenacre NSW 2190 W: www.bingoindustries.com.au P: 1300 424 646
	Boral Recycling Provides concrete, cement, asphalt, timber, roof tiles, bricks and masonry blocks removal and disposal.	A: 25 Burrows Road South, St Peters NSW 2044 W: www.boral.com.au P: 1300 134 002
	Concrete Recyclers Provides concrete, brick, asphalt waste removal	A: 14 Thackeray St, Camellia NSW 2142, W: ww.concreterecyclers.com.au P: 02 8832 7400
	M and K Demolition Group Demolition, asbestos removal, strip outs and any other earthmoving service.	A: Tusmore St, Punchbowl NSW 2196 W: http://www.mkdemogroup.com.au
Plasterboard / Gypsum	1300 Rubbish General rubbish removal (waste and recycling) from residential and commercial buildings, construction sites and deceased and hoarding affected estates, including gyprock.	A: various locations around Australia, incl. Sydney area W: www.1300rubbish.com.au P: 1300 78 22 47
	Gyprock Only new, clean Gyprock products / plasterboard waste is accepted. Do not provide bins.	A: various locations in Sydney area (Gyprock Trade, Bunnings) W: https://www.gyprock.com.au/about-us/plasterboard-recycling P: 13 17 44
	ReGyp Regyp provide and collect their own bins for new and old plasterboard per below: • Plasterboard and cornice off-cuts • Plasterboard with paint or wallpaper	A: 330 Captain Cook Drive, Kurnell NSW 2231 W: http://www.regyp.com.au/waste P: 1300 473 497

	• Non-laminated plasterboard tiles • Gypsum blocks, gypsum prefab wall panels e.g. RFC rapid wall • Chemical precipitate gypsum (e.g. flue gas desulphurisation) • Suitable industrial gypsum waste	
	Redmondis Accepted materials: · Chemical & FGD gypsum and other construction materials including • Scrap metal, • Organic waste, • Paper • Glass • Plastics	W: www.remondis.com.au E: info@remondis.com.au P: 02 9032 7100 Nearest facilities in: A: 32-36 Christie Street, St. Marys NSW 2760 (depot) P: 02 9623 4733 A: Bay Road 2, Taren Point NSW 2229 (transfer station) P: 02 9526 2642
Asbestos	M and K Demolition Group As above	As above
	Jim's Asbestos Removal Licensed asbestos removalists. • Asbestos removal • Asbestos encapsulation • Asbestos Testing and other services	W: https://www.jimsasbestos removal.com.au/locations/asbestosremoval- sydney P: 13 15 46
Green Waste	Australian Native Landscapes Green waste off-site composting	A: 4-6 Tollis Place, Seven Hills NSW 2147; 210 Martin Road, Badgerys Creek NSW 2171 W: www.anlscape.com.au Ph. 13 14 58
	Benedict Industries As above	As above
Paints	Paintback Taking unwanted paint and packaging for innovative reuse and responsible disposal. Further information regarding acceptable paints can be found on the website.	A: various sites in Western Sydney, e.g. Liverpool Community Recycling Centre, 99 Rose Street, Liverpool NSW 2170 W: https://www.paintback.com.au P: 1300 390 380
Metal	Benedict Industries As above	As above
	Kimbriki Resource Recovery Centre Items must be at least 80% metal	As above
	Liberty Group Mixed metals recycling, full site clean-up and bin services. Also have other recycling services.	A: various locations in Sydney area, nearest at 79-81 Stephen Road, Botany NSW 2019 W: https://www.libertygfg.com/recycling E: recycling@libertyonesteel.com P: 02 8335 8470

	Redmondis As above	As above
	Veolia All waste metal in large volumes	A: various sites across Australia W: https://www.veolia.com/anz/ourservices/our-services/recycling-wasteservices/construction-demolition-waste P: 13 29 55
Timber	Benedict Industries As above	As above
	Boral Recycling As above	As above
Cardboard/Polystyrene	Brandown Privately owned and operated resource recovery centre. General solid waste (non-putrescible), landfill and quarry.	A: Lot 90 Elizabeth Drive, Kemps Creek NSW 2170 W: http://www.brandown.com.au E: info@brandown.com.au P: 02 9826 1256
	Cleanaway Sustainability for recycling, reuse, repurposing, treating or shredding across the following areas: • General Waste • Recycling • Hazardous Chemical Waste Disposal Services • Used Oil and Oily Water • Construction and Demolition Waste	A: various locations across Australia W: https://www.cleanaway.com.au/
	Redmondis As above	As above
Soft plastics from packaging	Cleanaway As above	As above
	Redmondis As above	As above
	Suez Sustainability across the following areas: • Commercial Waste Management • Waste Removal & Disposal • General Waste Management • Commercial Waste Recycling • Advanced Resource Recovery Technology • Diversion Solutions • Households & Small Business • Collection & Disposal • General Waste Management • · Skip Bins	A: multiple locations across Australia; Chullora Resource Recovery Park: 15 Muir Rd, Chullora NSW 2190 W: https://www.suez.com.au/ P: 13 13 35 (general enquiries)
Skip Bin Hire	Bingo Industries	As above

	As above. Provides skip bins 2 m3 and 30 m3.	
	Bins Express Provides skip bins between 1.5 m3 and 13.5 m3, available 7 days a week. Servicing Sydney metro area.	A: PO Box 505 Merrylands NSW 2160 W: https://www.binsexpress.com.au E: info@binsexpress.com.au
	Jims Skip Bins Provides skip bins between 2 m^3 and 9 m^3. Recycle at least 90% of all wastes collected.	A: multiple locations across Australia W: www.jimsskipbins.com.au E: admin@jims.net P: 13 15 46
	Suez As above	As above

6 DEMOLITION PHASE

6.1 GENERAL OUTLINE

The management of the site will be the responsibility of the project manager, who will administer waste handling systems, as specified by Northern Beaches Shire Council, WorkSafe and as detailed in this report.

The demolition phase of this development is to comply with the aims and objectives outlined in Section 3 of this report.

The demolition phase involves the demolition of existing residential buildings, associated light infrastructure, site clearing, and excavation.

5.2 WASTE AVOIDANCE, MINIMISATION AND CONTROL STRATEGIES

In relation to site clearance and excavation activities, specialised waste disposal & treatment contractors will be selected who are appropriately licenced, and have demonstrated experience in maximising resource recovery. The following control strategies will be implemented during the demolition phase;

- All demolition will be conducted in accordance with requirements of the WorkSafe Authority and Australian Standard 2601-1991 *The demolition of structures*
- Any asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with the WorkSafe Authority and Environmental Protection Authority
- Re-use excavated materials on-site and disposal of excess to an approved site
- All salvaged material will be removed manually; hydraulic excavators will remove the remainder
- Allocation of an assigned area within the development site to be identified for stockpiling of segregated recyclable materials (for materials to be re-used on-site) and for staging areas for transport to off-site re-processing facilities
- All skip and bulk bins will be located within the assigned area, clearly identified for each material, and not impeding on the footpath or road reserve
- Project manager to retain all weighbridge or re-processing facility dockets to ensure responsible disposal and recycling options are being employed by contractors
- All waste generated is to be documented and handled in accordance with Table 2 *Demolition Volumes and Reuse/Recycling Potential*
- At the excavation stage, the frontage to Darley Street East will be utilised as the site access. The excavated material, not used on site, will be loaded onto trucks and transported to an approved landfill site or another suitable location.

Material	Estimated Volume (m^3)	Estimated Weight (t)	Waste Management Strategy			Approximate Recovery Rate	Estimated Amount of Material Diverted from Landfill (t)
			Re-Use	Recycle	Landfill		
Bricks	37.09	44.51	Full bricks retained and set aside for re-use	Broken Bricks stored for collection to crushing	N/A	100%	44.51
Concrete	62.36	93.55	Re-use for filling, levelling and road base	Slabs/footings broken up on site and stored for collection/crushing	N/A	100%	93.55
Timber	62.18	11.81	De-Nail useful pieces and set aside for re-use	Unused larger pieces recycled for timber salvage	Transported to Green Waste processing facility	33%	3.90
Plasterboard	50.18	10.04	Stored for recycling	Stored for recycling	N/A	100%	10.04
Metal	44.00	22.00	Stored for recycling	Stored for recycling	N/A	100%	22.00
Tiles	24.73	24.73	Full tiles set aside for re-use	Broken tiles stored for collection to be crushed and use for road base	N/A	100%	24.73
Green Waste	3,680.00	552.00	Processed on site and stored to be used as mulch and/or compost in future gardens	N/A	Dispose of non re-useable vegetation to processing facility	80%	441.60
Other Waste	27.60	8.28	Separated in to re-usable materials	Separated in to recyclable materials	Transported to Waste Facility	50%	4.14

Estimated Total Waste Amounts	
Estimated Total Volume of Waste Generated (m^3)	3,988.15
Estimated Total Weight of Waste Generated (t)	766.91
Estimated Total Weight of Waste Diverted from Landfill (t)	644.46
Estimated Percentage of Waste Diverted from Landill	84.03%

7 CONSTRUCTION PHASE

7.1 GENERAL OUTLINE

The management of the site will be the responsibility of the project manager, who will administer waste handling systems, as specified by Northern Beaches Shire Council, SafeWork NSW and as detailed in this report.

The construction phase of this development is to comply with the aims and objectives outlined in Section 4 of this report.

The construction phase will involve constructing carparking over a basement level, lift motor, plant, service and garbage room, a multi-level residential flat building, associated light infrastructure and ancillary site works.

7.2 CONSTRUCTION PHASE OPERATIONAL MEASURES

TRAINING AND SITE INDUCTIONS

All staff employed during the construction stage of the development must undertake site-specific induction training regarding the procedures for waste management.

Employees of the head contractor will undertake a specific induction outlining their duties and how they are to enforce the waste management procedures.

Induction training will include the following at a minimum:

- Legal obligations;
- Emergency response procedures on site;
- Waste storage locations and separation of waste;
- Litter management in transit and on site;
- The implications of poor waste management practices;
- Correct use of general-purpose spill kits;
- Responsibility and reporting (including identification of personnel responsible for waste management and individual responsibilities).

WASTE REDUCTION THROUGH MATERIALS SELECTION AND ORDERING

- Selection of all materials will be undertaken by architectural contractors;
- Prefabrication of materials off-site where possible is to be encouraged;
- Materials sizing and requirements are to be accurately calculated to minimise waste from over-ordering;
- Materials ordering process is to minimise material packaging wherever possible;
- Material Safety Data Sheets (MSDS) are to accompany all materials delivered to site, where required, to ensure that safe handling and storage procedures are implemented.
- Where possible limit unnecessary excavation of site material;
- Selection of construction materials giving preference for longer life items and their potential for re-use;
- Reuse of formwork;
- Planned work staging with emphasis on reuse of materials;
- Use of naturally ventilating buildings to reduce ductwork;
- Reducing packaging waste on-site by returning packaging to suppliers where possible, purchasing in bulk and requesting cardboard or metal drums rather than plastics;
- Requesting metal straps or similar, rather than shrink wrap and using returnable packaging such as pallets and reels;
- Reduction of PVC use;
- Use of low VOC (volatile organic compounds) paints, floor coverings and adhesives;
- Use of fittings and furnishings that have been recycled or incorporate recycled materials;
- the use of building materials, fittings and furnishings with consideration to their longevity, adaptation, disassembly, reuse and recycling potential.

SITE PROCEDURES

- Excavated materials will be used onsite where possible;
- Green waste will be mulched and reused in landscaping either onsite or taken to licensed facility;
- Concrete, tiles and bricks will be reused or recycled offsite;
- Steel will be recycled offsite; all other metals will be recycled where economically viable;
- Framing timber will be reused on-site or recycled off-site;
- Windows, doors and joinery will be recycled off-site where possible;
- Plumbing, fittings and joinery will be recycled off-site where possible;
- Plasterboard will be re-used in landscaping on-site or returned to the supplier for recycling where possible;
- Glass to be recycled where feasible;
- All solid waste timber, brick, concrete, rock, plasterboard and other materials that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Provision for the collection of batteries, fluorescent tubes, smoke detectors and other recyclable resources will be provided on site;
- Beverage container recycling will be provided on-site for employee use;
- All waste and recycling will be disposed of via council approved systems.

7.3 LOCATION AND DESIGN OF WASTE MANAGEMENT FACILITIES

GENERAL REQUIREMENTS

All waste management facilities onsite should:

- Be conveniently located to enable easy access for on-site movement and collection;
- Be incorporated with other loading/unloading facilities;
- Have sufficient space for the quantity of waste generated and careful source separation of recyclable materials;
- Have sufficient space to contain any on-site treatment facilities, such as compaction equipment;
- Have adequate weather protection and, where required, be enclosed or undercover;
- Be secure and lockable, where feasible;
- Be well-ventilated and drained to the sewer;
- Be clearly sign-marked to ensure appropriate use.

WASTE AND RECYCLING RECEPTACLES

Skip bins should be provided for the separate storage of each type of construction and demolition material generated on site. This will assist in maximising source separation and resource recovery, while reducing the costs and quantity of materials disposed of at landfill.

The size and quantity of the receptacles should be appropriate to the nature of waste generated and the available storage area.

Separate receptacles for the safe disposal of hazardous waste types (i.e. light bulbs, batteries, etc) will also be provided where applicable.

Where possible, additional bins will be provided in common areas for the collection of commingled recyclables such as beverage containers (glass, plastic, aluminium), paper products, recyclables food containers, etc.

SAFETY AND SIGNAGE

The following safety measures should be considered for the waste storage area:

- Location should not interfere with sight lines of drivers entering or leaving the site;

- Skip bins should be clearly visible and located in well-lit areas;
- Safe paths of travel should be designated using reflective tape, barriers and cones;
- Skip bins must be secured and must not be over-filled to reduce risk of injury through bins moving and falling objects.

Standard signage will be installed in all waste areas, with all skip bins colour coded and labelled appropriately on all sides to allow clear identification of the type of waste to be deposited into each bin.

SPACE AND SITING REQUIREMENTS

The waste storage area will be located adjacent to the Darley Street East entrance to the site to enable access and allow sufficient space for the required skip bins and servicing requirements. The storage area will also need to be flexible in order to cater for change of use throughout construction works.

Where space is restricted, dedicated stockpile areas will be allocated onsite, with regular transfers to the dedicated skip bins for sorting and collections.

The position of the designated waste holding area onsite may change according to building works and the progression of the development.

Access, visual amenity and WHS will always be integral to the selection of waste storage area locations. Any stockpile locations will take into account slope and drainage factors to avoid contamination of stormwater drains during rain events.

SERVICING AND TRANSPORT

The frequency of waste removal from site will be determined by the volume of materials deposited into the dedicated skip bins. Skip bins will be monitored on a daily basis by the Construction Site Manager to ensure they do not overflow. If skip bins are reaching capacity, removal and replacement should be organised for within 24 hours.

All skip bins leaving the site will be covered with a suitable tarpaulin to reduce spillage of waste while in transit.

All waste collection for construction works will be conducted between approved hours as per Council requirements (typically between 7am and 7pm Monday to Friday, and between 7am and 1pm on Saturdays). All waste generated on site will be transported to an approved and appropriately licensed resource recovery facility and/or landfill site.

Project manager to retain all weighbridge or re-processing facility dockets to ensure responsible disposal and recycling options are being employed by contractors;

All waste generated is to be documented and handled in accordance with Table 3 Construction Volumes and Reuse/Recycling Potential

7.4 CONSTRUCTION WASTE VOLUMES AND REUSE POTENTIAL

Construction waste volumes have been calculated using available data and industry standard figures available for the construction of similar developments. An estimation is provided below, however the figures are indicative .

Table 3 - Construction Volumes and Reuse/Recycling Potential

Material	Estimated Volume (m^3)	Estimated Weight (t)	Waste Management Strategy			Approximate Recovery Rate	Estimated Amount of Material Diverted from Landfill (t)
			Re-Use	Recycle	Landfill		
Bricks	71.50	85.80	Full bricks retained and set aside for re-use	Broken Bricks stored for collection to crushing	N/A	100%	85.80
Concrete	13.53	20.30	Re-use for filling, levelling and road base	Slabs/footings broken up on site and stored for collection/crushing	N/A	100%	20.30
Timber	11.99	2.28	De-Nail useful pieces and set aside for re-use	Unused larger pieces recycled for timber salvage	Transported to Green Waste processing facility	33%	0.75
Plasterboard	28.60	5.72	Stored for recycling	Stored for recycling	N/A	100%	5.72
Metal	26.40	13.20	Stored for recycling	Stored for recycling	N/A	100%	13.20
Tiles	0.00	0.00	Full tiles set aside for re-use	Broken tiles stored for collection to be crushed and use for road base	N/A	100%	0.00
Green Waste	0.00	0.00	Processed on site and stored to be used as mulch and/or compost in future gardens	N/A	Dispose of non re-useable vegetation to processing facility	80%	0.00
Other Waste	90.20	27.06	Separated in to re-usable materials	Separated in to recyclable materials	Transported to Waste Facility	50%	13.53

Estimated Total Waste Amounts	
Estimated Total Volume of Waste Generated (m^3)	242.22
Estimated Total Weight of Waste Generated (t)	154.35
Estimated Total Weight of Waste Diverted from Landfill (t)	139.30
Estimated Percentage of Waste Diverted from Landill	90.25%

7.5 RECYCLING OF MATERIALS

Construction materials generated during the construction phase of the proposed development will need to be managed in accordance with the provisions of current legislation.

Generally, this will include segregation by material type classification in accordance with *NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste* and disposal at facilities appropriately licensed to receive the particular materials.

The nearest locations to the subject site for licenced facilities can be sourced via www.businessrecycling.com.au.

8 POST CONSTRUCTION (OPERATIONAL) PHASE

The following assessment of waste volumes is an estimate only and will be influenced by building management, cleaning arrangements, individual tenant's attitude and obligation regarding waste disposal and recycling.

8.1 WASTE AND RECYCLING GENERATION RATES

The below waste generation rates are taken from Appendix 3 of the Northern Beaches Council Development Control Plan 2013.

Waste Type	Waste Generation Rate (Litres per Unit per Week)
General Waste	80
Recycling (Paper and Cardboard)	50
Recycling (Glass and containers)	50
Garden Waste	2 x 240L MGBS + 1 x 240L MGB per 200m^2 of open space

Northern Beaches Council Waste Management Guidelines – *Appendix A* identifies that 240L MGBs would be considered appropriate for a development of this scale. Given the number of general waste bins to moved, it is recommended that 660L MGB's be utilised for the General Waste Stream. The proposed development is proposed to be serviced, for general waste and recycling, weekly by Council or contractor.

Based on the information provided by Council the waste generated and the required number of 240L MGB's have been identified in Table 4.

Table 4 - Waste Generation Rates

Address	Units	General Waste	Paper and Cardboard	Glass and Containers	Green Waste	Total
35-39 Darley Street East	53	18 x 240	12 x 240	12 x 240	4 x 240	46
		7 x 660				
TOTAL	53	7 x 660	12 x 240	12 x 240	4 x 240	28 x 240 7 x 660

In Pre development application correspondence, Council have advised that they would require 18 red bins, 12 blue, 12 yellow, 2 green and 5 organic ones. Adequate space has been provided within the temporary bin holding area to accommodate this number of bins.

During operation, it is the responsibility of the building manager/waste caretaker to monitor the number of bins required for development. Volumes of Waste, recycling and organics generated by the development may change according to future tenant's attitudes to waste disposal and recycling, building occupancy levels or changes to building management.

Any requirements for adjusting the capacity of the waste facilities can be achieved by changing the number of bins, the bin sizes or collection frequencies. Prior to these being undertaken, building management will be required to negotiate any changes to bins or collections with the Council and or their contractor.

8.2 SOURCE SEPARATION - RESIDENTIAL

Best practice waste management includes the avoidance, reuse, and recovery of unwanted items, and the prevention of cross contamination of waste streams, 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. Various options can be accessed online to find other facilities that recover unwanted items.

Waste Stream	Description	Disposal Details
Waste		
General Waste	The remaining portion of the overall waste stream not recovered for reuse, processing or recycling.	Waste bins should always be lined with bags and the bags tied before removal. General waste should weigh approximately 3 kg or less. Waste bins should be accompanied by a commingled recycling bin in order to facilitate separation of general waste and recycling.
Food and Organic Waste	Separating organic or food waste from general waste may be considered to reduce the total amount of general waste produced.	Apartment style equipment such as organic household composter or worm farms are available for use where practical and space allows. On-site composting should be arranged with the building management.
Recycling		
Comingled	A mixture of items that are commonly recycled. Typically include food and beverage containers (e.g., aluminium, glass, steel, hard plastics, cartons). Also included cardboard and paper products.	Items for recycling must not be bagged and should be disposed of in loose form. *Residential Apartments* Residents will have receptacles within their individual units for collection and storage of at least one day of recycling. Recycling bins are typically placed under the kitchen sink next to the general waste bin. Additional recycling bins can be placed in other areas as required. Once full residents will dispose of their recycling materials directly into the recycling MGB within their respective waste holding room in their individual building cores. Recycling bins will usually be split between paper/cardboard and glass/recycling. Residents are encouraged to make use of any container refund scheme and separate eligible containers from the recycling material.
Other Waste		
Green Waste	Green waste consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g., lawn clippings, branches)	Green waste is not typically produced from this type of development other than from surrounding landscaped areas or potted plants. Green waste is usually removed by the designated maintenance contractor. The engaged contractor will be required to send this material to a composting or resource recovery facility rather than to a landfill if locally available.
Hard 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.	Bulky items may be stored in a designated room which is located in the basement level.

		Residents are to liase with building management to arrange for pickup and removal.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Building manager is to arrange collection for e-waste recycling as needed by residents.
Hazardous and other waste	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	It is an expectation that the building management assist with disposal of hazardous, electronic or liquid waste and any paint or chemicals as required and requested. Hazardous waste must be handled with due care, separated and securely stored for collection by a specialist waste contractor.

8.3 WASTE DISPOSAL PROCESSES

All residents will be provided with a waste storage cupboard in each unit. The waste storage cupboard is to be located within the kitchen area and be capable of storing a minimum of 40L of waste and to enable a minimum of 20L of recycling waste to be stored in a separate container and not in plastic bags.

Suitable space is to be provided within the kitchen area to allow for a 3-5L kitchen caddy to collect food waste. Suitable space is to be provided for other recyclable items such as light globes and batteries.

Once these have been filled the resident will then transport the waste to the waste cupboards on each level within the individual building cores.

A garbage chute has been provided for each building core with access provided on all residential levels. These chutes are for the disposal of general waste only.

The storage of residential waste will be within individual chute rooms and the bin storage room at the basement 01 level adjacent to the loading dock. The waste chute rooms and bin storage room will contain enough bins to accommodate MGB's required for the generation in the tables above, plus one additional bin to be used on collection day during waste collection to ensure chutes remain operational.

This waste chute is for general waste and will terminate in the basement level waste holding room.

The waste chutes will terminate in a waste holding room on the basement level. The waste room will have capacity for storage based on weekly collection.

All residential waste generated by residents will be transported to a chute outlet and recycling cupboard on each level as identified above. Residents will sort their refuse in to general waste and recycling materials and dispose of them accordingly.

General waste should be wrapped, bagged or otherwise secured before it is disposed of in the chute system. Bagged waste should not exceed the requirements of the chute and diverter system.

Recycling waste will be transported by the individual residents to the waste holding room and disposed of within the recycling MGB's within the waste holding room.

Recyclable materials must not be bagged and must be separated in to cardboard and other recyclable materials. Larger cardboard boxes and other cardboard objects should not be placed in the MGB, but stored within the unit storage area until transport can be organised.

The garbage chute is to have a diameter greater than 500mm, insulated to minimise noise, and be constructed in accordance with the Building Code of Australia (BCA). Each chute will have a self closing hopper (opening) for residents to dispose of residential waste.

The garbage chute will terminate at the garbage storage room and the chute will have a shut off mechanism to allow the property manager/owners corporation to transfer full bins out and empty bins in.

A 660L MGB will be located below the waste chute utilising a 660L bin linear carousel. The carousel will replace a filled MGB with an empty MGB as required. Once filled the waste caretaker will transport the 660L MGB from the linear carousel to the holding area and replace it in the carousel with an empty 660L MGB.

The paper/cardboard recycling bin will have a blue lid, the glass/plastic recycling bin will have a yellow lid and the FOGO will have a green lid. The bins will be clearly labelled to identify the respective materials that are acceptable in the relevant bin. Bin enclosures must be a minimal of 1,200mm wide and 800mm deep internal with a minimum opening size of 1,200mm.

Each individual residential dwelling shall be no more than 75 metres from the nearest waste room. This distance should be shortened to 50 metres for aged or disabled residents.

All equipment movements in the garbage room and from the garbage room to the loading space are to be managed by the building manager or custodial staff.

Additional MGB's have been provided to allow for the logistics of moving the MGB's while ensuring there is a receptacle under the waste chutes. The waste caretaker is to ensure that the chutes and recycling cupboard on each level are checked a minimum of once per day.

The waste caretaker shall be responsible for ensuring the waste rooms and related equipment are kept in a clean and working order.

The waste caretaker shall also ensure that the waste and recycling bins are provided in the waste collection point area on the relevant servicing days by the required times. Once serviced the bins are to be moved back to the main Waste room.

Occupational health and safety of bin transfers must be considered for larger bins (e.g. ability to safely move a bin that may weigh more than the person trying to move it).

8.4 EDUCATION AND IMPROVED PRACTICES

On-going education is important to ensure people continue to use the facilities as originally intended. All body corporate and leasing contracts should contain clauses pertaining to waste management arrangements and use of any associated equipment.

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 contamination in communal waste bins.

8.4.1 SIGNAGE

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

All receptacles, bins and other refuse management equipment will have adequate signage. Standard signage will be provided in and around waste collection and storage areas.

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.

It is the Building Management's responsibility to ensure that all signage conforms to the relevant Australian Standards.

8.4.2 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 (access to be provided to residents, staff and 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

8.5 WASTE TRANSPORT ROUTES FROM UNIT TO WASTE ROOM/WASTE CHUTES

The transfer of waste from individual units to the communal waste holding area should minimise manual handling and distances where possible, ensuring the safest and most direct route,

The routes are to be consistent with the following:

- Allow for a continuous route that is wholly within the property boundary;
- All routes are to comply, where required, with Australian Standard 1428, NCC and relevant legislation;
- Be constructed of solid materials with a non-slip surface;
- Door widths within the travel path are to comply with the NCC and relevant access legislation;
- Be a minimum of 300mm wider than the largest bin used on site;
- Not exceed a grade of 1:14;
- Allow for the use of lifts as required by access standards and legislation;
- Minimise travel distances wherever possible

8.6 WASTE HOLDING AREA

The storage of residential waste will be within the Bin Holding Area located in the basement 01 level as shown in the submitted plans. The waste holding area is to be delineated by a painted line on the floor of the basement.

Waste MGB's will be stored in a neat and orderly arrangement with a minimum of 300mm distance provided between each MGB to allow for the logistical movement of the MGB's for collection.

This area shall be constructed in accordance with the Northern Beaches Shire Development Control Plan, ensuring compliance with the National Construction Code and at a minimum be of approved solid impervious material and shall be cement rendered internally to a smooth even smooth even surface coved at all intersections.

Provision for cleaning and bin washing facilities are to be provided adjacent to the Bin Holding area. Hose cocks shall be protected or located so that they cannot be damaged. The hose cocks must be easily accessible, even when the room is at capacity.

A hose of adequate length and fitted with a nozzle is to be connected to the hose cock to allow for adequate cleaning of the waste area and receptacles.

The floor of the Waste Holding area is to be constructed of a minimum of 75mm thick concrete, finished with a two-pack epoxy or similar substance and be graded so that any water is directed to a sewer connected floor waste to ensure that the Bin Holding Area does not discharge flow in to the stormwater system.

All corners are to be coved and sealed for a minimum height of 100mm above the ground level.

The size of the waste holding area will be sufficient to house the recommended number of mobile garbage bins for the development. The minimum sizes for the proposed bins are identified in Appendix B.

The waste holding area will be adequately ventilated, well lit, and appropriately signposted to distinguish paper/cardboards recycling bins from container recycling bins and residual waste (garbage) bins.

The waste holding area will be provided with artificial light controlled by switches located adjacent to the entry to the basement.

Where storage and drainage racks are provided, they will be constructed of galvanised metal or other approved materials which are durable, impervious and no-corrosive.

Racks should be installed at least 50mm clear of walls with the lowest racks installed at least 300mm above the floor. Racks should be designed to prevent receptacles/containers placed thereon from coming in to contact with the walls.

Clear and easy to read “NO STANDING” signs must be fixed to the walls within the waste holding area as appropriate. Clear and easy to read signs designating the storage of recyclables and general waste must be fixed to the internal walls as appropriate.

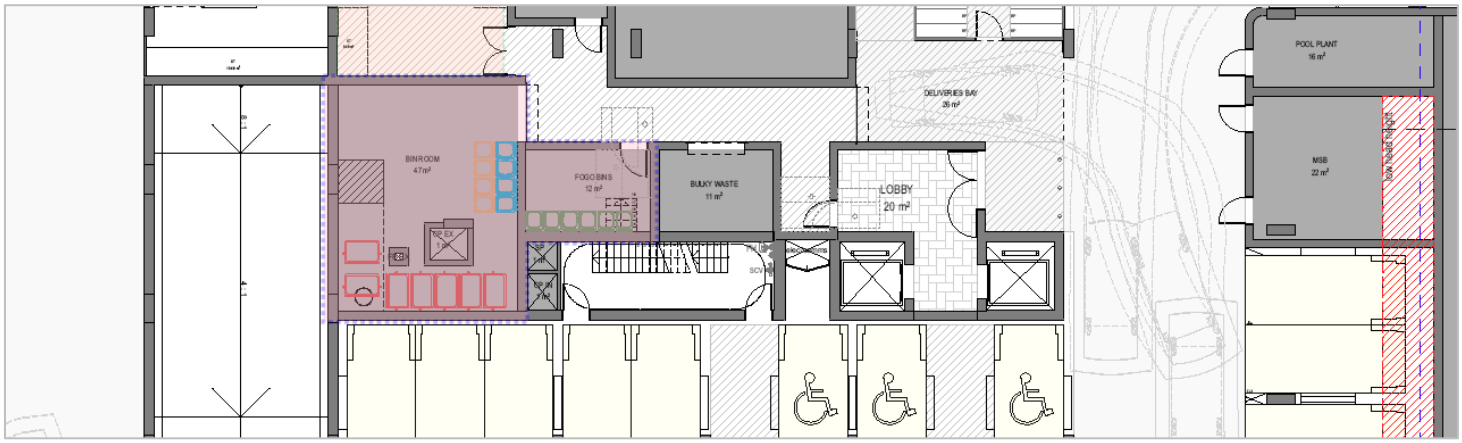


Figure 3 - Waste Waste area No. 1 Location

The location of the waste area has been designed to be easily accessible with door clearances that are consistent with AS1428.1.

The waste room will not affect the amenity of any adjacent properties and has been designed as an integrated part of the overall design.

8.7 BIN MOVEMENTS

The transfer of bins should minimise manual handling where possible and is to be completed by the waste caretaker or building management.

The travel paths from the waste holding rooms to the temporary collection point are to comply with the following:

- 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 on site.
- Not exceed a grade of 1:14 (for 240L MGBs), and 1:30 (for 660L MGBs and larger) if the bins are moved manually. Where grades exceed the above stated gradients, electric bin moving equipment is to be utilised, appropriate to the slope and the machine’s operating parameters.
- Should not exceed the maximum operating grade of a bin moving device if one is used to transfer bins.
- If the transfer of bins is longer than 10m, then a bin moving device should be used.

Where required, the property management is responsible for supplying all equipment required for moving bins including bin lifters, bin moving devices, and waste transfer bins. This equipment must be new and appropriate for the site.

The building management 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 building management should contact the relevant suppliers to provide equipment recommendations.

The bin transport equipment or tug is to have a storage area where it can be securely locked to prevent use by unauthorised persons, theft or vandalism.

Once the site becomes operational, it will be the responsibility of the building proprietors/strata for maintaining, repairing, and replacing waste management equipment.

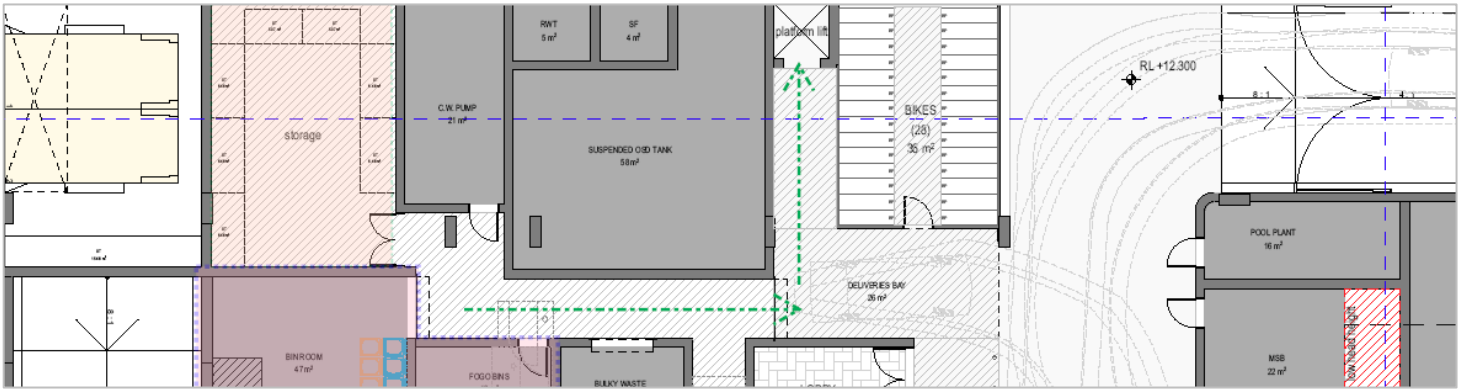


Figure 5 – MGB Path 01

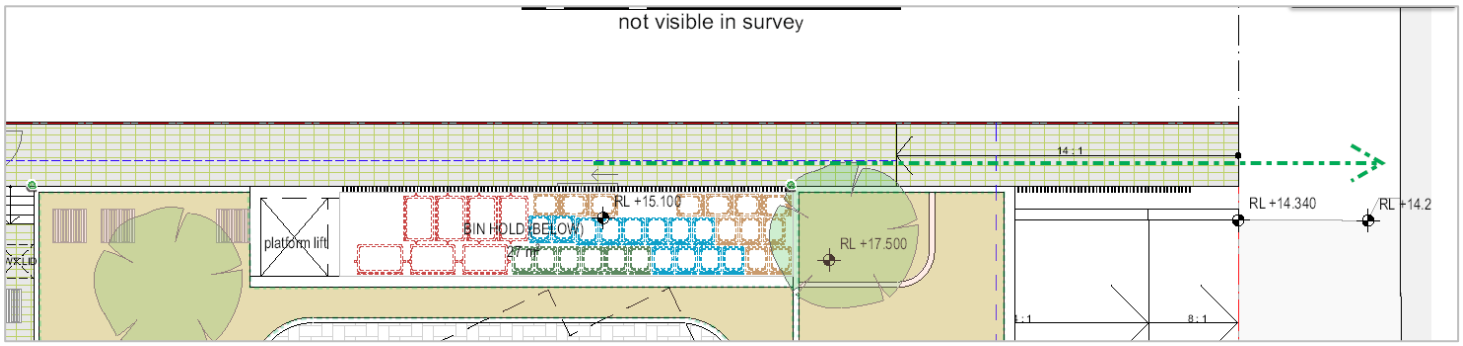


Figure 4 – MGB Path 02

Bin transport routes are to be clearly marked on the basement floor with a permanent paint with a high contrast to the basement floor colour. The transport route is to be clearly delineated throughout its length, with any potential dangers to be clearly identified.

8.8 SERVICING (COLLECTION)

Council will service all the waste MGB's weekly and the recycling MGB's weekly via a Wheel out Wheel Back (WOWB Service). The proposed development includes a temporary bin holding area located adjacent to the northern border of the subject site.

The temporary bin holding area is located adjacent to the kerbside for Fairlight Street. The property manager/owners corporation will ensure that all bins are prepared and presented within the temporary bin holding service area, before 5:00am on service day.

Council is to be provided with access to the temporary bin holding area via a key pad lock, or similar device, to the area. On collection days the collection vehicle will stop on Fairlight Street and service the bins from the temporary bin holding area.

The design of the development allows for the garbage and recyclables to be transported from the temporary bin holding area to a kerbside collection point by Council staff or contractors for collection.

The distance the bins are to be transported is to be less than 30 metres and the maximum surface grade is to be less than 1:14.

The development has been designed so as to allow Northern Beaches Shire Council or private contractor's waste management contractor to collect the garbage from the kerbside collection loading space without impacting on local traffic flow.

Collection vehicles must be able to service the development without the need to travel any distance in reverse all vehicular movements must be in a forward-moving direction.

The temporary bin holding area is to be within 15 metres from the property boundary allowing direct waste collection by Council officers or contractors to enable the movement of bins and bulky waste.

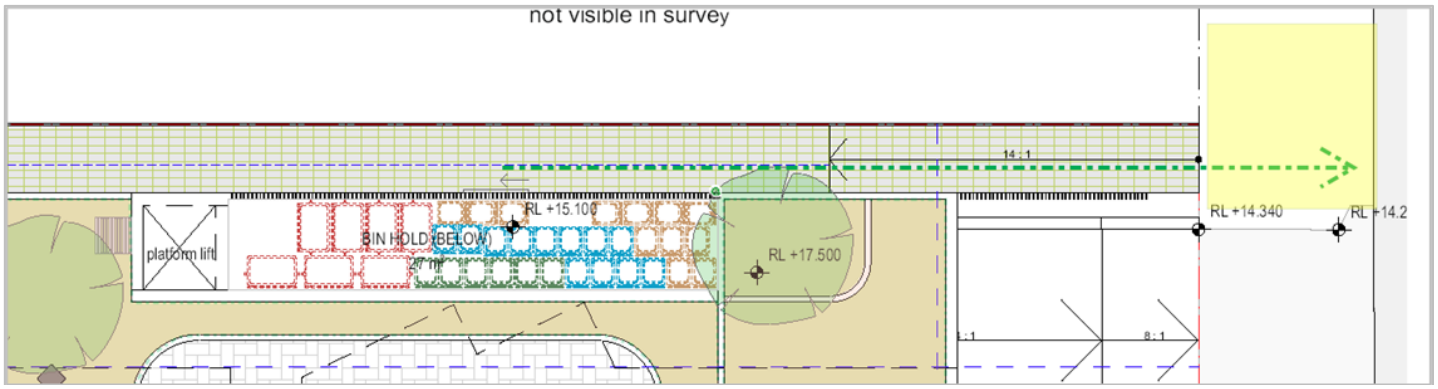


Figure 6 - MGB Temporary Holding Area

Responsibility for regular transfer of bins and bulky waste from storage areas to/from collection areas or around a site, rests with the Owners/Strata/managing body or delegated person.

All waste and recycling mobile garbage bins are to be maintained in serviceable condition and at the agreed bin numbers at all times. Bin cleaning and regular bin number audits must be conducted by the managing body and a site may be audited by Council.

A Council-approved digital pin code key system will be installed to the gate of the temporary bin holding area to allow a WOWB service to be provided. All costs for this system and physical access card or remote when required are to be borne by the property management.

In situations whereby a key or lock system is changed by the managing body, Council must be provided with 2 weeks' notice prior to the change to enable the continuation of collection services.

The waste collection point area is to be generally level. Bins will be returned to the garbage rooms as soon as practicable following servicing.

Occupational health and safety of bin transfers must be considered for the bins (e.g. ability to safely move a bin that may weigh more than the person trying to move it).

The owners corporation shall be responsible for the operation of any waste system, its ongoing maintenance and the presentation of the required bins for collection

8.9 BULKY WASTE

A dedicated Bulky Waste Room has been provided adjacent to the Waste Area on the Basement Level adjacent to the waste collection bay to service each residential building allowing for residents/occupants to temporarily store unwanted bulky items until suitable disposal/transport options can be arranged.

The Bulky Waste Room adjacent has an area of 11.00m^2, which is greater than the minimum requirements.

Given the building/waste managers monitoring of the bulky waste room, the proposed area is considered to be sized appropriately. The dedicated bulky waste area has been located in an area which provides for ease of access to the waste collection area within each building.

The bulky waste room has been located adjacent to the waste collection area for ease of collection.

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 or a Private Contractor and then coordinate with the residents.

8.10 OCCUPATIONAL HEALTH AND SAFETY

Transferring refuse bins and using refuse management equipment are considered hazardous tasks. Therefore, building management must ensure that a full risk assessment of equipment, surfaces and related gradients is completed prior to occupation of the development.

Building Management must provide procedural documentation to appropriate personnel prior to delivery of equipment and occupancy of the development.

Building management is to ensure the provision of equipment manuals, training, health and safety procedures, risk assessments and personal protective equipment to staff / contractors in order to control hazards associated with all waste management activities.

Transferring and collection of bulky waste is to be completed in accordance with OH and S requirements, a risk assessment of the individual bulky waste item and the overall circumstances. Where possible bulky waste should only be transferred via mechanical or mechanised equipment.

Where possible, with larger items, bulky waste should be dis-assembled or broken down in to smaller components to allow for easier transport to the relevant collection point.

Manual handling is to be limited wherever feasible.

8.11 STAKEHOLDER ROLES AND RESPONSIBILITIES

Roles and responsibilities of stakeholders within the proposed development are outlined in table 5.

Table 5 - Stakeholder responsibilities

Stakeholder Role	Outline of Responsibilities
Strata 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 waste area, 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. • Purchasing all equipment required to implement this Waste Management Plan prior to the occupation of the building to be provided to the strata.
Council/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.
Residents	• Dispose of all general waste and recycling in the allocated MGBs provided; • Ensure adequate separation of general waste and recycling; and • Compliance with the provisions of Council and the Waste Management Plan.

Appendix A

Signage for Garbage Areas


FRUT
Drink Bottles,
Cans and Cartons


CHIPS
Garbage


Compostables


Food Waste Only


MEMO
The Daily
Brochure
MAG
Paper & Cardboard

Appendix B

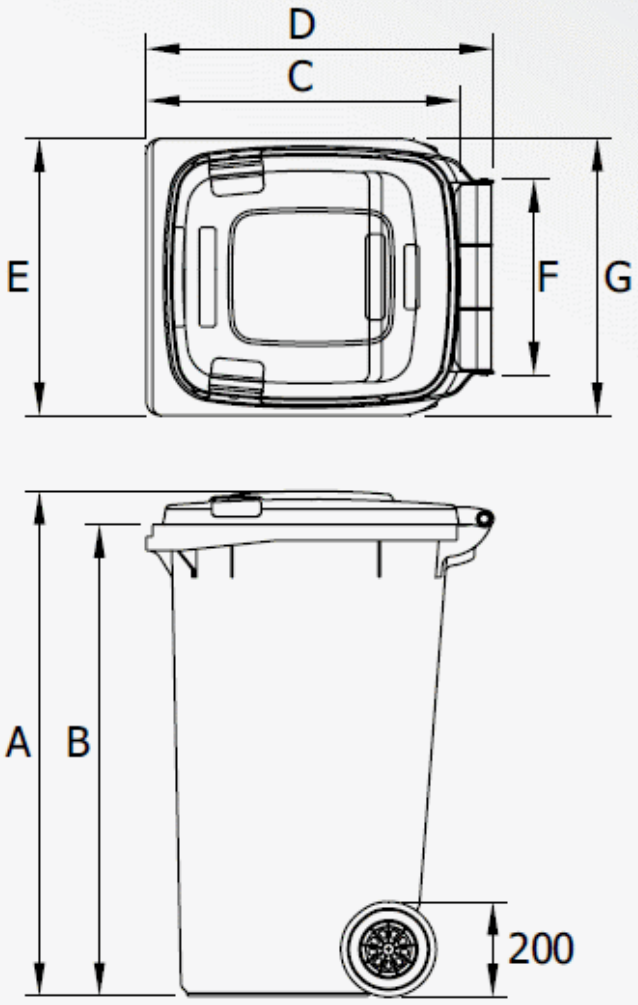
Waste Management Equipment

Dimensions - Weights - Standards

- Nominal volume: 240 litres
- Net weight: approx 13 kg
- Max load: 96 kg
- Permitted total weight: 110 kg

A	1060 mm	D	730 mm	G	550 mm
B	990mm	E	585 mm		
C	660 mm	F	400 mm		

Measurements to be used as a guide only – variations will occur



MGB	660	1100 Flat	1100 Round
Nom. volume (L)	660	1100	1100
Dead weight approx. (kg)	41	50	58
Useful load (kg)	310	440	440
A - Overall height (mm)	1175	1354	1455
B - Overall width (mm)	1310	1373	1373
C - Overall depth (mm)	775	1073	1057
D - Upper edge comb (mm)	1085	1206	1206
E - Wheel base width (mm)	490	750	750
F - Wheel base depth (mm)	870	880	880
G - Wheel diameter (mm)	200	200	200

For 660 Flat without trunnion - B1-1260mm

* Subject to technical modifications

Containers according to EN840