



**Consulting.**<sup>TM</sup>  
an Elephants Foot Company

Fairfield Showground Community and Events Centre

## OPERATIONAL WASTE MANAGEMENT PLAN

12/08/2025  
Report No. 4181  
Revision I

Client and Architect

**NBRS ARCHITECTURE**

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## GLOSSARY OF ABBREVIATIONS AND TERMS

<b>TERM</b>	<b>DESCRIPTION</b>
<i>Bin-carting Route</i>	Travel route for transferring bins from the storage area to a nominated collection point
<i>Collection Area/Point</i>	The identified position or area where general waste or recyclables are loaded onto the collection vehicle
<i>Compactor</i>	A machine for compressing waste into disposable or reusable containers
<i>Composter</i>	A container/machine used for composting specific food scraps
<i>Crate</i>	A plastic box used for the collection of recyclable materials
<i>DA</i>	Development Application
<i>DCP</i>	Development Control Plan
<i>EPA</i>	Environmental Protection Authority
<i>HRV</i>	Heavy Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>L</i>	Litre(s)
<i>LEP</i>	Local Environmental Plans guide planning decisions for local government areas
<i>Liquid Waste</i>	Non-hazardous liquid waste generated by commercial premises that must be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)
<i>Mixed Use Development</i>	A development comprised of two or more different uses
<i>Mobile Garbage Bin(s) (MGB)</i>	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
<i>MRV</i>	Medium Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>Onsite Collection</i>	When the collection vehicle enters the property and services the development within the property boundary from a designated loading area
<i>Owners Corporation</i>	An organisation or group of persons that is identified by a particular name and acts, or may act, as an entity
<i>WHS</i>	Workplace Health and Safety
<i>Wheel-in wheel-out service</i>	A type of waste collection service offered by local councils where the council waste collection personnel enter the premises to collect the bins and returns them to the property

## 1 ACKNOWLEDGEMENT OF COUNTRY

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

## 2 INTRODUCTION

Elephants Foot Consulting (EFC) has been engaged to prepare the following waste management plan for the operational management of waste generated by the Fairfield Showground Community and Events Centre.

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

- i. **Promote responsible source separation** to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.
- ii. **Ensure adequate waste provisions and robust procedures** that will cater for potential changes during the operational phase of the development.
- iii. **Comply** with all relevant council codes, policies, and guidelines.

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

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

### 2.1 SCOPE OF REPORT

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

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. A construction and demolition WMP has been provided separately from this document.

## 2.2 REPORT CONDITIONS

The purpose of this report is to document an OWMP as part of an SSDA, 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 education regarding waste management operations and responsibilities,
- The building manager will adjust waste management operations as required based on actual waste volumes (e.g., if waste is greater than estimated) and increase the number of bins and collections accordingly,
- The report will not be used to determine or forecast operational costs or prepare any feasibility study or to document any safety or operational procedures,
- The report has been prepared with all due care; however, no assurance is made that the OWMP reflects the actual outcome of the proposed waste facilities, services, and operations, and EFC will not be liable for plans or results that are not suitable for purpose due to incorrect or unsuitable information or otherwise,
- EFC offer no warranty or representation of accuracy or reliability of the OWMP unless specifically stated,
- Any manual handling equipment recommended in this OWMP should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply,
- Design of waste management 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 are subject to changing waste and recycling policies and requirements at their own discretion.

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

### 3 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

This OWMP has been prepared with information to assist the delivery of waste with accordance to the below:

- Fairfield City Centre Development Control Plan 2013
- Fairfield Local Environmental Plan 2013

The primary purpose of a development control plan (DCP) is to guide development according to the aims of the corresponding local environmental plan (LEP). Information provided in this OWMP comes from a wide range of waste management guidance at the local, state, and federal levels. The other sources of guidance include:

- Fairfield City Centre Development Control Plan 2013
- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Better practice guide for resource recovery in residential developments 2019
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

#### 3.1 FAIRFIELD CITY COUNCIL OBJECTIVES

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

- Reduce the demand for waste disposal through waste separation and resource recovery in demolition, design, construction and operation of buildings and land use activities
- Achieve the design of waste and recycling storage systems in buildings and land use activities which are hygienic, accessible, quite to operate, of adequate size, and are visually compatible with their surroundings.
- To encourage waste minimisation, source separation, reuse and recycling.

## 4 INTRODUCTION

This Operational Waste Management Plan (OWMP) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in respect of a State Significant Development Application (SSDA) for the construction and operation of Fairfield Showground Community and Events Centre. This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

*Table 1: SEARS Table*

<b>SEAR Requirements</b>	<b>Elephant Foots Response</b>
<b>Identify, quality and classify the likely waste systems to be generated during construction and operation.</b>	<i>During Operation: This can be viewed in Sections 5.2 and 5.5.</i>  <i>The construction material can be provided as a separate document once the required material estimates have been received by the client.</i>
<b>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</b>	<i>Can be viewed in sections 5.3 and 7.</i>
<b>Identify the appropriate servicing arrangements for the site.</b>	<i>Can be viewed in Section 5.4.</i>
<b>If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</b>	<i>This will be provided by others.</i>

## 4.1 PROJECT SITE DESCRIPTION

The project site is located within the Fairfield Local Government Area (LGA), at 430-482 Smithfield Road, Prairiewood, legally identified as Lot 1 DP 1251493 and known as Fairfield Showground.

Lot and DP	Lot Area
Lot 1 DP 1251493	30.1 hectare

Fairfield Showground currently comprises a number of different uses including Fairfield Markets, outdoor sports fields, grandstands incorporating function centres, at-grade parking in multiple locations throughout the site and a range of other community and recreational uses.

The project site is located to the west of the existing market awning as shown in **Figure 1**.



Figure 1 Project Site (Source: DFP/Nearmap)

The regional context of the project site is shown in **Figure 2** and includes the following:

- **Fairfield Hospital:** Located approximately 250m to the north of the Fairfield Showground Precinct are Braeside and Fairfield Hospital.
- **Fairfield City Golf Club:** Also located to the north of the site, the Fairfield City Golf Club is an 18-hole golf course, inclusive of a driving range and associated club house.
- **Wetherill Park Shopping Centre:** Located approximately 600m to the north east of the site is the Stockland Wetherill Park Shopping Centre
- **Mackillop Catholic College:** To the east of the site is Mackillop Catholic College, being an independent Catholic school for girls.
- **Deerbush Park:** To the site of the site is Deerbush Park. In the broader context of land to the south of the site are a range of low-medium density residential developments.
- **Transport Corridors:** The key regional transport corridors in proximity to the project site are:

- Smithfield Road – Smithfield Road adjoins the eastern side of the site. A number of bus services travel along Smithfield Road, notably from Parramatta Station (Stand B2).
- Cumberland Highway – The Cumberland Highway is located approximately 1.5km to the east of the site.

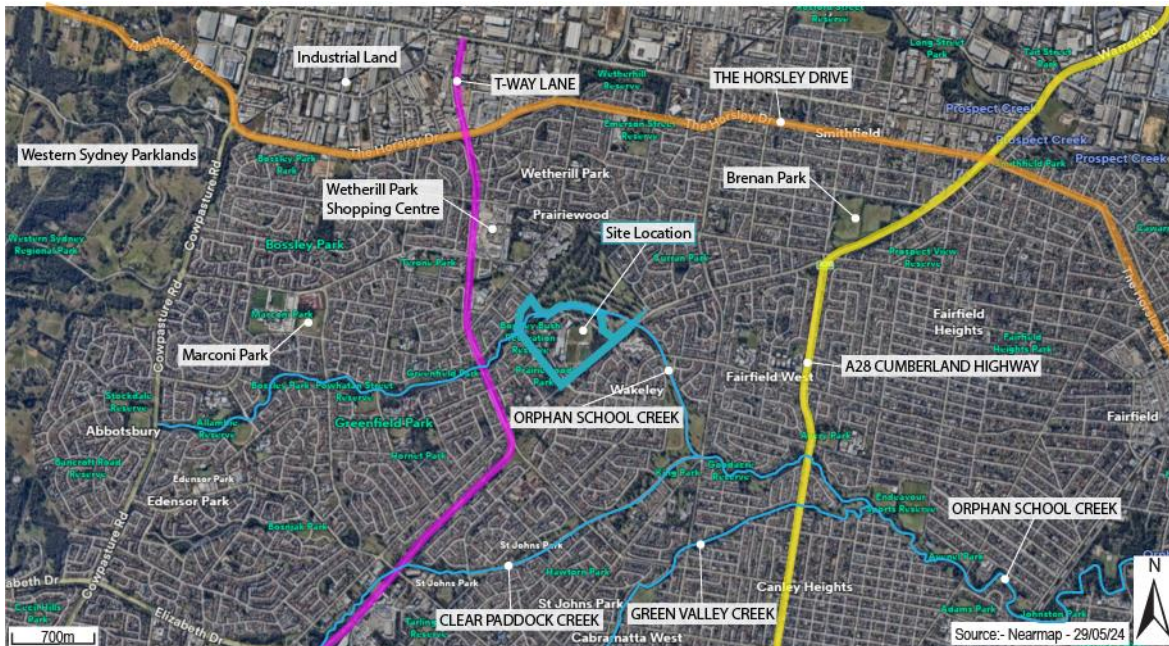


Figure 2 Regional Context (Source: DFP/Nearmap)

## 4.2 PROJECT DESCRIPTION

The project forms part of a masterplan located on the Fairfield Showground site which will comprise works to be carried out under multiple planning pathways.

Under *State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI)*, certain works can be undertaken as development permitted without consent (Part 5 approval). Accordingly, these works do not form part of the scope of physical works proposed under this State Significant Development Application (SSDA).

The proposed extent of works to be carried out under the development permitted without consent (Part 5/REF) planning pathway as part of the masterplan includes:

- Demolition of six small ancillary buildings and construction of a new amenities block;
- Road and car parking upgrades and new car parking area;
- New kiosk/substation; and
- Associated civil and landscape works.

The proposed extent of works to be carried out under this SSDA as part of the masterplan includes:

- Construction and use of a one-storey multi-purpose building; and
- Associated civil and landscape works.



## 5 SHOWGROUND COMMUNITY AND EVENTS CENTRE WASTE MANAGEMENT

The following section outlines best practice waste management for the Fairfield Showground Community and Events Centre, including waste generation estimates, waste disposal and collection procedures.

### 5.1 WASTE GENERATION ESTIMATES

The NSW *Better practice guide for resource recovery in residential developments 2019* has been referenced to calculate the total number of bins required for the anticipated use. Calculations are based on generic figures, and waste generation rates may differ according to the actual waste management practice. The “restaurant” waste and recycling generation rate has been applied for all kitchen areas and food preparation areas, as it is viewed as the most appropriate rates for resource volume estimates.

In addition, the City of Sydney Council’s *Guidelines for Waste Management in New Developments 2018* has been used as a guide to separate the proportion of estimated food waste from general waste. The following table shows the estimated volume (L) of general waste, recycling and food organics that will be generated by the community and events centre. It is assumed that the community and events centre will share waste bins, the waste storage room, and the waste collection service. The following estimates are based on a seven-day operating week.

Table 2: Estimated Waste, Recycling and Food Organic Volumes

Rate Used	GFA m <sup>2</sup>	Waste Generation Rate (L/100m <sup>2</sup> /Day)	Generated Waste (L/Week)	Recycling Generation Rate (L/100m <sup>2</sup> /Day)	Generated Recyclables (L/Week)	Generated Paper/cardboard Recycling (L/Week)	Generated Comingled Recycling (L/Week)	FOGO Generation Rate (L/100m <sup>2</sup> /Day)	Generated FOGO (L/Week)
Cultural and Recreational Services	4569	10	3198.3	15	4797.5	2398.7	2398.7	5	1599.2
Office Areas	177	10	123.9	15	185.9	92.9	92.9	5	62.0
Food & Beverage/Kitchen Areas	258	100	1806.0	120	120.0	60.0	60.0	100	1806.0
<b>TOTALS</b>	<b>5004</b>		<b>5128</b>		<b>5103</b>	<b>2552</b>	<b>2552</b>		<b>3467</b>
Bins and Collections	Bin Size (L)		240	Bin Size (L)	660	660	240	Bin Size (L)	120
	Bins/Week		21.4	Bins/Week	7.7	3.9	10.6	Bins/Week	28.9
	Collections/Week		3	Collections/Week	2	2	2	Collections/Week	3
	Total Bins		<b>8</b>	Total Bins	<b>4</b>	<b>2</b>	<b>6</b>	Total Bins	<b>10</b>

**Note:**

- The ‘rate used’ has allocated GFA areas specified in the architectural plans. The rates used have been carefully considered, and are thought to be the most appropriate rate to reference. Please refer to APPENDIX D for more information.

## 5.2 BIN SUMMARY

Based on the estimated waste generated by the Fairfield Showground Community and Events Centre, the recommended bin quantities and collection frequencies are as follows:

<b><u>General Waste:</u></b>	8 x 240L MGBs collected <b>3 x weekly.</b>
<b><u>Cardboard/Paper Recyclables:</u></b>	2 x 660L MGBs collected <b>2 x weekly.</b>
<b><u>Commingled Recyclables:</u></b>	6 x 240L MGBs collected <b>2 x weekly.</b>
<b><u>Food Waste:</u></b>	10 x 240L MGBs collected <b>3 x weekly.</b>

Bin sizes, quantities, and/or collection frequencies may be modified by the building manager once the proposed development is operational. Building management will be required to negotiate any changes to bins or collections with the collection service provider. Seasonal peak periods such as public and school holidays should also be considered. The remaining waste streams have matched the collection frequencies with the existing site as advised by the showground's operations team.

## 5.3 WASTE DISPOSAL PROCEDURES

Public place bin fixtures, designed to accommodate 120L and 240L mobile bins for general waste and comingled recycling, will be installed across the Fairfield Showground Community and Events Centre's public areas. As precinct-wide waste management is outside the remit of this project, it is not addressed within this report (see *APPENDIX: B.5 for Typical Public Place Bin Example*). Smaller receptacles for food waste (up to 120L) will also be provided throughout the sports hall adjacent to the public place bins. Allocated staff will be responsible for monitoring these bins daily and when full, transferring full bins to the external bin enclosure.

Smaller receptacles (up to 80L) for waste, recycling and food organics will also be provided in the following areas throughout the centre to be emptied into the bins:

- Offices;
- Reception areas;
- Staff tea rooms;
- Kitchen and dining areas;
- Gym areas; &
- Health and wellness areas.

Washroom facilities will be supplied with collection bins for paper towels (if used), which will be managed by allocated staff and/or cleaners. Sanitary bins for female restroom facilities must also be arranged with an appropriate servicing contractor.

The operators will be responsible for their own back of house (BOH) waste management during daily operations. On completion of each trading day or as required, nominated staff or contracted cleaners will transport all general waste, recyclables and food organics to the external bin enclosure and place into the appropriate collection bins. To ensure the proper management and disposal of waste, operators must be made aware of the following practices:

- All general waste should be bagged, and garbage bins should be plastic-lined;
- Bagging of recyclables and food waste is not permitted;
- Individual recycling programs are recommended for operators to ensure comingled recycling is correctly separated;

- Any food and beverage operators will make arrangements for storing used and unused cooking oil in a bunded storage area;
- The operator will organise grease interceptor trap servicing;
- A suitable storage area needs to be provided and effectively bunded for chemicals, pesticides and cleaning products;
- Dry basket arrestors need to be provided to the floor wastes in the food preparation and waste storage areas; and
- All flattened cardboard will be collected and removed to the allocated bin.

The operators are required to make arrangements for the disposal and recycling of special waste (toner cartridges, batteries, etc.). Disposal of hard, electronic, liquid waste and any chemical waste (paint/chemicals) can be organised with the assistance of building management or cleaners. Any green waste generated onsite from surrounding landscaped areas will be managed and removed by an allocated landscape contractor (Council).

#### **5.4 WASTE COLLECTION PROCEDURES**

The Council will be engaged to service the waste, recycling and food organics bins per an agreed schedule. On the day of service, a Council collection vehicle will enter the site from Smithfield Road and park in the loading dock, adjacent to the communal bin enclosure. The building caretaker/ management will provide the drivers with access to the communal bin room enclosure. Once the bins are serviced, the collection vehicle will exit the site onto Smithfield Road in a forward direction.

As revealed by the Council, a 10.8 meter-long HRV is the requested vehicle size to service the resource material for this development.

## 5.5 OTHER WASTE MANAGEMENT CONSIDERATIONS

Based on the activities and areas of use for the Fairfield Showground Community and Events Centre, the following waste management practices are recommended:

### 5.5.1 KITCHEN, OFFICE TEA ROOMS AND FOOD PREPARATION AREAS

Any food preparation areas, including the kiosk, BOH storage, kitchens and office tea rooms will be provided with dedicated source separation bins including a general waste bin, a recycling bin and a food organics bin. Cleaners or nominated staff will be responsible for monitoring these bins and emptying them as required.

### 5.5.2 BATHROOMS

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

### 5.5.3 PRINTING & PHOTOCOPYING ROOMS

It is recommended that printing rooms and photocopying rooms are supplied with bins for the collection of paper, as well as separate receptacles for ink toner cartridges for recycling. The cleaners or nominated staff are responsible for monitoring these bins and ensuring the items are collected and recycled by an appropriate contractor.

### 5.5.4 PUBLIC SPACES

Waste generated in public spaces is greatly influenced by the land use of the surrounding area and the events and activities taking place. In the case of this development, the frequency of organised events will impact on the amount of waste generated and the number of bins required. Permanent garbage and recycling bins should be placed throughout the public area to minimise the likelihood of littering. For events that will increase the amount of waste, particularly those involving food, it is recommended that temporary garbage and recycling bins be introduced to help manage waste levels.

Areas of outdoor public space will be managed by Council, unless another type of arrangement has been agreed with by Council. Public waste bins placed in outdoor public areas will be serviced and maintained by Council (120L/240L bins mentioned above). Indoor public areas such as food events will be managed by building/events management. Cleaners will circulate throughout these areas, removing waste as required from smaller receptacles situated within indoor areas (up to 80L).

### 5.5.5 ACCESS FOR THE COMMUNITY

Bins need to be in areas that are easily accessed by the people that will use them. However, the location must not interfere with the other activities and services such as fire exits and congested pedestrian areas. Bins need to be placed in areas that the whole community can access, including people in wheelchairs and young children. This will require consideration to be given to the height of bins and openings.

### 5.5.6 BIN ROTATIONS

Bins need to be conveniently transported between their designated disposal area to the bin storage room, and decanted into a larger bin via the aid of a bin lifter (recycling streams). As these bins are small in size (120/240L), they will be manually transported from the temporary bin fixture to the main bin storage area, where it will be decanted to a larger bin via a bin lifter (if required).

### 5.5.7 PUBLIC PLACE RECYCLING STREAMS

Much research has been conducted into the most effective public place waste systems and several key rules have been identified:

- recycling should be collected co-mingled
- bins should feature different shaped openings for garbage and recycling
- openings allowing material to be placed into bins should be on all accessible sides of the unit
- overhead signage should be installed, particularly where bins maybe obscured in a crowd
- bins and bin stations should be colour coded according to Australian Standard AS4123.7-2006 *Mobile Waste Containers - Part 7: Colours, markings and designation requirement*
- standard colour coded signage should be used that conforms to Australian Standards and also conform to the NSW EPA's standard recycling signs
- garbage and recycling bins should always be located together, with two garbage bins either side of a central recycling bin.

Full details and strategies for public place recycling can be found in the NSW Government's *Better Practice Guide for Public Place Recycling*.



Figure 3 *Mr. Wheelie Bin (refer to supplier for specification for further information).*

### **5.5.8 FOOD WASTE**

During daily operations staff will be responsible for the collection of food organics back of house. At the end of the day, nominated staff or cleaners will bring the food waste bins to the central food waste area for collection. The building management will be responsible for providing food waste bins and collection service through Councils collection service.

### **5.5.9 BULKY & SPECIAL WASTE**

It is recommended that a room or caged area will be made available for the storage of discarded bulky items and special waste for recycling, such as e-waste, chemical waste and broken sporting equipment/chairs. This room should have a minimum doorway width of 1.5m to allow for easy movement of large waste items in and out of the room. It is recommended that the bulky waste room is at least 8m<sup>2</sup> for this development.

### **5.5.10 LIQUID WASTE**

Liquid wastes such cleaning products, chemicals, paints, and cooking oil, etc., will be stored in a secure space that is bunded and drained to a grease trap in accordance with State government authorities and legislation.

### **5.5.11 PROBLEM WASTE**

The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill. Operators will need to liaise with the building manager when disposing of problem waste streams.

Problem waste streams include chemical waste, liquid wastes, toner cartridges, lightbulbs, eWaste and batteries.

## 6 STAKEHOLDER ROLES & RESPONSIBILITIES

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

Table 3: Stakeholder Roles and Responsibilities

Roles	Responsibilities
<b>Community and Events Centre Management</b>	<ul style="list-style-type: none"> <li>• Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights;</li> <li>• Organise internal waste audits/visual assessments on a regular basis</li> <li>• Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and</li> <li>• Manage any non-compliances/complaints reported through waste audits.</li> <li>• Coordinate general waste and recycling collections;</li> <li>• Clean and transport bins as required;</li> <li>• Organise replacement or maintenance requirements for bins;</li> <li>• Organise, maintain and clean the waste holding area;</li> <li>• Organise bulky goods collection when required</li> <li>• Investigate and ensure prompt clean-up of illegally dumped waste materials.</li> <li>• Prevent storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins)</li> <li>• Abide by all relevant WH&amp;S legislation, regulations, and guidelines;</li> <li>• Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management;</li> <li>• Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers;</li> <li>• Ensure site safety for staff, visitors and contractors; and</li> <li>• Ensure effective signage, communication and education is provided to occupants, operators, maintenance staff, and cleaning contractors.</li> </ul>
<b>Operators</b>	<ul style="list-style-type: none"> <li>• Manage the back of house storage of generated waste and recycling during daily operation.</li> <li>• Correctly separate waste and recycling streams; bag general waste and ensure recyclables are not bagged.</li> <li>• Flatten cardboard within the recycling bin.</li> <li>• If required, arrange for storage of used and unused cooking oil in a bunded area,</li> <li>• Organise grease interceptor trap servicing,</li> <li>• Ensure dry basket arrestors are provided to the floor wastes in the food preparation, and</li> <li>• Ensure the suitable storage for chemicals, pesticides and cleaning products waste back of house.</li> </ul>
<b>Council Collection Contractor</b>	<ul style="list-style-type: none"> <li>• Provide a reliable and appropriate waste collection service;</li> <li>• Provide feedback to building managers/ operators regarding contamination of recyclables; and</li> <li>• Work with building managers to customise waste systems where possible.</li> </ul>
<b>Gardening/Landscaping Contractor</b>	<ul style="list-style-type: none"> <li>• Remove all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.</li> </ul>

## 7 SOURCE SEPARATION

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

Table 4: Operational Waste Streams

Waste Stream	Description	Typical Destination	Waste Stream Management
<b>General Waste</b>	The remaining portion of the waste stream that is not recovered for reuse, processing, or recycling. May include soft plastics, food scraps, polystyrene, etc.	Landfill	Waste should be bagged before placing in the designated waste bins.
<b>Paper and Cardboard Recyclables</b>	Cardboard and paper products are recyclable materials that can be re-processed into new products.	Resource Recovery Centre	Cardboard should be flattened before placing in the designated cardboard bin.
<b>Commingled Recyclables</b>	A mixture of items that are commonly recycled usually segregated through a MRF. Typically include food and beverage containers (e.g., aluminium, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Commingled recyclables must not be bagged, and instead should be placed loosely in the designated recycling bins.
<b>Secure Documents</b>	Secure documents are printed paper materials that contain sensitive information.	Recycling Facility	Secure documents are placed in allocated secure document bins. Council contractor.
<b>Green Waste</b>	Green waste consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g., lawn clippings, branches)	Resource Recovery Centre	Landscape Maintenance Contractors will remove the green waste from site .  Green waste will be collected in council bins and removed off site.
<b>Food Waste</b>	Food waste consists of unwanted or uneaten kitchen scraps that are easily compostable/biodegradable (e.g., vegetable peels, fruit rinds, coffee grounds).	Composting facility or Landfill	Food waste can be composted on-site, off-site, or else included in the food waste stream. Council will collect food waste bins.
<b>Electronic Waste</b>	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Operators arrange for recycling of their own e-waste.
<b>Bulky Items</b>	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	Operators are responsible for removal of their bulky items.
<b>Sanitary Waste</b>	Feminine hygiene waste generated from female bathrooms.	Incineration or Landfill	Sanitary bins are serviced by sanitary waste contractor.
<b>Other</b>	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Building manager arranges collection by appropriate recycling services when required.

## 8 EDUCATION

Educational materials encouraging correct separation of general waste and recyclables must be provided to each operator and contractor. 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.

### 8.1 SIGNAGE

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

Signage should include:

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

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

All signage should conform to the relevant Australian Standards.

### 8.2 POLLUTION PREVENTION

Building management shall be responsible for the following to minimise dispersion of site litter and prevent stormwater pollution to avoid impact to the environment and local amenity:

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

## 9 WASTE ROOMS

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

Table 5: Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m <sup>2</sup> )
GF	Communal Bin Room Enclosure	General waste: 8 x 240L Bins Paper/cardboard: 2 x 660L Bins Comingled: 6 x 240L Bins FOGO: 10 x 240L Bin 1 x Bin Tug 1 x Bin Lifter	40
	Bulky Waste Area		8

EFC can confirm that the design requirements listed in this report have been reflected in the latest architectural plans.

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 1500mm wide. The following table provides further waste room requirements.

Table 6: Waste Room Requirements

Waste Room Type	Waste Room Requirements
<b>Communal Bin Room Enclosure</b>	<ul style="list-style-type: none"> <li>In order to ensure staff safety, all bins should be arranged so they can be accessed without moving another bin</li> </ul>
<b>Bulky Goods Waste Area</b>	<ul style="list-style-type: none"> <li>May be a dedicated room or screened area within another waste room</li> <li>Must be in close proximity to the collection area</li> <li>Area must also be allocated for the segregation of e-waste, gas bottles, cardboard, etc.</li> <li>Doorway should be a minimum of 1500mm wide</li> </ul>

## 10 BIN MOVING PATHS

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

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

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.

A bin moving device is 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.

EFC can confirm that the design requirements listed in this report have been reflected in the latest architectural plans.

## 11 CONSTRUCTION REQUIREMENTS

Waste room construction must comply with the minimum standards as outlined in the *Fairfield City Centre Development Control Plan 2013*, 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.
- Provision of electricity (power), water source (hot and cold), water drainage and sewer connection for maintenance of bins
- Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and be located where they can be easily accessed even when the area is at bin capacity.
- Floor constructed of concrete at least 75mm thick.
- Floor graded so that any water is directed to a sewer authority approved drainage connection to ensure washing bins and/or waste storage areas do not discharge flow into the stormwater drain.
- Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area.
- Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned.
- All surfaces (walls, ceiling and floors) finished in a light colour.

### 11.1 ADDITIONAL CONSIDERATIONS FOR EXTERNAL BIN ENCLOSURE

- Waste room floor to be sealed with a two-pack epoxy;
- All corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- Tap height and light switch height of 1.6m;
- Storm water access preventatives (grate);
- All walls painted with light colour and washable paint;
- Equipment electric outlets to be installed 1700mm above finished floor level;
- Optional automatic odour and pest control system installed
- If 660L or 1100L bins are utilised, 2 x 820mm (minimum) double-doors must be used;
- All personnel doors are hinged, lockable and self-closing;
- Conform to the Building Code of Australia, Australian standards and local laws; and
- Childproofing and public/operator safety shall be assessed and ensured
- Waste and recycling rooms must have their own exhaust ventilation system either;
  - Mechanically - exhausting at a rate of 5L/m<sup>2</sup> floor area, with a minimum rate of 100L/s minimum; Mechanical exhaust systems shall comply with AS1668.4.2012 and not cause any inconvenience, noise or odour problem or
  - Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.

## 12 USEFUL CONTACTS

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

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### LOCAL COUNCIL

Fairfield Customer Service                      Ph: (02) 9725 0222                      E: [mail@fairfieldcity.nsw.gov.au](mailto:mail@fairfieldcity.nsw.gov.au)

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### PRIVATE WASTE COLLECTION PROVIDER

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

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### BIN MOVING DEVICE SUPPLIERS

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

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### ORGANIC DIGESTERS AND DEHYDRATORS

Closed Loop                                        Ph: 1300 762 166                      E: [contact.australia@feedtheorca.com](mailto:contact.australia@feedtheorca.com)  
 Orca  
 Soil Food    Ph: 1300 556 628  
 Green Eco Technologies                        Ph: 1800 614 272                      E: [equires@greenecotec.com](mailto:equires@greenecotec.com)

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### COOKING OIL CONTAINERS AND DISPOSAL

Auscol    Ph: 1800 629 476                      E: [sales@auscol.com](mailto:sales@auscol.com)

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### ODOUR CONTROL

EF Neutralizer                                      Ph: 1300 435 374                      E: [info@elephantsfoot.com.au](mailto:info@elephantsfoot.com.au)

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### SOURCE SPERATION BINS

Source Separation Systems                      Ph: 1300 739 913                      E: [info@sourceseparationsystems.com.au](mailto:info@sourceseparationsystems.com.au)

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### MOBILE GARBAGE BINS, BULK BINS AND BIN EQUIPMENT

SULO    Ph: 1300 364 388                      E: [sales@sulo.com.au](mailto:sales@sulo.com.au)  
 OTTO Australia                                      Ph: 02 9153 6999

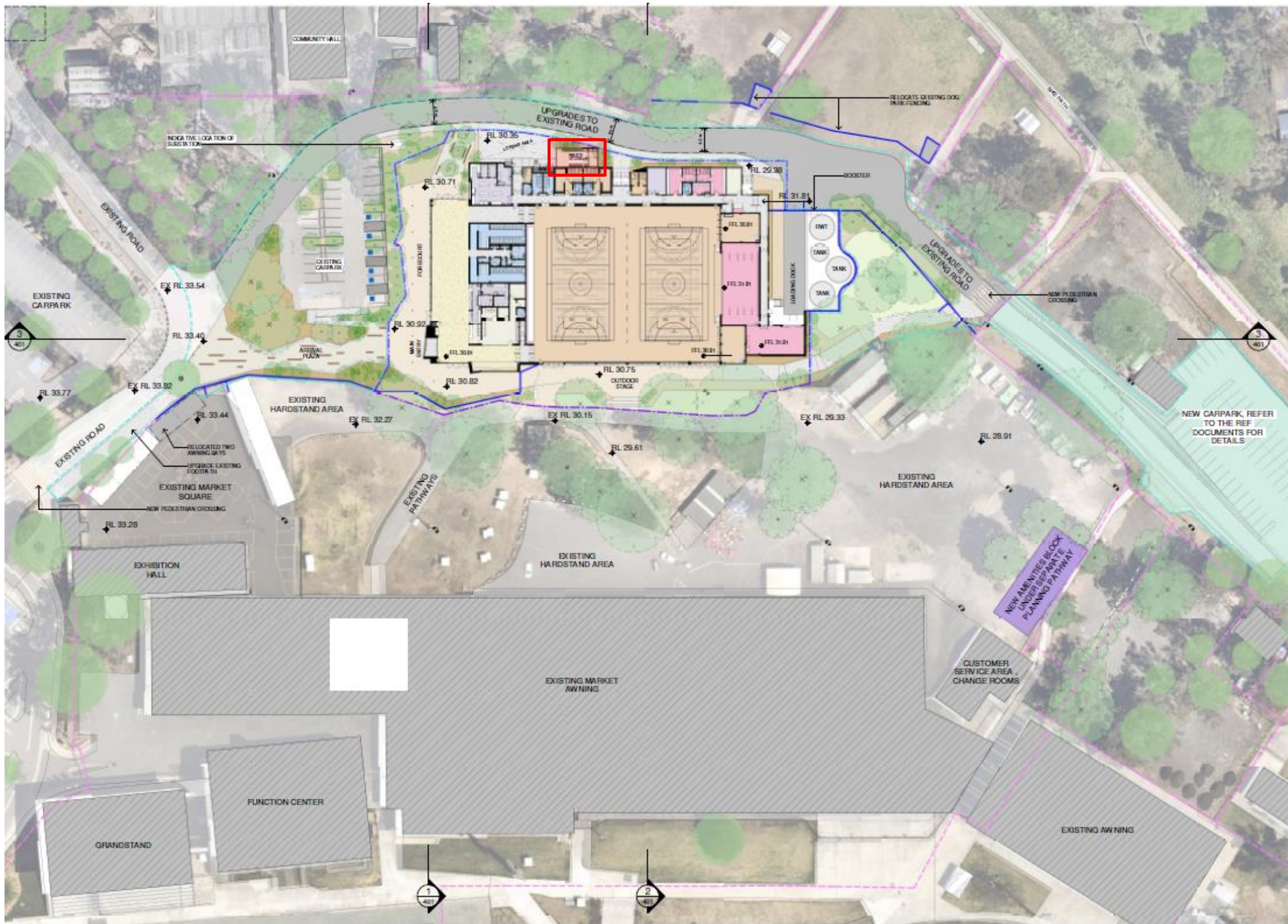
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### CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

Elephants Foot                                      Ph: 1800 025 073                      E: [info@elephantsfoot.com.au](mailto:info@elephantsfoot.com.au)

## APPENDIX A: ARCHITECTURAL PLANS

APPENDIX: A.1 SITE PLAN



Source: NBR, Drawing Reference 23334-NBR-SSDA-DR-A-006, Rev C, 09.07.2025 – Site Plan – Ground Level Stage 1.

APPENDIX: A.2 GROUND FLOOR PLAN



Source: NBR, Drawing Reference 23334-NBR-SSDA-DR-A-120, Rev C, 09.07.2025 – Site Plan – Ground Level Stage 1.

## APPENDIX B: PRIMARY WASTE MANAGEMENT PROVISIONS

## APPENDIX: B.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 <sup>2</sup> )	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 <sup>2</sup> )	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: B.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](http://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: B.3 TYPICAL COLLECTION VEHICLE INFORMATION

### General

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

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

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

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

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

### Large collection vehicles

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

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

**Table B2.1: Collection vehicle dimensions**

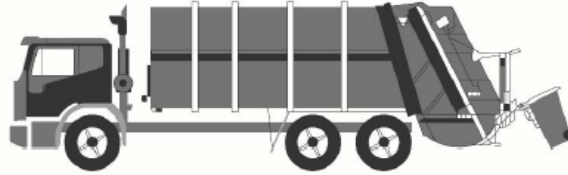
Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0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

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

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

### Rear-loading collection vehicles

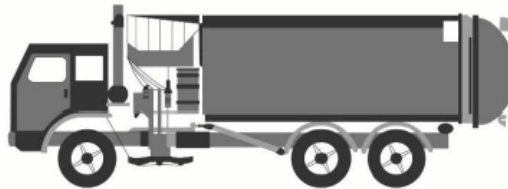
These vehicles are commonly used for domestic waste collections from MUDs and RFBs and sometimes for recycling. They can be used to collect waste stored in mobile bins or bulk bins, particularly where bins are not presented at the kerbside. They are also used for collecting bulky waste.



Rear-loading waste collection vehicle

### Side-loading collection vehicles

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



Side-loading waste collection vehicle

### Front-lift-loading collection vehicles

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



Front-lift-loading waste collection vehicle

### Small collection vehicles

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

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

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

## APPENDIX: B.4 TYPICAL BIN MOVERS

### Battery powered tug with a 1 or 2 tonne tow capacity



#### Features at a glance

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One tonne (Evo 1T) or two tonne (Evo 2T) tow capacity

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Auto latching hitch

---

Three speed motor with emergency stop

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#### Typical applications

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

#### Features:

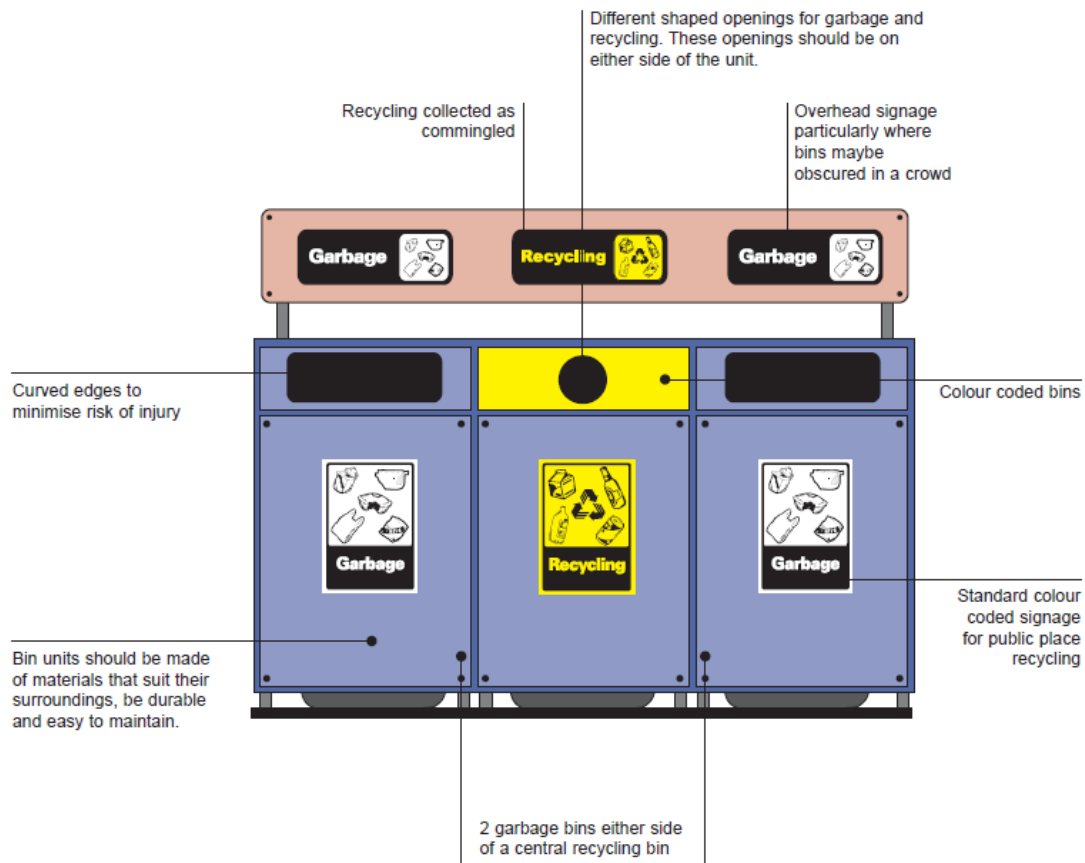
- 1 or 2 tonne tow capacity of inclines up to 6 degrees
- 500kg tow capacity if inclines up to 14 degrees
- CE Compliant
- 5 km/h max speed
- 2 x 12V 42Ah MK-gel batteries with 24V smart charger.
- Powerful transaxle

#### Safety Features:

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

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

## APPENDIX: B.5 PUBLIC AREA BINS



Source: *Department of Environment and Conservation (NSW) Better Practice Guide for Public Place Recycling 2005*



## APPENDIX C: SECONDARY WASTE MANAGEMENT PROVISIONS

**APPENDIX: C.1 TYPICAL COOKING OIL CONTAINERS**



**Drums 205L**



**Pour in Bulk Tank**

[View Brochure](#)



**Oil Kaddy System**

[View Brochure](#)



Eco System 700L fixed

Eco System 310L mobile

**Eco Systems**



**Direct-Connect to Fryer**

Source: <http://www.auscol.com/services/collection-systems/>

## APPENDIX: C.2 TYPICAL SOURCE SEPARATION BINS



Source: <https://www.sourceseparationsystems.com.au/>

## APPENDIX: D.1 ALLOCATED GFA AREAS

The GFA of the architectural plans have been accounted for as part of the calculations listed below:

Area	Rate Used	GFA m <sup>2</sup>
Hall/Corridor, Activity Rooms, Stage, Function Areas, Dressing Rooms	Cultural and Recreational Services	4913
Reception Areas, Admin, Centre Management Areas	Office Areas	117
Service Kitchen and Beverage Areas (including Kiosk/bar and BOH support)	Food & Beverage/Kitchen Areas	676
<b>TOTALS</b>	<b>TOTALS</b>	<b>5706</b>

Areas such as amenities, control boxes, cleaner storage, communications and stairs have been omitted from the calculations, as it is understood these areas are of little to no waste generation.