

68-80 Beauchamp Road, Hillsdale – Waste Management Plan

A Submission to NSW Land and Housing
Corporation c/o Homes NSW

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In the spirit of reconciliation MRA Consulting Group acknowledges the Traditional Custodians of Country throughout Australia and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander peoples and to Elders past, present and emerging.

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Glossary

Terminology	Definition
AS	Australian Standard
BDCP	Bayside Development Control Plan 2022
BLEP	Bayside Local Environmental Plan 2021
C&D	Construction and Demolition
C&I	Commercial and Industrial
DA	Development Application
DCP	Development Control Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority
LGA	Local Government Area
MGB	Mobile Garbage Bin
MRA	MRA Consulting Group
MSW	Municipal Solid Waste
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan
WSP	Waste Service Provider
WSRA	Waste Storage and Recycling Area

1 Introduction

This Waste Management Plan (WMP) has been prepared by MRA Consulting Group (MRA) as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential development at 68-80 Beauchamp Road, Hillsdale.

The site is located at 68-80 Beauchamp Road, Hillsdale in the Bayside Local Government Area (LGA) and comprises Lot 12 DP736905 with a site area of 7,857sqm. The site is currently occupied by multiple two-storey social housing buildings.

The SSD application seeks approval for demolition of all existing structures and construction of two residential flat buildings comprising a total of 179 social housing dwellings.

This WMP addresses the requirements of the Consent Authority (NSW Department of Planning, Housing and Infrastructure) and conforms to the following environmental planning instruments and reference documents:

- Bayside Development Control Plan 2022 (BDCP)
- Bayside Local Environmental Plan 2021 (BLEP)
- Bayside Council (2022) Waste Management Technical Specification
- Planning Secretary's Environmental Requirements (SEARs) issued for SSD-83256478

Consideration has also been given to the following supplementary documents in the preparation of the WMP:

- NSW EPA (2019) *Better Practice Guide for Resource Recovery in Residential Developments*.

A Waste and Recycling Management Plan has been prepared in accordance with the Bayside Development Control A Waste Management Plan has been prepared in accordance with (DCP), and states the following objectives for waste management:

- O1. To ensure new developments and changes to existing developments are designed to minimise waste generation and maximise resource recovery.
- O2. To encourage waste storage facilities that are designed to enable source separation for recovery.
- O3. To ensure waste and recycling systems are easy to use and complement Council's waste and recycling services.
- O4. To promote safe practices for storage, handling and collection of waste and recycling.
- O5. To prevent stormwater pollution that may result from poor waste and recycling storage and management practices.
- O6. To minimise amenity impacts during the storage, use and collection of waste and recyclables.
- O7. To prevent impacts to the environment that may result from litter, excess waste and illegal dumping.
- O8. To minimise interference of waste collection on pedestrian access, safety and amenity.
- O9. To minimise interference of waste collection on local traffic.

This WMP is used to inform the building design to deliver best practice waste management and promote sustainable outcomes at the demolition, construction and operational phases of the development. The WMP addresses waste generation, and storage associated with redevelopment and ongoing occupation of the proposed use.

1.1 SEARs Summary

The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83256478) on 12 May 2025 as detailed in the table below.

Table 1: Relevant SEARs considered

Issue	SEARs Requirement	Supporting Sections
17. Waste Management –	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Sections 3,4,5 and 6
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Section 5 Appendix A

This report concludes that the proposed residential development adequately addresses the waste management requirements outlined in the project's SEARs, and aligns with the objectives, controls, and directions of the BDCP2023 and associated Council guidelines.

The development incorporates appropriately sized waste storage rooms for each building and provides suitable servicing arrangements for residents, building management, and Bayside Council as the waste service provider. Accordingly, no additional mitigation measures for waste management are considered necessary.

2 Background

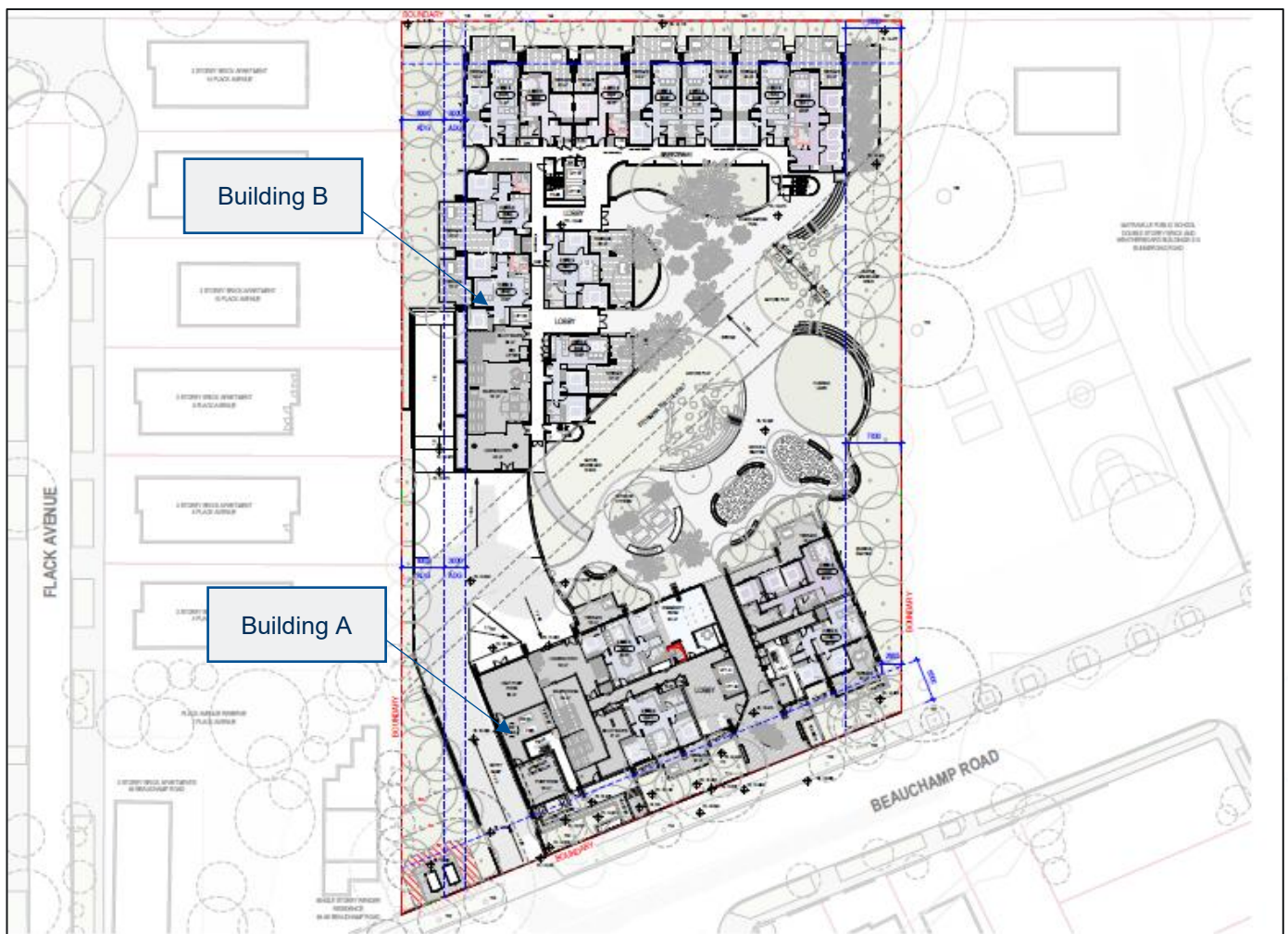
2.1 Description of the Proposed Development

The SSD application seeks consent for the following:

- Demolition of all existing structures on the site, tree removal, excavation and site preparation works;
- Construction of two residential flat buildings of 7-8 storeys with 179 social housing dwellings ;
- A single access from Beauchamp Road providing servicing and basement car park access;
- Associated landscaping and communal open spaces; and
- Infrastructure servicing.

A detailed description of the project is included in the EIS.

Figure 1: Proposed site plan



Source: SC Studio, 2025.

2.2 Location

The site is located at 68-80 Beauchamp Road, Hillsdale (Lot 12 DP736905) in the Bayside Local Government Area (LGA) with a site area of 7,857sqm. The site is currently occupied by multiple two-storey social housing buildings.

The site has frontage to Beauchamp Road to the south which is a Regional Road. It adjoins Matraville Public School to the north and east. To the west it adjoins a two-storey single dwelling which fronts Beauchamp Road and

low-rise apartment buildings which front Flack Avenue as well as Flack Avenue reserve which connects Beauchamp Road to Flack Avenue. To the south across Beauchamp Road are low rise single dwellings.

Figure 2: Site and surrounding area



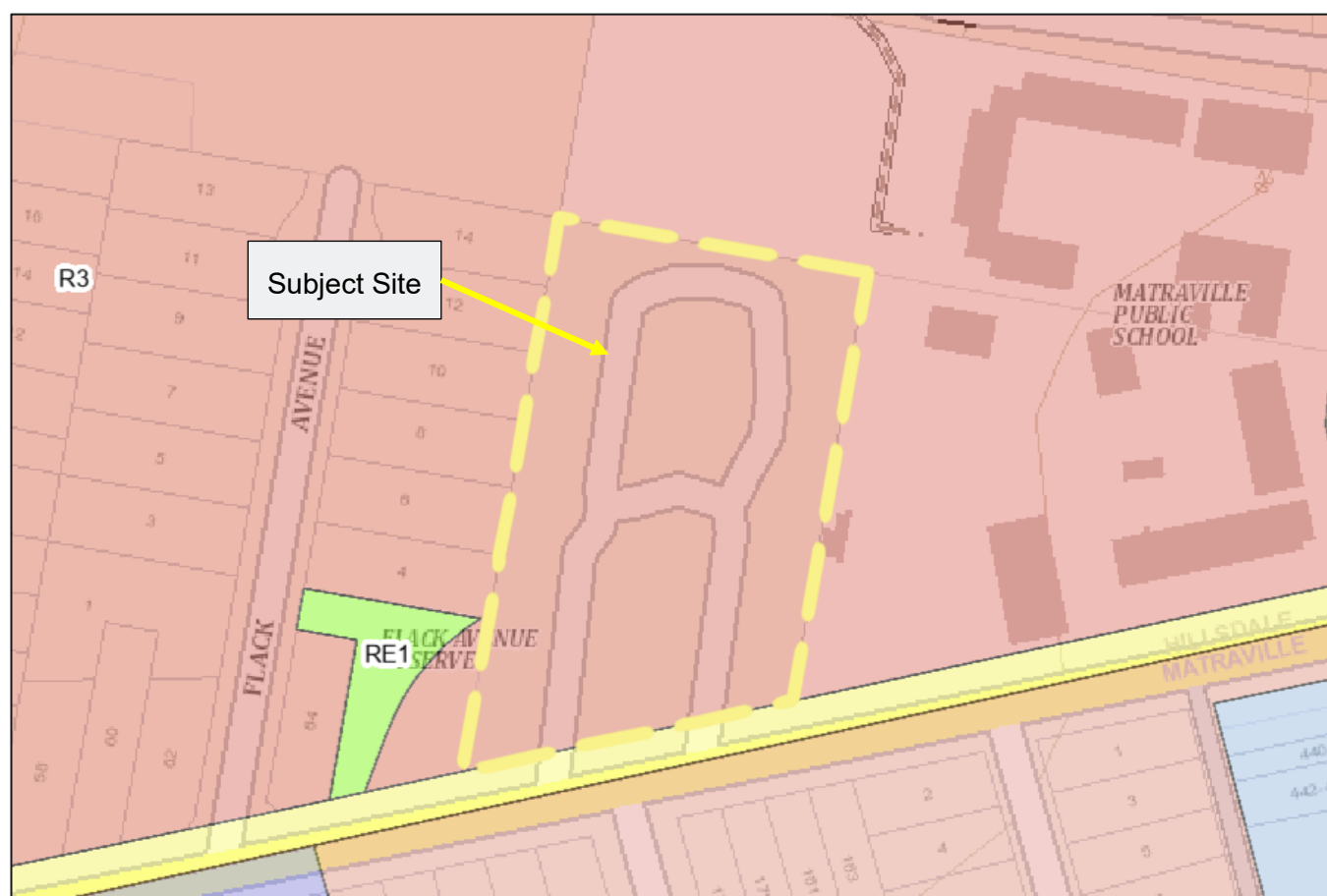
Source: Nearmap, 2025.

2.3 Zoning and Use

The site is zoned as R3 – Medium Density Residential according to the Bayside Local Environmental Plan 2021. The objectives of this zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- To ensure land uses are carried out in a context and setting to minimise impact on the character and amenity of the area.
- To enable residential development in accessible locations to maximise public transport patronage and encourage walking and cycling.

Figure 3: Land use zone map



Source: NSW Planning Portal Spatial Viewer, 2025.

2.4 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Sustainable Materials Strategy (NSW EPA, 2021), and National Waste Policy: Less Waste, More Resources (DAWE, 2018). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

Management of waste generated onsite according to directives of the NSW Strategy will assist in achieving the target of 80% diversion from landfill in the C&D sector.

2.5 Assumptions

This report is a Waste Management Plan (WMP), forming part of the development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final design set for the development plan from the project surveyors, LTS Surveyors (dated 22 April 2025), and architects Studio SC (dated 22 October 2025);
- Waste and recycling volumes are based on information provided from the BDCP; and

- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.

3 Demolition and Construction

Construction and demolition activities at the site will generate a range of construction and demolition (C&D) waste. Throughout the development process, all materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes. This is in line with the Sydney development control principles and the NSW WARR Strategy 2014-2021, to reduce landfilling and achieve a resource recovery target of 80% for all construction and demolition related works.

Waste storage during demolition and construction operations will involve some stockpiling of reusable material, as well as placement of wheeled bins for the separation of construction materials for recycling. A bin for residual waste or contaminated material will also be made available at the site for disposal where necessary. Bins may require alternative placement across construction operations to facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

A waste storage area shall be designated construction contractor and shall be sufficient to store the various waste streams expected during operations. Waste storage areas will be kept clear to maintain access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste to allow for ease of recovery and reuse of materials.

3.1 Demolition Waste

This section details the demolition waste materials expected for the proposed development, including their quantities and management options, and was designed with consideration of the requirements in the BDCP.

The proposed development will require demolition of existing structures prior to commencement of excavation and construction operations. Demolition works will include:

- Demolition of 19 x two storey brick buildings and supporting structures; and
- Clearing of land and site vegetation (excluding retained significant trees).

Table 2 outlines the expected demolition waste quantities to be generated at the site, in addition to the appropriate management methods for each material type. All materials are intended to be reused to their maximum potential. Materials with limited reuse potential on-site will be removed in bulk bins for recycling at an appropriately licenced and capable recycling facility.

Existing buildings as well as material stockpiled onsite may contain or be constructed of asbestos materials. In a bonded form, asbestos is relatively stable, however, if the material is damaged and friable, health risks could occur. If appropriate safety precautions are used, up to 10m² of bonded asbestos may be removed from the site and disposed of by an appropriately licensed waste contractor.

Table 2: Demolition waste generation estimates

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Vegetation	40 - 80	✓	✓	✓	-	0	100	Onsite: Mulched / chipped on site and used for landscaping. Offsite: Removed landscaping contractor facility for chipping / mulching and re-use.
Concrete	450 - 550	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Glass	25 - 50	✓	✓	✓	-	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	400 - 500	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Tiles	50 - 70	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Clean)	80 - 120	✓	✓	✓	-	0	100	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Clean)	80 - 120	✓	✓	✓	-	50	50	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Plasterboard	80 - 120	-	✓	✓	-	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	40 - 70	-	✓	✓	-	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Floor covering	35 - 50	-	✓	✓		50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	25 - 50	-	-	-	✓	100%	-	Resource recovery dependant on facility destination capability.
Hazardous Waste	Unknown	-	-	-		100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated							>80%	

3.2 Construction Waste

The proposed development will comprise the construction of:

- Construction of two residential flat buildings of 7-8 storeys with 179 social housing dwellings;
- A single access from Beauchamp Road providing servicing and basement car park access;
- Associated landscaping and communal open spaces; and
- Infrastructure servicing.

Waste storage during construction operations will involve some stockpiling of reusable material, as well as placement of wheeled bins for the separation of construction materials for recycling. A bin for residual waste or contaminated material will also be made available at the site for disposal where necessary. Bins may require alternative placement across construction operations to facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

A waste storage area shall be designated by the construction contractor and shall be sufficient to store the various waste streams expected during operations. Waste storage areas will be kept clear to maintain access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste to allow for ease of recovery and reuse of materials.

Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

Table 3 outlines indicative volume to weight conversion factors for common construction materials.

Table 3: Indicative volume to weight conversion factors for common construction materials

Building waste material	Tones per m ³	Waste as % of the total material ordered
Soil/aggregate	1.4 – 1.6	–
Bricks	1.2	5–10%
Concrete	1.5	3–5%
Tiles/ceramics	0.5 – 1	2–5%
Timber	0.3	5–7%
Plasterboard	0.2	5–20%
Metals	0.15 – 0.9	–

Source: *Green Building Code of Australia C&D Waste Criteria*.

Table 4 outlines the estimated waste generation rates for materials through construction of the proposed development, in addition to the appropriate management methods for each material type.

The information below presents multiple options for materials reuse, recycling and disposal where applicable (e.g. return to manufacturer, recycled at construction and demolition (C&D) processor, or disposed to landfill if contaminated).

Table 4: Construction waste generation estimations

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	300 - 500	✓	✓	✓	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Disposal: Removal of any contaminated material for appropriate treatment or disposal.
Bricks/pavers	15 - 30	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	50 - 100	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	5 - 10	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Timber (clean)	5 - 10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery.

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
							Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	5 - 10	-	✓	✓	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Plasterboard	10 - 20	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous and non-ferrous)	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Floor covering	5 - 10	✓	✓	✓	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible.

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
							C&D processor: recovery and recycling.
Fixtures and fittings	<5	✓	✓	✓			On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Electronic waste	<5	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	50 - 100	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	20 - 40	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Total % Diversion from Landfill Estimated						>90%	

3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 5).

Table 5: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	The following are local skip bin operators for consideration in the management of excavation and construction waste for the site: • Empire bins; • Bingo Industries; • Sydney Skip Bins; • W Skips; Or another supplier as elected by the building contractor.
Principal Off-Site Recycler	The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site: • BINGO Alexandria Recycling Centre; • BM Recycling; • REMONDIS Taren Point Resource Recovery Facility; Or another appropriate facility as elected by the waste management contractor.
Principal Licensed Landfill Site	• Veolia Port Botany Transfer Station Or other appropriate facility as elected by the waste management contractor.

3.4 Site Documentation

This WMP will be retained on-site during the construction phases of the development, along with other waste management documentation (e.g. contracts with waste service providers).

Responsibility for the WMP, waste documentation and processes during the excavation and construction phases will be with the site manager or builder.

A logbook that records waste management and collection will be maintained on site, with entries including:

- Time and date of collections;
- Description of waste and quantity;
- Waste/processing facility that will receive the waste; and
- Vehicle registration and company name.

Waste management documentation, the logbook and associated dockets and receipts must be made available for inspection by an authorised Council Officer at any time during site works.

4 Construction Waste Management Systems

4.1 Waste Storage, Handling, Transport, and Disposal

4.1.1 Storage

Considering the nature of the proposed works, waste management infrastructure should include the retention of several skip bins for the storage of separated demolition and excavation material. Waste should be placed in designated bins and collected on a regular schedule, as bins become full.

Recyclable materials would be source-separated onsite, where possible, in labelled bins according to the type of material (e.g., masonry, metals, paper, and plastics), to enable improved recovery rates.

All problems and hazardous wastes would be stored in separate areas or bins, as they may require special treatment. Asbestos must be stored in a separate container and wrapped in thick plastic. Any flammable liquids would be stored in a bunded area; however, this is not likely to be necessary at the site.

Separate site Mobile Garbage Bins (MGBs) would be retained on site to collect general waste and recycling associated with the use of the site by demolition personnel.

4.1.2 Handling

The handling of waste would be dependent on the waste type.

- Inert waste would be collected for recycling or disposal, as appropriate.
- Any soils that are tested and deemed to be contaminated would be sent to an appropriate facility for management and disposal.
- VENM and ENM may be reapplied to the land onsite. VENM may be applied to land off-site without a resource recovery order and exemption. ENM requires a resource recovery order and exemption to be applied to land offsite.
- Asbestos can only be disposed of in landfills that are licensed to receive it. It must be handled and transported in a specific manner as outlined in the management measures below.
- Problem wastes include tyres, paint, car batteries, gas bottles, oils and chemicals, which would be disposed of at facilities that are able to receive these materials.

The Business Recycling website businessrecycling.com.au provides a directory of locations where waste can be recycled or safely disposed of.

All material generated would be separated where possible, to maximise resource recovery potential and reduce the need for disposal of residual materials to landfill. Any material deemed unsuitable for reuse or recovery would be disposed of at an appropriately licensed landfill. The reuse and recovery potential for the expected waste product includes (but is not limited to) the methods outlined in Table 6.

4.1.3 Recycling of Materials

Table 6: Expected waste streams during C&D activities related to preliminary infrastructure works

Waste Material	Reuse or recovery Potential
Brick, Rubble, Stone, Ceramic, Tile, etc.	Sent to C&D processing facility for crushing and reuse as fill material.
Virgin Excavated Natural Material	Reuse as fill material.
Excavated Natural Material	Reuse as fill material. Compliance with ENM order and exemption is required for offsite application.

Waste Material	Reuse or recovery Potential
Timber (treated and non-treated)	Sent to organics processor or C&D processing facility for mulching for reuse.
Metals (ferrous & non-ferrous)	Fixtures and fittings returned to manufacturer for reuse (if applicable) or recycling at materials recycling facility.
Plastic	Recycling at materials recycling facility.
Paper & cardboard	Recycling at materials recycling facility.
Eligible residual or non-recoverable material	Processing at appropriately licensed energy from waste (EfW) as technology becomes readily available.
Asbestos	Disposal at a facility licensed to receive asbestos.
Hazardous and problem waste streams	Disposal/recycling at a facility which is able to accept the particular type of waste.

4.1.4 Transport

Section 143 of the POEO Act 1997 requires that waste is transported to a place that can lawfully accept it. Both the owner of the waste and the transporter are legally responsible for proving the waste was transported to a lawful place.

To show that waste has been lawfully disposed of records should be kept of the following:

1. All demolition and construction waste dockets must be kept which show which facility received the material for recycling or disposal.
2. Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste).
3. Copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).
4. Transport of waste materials is managed by a licensed operator.

Audits may be conducted by Council to verify that dockets have been kept and waste recycled and disposed of as described within the Waste Management Plan.

4.1.5 Disposal

The disposal of waste is recommended after recycling options have been implemented. Materials may only be disposed of materials to a facility which is licensed to take the particular type of waste.

1. The majority of waste onsite is inert, dry, non-putrescible waste which may be taken to any licensed landfill.
2. The Planet Ark Business Recycling directory or "Recycling Near You" websites can be consulted to find facilities that accepts a particular type of waste for recycling or disposal.

4.2 Management Measures

4.2.1 General Measures

The following general site management measures are recommended for preliminary site works:

- Uncontaminated soils may be reused onsite to even out cut and fill;
- It is recommended that organic waste from the clearing of trees be chipped and reapplied as mulch or delivered to an organics processor;
- No vegetation would be pushed into or applied to ecologically sensitive areas;
- Materials would be reused or recycled wherever possible;
- Separate bins would be provided for source separation of waste types where possible;
- Residual waste would be disposed of at a licensed landfill;
- Litter on the site would be managed daily to maintain a tidy environment;
- The disposal of nightsoil from portable toilets would be managed by a licensed contractor;
- Transport of waste would be managed by a licensed operator;
- Records would be kept of the transport and disposal of materials;

4.2.2 Hazardous Waste Management

- Hazardous and problem wastes would be stored separately onsite and disposed of or treated at a facility licensed to receive and manage the material or substance;
- If contaminated soils are present at the site, they would be disposed of to a licensed landfill or otherwise remediated for beneficial reuse. For example:
 - Soils determined to contain contaminants may be remediated on site through piling and aeration over time if suitable; or
 - Contaminated soils can be taken to a specialist soil wash plant capable of removing contaminants such as hydrocarbons through flocculation and other processes, therefore creating a reusable product.
- If asbestos is found onsite it would be disposed of in the following manner:
 - A risk assessment would be conducted to determine appropriate management measures,
 - Asbestos waste would be disposed of in a landfill which is licensed to receive asbestos waste,
 - Asbestos waste would be wetted, wrapped in 200um thick plastic, and sealed with tape before it is transported,
 - It would be clearly labelled as “asbestos waste”,
 - It would be transported in a covered, leak-proof vehicle,
 - Copies of receipts from landfills where asbestos was taken would be retained, and
 - If the amount of asbestos is more than 10m², a qualified asbestos removalist would be engaged.

4.3 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia 1994). Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in each waste storage area or where waste materials will be separated at the source. At a minimum, signage should indicate:

- Details regarding acceptable recyclables;
- *No standing* and *danger* warnings apply to the area surrounding waste storage areas;
- Contact details of the waste contractor; and
- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix D).

4.4 Prevention of pollution and litter reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management and the waste caretaker will also be responsible for:

- Maintenance of open and stockpile areas;
- Ensuring waste storage areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content;
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or accessing the site.

5 Operational Waste Management

5.1 Overview

Waste management strategies related to site operations have been established according to the BDCP and NSW EPA guideline documents.

The following space calculations are based off the mobile garbage bin (MGB) and bulk bin dimensions sourced from Bayside Council Waste Management Technical Specification (2022) (Table 7).

Table 7: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (Approx. m ²)
240	1,080	735	580	0.43
660	1,250	850	1,370	1.19
1,100	1,485	1,280	1,370	1.83

Source: Bayside Council Waste Management Technical Specification (2022).

5.2 Waste Generation

Waste:

- Building A: 75 dwellings in an 8-storey RFB;
- Building B: 104 dwellings in an 8-storey RFB

Waste generation rates have been derived from 'Section 9 Residential Flat Building (RFB): High Rise Units' of Bayside Council Waste Management Technical Specification (2022) and are outlined in Table 8.

Table 8: Waste Generation Rates

Development Type	Waste Generation Rates per Dwelling			
	General Waste	Recycling	FOGO	Bulky Waste
Residential Flat Buildings: High Rise Units	120L/unit/week	120L/unit/week	96L/unit/week	12m ² per 40 units + 3m ² for every additional 10 units

Based on these rates, the proposed development is expected to generate the weekly waste volumes presented in Table 9.

Table 9: Weekly waste generation volumes

Building	Units	Waste Stream	Daily Waste Generation (L)	Weekly Waste Generation (L)
Market Building A	75	General Waste	1,286	9,000
		Recycling	1,286	9,000
		FOGO	1,029	7,200

Building	Units	Waste Stream	Daily Waste Generation (L)	Weekly Waste Generation (L)
Market Building B	104	General Waste	1,783	12,480
		Recycling	1,783	12,480
		FOGO	1,426	9,984

5.3 Waste Storage Requirements

The bin requirements for each building presented in Table 10 are based on Council's waste collection service of twice a week for general waste and weekly for recycling. Additionally, food and garden organics (FOGO) is considered to be collected twice a week as specified in the BDCP.

Table 10: Bin requirement and collection frequency

Building	Waste Stream	Weekly Generation (L)	Number of bins / Collection Rate
Building A	General Waste	9,000	5 x 1,100L bins / collected twice per week
	Recycling	9,000	9 x 1,100L bins / collected once per week
	FOGO	7,200	15 x 240L bins / collected twice per week
Building B	General Waste	12,480	6 x 1,100L bins / collected twice per week
	Recycling	12,480	12 x 1,100L bins / collected once per week
	FOGO	9,984	21 x 240L bins / collected twice per week

5.3.1 Residential Chutes

On-site chute systems will be implemented in each building as it is the most efficient collection method for high-rise units.

- Both buildings will be serviced by a dual-chute system for general waste and recycling. A chute cupboard will be located on Level 1 – 7 to house the chute inlets.
- Since the chutes terminate at the ground-level, residents of this floor will have access to an additional 240L general waste and recycling in Building A's loading dock and Building B's bulky waste room.
- All residents will have access to 240 L FOGO bins located within their respective building's designated FOGO storage area i.e., within the loading dock for Building A and the bulky waste room for Building B.

Building Management will be responsible for monitoring bin fullness and transferring general waste and recyclables from the 240L bins into bulk bins. Decanting of waste into the bulk bins will be facilitated by a bin lifter stored in Building B's waste room.

Chute Service Rooms

The waste chutes will be supported by automatic bin systems which typically require volume for at least two days of waste generation capacity. The following infrastructure will be provisioned in separate chute service rooms:

- Building A
 - General Waste – 3 x 1,100L linear track
 - Recycling – 3 x 1,100L linear track
- Building B
 - General Waste – 4 x 1,100L carousel

- Recycling – 3 x 1,100L carousel

Building management will switch out full bins on the volume handling infrastructure every 2 days, or as needed, with spare bins stored in the service rooms. Only management will have access to these areas.

5.3.2 Waste Storage Areas

WSAs have been calculated considering estimations of bin type and volume handling infrastructure dimensions, as described in Table 11.

Table 11: Waste handling infrastructure

Building	Waste stream	Daily generation (L)	Infrastructure	Approx. Area Required (m ²)
Building A	General Waste	1,286	3 x 1,100L linear track – 1.6m x 7.55m	12.08 ¹
	Recycling	1,286	3 x 1,100L linear track – 1.6m x 7.55m	12.08 ¹
	Spare general waste bins		2 x 1,100L bins	5 ²
	Spare recycling bins		6 x 1,100L bins	14.5 ²
	FOGO bins for 7,200L per week		15 x 240L bins	8.5 ²
	Bulky waste – Building A			24
Building B	General Waste	1,783	4 x 1,100L carousel – 4.05m x 4.05m	16.4 ¹
	Recycling	1,783	3 x 1,100L carousel – 3.6m x 3.6m	12.96 ¹
	Spare general waste bins		2 x 1,100L bins	5 ²
	Spare recycling bins		9 x 1,100L bins	21.5 ²
	FOGO bins for 9,984L per week		21 x 240L bins	12 ²
	Bulky waste – Building B			33
Additional infrastructure – Bin lifter				4
Building A – Chute service room (Volume handling infrastructure + spare bins)				53m ²
Building B – Chute service room (Volume handling infrastructure + spare bins)				68m ²

Note: 1 – includes bin footprint x 1.3m² space for bin manoeuvring

2 – includes space for operational clearance

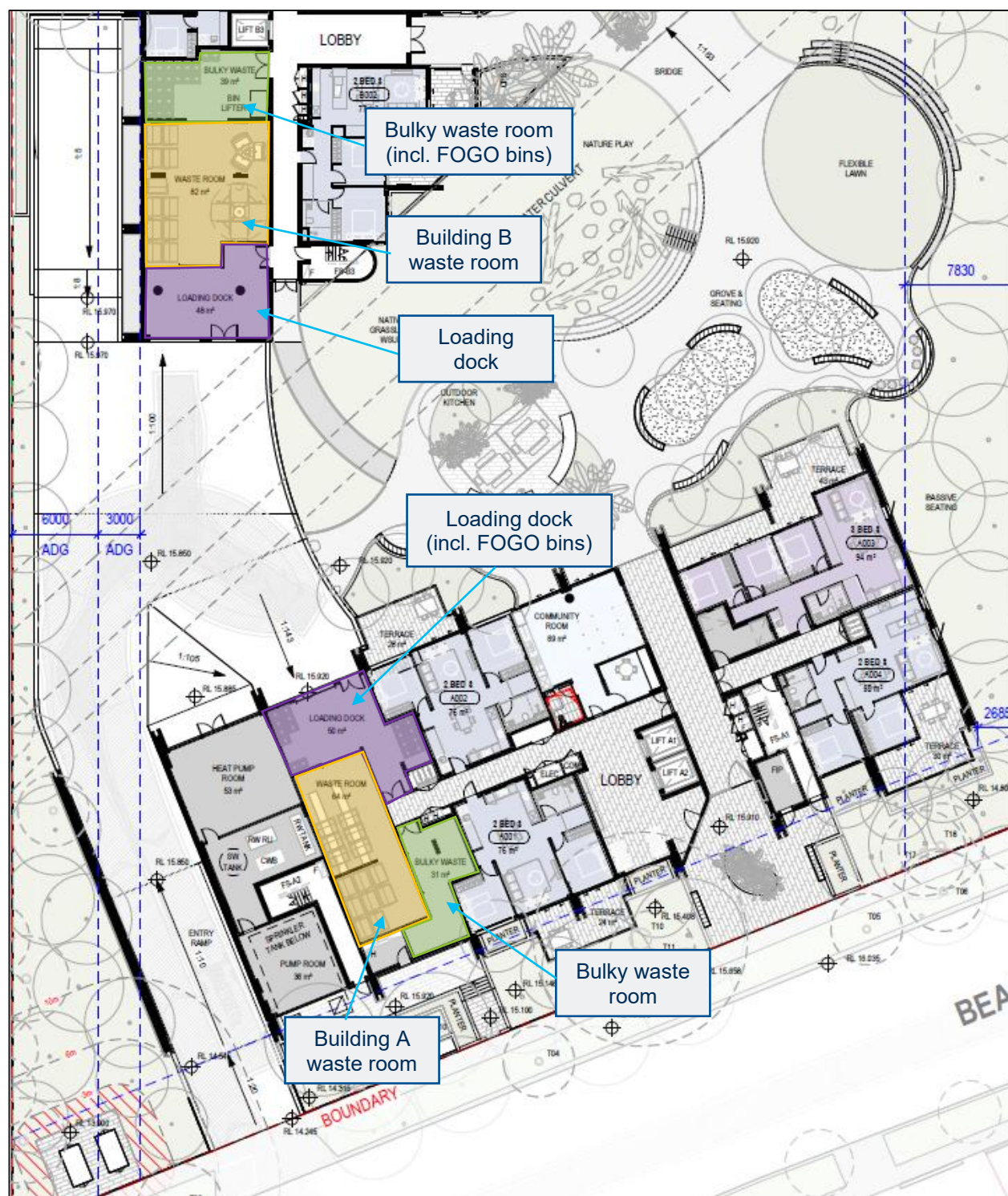
3 – includes bin lifter storage

The following bin storage areas have been allocated on the ground floor of each building to accommodate the bin numbers and infrastructure presented in Figure 4:

- Building A
 - Chute service room – 56m²
 - Bulky waste room – 20m²
- Building B
 - Chute service room – 82m²
 - Bulky waste room (including FOGO bins) – 39m²

Residents of Building A will have access to FOGO bins stored in the loading dock, and residents of Building B will have access to bins in the combined bulky waste and FOGO room.

Figure 4: Proposed waste storage and collection areas



Source: Studio SC, October 2025.

Temporary waste storage

All residents will have access to a storage area within their own unit capable of holding separate receptacles for general waste, recycling and FOGO. This is typically located within kitchen areas beneath the workbench. This space is to be sized to accommodate bins that can store at a minimum one day's garbage, recycling and food waste generated.

Bulky waste

Bulky waste items include those that cannot be disposed of in general waste and recycling bins, including but not limited to broken/damaged/old whitegoods, furniture, appliances, mattresses, etc.

Separate bulky waste rooms will be provided in both buildings for residents to temporarily store bulk items awaiting removal. Building A will have a bulky waste room sized at 31m² and Building B will have a combined bulky waste and FOGO room sized at 39m². Building Management will schedule multiple bulky waste collection days throughout the year to suit the development and avoid overspill.

5.3.3 Residential waste management

Residents will be responsible for disposing of general waste and recyclables using the infrastructure provided on their level, either via chute inlets or 240 L bins. All residents will also be responsible for depositing organic waste into the 240 L FOGO bins located within their building's respective FOGO bin storage areas.

5.3.4 Waste Collection Areas

A ground-level loading dock will be provided in each building to facilitate on-site waste collection. Building Management will be required to transfer all the bins to be serviced to the loading docks one day prior to collection and returned afterwards.

5.3.5 Collection Schedule

Waste generated from the buildings will be collected by Council collection at frequency of twice a week for general waste and FOGO, and once a week for recycling.

Building management will coordinate a bulky waste collection schedule with Council to avoid conflicts with regular bin collection days. Discarded items will be transferred from the bulky waste rooms to the loading dock by residents the day prior to collection.

6 Operational Waste Management Systems

6.1 Waste Management System Summary

The following specific management methods are proposed for the various collection waste streams expected to be generated at the site, including alternative waste streams outside of general waste, recycling and organics:

- **General Waste:** General waste shall be placed within a tied plastic bag prior to transferring into collection bins. For collection purposes, general waste shall be stored within a mobile garbage bin (MBG).
- **Commingled Recycling:** All recyclables will be stored in commingled bins (mixed plastic, paper, cardboard, glass, aluminium, steel). All recyclables should be decanted loose (not bagged) with containers un-capped, drained and rinsed prior to disposal into the recycling bin. Paper should be flattened and placed in paper and cardboard bin if applicable.
- **Garden Waste:** It is expected that landscaping at the site will be maintained by an external contractor who will remove all vegetation waste from ongoing maintenance activities.
- **Paper and Cardboard:** Should large quantities of paper and cardboard waste be generated from proposed site uses a separate service may be suitable for application at the site. The contracted waste service provider may be able to provide separate paper and cardboard bins for the source separation and collection of paper and cardboard waste.
- **Food Waste:** Residential food organics waste generation from the development can be collected and treated on-site at small scale should management decide to do so. Organics treatment can be used to produce conditioners, compost or vermiculture castings for application on or off-site. Equipment options include different size and capacity composters, dehydrators, worm farms and macerators. For organics treated to acceptable standards, discharge of effluent or any output to sewer as commercial trade wastewater may be permitted.
- **Other (Problem) Waste:** The disposal of hard, bulky, electronic, liquid or potentially hazardous wastes shall be organised between the operator and site users as necessary.

6.2 Food Waste

The Food Organics Garden Organics (FOGO) Recycling Bill 2026 (the bill) has been passed by both parliaments on the 19th February 2025. The bill states that all NSW local councils are required to have a weekly FOGO collection service in place by the 1st July 2026. For more information on the bill see Appendix B.

6.3 Waste Management and Recycling Method

The flow of **residential waste and recycling** goes from generation to collection through several steps:

1. Waste is temporarily stored within the dwelling at its point of generation in an appropriately sized receptacle, clearly marked for type of waste (for example, in the kitchen);
2. Residents are to dispose waste into the building's respective chute inlet available on their habitable level and ground-level 240L bins.
3. Site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Site management are also responsible for switching out full bins and monitoring bin fullness;
4. Site management is to ensure contracts with Council, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to staff, visitors and the public.

6.4 Management System and Responsibilities

The site manager will be responsible for the management of waste at the site. Should there be any issues that impact on the operational efficiency, safety and suitability of waste management, management will be responsible for making any necessary changes, responsibilities include:

- Using this WMP to inform waste management operations, design and infrastructure;
- Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery;
- Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal;
- Making information available to residents and visitors about waste management procedures;
- Organising, maintaining and cleaning bins as part of a regular maintenance schedule;
- Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins;
- Organising bulky waste collections as required;
- Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and
- Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry.

6.5 Collection Method and Loading Areas

All waste collections will occur on-site from each building's ground-level loading docks.

Table 12: Collection points and loading areas requirements and specification

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	- Adequate clearance and manoeuvring space; - Sufficient clearance for the safe handling of materials and equipment; - Sectioned loading bay does not impede upon traffic and pedestrian safety; and - Height clearance of 4.5 metres and unobstructed width of 3.5 metres to allow space for wall and ceiling attachments like vents, signage and piping
Vehicle manoeuvring and loading space	Truck space for adequate lift clearance, manoeuvring and operation for a contractor collection vehicle	- Collection from each building's loading area by a rear lift collection vehicle; - Adequate loading bay dimensions to not impede lift clearance; - Operational clearance for truck manoeuvring in a forward direction; and - The provision of space clear of vehicle parking spaces (level and free of obstructions).
Operating times	Appropriate collection times to limit noise and traffic disturbance	- Collection times will be arranged during off-peak times to ensure minimal disturbance to pedestrians and visitors.

6.6 Waste and Recycling Storage Areas

The waste areas will provide centralised storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times. In accordance with the DCP, it is recommended the bin storage areas be designed with the following considerations:

- Storage areas reflect the equipment, infrastructure, manoeuvring space and potential future needs of the development;

- Be located in a position that is convenient for users and waste collection staff, located away from habitable rooms;
- Waste handling, storage and collection systems for residential waste to be self-contained;
- All waste and recycling storage areas and access paths to be kept clean and free of obstructions;
- The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- The walls being cement rendered to a smooth, even surface and coved at all intersections; and
- The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

6.7 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia, 1994).

Signage will be designed to consider language and non-English speaking backgrounds, vision impairment and accessibility. Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in the waste room indicating:

- Details regarding acceptable recyclables;
- Recyclables are to be decanted loose (not bagged);
- *No standing* and *danger* warnings apply to the area surrounding the waste storage area;
- Contact details for arranging the disposal of bulky items; and
- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix D).

6.8 Prevention of Pollution and Litter Reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management and the site cleaning staff will also be responsible for:

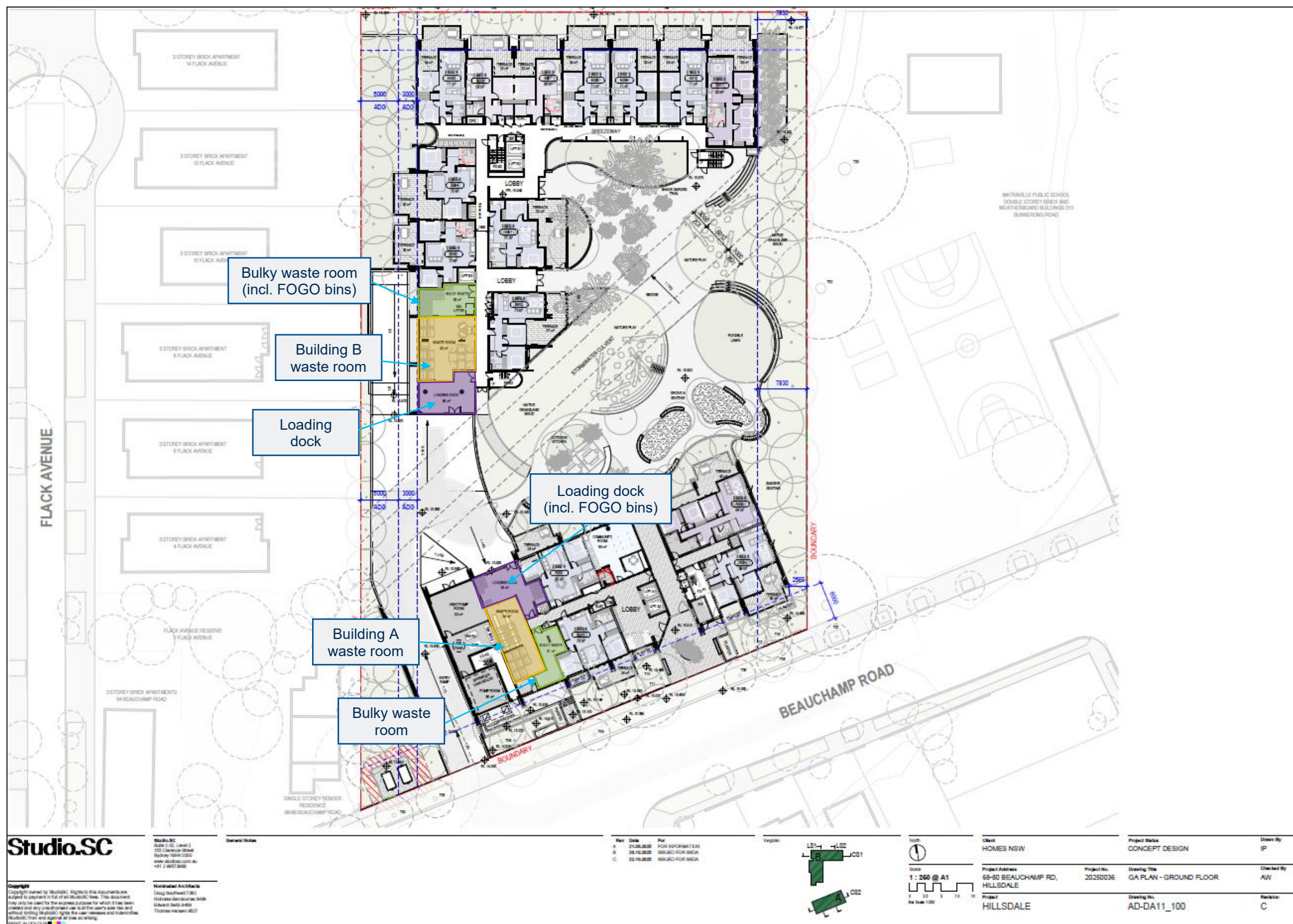
- Maintenance of open and common site areas;
- Ensuring waste areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes);
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or other work.

7 References

- Australian Department of Sustainability, Environment Water, Population and Communities (2011) Construction and Demolition Waste Guide - Recycling and Re-use Across the Supply Chain.
- Australian Standards 4123.7 Mobile Waste Containers.
- Bayside Development Control Plan 2022
- Bayside Local Environmental Plan 2021
- Bayside Waste Management Technical Specification 2022
- NSW EPA (2012) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.
- NSW EPA (2013) NSW Waste Avoidance and Resource Recovery Strategy 2014-2021
- NSW EPA (2014) Waste Classification Guidelines.
- NSW EPA (2016) Recycling Signs, Posters and Symbols. Available at: <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>.
- NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.
- NSW EPA (2021) NSW Waste and Sustainable Materials Strategy 2041.
- NSW Government (1979) Environmental Planning and Assessment Act.
- NSW Government (1997) Protection of the Environment Operations Act.
- NSW Government (2000) Environmental Planning and Assessment Regulation.
- NSW Government (2001) The Waste Avoidance and Resource Recovery Act

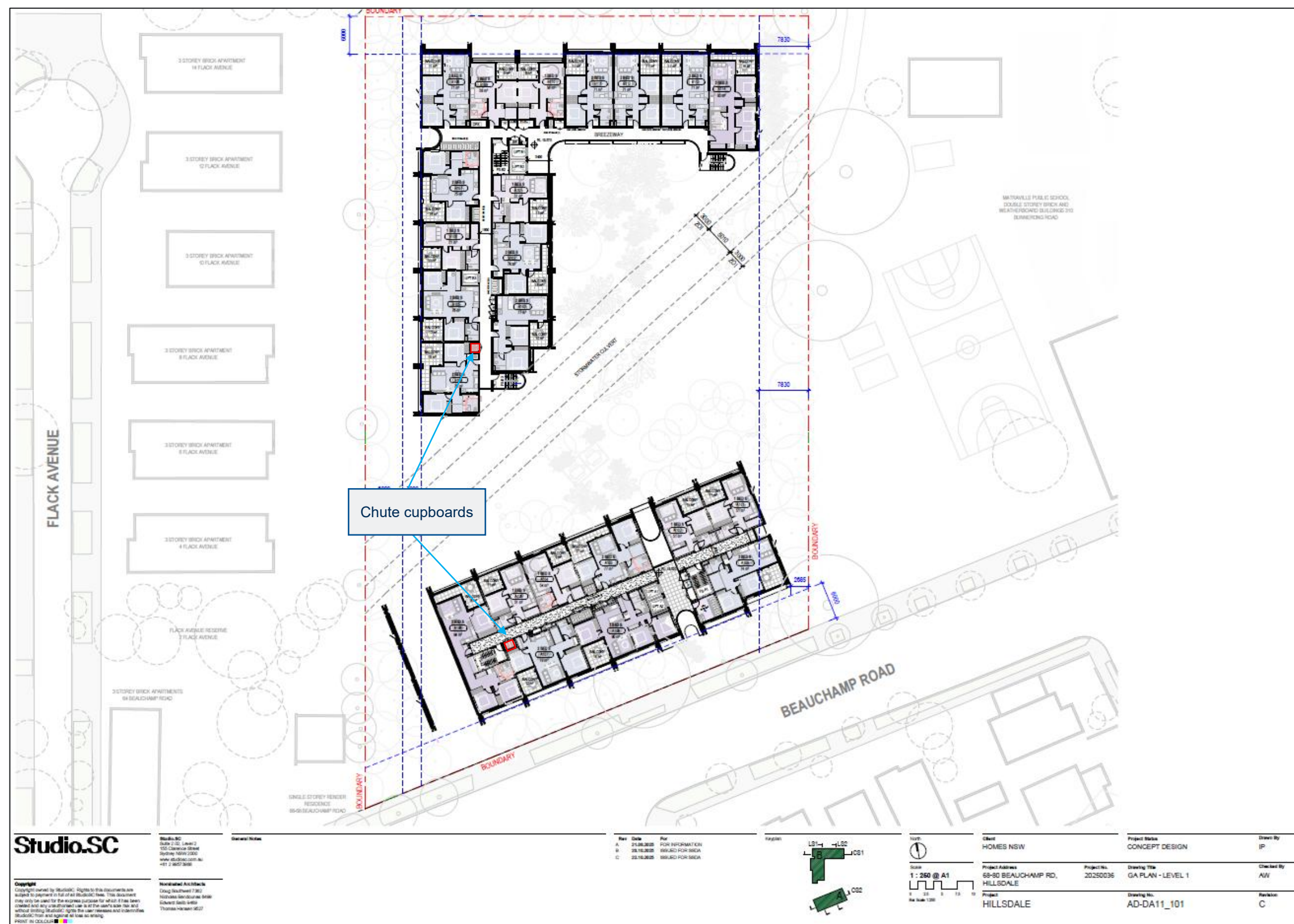
60-80 Beauchamp Road, Hillsdale – Waste Management Plan

Figure 6: Proposed ground-level plan



Source: Studio SC, October 2025.

Figure 7: Proposed residential level



Source: Studio SC, October 2025.

Appendix B FOGO Recycling Bill Summary 2025

FOGO Recycling Bill 2025

Information for Councils

Key Requirements

By 1 July 2030
Local councils must:

- ☒ Provide all households with a food organics and garden organics (FOGO) waste service (either a FOGO bin or separate FO and GO bins)
- ☒ Provide weekly household collection of FOGO waste
- ☒ Ensure FOGO waste is not mixed with non-organic waste during collection



Regulations

A FOGO Implementation Advisory Panel will be established to:

- Provide advice to the Minister and EPA about implementation of this mandate
- Be consulted about matters to be prescribed in regulations regarding this mandate

ⓧ Exemptions

The FOGO 2025 mandate does NOT apply to:

- Households not provided with a residual waste (red bin) collection service by their local council
- Lord Howe Island
- Parts of the Western Division not within the area of a local council

The EPA will develop an exemption framework which will consider:

- Geographical or population constraints
- Availability of infrastructure
- Timing and expiration of waste contracts
- Infrastructure impairments of multi-unit dwellings (MUDS) e.g., bin chutes

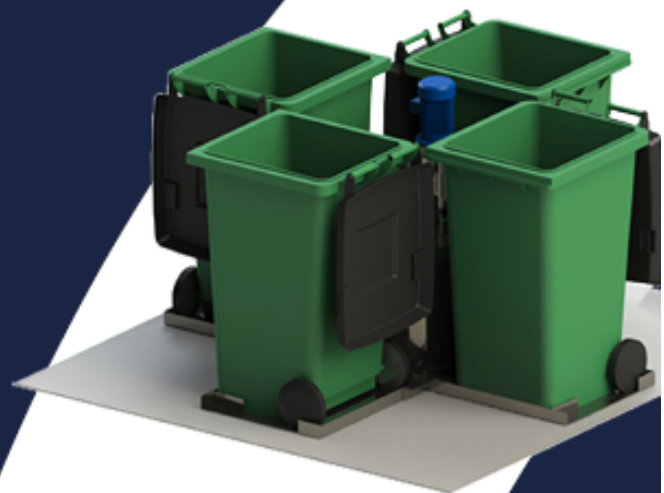
Appendix C Waste Equipment Options

CAROUSEL SYSTEM

Elephants Foot's Carousel System is a versatile waste handling solution for many types of multi-storey or multi-level developments. The Carousel System collects waste or recycling being disposed from the floors above through the chute system, discharging the material via a hopper that feeds the bins positioned on the unit.

Electromechanically driven with automated operation, the Carousel System automatically replaces full bins by a revolving circular platform. Once all the bins on the system are filled, an indicator light will illuminate signifying that the bins are ready for withdrawal and collection.

- ✓ Simple operation with user friendly controls
- ✓ Increased waste servicing efficiency for the development
- ✓ Automatic system control with manual override
- ✓ Low service and maintenance costs
- ✓ Quiet and efficient system operation
- ✓ Maximise safety for residents, caretakers and collectors
- ✓ Can suit low ceiling clearances
- ✓ Retro fitting options to suit other chutes systems
- ✓ Compliant with relevant Building Codes and Standards
- ✓ Standard 12 month warranty



Available with or without compaction unit, our Carousels come suited for 240L, 660L and 1100L mobile garbage bins.

See reverse side for more information.

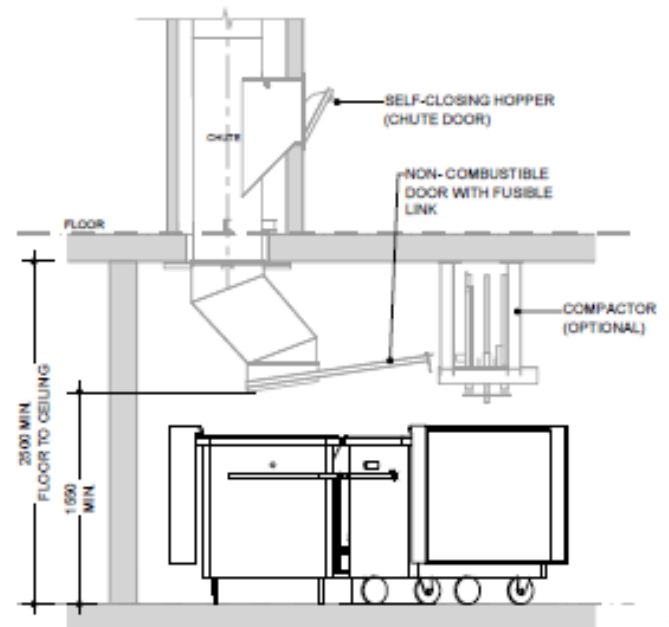
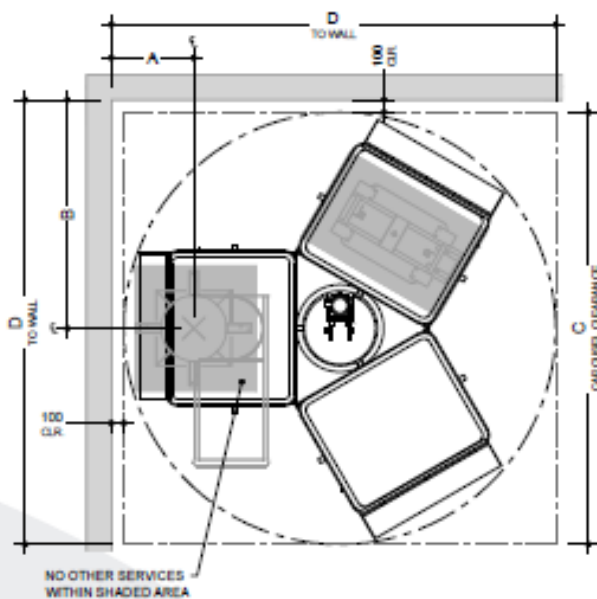


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1,100 LITRE CAROUSEL SYSTEM

No. of Bins	Reference (mm)			
	A	B	C	D
2	650	1700	3200	3350
3	650	1850	3480	3600
4	650	2050	3940	4050

Available with or without compaction unit, our standard 1100 litre bin Carousel System is available in standard 2, 3 or 4 bin options. Our 5 Bin option is available as a special order.



Notes:

Bins not provided by Elephants Foot

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

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

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

1100 LITRE LINEAR TRACK SYSTEM

PRODUCT INFORMATION

Elephants Foot 1100 Litre bin Linear Track System is a versatile waste handling solution for many types of multi-storey or multi-level developments. The Linear Track System collects waste or recycling being disposed from the floors above through the chute system, discharging the material via a hopper that feeds the bins. Electromechanically driven with automated operation, the system utilises linear motion to automatically change over full bins. Once all the bins are filled, an indicator light will illuminate signifying that the bins are ready for withdrawal and collection. Available with or without compaction unit, our standard 1100 litre bin Linear Track System is available in the standard 2 bin option. Our 3 Bin option is available as a special order.



SPECIFICATIONS

System Control	Electric PLC
Power Supply	415 V AC / 20A / 5 PIN
Motor Size (kW)	1.1
Maximum bin load	440 kg
Noise (dBA)	<85
Bin Size (L)	1100
Cycle time (sec)	60
Bin Quantity options	2 or 3

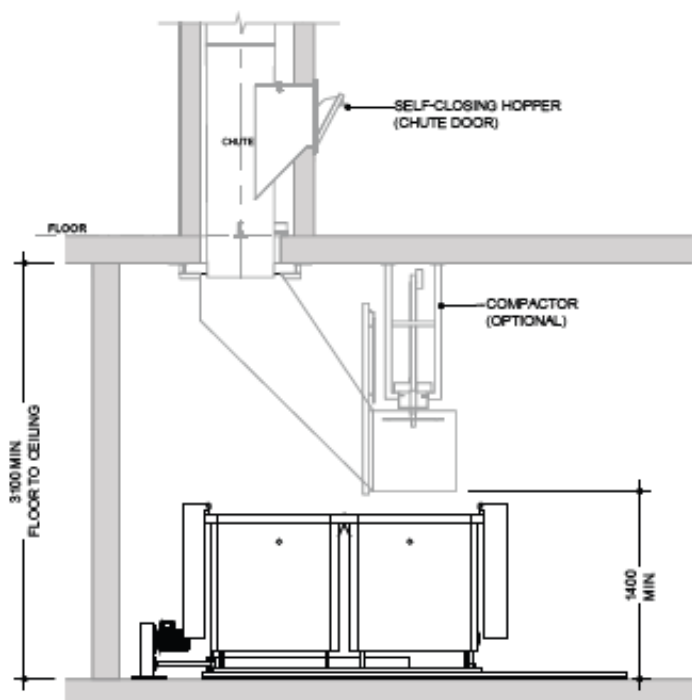
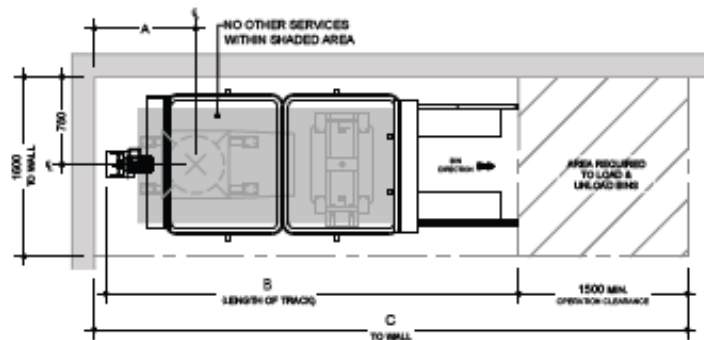
OPTIONAL EXTRAS

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

STANDARD FEATURES & BENEFITS

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

LINEAR TRACK SYSTEM



1100 LITRE BIN

1100 LITRE BIN LINEAR TRACK SYSTEM			
No. of Bins	Reference (mm)		
	A	B	C
2	900	3700	5300
3	2100	5940	7550

Notes:

Bins not provided by Elephants Foot

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

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

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

Source: Elephants Foot, 2023

Appendix D Standard Signage

Waste Signage

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the NSW EPA.

Standard symbols for use in signage, bin facade and educational materials are promoted through the NSW Environment Protection Authority. They are available for download from the NSW EPA website (NSW EPA 2016b), in black and white and colour versions. The Australian Standard series AS 4123 (Part 7) details colours for mobile waste containers (Standards Australia 2008).

Figure 8: Examples of standard signage for bin uses



Safety Signs

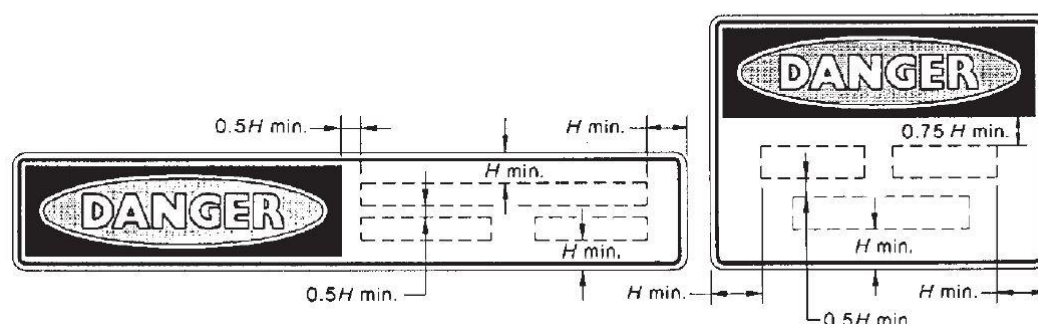
The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Clear and easy to read 'NO STANDING' and 'DANGER' warning signs must be fixed to the external face of each waste and recycling room where appropriate.

Figure 9: Example and layout of safety signage



(d) Horizontal

FIGURE D5 TYPICAL ARRANGEMENTS OF DANGER SIGNS



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