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Waste Management Plan

Proposed Residential Development

At 8-24 Nicholson Street, Wollstonecraft

On Behalf of Traders in Purple



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Revision Record

No.	Author	Reviewed/Approved	Description	Date
1.	C. He	S. Kenny	OWMP – Draft	12/09/2025
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Contents

1	Introduction	4
1.1	SEARs Declaration	4
1.2	Scope.....	5
1.3	Site Analysis.....	6
1.4	Project Description.....	7
2	Demolition & Construction Refuse Management.....	8
2.1	Demolition and Construction Waste Legislation	8
2.2	Planning For Demolition and Construction	10
2.3	Construction and Demolition Methodologies	13
2.4	Waste Bin Guidelines	14
3	Refuse Management.....	15
3.1	Regulatory & Governance Considerations	15
3.2	Refuse Calculations	15
3.3	Equipment Requirements & Specifications	16
3.4	Refuse Disposal	17
3.5	Refuse Storage	19
3.6	Refuse Transfer	23
3.7	RCV & Bin Servicing Arrangements	24
4	Operational Waste Recommendations.....	26
4.1	On-going Management	26
Appendix A	C&D Refuse Template for Contractor.....	30
Appendix B	Site Plans.....	32
Appendix C	Swept Path Analysis.....	35
Appendix D	Systems & Specifications	37
	Typical Refuse Bins	38
Appendix E	Refuse Signage	40
Appendix F	Terms & Abbreviations	43

Table Index

Table 1-1: SEARs Declaration	4
Table 1-2: Scope Items.....	5
Table 1-3: Development Summary	7
Table 2.1: Indicative Demolition Waste Volumes	12
Table 2.2: Indicative Construction Waste Volumes.....	13
Table 3-1: Refuse Generation Rates.....	15
Table 3-2: Refuse Calculations	16
Table 3-3: Bin Requirements.....	16
Table 3-4: Additional Equipment	17
Table 3-5: Disposal of Frequently Generated Refuse.....	17
Table 3-6: Disposal of Infrequently Generated Refuse	18
Table 3-7: Refuse Storage Area Design Requirements.....	22
Table 3-8: Transfer path design elements.....	23
Table 4-1: Implementation Checklist	26
Table 4-2: Occupation/Operation Checklist	28
Table 4-3: Review and Amendment Phase	29

Figure Index

Figure 1-1: Site Location	6
Figure 2.1 Waste Hierarchy.....	11
Figure 3-1: Refuse room at lower ground level.....	20
Figure 3-2: Refuse storage area (per level)	21
Figure 3-3: RCV Swept Path	25

1 Introduction

Colliers International Engineering & Design has been engaged by Traders in Purple to prepare a Waste Management Plan (WMP) to support the proposed residential development located at 8-24 Nicholson Street, Wollstonecraft. It is understood that a State Significant Development Application will be lodged with North Sydney Council under SSD-86462209.

1.1 SEARs Declaration

Table 1-1: SEARs Declaration

Declaration		
Name	Connie He	
Professional Qualifications	Bachelor of Engineering (Sustainable Systems Engineering) Bachelor of Design in Architecture	
The undersigned declares that this Waste Management Plan has been prepared in response to the following SEARs requirements issued for the Project on 23 June 2025 for SSD-86462209:		
SEARs item	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
17	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Section 3 and Section 4.
17	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Section 3.
Signed		
Dated	10 October 2025	

1.2 Scope

The content of this WMP is intended to provide information on the typical movement of waste streams from generation to collection. The items covered within the WMP are described in Table 1-2.

Table 1-2: Scope Items

Item	Description
Refuse streams	Identification of refuse streams & anticipated development refuse volumes likely to be produced
Refuse separation	Recommendations for appropriate segregation methods for each refuse stream
Refuse collections	Assessment of refuse collection vehicle (RCV) access and manoeuvring
Refuse storage	Detailed analysis of refuse storage facilities and design
Refuse transfer	Assessment of refuse transfer between refuse storage and collections areas
Refuse disposal	Recommendations for refuse disposal within the development
Refuse management equipment	Identification of recommended and optional refuse management systems and equipment
Refuse management operations	Recommendations for operational efficiency and ongoing management, including refuse minimisation, tenant education and safety
Building design	Recommendations for design of refuse management facilities

Detailed information including site plans and drawings, recommended refuse management equipment and system specifications, common refuse signage as well as a list of terms and abbreviations are provided in the appendices.

The provisions outlined in this WMP are considered appropriate for this type of development. It is noted that the refuse storage areas are suitably sized to accommodate the refuse generated and number of bins proposed based on the storage and collection methods outlined herein.

1.3 Site Analysis

The site is located at 8-24 Nicholson Street, Wollstonecraft and is zoned as R4 High Density Residential within the Crows Nest TOD Accelerated Precinct. The subject site comprises of ten allotments which are described as follows:

- Lots 1 & 2 of DP220608
- Lots A & B of DP419382
- Lots 1 & 2 of DP513450
- Lots A & B of DP403932
- Lots A & B of DP385256

The site currently comprises of five single-storey, semi-detached dwellings, all of which will be demolished prior to construction. The site is bounded by Nicholson Street and Oxley Street.



Figure 1-1: Site Location

Source: Nearmap, image dated 28/09/2025

1.4 Project Description

This application seeks approval for a residential flat building at 8-24 Nicholson Street, Wollstonecraft for:

- Site amalgamation,
- Demolition of existing structures on the land and excavation of basement levels,
- The construction of a 12-storey residential flat building, comprising:
 - 3-levels of basement car parking,
 - Car parking, waste storage, loading and building services located to the lower ground level,
 - 12-levels of residential dwellings, comprising 1, 2 and 3-bedroom apartments,
 - Rooftop communal open space,
- Rooftop servicing and plant,
- Vehicle access and egress from Oxley Street,
- Landscaping on the ground floor, lower ground floor and on structure to the rooftop communal open space

Table 1-3 provides a summary of the development in relation to the relevant refuse generating areas, for use with the calculations provided in Section 3.2.

Table 1-3: Development Summary

Description	Quantity
1-Bedroom Apartment	2
2-Bedroom Apartment	20
3-Bedroom/Penthouse Apartment	56
Total Residential Apartments	78

** Areas ancillary to the above (i.e. communal areas, corridors, storerooms) are non-generating areas and have been excluded.*

2 Demolition & Construction Refuse Management

This section provides details on the collection, storage, transfer, and disposal of demolition and construction refuse within the development.

2.1 Demolition and Construction Waste Legislation

The transfer, transport and disposal of certain wastes carry legislative requirements that will need to be adhered to during the life of the project. This legislation has bearing on both the owner of the waste and the transporter.

Under Section 143 of the *Protection of the Environment Operations Act 1997*, waste can only be transported to a place that can lawfully accept it. If wastes are transported to a place that cannot lawfully accept the material, both the owner of the waste and the transporter can be held liable for clean-up costs and for subsequent lawful disposal. Therefore, it is essential for the project managers/owners to ensure that due diligence is undertaken prior to transportation of waste materials. Additional measures owners of waste can protect themselves from fines and penalties are outlined at <https://www.epa.nsw.gov.au/your-environment/waste/industrial-waste/construction-demolition>.

As part of the Development Approval, it will be a requirement to keep a copy of this WMP along with proof of lawful disposal for all waste that is disposed of or otherwise recycled from the site must be retained on site in a Waste Data File. Proof is to include a logbook with associated receipt/invoices, waste classification, and site validation certificate. All entries must include:

- The contract details of the person(s) who removed the waste;
- The waste carrier vehicle registration;
- The data and time of waste collection;
- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill;
- The address of the disposal location(s) where the waste was taken;
- The corresponding tip docket/ receipt from the site(s) to which the waste is transferring, notifying date and time of delivery, description (type and quantity) of waste

Both the logbook and associated receipts must be made available for inspection by the relevant authority at any time during site works and at the conclusion of works should be retained by the person responsible and made available for inspection by the relevant authority.

2.1.1 Asbestos

Buildings or structures constructed or renovated in NSW prior to 1987 are likely to contain asbestos. There are specific laws relating to working with or around asbestos (*Work Health and Safety Regulation 2017*). If the structures that include demolition work were built prior to 1987, an asbestos specialist should be engaged to identify if asbestos containing materials (ACM) are present and an appropriate removal process be undertaken. For more information, visit <https://www.safework.nsw.gov.au/hazards-a-z/asbestos>. Asbestos may be found in cement sheet walls and sheet roofing, backing to floor tiles, external cladding, switchboard backings and lagging insulation for water pipes.

Details of removal procedures and risk management will be detailed in the Hazardous Building Materials Assessment Report. All works should be halted if unidentified materials are suspected. Additional sampling may be required to areas that were not accessible at the time the report was undertaken.

2.1.2 Contaminated Land

Any unexpected, contaminated soil identified after demolition and excavation has commenced is to be remediated and disposed of to an approved contaminated/remediated soil facility as per the *Contaminated Land Management Act 1997* as required by NSW EPA. If during the course of demolition or excavation and activities lead to the contamination of land, or once a person becomes aware that there is evidence of previous contamination, there is a legal obligation to notify the EPA.

2.1.3 Lead-Contaminated Materials

According to NSW EPA, many uses of lead have been phased out, however there are remaining traces used in lead-acid car batteries, some forms of solder, waterproof flashing for roofs and gutters, and radiation protection. There are specific laws relating to working with or around lead-contaminated materials outlined within the *Work Health and Safety Regulation 2017*. Prior to the commencement of any works, the contractor must test for any lead-contaminated surfaces or materials. Lead test kits are commercially available. If any lead-contaminated materials are identified on site, the contractor must provide works with information about the risks and health effects when working with lead. Materials during demolition with lead contamination must be placed in a controlled area on site and storage must be restricted to that area. Any contaminated PPE as a result of the demolition process must be properly disposed of, laundered/ decontaminated or placed in a sealed container until re-use. Control measures must be reviewed on an on-going basis or when circumstances may affect the health and safety of workers. All lead-contaminated materials must be disposed of at designated sites which accept this waste type. The contractor can contact North Sydney Council or NSW EPA to inquire further about local regulations for disposal and drop-off locations.

2.1.4 Hazardous Materials

Should there be hazardous material identified prior to demolition works a Hazardous Material Survey must be prepared and submitted to North Sydney Council at least one (1) week prior to demolition. A suitably qualified land contamination consultant must be engaged to prepare this survey which must be submitted to Council.

The Hazardous materials survey must include, but not limited to, asbestos materials synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

- The location of hazardous materials throughout the site
- A description of the hazardous material
- The form in which the hazardous material is found e.g. AC sheeting, transformers, contaminated soil, roof dust
- An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight
- A brief description of the method for removal, handling, on-site storage and transportation of hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines and
- Identification of the disposal sites to which the hazardous materials will be taken

2.2 Planning For Demolition and Construction

In order to achieve effective waste reduction during the demolition, excavation and construction phases, there are a number of measures that should be undertaken by the project manager, C&D contractors, and site staff. Any commitment to reducing waste sent to landfill will need to be agreed by all stakeholders and actions coordinated early in the operational works planning phases, in order to achieve best practice diversion rates. These measures are discussed in the following sections.

2.2.1 Material Identification and Recovery

Prior to demolition, it is recommended that construction contractors meet with demolition contractors and site managers to identify those materials or items that are to be salvaged or reused during the demolition or construction stages or may be suitable for reuse on other project sites. All other materials should then be categorised based on acceptance criteria for available recyclers. This presents a clear idea of those materials that are to be excluded from being sent offsite for recycling/reprocessing or for disposal to landfill. Details of the landfill disposal sites, transfer stations for recycling and C&D waste transport contractors will be determined once a builder is appointed.

Key principles to be followed during demolition, in order of preference and generally in accordance with the waste hierarchy, include:

- Manual deconstruction of the following:
 - Materials that can be reused on site during further demolition and/or construction stages or used offsite.

- Materials of high cost to dispose/treat. This material should not be mixed with other generic building materials, as the entire load will be deemed as contaminated, and therefore the entire load will be charged at the higher rate.
- High risk/dangerous materials (e.g. asbestos) by a licensed contractor or suitably qualified person.
- Items that will attract a high rebate (e.g. copper pipe).
- Segregation of like materials (e.g. timber) and separate storage on site in bins, depending on market availability of recycling agents.
- Materials that cannot be reused or recycled are to be disposed of to landfill.

Volumes will also be dependent upon the method of demolition, and greater recovery rates will be achieved with dismantling of building structures by hand rather than with heavy machinery.

This C&D waste management analysis of the project has been undertaken to meet the requirements of the North Sydney Council Planning requirements. The goal of this document is in line with the planning controls as well as the waste hierarchy (avoid or reduce, reuse, recycle, recover energy, treat and dispose), shown in Figure 2.1, and aims to:

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

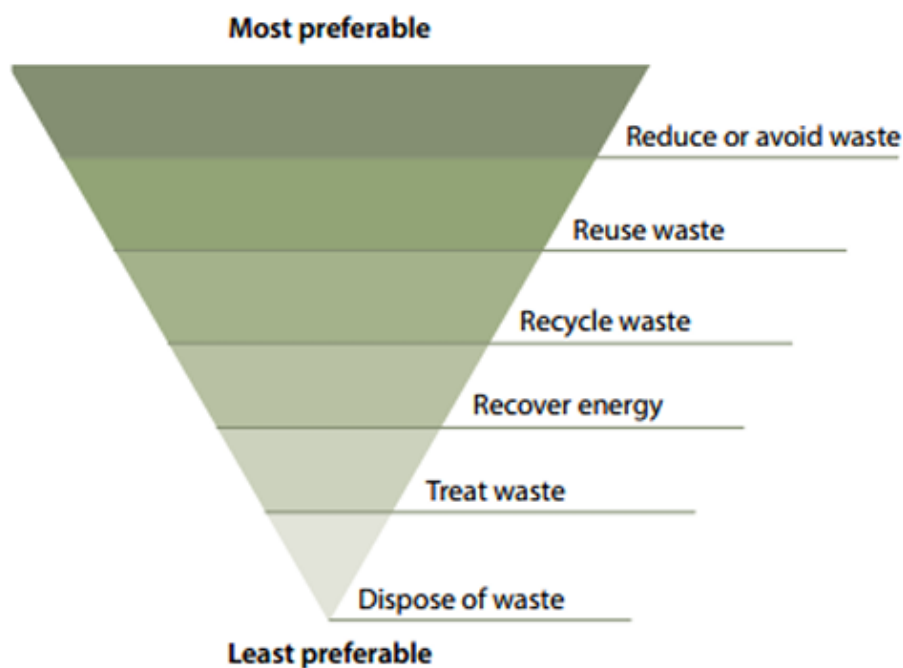


Figure 2.1 Waste Hierarchy

This report will provide guidance on activities and design before works on site commence and will also outline the requirements to comply with Council and State legislation, and actions required during construction phase.

Information contained within the report is based on local government authority requirements related to North Sydney Council and the associated waste services department. The recommendations provided are designed to comply with:

- North Sydney Council Development Control Plan 2025
- NSW Waste Avoidance and Resource Recovery Act 2001 and Strategy 2014-2021.
- Any asbestos removal must be removed and disposed of in accordance with the requirements of Work Cover.
- All lead contaminated materials must be handled and disposed of in accordance with the NSW Environment Protection Authority's requirements.

2.2.2 Anticipated Demolition Waste Volumes

North Sydney Council does not currently have C&D waste generation rates available, therefore rates have been adopted from Camden Council's waste management guidelines. A total of five brick dwellings will be demolished which have been used for the demolition refuse calculations. The resulting quantities are a guide only to assist in planning appropriate management solutions for each of the predominant waste streams.

It is essential that the demolition contractor detail the demolition volumes as soon as known quantities of materials can be calculated.

Table 2.1: Indicative Demolition Waste Volumes

Material	Estimated Demolition Waste Quantities (m ³)
Brick	75
Concrete	20
Timber	75
Plasterboard	75
Root Tiles	45
Asbestos	Variable

Data source: Camden Council Waste Management Guideline, 2019.

2.2.3 Anticipated Construction Waste Volumes

As anticipated volumes are currently unknown, it is essential that the construction contractor complete the table in Appendix B as soon as known quantities of materials are calculated. Colliers have estimated volumes based off 78 apartment units using the C&D waste generation rate for a residential flat dwelling. An estimation of volumes has been provided below and are indicative only.

Table 2.2: Indicative Construction Waste Volumes

Material	Estimated Construction Waste Quantities (m ³)
Brick	312
Concrete	546
Plasterboard	156
Timber	156
Metal	156
Other Waste	1170

Data source: Camden Council Waste Management Guideline, 2019.

2.3 Construction and Demolition Methodologies

The general methodology to be followed for completing the demolition and construction stages are as follows:

- Sourcing of recycling agents/contractors and transportation – gain an understanding of their site access requirements and bin choices.
- Installation of any barrier fencing to protect pedestrian safety, access pathways, and items to be protected/retained.
- Identification of best bin storage areas for the number of material streams and collection vehicle access, ensuring unimpeded access for users and waste collection contractors and protection from elements
- Installation of recycling bins where applicable
- Preparation of access points and installation of safety and educational signage at waste storage areas
- Site induction for all staff to include discussion on commitment to reuse and recycling, how to use bins appropriately, and who to contact if there are any issues.
- If structures/buildings are built prior to 1987 and where asbestos is identified on site, a licensed asbestos contractor should be engaged to identify and remove asbestos. Any other hazardous materials should also be removed at this stage.
- Services and utilities disconnected.
- Demolition of existing structures or areas – materials to be segregated into appropriately labelled bins in waste storage area. The method of deconstruction to maximise resource recovery is also listed below:

Demolition / Dismantle and Removal Item	Method
Bricks and concrete	Machine
Fixtures & fittings	Hand
Plasterboard	Hand
Roof timbers, floor & wall framing	Hand / Machine
Roof sheeting / tiling	Hand
Trees and vegetation	Machine
Windows and glass panels to be removed separately	Hand

- Regular checks on bin capacity and scheduling of removal contractors
- Waste Data File maintained and updated daily.
- Minimise the amount of landfill generated for the project – this should be the primary focus “waste avoidance”.
- Maximise the amount of materials reused or salvaged, sent for reuse or recycling; and
- Minimise the amount of waste sent to landfill.

2.4 Waste Bin Guidelines

The C&D refuse generation rates provide a conservative waste estimate only. Site specific C&D refuse auditing can be conducted once construction has commenced to refine the equipment capacity required. All waste containers / skip bins are to be positioned within the property boundary. Bins outside of the property boundary such as the roadway or nature strip may require a permit application to Council. Storage of skip bins / containers should be placed in a suitable location as to not cause disturbance to normal stormwater flow and fitted with lids or protected from wind to prevent litter. Under no circumstances should hazardous, flammable or explosive materials be disposed of within skip bins.

All bins should be appropriately labelled, clearly visible to and from the property, easily accessible, stored in a well-lit area. Potential bins and stockpile locations are proposed to be located in close proximity to the area of work with unobstructed access to adjoining access roads.

3 Refuse Management

This section provides the detailed refuse information and associated calculations in addition to outlining the arrangements for the collection, storage, transfer, and disposal of refuse within the development as deemed to satisfy council's current assessment benchmarks. This includes associated bin quantities, storage capacities, equipment details, collection frequencies and site access details.

3.1 Regulatory & Governance Considerations

This plan has been prepared to align with North Sydney Council's waste management requirements as per the Development Control Plan 2025 (NSDCP). Colliers have referred to Section 5: Waste Minimisation and Management within Part D of the NSDCP.

3.2 Refuse Calculations

The refuse volumes utilised for the calculation of the required refuse storage area are based on North Sydney Council's waste bin requirements for multi-unit dwellings (13 or more). These volumes have been converted into a generation rate to calculate the total estimated volume of waste generated. A collection frequency of up to two times per week has been established.

Note North Sydney Council does not currently provide a residential food organics collection service. There are currently no planning controls or specific requirements for the separation of food organics for multi-unit dwellings. In the interim, an additional allowance for the separation of food organics has been considered with 20% of the general waste stream allocated to food organics generation per residential apartment. This assumption is consistent with waste composition data and City of Melbourne's published generation rates.

3.2.1 Refuse Generation Rates

Refer to Table 3-1 for the accepted refuse generation rates provided by North Sydney Council.

Table 3-1: Refuse Generation Rates

Generation Rate	Applied To	Measure	General Waste	Commingled Recycling	Food Organics (Future provision)
Residential	Residential apartments	L/Apartment/Week	80	32	16

3.2.2 Refuse Volume Calculations

Refer to Table 3-2 for the accepted refuse volume calculations.

Table 3-2: Refuse Calculations

Area Description	Measure	Quantity	General Waste L/Week	Commingled Recycling L/Week	Food Organics L/Week
Residential Apartments	L/Apartment/Week	78	6,240	2,496	1,248
Total Weekly Volumes (L/Week)			3,120 Compacted*	2,496	1,248
Volumes per Day (L/Day)			446 Compacted*	357	178
Volumes per Collection (L)			1,783 Compacted*	2,496	713
Collection and Equipment Details	Collections per Week		2	1	2
	Equipment Size		1,100L	240L	240L
	Equipment Quantity Required		2.70	N/A	2.97
	Equipment Quantity Provided		3	One bin per level	3

* Note a compaction ratio of 2:1 has been adopted.

3.3 Equipment Requirements & Specifications

Table 3-3 and Table 3-4 outline the number of bins and additional equipment required for each component based on the generation calculations above. As refuse volumes may vary from assessment benchmarks, bin numbers and sizes may need to be altered to suit the building operation. The tables depict the maximum number of bins and equipment expected.

Table 3-3: Bin Requirements

Refuse Stream	Bin / Storage – Size or Type	Number Provided	Collection Frequency
General Waste	1,100L Bins	3 + 1 (under chute)	Twice per week
Commingled Recycling	240L Bins	24 <i>One bin per level and equivalent number of bins located in the consolidated waste room.</i>	Once per week
Food Organics (Future Provision)	240L Bins	3 <i>Shared bins</i>	Twice per week
Bulky Waste	Storage area	27m ² storage area	As required

Table 3-4: Additional Equipment

Description	Quantity	Capability / Specification
Integrated chute compactor system	1	For use with general waste only. If required, will achieve an average compaction ratio of 2:1.
Bin Tug/Towing Equipment	1	Used for the assisted transfer of bins from the basement to the service point on ground level. Bins may be 'daisy chained' together for the transport of multiple bins per trip.
Linear conveyor system (3x 1100L)	1	Use to automatically rotate bins underneath the general waste chute.

3.4 Refuse Disposal

The tables in this section summarise general recommended disposal arrangements for frequently generated and infrequently generated refuse for each development component. Section 3.4.1 describes the frequently generated refuse streams that are generated in high volumes for any given period and require significant capacity for storage prior to collections. Section 3.4.2 describes the infrequently generated refuse streams that are generated in relatively low volumes, and where minimal provision for storage can be easily managed by collection frequency and ad hoc storage arrangements.

3.4.1 Frequently Generated Waste

Table 3-5: Disposal of Frequently Generated Refuse

Refuse Stream	Disposal Details
WASTE	
General Waste	Space for bins to store one day's worth of generated refuse will be provided in each residential apartment. Each day or as required, all refuse will be transferred by residents to the chute access hopper on each habitable residential level. The refuse chute will discharge directly into appropriate bulk bin stored in the chute discharge point at lower ground level. The chute hopper buttons, and door signage will be colour-coded for easy identification and separation of refuse streams. Instructions on the use of the chute system and accepted items in each stream will be required to be included in the resident apartment manual. Waste bins should always be lined with bags and the bags tied before removal. Waste bins should be accompanied by a commingled recycling bin in order to facilitate separation of general waste and recycling. Receptacles will be placed in all communal areas where refuse will be generated for collection and storage of at least one day of general waste. Bin quantities will be determined during the operational phase. A recycle bin will be positioned wherever a general waste bin is positioned to maximise recovery. Building management will assist with disposal of all refuse generated in communal areas.
Food Organics (Future provision)	Space for bins to store one day's worth of generated food organics will be provided in each residential apartment. Each day or as required, food organics will be transferred by residents to the shared drop off bins located a lower ground level. The food organics bin will be colour-coded for easy identification and separation of refuse streams. Food organics can be disposed loosely or bagged using a compostable caddy liner that complies with Australian Standard AS 4736-2006.

Refuse Stream	Disposal Details
RECYCLING	
Commingled, including: • glass • aluminium • steel cans • tins • cardboard • semi rigid plastics	Space for bins to store one day's worth of generated commingled recycling will be provided in each residential apartment. Each day or as required, all commingled recycling will be transferred by residents to the drop off bins located on each habitable residential level. The commingled recycling bin will be colour-coded for easy identification and separation of refuse streams. Items for recycling must not be bagged and disposed in loose form. Receptacles will be placed in all communal areas where refuse will be generated for collection and storage of at least one day of commingled recycling. Bin quantities will be determined during the operational phase. Container deposit / refund schemes are currently in place in NSW. Occupants should be encouraged to separate containers that qualify for the schemes from the waste or recycling streams and send back to a return point. Storage space or dedicated bins within the units or refuse rooms can be provided.

3.4.2 Infrequently Generated Waste

Table 3-6: Disposal of Infrequently Generated Refuse

Refuse Stream	Disposal Details
Garden Organics refuse / Green Waste	Garden organic refuse also referred to as green waste will be produced from landscaped areas or potted plants around this development. Green waste is produced largely on a weather or seasonal dependent basis and based on plant selections. Green waste is usually removed by the designated maintenance contractor. Interim storage is not provided. The engaged contractor will be required to send this material to a composting (if available) or resource recovery facility rather than to a landfill.
Bulky Goods Waste	Bulky goods waste will be moved to the bulky goods room at lower ground level. Building management will assist with disposal of all bulky goods waste and coordinate collection arrangements with the waste contractor.
Hazardous Waste (paints, batteries, and cartridges) Electronic Waste	Where applicable, occupants usually make their own arrangements for the disposal of specialised or hazardous waste and electronic waste such as recycling of toner cartridges and batteries. Please refer to North Sydney Council and NSW government websites for disposal options. Batteries are highly volatile and must be disposed of separately and never in the general waste or commingled recycling bins. A communal disposal point is recommended to be provided by building management and located in within a communal area of the development i.e. lobby. It is expected that the building management assist with disposal of hazardous, electronic, or liquid waste and any paint or chemicals as required and requested. Hazardous waste must be handled with due care, separated, and securely stored for collection by a specialist waste contractor. Please refer to local North Sydney Council and NSW government websites for further information.

3.5 Refuse Storage

Each apartment unit will be responsible for storing up to one days' worth of refuse via receptacles/small bins. Access to the general waste chute will be provided on each habitable residential level. The chute will terminate within a dedicated general waste refuse room at lower ground level where up to 4 days' worth of bulk bins will be stored. Adequate clearance is provided around the chute termination point to allow for easy changeover of bulk bins.

Commingled recycling and food organics bins will be provided on each habitable residential level and stored within a dedicated waste cupboard adjacent the general waste chute with adequate ventilation.

Three separate refuse rooms are provided at lower ground level as follows:

- General waste room which houses the chute termination and linear conveyor system
- Bulky good waste room
- Consolidated refuse room which temporarily houses all bins prior to collection

All rooms have been designed with adequate circulation space to allow safe access to bins and efficient manoeuvring for servicing

Figure 3-1 shows the waste storage areas located at lower ground level and **Figure 3-2** shows the waste storage area on each habitable level.

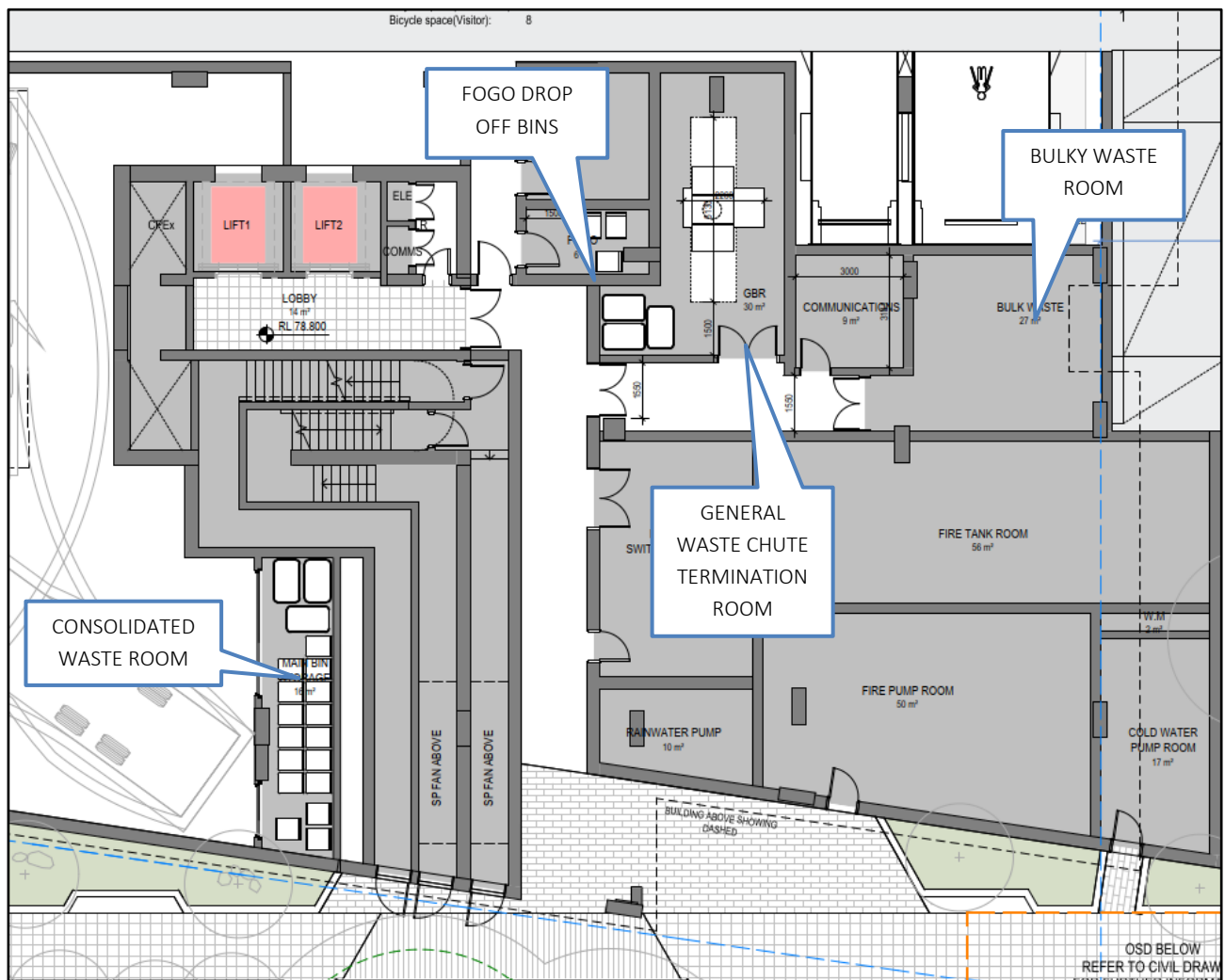


Figure 3-1: Refuse room at lower ground level

Source: Group GSA, Project: 8 Nicholson Street, Wollstonecraft, Drawing: A252180 DA2002, Issue A.

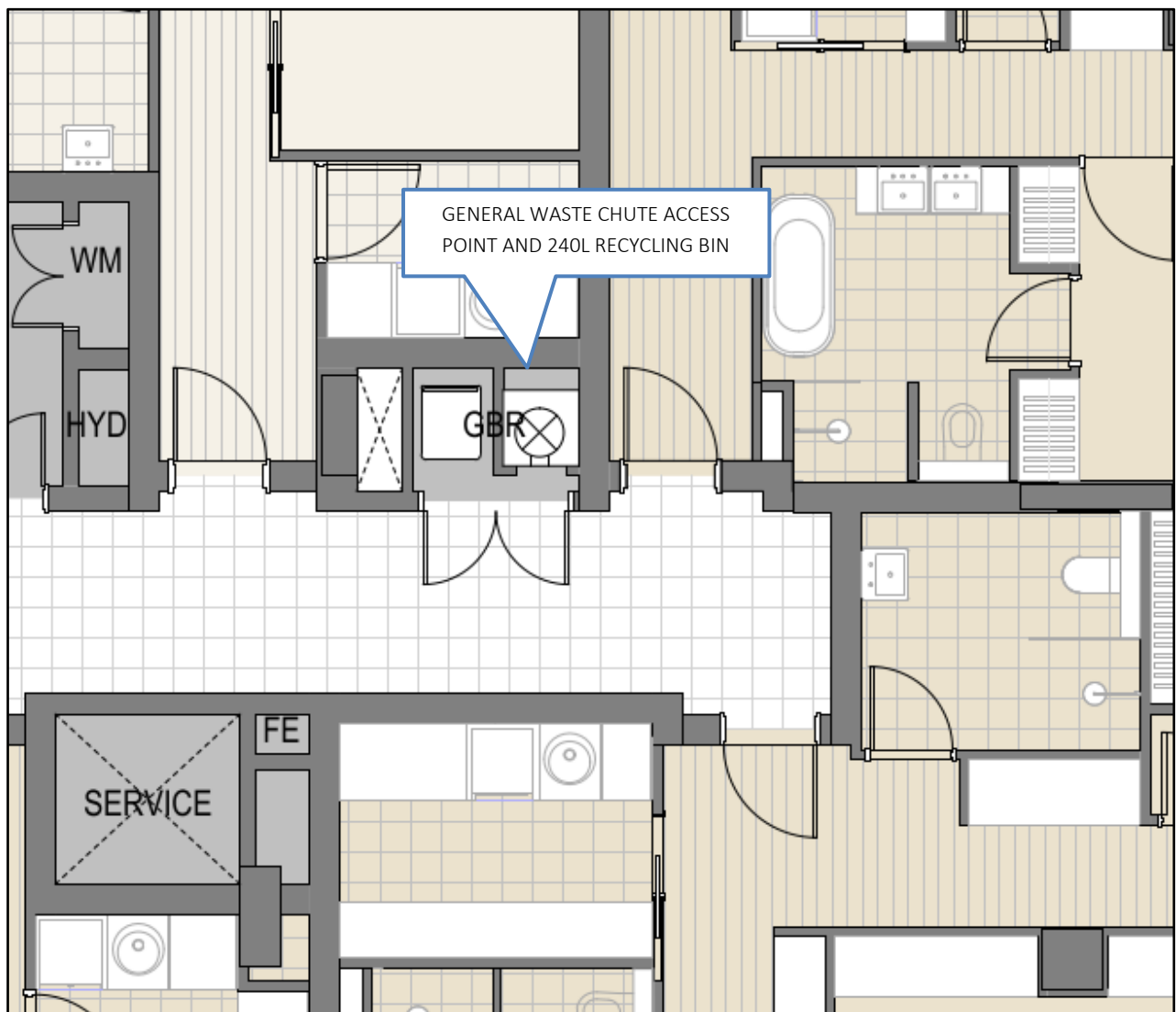


Figure 3-2: Refuse storage area (per level)

Source: Group GSA, Project: 8 Nicholson Street, Wollstonecraft, Drawing: A252180 DA2006, Issue A.

3.5.1 Design Requirements

Table 3-7 outlines the refuse storage area design criteria addressed in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

Table 3-7: Refuse Storage Area Design Requirements

Positioning Considerations
Positioned in immediate proximity of the designated loading point
Is in a purpose-built storage area which is vermin proofed and used solely for the storage of refuse leaving the site or specifically designed for service vehicle use only.
Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage).
Is positioned away from entrances to shops or residential premises
Visual Amenity Considerations
Is enclosed on all sides except for the access points to ensure bins are not visible from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the site.
Is designed to minimise their visual impact on the surrounding areas.
Functional Design Considerations
Is of sufficient size to accommodate the bins with sufficient clearance around the combined bin area
Doors / shutters wide enough to allow for the easy removal of the largest container to be stored.
Permits unobstructed access for removal of the containers to the service point.
The height of the bin storage area allows for waste bins to be opened and closed.
Does not have any steps or lips.
Adequate artificial lighting.
Be fire rated and ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin Washing and Room Cleaning Considerations
A hose cock provided inside the room for cleaning bins and the enclosures.
The walls, ceilings, floors, and equipment are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning.
The floors to be graded to fall to a drainage point.
Drainage points connected to sewer in accordance with trade waste requirements.
Roofed and designed to prevent entry by rainwater.

3.6 Refuse Transfer

Residents will transfer general waste to the chute access point located on each level as required. Commingled recycling will also be disposed of in a similar manner, within the drop of bins adjacent the chute access point. Residents will transfer food organics waste to the shared drop off bins located within the food organics room located at lower ground floor. Building management will be responsible for assisting with the transfer of any large or bulky items to the bulk bins within the temporary bin storage area at ground level.

Building management will be responsible for transferring each waste stream from their respective storage area to the consolidated refuse room as follows:

- Commingled recycling bins will be transferred via the lift to the consolidated refuse room in accordance with the once per week collection schedule. Building management will be responsible for transferring the bins from each level for servicing and switching them for empty bins stored within the consolidated waste room.
- General waste bins will be transferred through the service corridors and lift to and from the consolidated refuse room. During collections, the additional 1100L bin will be positioned beneath the chute termination point to ensure continuous service while the bulk bins are being serviced.
- Food organics bins will be transferred through the service corridors and lift to and from the food organics waste room.
- Bulky goods waste will be transferred through the service corridors and lift to the consolidated refuse room.

A mechanical bin tug be used to assist in transfer between the respective storage area to the consolidated refuse room.

Minimal transfer is required for collection whereby the waste contractor will collect bins directly from the consolidated refuse room and return them immediately upon emptying.

Table 3-8: Transfer path design elements

Refuse Transfer Path Design Elements
The bins to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not impede traffic flow.
Does not extend through any habitable parts of a building or food premise
Does not have any lips, stairs, or steps for bins to be manoeuvred easily.

3.7 RCV & Bin Servicing Arrangements

Refuse will be collected by Council's waste contractor. The lower ground has been designed to accommodate Council's rear-loading RCV up to 10.5m in length with 4.5m operational height clearance. The RCV will enter the site in a forward's direction via Oxley Street, perform a reverse manoeuvre and stand adjacent the consolidated refuse room at lower ground level to service the bins. Once complete, the RCV will exit the site in a forward's direction from Oxley Street. Adequate clearances are provided for RCV manoeuvring and transfer of bins.

While Council generally requires direct access to bins near the property boundary, this collection arrangement is considered the most suitable for the site, taking into consideration the site gradient and the limited access available via Oxley Street. The consolidated waste room is located in a position which minimises vehicle manoeuvring with adequate clearance to provide a safe and efficient collection for Council's waste contractor. The proposed collection arrangement addresses the intent of Council's requirement while appropriately responding to the site's specific constraints.

Further details on vehicle access and on-site manoeuvring can be found in the traffic report.

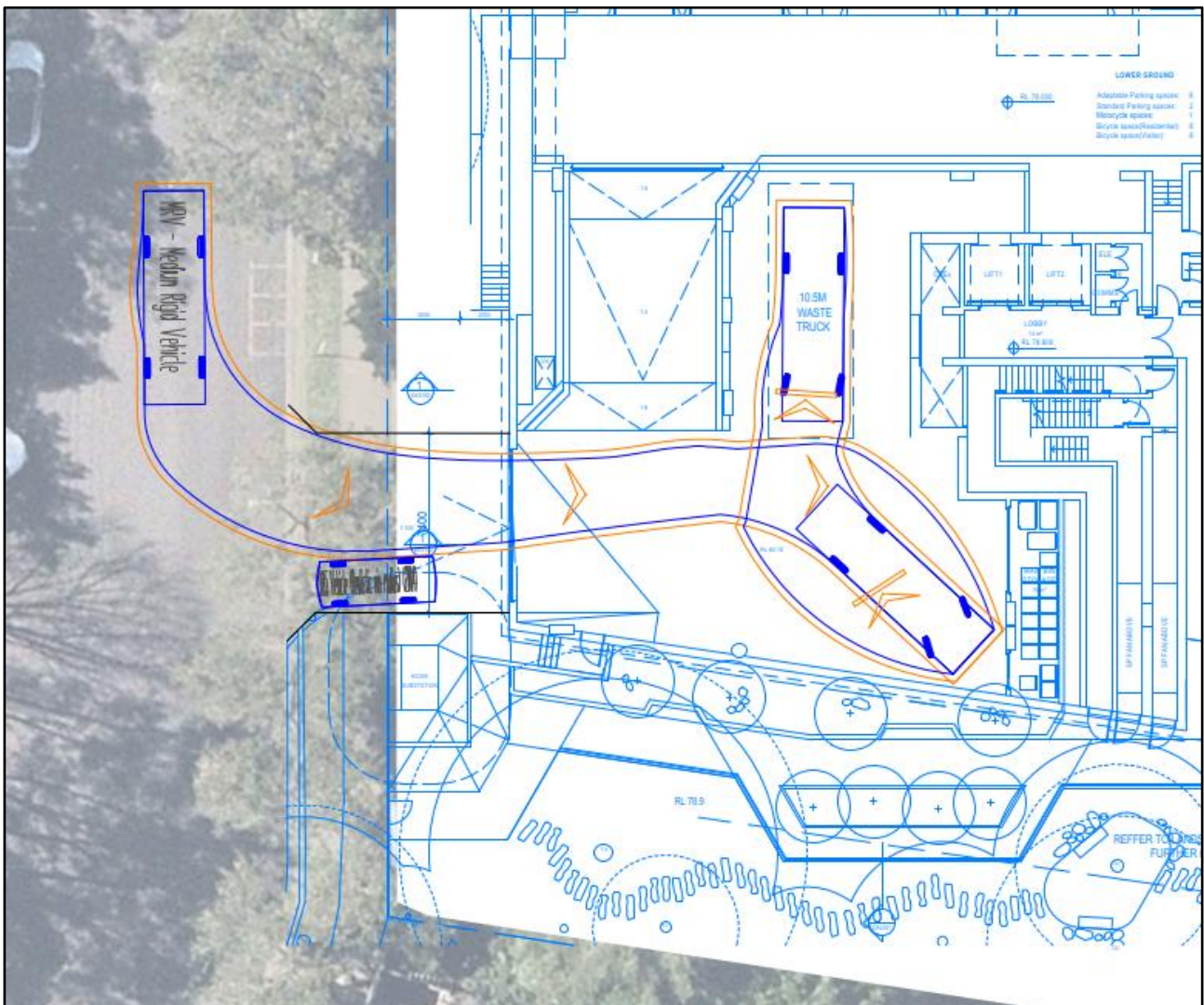


Figure 3-3: RCV Swept Path

Source: Ason Group, Project: 8 Nicholson Street, Wollstonecraft, Design assessment, loading dock—8.8m MRV Entry & Exit

4 Operational Waste Recommendations

This section relates to the outcomes and waste management practices of the development during the operational phase as recommended by Colliers. It is intended for use as a live document by the end user of the development to assist with the ongoing management of the development.

4.1 On-going Management

The tables below relate to a cycle of ongoing implementation, operation, review, and amendment of the refuse strategy. These tables are intended to serve as a live document to be completed and updated during the operational phase of the development and therefore intentionally left blank.

Responsibilities have to be assigned for all on-going refuse management related activities during the operation of the development. Colliers recommend the appointment of dedicated personnel to champion refuse management and sustainability. The following lists (Table 4-1 to Table 4-3) are designed to help manage and assign responsibilities and monitor the refuse operations. On-going management of the refuse strategy will maintain efficient services, a safe environment and improve on sustainability outcomes.

4.1.1 Implementation Phase

Refuse management tasks during the implementation of the refuse strategy are required prior to and during the early stages of building occupancy. An opportunity to revisit these tasks is provided at set intervals with the review of the refuse strategy.

Table 4-1: Implementation Checklist

Task	Assigned	Remarks
Certify the as-built form of all refuse related areas. This task does not refer to building certification but is typically undertaken by a specialist waste consultant prior to building certification. This offers an opportunity to identify variances in building form versus design and recommend alternate or mitigating refuse management strategies. This task may also be needed during building refits and change of use in tenancies.		
Appoint personnel to oversee or undertake refuse management tasks. A facilities or dock manager is typically appointed undertakes most operational tasks, engaging contractors for specialist tasks.		
Conduct internal safety review. An internal safety review is required to be undertaken to identify potential hazards in the implementation of the refuse strategy and risk mitigation opportunities. This includes the use of any refuse management equipment installed, as well as refuse transfer paths		

Development of policy and procedures Must be undertaken after safety review and abide by all relevant occupational health and safety legislation, regulations, and guidelines to ensure site safety for visitors, staff, and contractors. Also includes assessment of any manual handling risks and preparation of a manual handling control plan for waste and bin transfers.		
Engage refuse collection contractors. Either Council's appointed collections contractor or a private contractor (for non-residential developments) must conduct a site visit for the purposes of risk assessing the site prior to conducting services. Contractors must ensure that a full risk assessment of equipment, surfaces and related gradients is complete and procedural documentation is provided to the appropriate personnel. RCV manoeuvrability testing and the establishment of service frequency and timing is also undertaken at this time.		
Install signage in all refuse disposal and storage points. Signage is required to be installed to educate building occupants on location of disposal and refuse storage points. Additionally, to identify the accepted items disposed of in each refuse. The installed signage should be colour coded in accordance with AS 4123.7 – 2006 Mobile waste containers. Examples of signage are provided in the appendices.		
Leasing / Body Corporate Agreements All body corporate and leasing contracts should contain clauses pertaining to waste management arrangements and use of any associated equipment. This should also extend to on charging of costs and concessions for waste reduction and recycling performance.		
Consider fit out and move-in refuse. Higher volumes of waste are generated during the initial occupant move-in or final fit out. This typically includes large volumes of cardboard. Additional bins or collections may be required. This also applies to high turnover events and refits.		
Baseline Refuse Auditing A baseline audit once the development reaches 80% occupancy undertaken by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage based on initial waste practices and set recycling rate targets.		

4.1.2 Occupation/Operational Phase

Refuse management tasks during the occupation or operational phase of the development relate to the day to day and business as usual operational tasks that must be undertaken to execute the refuse strategy.

Table 4-2: Occupation/Operation Checklist

Task	Assigned	Remarks
Manage rotations of bins to ensure convenient access. Check bin fill levels and rotate / swap bins as required. Sufficient capacity must be provided for the disposal of all streams at all times including reduced personnel on site (such as weekends or public holidays). Where equal access to a refuse stream is not maintained, other streams may be contaminated leading lost resources.		
Manage bin transfers to temporary holding or agreed servicing point. Bins are required to be presented to the temporary holding or agreed servicing point prior to the scheduled service time and ensure the area is free from obstruction. Late bin placement or servicing obstruction may lead to missed bin services.		
General cleaning. Regular cleaning and maintenance of all refuse management facilities is important to maintain a safe and hygienic environment for visitors, staff, and contractors. General cleaning is required for all refuse holding and transfer areas including: • Refuse bins, rooms, and storage areas, • Refuse transfer areas including lifts and staircases, • Any other refuse management equipment.		
Perform spot checks on bin contents and refuse streams. Appointed staff regularly check for compliance and stream contamination. Early intervention prevents the development of poor practice and lost resources. Feedback and education are provided to the relevant parties (see below).		
Ongoing education and communication. On-going education is important to ensure people continue to use the facilities as originally intended and to avoid ongoing contamination of recoverable refuse streams. Appointed personnel should be actively involved in education of occupants and encouraging participation in recycling activities. Widespread communication of the achievements of the refuse strategy and areas for improvement encourage participant buy-in.		

4.1.3 Review/Amendment Phase

The review and amendment refuse management tasks relate to tasks undertaken on a routine (e.g. quarterly, bi-annually, or annually) or ad-hoc basis. At the completion of the review and amendment phase, the cycle restarts with the implementation of the amended refuse strategy.

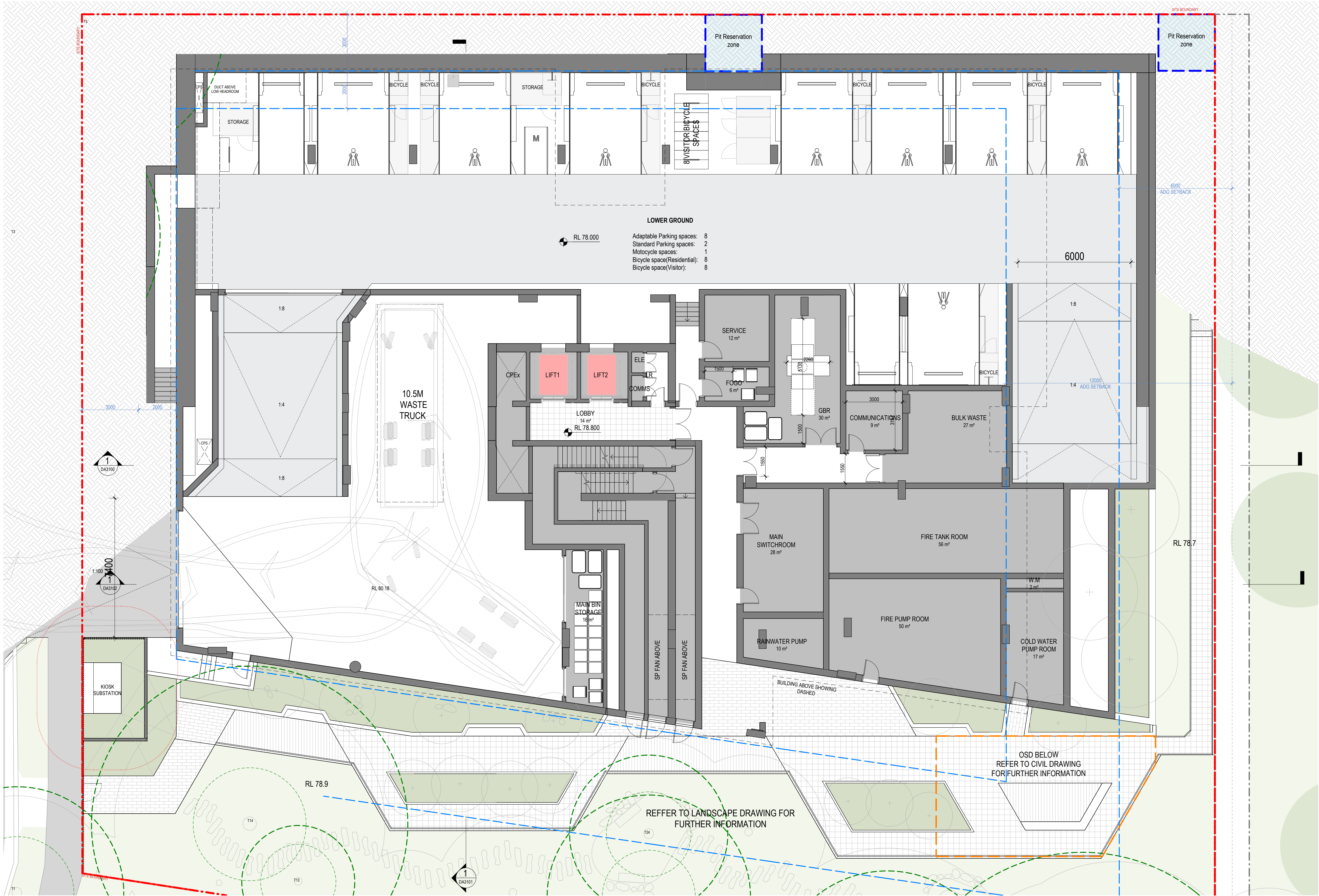
Table 4-3: Review and Amendment Phase

Task	Assigned	Remarks
Coordination of specialised cleaning contractors as required. Typical specialised cleaning services may include cleaning internal areas of compaction equipment (if selected); this reduces risk of blockage, odour, and risk of fire.		
Maintenance and servicing of refuse management equipment as per schedule. Frequency depends on equipment, building operation and manufacturer specification. Routine maintenance reduces downtime and detrimental impact of unscheduled equipment breakdown.		
Coordination of specialised equipment contractors as required. May extend to ad hoc services requiring specialist equipment such as bulky / hard waste removal.		
Internal safety review. Routine safety reviews are required to identify changes to the site, work practices or legislation that may impact existing policies and procedures. Reviews should include visual inspection of equipment and user PPE. Any policy or procedure updates arising from a safety review must be immediately communicated.		
Audit operational refuse volumes and composition. As similarly undertaken at the beginning of occupancy a review by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage and identify opportunities for improvement in refuse strategy. Alternatively, an internal audit may be undertaken by visual inspection during on-site waste management handling activities. For example, cleaners may observe contents of waste receptacles when decanting caddies in larger bins and recording results, this method is less accurate than a comprehensive audit, however, give immediate indicative results and may be undertaken on an ongoing basis.		
Review bin quantities and refuse management equipment. Reviewing bin quantities and equipment is required ensure operational sustainability of refuse volumes and equipment remains fit for purpose. Consideration should be given where alternate equipment may provide improved outcomes. This review may form part of the external audit process (above) as recommendations made.		

Appendix A C&D Refuse Template for Contractor

Waste and/or Recyclable Materials			Destination		
			Reuse and Recycling		Disposal
Possible Materials Generated	Estimated volume (m³) or Area (m²) or weight (t) (Contractor to confirm)		On-site (How will materials be reused and/or recycled on-site?)	Off-site (Specify the contractor and recycling facility)	Specify the contractor and/or landfill site/transfer station
	Demolition	Construction			
Excavation Material					
Timber (specify)					
Concrete					
Bricks					
Tiles					
Metal (specify)					
Glass					
Plasterboard					
Fixtures and Fittings					
Floor Coverings					
Packaging					
Garden Organics					
Recoverable containers (CDS)					
Paper/Cardboard					
Residual Waste					
Hazardous Waste (specify)					
Other(s) specify					
How and where will materials be stored on-site for reuse and recycling? e.g. in skip bins located near entry.					
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling? e.g. staff training, feedback from waste management service provider, on-going checks by site managers, separate area set aside for sorted wastes, clear signage for waste areas etc.					
How will this plan be evaluated, and who is responsible for the evaluation? e.g. feedback from staff collected by the site manager.					

Appendix B Site Plans



Amendments		
Issue	Description	Date
2	FOR REVIEW	08/20/2025
3	FOR INFORMATION	08/25/2025
4	FOR INFORMATION	08/29/2025
5	FOR INFORMATION	09/11/2025
6	FOR INFORMATION	09/17/2025
7	FOR INFORMATION	09/18/2025
8	FOR INFORMATION	09/24/2025
9	FOR INFORMATION	09/30/2025
10	FOR REVIEW	10/01/2025
11	FINAL DRAFT	10/03/2025
1A	FOR DA SUBMISSION	10/10/2025

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Project Title
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Drawing Title
LOWER GROUND FLOOR PLAN

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Amendments		
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3	FOR INFORMATION	08/25/2025
4	FOR INFORMATION	08/29/2025
5	FOR INFORMATION	09/11/2025
6	FOR INFORMATION	09/17/2025
7	FOR INFORMATION	09/18/2025
8	FOR INFORMATION	09/24/2025
9	FOR REVIEW	10/01/2025
10	FINAL DRAFT	10/03/2025
1A	FOR DA SUBMISSION	10/10/2025

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4	FOR INFORMATION	08/29/2025
5	FOR INFORMATION	09/17/2025
6	FOR INFORMATION	09/18/2025
7	FOR INFORMATION	09/24/2025
8	FOR REVIEW	10/01/2025
9	FINAL DRAFT	10/03/2025
A	FOR DA SUBMISSION	10/10/2025

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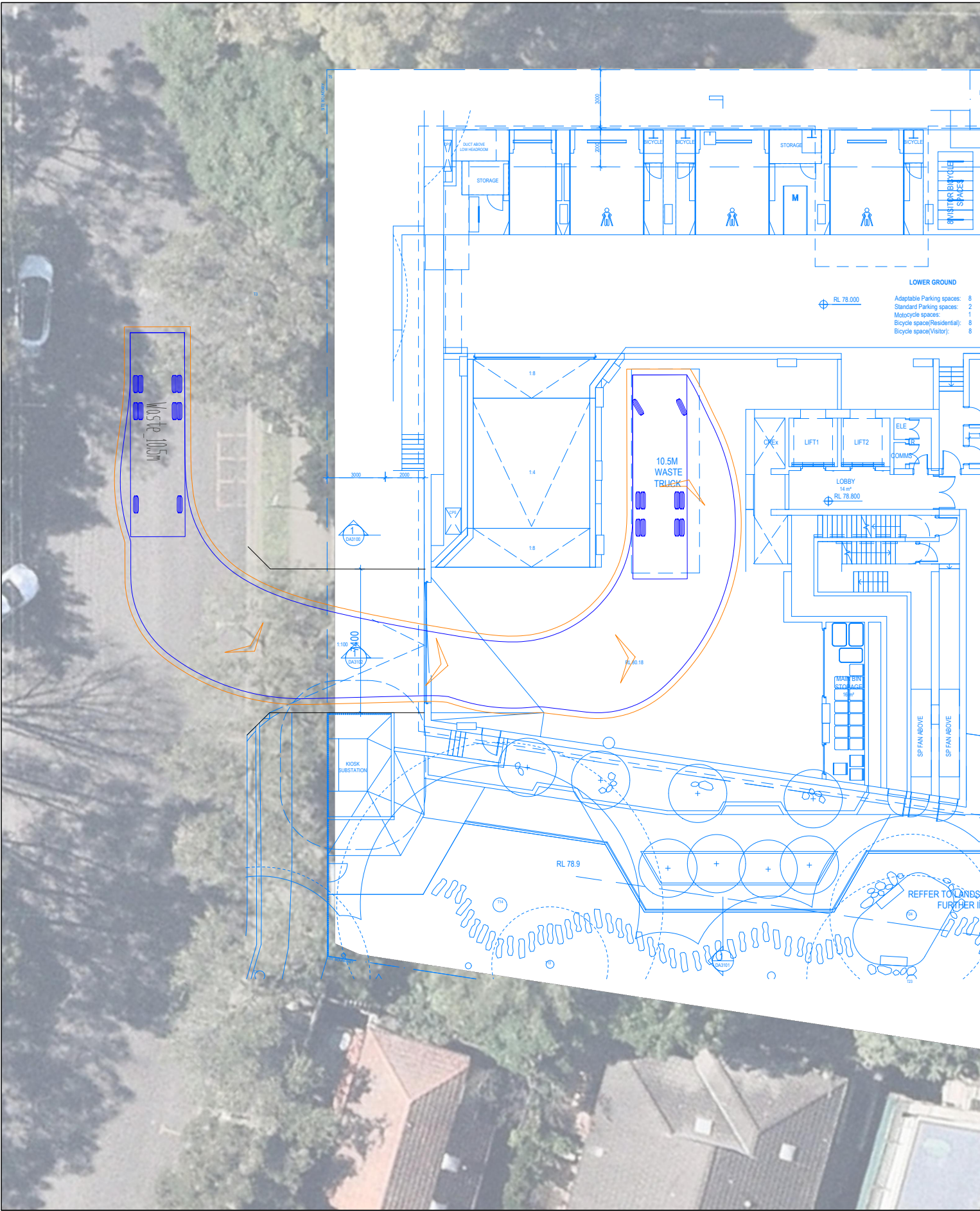
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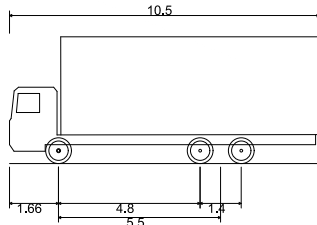
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Appendix C Swept Path Analysis



Waste_ 10.5m



VEHICLE ENVELOPE
300mm CLEARANCE
500mm CLEARANCE

Overall Length 10.500m
Overall Width 2.800m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 11.250m

GENERAL NOTES

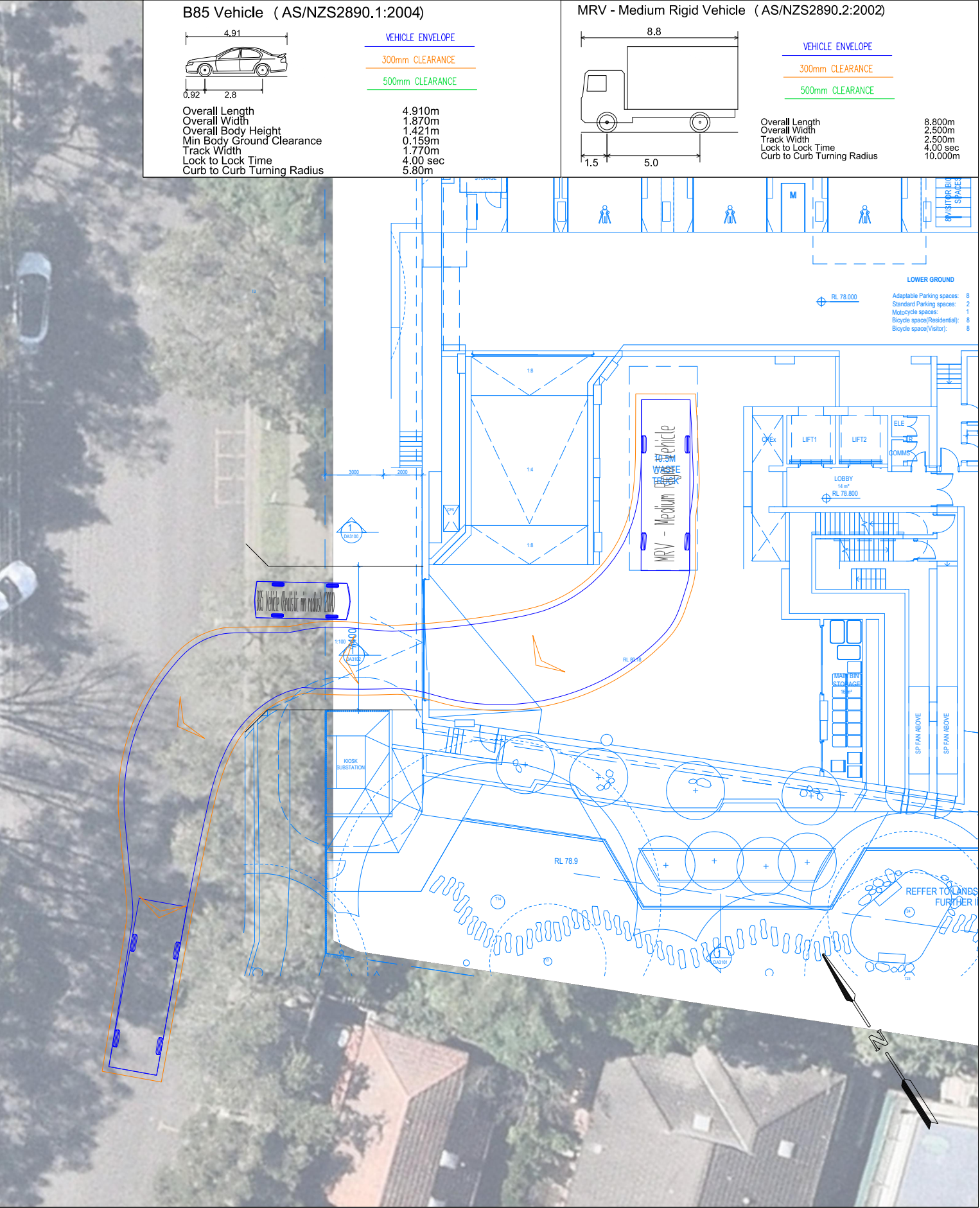
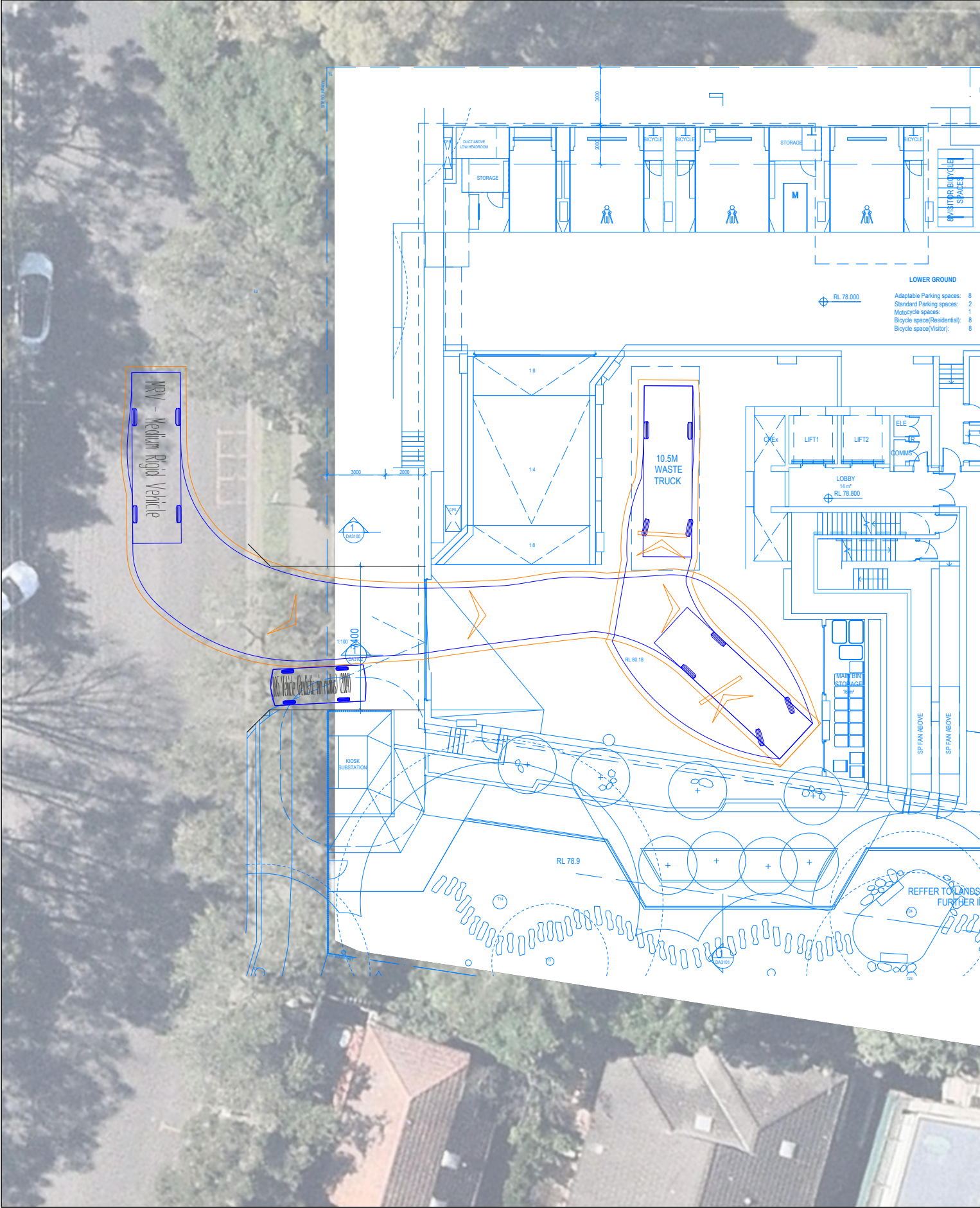
DESIGNED	PAPER SIZE
Jay Wu	A3
APPROVED BY	DATE
R. Hazell	12.10.2025
SCALE	
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CLIENT	8 Nicholson Street Wollstonecraft Pty Ltd
PROJECT	P3117
	8 - 24 Nicholson Street, Wollstonecraft

DOCUMENT INFORMATION	Design Assessment - Loading Dock
	10.5m Waste Truck Entry & Exit
FILE NAME	AG3117-01-v05 Design Assessment - 20251010I.dwg
SHEET	AG06

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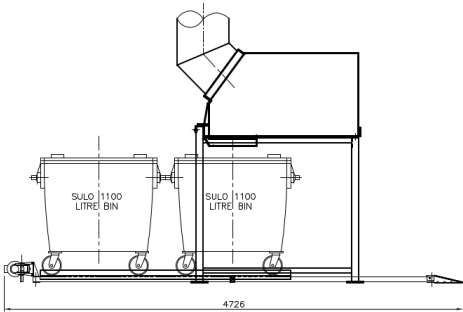


GENERAL NOTES	DESIGNED	PAPER SIZE	CLIENT	DOCUMENT INFORMATION		 Suite 17.02, Level 17, 1 Castlereagh St Sydney NSW 2000 info@asongroup.com.au
	Jay Wu	A3	8 Nicholson Street Wollstonecraft Pty Ltd			
	APPROVED BY	DATE	PROJECT	Design Assessment - Loading Dock		
	R. Hazell	12.10.2025	P3117	8.8m MRV Entry & Exit		
	SCALE		8 - 24 Nicholson Street, Wollstonecraft	FILE NAME	SHEET	
	1:250			AG3117-01-v05 Design Assessment - 20251010I.dwg	AG07	

Appendix D Systems & Specifications

Typical Refuse Bins

Bin Types	Waste Streams	Examples	Information
Caddy bins	Food organics		Example: https://www.sourceseparationsystems.com.au/product/kitchen-caddy
240L bin	Commingled Recycling, food organics		Dimensions approx. 740 x 580 x 1080mm (L x W x H) (dimensions may depend on contractor) Examples: http://www.justwheeliebins.com.au , http://wheeliebinonline.com.au
1100L bin	General waste		Dimensions approx.. 1360 x 1280 x 1465 mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au , https://www.australianwastemanagement.com.au
Chute systems	General waste		Refuse disposal in multi-storey buildings through refuse chutes: single chute for waste only, or single chute with diverter system or dual chute for disposal of waste and recycling Examples: https://www.wastech.com.au/products/chutes https://www.elephantsfoot.com.au/products/chutes
In-chute compactor	General waste		Volume reduction through refuse compaction Examples: In-chute compactor https://www.wastech.com.au/products/chutes/ecopac-compactor

Bin Types	Waste Streams	Examples	Information
Bin tugs	-		Assisted transfer of refuse Examples: http://ev.spacepac.com.au/categories/tugger, https://www.spacepac.com.au/product/wheelie-bin-aluminum-steel-trailers
Bin rotation	General waste	  	Bin rotation

Appendix E Refuse Signage

Refuse Signage

Waste signage guideline are provided by the NSW EPA: <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs>

General Signage (NSW EPA):



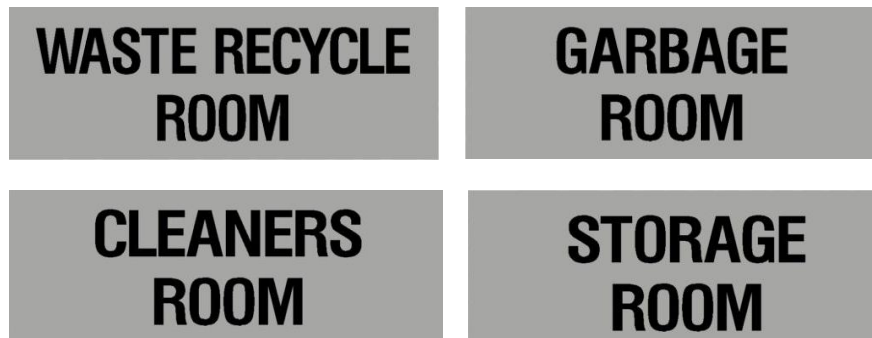
Colour coding as per AS 4123.7-2006

Mixed (Commingled) Recycling	PMS 108
General waste (landfill)	PMS 032C
Organics	PMS 15-0343
Paper and cardboard recycling	PMS Process Blue C
Soft Plastics	PMS 1655
Used Cooking Oil	Grey

Other Refuse, Facility and Safety Signage

Various signage including refuse area, safety and facility signage should be arranged through certified signage providers. Example signs can be found at <http://www.signblitz.com.au>, <https://www.wayout.com.au> or <https://www.smartsign.com>.

Example Refuse Room Signage



Example Facility Signage



Example Safety Signage



Appendix F Terms & Abbreviations

In this OWMP, a term or abbreviation has the following meaning unless indicated otherwise:

TERM	ABBREVIATION	DEFINITION
Equipment		
Bin (Refuse Bin)		A plastic or steel container for disposal and temporary storage of waste or recycling items. Various types and sizes exist for different items and purposes. Examples include residential unit bins, bulk bins, MGB, steely bins and specialised for medical waste or cigarette butts.
Bin Storage Area		An enclosed area designated for storing on-site refuse bins or a refuse compactor within the property.
Bulk Bin		A galvanized or steel bin receptacle that is greater than 360L in capacity generally ranging from 1.00m ³ to 4.50m ³ used for the storage of refuse that is used for on-site refuse collection.
Bulk Mobile Garbage Bin	Bulk MGB	A plastic (polypropylene) receptacle that is greater than 360L in capacity generally ranging from 660L to 1100L used for the storage of refuse.
Collection Point		An identified position where refuse bins are stored for collection and emptying. The collection point can also be the bin storage area.
Compactor		A receptacle that provides for the mechanical compaction and temporary storage of refuse. It allows to reduce bin numbers and collection frequency.
Composter		A container or machine used for composting specific food scraps and/or organic materials.
Food Waste Recycling System		Defined as a vacuum or pump-based system for shredding, macerating, or pulping of food waste. The food waste is transferred through pressure (service) pipes to sealed liquid storage tanks.
Green Waste		All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers.
Liquid Waste		Non-hazardous liquid waste generated by commercial premises should be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).
Mobile Garbage Bin	MGB	A plastic (polypropylene) bin or bins used for the temporary storage of refuse that is up to 360L in capacity and may be used in kerbside refuse collection or on-site collection.
Putrescible Waste		Putrescible waste is the component of the waste stream liable to become putrid and usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal, and organic products.
Recycling		Recycling contains all material suitable for re-manufacture or re-use, e.g. glass bottles and jars; plastics such as PET, HDPE, and PVC; aluminium aerosol and steel cans and lids; milk and juice cartons; soft drink, milk, and shampoo containers; paper, cardboard, junk mail, newspapers, and magazines.
Refuse		Refuse is material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste, and bulky items.
Refuse Storage Room		An area identified for storing on-site MGBs or Bulk Bins within the property.
Refuse Trolley		A cart on wheels that can be used to collect smaller quantities of refuse from different areas or rooms of a building or site and wheel the collected refuse to a (bulk) bin storage area where it is disposed. Refuse trolleys are commonly used in hotels or offices.
Regulated Waste		Regulated waste is waste prescribed under legislation as regulated waste.

TERM	ABBREVIATION	DEFINITION
Transfer (Manual Transfer)		Manual transfer means physical transfer of refuse material and associated bulk bins or trolleys without assistance.
Waste		Waste is referred to as refuse material with the exclusion of recycling, green waste, hazardous waste, special waste, liquid waste, and restricted solid waste.
Waste (General Waste)		General waste is generally referred to as material free of any actual or apparent contamination such as pathological / infectious, radioactive materials and / or hazardous chemical. Reporting use is for material considered to be free of food waste.
Wheelie Bin		A MGB of up to 360L, usually with 2 wheels for easy transfer. A common type is a 240L wheelie bin used for kerbside collection in many residential areas.
Measures		
Cubic Metre	m ³	Volume in cubic metre(s) related to refuse management equipment.
Ground Floor Area	GFA	The GFA of all storeys of a building is measured from the outside of the external walls or the centre of a common wall. It is commonly measured in square metres.
Kilogram	kg	Kilogram(s) related to refuse weight.
Litre	L	Litre(s) related to refuse volumes.
Square Metre	m ²	Square metre(s) related to refuse areas.
Ton	T	Ton(s) related to refuse weight.
Collection Vehicles		
Body Truck		A conventional heavy vehicle with a covered loading area. It is generally not specifically designed for emptying the content of bins into the truck during refuse collections but can be used to carry entire (full) bins for servicing by bin swap-over.
Refuse Collection Vehicle	RCV	A vehicle specifically designed for collecting and emptying refuse bins and refuse compactors.
Rear-End-Loading Refuse Collection Vehicle	REL RCV	A truck specially designed to collect municipal solid waste and recycling, typically 240L wheelie bins to 1100L bulk bins, from rear loading mechanism and haul the collected waste to a solid waste treatment facility.
Tank Truck		An RCV that is specifically designed to collect liquid wastes such as waste cooking oil and food waste pulp. The waste is typically pumped from a waste storage tank into the truck via a hose. Liquid waste management equipment is often provided by the contractor who collects the waste and operates the truck.