



159-167 Darley Street, Mona Vale NSW
Residential Development

OPERATIONAL WASTE MANAGEMENT PLAN

12/11/2025
Report No. 6632
Revision G

Client

The Trustee for DREP 1 Mona Vale Sub Trust

Architect

PBD Architects

<https://www.pbdarchitects.com.au/>

REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	18/02/2025	S. Semaan	M. Cuevas	Draft
B	27/08/2025	S. Semaan	M. Cuevas	Amendment
C	12/09/2025	M. Cuevas	J. Parker	Updated Plans
D	25/09/2025	M. Cuevas	J. Parker	Final
E	24/10/2025	M. Cuevas	J. Parker	Final amendment
F	10/11/2025	M. Cuevas	J. Parker	Final
G	12/11/2025	M. Cuevas	J. Parker	Amendment

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GLOSSARY OF ABBREVIATIONS AND TERMS

TERM	DESCRIPTION
<i>Bin-Carting Route</i>	Travel path for transporting bins from their allocated storage location to the nominated collection point
<i>Bin Hoist</i>	A device used for lifting or lowering bins between different levels
<i>Bin Mover</i>	Either a handheld device (commonly referred to as a bin tug) or a ride-on device (typically a tractor or Class C vehicle with an attached bin trailer) used to facilitate the movement of bins across long distances or up ramps
<i>Bulk Bins</i>	Containers with a capacity greater than 1100L designed to be collected by a front-loading vehicle
<i>Bulky Waste</i>	Recycling items that are too large to be deposited into bins, including furniture, whitegoods, electronics and mattresses
<i>Collection Area/Point</i>	Designated area or point where bins are loaded onto the collection vehicle for servicing
<i>Comingled Recycling</i>	Waste stream for the recycling of plastic bottles, other plastics, paper, glass and metal containers
<i>Communal Bin Room</i>	A central, shared bin room accessible to all residents or staff to dispose of their waste stream
<i>DA</i>	Development Application
<i>DCP</i>	Development Control Plan
<i>EPA</i>	Environment Protect Authority
<i>FOGO</i>	Food Organics and Garden Organics
<i>General Waste</i>	All non-recyclable and non-hazardous waste that is sent to landfill
<i>HRV</i>	Heavy Rigid Vehicle
<i>Kerbside Collection</i>	A collection arrangement whereby bins are presented in a single row along the kerb and serviced by a collection vehicle on the street.
<i>L</i>	Litre
<i>LEP</i>	Local Environmental Plan
<i>Mixed Use Development</i>	A development comprising a combination of both residential and commercial units or two or more different land uses within the one development.
<i>Mobile Bins</i>	Containers with a capacity up to and including 1100L designed to be collected by a rear-loading vehicle
<i>Multi-unit Residential Development</i>	Also known as MUD's, residential flat buildings, or apartment blocks, this is a residential development with multiple units that typically share facilities and services such as bins and collections.
<i>MRV</i>	Medium Rigid Vehicle

<i>Onsite Collection</i>	A collection arrangement whereby all bins are serviced by a collection vehicle within the property boundary, either in the building's basement or at grade and off-street.
<i>Owners Corporation</i>	An organisation or group of persons that is identified by a particular name and that acts, or may act, as an entity
<i>Paper/ Cardboard Recycling</i>	Waste stream for the recycling of paper and cardboard only.
<i>Recycling</i>	Waste stream that combines all recycling, including comingled recycling, paper/cardboard and metals.
<i>Source Separation Receptacles</i>	Communal containers used throughout the development for the day-to-day disposal of different waste streams
<i>SRV</i>	Small Rigid Vehicle
<i>Waste Stream</i>	A classification used to describe waste of a particular type (eg. food waste stream)
<i>WHS</i>	Workplace Health and Safety
<i>Wheel-Out Wheel Back</i>	A collection arrangement whereby a collection vehicle parks on the street and collection staff exit the vehicle to wheel each bin from a designated storage area to the vehicle for servicing and returns them upon completion.

1.0 ACKNOWLEDGEMENT OF COUNTRY

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

2.0 INTRODUCTION

This Operational Waste Management Plan (OWMP) prepared by Elephants Foot Consulting, is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the Applicant) in support of a State Significant Development Application (SSDA), identified as SSD-91496958, for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the site).

This SSDA seeks consent for the design and construction of a new residential flat development comprising.

- Site preparation works including demolition, excavation and tree removal;
- Construction of three (3) x 6-storey residential flat buildings, comprising:
 - 82 apartments, including:
 - o 72 market apartments;
 - o 10 affordable apartments (10.5% of GFA);
 - Separate residential lobbies;
 - Communal open spaces;
- Construction of 1-3 storeys of basement parking, comprising:
 - 164 car parking spaces, including:
 - o 156 residential spaces;
 - o Eight (8) accessible residential spaces;
 - 27 bicycle parking spaces;
 - Two (2) motorcycle parking spaces;
 - Waste and storage facilities;
- Associated landscaping, including transplanting of two(2) tree and planting of new trees and vegetation.

Full details of the proposed development are set out in the accompanying Architectural Drawings and Landscape Drawings prepared by PBD Architects and Arcadia, respectively.

3.0 SITE DESCRIPTION

The site is located at 159-167 Darley Street West, Mona Vale within the Northern Beaches Council Local Government Area (LGA). It is legally described as Lots 1-5 of DP11109 and owned by Darleydev Pty Ltd. The site has an area of approximately 6,122m², with a 76m frontage to Darley Street West to the northeast.

Figure 1: Site Location



Source: Nearmap, edits by Ethos Urban

4.0 RESPONSE TO SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 22 August 2025 issued for the SSDA (SSD-91496958). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 1 – SEARs Requirements

Issue and Assessment Requirements	OWMP Section Reference
17. Waste Management - Provide the measures to be implemented to manage, reuse, recycled and safely dispose of waste, including in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Sections 6.1, 6.2, 6.3, 6.4, and 6.5, identify the waste streams and provide the waste estimations, disposal procedures, and waste collections for the residential and retail components in the development's operation stage. The report also describes the measures to be implemented, such as source separation, education, signage, and construction of waste room requirements detailed in sections 7 to 14.

5.0 SCOPE OF REPORT

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

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

6.0 REPORT CONDITIONS

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

- Drawings, estimates and information contained in this OWMP have been prepared by analysing the information, plans and documents supplied by the client and third parties including Council and other government agencies. The assumptions based on the information contained in the OWMP is outside the control of EFC,
- The figures presented in the report are an estimate only – the actual amount of waste generated will be dependent on the occupancy rate of the building/s and waste generation intensity as well as the building management's approach to educating residents and tenants regarding waste management operations and responsibilities,
- The building manager will adjust waste management operations as required based on actual waste volumes (e.g., if waste is greater than estimated) and increase the number of bins and collections accordingly,
- The report will not be used to determine or forecast operational costs or prepare any feasibility study or to document any safety or operational procedures,
- The report has been prepared with all due care; however, no assurance is made that the OWMP reflects the actual outcome of the proposed waste facilities, services, and operations, and EFC will not be liable for plans or results that are not suitable for purpose due to incorrect or unsuitable information or otherwise,
- EFC offer no warranty or representation of accuracy or reliability of the OWMP unless specifically stated,
- Any manual handling equipment recommended in this OWMP should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply,
- Design of waste management chute equipment and systems must be approved by the supplier,
- EFC cannot be held accountable for late changes to the design after the OWMP has been submitted to Council,
- EFC will provide specifications and recommendations on bin access and travel paths within the OWMP; however, it is the architect's responsibility to ensure the architectural drawings meet these provisions,
- EFC are not required to provide information on collection vehicle swept paths, head heights, internal manoeuvring or loading requirements. It is assumed this information will be provided by a traffic consultant,
- Council is subject to changing waste and recycling policies and requirements at their own discretion.
- This OWMP is only finalised once the draft watermark has been removed. If the draft watermark is present, the information in the OWMP is not confirmed.

7.0 LEGISLATION & GUIDANCE

Waste management and resource recovery regulation in Australia is administered by the Australian Constitution, Commonwealth laws, and international agreements. State and territory governments maintain primary responsibility for controlling development and regulating waste. The following legislation has been enacted in New South Wales, and provides the lawful underpinnings of this OWMP.

- NSW Environmental Planning & Assessment Act 1979
- NSW Protection of the Environment Operations Act 1997
- NSW Waste Avoidance & Resource Recovery Act 2001

At the local level, councils or Local Government Areas (LGAs) require OWMPs to be included in new development applications. This OWMP is specifically required by:

- Pittwater Development Control Plan
- Pittwater Local Environmental Plan 2014

The primary purpose of a Development Control Plan (DCP) is to guide the planning process according to the aims of the corresponding local environmental plan (LEP). The DCP must be read in conjunction with the provisions of the relevant LEP. In accordance with Section 2.10 of the *Planning Systems SEPP*, Development Control Plans (DCPs) do not apply to State Significant Development (SSD). Notwithstanding, the provisions of the relevant DCP have been considered and referred to as a guide to inform the design and assessment of the proposal where appropriate.

Information provided in this OWMP comes from a wide range of waste management guidance at the local, state, and federal levels. The primary sources of guidance include:

- Northern Beaches Council's Waste Management Guidelines 2016
- NSW Better Practice Guide for Resource Recovery in Residential Developments 2019
- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

8.0 RESIDENTIAL WASTE MANAGEMENT

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

8.1 RESIDENTIAL WASTE GENERATION ESTIMATES

The Northern Beach Council Waste Management Guidelines – Appendix A has been referenced to calculate the total number of bins required for the residential units. These values are based on generic general waste, recyclables, and vegetation (FOGO; Food Organics and Garden Organics) entitlements. Actual volumes of general waste, recyclables, and vegetation (FOGO) generated in operation may differ according to the residents' actual waste management practices.

The following table shows the number of bins for general waste, bottle recyclables, paper/cardboard recyclables, and vegetation generated by the residential development.

Table 2: Estimated General Waste, Recycling, and Vegetation Bins

No of dwellings	Garbage bins	Paper bins	Bottles bins	Vegetation bins	Total Bins
3	1	1	1	2	5
4	2	1	1	2	6
5	2	2	2	2	8
6	2	2	2	2	8
7	3	2	2	2	9
8	3	2	2	2	9
9	3	2	2	2	9
10	4	3	3	2	12
11	4	3	3	2	12
12	4	3	3	2	12
13	5	3	3	2	13
14	5	3	3	2	13
15	5	4	4	2	15
16	6	4	4	2	16
17	6	4	4	2	16
18	6	4	4	2	16
19	7	4	4	2	17
20	7	5	5	2	19
21	7	5	5	2	19
22	8	5	5	2	20
23	8	5	5	2	20
24	8	5	5	2	20
25	9	6	6	2	23
26	9	6	6	2	23
27	9	6	6	2	23
28	10	6	6	2	24
29	10	7	7	2	26
30	10	7	7	2	26
31	11	7	7	2	27
32	11	7	7	2	27

Source: *Northern Beach Council Waste Management Guidelines – Appendix A*

8.2 RESIDENTIAL BIN SUMMARY

Based on Northern Beaches Council's waste and recycling estimations for 81 residential apartments, the required bin quantities and collection frequencies are as follows:

Building #A: (32 units)

<u>General Waste:</u>	11 x 240L MGBs collected 1 x weekly
<u>Paper/Cardboard Recycling:</u>	7 x 240L MGBs collected 1 x weekly
<u>Bottle Recyclables:</u>	7 x 240L MGBs collected 1 x weekly
<u>Vegetation (FOGO):</u>	2 x 240L MGBs collected 1 x weekly

Building #B: (20 units)

<u>General Waste:</u>	7 x 240L MGBs collected 1 x weekly
<u>Paper/Cardboard Recycling:</u>	5 x 240L MGBs collected 1 x weekly
<u>Bottle Recyclables:</u>	5 x 240L MGBs collected 1 x weekly
<u>Vegetation (FOGO):</u>	2 x 240L MGBs collected 1 x weekly

Building #C: (30 units)

<u>General Waste:</u>	10 x 240L MGBs collected 1 x weekly
<u>Paper/Cardboard Recycling:</u>	7 x 240L MGBs collected 1 x weekly
<u>Bottle Recyclables:</u>	7 x 240L MGBs collected 1 x weekly
<u>Vegetation (FOGO):</u>	2 x 240L MGBs collected 1 x weekly

During operation, it is the responsibility of the building manager to monitor the number of bins required for the residential component of the development. General waste, recyclables, and FOGO volumes may change according to residents' attitudes to waste disposal, building occupancy levels or the development's management. Any requirements for adjusting the capacity of the waste facilities may be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider.

8.3 RESIDENTIAL WASTE DISPOSAL PROCEDURES

All residents will have access to a storage area within their own unit capable of holding separate receptacles for general waste, co-mingled recycling, paper/cardboard recycling, and vegetation (FOGO). This is typically located within kitchen areas beneath the workbench. This space should be sized to accommodate 40L receptacles (minimum) to account for 2 days' worth of general waste and recycling and 20L for FOGO storage.

Residents will be provided with a Communal Bin Room in each building in the lower ground floor. Each bin room will contain shared 240L bins for general waste, paper/cardboard recycling, bottle recyclables and vegetation (FOGO).

Residents will be responsible for taking their general waste, recycling streams, and FOGO to their respective building's Communal Bin Room and placing their waste items into the correct bins.

General waste should be bagged when placed into the general waste bins and recycling should not be bagged and instead, be placed loosely into the appropriate recycling bins. Refer to Council guidance for the types of materials accepted in the general waste and recycling streams.

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

8.4 RESIDENTIAL BIN COLLECTION PROCEDURES

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

Prior to collections, the Building Manager/Caretaker will be responsible for transporting the bins from each Communal Bin Room with the aid of a bin tug to the Bin Holding Room (collection point) located on level 1. The Building Manager/Caretaker is also responsible for ensuring that the bins are adequately arranged for an efficient collection.

On the day of collection, a Council collection vehicle parks on Darley Street West. The Building Manager/Caretaker will be responsible for ensuring that the collection staff have access to the bin holding room (collection point). The collection staff will exit the vehicle and collect the bins from the Bin Holding Room (collection point) and return the empty bins once serviced.

The Building Manager/Caretaker is responsible for returning the bins from the building holding room to the Communal Bin Rooms in the Lower Ground Level.

6 x 240L Vegetation(FOGO) bins are to be presented on street on collection day in accordance with Council requirements confirmed at the PLM meeting on 28 October 2025

8.5 OTHER RESIDENTIAL WASTE MANAGEMENT CONSIDERATIONS

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

8.5.1 RESIDENTIAL COMMON AREAS

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

8.5.2 LANDSCAPED AREAS AND GARDEN ORGANICS

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

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

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

8.5.3 RESIDENTIAL BULKY WASTE PROCEDURES

An area will be made available for the storage of discarded residential bulky waste items (e.g., whitegoods, furniture, etc.). This room should be located within close proximity of the collection point and must have a minimum doorway width of 1.5m to facilitate the movement of large items in and out of the room. The bulky waste room is provided in accordance with Council requirements confirmed at the PLM meeting on 28 October 2025. The required bulky waste room area is 36 m³.

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

Prior to bulky waste collections, the Building Manager/Caretaker will transport the bulky waste items from the Bulky Waste Room to the Bin Holding Room (collection point).

On the day of bulky waste collection, a Council collection vehicle will park on Darley Street West. Collection staff will collect the bulky waste items from the Bin Holding Room (collection point). Once bulky items have been loaded onto the vehicle, the collection vehicle will proceed forward on Darley Street West.

9.0 STAKEHOLDER ROLES & RESPONSIBILITIES

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

Table 3: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata, Body Corporate or Management	- Co-ordinate the waste strategy within the site. - Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights. - Organise internal waste audits/visual assessments on a regular basis. - Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and - Manage any non-compliances/complaints reported through waste audits.
Building Manager or Waste Caretaker	- Co-ordinate general waste, recycling streams, and FOGO collections - Clean and transport bins as required. - Organise replacement or maintenance requirements for bins. - Organise, maintain and clean bin storage areas. - Organise bulky waste collections when required. - Investigate and ensure prompt clean-up of illegally dumped waste materials. - Prevent storm water pollution by taking necessary precautions (secure bin rooms, prevent overfilling of bins). - Abide by all relevant WH&S legislation, regulations, and guidelines. - Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management. - Assess any manual handling risks and prepare a manual handling control plan for bin transfers. - Ensure site safety for residents, children, visitors, staff and contractors; and - Ensure effective signage, communication and education is provided to occupants, tenants, maintenance staff, and cleaning contractors.
Residents	- Dispose of all general waste, recycling streams, and FOGO in the allocated bins provided. - Ensure adequate separation of general waste, recycling and FOGO; and - Comply with the provisions of Council and the OWMP.
Waste Collection Contractor	- Provide a reliable and appropriate bin collection service. - Provide feedback to building managers/residents regarding contamination of recyclables; and - Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	Remove all garden organics generated during gardening maintenance activities for recycling at an offsite location.
Developer	Purchase all equipment required to implement this OWMP prior to the occupation of the building to be provided to the Strata or Body Corporate.

10.0 SOURCE SEPARATION

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

Table 4: Operational Waste Streams

Waste Stream	Description	Typical Destination	Waste Stream Management
General Waste	The remaining portion of the waste stream that is not recovered for re-use, processing, or recycling. May include soft plastics, food scraps, polystyrene, etc.	Landfill	General waste should be bagged before placing in designated general waste bins.
Paper and Cardboard Recyclables	Cardboard and paper products are recyclable materials that can be re-processed into new products.	Resource Recovery Centre	Cardboard should be flattened before placing in the designated cardboard bin.
Bottled Recyclables	A mixture of items that are commonly recycled usually segregated through a MRF. Typically include food and beverage containers (e.g. aluminium, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Bottled recyclables must not be bagged, and instead should be placed loosely in the designated recycling bottle bins.
FOGO	FOGO consists of unwanted or uneaten kitchen scraps that are easily compostable/biodegradable (e.g. vegetable peels, fruit rinds, coffee grounds) and garden organics including lawn clippings, leaves, pruning's and branches.	Composting Facility	FOGO should be bagged in compostable liners when deposited into the bins and will be collected by Council.
Garden Organics	Garden organics consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g. lawn clippings, branches)	Resource Recovery Centre	Garden organics will be collected in Council or private contractor bins and removed from site.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Building manager arranges collection for e-waste recycling as needed by residents.
Bulky Waste Items	Items that are too large to place into general rubbish collection. This includes disused and/or broken furniture, mattresses, white goods, etc.	Resource Recovery Centre or Landfill	Residents liaise with building manager to store in Bulky Goods Room. Building manager arranges with Council for removal.
Sanitary Waste	Feminine hygiene waste generated from female bathrooms.	Incineration or Landfill	Sanitary bins are serviced by sanitary waste contractor.
Other	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Building manager arranges collection by appropriate recycling services when required.

11.0 EDUCATION

Educational material encouraging correct separation of general waste, recyclables, and FOGO must be provided to each resident. This should include the correct disposal process for bulky waste such as old furniture, large discarded items, and other materials including electronic and chemical wastes. It is recommended that the building caretaker provide information in multiple languages to support correct behaviours, and to minimise the possibility of chute blockages and contamination in communal bins.

Education and communication must be provided consistently on a regular basis to encourage behaviour change and account for transient building personnel such as new residents, tenants, or cleaning staff. Information should include:

- Descriptions of items accepted in the general waste, recycling and FOGO streams (refer to Council guidance);
- How to dispose of bulky waste and any other items that are not general waste, recycling or FOGO (refer to Council guidance);
- Residents' obligations to health and safety as well as building management; and
- How to prevent cross contamination among waste streams.

11.1 SIGNAGE

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

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

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

All signage should conform to the relevant Australian Standards.

12.0 POLLUTION PREVENTION

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

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

13.0 BIN WASHING

The bins will be cleaned by the building manager periodically to ensure hygiene and minimise odour.

Bin washing can occur within the bin rooms, using the room clean down facilities (i.e., tap connection and drain). Alternatively, a specialist bin washing contractor can be engaged to clean the bins to an agreed schedule. The specialist bin contractor would collect the bins from the bin holding area and clean the bins with their specialised vehicle.

14.0 BIN MOVING PATHS

The building caretaker is responsible for the transportation of bins from their designated operational locations to the collection area, returning them once emptied to resume operational use.

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

The routes along the bin moving path should;

- Allow for a continuous route that is wholly within the property boundary.
- Be free from obstruction and obstacles such as steps and kerbs.
- Be constructed of solid materials with a non-slip surface
- Be a minimum of 300mm wider than the largest bin used onsite.
- If bins are moved manually, the route must not exceed a grade of 1:14.
- If a bin moving device is used, the route cannot exceed the maximum operating grade of the device. This is typically a grade of 1:4, however this will vary depending on the model of bin moving device acquired for the site.

As the distance of the bin moving paths exceeds 10m, a bin moving device will be required to aid the movement of full bins. The developer is responsible for supplying all equipment required for moving bins this includes any bin lifters, bin moving devices and waste transfer bins. This equipment must be new and appropriate for the site. The developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations.

Once the site is operational (and the developer is no longer involved) the building proprietors/strata will be responsible for maintaining, repairing and replacing waste management equipment.

Bins may have to be fitted with hitches to enable the simultaneous transportation of multiple bins to the collection area. Council must be informed of any hitch attachments required to be installed on bins.

15.0 WASTE ROOMS

The areas allocated for waste storage and collection areas are detailed in the table below and are estimates only.

Table 5: Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m ²)	Actual Area Provided (m ²)
Lower Ground Floor	Building #A Communal Bin Room	11 x 240L MGBs (General Waste) 7 x 240L MGBs (Paper Recyclables) 7 x 240L MGBs (Bottle Recyclables) 2 x 240L MGBs (Vegetation)	>20	23
Lower Ground Floor	Building #B Communal Bin Room	7 x 240L MGBs (General Waste) 5 x 240L MGBs (Paper Recyclables) 5 x 240L MGBs (Bottle Recyclables) 2 x 240L MGBs (Vegetation)	>14	18
Lower Ground Floor	Building #C Communal Bin Room	10 x 240L MGBs (General Waste) 7 x 240L MGBs (Paper Recyclables) 7 x 240L MGBs (Bottle Recyclables) 2 x 240L MGBs (Vegetation)	>19	27
Level 1	Bin Holding Room (Collection Point)	28 x 240L MGBs (General Waste) 19 x 240L MGBs (Paper Recyclables) 19 x 240L MGBs (Bottle Recyclables) 6 x 240L MGBs (Vegetation)	>53	96
Level 1	Bulky Waste Room		36m ³	41.6m ³

EFC recommends bins sizes, collection frequencies and/or equipment for best practice waste management at this site, however EFC also acknowledges there are a range of other suitable options that may alter waste room requirements (e.g., floor area, accessibility, head height, etc.)

The waste room areas have been calculated based on equipment requirements and/or bin dimensions with an additional 70% of bin GFA factored in for manoeuvrability.

In addition, all doorways and passageways facilitating the movement of bins and/or bulky waste items must be at least 1500mm wide.

Note, the building holding room is located 5.4m from the front boundary, which is consistent with Council requirements of within 6.5m confirmed at the PLM meeting on 28 October 2025.

The following table provides further waste room requirements.

Table 6: Waste Room Requirements

Waste Room Type	Waste Room Requirements
Communal Bin Room	• Bins should be arranged so that all bins are accessible. Bins are not to be placed in front of one another or in such a way as to restrict access to the other bins for use. • Rooms must be well ventilated either naturally or mechanically in accordance with AS1668.4.2012 • Cleaning facilities such as hose hock and drainage for odour and hygiene control must be provided. • It is recommended a dustpan and broom is provided in this room for residents to clean up unexpected spillages when using bins.
Bin Holding Room	• Bins must not be stacked in rows that are more than two bins
Bulky Waste Room	• May be a dedicated room or screened area within another waste room • Must be in close proximity to the collection area • Area must also be allocated for the segregation of e-waste, gas bottles, cardboard, etc. • Doorway should be a minimum of 1500mm wide

16.0 CONSTRUCTION REQUIREMENTS

Waste room construction must comply with the minimum standards as outlined in the *Northern Beaches Council Waste Management Guidelines (2016)*, in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

The *NSW Better practice guide for resource recovery in residential developments (2019)* also states that better practice bin storage areas should achieve more than the minimum compliance requirements, which are as follows:

- Ensuring BCA compliance, including ventilation. Where required, ventilation system must comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings.
- Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and be located where they can be easily accessed even when the area is at bin capacity.
- Floor constructed of concrete at least 75mm thick.
- Floor graded so that any water is directed to a sewer authority approved drainage connection to ensure washing bins and/or waste storage areas do not discharge flow into the stormwater drain.
- Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area.
- Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned.
- All surfaces (walls, ceiling and floors) finished in a light colour.

16.1 ADDITIONAL CONSIDERATIONS

- Waste room floor to be sealed with a two-pack epoxy;
- All corners coved and sealed 1,200mm up, this is to eliminate build-up of dirt;
- Hot and cold water tap height and light switch height of 1.6m;
- Storm water access preventatives (grate);
- All walls painted with light colour and washable paint;
- Equipment electric outlets to be installed 1700mm above finished floor level;
- Optional automatic odour and pest control system installed
- If 660L or 1100L bins are utilised, 2 x 820mm (minimum) double-doors must be used;
- All personnel doors are hinged, lockable and self-closing;
- Conform to the Building Code of Australia, Australian standards and local laws; and
- Childproofing and public/operator safety shall be assessed and ensured
- Waste and recycling rooms must have their own exhaust ventilation system either;
 - Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum. Mechanical exhaust systems shall comply with AS1668.4.2012 and not cause any inconvenience, noise or odour problem; or
 - Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.

17.0 USEFUL CONTACTS

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

LOCAL COUNCIL

Northern Beaches Council Customer Service	Ph: 1300 434 434	E: council@northernbeaches.nsw.gov.au
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PRIVATE WASTE COLLECTION PROVIDER

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

BIN MOVING DEVICE SUPPLIERS

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

BALER SUPPLIERS

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

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

COOKING OIL CONTAINERS AND DISPOSAL

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

ODOUR CONTROL

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

Method Recycling	Ph: 0499 890 455
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BINS AND BIN EQUIPMENT

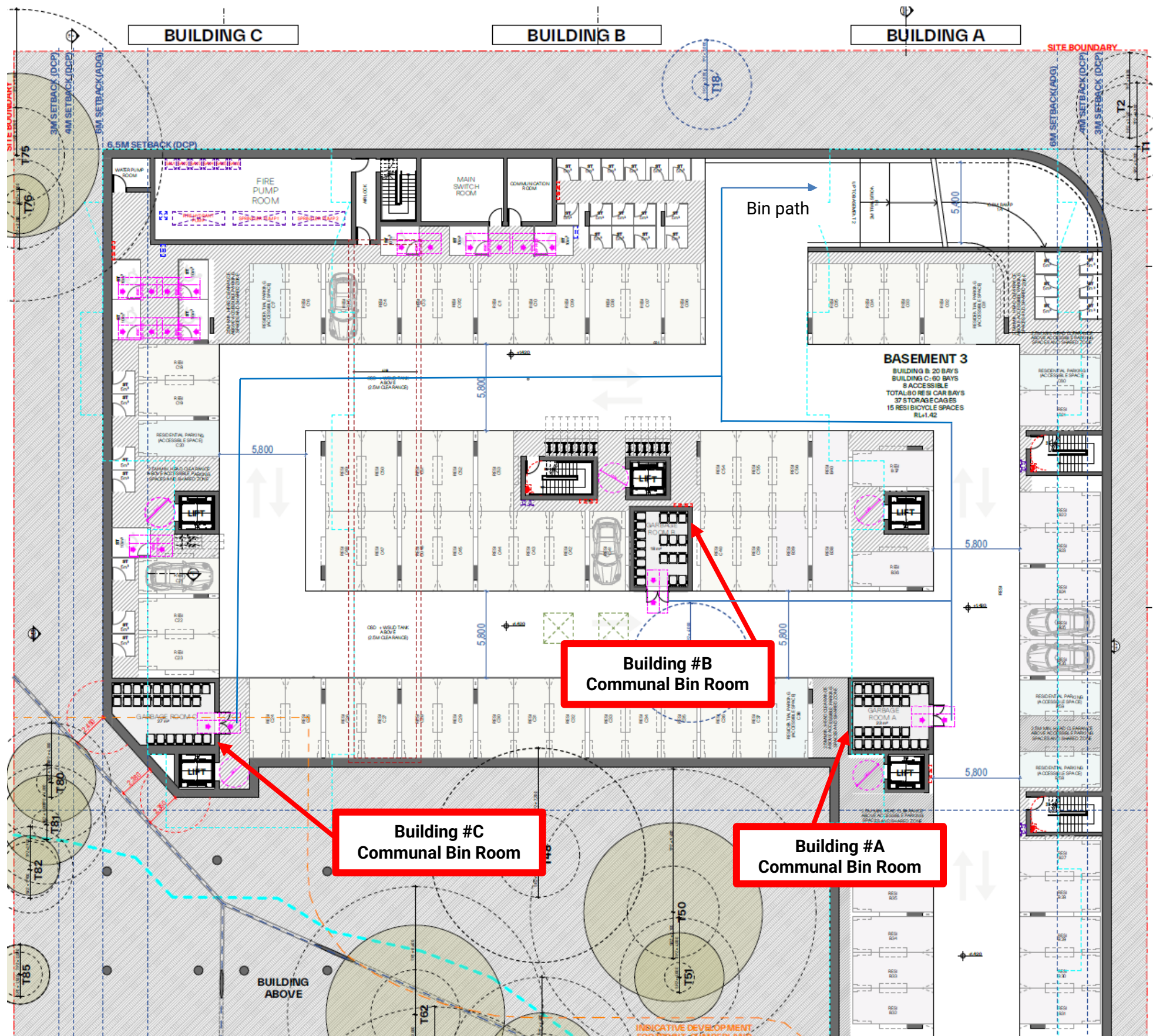
Elephants Foot Equipment	Ph: 1300 435 374	E: equipment@elephantsfoot.com.au
SULO	Ph: 1300 364 388	E: sulosales@pactgroup.com

CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

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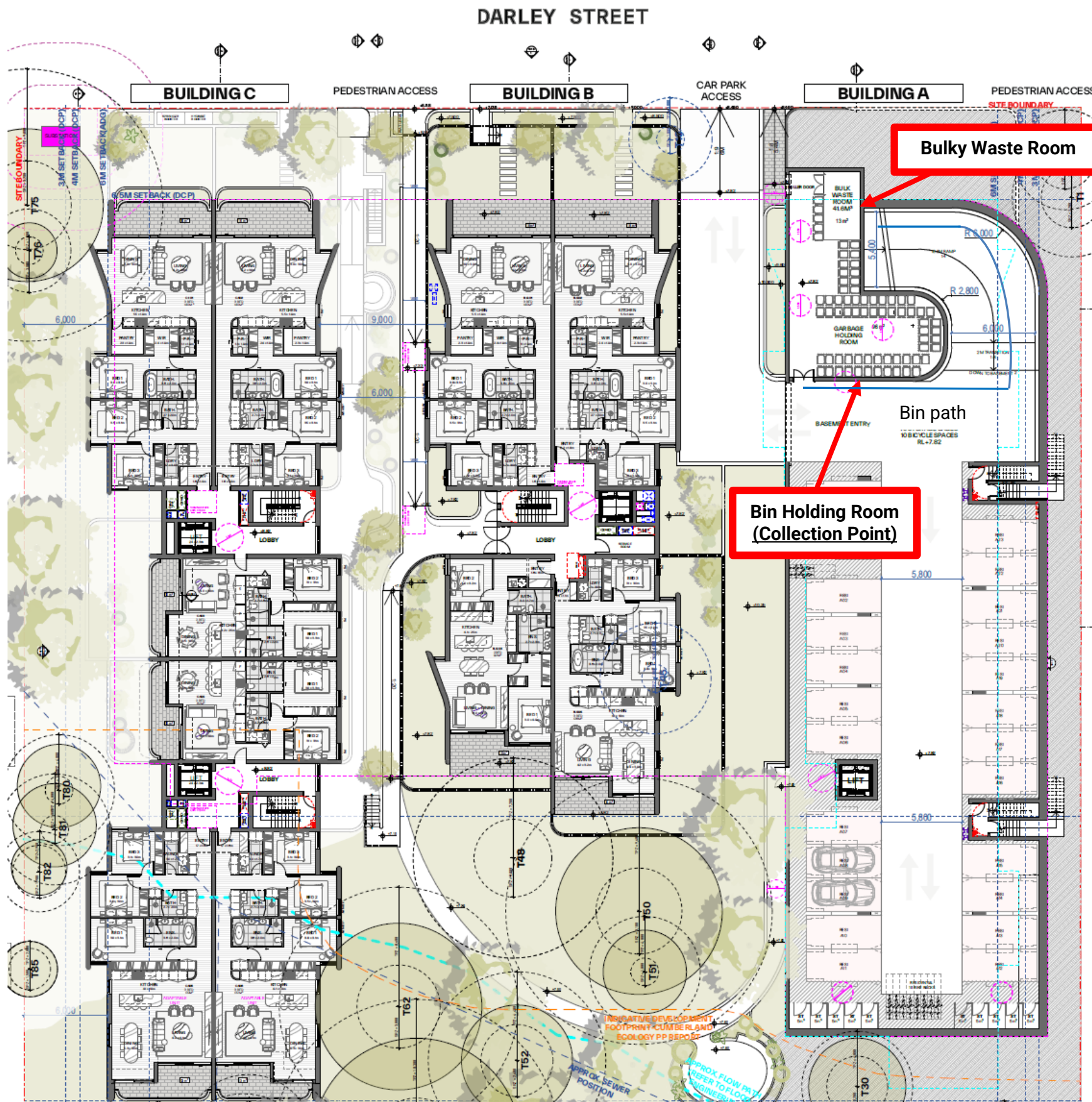
APPENDIX A: ARCHITECTURAL PLANS

APPENDIX: A.1 LOWER GROUND FLOOR PLAN



Source: PBD Architects, Lower Ground Floor Plan, Residential Development, Issue A, 05/11/2025

APPENDIX: A.2 LEVEL 1 PLAN



Source: PBD Architects, Level 1 Plan, Residential Development, Issue A, 05/11/2025

APPENDIX A: PRIMARY WASTE MANAGEMENT PROVISIONS

APPENDIX: A.1 TYPICAL BIN SPECIFICATIONS

Mobile bins

Mobile bins come in a variety of sizes and are designed for lifting and emptying by purpose-built equipment.

Mobile bins with capacities of up to 1700L must comply with *AS4123.6-2006 Mobile waste containers* which specifies standard sizes and sets out the colour designations for the bodies and lids of mobile waste containers indicating the type of materials they are used to collect.

The most common bin sizes are provided below, although not all sizes are shown. The dimensions are a guide only and differ slightly between manufacturers. Some bins have flat or domed lids and are used with different lifting devices. Refer to *AS4123.6-2006* for further details.

Table G1.1: Average dimension ranges for two-wheel mobile bins



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

Wheelie bin

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

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



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

Dome or flat lid container

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

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

APPENDIX: A.2 SIGNAGE FOR WASTE AND RECYCLING BINS

Waste signs

Signs and educational materials perform several functions including:

- informing residents why it is important to recover resources and protect the environment
- providing clear instructions on how to use the bins and services provided
- alerting people to any dangers or hazards within the bin storage areas.

All waste, recycling and organic bins should be Australian Standard colours and clearly and correctly labelled, such as by a sticker on the lid and/or the body of the bin.

Communal bin storage areas should be clearly signposted with signs outlining how to correctly separate waste into the bins provided. The local council responsible for waste services may be a good source of signs and posters and can advise on what signs are suitable.

Information on who to contact to find out more about the recycling and/or other resource recovery services in the building should also be displayed in communal areas, such as on a noticeboard.

The Planet Ark website also has resources available free of charge for use by businesses and councils. These signs can be found at businessrecycling.com.au/research/signage.cfm

Figure I1.1: Examples of waste wall posters (EPA supplied)



Figure I1.2: Examples of bin lid stickers (EPA supplied)



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

Problem waste signs

The EPA has also produced a range of images and signs that can be used for problem wastes, such as fluoro globes and tubes, household and car batteries, e-waste and smoke detectors. To access these resources, contact the NSW EPA. Some examples are shown below.

Figure I2.1: Problem waste signs



Safety signs

The use of safety signs for waste resource recovery rooms must comply with *AS1319 Safety signs for occupational environments*. Safety signs must be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Suitable signs should be decided for each development as required.

Figure I3.1: Example safety signs



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

APPENDIX: A.3 EXAMPLE COLLECTION VEHICLE INFORMATION

General

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

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

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

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

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

Large collection vehicles

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

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

Table B2.1: Collection vehicle dimensions

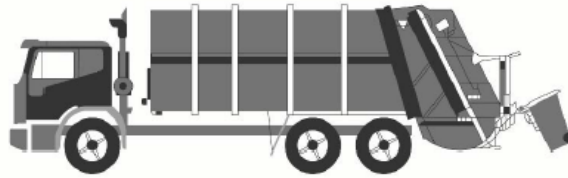
Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0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

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

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

Rear-loading collection vehicles

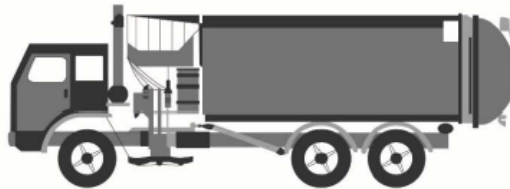
These vehicles are commonly used for domestic waste collections from MUDs and RFBs and sometimes for recycling. They can be used to collect waste stored in mobile bins or bulk bins, particularly where bins are not presented at the kerbside. They are also used for collecting bulky waste.



Rear-loading waste collection vehicle

Side-loading collection vehicles

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



Side-loading waste collection vehicle

Front-lift-loading collection vehicles

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



Front-lift-loading waste collection vehicle

Small collection vehicles

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

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

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

APPENDIX B: SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX: B.1 EXAMPLE HANDHELD BIN MOVERS

movexx
smart electric tugs

MOVEXX T2500 BIN MOVER BATTERY ELECTRIC

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

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

Features

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



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



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

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: B.2 EXAMPLE SEATED BIN MOVERS



MOTREC MT180 36V BATTERY ELECTRIC BIN MOVER

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

Features

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



SPECIFICATION

MODEL	DIMENSIONS (MM)	OPTIONAL EXTRAS	PULL - PUSH CAPACITY (KG)	BATTERY
MT180 36V	760 (w) x 2030 (l) x 1160 (h)	Flashing light on pole Conditional registration kit Cabin includes windscreen Weather Curtains	4500	48v TPPL battery pack, 157AH

TOWING CAPACITY - ON FLAT GROUND / SLOPE (all models) (all models)

Towing up to 5x 660 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)

Towing up to 4x 1100 lt. Wheelie Bin Up / Down maximum 25% (1:4 slope)



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

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: B.3 EXAMPLE BIN TRAILERS



BIN TRAILER WITH ALUMINUM RAMP

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



SPECIFICATION

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

OPTIONS

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

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

Source: Sitecraft - www.sitecraft.net.au

APPENDIX: B.4 EXAMPLE BIN TOWING ATTACHMENTS



UNIVERSAL BIN TOWING ATTACHMENTS SUITE 660LT / 1100LT WHEELIE BINS

PARTS & FEATURES

Front Only - Part Number: 78811672

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

Rear Only - Part Number: 78811673

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

For Steel Bin Front Only - Part Number: 78811781

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

Direction Lock : 53191001

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



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

Source: Sitecraft - www.sitecraft.net.au