



PROPOSED MIXED-USE DEVELOPMENT

494-500 & 516 MILITARY ROAD, MOSMAN

WASTE MANAGEMENT PLAN

PROPOSED MIXED-USE DEVELOPMENT, 494-500 & 516 MILITARY ROAD, MOSMAN

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EXECUTIVE SUMMARY

SALT has been engaged by Abadeen to prepare a Waste Management Plan (WMP) for a proposed mixed-use development comprising residential flat building, shop-top housing and ground floor retail premises located at 494-500 & 516 Military Road, Mosman.

SALT understands that the proposal involves the development of a 5 and 9 storey, two building mixed use development consisting of 100 residential units, 2 retail tenancies and 2 basement levels to support the subject site.

Waste would be stored onsite within the bin storage areas located at the ground floor and basement level. Residential and retail waste would be stored and managed separately.

Residential

Residential waste would be collected by Council with the following arrangements:

- 14 x 660L general waste bins collected once per week;
- 18 x 240L commingled recycling bins collected once per week; and
- 8m² bulky waste collected on an as required basis.

Retail

Retail waste would be collected by private contractor, with the following arrangements:

- 2 x 1,100L garbage bins collected twice per week;
- 3 x 1,100L commingled recycling bins collected twice per week; and
- 4 x 240L organics recycling bins collected three times per week.

Waste collection vehicles would enter the subject site via Hale Road to access the onsite loading area and utilise the turntable system to position the vehicle for waste collections, as required.

Vehicle operators would ferry bins from the bin holding area to the collection vehicle and return upon emptying, before exiting the subject site in a forward motion onto Hale Road via the turntable system.

Building management would ensure that waste vehicle operators are able to access the bin holding areas prior to scheduled collections as necessary.

Retail waste collections would be performed on alternate days to Council collections (Wednesday) for the region.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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1 PROJECT DESCRIPTION

A State Significant Development Application (SSD-93787211) is to be lodged for a mixed-use development comprising residential flat building, shop-top housing and ground floor retail premises located at 494-500 & 516 Military Road, Mosman. The proposed development seeks consent for a mixed-use development that will include:

- Site preparation works including demolition, excavation and tree removal;
- Construction of a 9-storey mixed-use development comprising residential flat building, shop-top housing and ground floor retail premises, including:
 - 2 residential buildings of a part 5-part 9 storey-built form on a shared podium, comprising 100 dwellings including 3 affordable housing dwellings managed by a Community Housing Provider;
 - Retail tenancies on the ground floor along Military Road and Hale Road;
- 2 and a half levels of basement car parking, including:
 - 122 residential car parking spaces (20 accessible/adaptable spaces),
 - 15 residential visitor / car wash car parking spaces,
 - 10 retail car parking spaces,
- Communal open space located on the ground floor and rooftop,
- Landscaping and deep soil planting,
- Augmentation and connection of utilities and services,
- Site amalgamation to consolidate lots.

2 SEARS REQUIREMENTS

This Waste Management Plan has been prepared to satisfy the NSW Planning Secretary's Environmental Assessment (SEAR's) Requirements applicable to a housing development and relevant to the application reference SSD-93787211. The conditions to comply with the proposed use and SALT's responses or sections in which they have been addressed are listed in Table 1.

Table 1 SEARs Compliance Table

SEARs Item no.	SEARs Requirement	Relevant Section of this Report
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.	Refer to sections 7, 10 and 11 of the enclosed WMP.
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Refer to sections 7.6, 10.5, 11.5, and Appendix 1 for reference onsite waste storage locations. Refer to sections 10.2, 10.6, 11.2, and 11.6 for reference to the waste collection process for the subject site.

3 INTRODUCTION

This WMP has been prepared based on industry best practice, Mosman Council *Residential Development Control Plan* (2012), *Waste Minimisation Policy* (2012), NSW EPA *Better Practice Guide for Resource Recovery in Residential Developments* (2019), NSROC *Waste Management Technical Guide* (2018) and NSW EPA *Waste Management and Recycling in Commercial and Industrial Facilities* (2012), with reference to the waste generation rates, design and service requirements enclosed within.

In the circumstance that the development plans are amended, or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

4 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 494-500 & 516 Military Road, Mosman. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

5 LAND USE

Planning application number: SSD-91627487

Land Zone: E3 productivity support

Land use type: Mixed-use (residential and commercial)

Number of levels:

- 9 Levels Building A
- 5 Levels Building B

Residential Space: A total of 100 residential units across two buildings, consisting of;

Building A

- 32 x 1-Bed Units;
- 45 x 2-Bed Units; and
- 8 x 3-Bed Units.

Building B

- 11 x 2-Bed Units; and
- 4 x 3-Bed Units.

Commercial Space: A total of 755m² retail space (combined)

6 DEMOLITION AND CONSTRUCTION WASTE RESPONSIBILITIES

This Waste Management Plan is applicable and must be adhered to during the demolition and construction stages of the proposed development.

During site inductions for the construction and demolition phase, all contractors must be made aware of the waste management obligations, practices and legislative controls provided in this plan.

It is the responsibility of the appropriate Site Supervisor and relevant managing contractor that all waste disposal, load transfers and required assessments are adequately tracked and stored in a Waste Data File. Any associated receipt/invoices, waste classification documents and site validation certificates should be logged within this file accordingly.

All entries in the Waste Data File must include the following;

- Time and date;
- Description and size of waste;
- Waste facility used; and
- Vehicle registrations and company name.

Waste Data Files and relevant records may be requested during the construction stages for audit, inspection and quality management purposes.

6.1 WASTE CLASSIFICATION

All waste generated during the construction and demolition stages of the proposed development will be classified in accordance with *NSW EPA Waste Classification Guidelines 2014*.

Assessments should be routinely conducted of waste loads stored in skips or appropriate containers pre-disposal and off-site transfer to waste facilities, to ensure all materials can be accepted for disposal and recovery.

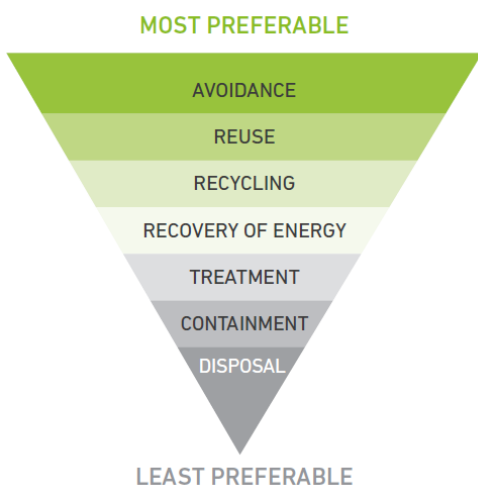
All waste classification assessments must follow the six-step procedure as outlined within the EPA waste classification guidelines stipulated above, with all waste classification data to be collected and recorded appropriately across the life of the development.

6.2 WASTE MANAGEMENT HIERARCHY

The NSW EPA waste management hierarchy has been adopted as the framework to guide the waste management practices of the proposed development, as depicted in Figure 1 below.

The waste hierarchy provides a reference on the order of approaches to achieve efficient resource use. The aspects of the hierarchy are applicable to the demolition and construction stages of this project. As a key objective for all employees and personnel, the avoidance of waste generation and reuse of materials will have priority over recycling, and recycling will have priority over disposal.

Figure 1 Waste Management Hierarchy



7 DEMOLITION & CONSTRUCTION WASTE MANAGEMENT PLAN

7.1 DEMOLITION WASTE GENERATION AND MANAGEMENT

Based on SALT's review of Mosman Council DCP requirements and waste management guidelines, it is understood that there are no demolition waste generation rates provided by Council. Therefore, demolition waste generation has been estimated using SALT3 generation rates, informed by material composition data from Australian construction and demolition waste guidance, including the NSW EPA's *Construction and Demolition Waste Guide* (2020), *The Hills Shire Council Development Control Plan* Appendix A (2012), and the Australian Government's *National Waste Report* (2022).

The estimated demolition waste volume for the proposed development has incorporated a commercial rate (per 1000m²) as the most suitable rate applicable for the demolition of an existing retail and trade tenancies located at the subject site. These generation rates are shown in Table 2 below.

Table 2 Waste Generation Rates for Demolition Materials

Building Material	Waste Quantity (tonnes per 1000m ²)
Concrete	600
Bricks	167
Timber / Gyprock	124
Metal	29
Other Wastes	155

The estimated demolition waste volumes for each material have been calculated based on the existing buildings on the site having an approximate demolition footprint and site area of 3,170m². The calculated volumes and management strategies for demolition waste streams are presented in Table 3.

The assessment below has been prepared to achieve a best practice 90% recycling target for demolition waste that has been adopted per the NSW Waste and Sustainable Materials Strategy 2021-2027.

Table 3 Estimated Demolition Waste Generation Volumes and Management Options

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Concrete	General Solid Waste (Non-Putrescible)	-	1,902t	-	Demolish using excavator. crushed on site and delivered to an off-site recycler.
Bricks	General Solid Waste (Non-Putrescible)	-	529t	-	Demolish using excavator. crushed on site and delivered to an off-site recycler.
Timber / Gyprock	General Solid Waste (Non-Putrescible)	-	393t	-	Delivered to the off-site recycler listed below.
Metal / Steel	General Solid Waste (Non-Putrescible)		92t		Clean metal (i.e. without presence of other materials) will be delivered to the off-site recycler listed below. Any contaminated metal should be separated to be landfilled.

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Other wastes	Pre-classified General Solid Waste (Non-Putrescible)		47t		Delivered to the off-site recycler listed below.
Glass & Aluminium Windows	General Solid Waste (Non-Putrescible)		TBC*		Aluminium would be removed manually by hand and delivered to the off-site recycler listed below. Glass would be removed and delivered to a suitable glass recycling facility or transfer station as listed in Table 6 below
Floor Coverings	General Solid Waste (Non-Putrescible)		TBC*		Depending on age and condition, materials would be removed and delivered to the off-site recycler listed below. Damaged fittings that cannot be recycled are to be delivered to the nearest landfill as listed below.
Fittings & Fixtures	General Solid Waste (Non-Putrescible)		TBC*		Depending on age and condition, materials would be removed and delivered to the off-site recycler listed below. Damaged fittings that cannot be recycled are to be delivered to the nearest landfill as listed below.
General Waste	General Solid Waste (Non-Putrescible) Containing Putrescible Waste		TBC*		It is anticipated that garbage will be generated on the subject site during the demolition phase. Any garbage generated shall be sorted and stored onsite in general waste skips or bins, as deemed necessary.
Hazardous / special waste	Should hazardous materials be present within the current developments at the subject site, it must be disposed of in accordance with the appropriate guideline, refer to Table 6 below for guidance.				
Note: *TBC has been used for totals of disposal/recyclable materials that will be determined once onsite works commence					

7.2 CONSTRUCTION WASTE GENERATION AND MANAGEMENT

As discussed in Section 5.1 above, construction waste generation rates have been incorporated from SALT3 generation rates as informed by NSW EPA's *Construction and Demolition Waste Guide* (2020), *The Hills Shire Council Development Control Plan* Appendix A (2012), and the Australian Government's *National Waste Report* (2022).

The construction waste generation rates for a mixed use development (per 1000m²) have been applied to the waste generation assessment below. As these are found to be the most applicable rates to the proposed site works and construction of the subject site. These generation rates are shown in Table 4 below.

Table 4 Estimate Waste Generation Rates for Construction Materials

Building Material	Waste Quantity (tonnes per 1000m ²)
Concrete	6.70
Bricks	3.20
Timber / Gyprock	1.30
Metal	1.30
Other	0.60

The estimated construction waste volumes for each material have been calculated based on an estimated construction footprint and total building area of 10,541m². The volumes calculated and management strategies for construction waste streams are presented in Table 5.

The assessment below has been prepared to achieve a best practice 90% recycling target for construction waste that has been adopted per the NSW Waste and Sustainable Materials Strategy 2021-2027. All recycling and diversion targets will be revised by the Site Supervisor during the construction works, as other waste streams (i.e. general waste) would need to be accounted for during both demolition and construction stages.

Table 5 Estimated Construction Waste Generation Volumes and Management Options

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Concrete	General Solid Waste (Non-Putrescible)		71t		To be used as hardstand during construction, then as base under pavements. Any unused concrete would be returned to batch plant for re-use.
Bricks	General Solid Waste (Non-Putrescible)		34t		Clean and reuse lime mortar bricks for footings. Delivered to the off-site recycler listed below. Noted: it should not be mixed with other materials from construction and demolition waste and reinforced concrete.
Timber / Gyprock	General Solid Waste (Non-Putrescible)		14t		Delivered to the off-site recycler listed below. Chip remainder may be used in landscaping. Non-recyclable material to be disposed of in a designated general waste skip.
Metal	General Solid Waste (Non-Putrescible)		14t		Clean metal (i.e. without presence of other materials) will be delivered to the off-site recycler listed below. Any contaminated metal should be separated to be landfilled.

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
General waste (including residual waste and dust)	General Solid Waste (Non-Putrescible) Containing Putrescible Waste			TBC*	Disposed into a general waste skip.
Other	Pre-classified General Solid Waste (Non-Putrescible)		6t		Sorted accordingly based on recycling potential of each material

***Note:** TBC indicates quantities of disposal/recyclable materials that will be determined once onsite works commence

7.3 WASTE STORAGE AND COLLECTION REQUIREMENTS

Demolition and construction waste generated during the development of the site will be separated and recycled where possible. All recyclable material will be sorted and stored onsite in skip bins or appropriate waste containers.

Waste skips/containers are to be placed and enclosed within waste bays. Waste bays will be lined with sediment fencing or shade cloth, taking into account slope and drainage factors to avoid contamination of stormwater drains during weather events. Waste bays would be located in the same area as demolition and construction waste stockpiles. Figure 4 below proposes a suitable location for skip bin/waste container storage as a reference.

Stockpiles of demolition and construction waste shall not be stored along footpaths, public reserves and street gutters or in areas that would lead to contamination of stormwater and waterways.

In the circumstance an appropriate waste container cannot be supplied, due to timing of waste transfers and capacity limits at facilities, all stockpiles must be stored within the site boundary and must consider the factors mentioned above, to avoid the potential contamination of soil and stormwater flows.

The position of the designated waste bays onsite may change according to building works and the progression of the development. Access, visual amenity and work health and safety (WHS) requirements should always apply to the selection of waste storage area locations.

All waste storage bays onsite should:

- Be located in accessible areas for on-site movement, transfers and collection;
- Have an appropriate space allocated for the quantity of waste generated and separation of recyclable materials;
- Have space allowances for required on-site treatment facilities, such as compaction equipment if required;
- Have an acceptable level of weather protection and be enclosed if necessary;
- Be secured and lockable;
- Be well-ventilated and located nearby a sewer for drainage purposes; and
- Provided clear signage and labelling to ensure appropriate use.

7.4 BIN TYPE, QUANTITY AND DIMENSIONS

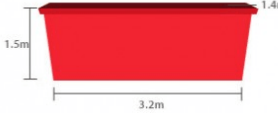
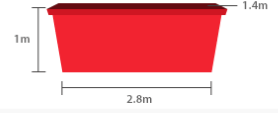
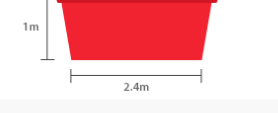
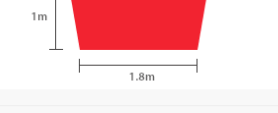
An appropriate size and number of waste containers should be provided for purpose of source separating each type of demolition and construction material generated on site. This is a standard to maximise the recovery of materials, while reducing the costs and diversion of waste disposed at landfill.

For the context of this development waste skips should be provided for the following:

- 1 or more general waste skip for products including sand and soil not classified as VENM, gyprock, treated timber, residual waste, and dust, to be delivered to BINGO Recycling Facility, Artarmon; 1300 424 646.
- Recycling skips with one skip per material type for bricks, sandstone and concrete to be delivered to BINGO Recycling Facility, Artarmon; 1300 424 646.
- 1 recycling skip for clean metal to be delivered to Cleanaway Resource Recovery Centre, Artarmon; 02 8645 4304
- 1 organics waste skip for untreated timber and VENM that is not reused on site including garden vegetation and untreated timber, to be delivered to Cleanaway Resource Recovery Centre, Artarmon; 02 8645 4304
- Additional recycling skips, as required for paper & cardboard, glass, plastics and others to be delivered to a suitable recycling facility, as mentioned in Table 6 below.

The size of waste containers and skip bins should be appropriate to the nature of waste generated and the available storage area. The following options shown in Figure 2 below would be acceptable:

Figure 2 Skip Bin Size Dimensions

Bin Sizes		Wheele Bins	6x4 Box Trailers
	10m³ 4.5m long 1.7m wide 1.5m high	 x 40	 x 10
	6m³ 3.2m long 1.4m wide 1.5m high	 x 24	 x 6
	4m³ 2.8m long 1.4 wide 1 high	 x 16	 x 4
	3m³ 2.4m long 1.4m wide 1m high	 x 12	 x 3
	2m³ 1.8m long 1.4m wide 1m high	 x 8	 x 2

7.5 WASTE SIGNAGE AND SAFETY

As a standard, signage should be applied in all waste storage areas, with waste containers to be appropriately labelled and colour coded to identify the correct waste type to be disposed into each bin.

All signage installed should use EPA standards as a reference shown in Figure 3 below. All skip bins should be clearly visible, provided safe paths of travel and must not be overfilled to prevent the risk of injury and relevant environmental impacts.

Figure 3 NSW EPA Signage



7.6 BIN LOCATION AND STORAGE AREA

Outlined in Figure 4 below is the proposed location of waste storage bays to place relevant containers to segregate and source separate waste materials generated by onsite demolition and construction practices.

Proposed locations of waste storage areas may be subject to change depending on the ongoing waste volume generated onsite and capacity limits. With consideration to the effectiveness of the location in meeting litter and stormwater pollution prevention mentioned in section 7.3 below, and in achieving an adequate level of source separation. Any adjustments should be made at the discretion of a site supervisor or the appropriate managing contractor.

Figure 4 Proposed Bin Storage Area



8 CONSTRUCTION AND DEMOLITION SITE MANAGEMENT

8.1 ASBESTOS, AND OTHER HAZARDOUS/CONTAMINATED WASTE

The construction and demolition phases of the development may involve the removal of contaminated/hazardous materials including asbestos. All hazardous/contaminated materials will be removed by qualified contractors and disposed at licensed facilities.

All hazardous/contaminated waste removal, transport and disposal must comply with the requirements found in the SafeWork NSW Code of Practice, EPA guidelines and Mosman Council documentation.

Any disposal and off-site transfer of classified hazardous waste and contaminated materials must be recorded in the Waste Data File and or tracked in accordance with Part 4 of the *Protection of the Environment Operations (Waste) Regulation 2014*.

If hazardous waste and contaminated materials are located on-site during the stages of demolition, excavation, and construction, the Site Supervisor is to immediately stop all works and contact a qualified hazardous/contaminated waste contractor prior continuing all on-site works.

The following mitigation measures will apply in the event hazardous and contaminated waste is uncovered:

- Storing (if required) and covering contaminated materials with an industrial approved and graded HDPE liner and placed in an area that is protected from severe weather events;
- Segregating all classified hazardous and contaminated waste from general waste, recycling, and other specified skip bin areas;
- Ensuring vehicles are securely covered when transporting and loading contaminated materials to prevent windblown emissions and potential spillage; and
- Decontamination of equipment and containers that have stored hazardous materials to prevent the spread of contamination.

8.2 LIQUID WASTE MANAGEMENT AND HANDLING

All liquid waste located and classified onsite during the construction and demolition stages of the proposed development must be handled appropriately in accordance with NSW EPA guidelines that include *Hazardous Waste Storage and Processing: Guidance for the Liquid Waste Industry 2016*.

In the event that liquid waste is identified and present (e.g. in the form of spills) it is the responsibility of the Site Supervisor and relevant managers to provide an immediate response to prevent any necessary environmental impacts.

The following actions in such circumstances should include:

- Containing the identified spill/liquid waste distribution area;
- Reporting all incidents directly to relevant authorities;
- Logging incidents internally to assist with conducting any onsite investigations; and
- Introducing precautionary actions to lessen the risk of similar incidents occurring in the future.

If the management and handling of liquid waste is part of regular practice to complete the demolition and construction stages of the proposed site. It is the responsibility of the managing contractor adheres to the EPA guidelines and best practice standards regarding storage, segregation, disposal and routine monitoring.

8.3 LITTER MANAGEMENT AND STORMWATER POLLUTION PREVENTION

All staff and relevant managers employed in the demolition and construction stages. Must be aware of the practices applied to mitigate the potential litter and stormwater pollution that can occur through on-site works.

The Site Supervisor and or an appointed Staff would be responsible in ensuring the following to mitigate the dispersion of litter and stormwater pollution on site:

- Establishing appropriate barriers and fencing to trap coarse sediment at points where stormwater can flow and run-off into gutters, drains and waterways;
- Ensuring adjacent streets and gutters are regularly swept and not hosed. Relocating and removing accidental spills of soil and other material immediately;
- Maintaining kerbside vegetation in a healthy state and not using nature strips or footpaths for parking or stockpiling waste. If unavoidable contact the relevant council for permission;
- Ensuring wash water and waste concrete, paint and other solutions used on site is contained within the site boundary. The same is to be applied when cleaning equipment;
- Covering any appropriate waste containers and skip bins after daily onsite works to minimize windblown litter and to protect waste storage area during the event of inclement weather;
- Ensuring all waste loads transported off-site is kept enclosed to avoid airborne litter being generated; and

- Ensuring all staff are not disposing waste materials outside of site boundaries and dedicated waste storage provided onsite.

8.4 SITE DISTURBANCE AND UNNECESSARY EXCAVATION AVOIDANCE

As a requirement for the demolition and construction stages to prevent soil disturbance and unnecessary excavation works, all excavated and cut and fill activities performed onsite should work towards retaining and reusing all excavated material, provided no contamination is present.

The following measures should be applied to minimize site disturbance and to prevent unnecessary excavation activities;

- Design measures into the planning of demolition and construction works to avoid excessive cut and fill and unnecessary clearing of vegetation;
- Provide clear markings and boundaries to ensure areas are only cleared for the purposes of conducting building works;
- Dispose all natural (virgin) excavated material to a license landfill site and recycling facility;
- Conduct quality testing of fill material prior being accepted for disposal. If cut and fill material is contaminated refer to section 7.1 above and relevant EPA guidelines for the appropriate disposal and handling procedures;
- Restrict heavy vehicles and equipment to designated areas and routes onsite; and
- Preserve existing site drainage patterns.

8.5 DUST CONTROL AND MITIGATION

Dust mitigation practices and measures must be implemented in accordance to the applicable EPA and SafeWork NSW requirements.

All site staff and supervisors employed during the demolition and construction stages. Must be aware of the mitigation practices to prevent and minimise dust pollution caused through on-site activities.

The Site Supervisor would be responsible in ensuring the following to minimise the dispersion of dust and air pollution:

- Dust screens to all hoardings and site fences;
- All stockpiles or loose materials to be covered when not being used;
- All equipment, where capable, being fitted with dust catchers;
- All loose materials being placed bags before placing into waste or skip bins;
- All waste and skip bins being kept covered when not being filled or emptied;
- The surface of excavation work being kept wet to minimise dust; and
- Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

8.6 TRAINING

All staff, managers, and appropriate supervisors employed during the stages of construction and demolition must be made aware of and be provided formal training to the site-specific waste management procedures of the proposed development.

As a standard, toolbox and pre-start meetings will be undertaken as a part of general site induction and will be refreshed periodically. Training and induction material provided should contain the following;

- Legal obligations and guidelines;
- Emergency management and response procedures;
- Waste storage areas and specific containers used for waste separation;
- Litter prevention practices on and off site;
- Applicable waste reduction and avoidance practices;
- Hazardous/contaminated waste management response;

- Environmental and legislative implications of poor waste management behaviors; and
- Responsibility, duties and reporting lines outlined (including appointing personnel responsible for waste management and individual responsibilities).

8.7 MONITORING AND COMPLIANCE

All relevant documents relating to volumes of waste disposed and transferred to the appropriate facility are to be maintained. Any dockets verifying recycling/disposal, waste testing/assessment reports, validation certificates must be adequately stored and presented to the EPA and relevant Council when required.

Inspections of waste storage areas should be routinely conducted. With maintaining an inspection log and checklist to be used for reporting purposes. Inspections will be used to identify and correct issues waste management practices onsite.

Audits are to be performed by the relevant demolition and construction contractor to monitor the effectiveness of recycling/reuse initiatives and waste separation practices. Audits that indicate procedures and compliance not met as mentioned within the Waste Management Plan should be rectified immediately, through the provision of additional staff training or adjustment to waste signage.

All environmental incidents require an immediate response to minimise the potential impacts. An incident register must be maintained across demolition and construction stages and should include the contact details of the 24-hour NSW EPA response unit.

9 BIN SUPPLIER AND RECYCLING DIRECTORY

Table 6 below provides an overview and list of appropriate landfill and resource recovery centers based on the common types and classifications of waste generated from the life of the project. The managerial contractor for required construction works is not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers. SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Materials removed from the proposed site will need to be managed within the provisions of current legislation and may include segregation by material type classification in accordance with NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste, as mentioned above. With disposal at facilities appropriately licensed to receive the classified waste materials.

Please note: the nominated facilities provided below are suitably located, licensed facilities capable of accepting the relevant waste materials. Alternative sites may be utilised if preferred. However, alternative facilities and waste-transfer providers must be licensed to receive the generated waste materials.

The capacity of nominated facilities in accepting the specified volume of waste materials, may differ upon the time construction commences. It is recommended that the proposed facilities are contacted prior the transfer of waste off-site.

Table 6 **Bin Supplier and Recycling Directory**

Waste Type	Business Name	Contact Information	Suburb	State
Asbestos (less than 10m ²)	BINGO Industries	1300 424 646	Auburn	NSW
	Cleanaway	02 8645 4304	Lucas Heights	NSW
Asbestos (Greater than 10m ²)	Integrated Environmental	0448 298 485	Baulkham Hills	NSW
	Asbestex	02 9008 0499	Seven Hills	NSW
Excavation Material				
Bricks	BINGO Industries	1300 424 646	Artarmon	NSW
Concrete	BM Recycling	02 9450 2288	St Ives	NSW
Metals	Cleanaway	(02) 8645 4304	Artarmon	NSW
Plasterboard	Benedict Recycling	(02) 9450 2512	Belrose	NSW
Tiles				
Timber				

Note: Waste generated outside the site must not be received for onsite storage and or the transportation to the permitted facilities listed below.

10 RESIDENTIAL WASTE MANAGEMENT PLAN

10.1 WASTE GENERATION

Waste generation rates for the subject site are shown in Table 7 and Table 8. Calculations are based on 7 days per week operation for the subject site.

Generation rates have been adopted based on the multi-unit dwellings generation rates enclosed in the Mosman Council Waste Minimisation Policy (2012). These generation rates are considered appropriate for a mixed-use development located within the Mosman Council municipality.

Any common spaces located within the proposed site, including circulation, storage, services and amenities, have not been included in the calculations below, as waste generated in these areas is subject to the general servicing of the use, therefore have not been incorporated into the below rates.

Table 7 Residential Waste Generation Rates

Development Type	Garbage (L/per unit/week)	Commingle Recycling (L/per unit/week)
Multi-Unit Dwellings	80L	40L

A waste generation assessment for the proposed use is provided in Table 8.

Table 8 Waste Generation Assessment

Development Type	Total No. Units	Waste Per Week	
		Garbage	Recycling
Multi-Unit Dwellings	100	8,000L	4,000L
Total Waste Generated per Week		8,000L	4,000L

10.2 WASTE SYSTEMS

Waste would be sorted on-site by residents as appropriate into the following waste streams:

- Garbage (General Waste);
- Recycling;
- Organics Recycling (when mandates come into effect); and
- Bulk waste.

10.2.1 CHUTE SYSTEM AND CONFIGURATION

All residents would dispose of bagged general waste using the chute system provided.

All chute access points would be clearly marked and labelled "General Waste" as appropriate, with reference to relevant colour code as detailed in section 13 below. All chutes would terminate directly into the appropriate 660L bins located within the ground level and basement level chute termination rooms.

Please note that the maximum deflection angle typically allowed for the chute system is 22°. It is recommended that a smaller angle than the maximum is adopted to prevent clogging of materials within the chute system.

Changeover periods for chute bins would be supported by a 660L linear track system. Building management would oversee and manage all chute system equipment as required.

Termination points would have skirting or other equivalent system to reduce any materials leaving the bin on impact.

Chute discharge points would be fenced off, so residents are not able to access the equipment.

It is recommended that waste bins have reinforced bases for bin longevity.

Note: additional bins and volume capacity for general waste would be provided to assist with chute changeover periods, scheduled collections and peak periods for the subject site. Retail and commercial spaces would not have access to chute disposal points.

Recycling would be separated from chute systems, with residents disposing recyclables in the 240L bins provided adjacent to chute access points located on each level.

Figure 5 Chute Access & Termination (Building A)

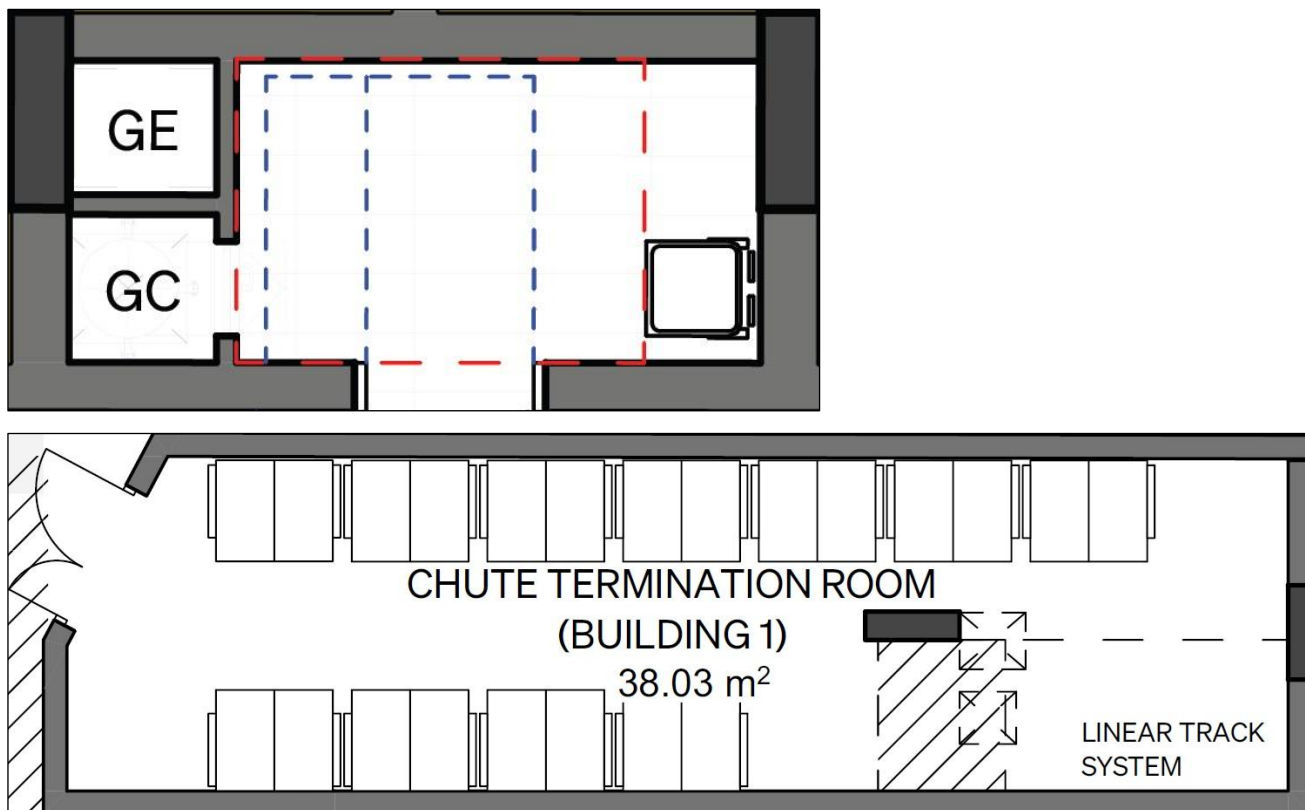
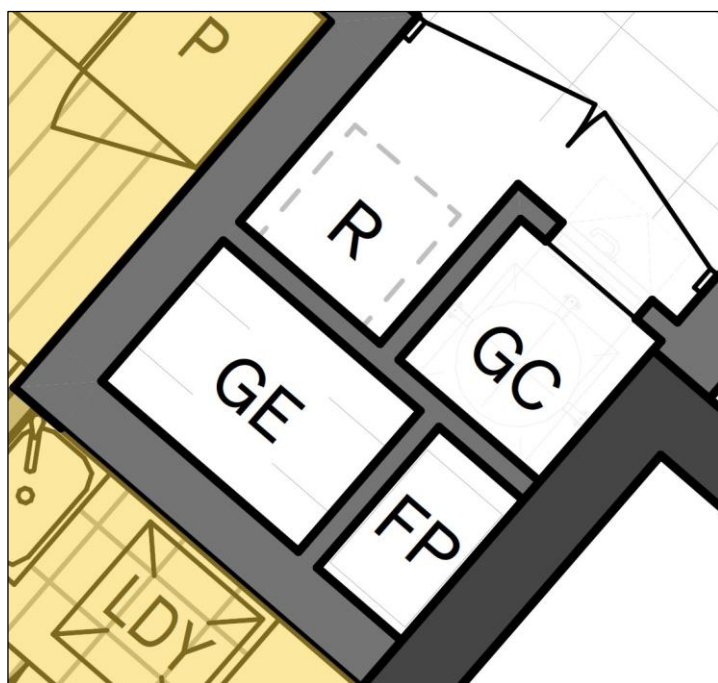
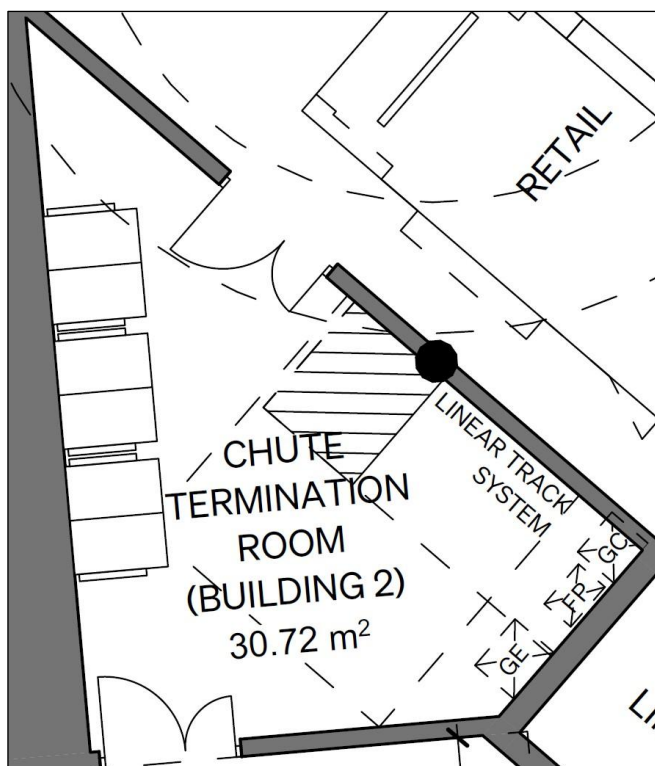


Figure 6 Chute Access & Termination (Building B)





10.2.2 GARBAGE (GENERAL WASTE)

Residential units would be furnished with plastic lined bins to have a minimum capacity of 20 litres for the temporary holding of garbage. Residents would transfer waste as required to the appropriately labelled "general waste" chute access point provided on each level, as shown in as shown in Appendix 1 below and Figure 5 and 6 above.

Garbage is to be disposed of bagged.

10.2.3 COMMINGLED RECYCLING

Residential units would be furnished with plastic lined bins to have a minimum capacity of 20 litres for the temporary holding of commingled recyclables. Residents would transfer the waste as required to the 240L bins located adjacent to each chute access point provided on each level, as shown in Appendix 1 below and Figure 5 and 6 above.

Commingled recyclables are to be disposed of loosely.

10.2.4 ORGANICS RECYCLING

To align with the NSW EPA 2030 organics recycling mandates for residential households, additional storage space and capacity has been provided onsite to support the introduction of a future organics recycling service for the subject site.

Once mandates come into effect, residential units would be furnished with unlined bins or an appropriate kitchen caddy with compostable lining approved by Council, to have a minimum capacity of 7 litres. Residents would transfer all food and organic wastes as required to the appropriate organic recycling bin provided by Council.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by Council. These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 7 below. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be composted and thus will affect the quality of the organic product.

Figure 7 Australian Standard Compostable Logo



Large green waste material generated by the maintenance of trees and landscaped areas would be disposed of privately via an engaged landscaper.

10.2.5 BULKY WASTE

An allocation of 9.45m² has been provided adjacent to the onsite bin holding area, to assist with the management and handling of bulky waste items.

Residents would arrange bulky waste collections via Council as required and within dedicated collection dates and/or periods. All scheduled bulky waste collections will adhere to the Council's guidelines and compliance policies, with a maximum of 5m² allowance per collection.

10.2.6 E-WASTE

All residents and occupants should be made aware of the available e-waste deposit points within the Council region. E-waste must not be disposed into general waste or commingled recycling streams at any time.

Any e-waste generated within the development can be deposited at one of Council's drop off points and collection events. These locations and event periods are listed here: (<https://mosman.nsw.gov.au/residents/waste-and-recycling/e-waste>).

10.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

Table 9 and Table 10 below contain information regarding bin quantity, size and frequency of collection for the subject site.

Table 9 Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
Garbage	1	660L	14	9,240L	8,000L
Commingled Recycling	1	240L	18	4,320L	4,000L

Table 10 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m ²)
660	1260	780	1330	0.98
240	585	730	1060	0.43

Note: The above dimensions are based on SULO's flat lid bin specifications

10.4 BIN COLOUR AND SUPPLIER

All bins would be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7-2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids with dark green or black body;

- Recycling shall have yellow lids with dark green or black body; and
- Organics (when introduced) shall have green lid or the colour equivalent as provided by council, with dark green or black body.

10.5 WASTE STORAGE AREA

Table 11 demonstrates the cumulative space requirements and provision of waste areas for the proposed residential development.

Please refer to scaled drawing shown in Appendix 1 for the locations of onsite waste storage provided on the ground-floor and basement levels.

Note: Waste storage areas have been sized appropriately to allow for safe circulation, bin manoeuvring, minimum storage, additional bins, and chute equipment requirements.

Table 11 Residential Waste Area Space Requirements

Stream	Space Required (excluding circulation)	Space Provided
Bin Room – Building 1		
General Waste	11m ²	38.03m ² Lower Ground Level
Commingled Recycling	4m ²	
Organics Recycling (when introduced)	4m ²	
chute changeover equipment	8m ²	
TOTAL	27m²	38.03m²
Bin Room – Building 2		
General Waste	3m ²	30.72m ² Basement Level
Commingled Recycling	2m ²	
Organics Recycling (when introduced)	2m ²	
chute changeover equipment	8m ²	
TOTAL	15m²	30.72m²
Bulk Waste Room		
Bulk Waste Storage	8m ² (minimum)	9.45m ² Ground Level
Temporary Bin Holding Area		
General Waste & Commingled Recycling Bins & Organics	27m ²	28.64m ² Ground Level

10.6 WASTE COLLECTION

Generated waste for the proposed site would be collected by a private waste contractor as follows:

- 14 x 660L general waste bins collected once per week;
- 18 x 240L recycling bins collected once per week; and
- 8m² bulk waste storage area collected on an as required basis.

All waste bins would be stored onsite within the bin storage areas located on the ground floor and basement level and within interim storage areas on each level.

Building management would transfer bins from the ground floor and basement level waste storage areas, and interim storage areas (per level), to the bin holding area the day of or night prior to scheduled collections. Refer to Appendix 3 below for bin movement equipment to assist with bin transfers to onsite holding areas, as needed.

Waste collection vehicles would enter the subject site via Hale Road to access the onsite loading area and utilise the turntable system to position the vehicle for waste collections.

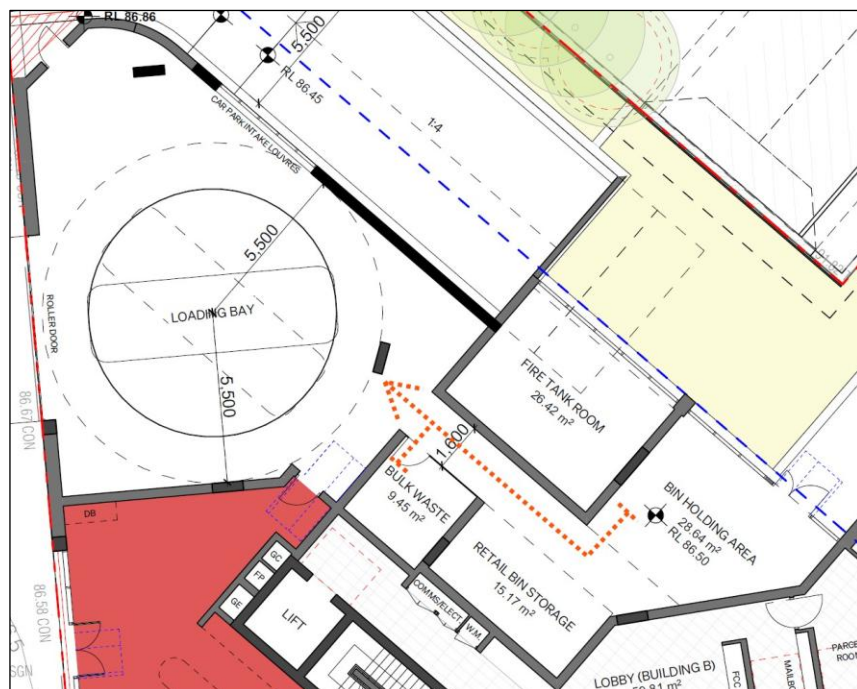
Vehicle operators would ferry bins from the bin holding area to the collection vehicle and return upon emptying, before exiting the subject site in a forward motion onto Hale Road via the turntable system. Refer to Figure 8 below for transfer path from bin holding areas to collection vehicle.

Building management would transfer bins from the bin holding areas to the ground floor and basement level waste storage areas and interim storage areas (per level) as soon as practicable once collections have completed.

Building management would ensure that waste vehicle operators are able to access the bin holding areas prior to scheduled collections as necessary.

Please refer to the swept path analysis attached in Appendix 4 which demonstrates access by a Mosman Council waste collection vehicle.

Figure 8 Transfer path from bin holding to collection vehicle



11 COMMERCIAL WASTE MANAGEMENT PLAN

11.1 WASTE GENERATION

Waste generation rates for the subject site are shown in Table 12 and Table 13. Calculations are based on 7 days per week operation for the subject site.

Generation rates have been adopted based on the waste generation rates (café) enclosed in the NSW EPA Better Practice Guide (2019). These rates are considered appropriate for a mixed-use housing development located within the Mosman Council municipality.

Generation rates for organics recycling for the commercial use of the proposed site, have been based on NSW EPA Reducing Business Waste: Industry fact sheet (2012), which details general waste streams for retail and food retail sites have a general composition of 50% organics recyclables. General waste volumes have been adjusted by 50% to reflect the separation of organic recyclables and to align with best practice resource recovery and source separation.

Any common spaces located within the proposed site, including circulation, storage, services and amenities, have not been included in the calculations below, as waste generated in these areas is subject to the general servicing of the use, therefore have not been incorporated into the below rates.

Table 12 Commercial Waste Generation Rates

Use	Garbage (L/per m²/week)	Commingled Recycling (L/per m²/week)	Organics Recycling (L/per m²/week)
Retail	350L	840L	350L

A waste generation assessment for the proposed use is provided in Table 13.

Table 13 Commercial Waste Generation Assessment

Use	Area M ²	Waste Per Week		
		Garbage	Recycling	Organics
Retail	755m ²	2,643L	6,342L	2,643L
Total Waste Generated per Week		2,643L	6,342L	2,643L

11.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling; and
- Organics Recycling.

11.2.1 GARBAGE (GENERAL WASTE)

Retail spaces furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 50 litres per 100m² of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level retail bin storage area as shown in Appendix 1.

Garbage is to be disposed of bagged.

11.2.2 COMMINGLED RECYCLING

Retail spaces would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 120 litres per 100m² of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level retail bin storage area as shown in Appendix 1.

Commingled recyclables would be disposed of loosely.

11.2.3 ORGANICS RECYCLING

Retail spaces would be furnished with unlined bins for the temporary holding of organic recyclables, to have minimum cumulative capacity of 50 litres per 100m² of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 240L bins provided within the ground level retail bin storage area as shown in Appendix 1.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor or dehydrator provider. These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 9 above. It should be noted that non-compostable bags should not be placed into the organics bins as they cannot be composted and thus will affect the quality of the organic product.

11.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below in Table 14 to Table 15.

Once the site is operational, collection frequencies shown in Table 14 may be subject to change based on actual operational waste/recycling volumes generated.

Table 14 Commercial Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
General Waste	2	1,100L	2	4,400L	2,643L
Commingled Recycling	2	1,100L	3	6,600L	6,342L
Organics Recycling (once mandates come into effect)	3*	240L	4	2,880L	2,643L
*Collection frequencies are subject to change once site is operational and once organic recycling mandates come into effect					

Table 15 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m ²)
1,100	1240	1070	1330	1.33
240	585	730	1060	0.43

Note: The above dimensions are based on SULO's flat lid bin specifications

11.4 BIN COLOUR AND SUPPLIER

All bins would be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7-2006, however due to the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids with dark green or black body;
- Recycle shall have yellow lids with dark green or black body; and
- Organics shall have green lid with dark green or black body (once mandates come into effect);

Note, private contractors often supply bins for collection.

11.5 WASTE STORAGE AREA

Table 16 demonstrates the cumulative space requirements and provision of waste areas for the proposed development.

Please refer to scaled drawing shown in Appendix 1 for the size and layout of onsite waste storage for retail tenancies and commercial areas.

Waste storage areas have been sized appropriately to allow for safe circulation, bin manoeuvring and storage.

Table 16 Commercial Waste Area Space Requirements

Stream	Space Required (excluding circulation)	Space Provided
General Waste	2.65m ²	15.17m ²
Commingled Recycling	3.98m ²	
Organics Recycling (when mandates come into effect)	1.70m ²	
TOTAL	8.33m²	15.17m²

Waste management would be overseen by building management.

Figure 9 Retail waste storage area



11.6 WASTE COLLECTION

Retail waste would be collected by private contractor, with the following arrangements:

- 2 x 1,100L garbage bins collected twice per week;
- 3 x 1,100L commingled recycling bins collected twice per week; and
- 4 x 240L organics recycling bins collected three times per week (once mandates come into effect).

Waste would be stored onsite within the retail bin storage area located on the ground level as shown in Appendix 1 below and Figure 9 above.

Waste collections would occur between 7am to 8pm on Mondays to Fridays and between 8am to 8pm on Saturdays, Sundays and public holidays, in accordance with EPA NSW *Protection of the Environment Operations (Noise Control) Regulation 2017*. This is to ensure minimal noise impacts to the neighboring properties.

Waste collections would be performed by a standard medium rigid rear-lift waste collection vehicle.

Waste collection vehicles would enter the subject site via Hale Road to access the onsite loading area, and utilise the turntable system to position the vehicle for waste collections.

Vehicle operators would ferry bins from the retail bin storage area to the collection vehicle and return upon emptying, before exiting the subject site in a forward motion onto Hale Road via the turntable system.

Building management would ensure that waste vehicle operators are able to access the bin holding areas prior to scheduled collections as necessary.

Note: Retail waste collections would be performed on alternate days to Council collections (Wednesday) for the region.

12 RESPONSIBILITIES

Building management would be responsible for overseeing waste management within the development. Responsibilities would include:

- Providing a copy of the endorsed Waste Management Plan to the building operators, residents and onsite staff;
- Ensure all signages and waste education materials should be based on the latest available information from Mosman Council waste management guidelines and or the NSW EPA equivalent standards;
- Providing occupants and site cleaners with an information package which would include the following information:
 - (a) A copy of this Waste Management Plan which includes information on waste storage areas and management methods onsite;
 - (b) Methods and techniques for waste reduction and minimization;
 - (c) Information regarding bin collection days and requirements;
 - (d) Staff members' responsibilities with regard to bin usage, storage, and collection

- Ensure that all bins throughout the site and the bin room are equipped with appropriate signages to guide users on appropriate segregation methods for their waste and recyclables;
- Inspecting waste stores;
- Reviewing contamination within bins;
- Investigating incidents of inappropriate waste storage (or aggregation).

Building management would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

It is recommended that building management conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

13 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by NSW EPA or equivalent. The typical NSW EPA signage is illustrated in Figure 10.

Figure 10 NSW EPA Signage



Signage within the waste disposal areas should inform staff members on the significance of food waste separation and highlight the end use products that can be generated from the recycling process. The signage should also note that any contamination within the food/organic bins would affect the quality of the product and thus cause the separation to be ineffective. This may increase their awareness and encourage correct food/organic waste separation practice.

14 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Building management should encourage users by demonstrating a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act 2017* should be observed in order of preference (refer to Figure 1 above).

In addition to the waste management strategy detailed in the enclosed report, building management can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels in recycling and organics bins. The results of the audit could be shared with commercial tenants, staff and management to encourage them to continue or to improve their waste separation efforts. The audit may also be beneficial from a cost perspective as it would inform building management of opportunities to reduce bin numbers or collection frequencies.

Staff and commercial tenants should be inducted on on-site waste management practices and on the development's sustainability action plan via the provision of a handbook or in-person training, as deemed necessary.

15 WASTE AREA DESIGN REQUIREMENTS

15.1 VENTILATION

Ventilation would be provided in accordance with Australian Standard AS1668.

The waste room will be equipped with tight fitting doors and impervious flooring. Any openings within the waste room will be fitted with vermin-proof mesh.

15.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

An appropriately drained wash down area would be provided within the bin room in which each bin is to be washed regularly by building management. Bin washing areas or bin wash bays must discharge to a litter trap and/or grease trap. Bin wash areas should not discharge into stormwater drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all waste water to within their washing apparatus so as to not impact on the drainage provisions of the site.

Building management and cleaners would be responsible in ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping would be appropriately educated and made aware of correct waste disposal techniques.

15.3 NOISE REDUCTION

All waste areas would meet EPA, BCA and AS2107 acoustic requirements as appropriate within operational hours assigned to minimise acoustic impact on surrounding premises.

Waste collection timings in accordance with EPA NSW *Protection of the Environment Operations (Noise Control) Regulation* (2017), which have been stipulated in the waste collection section 9.6 above.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighboring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection
- Routes that service entirely residential areas should be altered to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

15.4 DDA COMPLIANCE

All waste areas to be accessed by management and commercial staff would comply with AS1428.1:2009.

16 RISK AND HAZARD ANALYSIS

Table 17 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections.

The information provided below have been adopted from WorkCover NSW *Collection of Domestic Waste: Code of Practice*. The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

Table 17

Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	Vehicle operators would be trained in ensuring the following Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation Vehicle operators should not exit the vehicle body unless engine is switched off, ignition key is removed, safety prop is in position and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operator should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	As the car parking area is at the same grade with that of the waste storage area, there are no hazards presented from the presence of slopes or steps. The car parking and waste storage area would also be well lit at all times to ensure good visibility to staff/vehicle operators. However, to ensure that any other potential risks are mitigated, frequent communication should be maintained between the driver and runner and the runner should only transfer one bin at a time.
Surrounding traffic	Conflict with other vehicle operators and commercial tenants within the car park during collection	Medium	Ensure that collection is to occur only at off-peak hours. The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	Staff, cleaners and commercial tenants should be educated on safe disposal of hazardous substances and sharp objects. Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.
Waste Bins	Overflowing bins affecting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provides a larger capacity than the volume generated for all waste streams hence there would be a low likelihood of this occurring.

17 SUPPLIER CONTACT INFORMATION

Table 18 provides a list of equipment specified by this Waste Management Plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 18 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
Residential Allocation			
660L Bins	14*	Council	14 x 660L general waste bins *Additional bins to support chute servicing and changeover periods would be arranged through Council on request and as needed
240L Bins	18*	Council	18 x 240L commingled recycling bins *Additional bins to support bin changeover periods would be arranged through Council on request and as needed
Linear track system	2	Private Supplier*	2 x 660L bin linear track system (refer to Appendix 2)
Commercial Allocation			
1,100L Bins	5	Private Supplier*	2 x 1,100L general waste bins 3 x 1,100L commingled recycling bins
240L Bins	2	Private Supplier*	4 x 240L organic recycling bins
Bin Station(s)	As required	Private Supplier*	Internal bin stations. Each bin station will contain one bin per waste stream.
*Private waste collection contractors often supply their own bins for collection.			

17.1 EQUIPMENT SUPPLIERS

17.1.1 BIN SUPPLIER

- Sulo MGB Australia (wheelie bin) – 1300 364 388
- Method Recycling (bin stations) – 0477 630 220
- Source Separation System (wheelie bin and bin stations) – 1300 739 913

17.2 WASTE COLLECTORS

17.2.1 RESIDENTIAL COLLECTIONS

- Mosman Council – council@mosman.nsw.gov.au / (02) 9978 4000

17.2.2 COMMERCIAL COLLECTIONS

- Cleanaway – 13 13 39
- Bingo Industries – 1300 424 646
- JJ Richards – 1300 971 325
- SUEZ Environment – 13 13 35
- Veolia Environmental Services – 132 955
- Sydney Waste Services – 02 8661 0031
- Waste Clear – 1800 156 298
- Capital City Waste Services – 02 9599 9999
- Wanless Waste Management – 1300 926 537
- Remondis – 13 73 73

- Wanless – 1300 926 537
- Solo Resource Recovery – 1300 46 76 56
- Doyle Bros – 02 9999 2111

17.3 BIN WASHING SERVICES

- The Bin Butlers – 1300 788 123
- Oz Bin Cleaning – 1300 65 11 65
- Bin2Clean – 0400 383 848

18 PURPOSE AND LIMITATIONS

This Waste Management Plan has been prepared to form a part of the State Significant Development Application. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on occupancy rates and the operational capacities of the development.
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 DESIGN DRAWINGS

Parking Provision

	Residential							Retail		Total
	1 Bed	2 Bed	3 Bed	Adaptable		Visitor/ Carwash		Total	Area	
				2 Bed	3 Bed				sqm	
No. of Apartments	32	56	12	100		100			758	
DCP Rate	1	1.2	1.5	20%		1/4 Units	1/12 Units		1 per 74m ²	
DCP Required	32	67.2	18	20		25.00	8.33	142	10.2	152
Brief Rates	1	1	2	–	–	1/7 Units	1/12 Units			
	32	56	24	–	–	14.29	8.53	126	10	
Proposed	32	48	22	18	2	15		137	10	147
Level										
LG						13		13		13
B1	32	8		8	2	2		52	10	62
B2		40	22	10				72		72
Total	32	48	22	18	2	15		137	10	147

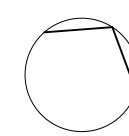
Bicycle	No. of Units	Rate	Req	Prop
Residential	100	1 per 4 units	25.0	26
Retail	755	1 per 200m ²	3.8	4

Motorcycles	147	1 per 25 parking	5.9	6
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Drawing Name
Plan - Basement 2

Drawing Scale
Drawing No.
DA200

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Parking Provision

No. of Apartments	Residential							Retail	
	1 Bed	2 Bed	3 Bed	Adaptable		Visitor/ Carwash	Total	Area	Total
				2 Bed	3 Bed			sqm	
	32	56	12	100		100		758	
DCP Rate	1	1.2	1.5	20%		1/4 Units	1/12 Units	1 per 74m ²	
DCP Required	32	67.2	18	20		25.00	8.33	142	152
Brief Rates	1	1	2	–	–	1/7 Units	1/12 Units		
	32	56	24	–	–	14.29	8.33	126	10
Proposed Level	32	48	22	18	2	15	137	10	147
LG						13	13		13
B1	32	8		8	2	2	52	10	62
B2		40	22	10			72		72
Total	32	48	22	18	2	15	137	10	147

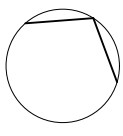
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Residential	100	1 per 4 units	25.0	26
Retail	755	1 per 200m ²	3.8	4
Motorcycles	147	1 per 25 parking	5.9	6



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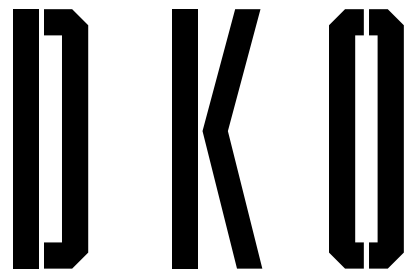
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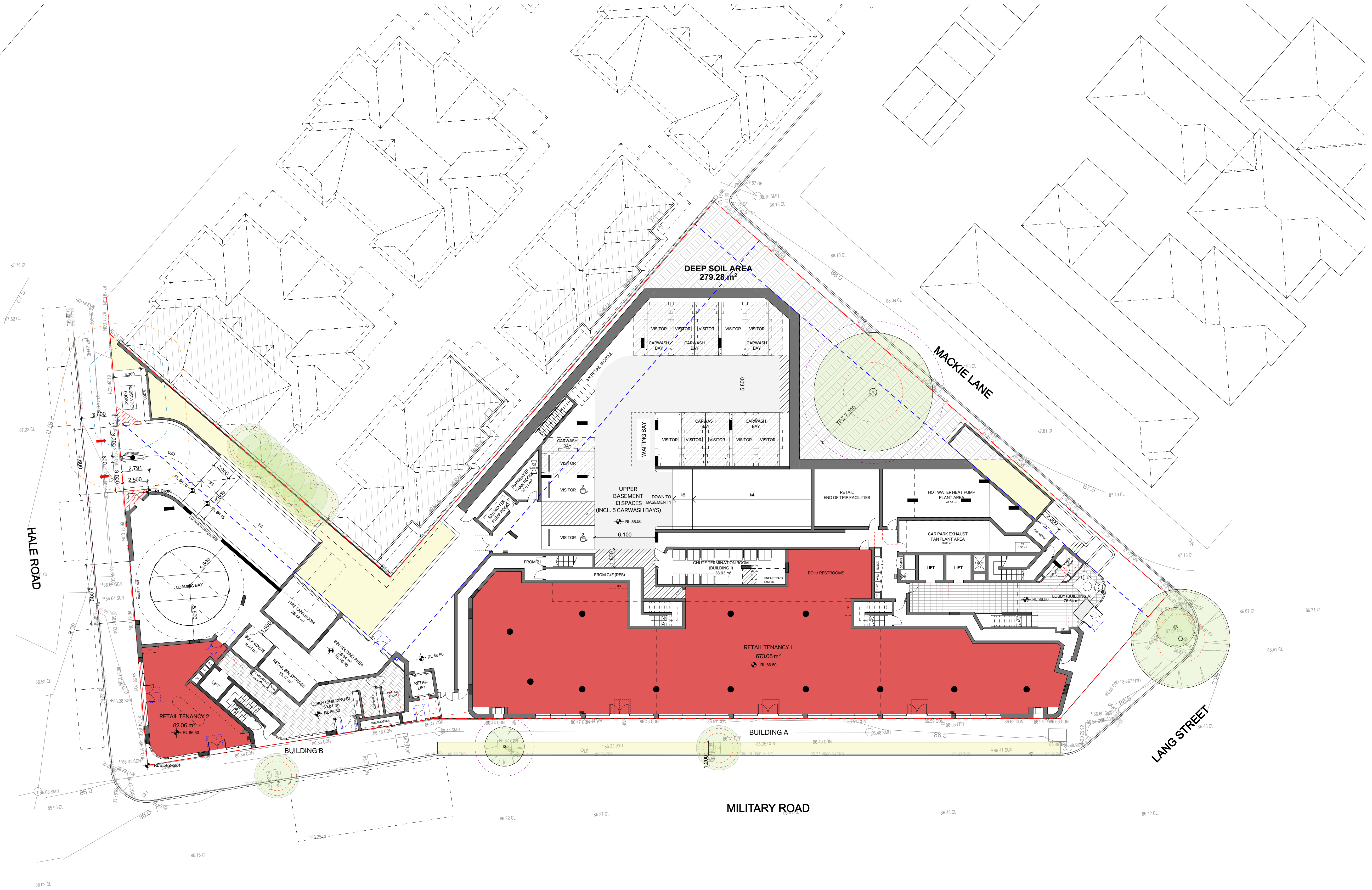
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Plan - Basement 1

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Drawing No.
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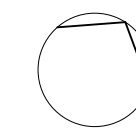
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Drawing Name
Plan - Lower Ground Floor

Drawing Scale
Drawing No.
DA202

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Revision
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Drawing Name
Plan - Ground Floor

Drawing Scale
Drawing No.
DA203

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Revision
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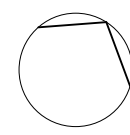
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Drawing Name
Plan - Level 1

Drawing Scale
Drawing No.
DA204

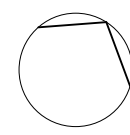
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Drawing Name
Plan - Level 2

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DA205

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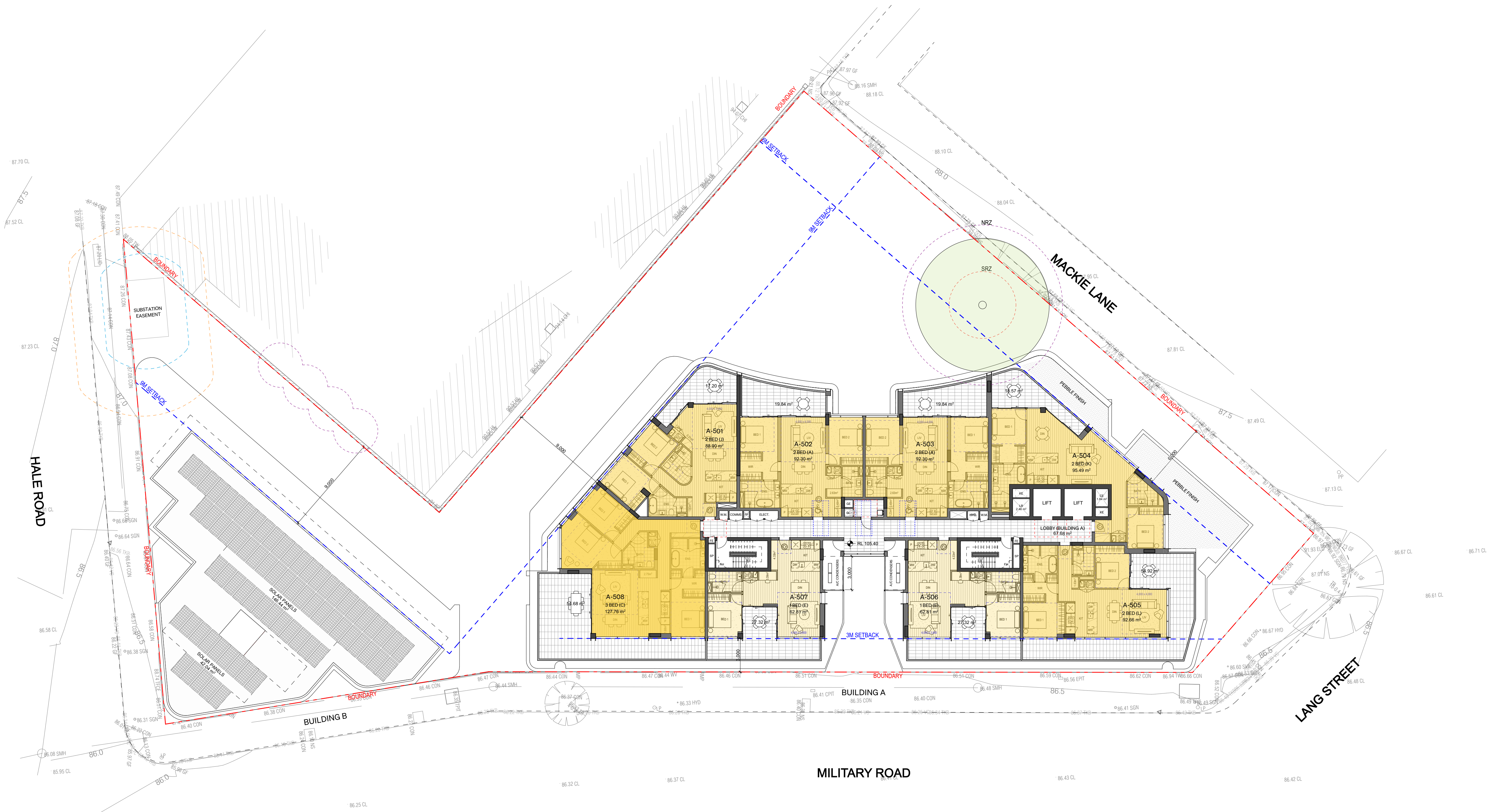
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Plan - Level 4

Drawing Scale
Drawing No.
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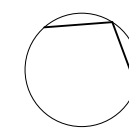
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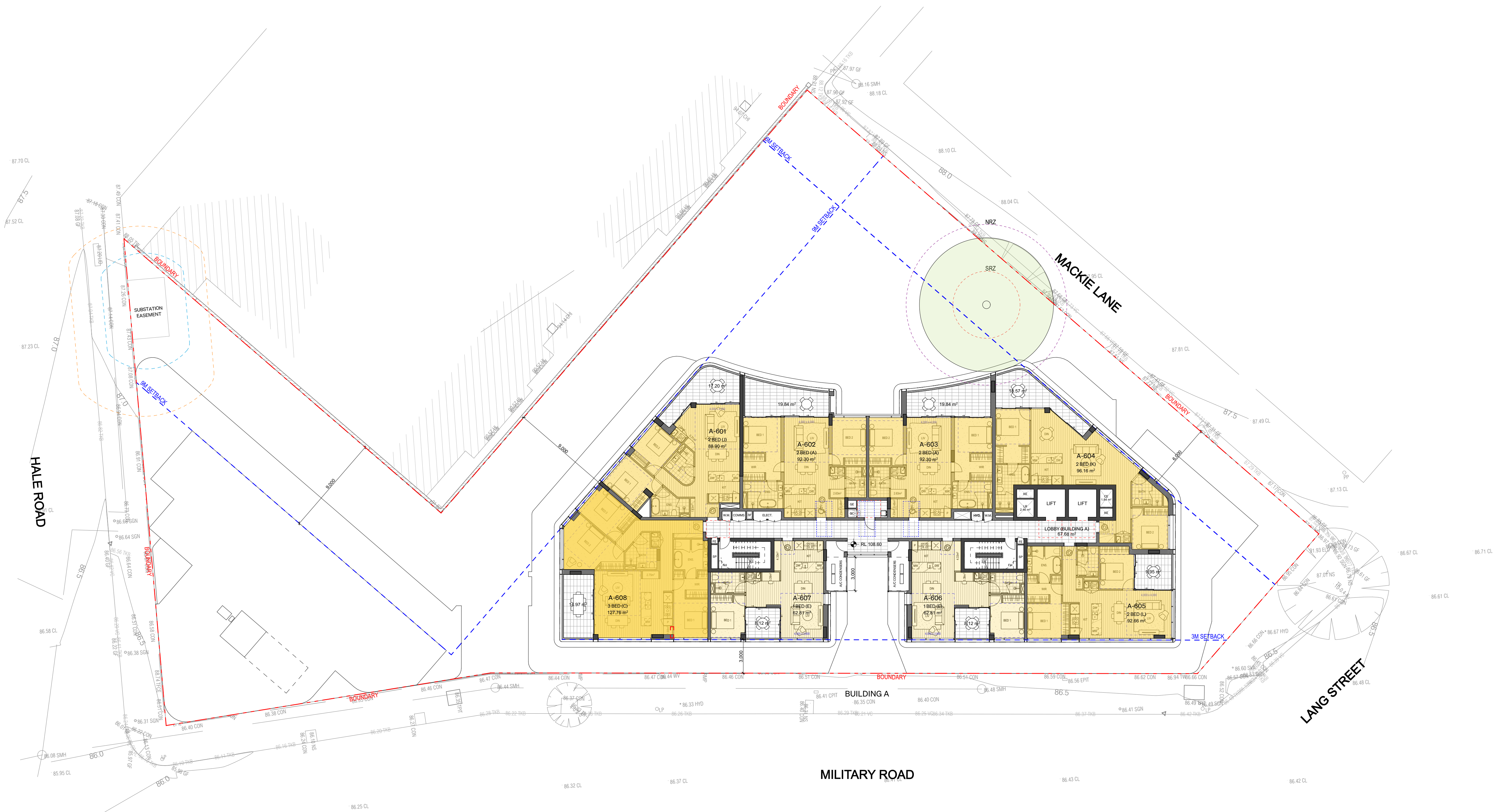
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Drawing Name
Plan - Level 5

Drawing Scale
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DA208

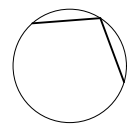
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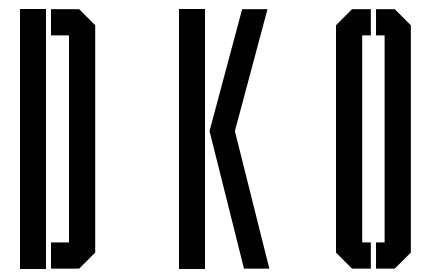
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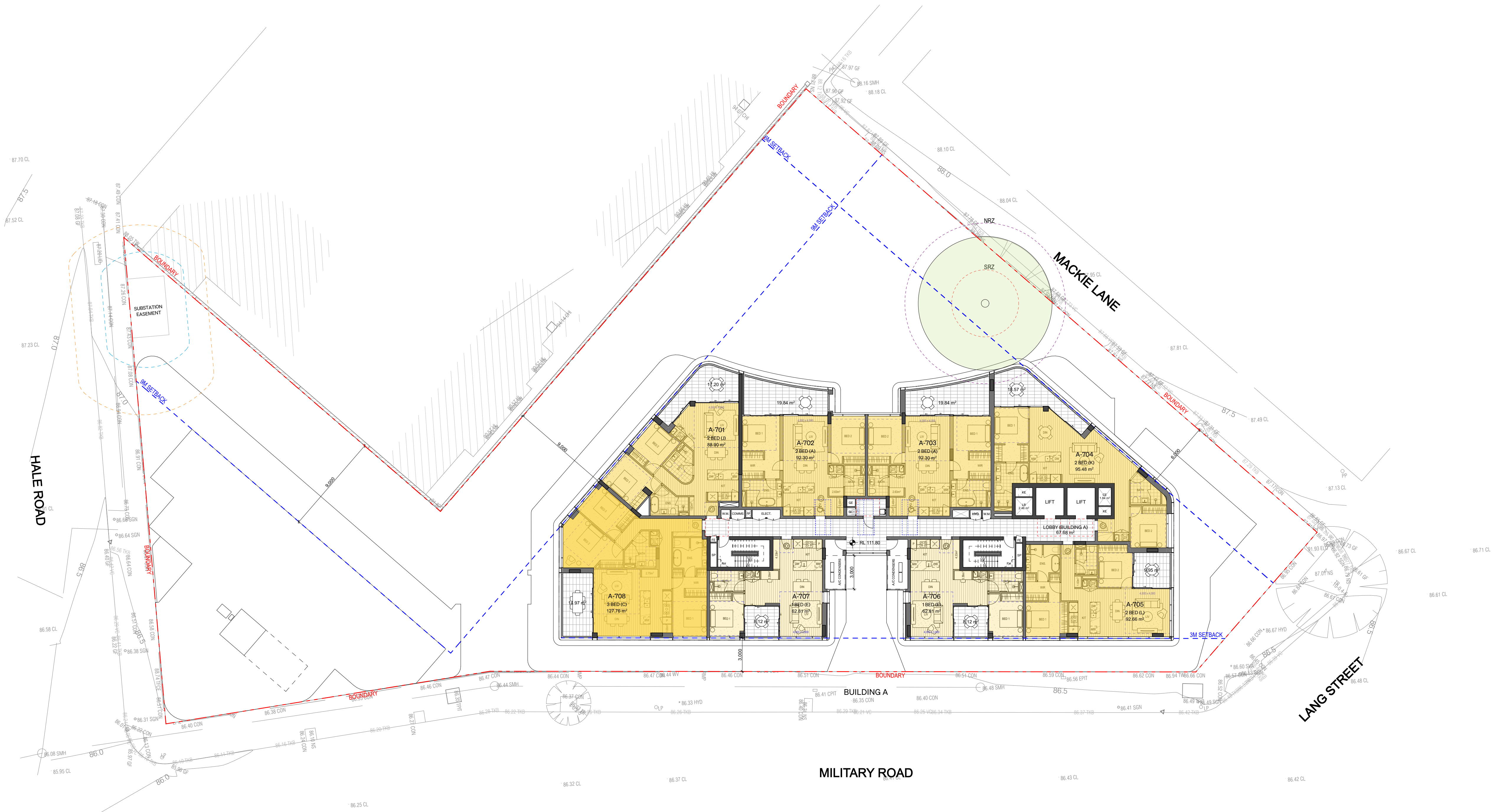
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Plan - Level 6

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DA209

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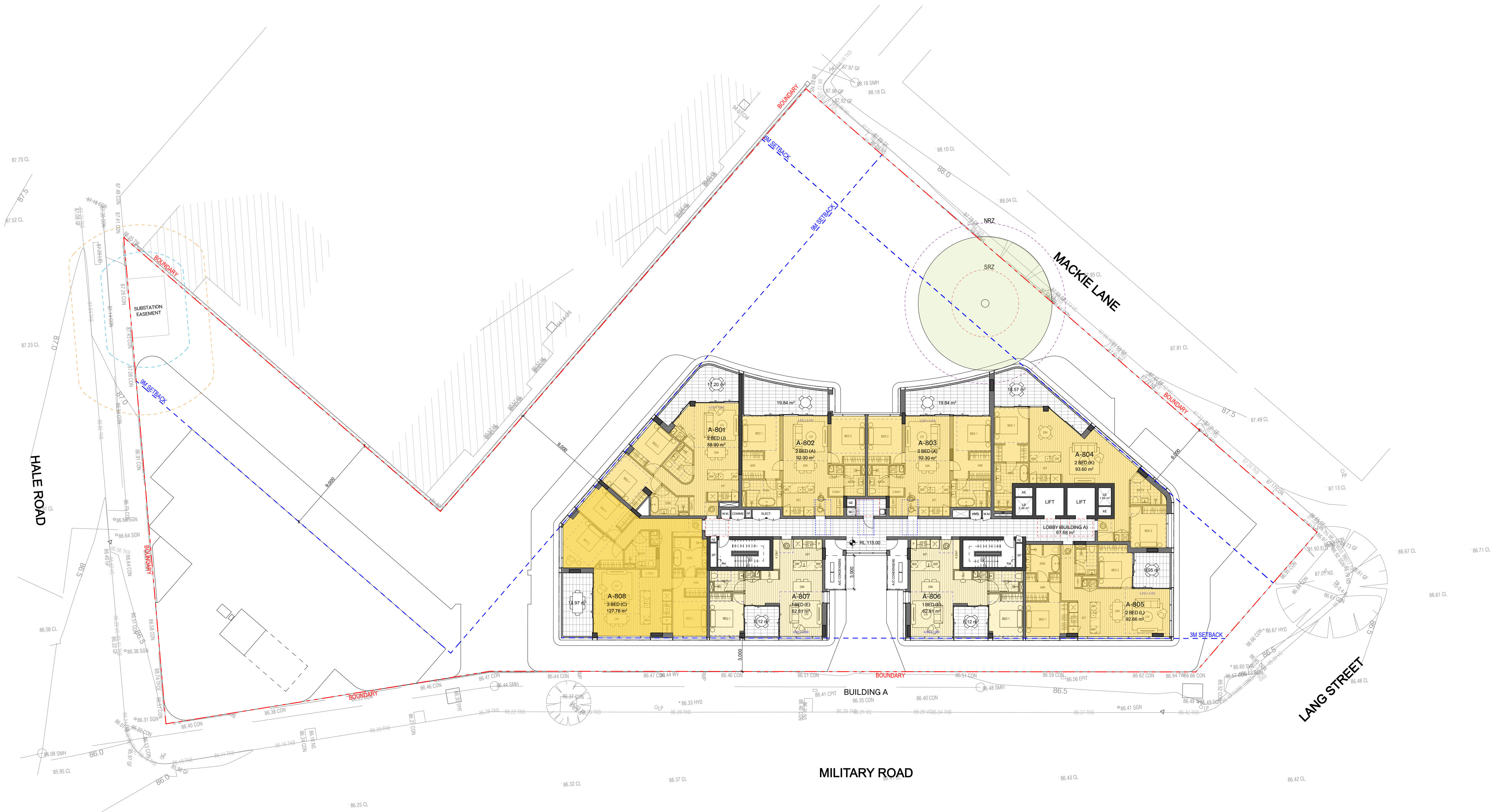
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Drawing Name
Plan - Level 7

Drawing Scale
Drawing No.
DA210

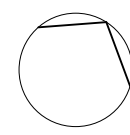
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Drawing Name
Plan - Level 8

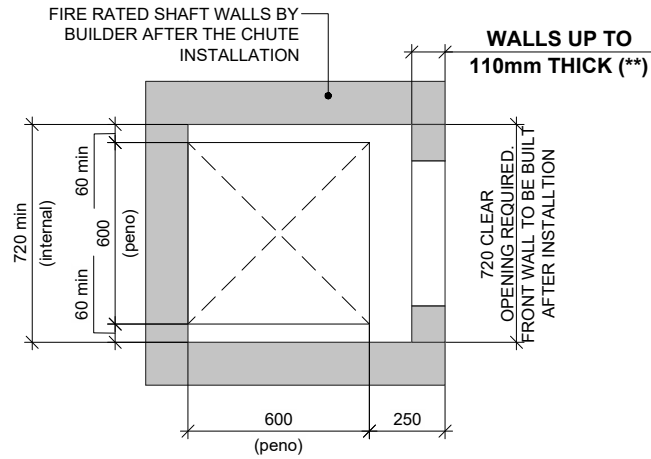
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Revision
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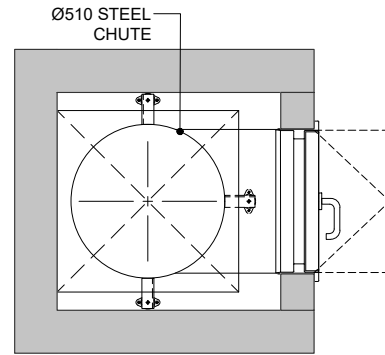
APPENDIX 2 CHUTE SYSTEM & EQUIPMENT

CHUTE SHAFT & PENETRATION SET-OUT

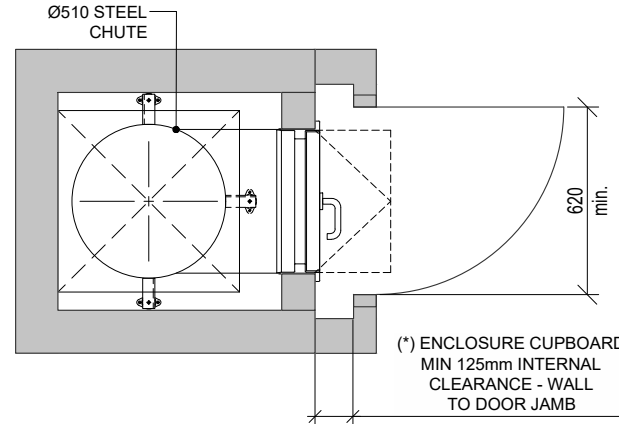
SINGLE Ø510 GALV. STEEL



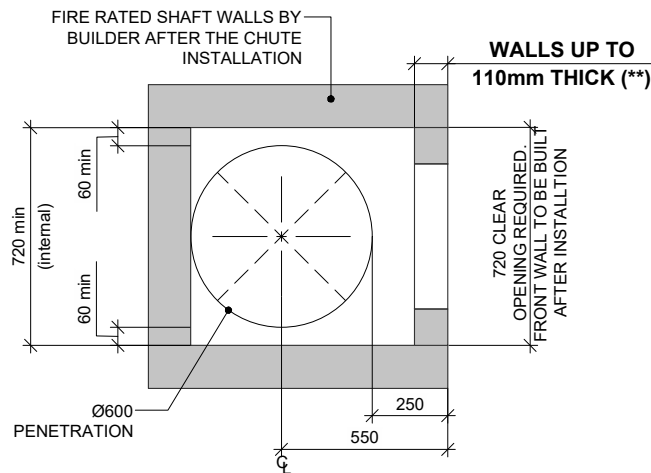
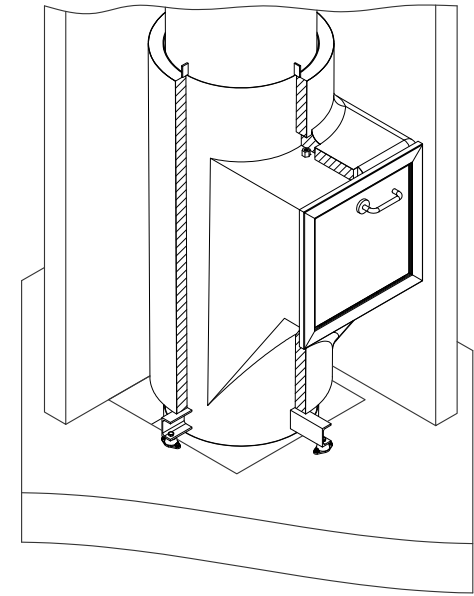
01 SINGLE (Ø510) GALV. STEEL CHUTE PENETRATION SET-OUT



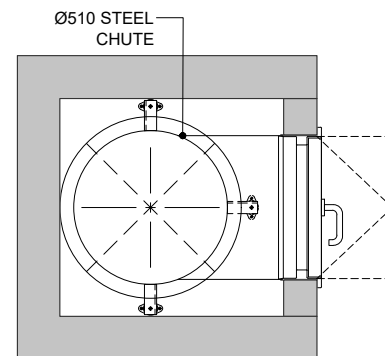
02 SINGLE (Ø510) GALV. STEEL CHUTE LAYOUT



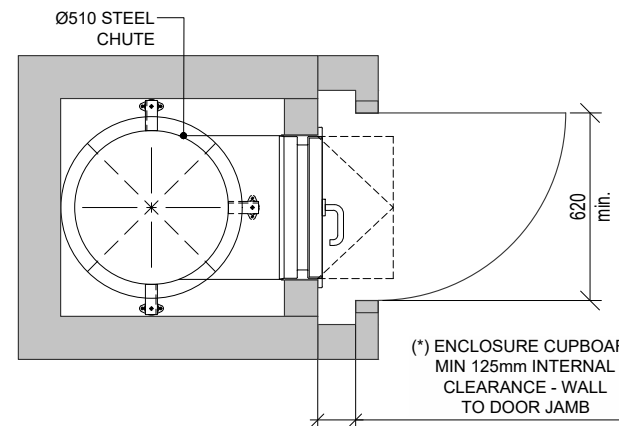
03 SINGLE (Ø510) GALV. STEEL CHUTE LAYOUT with ENCLOSURE CUPBOARD (*)



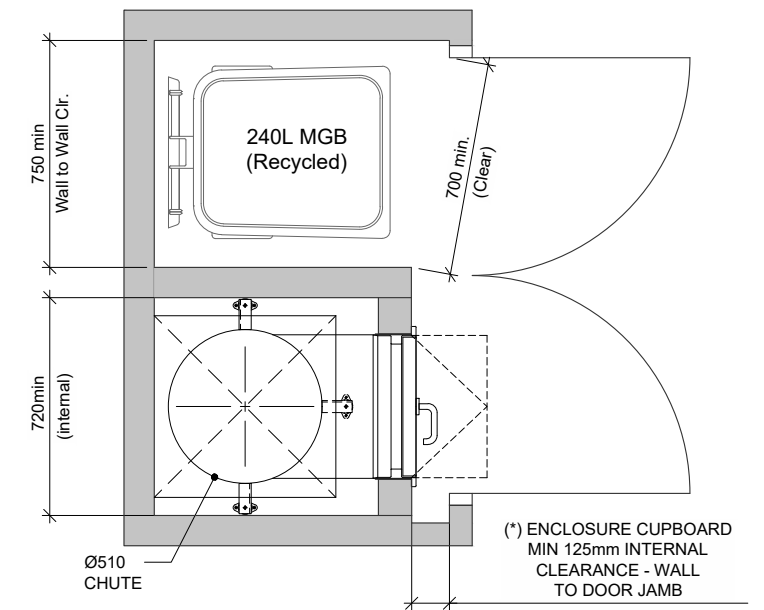
04 SINGLE (Ø510) GALV. STEEL CHUTE WITH CIRCULAR PENETRATION SET-OUT



05 SINGLE (Ø510) GALV. STEEL CHUTE LAYOUT (with CIRCULAR PENETRATION)



06 SINGLE (Ø510) GALV. STEEL CHUTE LAYOUT with ENCLOSURE CUPBOARD (*)

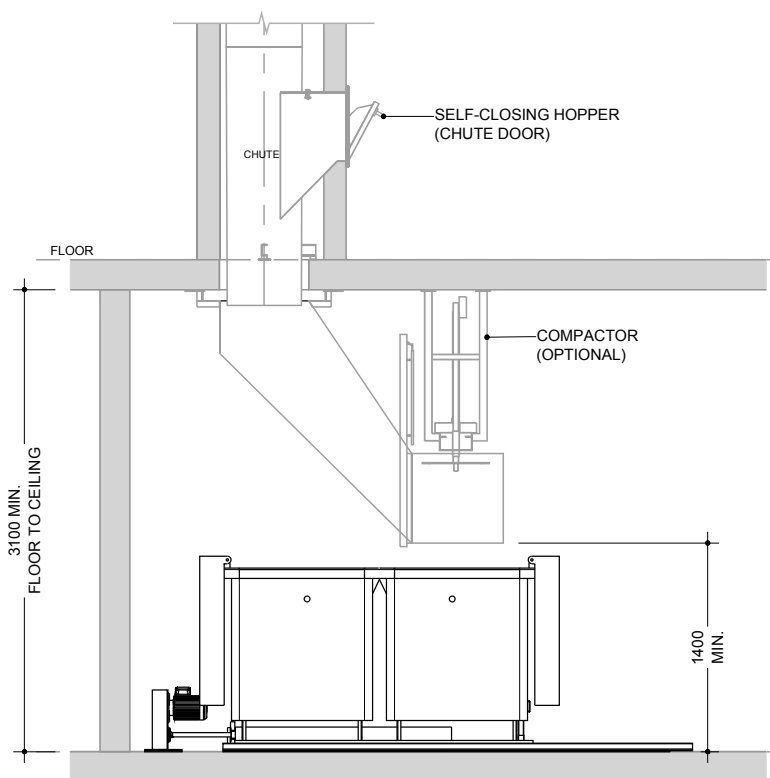
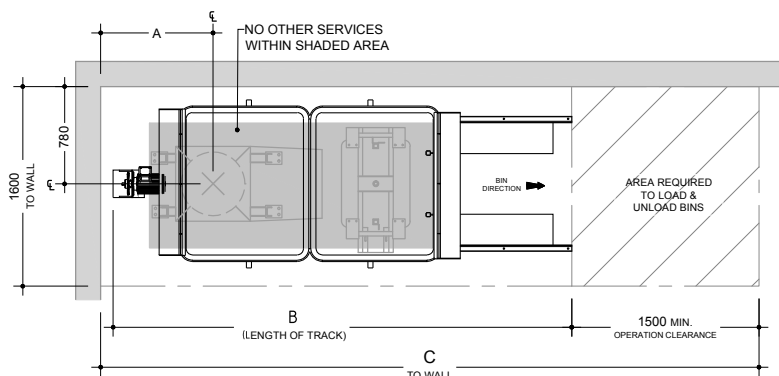


07 TYPICAL (Ø510) GALV. STEEL CHUTE LAYOUT with ENCLOSURE(*) & RECYCLING COMPARTMENT

(*) NOTE: ENCLOSURES ARE RECOMMENDED IF THE CHUTE OPENS DIRECTLY TO A CORRIDOR OR IS NOT LOCATED IN A WASTE ROOM. IF CHUTE ACCESS IS WITHIN A WASTE ROOM THEN THE CUPBOARD ENCLOSURES ARE NOT REQUIRED.

(**) MORE THAN 110mm THICK WALL CONTACT ELEPHANTS FOOT AND REQUEST EF'S APERTURE DETAILS DOCUMENT

LINEAR TRACK SYSTEM



1100 LITRE BIN

1100 LITRE BIN LINEAR TRACK SYSTEM

No. of Bins	Reference (mm)		
	A	B	C
2	900	3700	5300
3	2100	5940	7550

Notes:

Bins not provided by Elephants Foot

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

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

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

APPENDIX 3 BIN MOVEMENT EQUIPMENT

MOVEXX T1500-D BIN MOVER / BATTERY ELECTRIC

The Movexx T1500D takes away the manual effort required to push / pull wheelie bins. It has both variable speed and an overriding dual speed button. A built-in smart control unit is programmable for speed, acceleration and braking, plus numerous other fine tune adjustments. These units are fitted with an electromagnetic brake system for use on ramps and slopes

A fast and easy-to-remove Lithium battery system allows opportunity charging. Additional batteries are available allowing for the constant usage of the Movexx T1500D in high demand applications

Additional batteries can be kept on an external charger, so they are ready for use once the battery indicator changes to red. Many other options are also available on request. Towing hitches are not included and can be ordered separately

Features

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



SPECIFICATION

MODEL	DIMENSIONS (MM)	OPTIONS	PULL - PUSH CAPACITY (KG)	BATTERY
T1500-D	486 (w) x 1232 (l)	* Centre mount 2x 240 ltr. wheelie bin attachment	1500	Quick Change Lithium for multi-shift operation



*Optional centre mount 2x 240ltr. bin attachment.
Part number - 5371347.1

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 ltr. wheelie bin attachment	2500	AGM batteries 2x 85AH up to 8 hrs continuous operation



"U" FRAME FOR MOVING 660LT / 1100LT / 1500LT WHEELIE BINS

PARTS & FEATURES

	78811791 - 660ltr.
Part Number	78811861 - 660ltr. / 1100ltr.
	78812669 - 1500ltr.

- U-Frame Trailer can be use singly or in a train.
- It is designed for trolleys that must have all wheels swiveling, making them unsuitable for towing.
- These trolleys can be quickly and simply pushed sideways into the U-Frame Trailer



Application : U-Frame attached to 1100ltr. waste bin.



MOTREC MP250

36V BATTERY ELECTRIC TUG

It's no surprise the competition envies our original design. This agile and versatile personnel carrier has it all: A narrow deck, four wheels for greater stability on rough terrain, powerful motor, rugged automotive differential, and larger self-adjusting drum brakes, all-steel uni-body construction, bolt-on front bumper and sidebar protection, easy-to-access under-seat battery compartment... The list keeps going. It can also pull up to 2,700 Kg. making it a great tow tractor.



SPECIFICATION

MODEL	DIMENSIONS	OPTIONAL EXTRAS	PULL - PUSH CAPACITY (KG)	BATTERY
MP250 36V	760 (w) x 1930 (l) x 1140(h)	Flashing light on pole	2700	Six 6V-225AH batteries
		Conditional registration kit		
		Cabin with windscreen		
		Weather curtains		





UNIVERSAL BIN TOWING ATTACHMENTS

SUIT 660LT / 1100LT WHEELIE BINS

PARTS & FEATURES

Front Only - Part Number: 78811672

- Suit Sulo & Otto 600ltr. / 1100ltr. 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 600ltr. / 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 600ltr. / 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

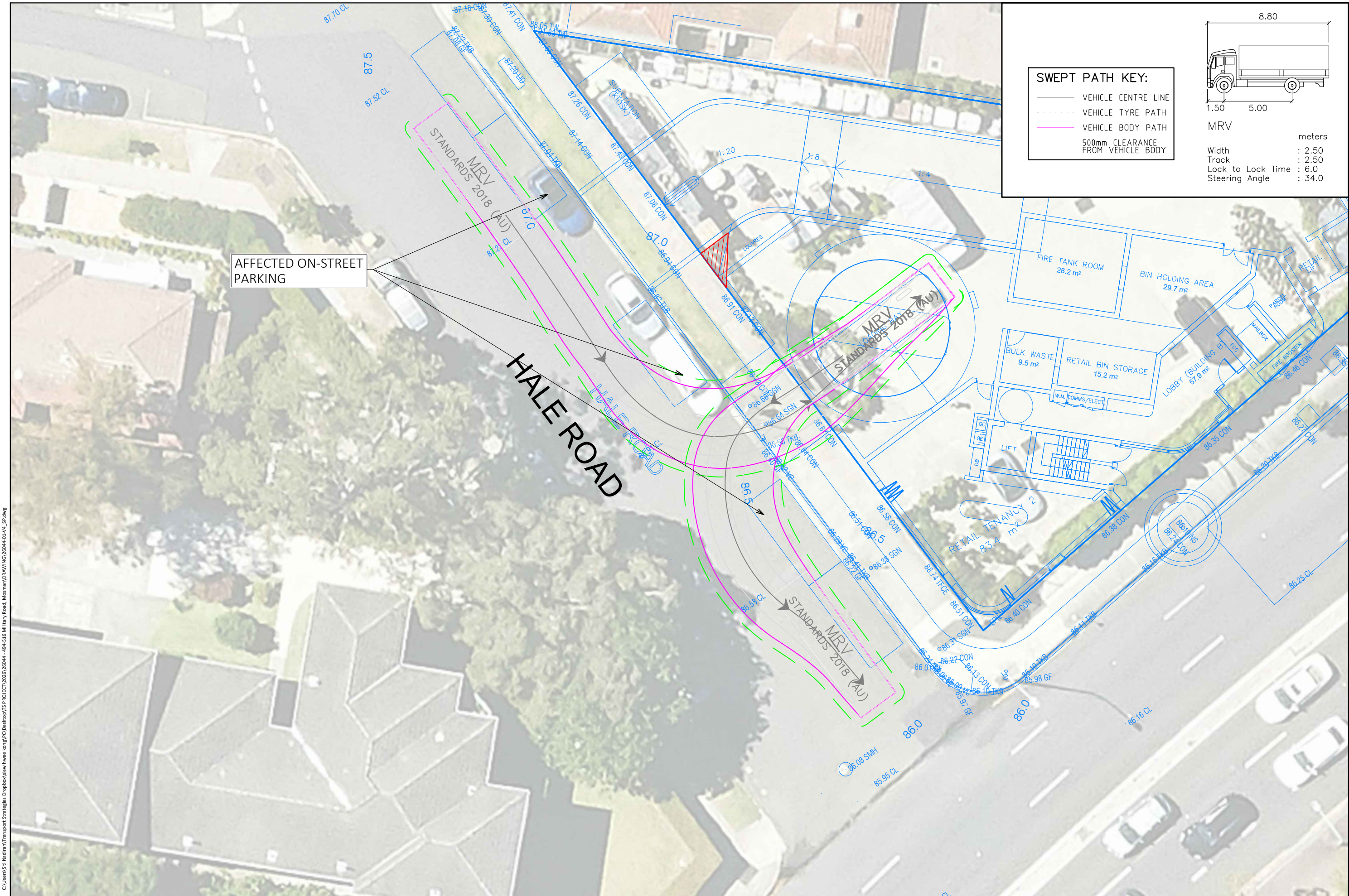
Direction Lock : 53191001

- Suit Sulo & Otto 600ltr. / 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



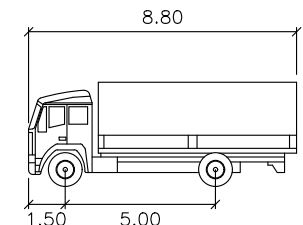
Application : Universal bin towing attachment attached to Motrec MP240 & 6x 1100ltr. waste bins

APPENDIX 4 SWEPT PATH ANALYSIS (PREPARED BY OTHERS)



SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- - - VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 500mm CLEARANCE FROM VEHICLE BODY



MRV

Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 34.0

494-516 MILITARY ROAD, MOSMAN

SWEPT PATH ASSESSMENT



TRANSPORT STRATEGIES ALLIANCE PTY LTD
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PHONE 0424 007 141
WEBSITE <http://www.transportstrategies.com.au/>

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

26044-01-V4_SP
10 OF 10
8 May 2026

DESIGNED BY
H.CHEW

APPROVED BY
M.KONG

SCALE
A3

0 2.0 4.0
1:200

APPENDIX 5 SEAR'S REQUIREMENTS DECLARATION

SEARs Requirements Declaration: Project

Declaration		
Name	Harry Goodman	
Qualifications	BSustEnv	
The undersigned declares that this Waste Management Plan has been prepared in response to the following SEARs requirements issued for the Project on 20 October 2025 for SSD-93787211:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
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.	Refer to sections 7, 10 and 11 of the enclosed WMP.
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Refer to sections 7.6, 10.5, 11.5, and Appendix 1 for reference onsite waste storage locations. Refer to sections 10.2, 10.6, 11.2, and 11.6 for reference to the waste collection process for the subject site.
Signed		
		
Dated 17.06.2026		



Service. Approachability. Loyalty. Transparency.

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