



# WASTE MANAGEMENT PLAN

PREPARED FOR  
ECOVE GROUP

ON BEHALF OF  
BATES SMART

Mixed Use Development  
SITE 9, SYDNEY OLYMPIC PARK  
3 OLYMPIC BOULEVARD

1/04/2016

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## REVISIONS

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Date:

1/04/2016

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## EXECUTIVE SUMMARY

This waste management plan covers the ongoing management of waste generated by the mixed use development located at Site 9, Sydney Olympic Park, 3 Olympic Boulevard.

Waste audit and management strategies are recommended for new developments to provide support for the building design and promote strong sustainability outcomes for the building. All recommended waste management plans will comply with council codes and any statutory requirements. The waste management plan has three key objectives:

- i. ***Ensure waste is managed to reduce the amount of waste and recyclables to land fill*** by assisting residents to segregate appropriate materials that can be recycled; displaying signage to remind and encourage recycling practices; and through placement of recycling and waste bins in the retail precinct to reinforce these messages.
- ii. ***Recover, reuse and recycle*** generated waste wherever possible.
- iii. ***Compliance*** with all relevant codes and policies.

To assist in providing clean and well-segregated waste material, it is essential that this waste management plan is integral to the overall management of the building and clearly communicated to residents and tenants.

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## GLOSSARY OF TERMS

| TERM                               | DESCRIPTION                                                                                                                                                                                                                    |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Chute</i>                       | A ventilated, essentially vertical pipe passing from floor to floor of a building with openings as required to connect with hoppers and normally terminating at its lower end at the roof of the central waste room(s)         |
| <i>Collection Area/Point</i>       | The position or area where waste or recyclables are actually loaded onto the collection vehicle                                                                                                                                |
| <i>Compactor</i>                   | A Machine for compressing waste into disposable or reusable containers                                                                                                                                                         |
| <i>Composter</i>                   | A container/machine used for composting specific food scraps                                                                                                                                                                   |
| <i>Crate</i>                       | A plastic box used for the collection of recyclable materials                                                                                                                                                                  |
| <i>Garbage</i>                     | All domestic waste (Except recyclables and green waste)                                                                                                                                                                        |
| <i>Hopper</i>                      | A fitting into which waste is placed and from which it passes into a chute or directly into a waste container. It consists of a fixed frame and hood unit (the frame) and a hinged or pivoted combined door and receiving unit |
| <i>Recycling</i>                   | Glass bottles and jars – PET, HDPE and PVC plastics; aluminium aerosol and steel cans; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines                  |
| <i>Green</i>                       | Garden organics such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers, and weeds                                                                                                      |
| <i>L</i>                           | Litre(s)                                                                                                                                                                                                                       |
| <i>Liquid Waste</i>                | Non-hazardous liquid waste generated by commercial premises that is supposed to be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)                       |
| <i>Mobile Garbage Bin(s) (MGB)</i> | A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 660, 1000 or 1100, 1500 or 2000                                                                                          |

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## INTRODUCTION

The following waste management plan pertains to the mixed use development located at Site 9, Sydney Olympic Park, 3 Olympic Boulevard. This waste management plan is an operational waste management plan and will address the phases of the completed development.

For the purpose of this report the proposed development will consist of:

- 1 building
  - 229 residential units (see Table 1 for Unit Breakdown Matrix)
  - 940 m<sup>2</sup> retail units
  - 2540 m<sup>2</sup> commercial units

**Table 1: Unit Breakdown Matrix**

| Apartment Type | # Units    | % Mix |
|----------------|------------|-------|
| 1 Bedroom      | 58         | 25.33 |
| 2 Bedroom      | 130        | 56.77 |
| 3 Bedroom      | 30         | 13.10 |
| 4 Bedroom      | 11         | 4.80  |
| <b>Total</b>   | <b>229</b> |       |

All figures and calculations are based on area schedules as advised by our client and shown on architectural drawings.



## AUBURN CITY COUNCIL

The assessment of waste volumes is an estimate only and will be influenced by the development's management and occupant's attitude to waste disposal and recycling.

The residential waste and recycling will be guided by the services and acceptance criteria of Auburn City Council. The residential waste and recycling will be collected by council. The retail and commercial waste will be collected by private contractor.

All waste facilities and equipment are to be designed and constructed to comply with *The Auburn Development Control Plan 2010*, Australian Standards and statutory requirements.

### OBJECTIVES

- Ensure waste minimisation through source separation, reuse and recycling
- Ensure efficient storage, access, collection of waste and quality design of facilities
- Implement the principles of the waste hierarchy of avoiding, reusing and recycling during the demolition, construction and ongoing use of premises through efficient resource recovery
- Promote the principles of ecologically sustainable development through waste avoidance, resource recovery and recycling to achieve improved environmental outcomes
- Ensure facilities are provided for efficient solid waste management
- Achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic, safe to operate, of an adequate size, and visually compatible with their surroundings
- Ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

## REQUIREMENTS

- Provide waste and recycling bin enclosures that:
  - are adequate in size;
  - are durable and waterproof;
  - blend in with the development;
  - avoid visual clutter; and
  - are easy to maintain in a clean and hygienic condition.
- Waste removed from sites is reduced
- Waste is minimised and resource recovery maximised by increased source separation of materials to ensure efficient management of waste and recyclable materials.
- Stormwater pollution that occurs as a result of poor waste, recycling, storage and management practices is prevented.
- Minimised noise during waste and recycling collection, and residential waste facility usage
- Safety and hygiene is to:
  - Promote safe practices for storage, handling and collection of waste and recycling
  - ensure health and amenity for residents and workers in the Auburn local government area.

## GENERATED WASTE VOLUMES

The assessment of projected waste volumes is a calculated estimate only and will be influenced by the development's management and occupant's waste disposal and recycling practices.

## CONSTRUCTION AND DEVELOPMENT WASTE

The head contractor will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements. Please refer to the separate waste management plan submitted for construction waste as part of the Development Application.

## BUILDING MANAGER/WASTE CARETAKER

All waste equipment movements are to be managed by the building manager/cleaners at all times. No tenants or residents will be allowed to transport waste or recyclables from the waste room; tenants and residents will only transport their waste to the allocated bin room.

The building manager/cleaner duties include, but are not limited to, the following:

- general maintenance and cleaning of the chute doors on each level (Frequency dependent on waste generation and will be determined based upon building operation);
- organising, maintaining and cleaning the general and recycled waste holding areas (Frequency will depend on waste generation and will be determined based upon building operation);
- transporting of bins as required;
- organising both garbage and recycled waste pick-ups as required;
- cleaning and exchanging all bins;
- ensure site safety for residents, children, visitors, staff and contractors;
- abide by all relevant OH&S legislation, regulations, and guidelines;
- assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers; and
- provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities

***NOTE:** It is the responsibility of the building manager to monitor the number of bins required for the development. As waste volumes may change according to the development's management and occupants' attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation.*

## REPORTING

It is recommended that building management ensure that all waste service providers submit monthly reports on all equipment movements and weights of any waste and recycling products removed from the development. Regular reviews of servicing should take place to ensure operational and economic best practise and to assist with sustainability reporting.

## EDUCATION

Building management is responsible for creating and managing the waste management education process.

Educational material encouraging correct separation of garbage and recycling items must be provided to each resident to ensure correct use of the waste and recycling chute. This should include the correct disposal process for bulky goods (old furniture, large discarded items, etc.) It is recommended that information is provided in multiple languages to support correct practises and minimise the possibility of chute blockages as well as contamination in the collective waste bins.

It is also recommended that the owners' corporation website contain information for residents to refer to regarding use of the chute. Information should include:

- directions on using the chute doors;
- recycling and garbage descriptions (Council provides comprehensive information);
- how to dispose of bulky goods and any other items that are not garbage or recycling;
- residents' obligations to WHS and building management; and
- how to prevent damage or blockages to the chute (example below).

***To prevent damage or blockage to rubbish chute DO NOT*** dispose of any newspapers, umbrellas, bedding, cigarettes, cartons, coat hangers, brooms, mops, large plastic wrappings from furniture, white goods, any sharp objects, hot liquid or ashes, oil, unwrapped vacuum dust, syringes, paint and solvents, car parts, bike parts, chemicals, corrosive and flammable items, soil, timber, bricks or other building materials, furniture, etc. down the chute.

It is expected that leasing arrangements with retail/commercial operations contain direction on waste management services and expectations.

## RESIDENTIAL WASTE PLAN

The Auburn City Council's *Development Control Plan 2010* has been referenced to calculate the total number of bins required for the residential units. Please note that calculations are based on generic figures; waste generation rates may differ according to the residents' waste management practice.

**Table 2: Calculated Waste Generation - Residential**

| Building/<br>Core | # Units    | Waste<br>Calculation<br>(L/unit/week) | Generated<br>Waste<br>(L/week) | Compacted<br>Waste (2:1)<br>(L/week) | Recycling<br>Calculation<br>(L/unit/week) | Generated<br>Recycling<br>(L/week) |
|-------------------|------------|---------------------------------------|--------------------------------|--------------------------------------|-------------------------------------------|------------------------------------|
| Core A            | 229        | 120                                   | 27480                          | 13740                                | 80                                        | 18320                              |
| <b>TOTAL</b>      | <b>229</b> |                                       | <b>27480</b>                   | <b>13740</b>                         |                                           | <b>18320</b>                       |

## BIN SUMMARY

The following assumptions have been taken into consideration:

- garbage is compacted at the base of each chute;
- recycling bins are located in the waste compartment of each level; and
- number of bins have been rounded up for best operational with outcome.

Using the assumptions stated, the required capacity and quantity of garbage and recycling bins have been calculated and tabulated respectively in the following tables:

**Table 3: Bin Summary – Residential**

| Garbage             |          |                                 | Recycling           |          |                                 |
|---------------------|----------|---------------------------------|---------------------|----------|---------------------------------|
| Bin Capacity<br>(L) | Quantity | Collection Rate<br>(times/week) | Bin Capacity<br>(L) | Quantity | Collection Rate<br>(times/week) |
| 660                 | 11       | 2                               | 240                 | 77       | 1                               |

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed. As waste volumes may change according to the development's type, bin numbers and collection frequencies may be altered to suit the building operation.

## WASTE MANAGEMENT

1 waste chute will be supplied by Elephants Foot and installed. Breakdown is as follows:

Building 1: single waste chute

Garbage discharges into 660L MGBs which is compacted. The discharge is located in the waste room. Recycling bins will be situated in the waste compartment on each level for collection of recyclable items. Full waste and recycling bins will be transferred to the collection area on the ground floor (see *Appendix A.1*) for servicing by Council.

## WASTE HANDLING

### WASTE

All residents of each building will be supplied with a collection area in each unit (generally in the kitchen, under bench or similar alternate area) to deposit garbage and collect recyclable material suitable for one days storage. Residents should wrap or bag their waste. Bagged waste should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

The caretaker/cleaner will be required to check the 660L MGB collecting waste from each chute, rotate full bins to the storage and collection area, and replace empty 660L MGB under each chute operation.

### RECYCLING

Cardboard furniture boxes or large cardboard containers should not be included in the waste chute – a cardboard collection bin will be made available to residents to deposit flattened cardboard and will be managed by the waste caretaker. Bins will be located in the garbage and bulky goods area.

***Recycling must not be bagged.*** It is recommended that residents use a crate or dedicated bin for collecting recyclables within the allocated residential space provided to ensure correct separation.

The caretaker/cleaner's duty is responsible for exchanging or emptying recyclable bins and storing them in the main bin storage room located on lower ground level, ready for collection.

## TEMPORARY STORAGE OF BULKY GOODS

A room or caged area must be allocated for the storage of discarded bulky items and recyclable electronic goods and sign marked appropriately. The allocated space must be a minimum of 4m<sup>3</sup>. The storage area shall be sheltered, readily accessible to all residents and must be located close to the main waste storage room or area.

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors.

It is recommended that donations to charitable organisations be encouraged. Clean, sound furniture and household goods etc. are highly sought after to provide for the disadvantaged. Donations will be arranged with the assistance of the building manager/caretaker.

## OTHER WASTE STREAMS

Electronic goods or hazardous waste must not be placed in garbage or recycling bins for safety and environmental reasons. Residents should be directed to Councils comprehensive website for further information.

## COMMON AREAS

The lobbies, retail amenities and circulation areas will be supplied with suitably branded waste and recycling bins, where considered appropriate. Building management will monitor use and ensure bins are exchanged and cleaned. These areas generate negligible waste however garbage and recycling receptacles should be placed in convenient locations.

## WASHROOM FACILITIES

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

Building management will monitor use and ensure waste bins are exchanged and cleaned.

## GREEN WASTE

There will be green waste generated by the buildings landscaped areas. Any green waste will be collected and removed from site by the maintenance contractor during scheduled or arranged servicing of these areas.

## WASTE CHUTES

Waste chutes for each level of the residential building are supplied per the following specifications:

- either 510mm galvanised steel or 510mm recycled LLDPE polyethylene plastic;
- galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction;
- penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of 600mm x 600mm (square or round) are required to accommodate the chute installation;
- a wash down system and vent should also be included as part of the chute system;
- council and supplier require that all chutes are installed without offsets to achieve best practise operationally for the building; and
- two hour fire-rated (AS1530.4-2005) stainless steel refuse chute doors at each service level. All doors are to be fitted with a self-closing mechanism to meet BSA fire standards.

***NOTE:** Chute doors are installed after walls rendered, painted or when required. Information stickers will be placed on each chute door at each residential level.*

## EQUIPMENT SUMMARY

***Table 4:** Equipment Summary*

| Component          | Part                                                        | Quantity | Notes                                                          |
|--------------------|-------------------------------------------------------------|----------|----------------------------------------------------------------|
| <b>Chutes</b>      | Galvanised Steel / LLDPE Polyethylene Plastic               | 1        | Chute Diameter<br>(See APPENDIX C.1 for Typical Chute Section) |
| <b>Equipment A</b> | <i>Garbage</i><br>Linear Tracks for 660L MGB with compactor | 1        | (See APPENDIX C.2 for Typical Linear System)                   |
| <b>Equipment B</b> | Suitable Bin Moving Equipment                               | 1        | Optional<br>(See APPENDIX C.3 for Typical Bin Mover)           |



## RETAIL WASTE PLAN

The *Better Practice Guide for Waste Management and Recycling in Multi-unit Dwellings* has been referenced to calculate the total number of bins required for the retail areas. Please note that calculations are based on generic figures; waste generation rates may differ according to the tenants' waste management practice. Please note that if food tenants are placed, the waste generation rates will require adjustment. A seven day operating week has been assumed.

**Table 5: Calculated Waste Generation - Retail**

| Type          | NLA (m <sup>2</sup> ) | Waste Calculation (L/100m <sup>2</sup> /day) | Generated Waste (L/week) | Recycling Calculation (L/100m <sup>2</sup> /day) | Generated Recycling (L/week) |
|---------------|-----------------------|----------------------------------------------|--------------------------|--------------------------------------------------|------------------------------|
| Retail / Club | 780                   | 50                                           | 2730                     | 50                                               | 2730                         |
| Retail        | 160                   | 50                                           | 560                      | 50                                               | 560                          |
| <b>TOTAL</b>  | <b>940</b>            |                                              | <b>3290</b>              |                                                  | <b>3290</b>                  |

## BIN SUMMARY

**Table 6: Bin Summary - Retail**

| Garbage          |          |                              | Recycling        |          |                              |
|------------------|----------|------------------------------|------------------|----------|------------------------------|
| Bin Capacity (L) | Quantity | Collection Rate (times/week) | Bin Capacity (L) | Quantity | Collection Rate (times/week) |
| 1100             | 3        | 1                            | 1100             | 3        | 1                            |

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed. As waste volumes may change according to the development's type, bin numbers and collection frequencies may be altered to suit the building operation.

## WASTE MANAGEMENT

The *ground level* tenants will be required to be responsible for their own storage of waste and recycling back of house (BOH). On completion of each trading day or as required, nominated staff/cleaners will transport their waste and recycling to the allocated retail waste area and place waste and recycling into the appropriate collection bins.

Food handling for food cooked or prepared, served and consumed on site will produce a typical waste composition of food scraps from plates, packaging waste and some plastics. Café or restaurant staff will be responsible for their waste management.

Cardboard is a major component of the waste generated by cafes/restaurants. All cardboard should be flattened (to save bin space), placed in and collected from bulk bins. Whilst cardboard is bulky, it is generally lightweight however it can be contaminated with food or liquid which makes it unsuitable for recycling.

On completion of each trading day or as required, nominated retail staff/cleaners will transport their waste and recycling, using the access corridor, to the retail waste room on lower ground level and place waste and recycling into the appropriate collection bins (see *Appendix A.2 - Commercial & Retail Garbage Rooms*).

It is recommended that:

- all waste should be bagged and waste bins should be plastic lined;
- bagging of recyclables is not permitted;
- all waste collections located BOH during operations;
- individual recycling programs are recommended for retailers to ensure commingled recycling is separated correctly;
- any food and beverage tenant will make arrangements for storing used and unused cooking oil in a bunded storage area;
- the operator will organise grease interceptor trap servicing;
- a suitable storage area needs to be provided and affectively bunded for chemicals, pesticides and cleaning products;
- dry basket arresters need to be provided to the floor wastes in the food preparation and waste storage areas;
- washroom facilities should be supplied with collection bins for paper towels (if used); and
- all flattened cardboard will be collected and removed to the waste room recycling MGB

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed.

## COMMERCIAL WASTE PLAN

The *Better Practice Guide for Waste Management and Recycling in Multi-unit Dwellings* has been referenced to calculate the total number of bins required for the commercial areas. Please note that calculations are based on generic figures; waste generation rates may differ according to office practice. A seven day operating week has been assumed.

**Table 7: Calculated Waste Generation – Commercial**

| Type         | NLA (m <sup>2</sup> ) | Waste Calculation (L/100m <sup>2</sup> /day) | Generated Waste (L/week) | Recycling Calculation (L/100m <sup>2</sup> /day) | Generated Recycling (L/week) |
|--------------|-----------------------|----------------------------------------------|--------------------------|--------------------------------------------------|------------------------------|
| Office       | 2540                  | 10                                           | 1778                     | 10                                               | 1778                         |
| <b>TOTAL</b> | <b>2540</b>           |                                              | <b>1778</b>              |                                                  | <b>1778</b>                  |

## BIN SUMMARY

**Table 8: Bin Summary – Commercial**

| Garbage          |          |                              | Recycling        |          |                              |
|------------------|----------|------------------------------|------------------|----------|------------------------------|
| Bin Capacity (L) | Quantity | Collection Rate (times/week) | Bin Capacity (L) | Quantity | Collection Rate (times/week) |
| 1100             | 2        | 1                            | 1100             | 2        | 1                            |

**NOTE:** Subject to the stakeholders preference/capability (and as built constraints), bin sizes and quantities may be changed. As waste volumes may change according to the development's type, bin numbers and collection frequencies may be altered to suit the building operation.

## WASTE MANAGEMENT

Typically, one or more bins for paper or waste are positioned next to each workers desk or work station. One or both of these bins are emptied by contract cleaners. The cleaners circulate around the workplace after normal office hours and also perform other cleaning tasks. Generally vacuuming and cleaning toilets. Bins for general waste and recyclables are also located centrally in each office, generally in the kitchen area and printer room.

Cleaners empty the bins into bags which they transport around the office/s in a cart which is also used to store cleaning products, spare bags, PPE and consumables.

Bags of waste and/or recycling are placed in a central location by the cleaners (often outside the goods lift/s) and transported to the collection bins by another cleaner.

## COMINGLE RECYCLING

Any staff tea points will be supplied with a dedicated commingled MGB for the collection of all recyclable glass, aluminium, steel and plastic items. Staff will be responsible for sorting this material and allocating recyclables into the correct collection facility.

## WASHROOMS

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

Please note that all collection receptacles and bins should be branded with the appropriate stickers and the use of the Mobius loop or similar identifying recycling equipment.

## OTHER RETAIL/COMMERCIAL WASTE

Tenants usually make their own arrangements for the disposal and recycling of toner cartridges and batteries. Disposal of hard, electronic, liquid waste and any detox (paint/chemicals) shall be organised with the assistance of the building management/cleaners.

## WASTE ROOM AREAS

The areas allocated for residential waste rooms, commercial/retail bin store, bulky goods and collection areas are detailed below. The areas provided are considered suitable for purpose.

**Table 9: Waste Room Areas**

| Location        | Waste Room Type              | Allocated Area<br>(m <sup>2</sup> ) |
|-----------------|------------------------------|-------------------------------------|
| Ground          | Residential Waste Room       | 36                                  |
| Ground          | Residential Bin Holding Area | 61                                  |
| Ground          | Retail Waste Room            | 37                                  |
| Ground          | Commercial Waste Room        | 18                                  |
| Ground          | Loading Dock                 | 80                                  |
| Carpark Levels* | Bulky Goods Storage          | 4m <sup>3</sup>                     |

\*Bulky Goods Storage located on each car park level

## COLLECTION OF WASTE

### RESIDENTIAL

The residential garbage and recycling will be collected by Auburn City Council, from the loading dock area, via the access road to the rear of the development. The 660L garbage bins will be collected directly from the residential waste room (adjacent to the loading dock) and the 240L recycling bins will be collected from the bin holding room. Once council have serviced the bins, they will be returned to their respective waste compartments by the building manager. The garbage will be collected on a twice-weekly basis and the recycling will be collected once-a-week.

### RETAIL

The retail garbage and recycling will be collected on a weekly basis by a private contractor. The 1100L bins maybe transported from the retail waste room to loading dock for collection by the building manager/caretaker, using appropriate bin moving equipment. Alternatively the private contractors can collect the waste directly from the waste room on a wheel-in, wheel-out basis.

### COMMERCIAL

The commercial garbage and recycling will be collected on a weekly basis by a private contractor. The 1100L bins maybe transported from the commercial waste room to loading dock for collection by the building manager/caretaker, using appropriate bin moving equipment. Alternatively the private contractors can collect the waste directly from the waste room on a wheel-in, wheel-out basis.

## COLLECTION AREA

The collection areas will need to be reviewed by a traffic consultant to confirm that these (and other trucks if required) can enter and exit the site in a forward direction. The final number of truck movements will depend on management of waste contract; final configuration of waste and recycling arrangements therefore number of bin lifts and additional irregular truck movements for hard waste.

Where collection vehicles are required to enter a building (to collect waste and recycling), the following access controls apply:

- Maximum grade 1:20 for first 6 metres from street, the 1:8 or 1:6.5 with a transition of 1:12 for 4 metres at lower end
- Minimum vertical clearance height required is 4 metres (note: clearances must take into account service ducts, pipe works, etc.)
- Minimum width of driveway required is 3.6 metres
- Minimum radius of the turning circle required is 10.5 metres
- Collection vehicles shall enter and exit the site in a forward direction
- Collection point for waste shall comply with relevant Australian Standards for loading bays.

It is our understanding that a traffic consultant is preparing drawings to confirm the swept paths for waste collections, access and egress, internal manoeuvring to assume parked position for loading and to exit, load requirements as well as collection vehicle dimensions. This information and supporting drawings will be provided separate to this report.

## GARBAGE ROOMS

### CONSTRUCTION REQUIREMENTS

The garbage room will be required to contain the following facilities to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area:

- waste room floor to be sealed with a two pack epoxy;
- waste room walls and floor surface is flat and even;
- all corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- for residential: a hot and cold water facility with mixing facility and hose cock must be provided for washing the bins;
- for retail/commercial: a cold water facility with hose cock must be provided for washing the bins;
- any waste water discharge from bin washing must be drained to sewer in accordance with the relevant water board. (Sydney Water);
- tap 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 floor levels;
- the room must be mechanically ventilated;
- light switch installed at height of 1.6m;
- waste rooms must be well lit (sensor lighting recommended);
- optional automatic odour and pest control system installed to eliminate all pest types and assist with odour reduction – this process generally takes place at building handover – building management make the decision to install;
- all personnel doors are hinged and self-closing;
- waste collection area must hold all bins – bin movements should be with ease of access;
- conform to the Building Code of Australia, Australian Standards and local laws; and
- childproofing and public/operator safety shall be assessed and ensured

### SIGNAGE

The building manager/caretaker is responsible for waste room signage including safety signage (see *APPENDIX B.2*). Appropriate signage must be prominently displayed on walls and above all bins, clearly stating what type of waste or recyclables is to be placed in the bin underneath.

All chute doors on all residential levels will be labelled with signs directing chute operations and use of chute door.



## VENTILATION

Waste and recycling rooms must have their own exhaust ventilation system either;

- Mechanically - exhausting at a rate of 5L/m<sup>2</sup> floor area, with a minimum rate of 100L/s minimum; or
- Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area

Mechanical exhaust systems shall comply with AS1668 and not cause any inconvenience, noise or odour problem.

## STORM WATER PREVENTION & LITTER REDUCTION

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:

- promote adequate waste disposal into the bins;
- secure all bin rooms (whilst affording access to staff/contractors);
- prevent overfilling of bins, keep all bin lids closed and bungs leak-free;
- take action to prevent dumping or unauthorised use of waste areas; and
- ensure collection contractors clean-up any spillage that may occur when clearing bins

## ADDITIONAL INFORMATION

Transfer of waste and all bin movements require minimal manual handling therefore the operator must assess manual handling risks and provide any relevant documentation to building management. If required, a bin-tug, trailer or tractor consultant should be contacted to provide equipment recommendations. Hitches may require installation to move multiple bins to the collection area. Council must be informed of any hitch attachments required to be installed on bins.

## LIMITATIONS

The purpose of this report is to document a Waste Management Plan as part of a development application and is supplied with the following conditions:

- drawings, estimates and information contained in this waste management plan have been prepared by analysing the information, plans and documents supplied by you and third parties including Council and government information. The assumptions based on the information contained in the WMP is outside the control of EFRS;
- 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 managements approach to educating residents and tenants regarding waste management operations and responsibilities;
- the building manager will make adjustments as required based on actual waste volumes (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 or representation is made that the WMP reflects the actual outcome and EFRS will not be liable to you for plans or outcomes that are not suitable for your purpose, whether as a result of incorrect or unsuitable information or otherwise;
- EFRS offer no warranty or representation of accuracy or reliability of the WMP unless specifically stated;
- any manual handling equipment recommended 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.

## USEFUL CONTACTS

Elephants Foot Recycling Solutions does not warrant or make representation for goods or services provided by suppliers.

### **Auburn Council Customer Service**

Phone: 02 9375 1222

Email: [auburncouncil@auburn.nsw.gov.au](mailto:auburncouncil@auburn.nsw.gov.au)

### **SULO MGB (MGB, Public Place Bins, Tugs and Bin Hitches)**

Phone: 1300 364 388

### **CLOSED LOOP (Organic Dehydrator)**

Phone: 02 9339 9801

### **ELECTRODRIVE (Bin Mover)**

Phone: 1800 333 002

Email: [sales@electrodrive.com.au](mailto:sales@electrodrive.com.au)

### **RUD (Public Place Bins, Recycling Bins)**

Phone: 07 3712 8000

Email: [Info@rud.com.au](mailto:Info@rud.com.au)

### **CAPITAL CITY WASTE SERVICES**

Phone: 02 9359 9999

### **RELIVIT**

Phone: 1300 247 732

Email: [mailto:info@relivit.com.au](mailto:mailto:info@relivit.com.au)

### **REMONDIS (Private Waste Services Provider)**

Phone: 13 73 73

### **SITA ENVIRONMENTAL (Private Waste Services Provider)**

Phone: 13 13 35

### **NATIONAL ASSOCIATION OF CHARITABLE RECYCLING ORGANISATIONS INC. (NACRO)**

Phone: 03 9429 9884

Email: [information@nacro.org.au](mailto:information@nacro.org.au)

### **PURIFYING SOLUTIONS (Odour Control)**

Phone: 1300 636 877

Email: [sales@purifyingsolutions.com.au](mailto:sales@purifyingsolutions.com.au)

### **Elephants Foot Recycling Solutions (Chutes, Compactors and eDiverter Systems)**

44 – 46 Gibson Avenue

Padstow NSW 2211

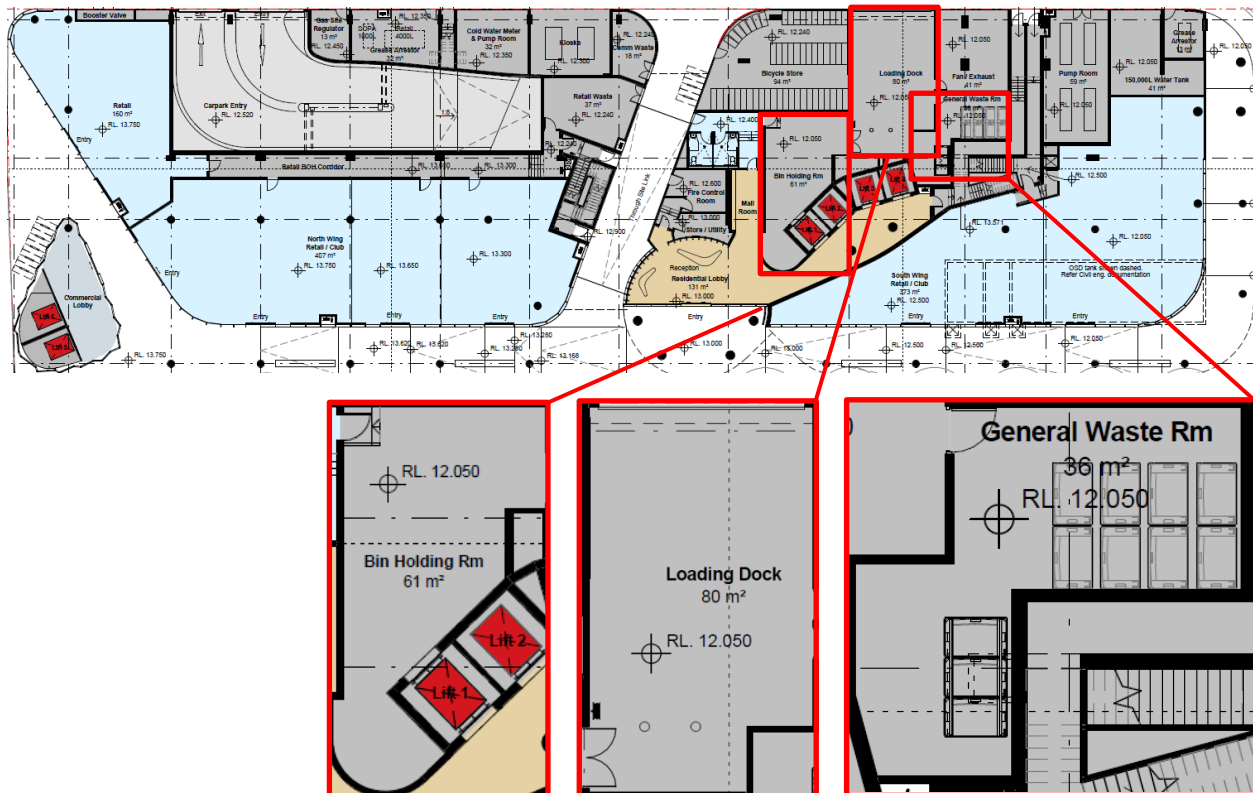
Free call: 1800 025 073

Email: [natalie@elephantsfoot.com.au](mailto:natalie@elephantsfoot.com.au)

## APPENDICES

### APPENDIX A DRAWING EXERPTS

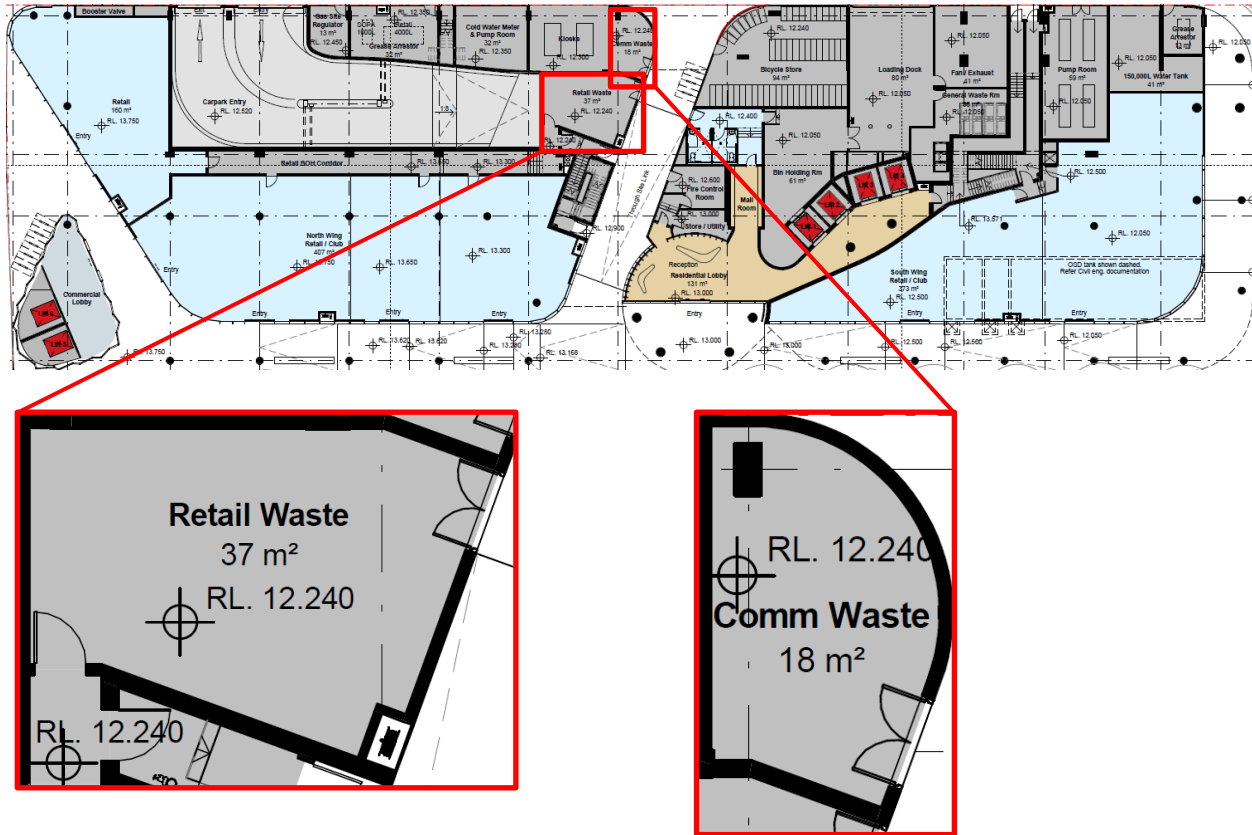
#### APPENDIX A.1 RESIDENTIAL WASTE & COLLECTION AREAS



SOURCE: Bates Smart, Site 9, Sydney Olympic Park, Drawing No. DA02.001, Rev. A

**ELEPHANTS FOOT WASTE COMPACTORS PTY LTD** ABN 70 001 378 294  
Sydney Head Office 44-46 Gibson Ave Padstow NSW 2211 | PH: +612 9780 3500 | Fax: +612 9707 2588  
Website: [www.elephantsfoot.com.au](http://www.elephantsfoot.com.au) | Email: [info@elephantsfoot.com.au](mailto:info@elephantsfoot.com.au)  
Offices in Victoria & Queensland – Toll Free: 1800 025 073

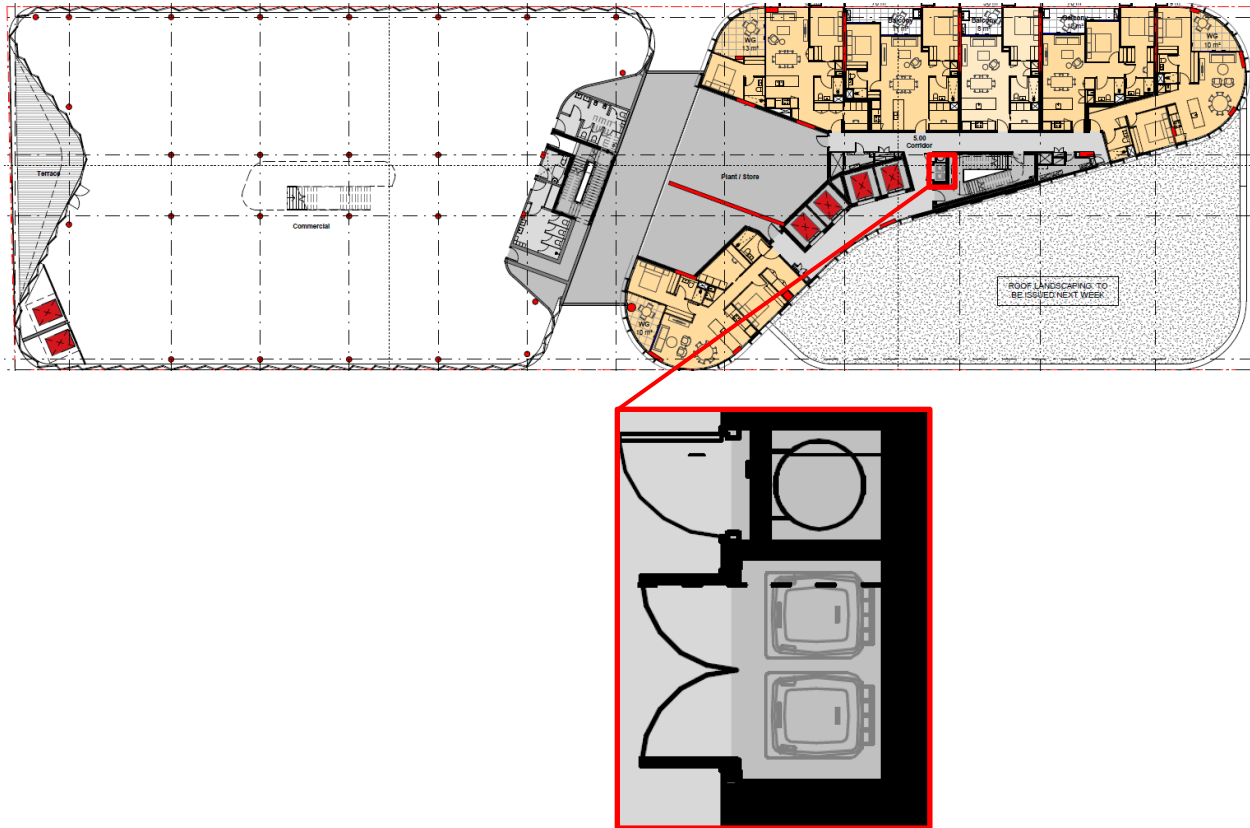
## APPENDIX A.2 COMMERCIAL & RETAIL WASTE ROOMS



SOURCE: Bates Smart, Site 9, Sydney Olympic Park, Drawing No. DA02.001, Rev. A

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**Website:** [www.elephantsfoot.com.au](http://www.elephantsfoot.com.au) | **Email:** [info@elephantsfoot.com.au](mailto:info@elephantsfoot.com.au)  
 Offices in Victoria & Queensland – **Toll Free:** 1800 025 073

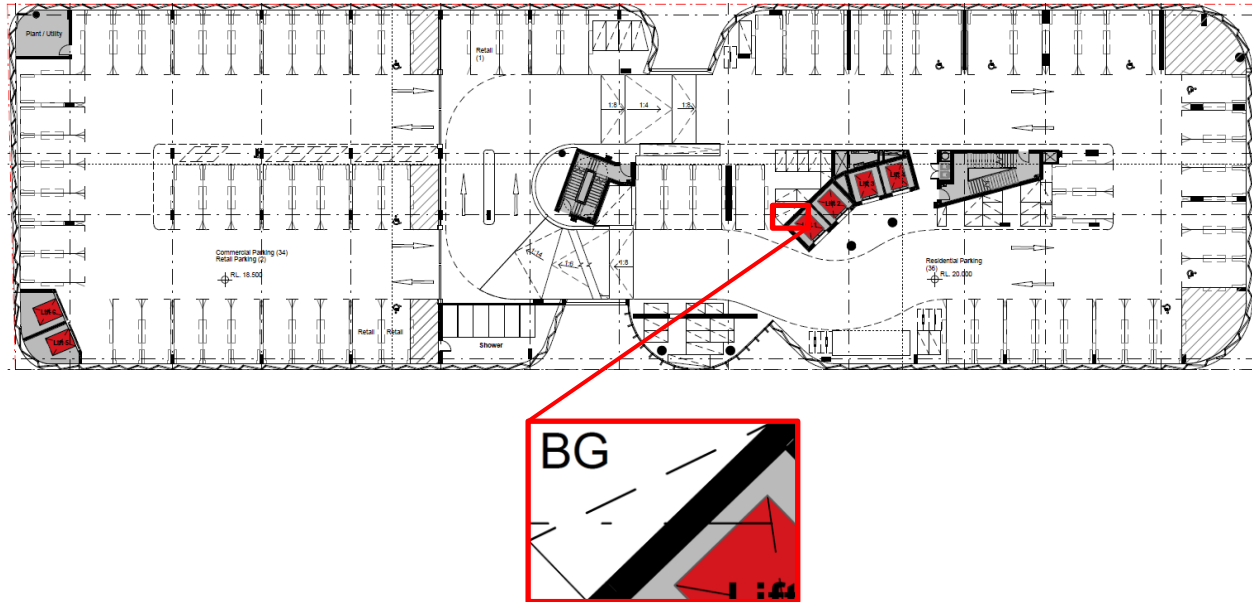
## APPENDIX A.3 TYPICAL CHUTE LOCATION



SOURCE: Bates Smart, Site 9, Sydney Olympic Park, Drawing No. DA02.007, Rev. A

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Offices in Victoria & Queensland – **Toll Free:** 1800 025 073

## APPENDIX A.4 TYPICAL BULKY GOODS STORAGE LOCATION



SOURCE: Bates Smart, Site 9, Sydney Olympic Park, Drawing No. DA02.003, Rev. A

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**Website:** [www.elephantsfoot.com.au](http://www.elephantsfoot.com.au) | **Email:** [info@elephantsfoot.com.au](mailto:info@elephantsfoot.com.au)  
Offices in Victoria & Queensland – **Toll Free:** 1800 025 073

## APPENDIX B AUBURN CITY COUNCIL EQUIPMENT SPECIFICATIONS

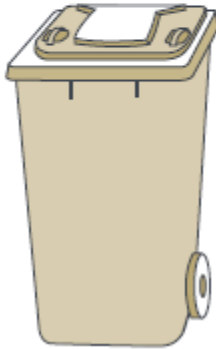
### APPENDIX B.1 BIN DIMENSIONS

#### Mobile garbage bins (MGBs)

MGBs with capacities up to 1700L should comply with the Australian Standard for Mobile Waste Containers (AS 4123). AS 4123 specifies standard sizes and sets out the colour designations for bodies and lids of mobile waste containers that relate to the type of materials they will be used for.

Indicative sizes only for common MGB sizes are provided below. Note that not all MGB sizes are shown; the dimensions are only a guide and differ slightly according to manufacturer, if bins have flat or dome lids and are used with different lifting devices. Refer to AS 4123 for further detail.

Mobile containers with a capacity from 80L to 360L with two wheels



| Bin Type | 80 Litre MGB | 120 Litre MGB | 140 Litre MGB | 240 Litre MGB | 360 Litre MGB |
|----------|--------------|---------------|---------------|---------------|---------------|
| Height   | 870 mm       | 940 mm        | 1065 mm       | 1080 mm       | 1100 mm       |
| Depth    | 530 mm       | 560 mm        | 540 mm        | 735 mm        | 885 mm        |
| Width    | 450 mm       | 485 mm        | 500 mm        | 580 mm        | 600 mm        |

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Mobile containers with a capacity from 500L to 1700L with four wheels

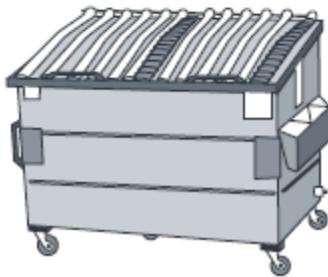


Dome or flat lid containers

| Bin Type | 660 Litre<br>MGB | 770 Litre<br>MGB | 1100<br>Litre<br>MGB | 1300<br>Litre<br>MGB | 1700<br>Litre<br>MGB |
|----------|------------------|------------------|----------------------|----------------------|----------------------|
| Height   | 1250             | 1425             | 1470                 | 1480                 | 1470                 |
| Depth    | 850              | 1100             | 1245                 | 1250                 | 1250                 |
| Width    | 1370             | 1370             | 1370                 | 1770                 | 1770                 |

### Bulk bins greater than 1700L capacity

The following bulk bin dimensions are a guide only and may differ slightly according to manufacturer.  
Not all available bulk bin sizes are shown.



| Bin Type | 2.0 m³ Skip | 3.0 m³ Skip | 4.5 m³ Skip |
|----------|-------------|-------------|-------------|
| Height   | 865 mm      | 1225 mm     | 1570 mm     |
| Depth    | 1400 mm     | 1505 mm     | 1605 mm     |
| Width    | 1830 mm     | 1805 mm     | 1805 mm     |

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## APPENDIX B.2 SIGNAGE FOR WASTE & RECYCLING BINS

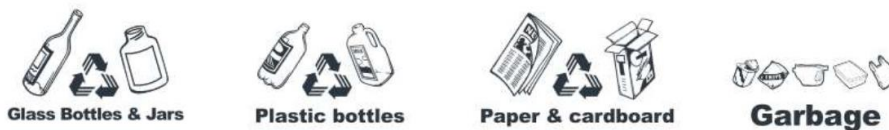
### WASTE SIGNS

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the Department of Environment and Heritage.

Example wall posters



Example bin lid stickers



### SAFETY SIGNS

The design and use of safety signs for waste rooms and enclosures should comply with AS1319 Safety Signs for Occupational Environment. Safety signs should be used to regulate and control safety behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Each development will need to decide which signs are relevant for its set of circumstances and service provided.

Examples of Australian Standards:



Australian Standards are available from the SAI Global Limited website ([www.saiglobal.com](http://www.saiglobal.com)).  
Source: *Better Practice Guide to Waste Management in Multi-Unit Dwellings*, 2008, DECC

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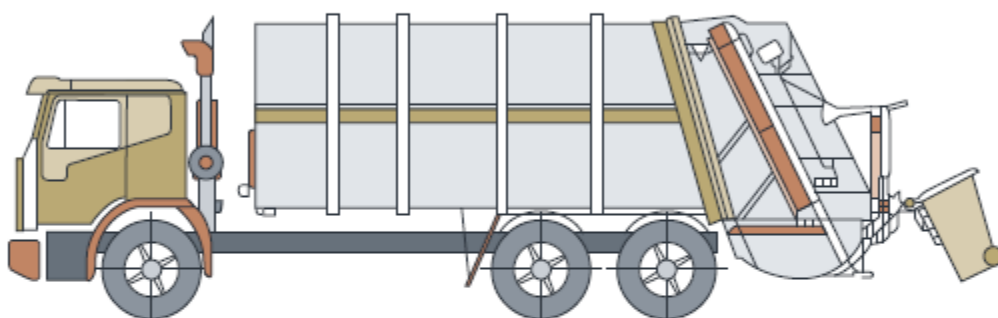
## APPENDIX B.3 TYPICAL COLLECTION VEHICLE INFORMATION

### Collection vehicles

Waste collection vehicles may be side loading, rear-end loading, front-end loading or crane trucks. The size of vehicle varies according to the collection service. Thus it is impossible to specify what constitutes the definitive garbage vehicle. Developers should consult the local council and/or relevant contractors regarding the type of vehicle used in that area.

The following characteristics represent the typical collection vehicle, however, these are only for guidance.

It may be possible to engage a collection service provider to use smaller collection vehicles to service developments with narrow roadways and laneways, or for on-site collections. However, as the availability of smaller vehicles to make services varies between councils and private contractors, wherever possible the development should be designed to accommodate vehicles of a similar size to that reported below.

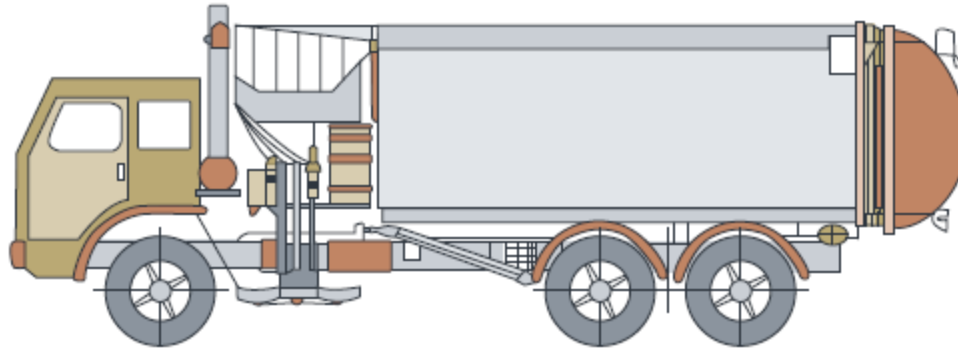


#### Rear loading collection vehicle

| Rear loading collection vehicle |             |
|---------------------------------|-------------|
| Length overall                  | 10.24m      |
| Width overall                   | 2.5m        |
| Operational height              | 3.5m        |
| Travel height                   | 3.5m        |
| Weight (vehicle only)           | 12.4 tonnes |
| Weight (payload)                | 9.5 tonnes  |
| Turning circle                  | 18.0m       |

This is commonly used for domestic garbage and recycling collections from MUDs. It can be used to collect waste stored in MGBs or bulk bins, particularly where bins are not presented on the kerbside.

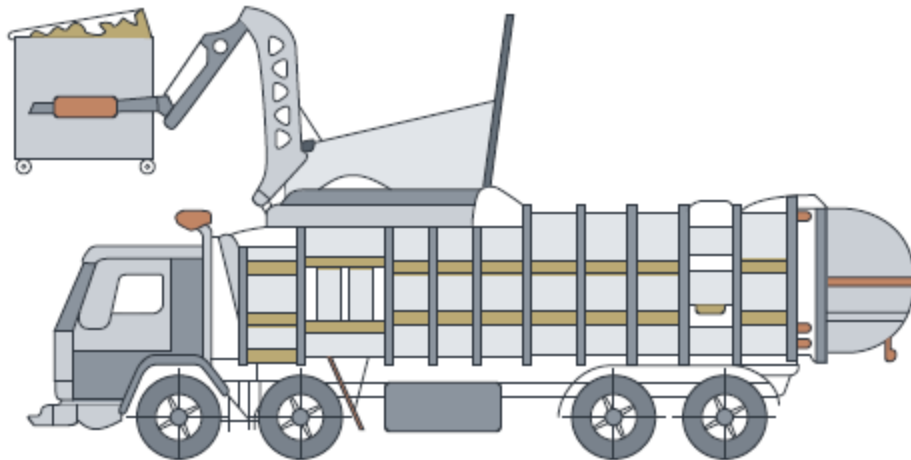
## Side-loading collection vehicle



| Side-loading collection vehicle    |        |
|------------------------------------|--------|
| Length overall                     | 9.64m  |
| Front overhang                     | 1.51m  |
| Wheelbase                          | 5.20m  |
| Rear overhang                      | 2.93m  |
| Turning circle kerb to kerb        | 17.86m |
| Turning circle wall to wall        | 20.56m |
| Front of vehicle to collection arm | 3.8m   |
| Maximum reach of side arm          | 3.0m   |
| Travel height                      | 3.63m  |
| Clearance height for loading       | 3.9m   |

This is the most commonly used vehicle for domestic garbage and recycling collections. It is only suitable for collecting MGBs up to 360 litres in size.

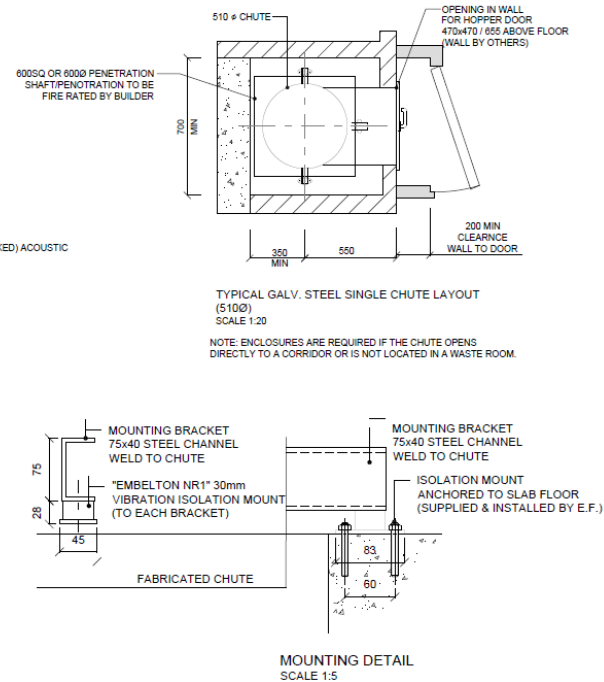
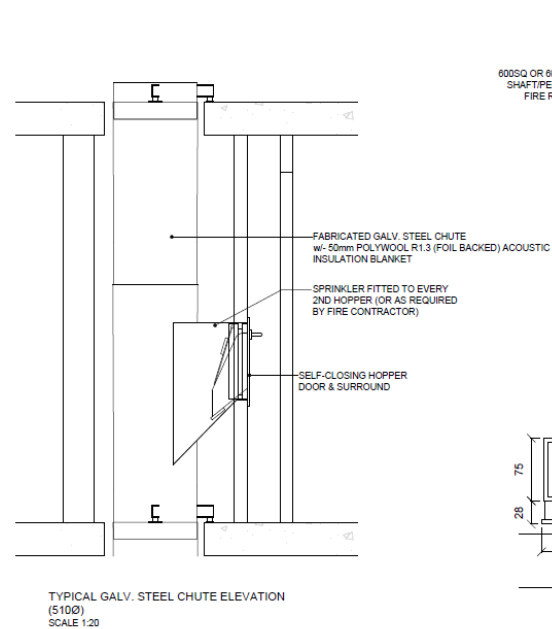
## Front-lift loading collection vehicle



| Front-lift loading collection vehicle |        |
|---------------------------------------|--------|
| Length overall                        | 10.52m |
| Front overhang                        | 1.51m  |
| Wheelbase                             | 5.84m  |
| Rear overhang                         | 3.17m  |
| Turning circle kerb to kerb           | 22.10m |
| Turning circle wall to wall           | 23.66m |
| Travel height                         | 3.82m  |
| Clearance height for loading          | 6.1m   |

This is mainly used for collecting commercial and industrial waste, and is only suitable for bulk bins with front lift pockets (not MGBs).

## APPENDIX C.1 TYPICAL CHUTE PLAN & ELEVATION

[illegible]

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|  <p>844-665-6656 (toll-free) Monday - Friday<br/>         919-523-9760 (local) Monday - Friday<br/>         919-523-9760 (local) Saturday - Sunday</p>                                                                                                                                                                      | <p><b>ELEPHANTS FOOT</b><br/>         RECYCLING SOLUTIONS</p> <p>\$100 GALV. STEEL<br/>         CHUTE LAYOUT</p>             |
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### APPENDIX C.3 TYPICAL BIN MOVER



#### Typical applications:

- Move trolleys, waste bin trailers and 660litre/1100 litre bins up and down a ramp incline. Ideal for Apartment Buildings (to move waste bins located at a basement level to road level).
- Quiet, smooth operation with zero emissions and simple to use, no driver's licence required

#### Features:

- Up to 1 Tonne on a ramp surface (depending on ballast and incline)
- Anti-rollback system on slopes
- Foot print: 1548L x 795W x 1104H (handle in the drive position)
- Pin Hitch is standard however alternate hitching options may be available to suit your specific application (e.g. tow ball)

#### Safety Features:

- Intuitive paddle lever control
- Stops and repels the unit if activated when reversing.
- Site assessment recommended to assess ramp incline steepness (*See Useful Contacts*)



APPENDIX C.4 TYPICAL PUBLIC PLACE WASTE BINS



*\* Products and specifications may change according to manufacturer.*

SOURCE: *SULO Environmental Technology*