



WASTE MANAGEMENT PLAN

Jordan Springs Retirement Village,
Jordan Springs, NSW
Commercial Development

Project No. 17127

PREPARED FOR
Lendlease Retirement Living Holding Pty Ltd –
Jordan Springs

7/06/2018

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REVISIONS

Revision	Copy No.	Date	Prepared by	Reviewed by	Remarks
A	1	25/05/2018	J Elliot	A Armstrong	Draft
B	1	7/06/2018	J Elliot	A Armstrong	Final

DISTRIBUTION LIST

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Murray Robertson	Lendlease	B	1

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EXECUTIVE SUMMARY

This waste management plan covers the ongoing management of waste generated by the residential development located at Jordan Springs Retirement Village, Jordan Springs, NSW.

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>Baler</i>	A device that compresses waste into a mould to form bales which may be self-supporting or retained in shape by wire ties and strapping
<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>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
<i>Putrescible Waste</i>	Component of the waste stream liable to become putrid. Usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.

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INTRODUCTION

The following waste management plan pertains to the residential development located at Jordan Springs Retirement Village, Jordan Springs, NSW. 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:

- 51 aged care villas

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

PENRITH CITY COUNCIL

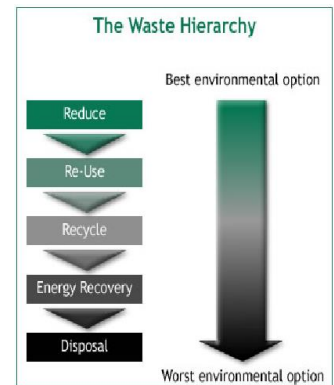
The assessment of waste volumes is an estimate only and will be influenced by the development's management and occupant's attitude to waste disposal and recycling.

The residential waste and recycling will be guided by the services and acceptance criteria of the Penrith 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 be in compliance with the Penrith City Council, Australian Standards and statutory requirements.

OBJECTIVES

- Facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development
- Manage waste in accordance with the 'Waste Hierarchy' to:
 - avoid producing waste in the first place;
 - minimise the amount of waste produced;
 - re-use items as many times as possible to minimise waste;
 - recycling once re-use options have been exhausted; and
 - dispose of what is left, as a last resort, in a responsible way to appropriate waste disposal facilities
- Assist in achieving Federal and State Government waste minimisation targets as set out in the *Waste Avoidance and Resource Recovery Act 2001* and *NSW Waste Avoidance and Resource Recovery Strategy 2007*
- Minimise the overall environmental impacts of waste by:
 - encouraging development that facilitate ongoing waste avoidance and complements waste services offered by both Council and/or private contractors;
 - requiring on-site source separation and other design and siting standards which assist waste collection and management services;
 - encouraging building designs and construction techniques that minimise waste generation;
 - maximising opportunities to reuse and recycling building and construction materials as well as other wastes in the ongoing use of a premise; and
 - reducing the demand for waste disposal.



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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:

- 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 the correct separation of garbage and recycling items must be provided to each resident to ensure the correct disposal of waste, including 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 contamination in the collective waste bins.

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

- 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

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

RESIDENTIAL WASTE PLAN

The Penrith City Council's waste generation rates have 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 1: Calculated Waste Generation – Residential

Building/ Core	# Units	Waste Calculation (L/unit/week)	Generated Waste (L/week)	Recycling Calculation (L/unit/week)	Generated Recycling (L/week)
Core A	51	120	6120	60	3060
TOTAL	51		6120		3060

BIN SUMMARY

The following assumptions have been taken into consideration:

- garbage is not compacted;
- number of bins have been rounded up for best operational outcome.

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

Garbage

- 10 x 660L MGBs collected **weekly**

Recycling

- 7 x 660L MGBs collected **weekly**

Additional bins may be required so that each communal waste area has an adequate number of bins and movement of bins between communal waste areas is not required.

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

Garbage and recycling are to be disposed of into 660L and 660L MGBs respectively, located in the communal waste areas located throughout the development. The garbage is not compacted.

Full waste and recycling bins will be transferred to the kerbside by management for collection by a private contractor.

WASTE HANDLING

Residents 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. All garbage should be bagged.

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.

OTHER WASTE STREAMS

Disposal or recycling of electronic, liquid waste and home detox (paint/chemicals etc.) will be organised with the assistance of the building caretaker. These items must not be placed in waste or recycling bins due to safety and environmental factors.

Residents should be directed to Councils comprehensive website for further information:

GREEN WASTE

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

WASTE ROOM AREAS

Communal bin areas are located throughout the development and should be able to accommodate at a minimum 2 x 660L MGB and 2 x 660L MGB to collect garbage and recycling respectively.

COLLECTION OF WASTE

RESIDENTIAL

The residential waste will be collected by a private contractor. Full waste and recycling bins will be transferred to the kerbside by the manager/caretaker for collection.

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.

VENTILATION

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

- Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum; 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.

Penrith City Council Customer Service

Phone: (02) 4732 7777

Email: council@penrithcity.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

RUD (Public Place Bins, Recycling Bins)

Phone: 07 3712 8000

Email: Info@rud.com.au

CAPITAL CITY WASTE SERVICES

Phone: 02 9359 9999

RELIVIT

Phone: 1300 247 732

Email: 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

PURIFYING SOLUTIONS (Odour Control)

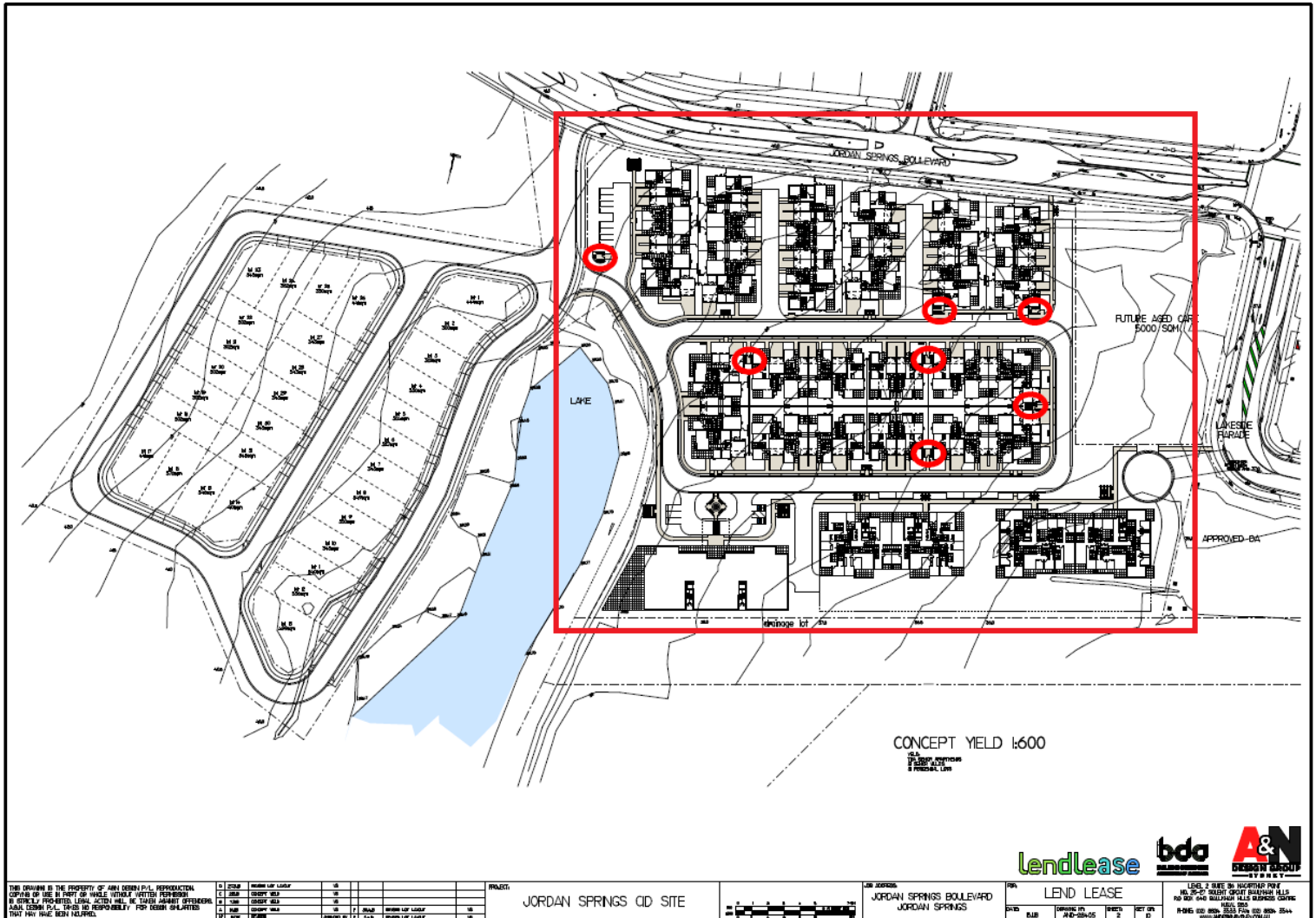
Phone: 1300 636 877

Email: sales@purifyingsolutions.com.au

APPENDICES

APPENDIX A DRAWING EXERPTS

APPENDIX A.1 SITE PLAN AND WASTE AREAS

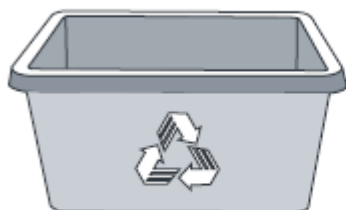


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APPENDIX B BETTER PRACTICE GUIDE FOR WASTE MANAGEMENT SPECIFICATIONS

APPENDIX B.1 BIN DIMENSIONS

Crates



Crate size	50L Crate	70L Crate	90L Crate
Height	320 mm	395 mm	420 mm
Length	575 mm	575 mm	450 mm
Width	445 mm	445 mm	450 mm

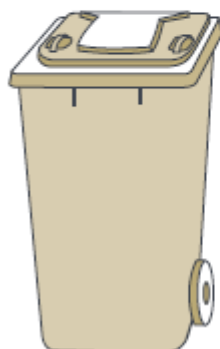
The above dimensions are indicative only of common crate sizes

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

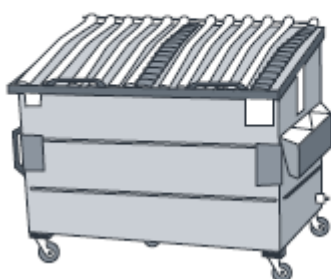


Dome or flat lid containers

Bin Type	660 Litre MGB	770 Litre MGB	1100 Litre MGB	1300 Litre MGB	1700 Litre 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 m ³ Skip	3.0 m ³ Skip	4.5 m ³ 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

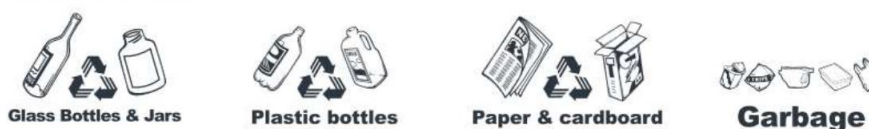
WASTE SIGNS

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

Example wall posters



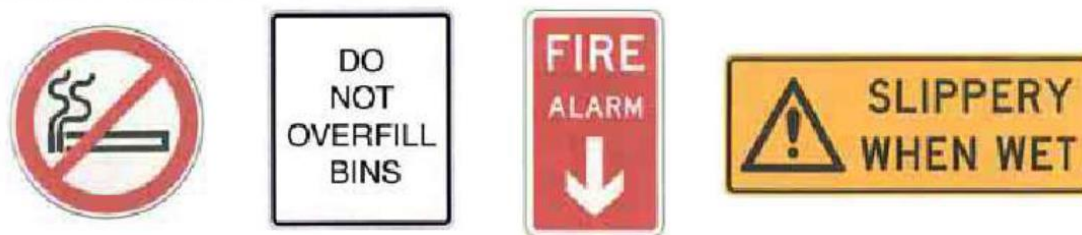
Example bin lid stickers



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).

Source: *Better Practice Guide to Waste Management in Multi-Unit Dwellings*, 2008, DECC

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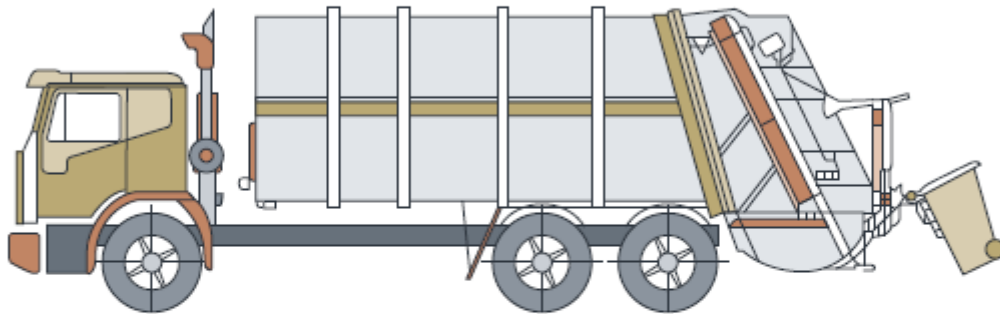
APPENDIX B.3 TYPICAL COLLECTION VEHICLE INFORMATION

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.



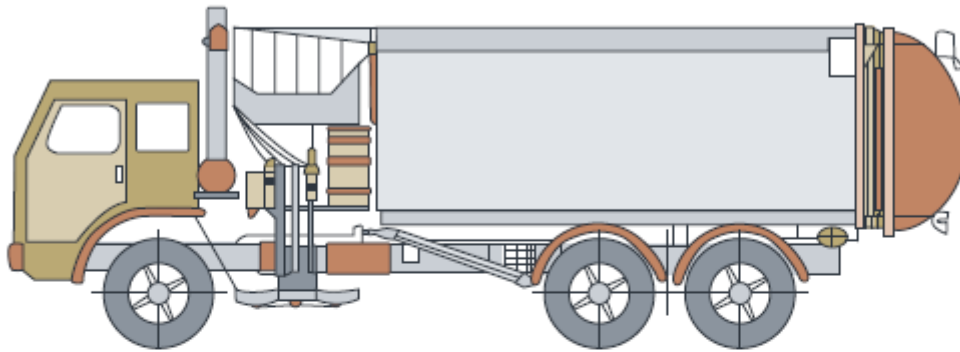
Rear loading collection vehicle

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.

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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.

APPENDIX C WASTE MANAGEMENT EQUIPMENT SPECIFICATIONS

APPENDIX C.1 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:

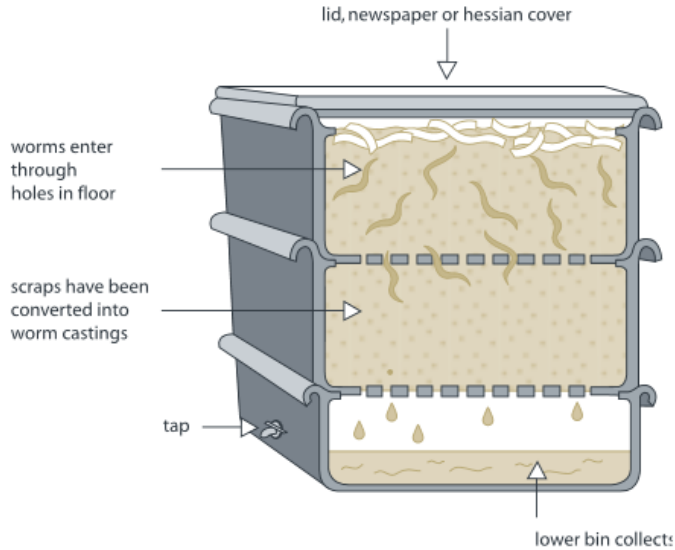
- Up to 1 Tonne on a ramp surface (depending on ballast and incline)
- Anti-rollback system on slopes
- Foot print: 1548L x 795W x 1104H (handle in the drive position)
- Pin Hitch is standard however alternate hitching options may be available to suit your specific application (e.g. tow ball)

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.2 TYPICAL WORM FARM SPECIFICATIONS

Worm farms



Space requirements for a typical worm farm for an average household:

Height – 300mm per level

Width – 600mm

Length – 900mm

There are many worm farm arrangements. The above dimensions are indicative only.

SOURCE: *Department of Environment and Climate Change NSW 2008, Better Practice Guide for Waste Management in Multi-Unit Dwellings*

APPENDIX C.3 TYPICAL APARTMENT STYLE COMPOST BINS



Apartment Style Compost bin – available from hardware stores

Suitable for:

- Vegetables
- Coffee grounds and filters
- Tea and tea bags
- Crushed eggshells (but not eggs)
- Nutshells
- Houseplants
- Leaves
- Cardboard rolls, cereal
- Boxes, brown paper bags
- Clean paper
- Shredded newspaper
- Fireplace ashes
- Wood chips, sawdust,
- Toothpicks, burnt matches
- Cotton and wool rags
- Dryer and vacuum cleaner lint
- Hair and fur
- Hay and straw

APPENDIX C.4 ELECTRIC ORGANIC COMPOST BIN



Product Specifications

Decomposition Method	Fermentation by microorganisms
Decomposition Capacity	2 metric tonnes per year* (4 kg per day*)
Rating	220–240 V 50/60 Hz – 1.1 A
Decomposition Time	24 hrs
Operating Temperature	0C and 40C.**
Deodorisation Method	Nano-Filter system
Maximum Power	210 W
Power Usage	Average 1 kwh per day
Weight	21 kgs
External Dimensions	w 400 mm d 400 mm h 780 mm

* Food Waste Handling Capacity – based on an optimal operating environment.

** Ambient temperature range of area where unit may be installed.

SOURCE: *Closed Loop Domestic Composter – See Useful Contacts*

APPENDIX C.5 TYPICAL PUBLIC PLACE WASTE BINS



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

SOURCE: *SULO Environmental Technology*