



105 Forest Road & 1A Hill Street, Hurstville
Mixed Use Development

OPERATIONAL WASTE MANAGEMENT PLAN

9/04/2026

Client

Forest Road Holdings Pty Ltd

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SCOPE

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

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. It is EFRS's understanding that a construction and demolition WMP will be completed by a separate party appointed by the developer, and submitted separately to this report. Typically, the head contractor of the site will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements.

REVISION REFERENCE

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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 strapping
<i>Chute</i>	A ventilated, 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>Chute Discharge</i>	The point at which refuse exits from the refuse chute
<i>Chute Discharge Room</i>	A secure, enclosed area or room housing the discharge and associated equipment for the refuse chute
<i>Collection Area/Point</i>	The identified 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>General waste</i>	All domestic waste (Except recyclables and green waste)
<i>Green Waste</i>	All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers
<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>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>LRV</i>	Large rigid vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle (HRV)
<i>Mobile Garbage Bin(s) (MGB)</i>	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
<i>MRV</i>	Medium rigid vehicle
<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.
<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>Refuse</i>	Material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items
<i>SRV</i>	Small rigid vehicle as in AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities, generally incorporating a body width of 2.33

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INTRODUCTION

EFRS has been tasked to prepare the following waste management plan for Forest Road Holdings Pty Ltd for the operational management of waste generated by the mixed use development located at 105 Forest Road and 1A Hill Street, Hurstville.

Waste management strategies and auditing are a requirement for new developments to provide support for the building design, and promote strong sustainability outcomes for the building. It is EFRS's belief that a successful waste management strategy contains three key objectives:

- i. **Promote responsible source separation** to reduce the amount of waste that goes to landfill, by implementing convenient and efficient waste management systems
- ii. **Ensure adequate waste provisions and robust procedures** that will cater for potential changes during the operational phase of the development
- iii. **Compliance** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this WMP identifies the different waste streams likely to be generated during the operational phase of the development. Associated information includes: how the waste will be handled and disposed of, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used and information on waste collection points and frequencies.

It is essential that this waste management plan is integral to the overall management of the building and clearly communicated to all relevant stakeholders.

DEVELOPMENT SUMMARY

The proposed development falls under the LGA of Georges River Council, and consists of:

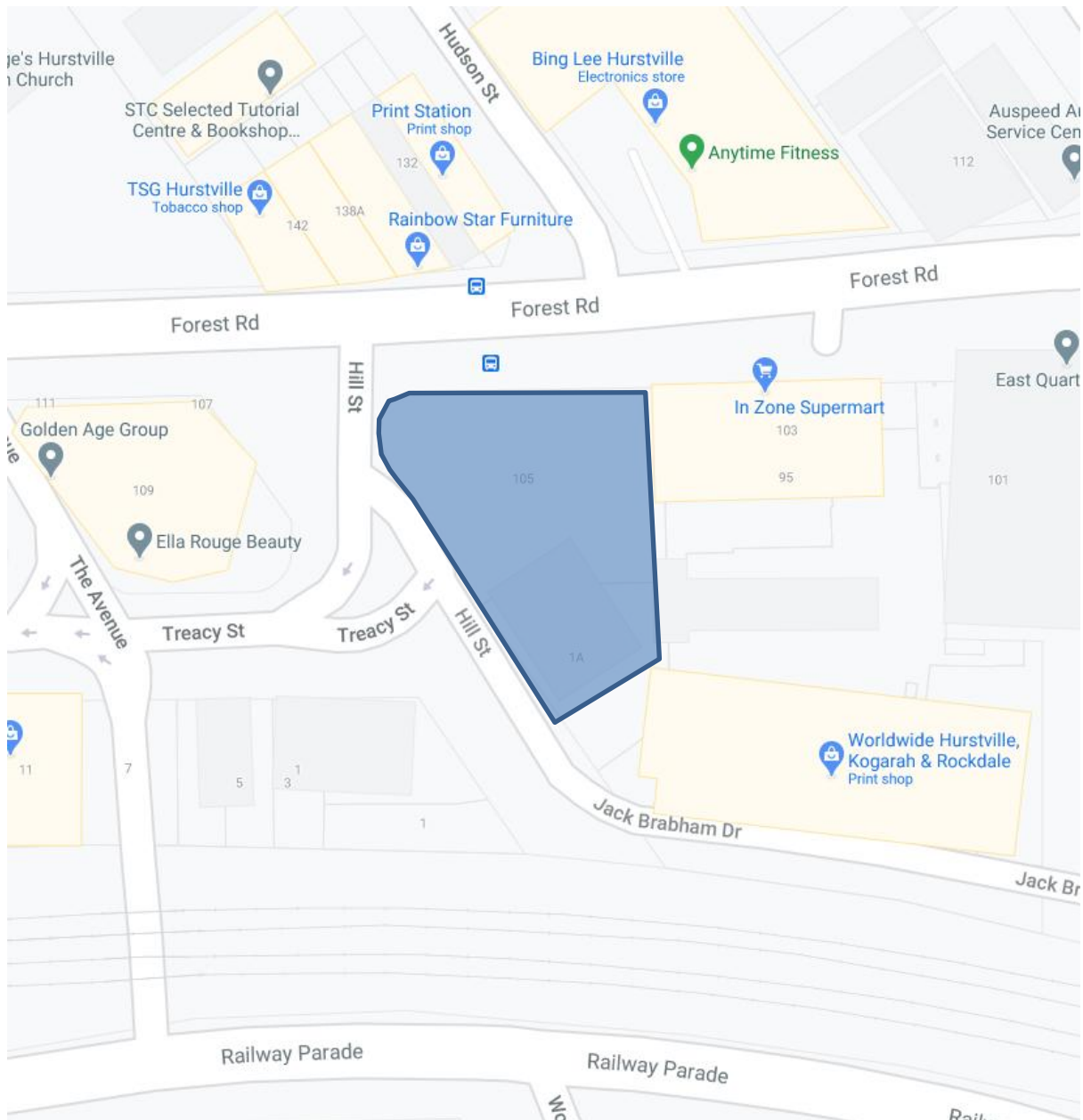
- 187 residential units, separated into 3 cores
- 6 retail/commercial units with a total NLA of 882.9m²

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

OPERATIONAL WASTE MANAGEMENT PLAN

SITE LOCATION

The site is located at 105 Forest Road and 1A Hill Street, Hurstville, as shown below. The site has frontages to Forest Road and Hill Street, with vehicle access via Hill Street.



Source: Google Maps

GEORGES RIVER (HURSTVILLE CITY COUNCIL)

The development is within Georges River Council's jurisdiction. Georges River Council is the amalgamation of Hurstville City Council and Kogarah City Council. At time of writing this waste management plan, the waste services and associated policies operate under the original council divisions.

Therefore, the general waste and recycling will be guided by the services and acceptance criteria of the Hurstville City Council. All waste facilities and equipment are to be designed and constructed to be in compliance with the Hurstville City Council's *Development Control Plan 1 & 2, Local Environmental Plan 2012*, Council Advice, Australian Standards and statutory requirements (at the time of the initial submission). Following feedback from Council, the waste and recycling will be guided by the services and acceptance criteria of the Georges River Development Control Plan 2021 where practicable.

COUNCIL OBJECTIVES

- Promote the use of recyclable materials in the design, construction and operation of buildings and land use activities;
- Maximise waste reduction, material separation and resource recovery in all stages of development (demolition, design, construction) and operations of developments in the LGA;
- Encourage building designs and constructions that maximise waste minimisation and management;
- Encourage the design and construction of waste and recycling storage facilities that are:
 - Of an adequate size;
 - Appropriately designed for the intended use;
 - Hygienic, safe to access;
 - In compliance with any occupational health and safety requirements; and,
 - Visually compatible with their surroundings;
 - Minimise noise transfer.
- Provide on-going control for waste handling and minimisation in all premises within the Hurstville LGA;
- Encourage source separation of recyclables and green waste, minimising waste generation and maximising recycling from each dwelling;
- Ensure efficient waste management practices from each dwelling;
- Ensure the appropriate on-site storage of general waste, recycling and green waste bins for each dwelling whether bins are stored within individual dwellings or within a common storage area;
- Ensure that the storage of general waste, recycling and green waste bins for each dwelling does not impact negatively on the visual amenity of the area;
- Ensure that the storage of general waste, recycling and green waste bins for each dwelling does not impact negatively on the neighbouring properties.

COUNCIL REQUIREMENTS

Access – Ensure waste systems are easy to use and collection vehicles are able to access buildings to safely remove waste and recycling;

Safety – Ensure safe practises for storage, handling and collection of general waste and recycling;

Pollution Prevention – Prevent stormwater pollution that may occur as a result of poor waste storage and management practises;

Noise Minimisation – Provide acoustic insulation to the waste service facilities or residential units adjacent to or above chutes, waste storage facilities, chute discharge, waste compaction equipment and waste collection vehicle access points;

Ecologically Sustainable Development (ESD) – Promote the principles of ESD through resource recovery and recycling leading to a reduction in the consumption of finite natural resources;

Hygiene – Ensure health and amenity for residents, visitors and workers in the Georges River Council.

STAKEHOLDER ROLES AND RESPONSIBILITIES

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

Table 1: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata/Management	- Ensuring that all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; - Organising internal waste audits/visual assessments on a regular basis; and - Manage any non-compliances/complaints reported through waste audits.
Building Manager/Waste Caretaker	- Ensuring effective signage, communication and education is provided to occupants, tenants and cleaners; - Providing staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities; - Ensuring site safety for residents, children, visitors, staff and contractors; - Abiding by all relevant OH&S legislation, regulations, and guidelines; - Assessing any manual handling risks and prepare a manual handling control plan for waste and bin transfers; - Preventing storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins) - General maintenance and cleaning of chute doors on each level; - Cleaning and transporting of bins as required; - Organising, maintaining and cleaning the general and recycled waste holding area; - Organising both general waste and recycled waste pick-ups as required; - Organising replacement or maintenance requirements for bins; - Organising bulky goods collection when required; and - Investigating and ensuring prompt clean-up of illegally dumped waste materials.
Residents/Tenants	- Dispose of all general waste and recycling in the allocated waste chutes and/or MGBs provided; - Ensure adequate separation of waste and recycling; and - Compliance with the provisions of Council and the WMP.
Council/Private Waste Contractor	- Provide a reliable and appropriate waste collection service; - Provide feedback to building managers/residents in regard to contamination of recyclables; and - Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	Removal of all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Building Contractors	Removing all construction related waste offsite in a manner that meets all authority requirements.

EDUCATION

Educational material encouraging correct separation of waste and recycling items must be provided to each resident by building management to ensure correct use of the waste chute. This should include the correct disposal process for bulky goods (old furniture, large discarded items, etc.), and other appropriate materials (electronic, chemical waste, 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 waste descriptions (council provides comprehensive information);
- How to dispose of bulky goods and any other items that are not waste 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.

LIMITATIONS

The purpose of this report is to document a Waste Management Plan (WMP) as part of a development application and is supplied by Elephants Foot Recycling Solutions (EFRS) with the following limitations:

- Drawings, estimates and information contained in this waste management plan have been prepared by analysing the information, plans and documents supplied by the client, 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 equipment and systems must be approved by the supplier.

RESIDENTIAL WASTE MANAGEMENT

The *Hurstville Development Control Plan No.2 (2012) (original submission)* and *Georges River Development Control Plan (2021), Appendix 4 Waste Management* have been referenced to calculate the total number of bins required for the residential units. Calculations are based on generic figures; waste generation rates may differ according to the residents' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of waste and recycling generated by the residential component of the development.

Table 2: Calculated Waste Generation – Residential

Building/ Core	# Units	Garbage Generation Rate (L/unit/week)		Generated Garbage (L/week)	Compacted Garbage (2:1) (L/week)	Recycling Generation Rate (L/unit/week)		Generated Recycling (L/week)
Core 1	18	120		2160	1080	120		2160
Core 2	120	120		14400	7200	120		14400
Core 3	49	120		5880	2940	120		5880
TOTAL	187			22440	11220			22440
Collections		Garbage Bin Size (L)		1100	1100	Recycling Bin Size (L)		240
		Garbage Collections per Week		2	2	Recycling Collections per Week		2
		Total Garbage Bins Required		11	7	Total Recycling Bins Required		48
Equipment		Number of Waste Bins Per Core	Core 1	1	1	Number of Recycling Bins Per Core	Core 1	5
			Core 2	7	4		Core 2	30
			Core 3	3	2		Core 3	13

*Note: Additional bins should be provided for each waste room for use during collection periods. These bins are not included in the above figures.

RESIDENTIAL BIN SUMMARY

Based on the estimated volumes of general waste and recycling generated by the residential component of the development, the recommended bin quantities and collection frequencies are as follows:

Core 1:

General Waste: 1 x 1100L bin collected **2 x weekly**

Recycling: 5 x 240L bin collected **2 x weekly**

Service Bin: 1 x 1100L bin

Core 2:

General Waste: 4 x 1100L bin collected **2 x weekly**

Recycling: 30 x 240L bin collected **2 x weekly**

Service Bin: 1 x 1100L bin

Core 3:

General Waste: 2 x 1100L bin collected **2 x weekly**

Recycling: 13 x 240L bin collected **2 x weekly**

Service Bin: 1 x 1100L bin

RESIDENTIAL WASTE DISPOSAL PROCEDURES

A single general waste chute will be installed in each building core with access provided to all residents on each residential level. Separate 240L recycling bins will be provided in a compartment adjacent to the general waste chute for the storage of recycling.

Residents will be responsible for walking their general waste and recycling to their allocated disposal point and placing their general waste into the general waste chute and recycling into the 240L recycling bin.

General waste discharges into 1100L MGBs and is compacted. Due to the number of bins required in Building Core 2, it is recommended that a 2-bin linear system is installed beneath the chute in this building. All 3 chutes will discharge onto Basement Level 1 into separate waste rooms.

Recycling bins will be situated in a waste compartment on each residential level for collection of recyclable items. The caretaker/cleaner is responsible for monitoring the capacity of recycling bins and exchanging these with empty bins from the basement when required.

Full general waste and recycling bins will be transferred to the collection area on the ground level for servicing by the caretaker/cleaner on collected days.

COMMON AREAS

The lobbies, amenities and circulation areas will be supplied with suitably branded waste and recycling bins where considered appropriate. These areas generate minimal waste, however general waste and recycling receptacles should be provided and located in convenient locations. These will be decanted into the collection bins by the caretaker/cleaners as required.

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.

SOURCE SEPERATION

Waste avoidance, recovery and reuse of discarded materials and responsible management of hazardous waste are all crucial elements of sustainable development. Effective waste management practices in residential developments significantly improve environmental, social, and economic outcomes on both a local and regional scale, and should be integrated into the waste management processes.

GENERAL WASTE

Residents will be supplied with a collection area in each unit to deposit general waste and collect recyclable material suitable for one day's storage. This is typically located generally in the kitchen, under bench or similar alternate area. Residents should wrap or bag their general waste; bagged general waste should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

RECYCLING

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.

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

GREEN WASTE

Green waste is not typically generated from multi-unit dwellings other than from surrounding building landscaped areas and is removed by the designated maintenance contractor. In the event that green waste is produced i.e trimming of indoor or balcony plants then this may be disposed of via coordination with the building caretaker or cleaner. Very small quantities may be disposed of via the general waste stream.

BULKY GOODS

A room or caged area of at least 14m² will be made available for the storage of discarded residential bulky items (e.g. whitegoods, furniture, etc.). This room should be located within close proximity of the loading area and must have a minimum doorway width of 1.5m to allow for easy movement of large waste items in and out of the room.

These areas are crucial to prevent residents from illegally dumping bulky waste on the footpath outside Councils scheduled collection times. Regular illegal dumping can attract other dumped waste, generate litter, detract significantly from the quality and appearance of the development and reduce amenity of the street.

Residents will be required to liaise with building management regarding the transportation and disposal of bulky goods. Ideally, bulky waste should be collected on a regular schedule so that the storage area does not become overfull and so that residents know when to place items in there for collection.

Additional space should be provided to accommodate receptacles for problem waste streams noted below. These will be collected by a specialised private waste contractor, organised by the building management/caretaker as required.

ELECTRONIC WASTE/BATTERIES

Electrical waste (e.g. fluorescent tubing, batteries, laptops etc.) can potentially contaminate soil and surrounding water bodies if not disposed correctly. These items must not be placed in standard general waste and recycling bins. These items must not be placed in general waste or recycling bins due to safety and environmental factors. Residents will dispose of electronic waste and batteries in the receptacle placed in the bulky waste room on the ground level for ease of access. The building manager will organise collection of the e-waste/batteries as the receptacle becomes full, with a specialised private contractor.

TEXTILE WASTE

Textile waste (e.g. clothing, rags, material offcuts etc.) can potentially cause environmental issues when deposited in landfill. These items must not be placed in standard general waste and recycling bins. Residents will dispose of textile waste in the receptacle placed in the bulky waste room on the ground level for ease of access. The building manager will organise collection of the textile waste as the receptacle becomes full, with a specialised private contractor.

SOFT PLASTICS

Soft plastics (food wrappers, cling film and plastic bags) are not compatible with in the usual materials included in the comingled recycling stream. These items must not be placed in standard recycling bins as they can interfere with the sorting machinery at material sorting facilities and contaminate recyclable materials. Residents will dispose of soft plastics in the receptacle placed in the bulky waste room on the ground level for ease of access. The building manager will organise collection of the soft plastics as the receptacle becomes full, with a specialised private contractor.

CHEMICAL WASTE

Chemical wastes (e.g. cleaning chemicals, paints, oils solvents) pose detrimental effects to human health and the environment and should be disposed of to a suitable licensed disposal facility. No liquid wastes or wash down waters should be disposed of via the storm water drainage system. Household Chemical CleanOut events are held at various locations throughout NSW on specified dates throughout the year. Locations and dates are subject to change; hence it is recommended that the building caretaker confirm these details with their local Council.

ORGANIC WASTE AND COMPOSTING

Recycling organic waste, such as food scraps and garden materials, dramatically reduces the quantity of waste being diverted to land fill and thus reduces residents' ecological footprint. Compost material can also be returned to the soil as a rich fertilizer and improve plant growth and the overall health of surrounding vegetation. It is recommended that a space for composting and worm farming is made available for all residents in a communal facility or in small private courtyards (*see APPENDIX D.1*). Composting facilities are to be sited on an unpaved area with soil depth of at least 300mm. Residents may also choose to purchase and install apartment style compost bin where practical and self-manage these systems (*see APPENDIX D.2 and APPENDIX D.3*).

COMMERCIAL/RETAIL WASTE MANAGEMENT

The New South Wales Environmental Protection Authority *Better Practice Guide for Resource Recovery* (2019) has been referenced to calculate the total number of bins required for the retail and commercial areas. Calculations are based on generic figures; waste generation rates may differ according to the tenants' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of general waste and recycling generated by the commercial/retail component of the development. A seven-day operating week has been assumed.

Table 3: Calculated Waste Generation – Commercial/Retail

Type	NLA (m ²)	Garbage Generation Rate (L/100m ² /day)	Generated Garbage (L/week)	Recycling Generation Rate (L/100m ² /day)	Generated Recycling (L/week)
Restaurant	882.9	400	24721.2	280	17304.84
Collections & Equipment	Bin Size (L)		1100	Bin Size (L)	
	Collections per Week		3	Collections per Week	
	No. Bins Required		8	No. Bins Required	

RETAIL WASTE STRATEGY

Tenants will be responsible for their own storage of general waste and recycling back of house (BOH).

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.

Cardboard is a major component of the waste generated by cafés and 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 general waste and recycling to the retail waste room on the ground level and place general waste and recycling into the appropriate collection bins.

To ensure the proper management and disposal of waste, tenants must be made aware of the following practices:

- all general waste should be bagged and general waste bins should be plastic lined;
- bagging of recyclables is not permitted;
- all interim waste storage is located BOH during operations;
- individual recycling programs are recommended for retailers to ensure commingled recycling is correctly separated;
- 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 effectively bunded for chemicals, pesticides and cleaning products;
- dry basket arrestors need to be provided to the floor wastes in the food preparation and waste storage areas; and

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- all flattened cardboard will be collected and removed to the waste room recycling MGB

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, customer base and retail tenancy attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation. Seasonal peak periods i.e. public and school holidays should also be considered.

COMMON AREAS

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 bin.

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.

WASTE OILS

Consideration should be given to the use of cooking oil collection systems. A single service provider may be used to reduce the amount of commercial traffic into the loading bay or around the precinct area. This should be measured against bulk delivery of oils where the same vehicle is used to remove containers of waste cooking oils (see APPENDIX D.4 for Typical Cooking Oil Collection System)

OTHER WASTE STREAMS

Tenants are required make arrangements for the disposal and recycling of specialised waste (toner cartridges, batteries, etc.). Disposal of hard, electronic, liquid waste and any detox (paint/chemicals) can be organised with the assistance of the building management/cleaners.

MOVEMENT AND TRANSPORTATION OF BINS

The building manager/waste caretaker is responsible for the transportation of bins from their designated operational locations (recycling bins on each level/basement waste rooms, general waste bins from underneath the chute) to the collection area on ground level prior to scheduled collection times, returning them once emptied to resume operational use.

Transfer of waste and all bin movements require minimal manual handling; the operator must assess manual handling risks and provide any relevant documentation to building management.

If required, the developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations. Examples of motorised bin moving equipment can be found in APPENDIX B.4 and APPENDIX B.5.

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

COLLECTION OF WASTE

RESIDENTIAL

All residential waste generated by this development will be collected by Council's waste contractor, with both general waste and recycling being collected on a twice weekly basis.

Prior to collections/ the building manager/caretaker will be responsible for transferring full bins from the waste discharge rooms on basement level 1, to the bin holding room at the collection area on the ground level. Bins will be transferred via the vehicle ramp and it is recommended that a bin moving device is used when transferring the bins.

On collection days, Council's waste collection vehicle will access the site from Hill Street and pull-into the loading area adjacent to the bin holding room. Collection staff will then service the bins directly from the holding room.

Once servicing is complete, the vehicle will leave the site via the same route and in a forward-facing direction. The building manager/caretaker will then be responsible for returning bins to the chute discharge rooms in the basement so that the bins may resume operational use.

RETAIL/COMMERCIAL

All waste generated by the retail/commercial tenancies will be collected by private contractor to an agreed schedule (this report assumes that collections for both general waste and recycling will occur three times per week).

On collection days, the contractor's waste collection vehicle will access the site from Hill Street and pull-into the loading area adjacent to the retail/commercial waste room. Collection staff will then service the bins directly from the waste room.

Once servicing is complete, the vehicle will leave the site via the same route and in a forward-facing direction.

COLLECTION AREA

It is Elephant Foot's understanding that the collection areas have been reviewed by a traffic consultant to confirm the swept paths, load requirements and clearances for waste collections. It must be ensured that the collection vehicle (and other trucks if required) can enter and exit the building in a forward direction. The final number of collections required will depend upon the management of the waste contract.

INSTALLATION EQUIPMENT AND DESIGN

EQUIPMENT SUMMARY

Table 4: Equipment Summary

Component	Part	Qty	Notes
Chutes	Galvanised Steel / LLDPE Polyethylene Plastic 510mm or 610mm (for 20+ levels)	3	510/610mm diameter (See APPENDIX C.1 for Typical Chute Section)
Equipment A	2-bin 1100L MGB Linear Track System with Compactor (Core 2)	1	(See APPENDIX C.2 for Typical Linear System)
Equipment B	Ceiling Mounted Compactor (Cores 1 & 3)	2	(See APPENDIX C.3 for Typical Ceiling Mounted Compactor)
Equipment C	Suitable Bin Moving Equipment	1	(See APPENDIX B.4 & APPENDIX B.5 for Typical Bin Movers)

WASTE ROOM AREAS

All waste discharge points should be caged off to ensure the safety of any personnel accessing the waste room. Access to waste discharge rooms should be provided to the building manager/waste caretaker **only**. Under no circumstances should access be provided to any residents, or waste collection staff.

Chute discharge requires a minimum of 3000mm distance from floor to ceiling and needs to be free of service pipes and other overhead obstacles within the immediate space around the chute discharge.

The areas allocated for residential waste rooms, commercial/retail bin store, bulky goods and collection areas are detailed in Table 5 below. The areas provided are estimates only. Final areas will depend upon room and bin layouts.

Table 5: Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area (m ²)
B1	Waste Discharge Room 1	1 x 1100L MGB (General waste) 5 x 240L MGBs (Recycling) 1 x 1100L MGB (Service bin) 1 x Ceiling Mounted Compactor	12
	Waste Discharge Room 2	4 x 1100L MGBs (General waste) 30 x 240L MGBs (Recycling) 1 x 1100L MGB (Service bin) 1 x 2-Bin 1100L Linear Track with Compactor	55
	Waste Discharge Room 3	2 x 1100L MGBs (General waste) 13 x 240L MGBs (Recycling) 1 x 1100L MGB (Service bin) 1 x Ceiling Mounted Compactor	23
G	Residential Bin Holding Room	7 x 1100L MGBs (General waste) 48 x 240L MGBs (Recycling)	69
	Bulky Goods Waste Storage Room	120L Textile bin 120L E-waste bin 120L Soft plastics bin Batteries receptacle	>17
	Retail Waste Room	8 x 1100L MGBs (General waste) 6 x 1100L MGBs (Recycling)	46

WASTE ROOMS

CONSTRUCTION REQUIREMENTS

The waste rooms 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;
- if 660L or 1100L bins are utilised, 2 x 820mm (minimum) door leafs must be used;
- all personnel doors are hinged, lockable 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 doors, 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/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.

USEFUL CONTACTS

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

GEORGES RIVER CUSTOMER SERVICE

Phone: (02) 9330 6400

Email: mail@georgesriver.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 (Private Waste Services Provider)

Phone: 02 9359 9999

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

MOVEXX (Bin Movers)

Phone: 1300 763 444

AUSCOL (Recycling Oils & Animal Fats)

Phone: 1800 629 476

KOMPACT EQUIPMENT (Equipment & Servicing Provider)

Phone: 1300 566 722

Email: info@kompactequipment.com.au

ELEPHANTS FOOT RECYCLING SOLUTIONS (Chutes, Compactors & eDiverter Systems)

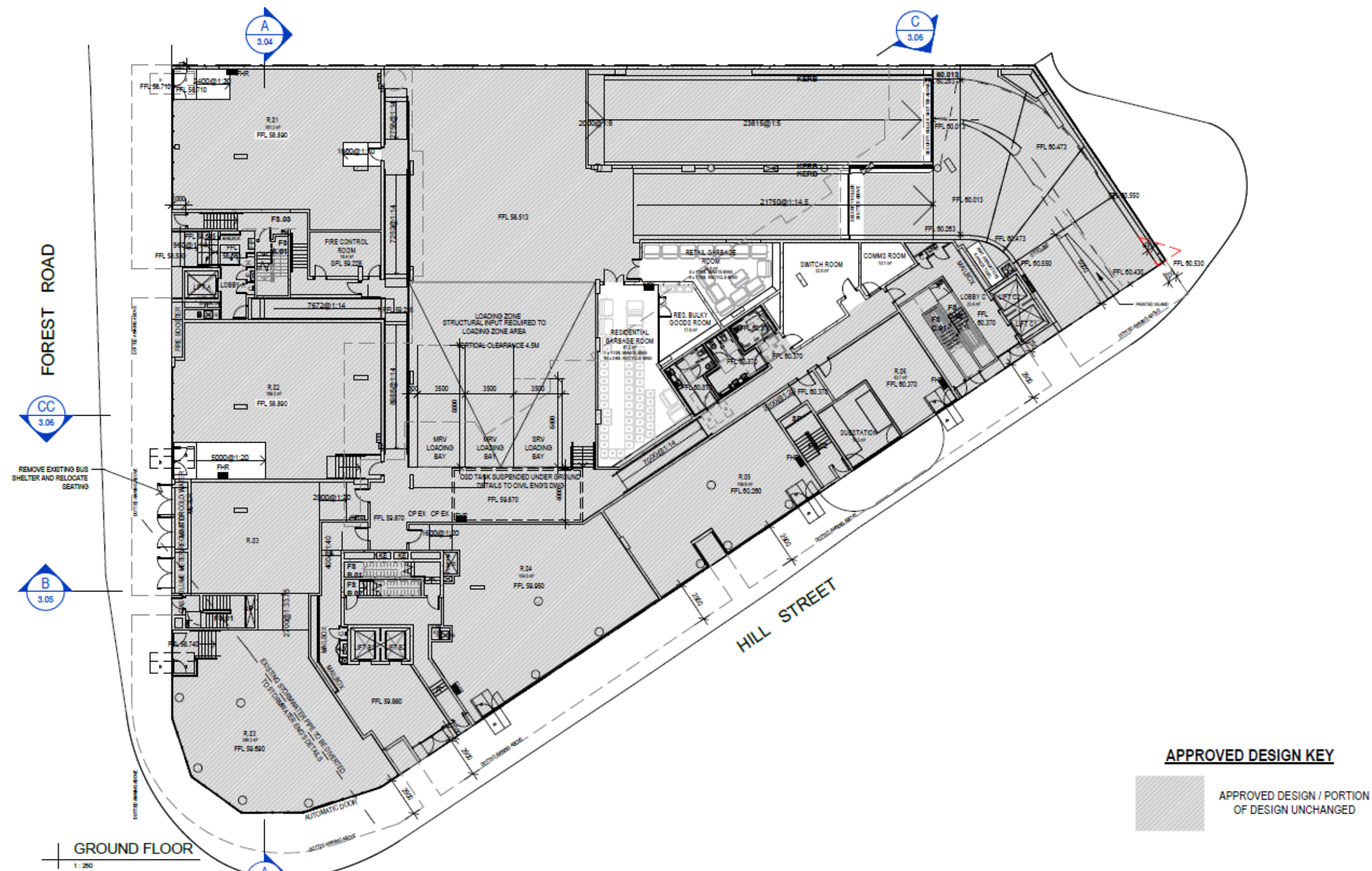
44 – 46 Gibson Avenue

Padstow NSW 2211

Phone: 1300 434 374

Email: wmp@elephantsfoot.com.au

APPENDIX A.1 SITE PLAN



Source: Design Workshop Australia, Drawing No. 1.06, Rev.K – Ground Floor Plan, 01/04/2026.

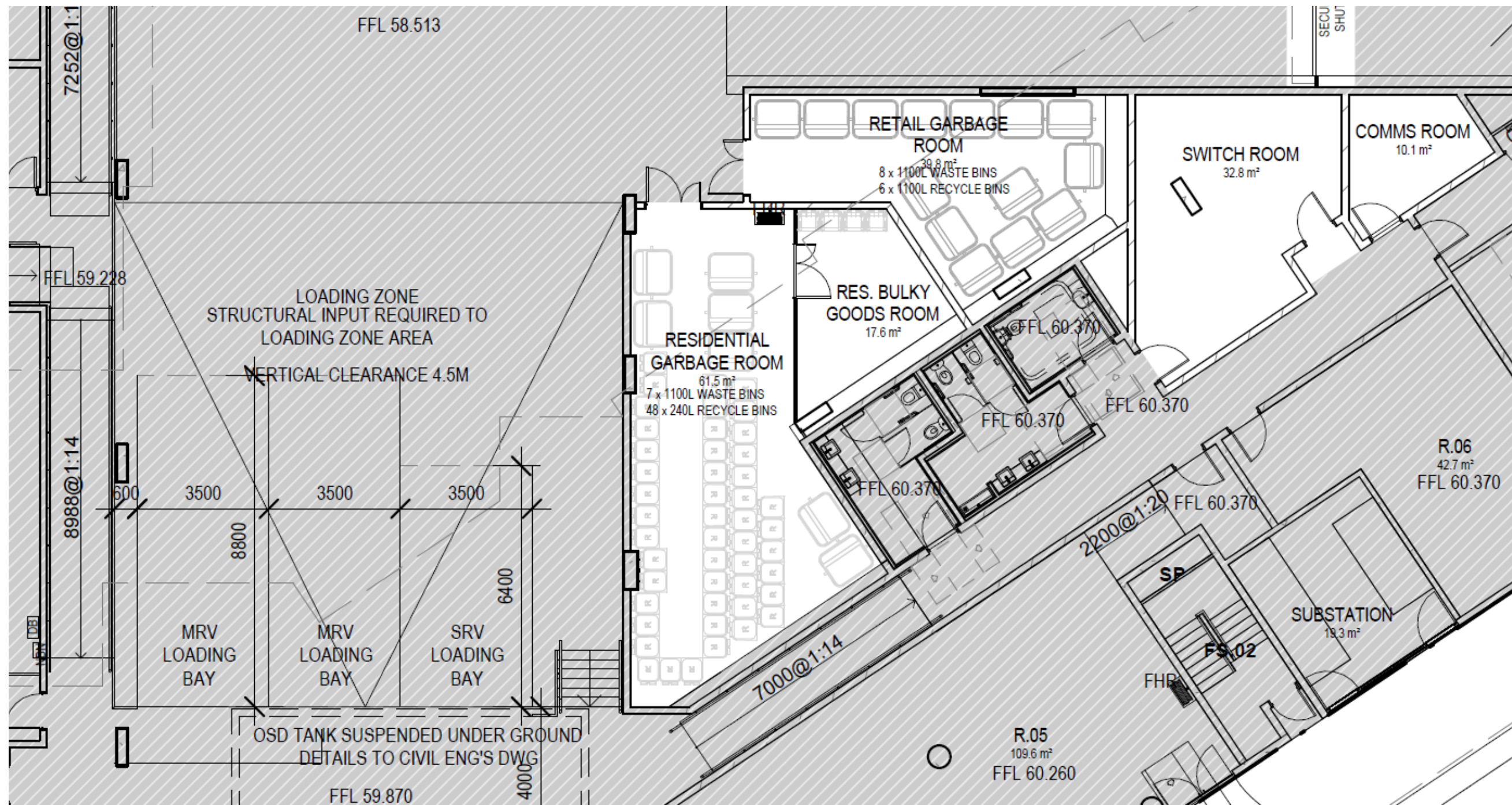
OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX A.2 BASEMENT WASTE DISCHARGE ROOMS



Source: Design Workshop Australia, Drawing No. 1.05, Rev K – Basement 1 Floor Plan, 01/04/2026.

APPENDIX A.3 GROUND LEVEL WASTE ROOMS/COLLECTION AREA



Source: Design Workshop Australia, Drawing No. 1.06, Rev K – Ground Floor Plan, 01/04/2026.

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX B PRIMARY WASTE MANAGEMENT PROVISIONS

APPENDIX B.1 TYPICAL BIN SPECIFICATIONS

The most common bin sizes are provided below, although not all sizes are shown. These dimensions are a guide only and differ slightly between manufacturers.

Average dimension ranges for two-wheel mobile bins



Wheelie bin

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

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

Average dimension ranges for four-wheel bulk bins



Dome or flat lid container

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

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

Average dimension ranges for bulk bins over 1700L in capacity



Bulk bins greater than 1700L

Bin capacity)	1m ³	1.5m ³	2m ³	3m ³	4.5m ³	6m ³
Height (mm)	1000	910–1250	865–1000	1020–1580	1440–2014	1650
Depth (mm)	1000	905–1000	1300–1400	1470–1700	1605–1900	1900
Width (mm)	1400	1805–2010	1830–2000	1400–2010	1800–2010	2000
Approximate footprint (m ²)	1.4	1.63–2.01	2.4–2.8	2.1–3.4	2.9–3.8	3.8

Sources include TORO Waste Equipment, SUEZ, Signal Waste, Perth Waste and ACT Industrial

Source: New South Wales Environmental Protection Authority *Better Practice Guide for Resource Recovery* (2019)

APPENDIX B.2 SIGNAGE FOR WASTE & RECYCLING BINS

Waste Signs

Signs for general waste, recycling and organics bins should comply with the standard signs promoted by the EPA (Environmental Protection Authority).

Examples of waste wall posters (EPA supplied)



Examples of bin lid stickers (EPA supplied)



Problem Waste Signs

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



Safety Signs

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

Example safety signs



Source: New South Wales Environmental Protection Authority *Better Practice Guide for Resource Recovery* (2019)

APPENDIX B.3 TYPICAL COLLECTION VEHICLE INFORMATION

Medium Rigid Vehicle (Rear Loader Waste Collection) Specifications	
Length (m)	10.5
Width (m)	2.5
Travel height (m)	3.9
Operational height for loading (m)	3.9
Vehicle tare weight (t)	13.1
Maximum payload (t)	10.0
Loaded vehicle mass estimate (t)	23.0
Turning circle (m)	25.0

Source: Georges River Council Correspondence

APPENDIX B.4 TYPICAL MOTORISED BIN TUG



Typical applications:

- Move trolleys, waste bin trailers and 660/1100L bins up and down a ramp incline.
- Quiet, smooth operation with zero emissions and simple to use, no driver's licence required
- Suitable for:
 - High rise building & apartment basements
 - Large factories & warehouse with sloped ground
 - Caravan parks & other large outdoor areas

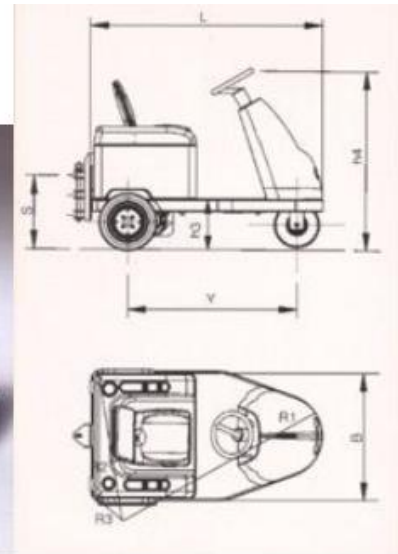
Features:

- 1 tonne tow capacity of inclines up to 8 degrees
- 500kg tow capacity if inclines up to 14 degrees
- CE Compliant
- 4.5 km/h max speed
- 2 x 80amp batteries – includes charger
- Powerful transaxle
- Hitch to suit 660L bins

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*)

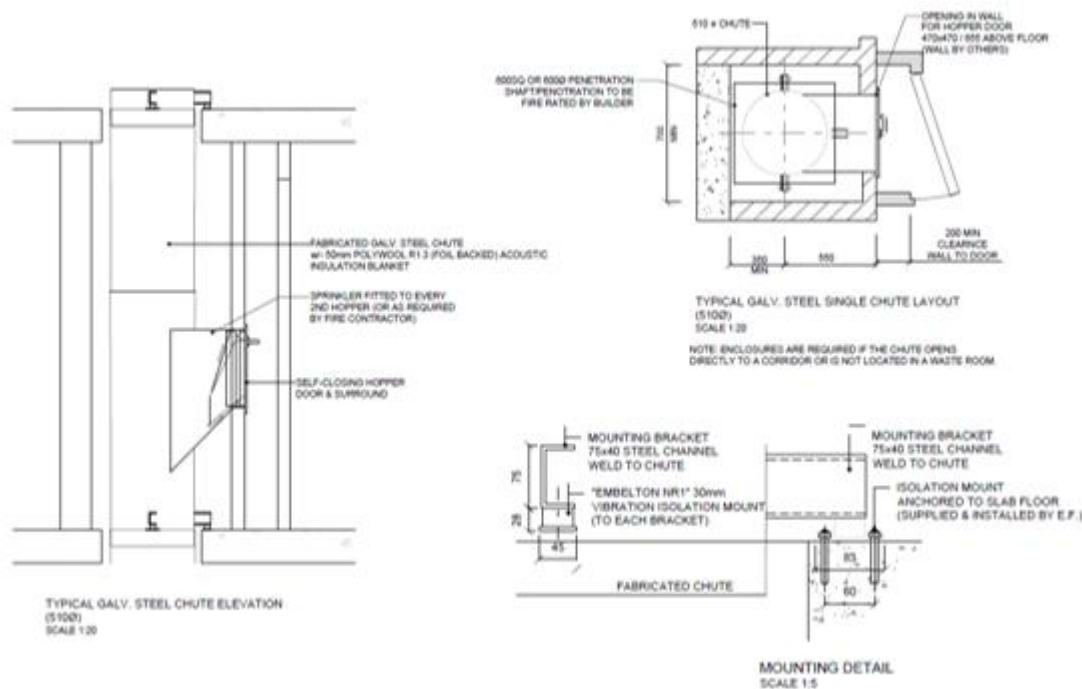
APPENDIX B.5 TYPICAL SEATED BIN MOVER



		UNIT M.	BULL 2	BULL 4
Manufacturer	DEC			
Model	BULL			
Platform loading cap.	Nominal capacity	kg	-----	-----
Pull capacity	Pull nominal capacity	kg	2000	4000
Power type	Electric - endothermic		electric	electric
Control type	Standing / seated thiller / steer		seated / steer	seated / steer
Tyres	Pn=pneum. Se=superelastic		Pn	Pn
Wheels	N. front/rear - x drive	n.	1/2X	1/2X
Platform dimensions	L x B (lengh x width)	mm	-----	-----
Platform hight	h6 = unload clearence	mm	-----	-----
Overall dimensions	L = lenght	mm	1500	1600
	B = width	mm	900	930
	h1 = foot leve	mm	1820	1960
	h3 = Seat height	mm	310	340
	h4 = Steer height	mm	1250	1330
Turning radius	R1 = front min. external	mm	1400	1500
	R2 = rear min. external	mm	1000	1000
	R3 = front min. internal	mm	400	400
Aisle width	A = 180° turn	mm	2200	2300
Tow hook height	s = center from ground	mm	220-350-490	240-380-520

APPENDIX C INSTALLATION EQUIPMENT

APPENDIX C.1 TYPICAL SINGLE WASTE CHUTE SPECIFICATIONS



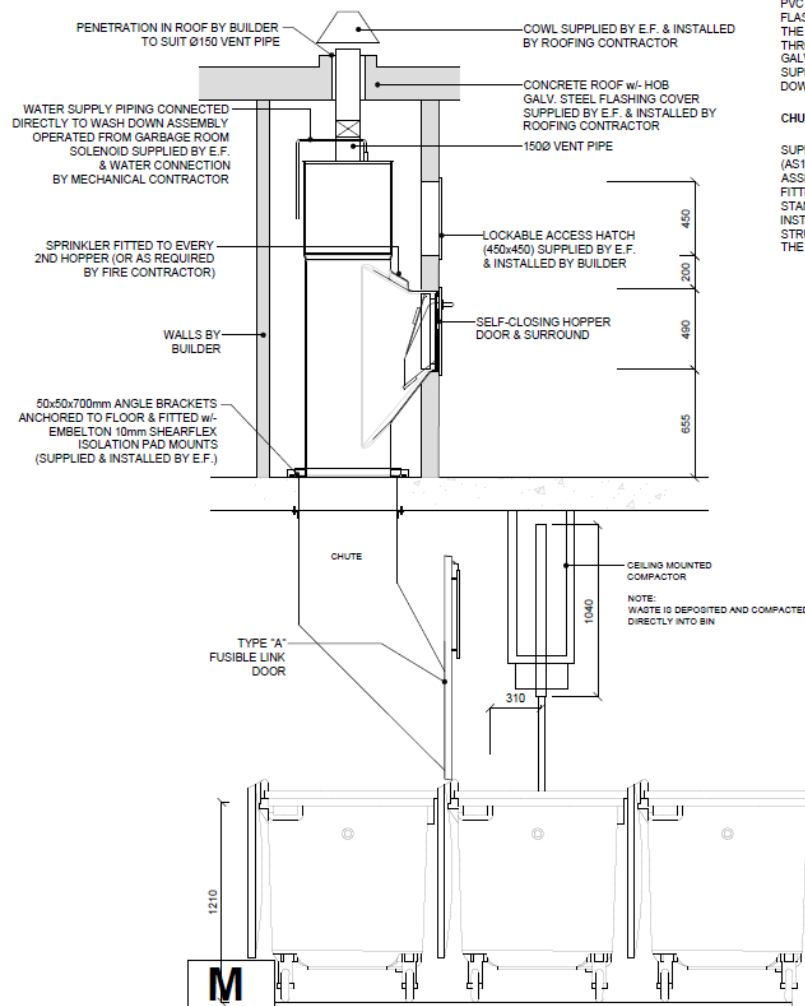
Waste chutes are supplied per the following specifications:

- either 510mm or 610mm (for 20+ levels) galvanised steel or recycled LLDPE polyethylene plastic;
- galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction (or equivalent);
- penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of either 600x600/700x700mm (square) or 650/750mm diameter (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.

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX C.2 TYPICAL LINEAR TRACK SYSTEM



VENT:

PVC 150MM DIAMETER VENT PIPE WITH COWL, DEKITE FLASHING AND EXTRACTION CAP FITTED FROM THE TOP OF THE CHUTES. PIPE EXITS AS PER REQUIRED BY BUILDER THROUGH PLANT ROOM ROOF AND CAPPED WITH GALVANISED STEEL REDUCTION CAP. ACCESS HATCH TO BE SUPPLIED ON LAST LEVEL FOR SERVICING OF THE WASH DOWN SYSTEM

CHUTE DOORS

SUPPLY AND FIT STAINLESS STEEL TWO HOUR FIRE-RATED (AS1530.4-2005) REFUSE CHUTE DOORS AND THROAT ASSEMBLIES AT EACH SERVICE LEVEL. ALL DOORS ARE FITTED WITH A SELF-CLOSING MECHANISM TO MEET BSA FIRE STANDARDS. DOORS TO BE BLOCKED IN BY OTHERS INSTALLATION OF DOORS ON COMPLETION OF THE BUILDING STRUCTURE. THE CHUTE PIPES BRICKED IN, RENDERED AND THE WALLS PAINTED.

FIRE

FIRE SYSTEM CONTRACTOR TO:

- SUPPLY FIRE SPRINKLERS AND CONNECTION FOR SPRINKLER SYSTEM
- SPRINKLERS FITTED ON EVERY 2ND LEVEL (OR AS PER FIRE CONTRACTOR INSTRUCTION)

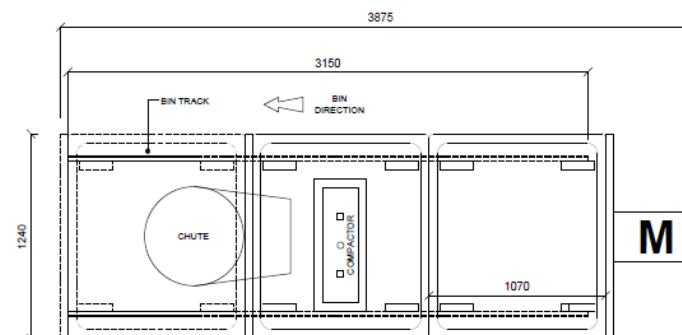
ELECTRICAL

YOUR ELECTRICIAN TO PROVIDE:

- ONE (1) STANDARD 240V GPO IN MAIN GARBAGE ROOM
- ONE (1) 415VOLTS, 5 PINS, 20AMPS FOR EACH REQUIRED COMPACTOR, CAROUSEL OR LINEAR
- COORDINATE WITH ELECTRICAL SUBCONTRACTOR

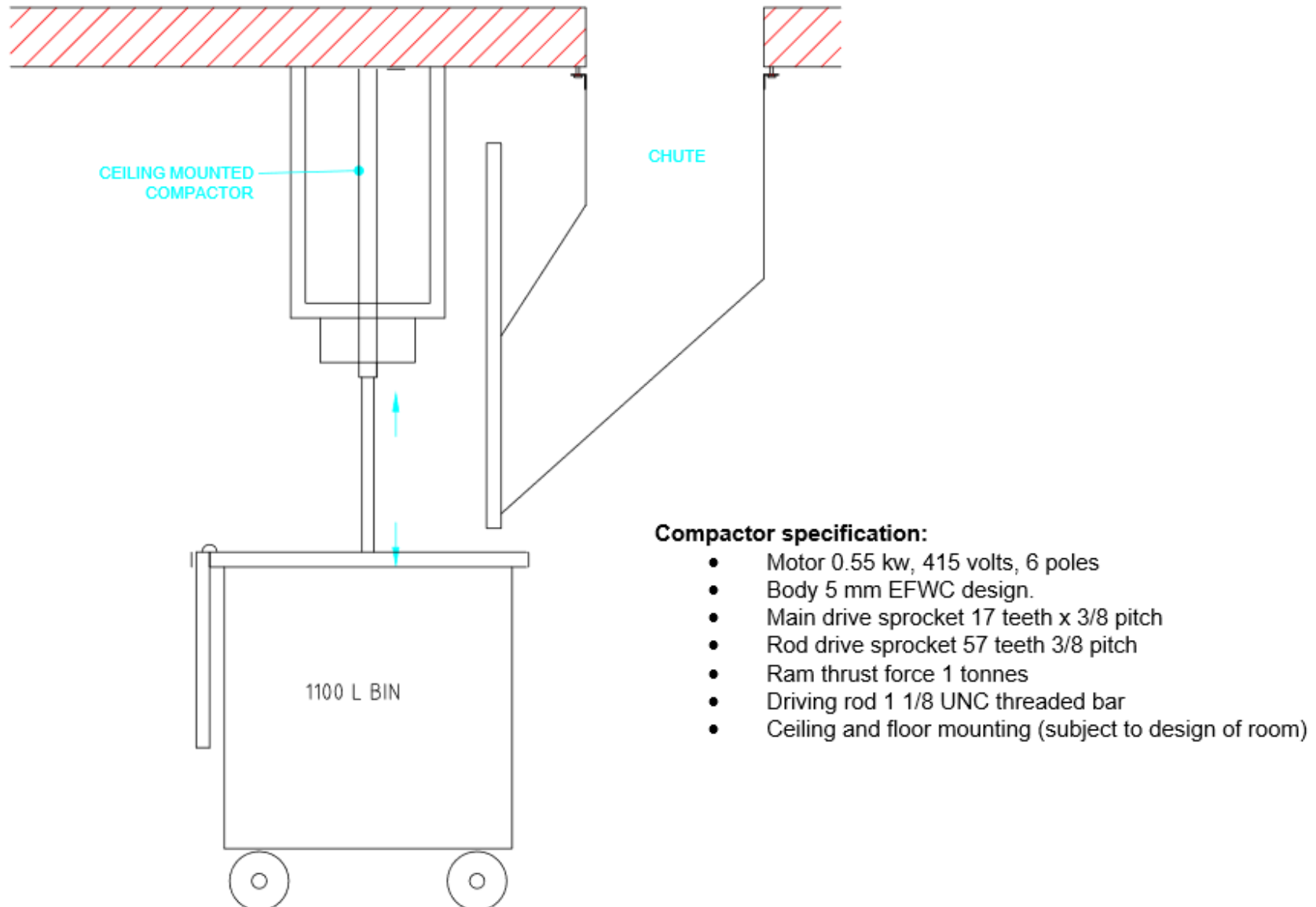
OPTIONAL EQUIPMENT

ELEPHANTS FOOT SUPPLY BALERS SUITABLE FOR BALING CARDBOARD PRODUCT IN COMMERCIAL, RETAIL AND RESIDENTIAL AREAS. BALE PRODUCT REDUCES THE REQUIREMENTS FOR ADDITIONAL COLLECTION EQUIPMENT. STATE OF THE ART COMPACTORS ARE ALSO AVAILABLE IN AUGER, BLADE AND ECO MODELS.



TYPICAL 2-BIN 1100L LINEAR WITH COMPACTOR
SCALE NTS

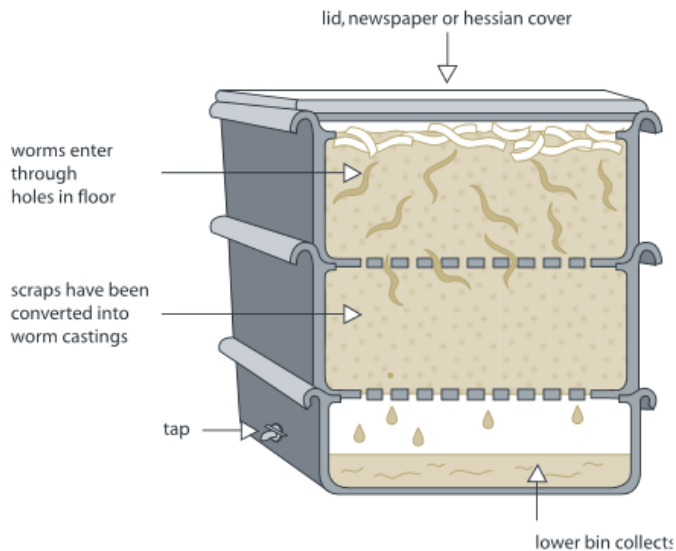
APPENDIX C.3 TYPICAL COMPACTOR SYSTEM



APPENDIX D SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX D.1 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 D.2 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 D.3 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

<http://www.closedloop.com.au/domestic-composter>

APPENDIX D.4 COOKING OIL CONTAINERS



A GrainCorp business

[Home](#)
[About](#)
[Services](#)
[Our Parent Company](#)
[Contact](#)

The RIGHT WAY for Cooking Oil Collection Systems



Drums 205L



Pour in Bulk Tank

[View Brochure](#)



Oil Kaddy System

[View Brochure](#)

Collection Service

Collection Systems

Recycling & Environment

Safety

Fresh Oil (WA Only)



Eco Systems 1000 Recast Eco Systems 2700 module

Eco Systems

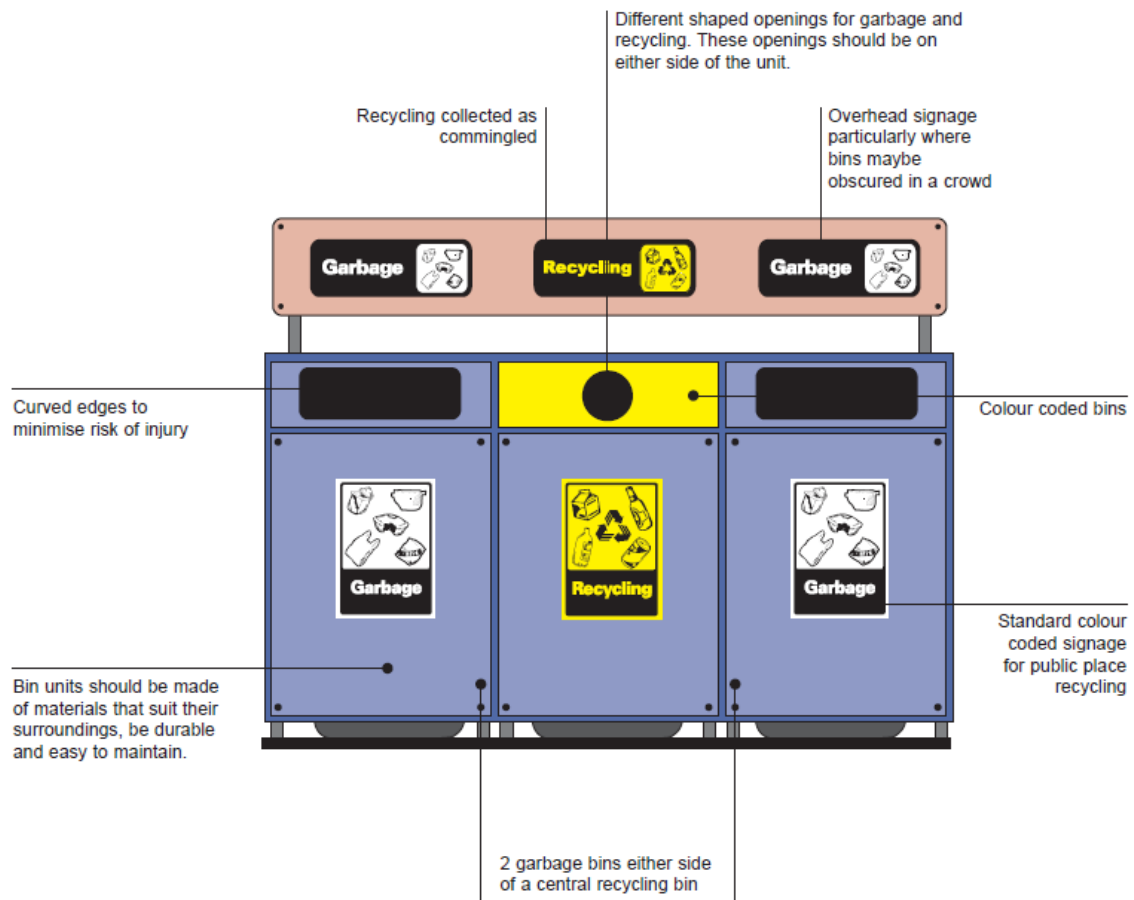


Direct-Connect to Fryer

APPENDIX D.5 TYPICAL BACK OF HOUSE BINS



APPENDIX D.6 TYPICAL PUBLIC PLACE WASTE BINS



Source: *Department of Environment and Conservation (NSW) Better Practice Guide for Public Place Recycling 2005*