

WASTE MANAGEMENT PLAN (WMP) FOR OPERATIONAL WASTE

GENERAL WASTE AND RECYCLABLE WASTE
DA SUBMISSION

Proposed Mixed Use Development
23–37 Lindfield Avenue & 11 Havilah Avenue
Lindfield
(Ku-ring-gai Local Government)

Waste Management Plan prepared for:

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WASTE MANAGEMENT PLAN

MIXED USE DEVELOPMENT

23-37 Lindfield Avenue & 11 Havilah Avenue, Lindfield

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WASTE MANAGEMENT PLAN FOR DA

MIXED USE DEVELOPMENT

23-37 Lindfield Avenue & 11 Havilah Avenue Lindfield

1.0 EXECUTIVE SUMMARY

This waste report has been prepared to accompany an application to modify the Minister for Planning & Infrastructure's approval of project MP 08-0244 for the mixed use development at 23-37 Lindfield Avenue and 11 Havilah Lane, Lindfield.

The modifications to the development comprise the integration of Lot 1 in DP 1198025 (part of the former Council carpark) into the development site and resulting amendments to the design of the mixed use development. Accordingly, the modified description of the development is summarized as:

- Demolition of existing structure on the site
- Excavation of the site
- Construction of a mixed use development with a maximum gross floor area (GFA) of 13,592 sqm comprising:
 - 2,721 sqm GFA retail floor space at ground floor within a single storey podium
 - 122 residential apartments in two towers above the retail podium
 - Parking
 - Communal open space
 - Associated landscaping, servicing and infrastructure

The site sits on Lindfield Avenue to the southwest and Havilah Lane to the northeast. The project is a mixed use development consisting of a podium with three basement levels of parking, a lower ground and a ground floor. Above the podium there are two residential buildings. The proposal comprises 122 units split between the two buildings. There is also retail space on the ground floor, split into several tenancies, including a "major" tenancy.

In line with the type of development being proposed, being a mix of residential and retail, there will be two separate waste management systems in place. It is proposed that Council waste collection contractors will collect the residential waste and private waste collection contractors will service the retail component.

For Building A, two centralized residential waste stores will be located on basement 1 (at the bottom of each chute). For Building B, two centralized residential waste stores will be located on the lower ground floor (at the bottom of each chute). Use will be made of conveyor type compactors at the bottom of each chute, with a compaction ration of 1:2, that will reduce the waste volume.

The Council truck will park on Havilah Lane for collection of residential waste bins

A proposed headroom of 4500 is available in the shared zone.

For Building A, the caretaker will move the bins from the two central waste stores located in Basement 1 to the temporary parking area located on the Lower Ground Floor. Electric trolleys are to be provided.

A bin wash space and bulky waste store will be provided for each residential building. An area will be identified for communal composting.

On-floor waste bin staging stores will be located on each residential floor and will house the general waste chute and interim waste bins for commingled and paper waste. Each building will have two staging stores per floor. Recyclable waste from the staging stores will be taken to the central residential recyclable waste stores by the caretaker.

Supermarket waste will be transported via lift directly from the supermarket to the loading dock and held in a 3 m bin for daily collection by a private contractor.

Other retail waste will be collected in waste stores located within each tenancy and moved to the central retail waste store on the lower ground floor by each tenant. The bins will be moved to a dedicated area in the loading dock, by the cleaner, on the night prior to collection. From here, the waste will be collected by a private contractor.

This report has been prepared based on Ku-ring-gai Municipal Council's Development Control Plan No.40, dated May 1998. This document provides the requirements for waste handling facilities for the DA submission.

Key objectives of the DCP are:

- Encourage building design and construction techniques to minimize waste generation
- Implement principles of the waste hierarchy of avoiding, reusing and recycling building and construction materials, household generated waste and commercial waste.
- To minimize the environmental impacts of waste
- To promote the principles of ecologically sustainable development
- To meet Council's responsibilities in relation to the Northern Sydney Regional Waste Plan
- To assist in achieving the Federal and State Government waste minimization targets

The basic requirements for waste handling facilities are as follows:

- To be of adequate size
- Integrated with building design and site landscaping.
- Suitably screened from public areas.
- With appropriate access for collection.
- Assurance that OH&S requirements for waste contractors are met.

All waste stores will be fitted out to meet Building Code of Australia and Council requirements.

This report describes the waste management system proposed for the project, including:

- Estimates of waste quantity
- Waste space allocation & equipment
- Management of waste
- Waste segregation and minimization procedures
- Access

2.0 ACCESS

Residential Waste

The truck will park on Havilah Lane

For Building A, the caretaker will move the bins from the two central waste stores located in Basement 1 to the temporary parking area located on the Lower Ground Floor. Electric tows are to be provided.

Retail Waste

The cleaner will move the bins from the central waste stores to a dedicated area in the loading dock, off Havilah Lane, the night prior to collection. From there the waste will be collected by the private contractor.

3.0 SCHEDULE OF USES

Residential Apartments - Building A	66 units
Residential Apartments - Building B	56 units
Other Uses - NLA - Retail	2325 sqm

4.0 WASTE GENERATION SCHEDULE & ESTIMATE OF WASTE VOLUMES

The waste volumes have been estimated using the rates given by Ku-Ring-Gai Municipal Council. A summary of the estimated volumes has been tabulated below.

Residential

Estimate of Waste Volume/ Week

01. Assumptions

On-floor waste bin staging stores will be located on each residential floor and will house the general waste chute and interim waste bins for comingled and paper waste. Each building will have two staging stores per floor. Recyclable waste from the staging stores will be taken to the central residential recyclable waste stores by the caretakers.

- General waste = 240 L per 2x units, collected weekly
- Use will be made of compactors at the base of each chute
- Comingled waste = 240 L per 4x units, collected weekly

- Paper waste = 240 L per 4x units, collected weekly
- Green waste is collected by separate arrangement, can be by Council, or others
- General waste bin size = 240L = 585 x 730 x 1060 mm high
- Paper and comingled bin size = 660L = 850 x 1370 x 1250 mm high
- Entries to chutes are located in the staging stores on each floor
- In staging areas, recyclable waste will be held in 240L bins, 2x per area. These will be cleared by the caretaker on a regular basis.
- Additional area provided in store for "bulky items" waste

02. Building A

General waste generated per week

Chute A1 = 35 units @ 240 L/ 2x units = 18 @ 240L bins
 Chute A2 = 31 units @ 240 L/ 2x units = 16 @ 240L bins

Comingled waste generated per week

35 units @ 240 L/ 4x units = 8.75 bins @ 240L = 3 @ 660L bins
 31 units @ 240 L/ 4x units = 7.75 bins @ 240L = 3 @ 660L bins

Paper waste generated per week

35 units @ 240 L/ 4x units = 8.75 bins @ 240L = 3 @ 660L bins
 31 units @ 240 L/ 4x units = 7.75 bins @ 240L = 3 @ 660L bins

03. Building B

General waste generated per week

Chute B1 = 33 units @ 240 L/ 2x units = 17 @ 240 L bins
 Chute B2 = 23 units @ 240 L/ 2x units = 12 @ 240 L bins

Comingled waste generated per week

33 units @ 240 L/ 4x units = 8.25 @ 240L bins = 3 @ 660L bins
 23 units @ 240 L/ 4x units = 5.75 @ 240L bins = 2 @ 660L bins

Paper waste generated per week

33 units @ 240 L/ 4x units = 8.25 bins = 3 @ 660L bins
 23 units @ 240 L/ 4x units = 5.75 bins = 2 @ 660L bins

Retail - Estimate of Waste Volume/ Week

01. Retail - Assumptions

- Residential waste and retail waste will be kept separate
- Retail general waste and recyclable waste will be kept in separate sections
- Retail week = 7 days
- Collection will be 5 times per week. Supermarket waste will be collected daily.

- If there more than 50 litres of waste meat/ seafood/ poultry is generated, daily collection will be required. Alternatively refrigerated holding space will be required. To be provided by the relevant tenant.
- Council does not provide collection for non-residential uses.
- This report is part of the development application process. The final sizing of waste stores and frequency of waste collection will be made once final tenancy agreements are in place and tenancy types are determined.

02. Table 1
Retail – Estimate of Waste Volume

Area	Size sqm GLAR	Rate L per 100 sqm	Total L per day	Total L per week
Major Retail - Supermarket				
General	1603.8	240	3849.1	26944
Recyclable	1603.8	240	3849.1	26944
Other: Butcher, Bakery, Deli-Café, Newsagent, Liquor, Travel Agent, etc				
General	691.2	80	553.0	3871
Recyclable	691.2	50	346.0	2422

5.0 ESTIMATE OF REQUIRED STORAGE SPACES IN MAIN WASTE STORES

The long term aim of the waste management strategy is to provide an ongoing and coordinated waste management service that satisfies mandatory authority requirements and is adaptable to changing operational needs.

Council, working with Center Management, will be responsible for providing a residential waste removal service. The caretaker will be responsible for moving the recyclable waste bins to the central waste stores and for cleaning all the waste handling areas.

Private waste collection contractors, working with Center Management, will be responsible for providing a retail waste removal service. The cleaner will be responsible for moving the bins to the central waste stores and for cleaning all the waste handling areas.

Due to the various types of waste originating from the development, it is proposed to manage the waste collection as follows:

BUILDING A

Size of Waste Store @ Base of Chute A1

Assume use of conveyor type compactor for general waste

Assume 1:2 compaction ratio

Provide space inside the central waste store for a bin wash area.

General waste (compacted) = 9 x 240L bins
 Comingled waste = 3 x 660L bins
 Paper waste = 3 x 660L bins
 Provide a bulky items store

Size of Waste Store @ Base of Chute A2

Assume use of conveyor type compactor for general waste
 Assume 1:2 compaction ratio
 Provide space inside the central waste store for a bin wash area.
 Provide a bulky items store
 General waste (compacted) = 8 x 240L bins
 Comingled waste = 3 x 660L bins
 Paper waste = 3 x 660L bins

BUILDING B

Size of Waste Store @ Base of Chute B1

Assume use of compactor for general waste
 Assume 1:2 compaction ratio
 Provide space inside the central waste store for a bin wash area.
 Provide a bulky items store
 General waste (compacted) = 9 x 240L bins
 Comingled waste = 3 x 660L bins
 Paper waste = 3 x 660L bins

Size of Waste Store @ Base of Chute B2

Assume use of compactor for general waste
 Assume 1:2 compaction ratio
 Space is to be provided inside the central waste store for a bin wash area.
 Provide a bulky items store
 General waste = 6 bins @ 240L
 Comingled waste = 2 bins @ 660L
 Paper waste = 2 bins @ 660L

Note: while the total number of bins is shown on the plans, their location has been rationalized to suit store sizes.

Size of Waste Stores/ Retail

Supermarket

Assume 3 cubic metre bin – comingled waste
 This will be collected daily by a private contractor

Other retail

Assume 240L bins
 General waste = 3871/ week = 4 x 240L bins @ 4 pickups/week
 Recyclable waste = 2673/ week = 3 x 240L bins @ 4 pickups/week

The above calculations need to be coordinated with the final tenancy guidelines. Space is to be provided inside the central waste stores for a bin wash area.

6.0 MANAGEMENT OF INTERNAL WASTE REMOVAL

Residential Waste

General waste from the residential component will be dropped down the on-floor chutes to the compactors and into bins located on the Lower Ground and Basement 1 central waste stores.

For Building A, bins will be moved by the caretaker from the central waste stores located in Basement 1. The bins will be moved to Havilah Lane for collection the night prior.

For Building B, the bins will be moved to Havilah Lane the night prior to collection.

Accessible access for tenants and a bin wash area have been provided.

Residential recyclable waste will be initially collected in bins in the staging stores on each floor. From there it will be taken down via the lifts to the main residential waste stores, by the caretaker.

Retail Waste

The retail waste will be collected in bins located within each tenancy. The tenants will be responsible for the location and sizing of these bins and suitable store areas.

The tenants will move the bins to the central retail waste stores. The caretaker will move the bins to the dock area, the night prior to collection. Accessible access for tenants and a bin wash area have been provided.

7.0 WASTE REMOVAL AND VEHICLE MANOEUVRING

Residential Waste

For the waste from Buildings A and B, the Council collection vehicle will park on Havilah Lane.

Retail Waste

The private waste collection vehicle will park in the dock off Havilah Lane and the contractors will collect the bins for emptying.

8.0 WASTE SEGREGATION AND MINIMISATION

The waste strategy for the development will be continually evaluated by Center Management, to improve the service provided and to achieve the NSW Government's residential and retail waste reduction targets, through improved recycling methods and aiming to minimize waste.

Centre Management will arrange for an Environmental Management System addressing residential and retail waste collection and recycling procedures. This will include expectations and achievable objectives for sorting and separating waste.

Residential

General waste

Waste will be dropped down the chutes via a conveyor compactor and into a bin. The caretaker will check and swap bins as required.

Recyclable waste

Each resident will be responsible for separating recyclable waste from non-recyclable waste. The caretaker will move the bins to the main waste stores. Recycling bins for nominated waste categories will be provided at the residential waste staging store rooms.

- Paper and cardboard
- Glass/ plastics/ aluminium cans/ metal (comingled)

Retail

General Waste

Each tenant will be responsible for holding their waste within their tenancy in suitable bins, located in nominated spaces, until ready for collection. The tenants will be responsible for moving the bins to the main waste store. The cleaner will move the bins to the dedicated area in the dock.

Recyclable Waste

Each tenant will be required to segregate their waste into recycling bins as follows:

- Paper and cardboard
- Glass/ plastics/ aluminium cans/ metal (comingled)

The tenants will move the bins to the central waste store. The cleaner will move the bins to the dedicated space in the dock.

Hazardous Waste

Should any of the tenancies produce hazardous waste (eg. chemist shop), it will be treated as follows:

- A colour coded plastic bag will be used to hold all hazardous waste.
- A rigid impenetrable container will be used to transport this waste.
- The container will have a securely fixed lid with a child proof catch.
- The container will be clearly marked with the words "contaminated waste"
- The name of the collection company and the date of collection will be recorded and kept by the cleaning contractor.

Where food waste is produced, the tenants will be responsible for either providing refrigerated storage or arranging for a daily collection service.

9.0 WASTE STORES REQUIREMENTS

Bin storage areas and the main waste stores will be designed in line with Council and DCP 40 requirements.

Floor finish

To be sealed concrete slab, graded and drained to meet Sydney Water Guidelines. The floors must be a washable, non-slip, smooth, even surface, coved at wall joints, finished in a light colour.

Wall finish

The walls must be a solid, impervious material, cement rendered to a smooth washable surface, finished in a light colour.

Ceiling finish

Must be finished in a rigid smooth, non-absorbent material, capable of being easily cleaned, finished in a light colour

Drainage

Stores are to be graded and drained to sewer and grease trap

Doors

Must be tight fitting to prevent the entry of vermin

Ventilation

All the waste stores must be ventilated by either natural ventilation (5 litres/ sqm) or be mechanically ventilated. The ventilation system will comply with AS 1668 Parts 1 & 2 and Council's ventilation guidelines.

Lighting

Waste stores must be suitably lit with artificial lighting.

Safety

All equipment must have safe operation procedures in place. Appropriate safety signage must be provided

Bin washing

Provide a trapped gully and hot and cold water mixer tap in each central waste store

Grease Traps

A grease trap may be required and the hydraulic consultant will coordinate this with Sydney Water. Refer to Sydney Water Guidelines for requirements

Composting

An area (an unpaved earth surface) will be nominated, accessible to all residents, on which a composting facility could be provided. This will be ultimately subject to consideration by the residents, via the Body Corporate.

Path of travel – from bin holding area to truck

No steps or kerbs

Maximum transfer distance = 50 metres

Maximum gradient = 1:14

Waste stores in Food Premises/ tenancies will also need to comply with AS 4674-2004.

APPENDIX A

- Plan showing Main Waste Stores – Basement 1
- Plan showing Main Waste Stores – Lower Ground
- Typical waste bins
- Typical chutes and compactors

Note:

All calculations have been based on the architectural drawings and area schedules as follows:

Basement 1 Plan	CA 2924 ADAZ 1002 C
Lower Ground Plan	CA 2924 ADAZ 1003 C

Note:

The compactors are available from:

WASTECH SERVICES PTY LTD

Ph 03 8787 1600

Contact Mr. Kristian Horana
Project Engineer

03 8787 1670

Notes: All dimensions and levels to be verified prior to commencement, omissions or discrepancies to be notified to the architect.
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C	ISSUED FOR PERMIT	10/10/2014	MICHAEL	DAVID

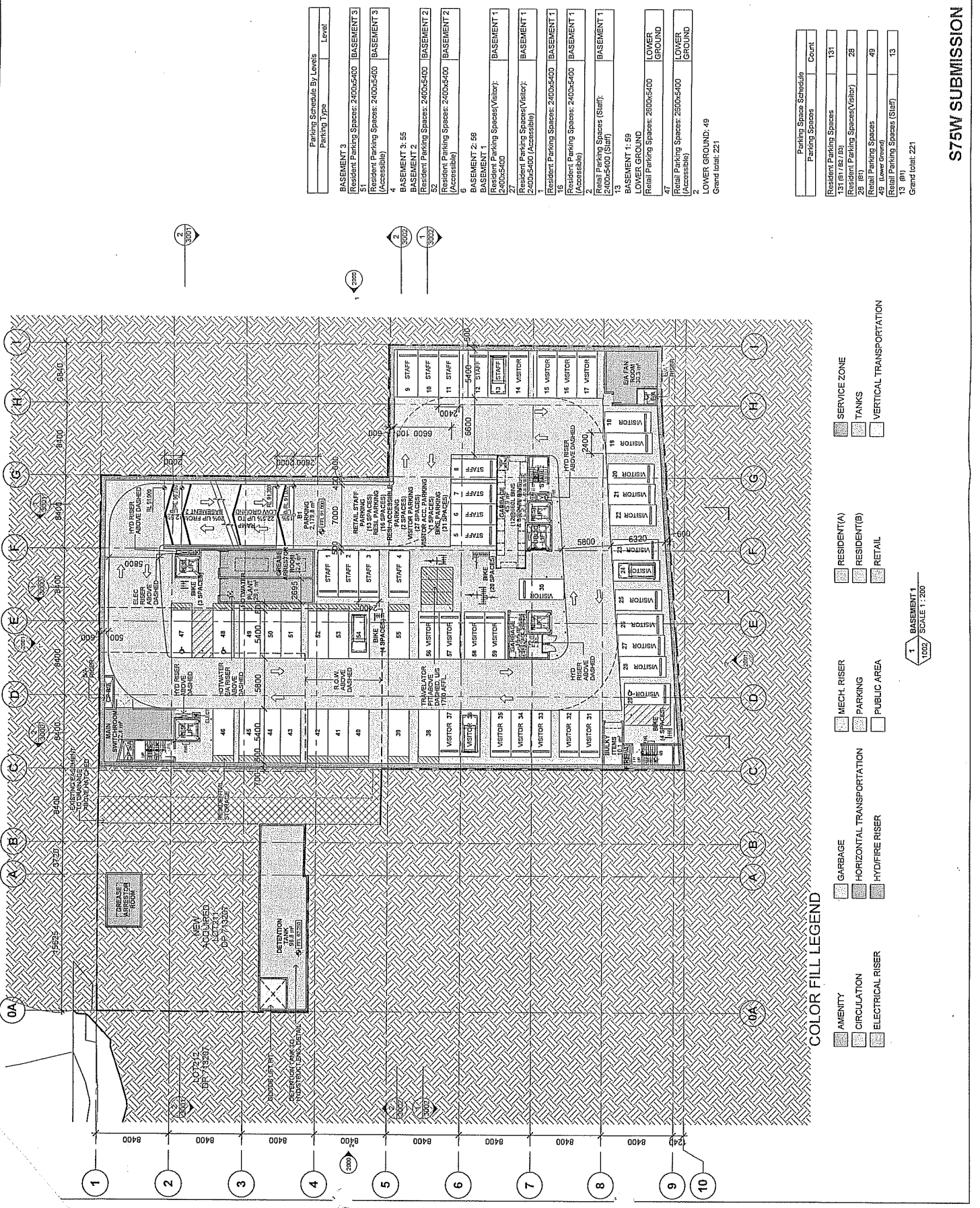
Authorised By: _____ Date: _____
 Quality Assurance System

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PROJECT
 LINDFIELD MIXED-USE DEVELOPMENT
 23-37 LINDFIELD AVE & 11 HAVILLAH LA
 LINDFIELD NSW 2070
 Drawing Title: BASEMENT 1 PLAN
 Drawing No.: 1002 IC
 Project No.: CA 2924 AD AZ
 Date: 07/10/2014
 Checked: VP
 Date: 07/10/2014

KEY
 BASEMENT 1: 59
 LOWER GROUND
 Retail Parking Spaces: 2500x5400 (Accessible)
 2
 LOWER GROUND: 49
 Grand total: 221



Parking Schedule By Levels	Level
Basement 3	Basement 3
Resident Parking Spaces: 2400x5400	Basement 3
51	
Resident Parking Spaces: 2400x5400 (Accessible)	Basement 3
4	
Basement 2	Basement 2
Resident Parking Spaces: 2400x5400 (Accessible)	Basement 2
52	
Resident Parking Spaces: 2400x5400	Basement 2
5	
Basement 1	Basement 1
Resident Parking Spaces (Visitor): 2400x5400	Basement 1
27	
Resident Parking Spaces (Visitor): 2400x5400 (Accessible)	Basement 1
2	
Resident Parking Spaces: 2400x5400 (Accessible)	Basement 1
2	
Resident Parking Spaces: 2400x5400 (Accessible)	Basement 1
13	
Basement 1: 59	Basement 1
LOWER GROUND	LOWER GROUND
Retail Parking Spaces: 2500x5400 (Accessible)	LOWER GROUND
2	
LOWER GROUND: 49	LOWER GROUND
Grand total: 221	

Parking Space Schedule	Count
Resident Parking Spaces	131
131 (81 / 50 / 0)	
Resident Parking Spaces (Visitor)	28
28 (0 / 0)	
Retail Parking Spaces	49
49 (49 / 0 / 0)	
Lower Ground Parking Spaces (Staff)	13
13 (0 / 0 / 13)	
Grand total: 221	

COLOR FILL LEGEND

- AMENITY
- CIRCULATION
- ELECTRICAL RISER
- GARBAGE
- HORIZONTAL TRANSPORTATION
- HYDRO RISER
- MECH. RISER
- PARKING
- PUBLIC AREA
- RESIDENT (A)
- RESIDENT (B)
- RETAIL
- SERVICE ZONE
- TANKS
- VERTICAL TRANSPORTATION

1 BASEMENT 1
 1002 SCALE 1:200

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Notes:
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 Date: _____

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10	ISSUED FOR PERMITTING	10/10/2014

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Builder:

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/10/2014
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10	ISSUED FOR PERMITTING	10/10/2014

KEY

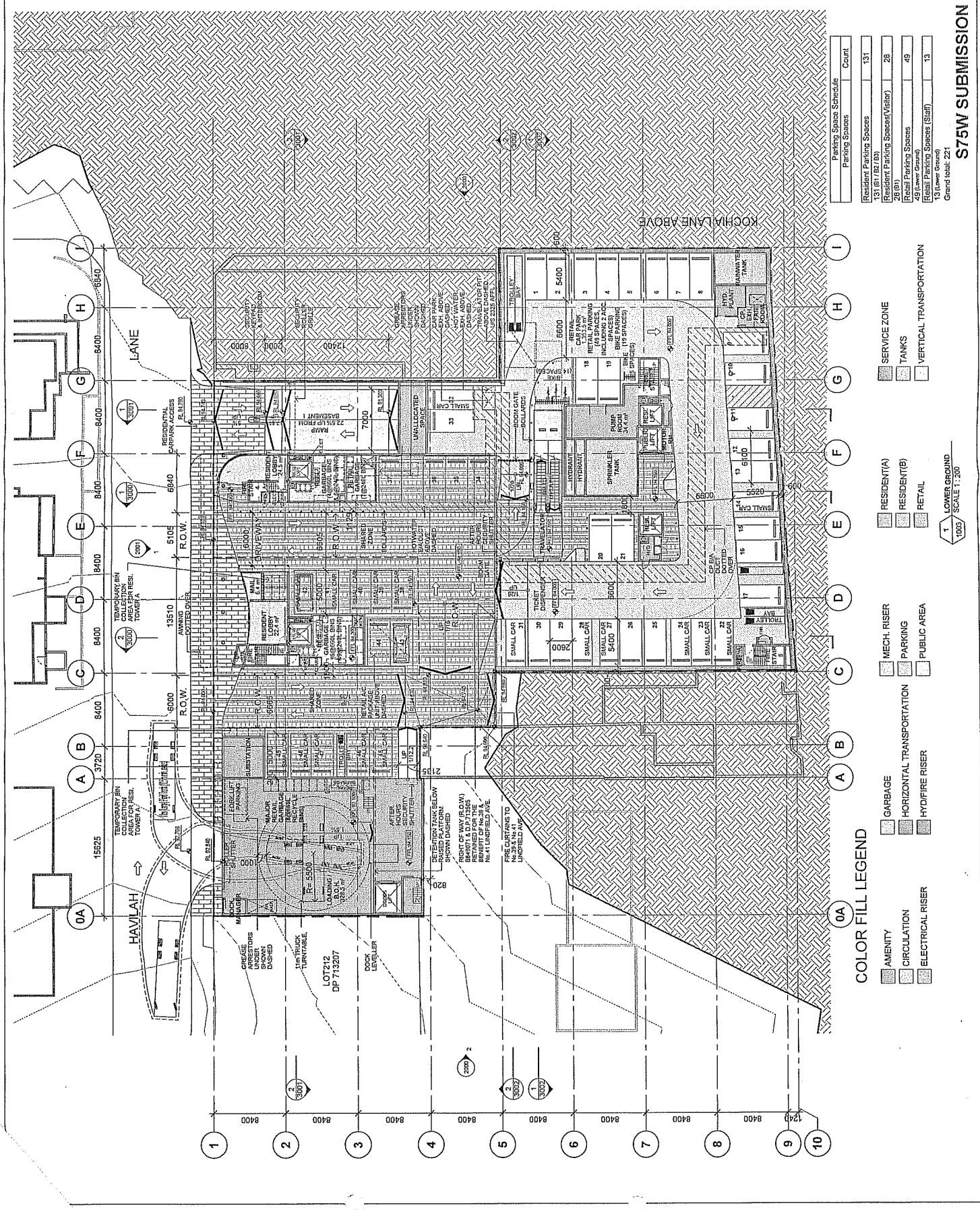
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 23-37 LINDFIELD AVE & 11 HAVILAH LA
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Drawing Title: _____
 Drawing No: _____
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 Date: 07/10/2014

Project Info:
 Drawing Phase: _____
 Drawing No: 1003
 Rev: C



Color Fill Legend

- AMENITY
- CIRCULATION
- ELECTRICAL RISER
- GARBAGE
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- PARKING
- PUBLIC AREA
- RESIDENT(A)
- RESIDENT(B)
- RETAIL
- SERVICE ZONE
- TANKS
- VERTICAL TRANSPORTATION

Parking Space Schedule

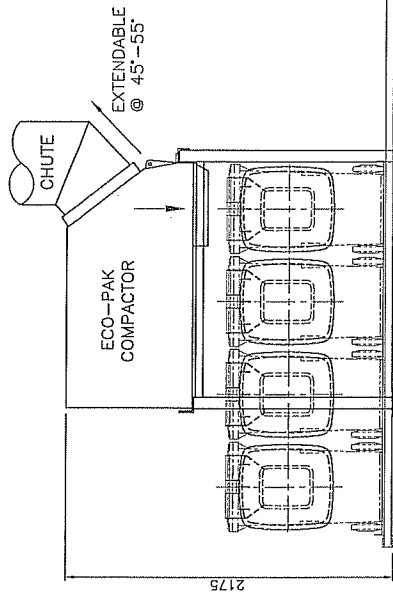
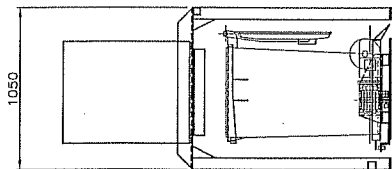
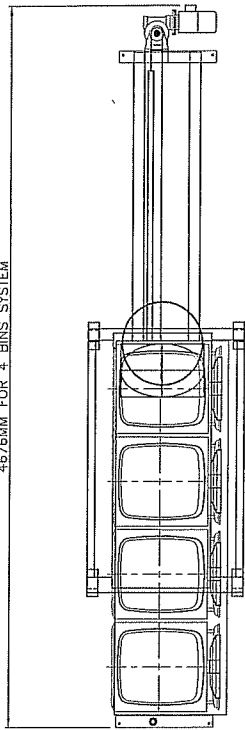
Category	Count
Parking Spaces	131
Resident Parking Spaces	28
Resident Parking Spaces (Visitor)	49
Retail Parking Spaces	13
Grand Total	221

1 LOWER GROUND
 SCALE 1:200

\$75W SUBMISSION

4675MM FOR 4 BINS SYSTEM

WASTECH ECOPACK
AND 4X240 BIN
CONVEYOR



No:	DATE	REVISION	APPD	MATERIAL	W/O	DRN	CKD	APP	DATE	SCALE	D.N.S	VIEW	CAD FILE NAME	REV.
				UNLESS OTHERWISE STATED ALL DIMENSIONS IN MILLIMETRES		21	---	---	08.10.99	---	---	---	CONVEY 4X240	---
				DEBURR ALL EDGES		<p>The design and drawings of this drawing are the property of WASTECH ENGINEERING PTY. LTD. and as such are not to be copied or reproduced without written approval of WASTECH ENGINEERING PTY. LTD.</p>								
				QTY:		<p>SPECIALISING IN DESIGN, MANUFACTURE AND SERVICE OF WASTECH ECOPACK AND RECYCLING EQUIPMENT</p> <p>WASTECH ENGINEERING</p> <p>21, CARRILL DRIVE, DANBURGH, VIC. 3173. PHONE (03) 9247155 FAX (03) 9247258</p>								
						<p>TITLE: ECOPACK 100</p> <p>4X240 LT BIN CONVEYOR GA</p>								

660 Litre Container

Material

- **Polymer components:**
 - Injection moulded from specially designed HDPE
 - Resistant to decay, frost, heat and chemicals
 - Special UV-stabilisation provides excellent ageing characteristics
- **Corrosion resistant steel components:**
 - Wheel forks, wheel bearings, swivel brackets and screws from corrosion resistant steel – no maintenance necessary
- **Noise reduction:**
 - Wheel assemblies with solid rubber tyres
- **Long service life:**
 - High quality materials
 - Most advanced manufacturing processes
 - Withstands exposure to high mechanical stress levels
- **Recycling:**
 - All container parts are recyclable

Advantages

- Easy handling through the use of ergonomic handles
- Versatile, with a comprehensive accessories range
- Optional, easy to use lid within a lid
- Complies fully with EN or RAL quality requirements
- User-friendly handles on all sides
- User friendly handles at the rear of the container
- Safe, easy handling, even with heavy loads
- Various wheel assembly configurations for different applications
- Water drainage plug as standard (except for medical waste containers)
- Compatible with identification and weighing systems
- Suitable for all DIN lifting equipment

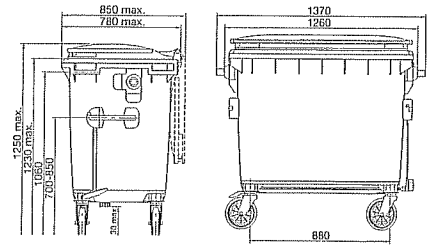
Accessories

- For accessories and special design variations such as lid apertures, locks, towing brackets and fork lift sleeves, please refer to the separate accessories sheet for 4-wheeled containers

Dimensions - Weights - Standards

- Nominal volume: 660 litres
- Net weight: approx 43 kg
- Max load: 264 kg
- Permitted total weight: 310 kg

Measurements to be used as a guide only - variations will occur



All dimensions according to EN 840



Colours

- Standard colours: green, blue, yellow
- Special colours are available on request (in batch quantities only)
- All additives are cadmium free and environmentally friendly



Imprints and markings

- Manufacturer, year of manufacture, material
- Nominal volume, max permitted total weight
- EN 840, RAL markings
- Individual markings with imprints, screen printing, hot-foil printing or adhesive labels available on request (in batch quantities only)

SULO

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123 Wisemans Ferry Road
Somersby NSW 2250
AUSTRALIA
Telephone: + 61 (0) 2 - 4348 8188
Facsimile: + 61 (0) 2 - 4348 8128
Internet: www.sulo.com.au
E-mail: info@sulo.com.au

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