



Waste Management Plan Operational

90 Peter Brock Drive, Eastern Creek
Data Centre (SYD-02)

SEPTEMBER 2025

Project

Waste Management Plan (Operational)
90 Peter Brock Drive, Eastern Creek - Data Centre (SYD-02)

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4			

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1 Introduction

This **Operational Waste Management Plan** report has been prepared by **NULOOP** on behalf of LCI Consultants to accompany a State Significant Development Application (SSDA) for a proposed data centre development at 90 Peter Brock Drive, Eastern Creek (the site), within the Raceway Precinct in the Western Sydney Employment Area.

The existing data centre is known as SYD01. The proposed new data centre is known as SYD02.

1.1 Background

On 1 September 2023, the then Department of Planning and Environment (the Department), as delegate of the then Minister for Planning and Public Spaces (the Minister), approved a State significant development application from NineZero DC Sub TC I Pty Limited (trading as DCI Data Centres, or DCI) for the expansion of DCI's Eastern Creek Data Centre located at 90 Peter Brock Drive, Eastern Creek in the Blacktown local government area (LGA).

The project was determined to be State Significant Development (SSD-21342738) and Development Consent was granted on 01/09/2023.

To support the original application for development consent, an Environmental Impact Statement (EIS) was prepared in August 2022 (Eastern Creek Data Centre Expansion, Environmental Impact Statement, PJEP, Aug, 2022). This EIS included information on the waste management strategy.

During detailed design for the project, DCI has identified the need for revision to the approved design. As such, DCI is proposing to modify the development consent to accommodate revised design.

1.2 Project Location

The project site is located at 90 Peter Brock Drive, Eastern Creek within Blacktown City Council.

Lot references are:

- Lot 34 DP 1131779
- Lots 32 & 33 PD 1140168
- Lot 25 DP 1122038

The existing data centre site has a total area of approximately 3.5 hectares. The expanded site has a total area of 4.1 hectares. The project site and majority of adjacent land is zoned IN1 General Industrial. To the south east of the project is Prospect Nature Reserve. An overview map is shown in Figure 1.

PETER BROCK DR

NEW DC1 SYD 02

EXISTING PLANT ROOM

EXISTING PLANT ROOM

FUEL TANKS & PUMP ROOMS

EXISTING DATA CENTRE

NEW SUBSTATION

RACEWAY PLACE

NEW PEDESTRIAN COVERED PATHWAY

PROPOSED HW ROUTES IN GREY SHOWN

TRAIL IN PATH AND EXTENT OF RETAINING WALL AND SUBJECT TO ANOTHER DESIGN CONSULTATION AND TO ENGINEER DETAILS

EXISTENCE IN RED DOTT LINES

Source: LCI 240521 - SYD02_DCI DATA CENTRE_INFRASTRUCTURE SERVICING STRATEGY

The Project involves the construction, fit out and operation of a multi story, 63MW Data Centre building (SYD02) comprising:

- 2 low levels of plant, office, storage areas and 3 levels of Data Halls.
 - Lvl 1 – 4 off 4.5 MW Air Cooled
 - Lvl 2 – 4 off 9 MW Liquid Cooled
 - Lvl 3 – 2 off 4.5 MW Air Cooled + plant
- Ancillary office spaces and amenities.
- Carparking, loading docks, access roadways and landscaping.
- Zone Substation Support Works

This Waste Management Plan (WMP) has been updated to reflect the current modification (MOD2) to SSD-21342738 for the Eastern Creek Data Centre. The previous modification (MOD1), approved on 18 September 2025, addressed water storage re-arrangements and associated car parking changes. Details of MOD1 are available at the [NSW Planning Portal](#). This document addresses the scope of MOD2, which is distinct from the changes approved under MOD1.

1.4 SEARs relevant to this report

The Secretary's Environmental Assessment Requirements (SEARs) dated 1 September 2023 were issued for the original State Significant Development Application (SSD-21342738). These original SEARs have been used to guide the preparation of this Waste Management Plan for the current modification (MOD2), as no new SEARs were issued for MOD2. The requirements of the original SEARs and the State Environmental Planning Policy (Sustainable Buildings) 2022 are addressed below.

Table 1. SEARs for Waste Management	
Issue and Assessment Requirements	Response
Identify, quantify, and classify the likely waste streams to be generated during construction and operation.	Refer to Section 1 Waste Generation Estimates Construction aspects have been addressed in a separate Construction & Demolition Waste Management Plan document.
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste.	Refer to: • Section 2 Waste Management Systems • Section 3 Waste & Recycling Storage Areas
Identify appropriate servicing arrangements for the site.	Refer to: • Section 4 Collections • Section 5 Internal Management Protocols

SEPP (Sustainable Buildings) 2022 clause 3(a)—minimising demolition and construction waste through material selection and reuse—is covered in the C&D Waste Management Plan.

1 Waste Generation Estimates

The proposed development at **90 Peter Brock Drive, Eastern Creek** is a data centre and as such the key waste generation areas will be in the office and administration areas.

Table 1 below details the **waste generating areas** of the development. These areas will form the basis of the waste generation estimates and subsequent equipment/management recommendations. These figures do not represent the total GFA of the new development – only the areas that will actually contribute to waste generation.

Table 2 Waste generation areas by location and usage

Level	SYD02 Building (m ²)	Usage/assumptions
Upper Ground	170	Standard office and administration areas including print rooms and kitchenette
Level 1	55	
Level 2	160	
Level 3	470	
TOTAL	855	

Generation rates have been adopted based on the commercial waste generation rates (on average) enclosed in the [EPA NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities \(2012\)](#). The Council's [Waste Management Guidelines](#) align with EPA standards, and these rates are deemed suitable for an industrial development of this type.

Table 3 Waste generation rates by usage

Usage	General Waste (L/100m ² /week)	Mixed Recycling (L/100m ² /week)
Office and administration	56	42

Waste generation rates are shown in Table 4. Calculations are based on a 7 day per week operation for the proposed data management facility.

Table 4 Waste generation rates by usage

Building	General Waste (L/week)	Mixed Recycling (L/week)
SYD02 Building	479	359

Based on the information provided and benchmark data from similar developments, the primary waste streams expected to be generated in the ongoing operation of the development would be:

- General waste
- Mixed recycling (includes paper & cardboard)
- Secure paper recycling will be managed on the office floors at the discretion of the tenants' requirements.
- Additional smaller waste streams may include toner cartridge, lighting and battery recycling.

2 Waste Management systems

2.1 Core systems

The tables below detail the recommended systems and collection frequencies required to manage the estimated waste volumes shown in the previous section. Equipment selection and numbers have been based on operations of similar sites.

The waste management systems exceed Council generation estimates as estimated in Section 2.

Table 5 Recommended equipment and collection frequency – SYD03 Building

Waste Stream	Bin Type	No of Bins/units	Clearance Frequency per week	Capacity (L)	Estimated volume/ week	Footprint per bin m ²	Total bin Footprint m ²
General Waste	MGB 660L -	1	1	1,980	479	0.93	0.93
Mixed Recycling	MGB 660L -	2	1	1,320	359	0.93	0.93
Total bin footprint							1.86
Recommended Room Size – including circulation space							2.79
Bin room size							25.00

2.2 Other waste/ recycling

The following waste streams are unlikely to be generated regularly but can be collected on call as needed:

- E-waste - collected by facilities management staff and consolidated for collection by specialty e-waste contractor for recycler (usually provided by the appointed waste contractor on an on-call basis).
- Bulky waste – it will be the duty of tenants to inform facilities management staff of any bulky waste that will be required to be removed from site, including material generated during defit/refurbishments.

Contractor/delivery waste – Waste generated onsite by contractors/deliveries must be taken back unless prior consent has been negotiated with facilities management.

3 Waste and Recycling Storage Areas

3.1 Waste Storage Area Locations

The waste and recycling storage rooms are located adjacent to the loading dock on the upper ground floor of the building.

The waste rooms meet the following requirements:

- The waste storage rooms provide ample storage space for the recommended systems detailed in section 5.
- Open straight onto the loading bay, allowing bins to be moved straight to the collection vehicle with minimal manual handling
- Bin travel path to the main waste room is accessible without the use of stairs. There is a central lift from waste generating floors to bring material to the ground floor. The loading dock is level to allow access to the waste room.
- Doorways in waste room exceed 1.5 metres width via the roller door.
- Provide ample space for bulky waste storage with secure front caging and clear hazard and usage signage. Signs will be durable, highly visible, and regularly maintained by the building or strata manager.
- The room can be accessed by an MRV (rear-lift) waste truck (refer to section 7 for specifications).

The figure below highlights the waste rooms for each building.

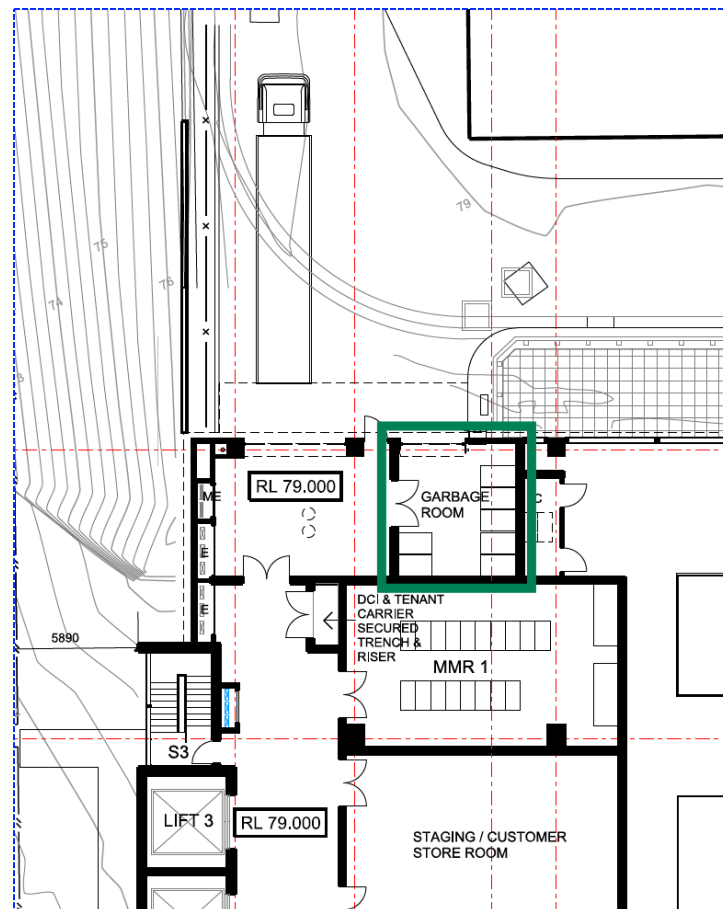


Figure 2 Waste storage area location is on upper ground floor – ar—1202 – DEM

3.2 Waste Storage Area Design Requirements

The main waste and recycling storage room will have the following features:

- Ventilation: The bin storage rooms will be ventilated to external air or mechanically exhausted in accordance with AS 1668.2-2002
- Vermin Prevention:
 - The bin storage rooms will feature tightly fitted doors
 - Opening will be vermin proof
 - Cleaners are to ensure that bin lids are closed when unattended
- Doors: The room will be fitted with a close fitting self-closing door that is openable from inside the room without the use of a key. The doors will be finished with a smooth faced impervious material that is capable of being easily cleaned
 - *A27 - An approved roller shutter door may be permitted under special circumstances. When permitted a sign must be erected in a conspicuous position drawing attention to the fact the door must be kept closed at all times when not in use.*
- Noise: Waste collection timings and schedule should be performed in accordance with EPA NSW Protection of the Environment Operations [Noise Control] Regulation 2017.
- Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighbouring properties
- Floor: Structural concrete slab with smooth epoxy topping finish with coved wall and floor junctions. Graded drains to approved sewer connections – fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation
- Walls: Brick work/concrete block or similar finished in a light coloured, washable paint
- Ceiling: Structural concrete slab over
- Lighting: Base building lighting with switches inside and outside waste room (sensors may also be used)
- Water Supply: cold tap and hose connection
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed

The ongoing maintenance and up-keep of the waste storage room will be the responsibility of cleaning/building management staff. They will be tasked with ensuring bins are stored neatly and are cleaned as required.

4 Collections

Section 5 provides the suggested collection frequency for all waste and recycling streams for each building. Section 6 details the waste storage area location where the waste contractor will service the building.

4.1 Waste collection vehicle

Waste truck specifications will vary slightly between contractors however as a guide, all streams and bins recommended in this report would typically be collected by a medium-rigid rear lift waste truck.

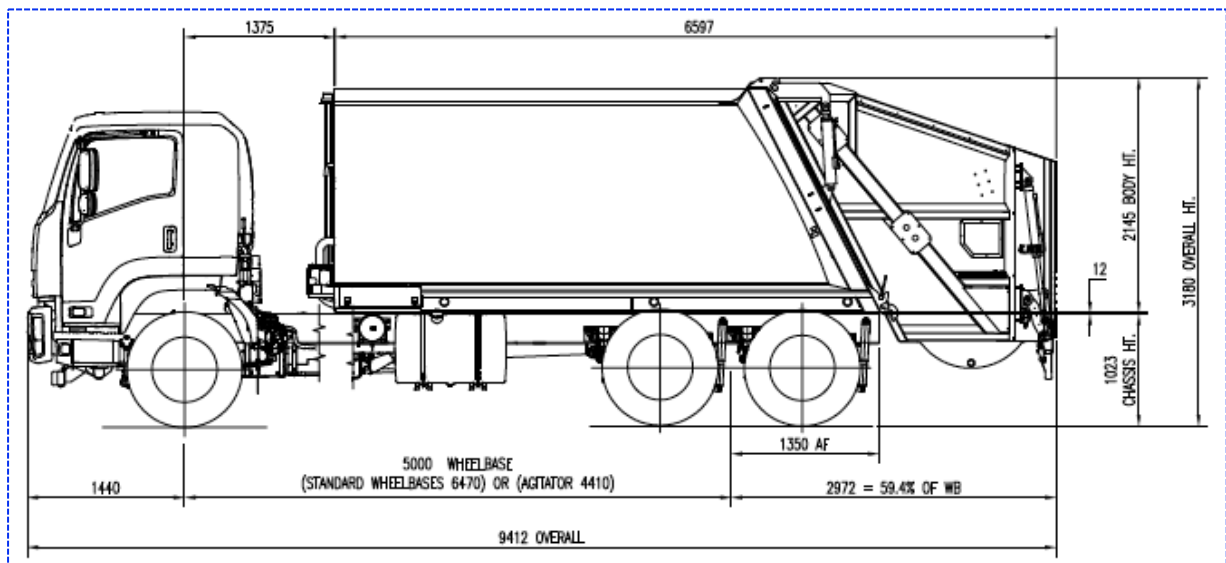


Figure 3 Medium rigid rear-lift commercial waste truck specifications

4.2 Collection access

The following requirements that relate to collection vehicles servicing the site have been met.

- Compliance with Australian Standard AS 2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities.
- Height to the structural members and upper floor ceiling provided in the collection vehicle manoeuvring and service area allow for typical collection vehicle travel/operational height requirements.
- Adequate provision of space clear of structural members or vehicle parking spaces to allow a three-point turn¹ by collection vehicles.
- The floor is industrial-type strength pavement and designed for a maximum wheel loading of seven tonnes per axle to accommodate collection vehicles.
- Line marking will be installed in the loading dock and truck turning areas to meet Council and Australian Standards. "No Stopping" signs will be placed as required for safe truck movement.

Bins are to be collected by the waste contractor immediately adjacent the waste room from the loading dock. Refer to the traffic management report for further detail indicating how MRV's will access and exit the loading dock areas.

¹ MRV manoeuvring template has been provided in Appendix 2

5 Internal Management Protocols

The details provided in this section outline a high-level management of material generated inside the development.

- Key responsibilities have been outlined in section 8.1, and
- Best practice segregation systems, signage and colour coding has been outlined in sections 5.2 & 5.3.

5.1 Responsibilities

Table 6 Stakeholders and responsibilities

Stakeholder	Responsibilities / Management Protocol
Facility Manager	• The facility manager would be responsible for overseeing operational waste management within the development. Responsibilities would include: • Training of tenants, staff, cleaners and contractors to utilise waste management systems appropriately. • Ensure adequate provision of bin receptacles with adequate colour coding and signage.
Tenants in office & administration areas	• A centralised “bin-hub” will be utilised on each floor to eliminate personal desk bins thus reducing contamination rates and cleaner costs. Section 8.1 provide examples of bin-hub configurations on the floor and integrated into cabinetry. Sufficient internal storage of one day’s worth of material. • Tenants will be responsible for separating their waste and recyclables into the correct bin provided on their floor. • Tenants will manage the disposal of secure paper through dedicated secure 240L bins on their office floors which be collected by the tenant-managed secure paper contractor.
Cleaners	• Cleaners will be responsible for regular collection of the material in the bin-hubs located on each office floor. They will transfer all material to the waste storage area adjacent to the dock via the goods lift after the close of business each night as part of their daily cleaning activities. All materials will be decanted into the larger bins provided within the waste storage area. • Cleaners will monitor any non-secure paper bins on tenant floor and when full, they will transfer to the waste storage area for collection. They will then be returned once emptied to be available for use during normal business hours. • Cleaners will monitor for any ongoing contamination of the recycling stream and report this back to the Facility Manager. • Although the distance to the bin room is greater than 30m, the projected volume of waste is expected to be manageable and can be transported from office spaces to the bin room using a cleaner’s cart. A bin movement aid may be considered if waste volumes regularly exceed expectations.

5.2 Segregation Systems

The following provides examples of segregation systems that could be adopted. Appendix 3 provides a full list of waste management suppliers.

Bin hubs - waste/ recycling "multisort" bins (60L or 90L)



Bin hub "multisort" bins integrated into cabinetry



Recycling wall hub – modular system



Battery recycling tube



Source: <https://www.sourceseparationsystems.com.au/>

5.3 Signage & Colour Coding

Signage and colour-coding can greatly increase recovery rates and reduce contamination. This should be consistent in tenant areas and in the waste room.

CitySwitch provides the following resources to support office-based businesses.

- Signage²
- Waste guide for offices³



Figure 4 Stream appropriate signage



Figure 5 Stream appropriate signage above bin hub

² [How to reduce waste: the dos and don'ts of signs \(cityswitch.net.au\)](https://cityswitch.net.au/how-to-reduce-waste-the-dos-and-donts-of-signs)

³ [Waste guide for offices: Shifting to a circular economy \(datocms-assets.com\)](https://datocms-assets.com/waste-guide-for-offices-shifting-to-a-circular-economy)

6 Checklist

The following checklist is based on Blacktown Development Control Plan 2015, guidelines for waste management in new developments⁴.

Requirement	Addressed in Plan?	Evidence (Section/Subsection)
Does each unit have internal storage for one day's worth of waste and recyclables?	Yes	Section 5.1: Responsibilities – Tenants in office areas
Does the walk distance with bagged rubbish to your tenancy waste room exceed 30 metres?	Yes	Section 5.1: Responsibilities – Cleaners (outlines use of cleaner's cart if volume of waste is significant)
Do you comply with maximum bin travel distances?	Yes	Section 3.1: Waste Storage Area Locations (bin travel path accessible without stairs; central lift provided)
Do you comply with bin transfer grades?	Yes	Section 3.1: Waste Storage Area Locations (loading dock is level; dock leveller/scissor lift for access)
Has a bulky waste storage area been provided at the correct rate?	Yes	Section 3.1: Waste Storage Area Locations (ample space for bulky waste storage)
Has the bulky waste storage area been caged and signposted?	Yes	Section 3.1: Waste Storage Area Locations (secure front caging and signage)
Can the waste room be easily cleaned and maintained?	Yes	Section 3.2: Waste Storage Area Design Requirements (maintenance by cleaning/building management staff)
Is hot and cold water provided in the waste room?	Partial	Section 3.2: Waste Storage Area Design Requirements (cold tap and hose connection; hot water not explicitly mentioned)
Do waste room drains connect to Sydney Water approved sewers?	Yes	Section 3.2: Waste Storage Area Design Requirements (graded drains to approved sewer connections)
Where liquid waste is generated, can it be stored in a separate bunded area and drained to a Sydney Water approved grease trap?	N/A	Not required (no liquid waste generated)
Do you comply with NSW State Government regulations if your activity generates hazardous or clinical waste?	N/A	Not required; refer to Section 6 (protocols for hazardous/clinical waste not required)
Is the waste room located within the site boundary?	Yes	Section 3.1: Waste Storage Area Locations (waste rooms are within the building)
Is the waste room screened from public view?	Yes	Section 3.2: Waste Storage Area Design Requirements (not visible from public areas)
Is the waste room covered and weatherproof?	Yes	Section 3.2: Waste Storage Area Design Requirements (ceiling is a structural concrete slab)
Does each tenancy have an individual waste room?	N/A	Not required (non-residential development)

⁴ <https://www.blacktown.nsw.gov.au/files/assets/public/v/1/0guideline-for-waste-management-in-new-developments.pdf>

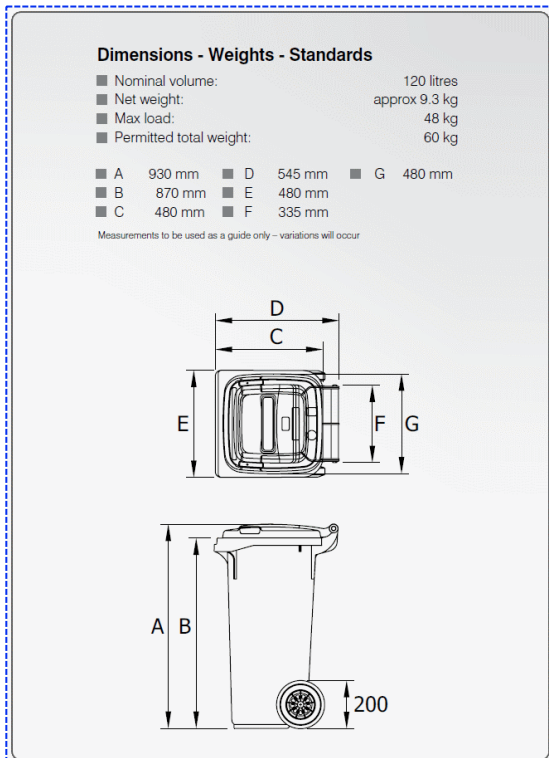
Is waste room access direct, safe and convenient for all users?	Yes	Section 3.1: Waste Storage Area Locations (bin travel path accessible without stairs)
Have you used correct generation rates for waste and recyclables?	Yes	Section 1: Waste Generation Estimates (EPA NSW guidelines)
Can the waste room(s) accommodate all the necessary bins?	Yes	Section 2: Waste Management Systems (waste storage rooms provide ample storage space)
Can waste rooms hold 3 days waste and recyclables?	Yes	Section 2: Waste Management Systems (ample storage space for bins)
Is refrigerated storage provided for tenancies generating more than 50 kg of seafood, poultry or meat waste a day?	N/A	Not required (not applicable to data centre use)
Have separate containers for industrial waste been provided?	N/A	Not required (not applicable)
Is the waste room(s) a regular shape and free from obstruction?	Yes	Section 3.2: Waste Storage Area Design Requirements (room is free from obstruction)
Are doorways used to move bins and bulky waste 1.5 metres wide?	Yes	Section 3.1: Waste Storage Area Locations (doorways exceed 1.5 metres width)
Is access to the waste rooms not via the loading bay?	No/Partial	Section 3.1: Waste Storage Area Locations (waste rooms open straight onto the loading bay; access is via loading bay)
Are interim waste rooms needed?	No	Not required (not mentioned as needed)
Does design ensure bins are not manually moved across high traffic areas?	Yes	Section 3.1: Waste Storage Area Locations (minimal manual handling; bins moved directly to collection vehicle)
Is the storage area for bin movement aids secure and enclosed?	N/A	Not required (not mentioned)
Have you considered basement collection if your site is over 1500 sqm?	Yes	Section 3.1: Waste Storage Area Locations (waste rooms open straight onto the loading bay; basement collection not required)
Have you indicated a private contractor is needed for this site?	Yes	Section 2: Waste Management Systems (bins to be collected by private contractor)
Have you provided an onsite trolley management system in accordance with Council's Abandoned Shopping Trolley Policy?	N/A	Not required (not applicable)
Have you provided information on all waste equipment for the site?	Yes	Section 2 and Appendix 3: Supplier List
Have you identified any compaction equipment for the site?	N/A	Not required (waste is minimal)
Can waste vehicles reverse into the loading bay for collection?	Yes	Section 4.2: Collection Access (three-point turn provision for collection vehicles)
Have you provided physical treatment to the loading bay?	Yes	Section 4.2: Collection Access (industrial-type strength pavement)
Will you provide no stopping signs for truck turning and collection?	Yes	Section 4.2: Collection Access (line marking and "No Stopping" signs to be installed)
Will you provide line marking for truck turning and collection?	Yes	Section 4.2: Collection Access (line marking to be installed)
Can trucks turn around onsite without relying on a turntable?	Yes	Section 4.2: Collection Access (three-point turn provision)
Does the loading bay hold the truck plus a 3 metre rear and/or front clearance?	Yes	Section 3.1: Waste Storage Area Locations (ample space for truck manoeuvring; refer to figure)

Do the waste rooms open straight onto the loading bay?	Yes	Section 3.1: Waste Storage Area Locations (explicitly stated)
Do bulky waste storage areas open straight onto the loading bay?	Yes	Section 3.1: Waste Storage Area Locations (explicitly stated)
Have you designed for heavy rigid vehicle access onsite?	Yes	Section 4.2 and Appendix 2: MRV manoeuvring template
Does truck access comply with our requirements?	Yes	Section 4.2 and Appendix 2: MRV manoeuvring template
Can collection vehicles enter, move, service bins and exit safely?	Yes	Section 4.2 and Appendix 2: MRV manoeuvring template
Has onsite collection allowed for forward entry and exit?	Yes	Section 4.2 and Appendix 2: MRV manoeuvring template
Do you have private contractor requirements for servicing, access, manoeuvring and clearance heights for onsite collection?	Yes	Section 4.2 and Appendix 2: MRV manoeuvring template
Have you provided temporary turning heads in the form of a cul de sac where the road network results in a dead end?	N/A	Not required (road network does not result in dead end)
Do ramp grades and changes of rate of grade comply with AS2890.2?	N/A	Not required (all on grade)
Have you provided vertical cross section plans for truck access?	Not specified	This will be addressed during the detailed design phase.
Have you provided swept paths for the truck's entire travel path?	Yes	Appendix 2: MRV manoeuvring template
Have you provided swept paths where half roads are proposed?	N/A	Not required (no half roads proposed)
Have you provided AutoCAD files in DWG format for truck access?	Yes	Provided with application package
Is the truck travel path sealed and suitable for 24 tonne trucks?	Yes	Section 5.2: Collection Access (industrial-type strength pavement)
Have you provided a loading dock management plan to outline how waste services will use this space when there are competing uses?	N/A	Not required (loading dock is not a high-traffic area). Waste contractors to service site outside of operational hours.
Have you completed a waste management plan?	Yes	Entire document

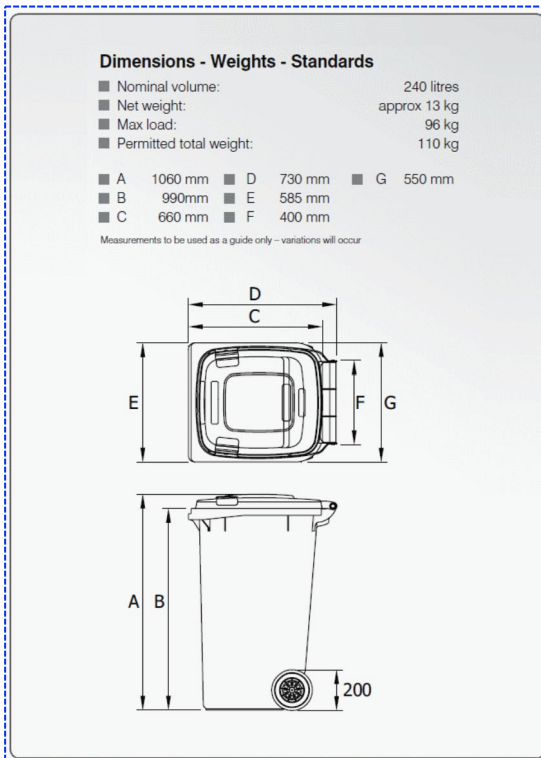
Appendix 1 – Bin Dimensions

The following bin dimensions are industry standard bin sizes; however, sizing may vary by manufacturer.

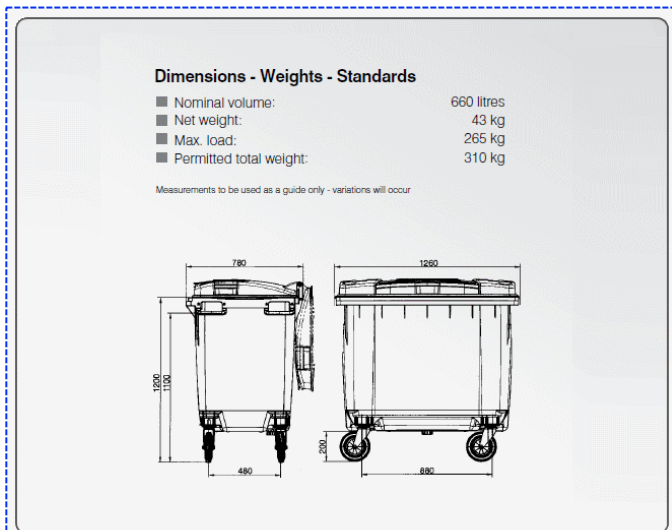
120-litre MGB



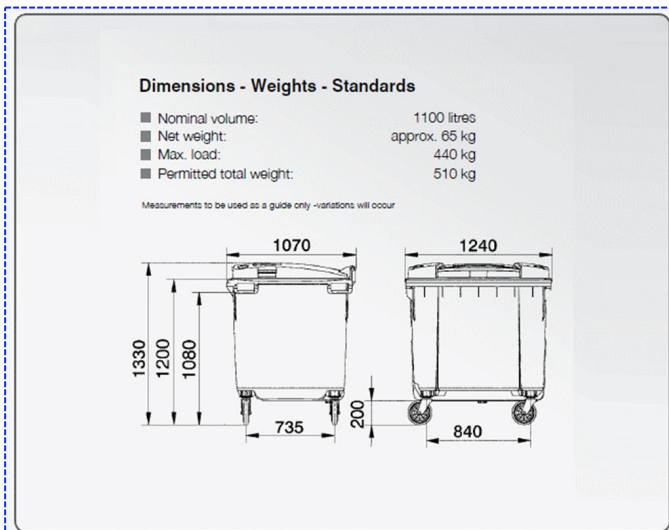
240 -litre MGB



660-litre MGB



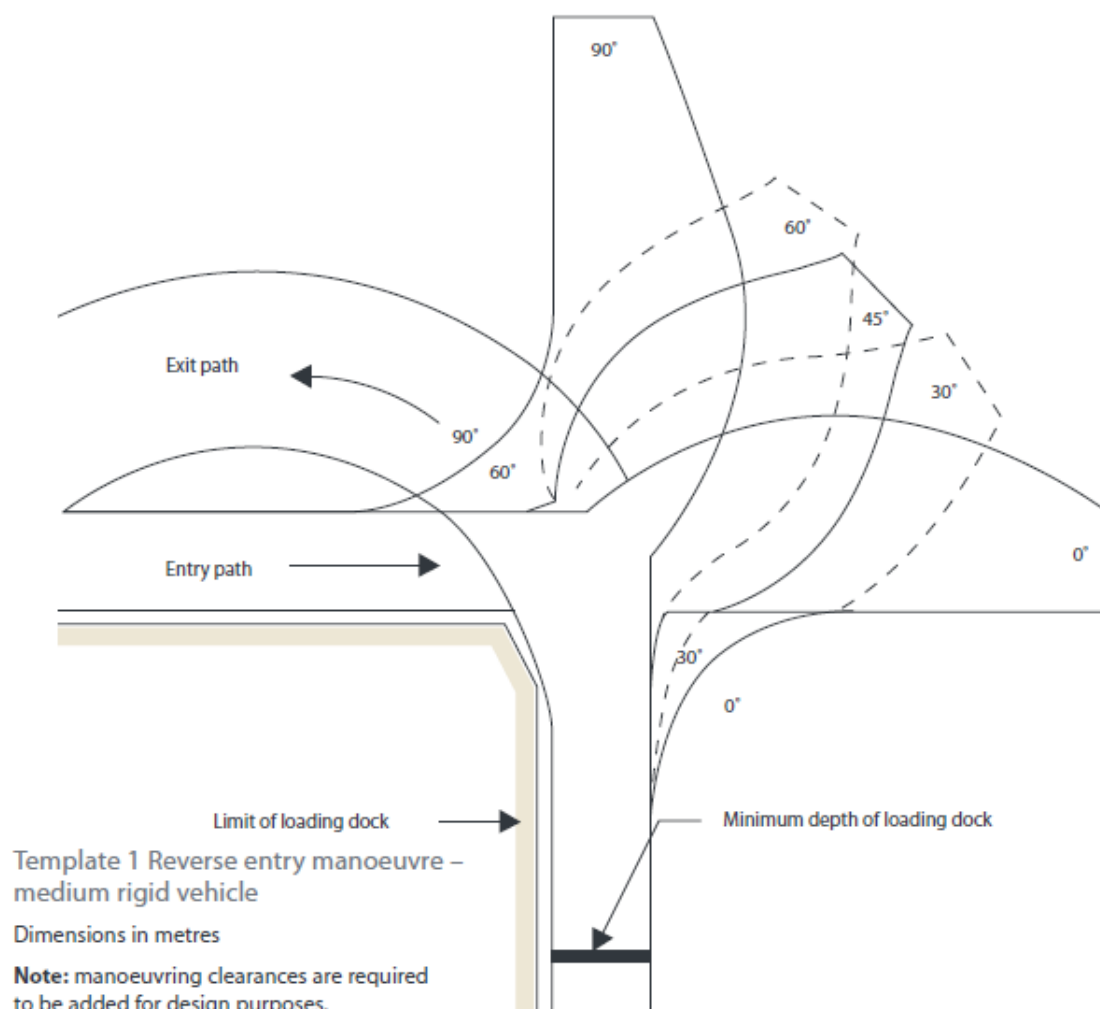
1100 -litre MGB



Appendix 2 – Medium Rigid Vehicle manoeuvring

The following MRV specifications and turning circle template is from [EPA NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities \(2012\)](#).

Vehicle class	Overall length (m)	Design width (m)	Design turning radius (m)	Swept circle (m)	Clearance (travel) height (m)
Medium rigid vehicle	8.80	2.5	10.0	21.6	4.5



Appendix 3 – Supplier List

Bin Equipment

- Sulo MGB Australia [wheelie bin] - 1300 364 388
- Method Recycling [bin stations] – 0499 980 455
- Source Separation System [bin stations] - 1300 739 913

Waste Collection

- Bingo – 1300 424 646
- Cleanaway - 13 13 39
- JJ Richards - 1300 971 325
- Veolia Environmental Services - 132 955
- Wanless - 1300 926 537
- Sydney Waste Services (SWS) - 1300 550 408
- Wasteflex [broker] - 1300 927 833

Speciality Waste Collection

- Shred X [Secure paper & document destruction] – 1300 156 954
- Iron Mountain [Secure paper & document destruction] – 1300 156 954
- Terracycle [Specialty recovery items] – 1800 983 324
- Sims Recycling Solutions [Metal] - 1800 468 646



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