

Demolition, Construction & Operational Waste Management Plan

State Significant Development Application - SSD-84962709
Loftus, Gipps and Burton Streets, Concord NSW 2137



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Document Control

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If this document has not been signed for review and approval then it is deemed a preliminary draft.

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1.0 Introduction

1.1 Background

CPS has been engaged by LFD Concord Pty Ltd to prepare a Waste Management Plan to accompany a State Significant Development Application (SSDA) for a mixed-use housing development at Loftus, Gipps and Burton Street, Concord.

This Waste Management Plan (WMP) is intended to act as a guideline for the proposed development and may be subject to ongoing updates, post-development.

The WMP applies to the demolition, construction and operational phase of the proposed development; therefore, the requirements outlined must be implemented during the outlined phases of the site development and may be subject to review upon any amendments to the proposal for final constructed development.

1.2 Purpose of this Plan

The purpose of this Waste Management Plan (WMP) is to assess, and where possible reduce, the amount of waste produced during the demolition, construction and operational phases of the Project. This plan will assess how the waste will be dealt with in the most environmentally sustainable way. The WMP contains the following information:

- Relevant legislation and guidelines for waste management of the Project;
- Projected waste volumes generated during the operational phase of the project;
- The systems, procedures and initiatives proposed to address the management of waste materials generated during the demolition, construction and operational phases of the Project;
- Safeguards, mitigation & monitoring to manage waste impacts during construction;
- Roles and responsibilities of those involved in the design and implementation of waste management controls; and
- An effective monitoring, auditing and reporting framework to assess the effectiveness of the controls implemented.

It is noted that this WMP has been prepared as a supplementary report to the information submitted as part of the State Significant Development Application (SSDA) package. This WMP should be read in conjunction with the plans prepared as part of this SSDA.

This report has also been prepared in response to the requirements contained within SEARs dated 26 June 2025 issued for SSD-84962709. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 – SEARs assessment requirements relating to Waste Management

Issue and Assessment Requirements	Supporting Documentation
18. Waste Management - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan

1.2 The Site

The subject site is located at 3B-11 Loftus Street, 1-7 Burton Street, 10-12 Gipps Street, Concord and has an area of approximately 9,122m². This site is comprised of multiple allotments and is legally described as: Lot 1 DP67122, Lot 2 DP67122, Lot 1 DP14112, Lot 2 DP14112, Lot 3 DP14112, Lot 4 DP14112, Lot 5 DP14112, Lot 6 DP14112, Lot 7 DP14112, Lot 8 DP14112, Lot C DP335952, Lot B DP335952, Lot A DP335952, Lot 1 DP167854

The subject site, outlined in yellow at Figure 1 below is a corner block, bounded by Burton Street, Loftus Street and Gipps Street. It has a total area of 8,270m² with its predominant frontage to Burton Street to the east. To the south and south west of the site is the transition to the town core which contains the Metro Station.



Figure 1 – Aerial image indicating immediate site context of subject site (outlined yellow)

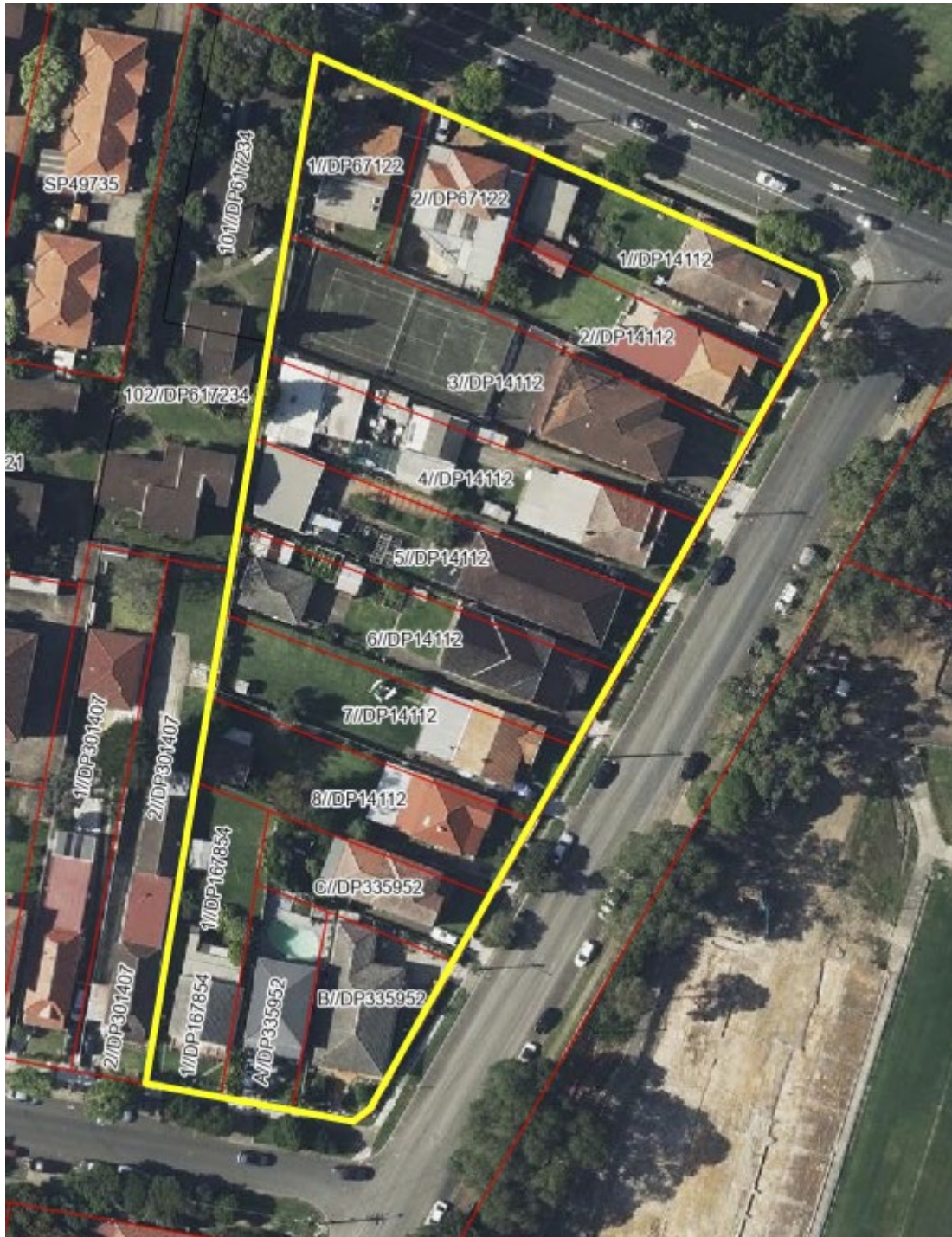


Figure 2 – Aerial image indicating subject site (outlined yellow) and existing lots forming the site extents

2.0 Legislative and Regulatory Compliance

2.1 Relevant Legislation

Key environmental legislation relating to waste management includes the following:

- Waste Avoidance and Resource Recovery Act 2001 (WARR Act)
- Contaminated Land Management Act 1997 (CLM Act)
- Protection of the Environment Operations Act 1997 (POEO Act)
- Protection of the Environment Operations (Waste) Regulation 2014
- NSW Waste Avoidance and Resource Recovery Strategy 2014-2021
- NSW Waste and Sustainable Materials Strategy 2041 (WaSM)
- Collection of Domestic Waste Code of Practice
- Better Practice Guide for Resource Recovery in Residential Development 2019

2.2 Guidelines and Standards

Key guidelines and standards relevant to management of waste are adopted as per the Part B4 of the Canada Bay Development Control Plan 2013 and are detailed in **Table 2** below.

Condition of Approval	Requirement
Canada Bay Council DCP 2013 Part B4 - Waste Management	Requires the waste streams to be monitored and volumes and end-receivers to be recorded to minimise waste and ensure environmentally conscious resource recovery strategies are utilised in development.
NSW EPA Better Practice Guide for Multi-Unit Developments	This Chapter aims to facilitate sustainable waste management within the Local Government Area consistent with the principles of ESD for multi-unit developments.
NSW EPA Better Practice Guidelines for Waste Management in Commercial & Industrial Facilities	This guide has been developed to assist council staff, architects, residential developers and building management incorporate better practice in the design, operation and ongoing management of waste services in commercial and industrial facilities
NSW EPA Waste Classification Guidelines	Guidelines on current waste management legislation specifying classification of waste and management of waste.
NSW Governments Waste Reduction and Purchasing Policy (WRAPP)	This policy is designed to promote ecologically sustainable development within all NSW State Government Agencies. The aim is to reduce the amount of waste to landfill by encouraging the more efficient use of scarce natural resources. It requires all State agencies to develop a Waste Reduction and Purchasing Plan to demonstrate procedures to minimise waste generation in four areas (paper products, office equipment and components, vegetation and construction and demolition material). The policy also requires priority to be given to purchasing items with recycled content and recycling of certain wastes.

3.0 Environmental Aspects and Impacts

3.1 Waste Minimisation Hierarchy

The Waste Avoidance and Resource Recovery Act 2001 (WARR Act) and the Protection of the Environmental Operations Act 1997 (PEEO Act) govern the issues of waste generation, reuse, recycling, transport and disposal and establish a waste minimisation hierarchy (**Figure 3**) that prioritises waste solutions, according to how successfully they conserve natural resources. The first priority is given to reducing the overall amount of waste, followed by the reuse and then recycling of any wastes that are unavoidably created, with disposal as a last resort. The aim is to extract the maximum practical benefits from the products and to manage waste in the best possible way.

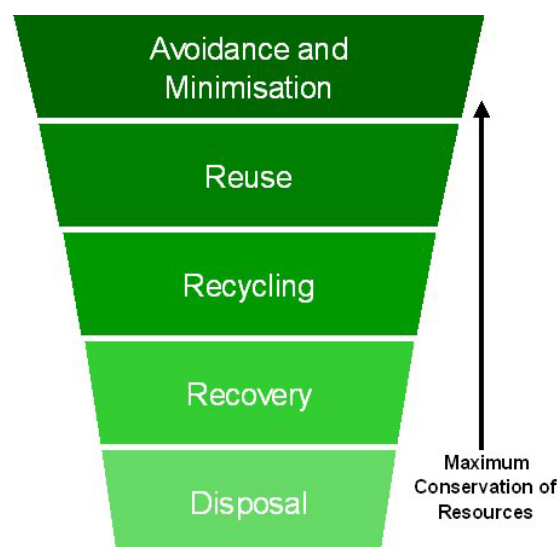


Figure 3: Waste Minimisation Hierarchy

- **Avoid:** Waste avoidance by reducing the quantity of waste being generated. This is the simplest and most cost-effective way to minimise waste. It is the most preferred option in the Waste Management Hierarchy and is therefore ranked first.
- **Reuse:** Reuse occurs when a product is used again for the same or similar use with no reprocessing. Reusing a product more than once in its original form reduces the waste generated and the energy consumed, which would have been required to recycle.
- **Recycle and Reprocess:** Recycling involves the processing waste into a similar non-waste product consuming less energy than production from raw materials. Recycling spares the environment from further degradation, saves landfill space and saves resources.
- **Recovery:** Resource Recovery involves turning discarded materials into some kind of useful resource by chemically transforming those materials, typically into either energy or compost.
- **Dispose:** Removing waste from work sites, compounds and offices and dumping in a licensed landfill site, or other appropriately licensed facility.

3.2 Environmental Aspects – Major Waste Streams

The environmental aspects are those operations that may result in an environmental impact. Numerous waste streams would be produced during the demolition & construction phase of the project; these are summarised in **Table 2 & 3** and include potential reuse options for each.

3.3 Classification of Waste Streams

Classifying wastes into groups that pose similar risks to the environment and human health facilitates their management and appropriate disposal.

Six waste classes are used:

- Special waste
- Liquid waste
- Hazardous waste
- Restricted solid waste
- General solid waste (putrescible)
- General solid waste (non-putrescible).

Where waste cannot be avoided, reused or recycled it will be classified and appropriately disposed of. The classification of waste is based on the Waste Classification Guidelines (OE2008). The guideline outlines how to assess waste, waste classification and sets out management options for the disposal of classified waste.

1. Establish if the waste should be classified as special waste.
2. If not special waste, establish whether the waste should be classified as liquid waste.
3. If not special waste or liquid waste, establish whether the waste is of a type that has already been classified. To simplify the classification process, the Environment Protection Authority (EPA) has ‘pre-classified’ a number of commonly generated wastes.
4. If the waste is not special waste, liquid waste or pre-classified, establish if it has certain hazardous characteristics and can therefore be classified as hazardous waste.
5. If the waste does not possess hazardous characteristics, it needs to be chemically assessed to determine what class of waste it is. If the waste is not chemically assessed, you must manage the waste as if it were hazardous waste.
6. If the waste is chemically assessed as general solid waste, a further test is available to determine whether the waste is putrescible or non-putrescible. This test determines whether the waste is capable of significant biological transformation. If you do not wish to undertake this test, you must manage the waste as if it were general solid waste (putrescibles).

3.4 Demolition

Demolition waste quantities have been calculated across the fourteen (14) dwelling houses including associated secondary dwellings, detached garages, outbuildings and structures. **Figure 4** provides an indication of the general character of existing dwelling houses to be demolished which mostly include single storey brick and tile construction.

In classifying quantities associated with each waste stream identified in **Table 3**, consideration has been given to the dwelling's age, construction materiality and size. A breakdown of this information which has informed the quantifies is provided below and **Table 4**.



Figure 4 – Character of dwelling houses to be demolished (Gipps Street)

Table 3 – Summary of dwellings to be demolished and associated construction detail

ADDRESS	CONSTRUCTION	STOREYS	APPROX SIZE (M ²)
Address	Construction	Storeys	Approx. size (m ²)
1 Burton Street	Brick & Tile on slab	Single	200m ²
3 Burton Street	Clad & Metal Roof	Double	220m ²
5 Burton Street	Clad & Tile	Single	120m ²
7 Burton Street	Brick & Tile	Single	230m ²
3B Loftus Street	Brick & Tile	Double	125m ²
4 Loftus Street	Brick & Tile	Single	110m ²
5 Loftus Street	Brick & Tile	Single	110m ²
6 Loftus Street	Brick & Tile	Single	260m ²
7 Loftus Street	Brick & Tile/Metal	Single	305m ²
8 Loftus Street	Brick & Tile/Metal	Single	270m ²
9 Loftus Street	Brick & Tile	Double	320m ²
10 Loftus Street	Brick & Tile/Metal	Single	160m ²
11 Loftus Street	Brick & Tile	Single	170m ²
10 Gipps Street	Brick & Tile	Double	250m ²
12 Gipps Street	Brick & Tile	Single	150m ²

Table 4 – Demolition Disposal, Re-Use & Recycling

KEY WASTE STREAM		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²) or Weight (t)	ON-SITE Specify how materials will be reused or recycled on site.	OFF-SITE Specify the contractor and recycling outlet.	Specify the contractor and landfill site.
Glass	15 tonnes (approx.)	Windows to be removed as individual units and stored for collection to be recycled where possible	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Bricks	450 tonnes (approx.)	Any broken bricks or blocks and other waste will be stockpiled for collection by a waste disposal contractor.	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Tiles	165 tonnes (approx.)	Floor and bathroom tiling to be removed sensitively and stockpiled for recycling where possible	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Masonry & Concrete	480 tonnes (approx.)	Waste will be stockpiled for collection by a recycler.	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Timber – Pine	90 tonnes (approx.)	All existing timber framing will be collected for sorting & resale/recycling	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Plasterboard	40 tonnes (approx.)	All plasterboard will be stockpiled on site to be collected by waste contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Metals, Copper, Steel, Aluminium	25 tonnes (approx.)	All metal roofing, pipework and framing to be sorted and stockpiled for collection by waste contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Other Waste	6 tonnes (approx.)	All miscellaneous wastes will be stockpiled on site in waste skip to be collected by waste disposal contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre

Note on Asbestos Containing Material (ACM) and Hazardous Waste

The quantitative estimates for waste materials (concrete, brick, timber, metals, etc.) provided in this report do not include specific, confirmed volumes or costs related to the removal and disposal of Asbestos Containing Material (ACM) which is outside the scope of this WMP.

It is acknowledged there is a high probability of its presence in these older residential properties, but this figure is not based on a physical survey.

Prior to any demolition works commencing, the following steps are mandatory:

1. A detailed Hazardous Materials Survey must be conducted by a licensed and qualified assessor for every structure planned for demolition (14 homes).
2. The Survey report will confirm the exact type, condition, quantity, and location of any ACM and other hazardous substances (e.g., lead paint, chemical residues).
3. All ACM identified must be separated, packaged, tracked, and disposed of by a licensed asbestos removal contractor in accordance with the *Protection of the Environment Operations Act 1997* and the NSW EPA guidelines for the disposal of asbestos waste, independent of general solid waste streams.

This subsequent survey and reporting will finalise the true volume of hazardous waste and its associated disposal costs.

Table 5 – Construction Disposal, Re-Use & Recycling

KEY WASTE STREAM		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume(m ³) or Area (m ²) or Weight (t)	ON-SITE Specify how materials will be reused or recycled on site.	OFF-SITE Specify the contractor and recycling outlet.	Specify the contractor and landfill site.
Glass	Nil	All glass to be used to be cut off site and made to measure	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Bricks	5 tonnes (approx.)	Any broken bricks or blocks and other waste will be stockpiled for collection by a waste disposal contractor.	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Tiles	1.5 tonnes (approx.)	Floor and bathroom tiling to accurately ordered, any broken tiles or offcuts to be stockpiled for collection by waste disposal contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Masonry & Concrete	5 tonnes (approx.)	Waste will be stockpiled for collection by a recycler.	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Timber – Pine	3 tonnes (approx.)	Timber offcuts to be collected for sorting / recycling	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Plasterboard	5 tonnes (approx.)	All unused plasterboard will be stockpiled on site to be collected by waste contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Metals, Copper, Steel, Aluminium	2 tonnes (approx.)	All unused metal off cuts will be stockpiled on site to be collected by a waste disposal contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre
Other Waste	7 tonnes (approx.)	All unused miscellaneous wastes stockpiled on site in waste skip to be collected by waste disposal contractor	SUEZ Recycling Centre, Auburn	Cleanaway Auburn Resource Recovery Centre

4.0 Generated Operational Waste Volumes

The City of Bay Development Control Plan 2013 – Section B4 Waste Management has been referenced to calculate the total waste generation number of bins required for the development. Calculations are based on generic general waste, recycling, and garden organics rates. Actual volumes of waste generation during operation may differ based on individual waste management practices. The following table shows the estimated volume of general waste, recycling and garden organics in litres (L) generated by the development.

Table 6: General Waste Volumes

Building	Total No. Units	Bedroom Breakdown	General Waste Generation Rate (Litres per week)	Generated Waste (Litres per week)	Bin Quantity & Collection Frequency
A	318	1-bed: 174	80	13,920	26 x 1,100L bins collected weekly
		2-bed: 130	100	13,000	
		3-bed+: 14	120	1,680	
B	198	1-bed: 22	80	1,760	19 x 1,100L bins collected weekly
		2-bed: 100	100	10,000	
		3-bed+: 76	120	9,120	
C	44	1-bed: Nil	N/A	N/A	4 x 1,100L bins collected weekly
		2-bed: 22	100	2,200	
		3-bed+: 22	120	2,640	
Total				54,320	49 x 1,100L bins collected weekly

Table 7: Recycling Waste Volumes

Building	Total No. Units	Bedroom Breakdown	General Waste Generation Rate (Litres per week)	Generated Waste (Litres per week)	Bin Quantity & Collection Frequency
A	318	1-bed: 174	80	13,920	26 x 1,100L bins collected weekly
		2-bed: 130	100	13,000	
		3-bed+: 14	120	1,680	
B	198	1-bed: 22	80	1,760	19 x 1,100L bins collected weekly
		2-bed: 100	100	10,000	
		3-bed+: 76	120	9,120	
C	44	1-bed: Nil	N/A	N/A	4 x 1,100L bins collected weekly
		2-bed: 22	100	2,200	
		3-bed+: 22	120	2,640	
Total				54,320	49 x 1,100L bins collected weekly

Table 8: Organic Waste Volumes

Building	Total No. Units	Bedroom Breakdown	General Waste Generation Rate (Litres per week)	Generated Waste (Litres per week)	Bin Quantity & Collection Frequency
A	318	1-bed: 174	25	4,350	8 x 1,100L bins collected weekly
		2-bed: 130	25	3,250	
		3-bed+: 14	50	700	
B	198	1-bed: 22	25	550	7 x 1,100L bins collected weekly
		2-bed: 100	25	2,500	
		3-bed+: 76	50	3,800	
C	44	1-bed: Nil	N/A	N/A	1 x 1,100L bins collected weekly
		2-bed: 22	25	550	
		3-bed+: 22	50	1,100	
Total				16,800	16 x 1,100L bins collected weekly

5.0 Waste Equipment

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

Total Bins Collected:

General Waste: 49 x 1,100L bins collected **1 x weekly**.

Recycling: 49 x 1,100L bins collected **1 x weekly**.

Organics: 16 x 1,100L bins collected **1 x weekly**.

Service Bins: Empty bins will be placed beneath each chute to collect discharge whilst full bins are either rotated, or awaiting collection.

During operation of the development, it is the responsibility of the building manager and/or caretaker to monitor the number of bins required for the residential component of the development. General waste, recycling and organic volumes may vary according to residents' individual attitudes to waste disposal, building occupancy levels or the development's management.

Any requirements for adjusting the capacity of the waste facilities may be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider.

6.0 Operational Waste Systems

The following section outlines best practice waste management during operation of the development, including details of waste storage areas, waste disposal procedures, collection procedures, bulky waste, specialty textile waste and future FOGO allowances.

6.1 Waste Storage Areas

In accordance with Section B4 Waste Management of the City of Canada Bay Development Control Plan 2013, and as indicated on the development application plans held at Appendix C below, the waste arrangements on site have been designed to accommodate the required number of bins and facilitate the appropriate management of waste on site.

Building A: Space has been allocated for refuse storage within the lower ground floor of Building A capable of housing 60 x 1,100L bins, separated bulky waste storage with an area of 49m² and textile waste area of 8m².

Building B: Space has been allocated for refuse storage within the lower ground floor of Building A capable of housing 46 x 1,100L bins, separated bulky waste storage with an area of 31m² and textile waste area of 4m².

Building C: Space has been allocated for refuse storage within the lower ground floor of Building A capable of housing 10 x 1,100L bins and separated bulky waste storage area with an area of 11m².

The areas provided are sufficient to house the appropriate number of bins as outlined in Section 5.0 of this WMP with appropriate clear door widths for bin manoeuvrability and additional circulation space. Waste rooms (apart from bulky waste) will not be accessible by residents.

Waste storage areas and bins shall be cleaned and maintained on a regular basis by the caretaker to ensure no issues arise in relation to odours, vermin or unsightliness.

Construction of the waste storage areas is to meet all requirements set out in the relevant City of Canada Bay DCP 2013, Building Code of Australia and Australian Standards including:

- have a non-slip floor constructed of concrete or other approved material at least 75mm thick; and provided with a ramp to the doorway (where necessary);
- be graded and drained to a Sydney Water approved drainage fitting;
- have coving at all wall and floor intersections;
- finished with smooth faced, non-absorbent material in a light colour and capable of being easily cleaned;
- be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and
- have a self-closing door openable from within the room.
- The level of the floor and entry to the waste storage area is flat to match the level of the adjoining surface; and
- The waste area shall be appropriately signposted, e.g. for recycling bins.

6.2 Waste Disposal

All residents will have access to a dedicated waste storage area within their own unit capable of holding separate receptacles for general waste and recycling. This is typically located within kitchen areas beneath the workbench.

Dual chute systems are to be utilised comprising of a single general waste chute and single recycling chute will be installed in each building core. Access will be provided to all residents on each residential level. Residents will be responsible for moving their own general waste and recycling to their allocated disposal point and placing waste into the relevant signposted chute.

Residents will bag their general waste before placing in the general waste chute. Residents will be responsible for loosely placing their recycling into the recycling chute. Large cardboard items or containers should not be disposed of in the recycling chute and should be taken directly into the collection bins in coordination with the building manager.

The general waste and recycling will discharge from chutes into 1,100L bins located within the waste storage rooms located on the lower ground floor level.

The building manager/caretaker will monitor bin capacities under the dual chute systems and exchange full bins with empty bins on the track systems when required. Full and spare bins will be kept in the residential waste storage room.

6.3 Collection

The Council will be engaged to collect the residential general waste and recycling in accordance with Council's collection schedule. This report assumes that general waste and recycling will be collected once weekly.

Prior to collections, the building caretaker will be responsible for transporting the bins from each residential chute discharge room to the loading areas at the lower ground floor level. The building caretaker is also responsible for ensuring that the bins are adequately arranged for an efficient collection. It is recommended that additional 1,100L service bins be placed under the chute to collect discharge while the other bins are being serviced.

It is the responsibility of the caretaker to ensure that the loading area is clear of any vehicles or obstructions prior to waste collection. On the day of collection, a Council collection vehicle will enter the site from Burton Street for Building A and Loftus Street for Building B & C and park in the loading bays adjacent to the waste rooms. The building caretaker will be responsible for ensuring that the collection staff have access to the collection point. The collection staff will exit the vehicle and collect the bins from the residential waste room and return the empty bins once serviced (onsite collection).

Upon completion of servicing, the collection vehicle will exit the site onto Burton and Loftus Streets. The building caretaker is responsible for returning and re-organising the bins to their operational location to resume use.

City of Canada Bay and its waste contractors currently use rear-loading, compacting collection vehicles of various capacities for on-site collection. To ensure access for both current vehicles, and future-proof allowance for any changes in waste fleet requirements, on-site access has been designed for a Heavy Rigid Vehicle as identified in Australian Standard 2890.2:2018. This includes appropriate turning and movement space within the site boundaries (shown in the swept path diagrams.) to ensure entry and exit in a forward direction.

6.4 Residential Bulky Waste

Dedicated areas have been allocated for the storage of discarded residential bulky waste items (e.g. whitegoods, furniture, etc.). These rooms are located within close proximity of the residential bin holding room, and have a minimum doorway width of 1.5m to facilitate the movement of large items in and out of the room.

In accordance with C15 of B4.3 of the Canada Bay DCP 2013, bulky waste areas are to be provided at the following rate:

Bulky Household Goods Area (m²) =

[Number of units x 8] ÷ 52

Building A: 318 units = 49m² required. 49m² Bulky Waste Room provided at lower ground floor

Building B: 198 units = 30m² required. 31m² Bulky Waste Room provided at lower ground floor

Building C: 44 units = 7m² required. 11m² Bulky Waste Room provided at lower ground floor

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.

Donations to charitable organisations should be encouraged. Clean, sound furniture and household goods etc. are highly sought after to provide for the disadvantaged. Donations can be arranged with the assistance of the building manager/waste caretaker.

Residents will need to liaise with building management regarding the transportation of bulky items and the availability of the residential bulky waste room. It is the caretaker's responsibility to arrange collection dates with Council and coordinate these times with the residents.

On the day of bulky waste collection, a Council collection vehicle will enter the site from Burton Street for Building A and Loftus Street for Building B & C and park in the loading bays adjacent to the bulky waste areas. Collection staff will collect the bulky waste items from the residential bulky waste room. Once bulky items have been loaded onto the vehicle, the collection vehicle will exit the site onto Burton and Loftus Streets in a forward direction.

6.5 Speciality Recycling – Textiles & Electrical

In accordance with C15 of B4.3 of the Canada Bay DCP 2013, an additional dedicated area will be allocated adjacent to the general waste storage room for the storage and recycling of textiles and other specialty waste streams. The space will be sufficient to house a clothes bin or the like as well as specialty waste such as electrical waste (e.g. printer cartridges, toner bottles, fluorescent tubing, batteries, laptops etc.) which 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 due to safety and environmental factors.

A designated 240L bin for the storage of electrical waste will be stored in this area, along with a separate clothing bin for the storage of textile/clothing waste. Disposal or recycling of speciality waste streams will be organised with the assistance of the building caretaker. The caretaker, along with building management, will be responsible for arranging for servicing of these waste streams with Council or an appropriate contractor.

6.6 FOGO

While a food organics and garden organics (FOGO) service is not yet available across the Canada Bay area, this service will be implemented in the future. On this basis, consideration has been given to a 3-bin system consisting of waste, recycling and Food Organics Garden Organics (FOGO). Upon transition, the current design scheme will be capable of successfully adopting and implementing the FOGO system in the current waste arrangements given the current allocation of bins to organics as well as the provision of additional 120L bin cupboards provided directly adjacent to waste chutes on each level.

7.0 Other Waste Measures

A comprehensive set of operational measures and protocols will be implemented to ensure the seamless, efficient, and sanitary management of waste streams throughout the ongoing operational phase of the development. These measures are designed to maintain high standards of environmental hygiene, resource recovery, and amenity, while ensuring full compliance with local Development Control Plan (DCP) requirements and NSW EPA guidelines.

7.1 Signage

Signage and education are essential components to support best practice waste management including resource recovery, source separation, and diversion of waste from landfill. Signage will include:

- Clear and correctly labelled bins;
- Instructions for separating and disposing of waste items;
- Location and directions to waste storage areas with directional signs, arrows/lines;
- Identification of all hazards or potential dangers associated with the waste facilities;
- Emergency contact information should issues be encountered with waste systems.

Appropriate signage will be prominently displayed on doors, walls and above all bins, clearly stating what type of waste or recyclables is to be placed in each bin. All signage shall conform to the relevant Australian Standards.



Figure 5 – Signage examples

7.2 Standardised Segregation Protocols

Clearly defined and colour-coded bins and signage will be implemented across all units and communal areas to maximise source separation and minimise contamination in the General Solid Waste (putrescible and non-putrescible) and recyclable streams.

7.3 Monitoring and Education

A designated management representative will conduct regular monitoring of the waste storage areas to identify and rectify contamination issues immediately. Furthermore, an ongoing resident education program (including induction manuals and periodic reminders) will be maintained to promote correct usage of the waste management system and encourage diversion targets, specifically for Food Organics and Garden Organics (FOGO) when transition occurs in the future.

7.4 Regulatory Alignment

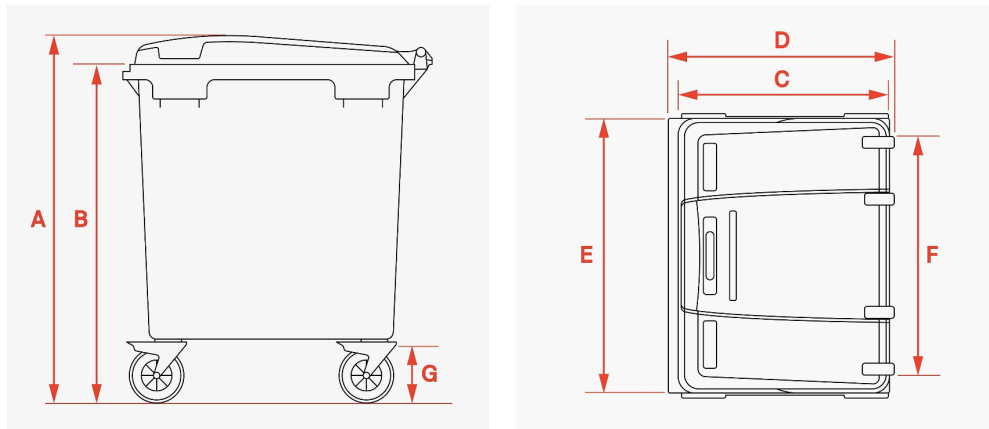
All operational waste procedures will be reviewed annually and adjusted to remain consistent with the objectives and targets set out in the current NSW Waste and Sustainable Materials Strategy 2041 and the Protection of the Environment Operations (Waste) Regulation 2014.

8.0 Waste Equipment

The following waste equipment shall be utilised to service the development in accordance with Section B4 of Cit of Canada Bay DCP 2013.

8.1 Bins

1,100L Mobile Garbage Bins (MGB) as shown in **Figure 6** below shall be used for all general waste and recycling waste. MGB's shall be certified to the Australian Standard AS4123-2024 for mobile waste and recycling containers and will be UV stabilised. Lockable front wheels and Directional locks shall be implemented for safety and use with towing equipment. Refer to **Appendix X** for further details.



DIMENSIONS (MM)

A	Total Height ~	1330
B	Bin Height ~	1210
D	Total Depth ~	1070
E	Width ~	1240
G	Wheel Diameter ~	200

VOLUME

Nominal Volume (L)	1100
Empty Weight (kg) approx	65
Max. Filling Weight (kg)	440
Max. Total Weight (kg)	510

Figure 6 – Character of dwelling houses to be demolished (Gipps Street)

8.2 Chute System

The development will incorporate a vertical dual-chute system to facilitate the efficient, centralised collection of both General Waste and Recyclable materials. This system is designed to promote high rates of source separation and reduce the need for residents to manually transport heavy waste items to ground-level storage rooms.

System Configuration:

- **Dual Chutes:** Two independent vertical chutes will be installed, serving different waste streams on each floor:
 1. **General Waste:** Dedicated chute for residual (landfill) waste (typically non-recyclable, non-putrescible, and putrescible items).
 2. **Recycling:** Dedicated chute for commingled dry recyclables (paper, cardboard, plastic containers, glass, and metal).

- **Intake and Access:** Residential access points will be located on each floor, equipped with a security mechanism (e.g., electronic fob access) and clear signage to ensure correct material deposition.
- **Storage:** At the ground level, the chutes will discharge into dedicated 1,100L MGB's on a Linear Track System (refer to **Section 8.3** below) prior to collection. The system is engineered to minimize cross-contamination between the two streams.

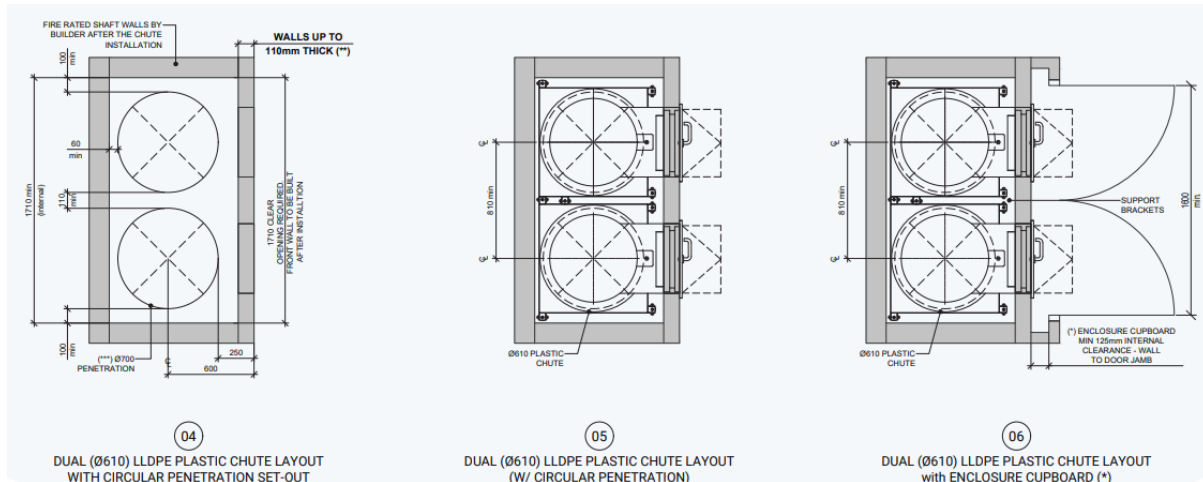


Figure 7 – Example of vertical dual chute system

8.3 Linear Track System

A 3-Bin Linear Track System shall be utilised within all waste rooms across Building A, B & C. This system will automate waste handling procedures and eliminate manual handling ensuring seamless and efficient waste management. An extract of the linear track system is shown below at **Figure 8** and with full manufacturers specifications provided at **Appendix F**.

General Waste – 3-bin 1,100L MGB Linear Track System – See **Appendix E** for further details
 Recycling - 3-bin 1,100L MGB Linear Track System – See **Appendix E** for further details

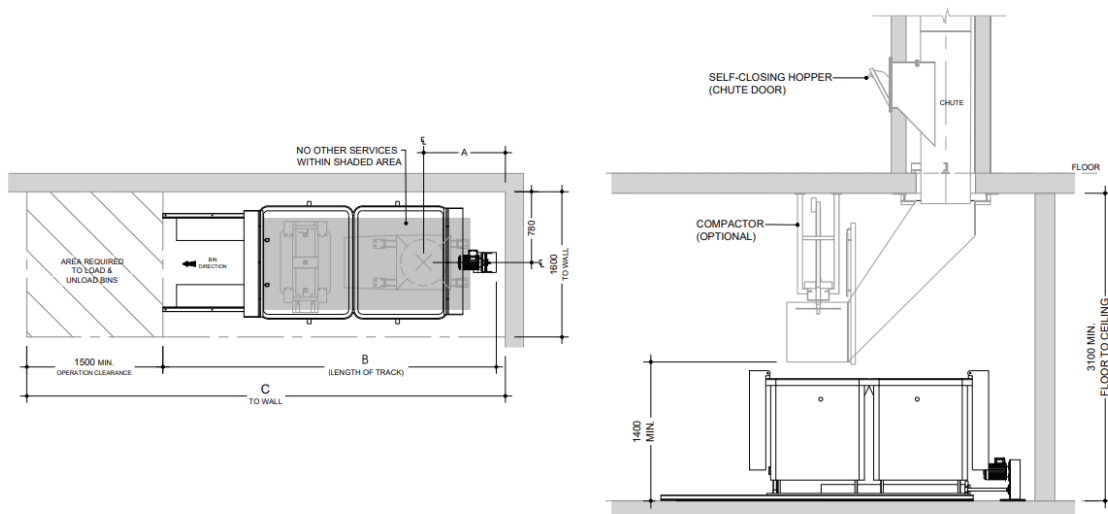


Figure 8 – Example of Linear Track System to automate waste handling procedures

9.0 Environmental Control Measures and Procedures

The following environmental control measures and safeguards will be implemented in order to minimise waste generated during with demolition, construction and operation of the Project.

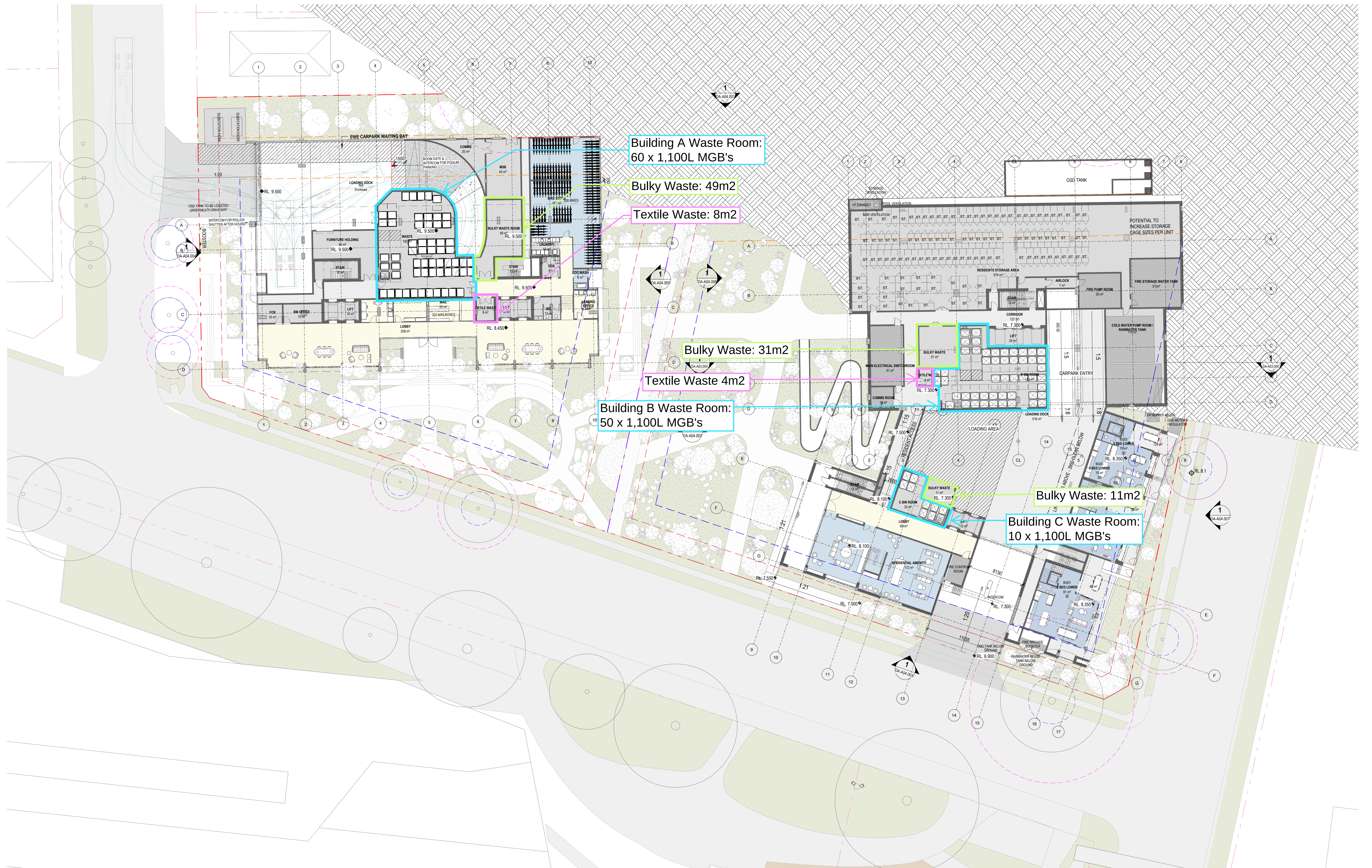
Table 5 includes a reference number and the relevant phase and timing for each control measure and safeguard. The table provides a source and/or reference for each control measure and safeguard and the respective responsibility for implementation.

No.	Control Measures & Safeguards	Phase				Timing	Responsibility
		Design/Planning	Demolition	Construction	Operation		
WM1	Specific locations for waste management (eg. sorting area locations, recycling bin locations, material stockpile locations) will be established on site		x	x		Ongoing	EO / Contractor
WM2	Waste management areas will be adequately managed to prevent sediment runoff and dust generation		x	x		Ongoing	Contractor
WM3	Construction method statements (CMS) will include practices to minimise waste generation and to maximise recycling and reuse of materials including spoil, concrete, oils, greases, lubricants, timber, glass, cleared vegetation and metal and will be reviewed by the EO prior to the commencement of works (Hold Point)	x	x	x		Prior to the start of construction and ongoing	Contractor
WM4	Packaging minimisation and reuse initiatives will be implemented as part of the procurement	x	x	x	x	Ongoing	Contractor
WM5	Segregated waste disposal containers for the collection & recycling/disposal of all waste streams generated during the demolition, construction works will be provided onsite. Waste disposal containers to have clear signage & instructions for use to avoid cross-contamination. No rubbish to be disposed on site		x	x	x	Ongoing	Contractor

No.	Control Measures & Safeguards	Phase				Timing	Responsibility
		Design/Planning	Demolition	Construction	Operation		
WM6	Waste will be disposed to an appropriate licensed facility. A Waste Management Register of all waste collected for disposal and / recycling, including amounts, data and time and details and location of disposal will be maintained at all times		x	x		At all times	Contractor
WM7	Prior to disposal of non-recyclable liquid and non-liquid waste, it will be classified based on the Waste Classification Guidelines (OEH 2008). Note, classification may take 1-2weeks depending on analysis required.		x	x		At all times	Contractor
WM8	All waste being transported off site must be covered. The transportation must be appropriately licensed to carry that material.		x	x		At all times	Contractor
WM9	Recycled materials will be considered for use in concrete, roadbase, asphalt and other construction materials		x	x		Ongoing	Contractor
WM10	Ensure that waste is not mixed with spoil. Spoil unsuitable for onsite will be used in landscaping where practical.		x	x		Ongoing	Contractor
WM11	Toilets will be serviced regularly.		x	x		Ongoing	Contractor
WM12	The site will be cleaned of any litter		x	x	x	Ongoing	EO / Contractor
WM13	Topsoil will be stockpiled and reused for landscaping		x	x		Ongoing	Contractor
WM14	Stored stockpiles will be protected from water and wind erosion by using appropriate erosion controls such as spreading with weed-free hydro seed or by covering with a geotextile fabric. This treatment will be used on any pile that will be in place for a period longer than 4 weeks.		x	x		Ongoing	Contractor
WM15	Storage of all hazardous substances and dangerous goods will be in accordance with MSDS requirements in a bunded area. Solid and hazardous wastes will be contained and separated from inert waste.		x	x		Ongoing	Contractor

No.	Control Measures & Safeguards	Phase				Timing	Responsibility
		Design/Planning	Demolition	Construction	Operation		
WM16	Any hazardous waste (e.g. asbestos) will be managed and handled by an appropriately licensed contractor and transported for disposal to a OEHL(EPA) approved site		x	x		Ongoing	Contractor
WM17	Any material contaminated by spills i.e. fuel, oil, lubricants etc, including empty fuel, oil and chemical containers, will be stored in a sealed secure container within a bunded area and will be transported to a waste disposal site approved by the OEHL to accept such material.		x	x		Ongoing	Contractor
WM18	Incompatible wastes will not be mixed.		x	x		Ongoing	Contractor
WM19	Storage areas would be located away from waterways and the stormwater system.		x	x		Ongoing	Contractor
WM20	Biodegradable products will be used wherever practicable.		x	x	x	Ongoing	EO / Contractor
WM21	Fit secure lids to bins for food waste to prevent scavenging from birds and animals		x	x		Ongoing	Contractor
WM22	Conduct regular litter patrols to ensure litter is effectively controlled on site.		x	x	x	Ongoing	Contractor

Appendix A – Development Plans



Revisions	9	12.11.25	Consultant Issue
	10	28.11.25	Landscape Issue
	11	01.12.25	Traffic Issue
	12	02.12.25	Civil Issue
	13	03.12.25	Frozen Plan Issue

JC
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JC

Project / **Loftus & Gipps St**
Loftus & Gipps Street, Concord

Drawing / **GA Ground Lower**

Project No / **223181** Author / **CM**

Scale: @ A1 / **1 : 250**

Drawing No. / **DA-A01.005**

13

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

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Appendix B – Typical Dual Chute System



CHUTE SYSTEMS
DUAL & MULTI-CHUTE



We Design, Manufacture & Install

EST. 1976

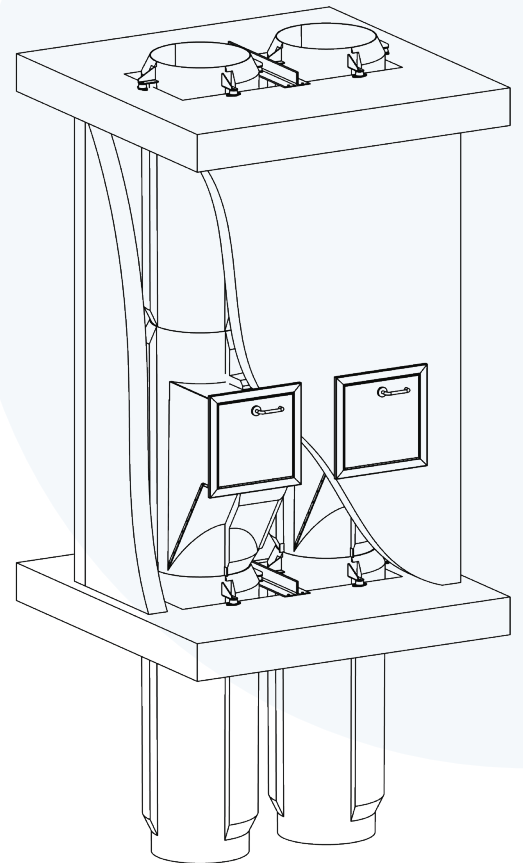
CHUTE SYSTEMS

Dual Chute System

Dual and multi-chute systems revolutionise waste management by providing separate chutes for general waste, recyclables, and organic materials.

This innovative solution ensures easy segregation at the source, reduces contamination, and streamlines disposal all while saving valuable space in your building.

Centralised collection points eliminate the need for multiple bins on each floor, cutting costs and boosting productivity for cleaning staff. Perfect for residential and commercial spaces, our systems promote sustainability and simplify waste handling for occupants.



Easy Sorting

Separate chutes keep recycling clean and simple.



More Space

Save space by consolidating disposal points into a single shaft.



Save Money

Reduce labour and waste processing costs through efficient separation.

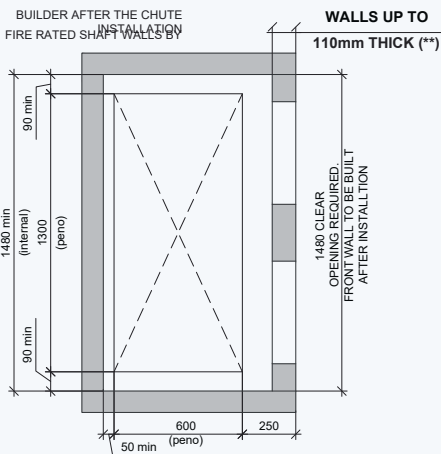
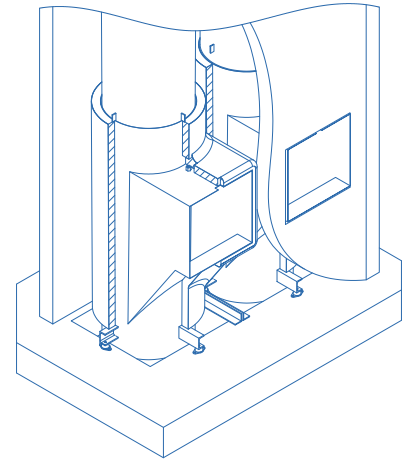


Sustainable Solutions

Separation at source reduces contamination and improves recycling.

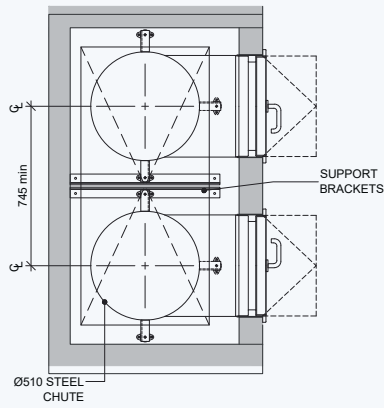
CHUTE SHAFT & PENETRATION SET-OUT

Dual Ø510 Galv. Steel



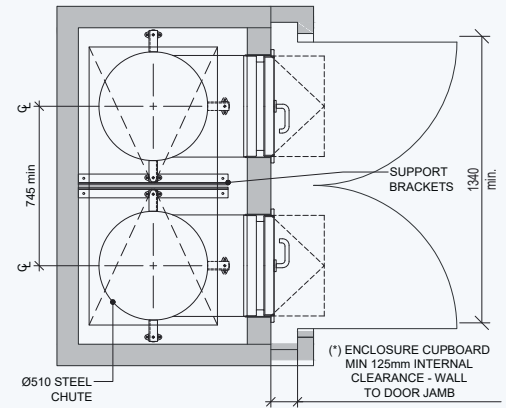
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DUAL (Ø510) GALV. STEEL CHUTE LAYOUT
PENETRATION SET-OUT



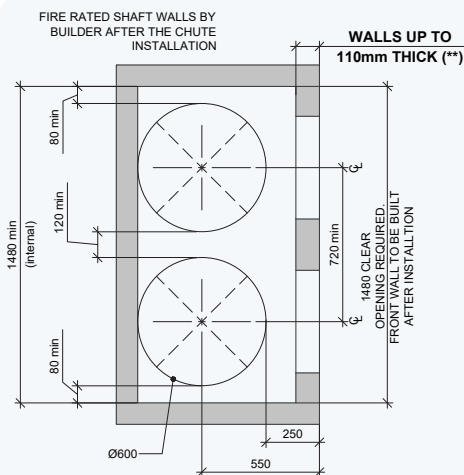
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DUAL (Ø510) GALV. STEEL CHUTE LAYOUT



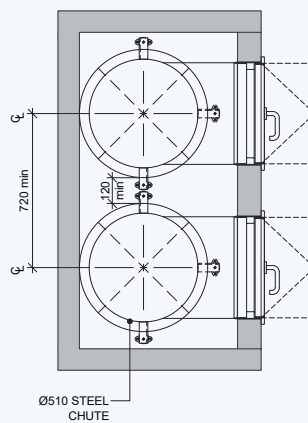
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DUAL (Ø510) GALV. STEEL CHUTE LAYOUT with
ENCLOSURE CUPBOARD (*)



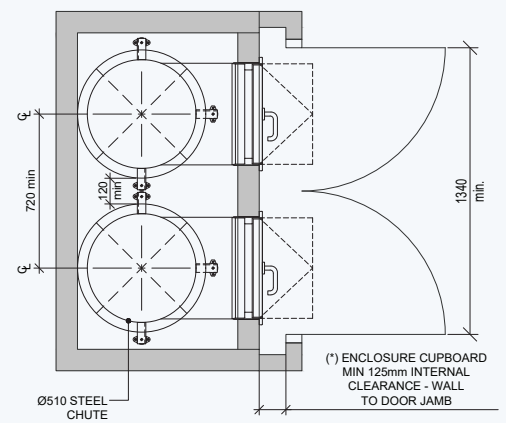
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DUAL (Ø510) GALV. STEEL CHUTE WITH CIRCULAR
PENETRATION SET-OUT



05

DUAL (Ø510) GALV. STEEL CHUTE LAYOUT
(with CIRCULAR PENETRATION)



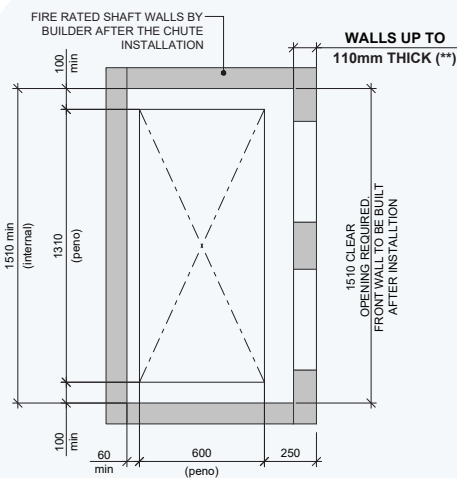
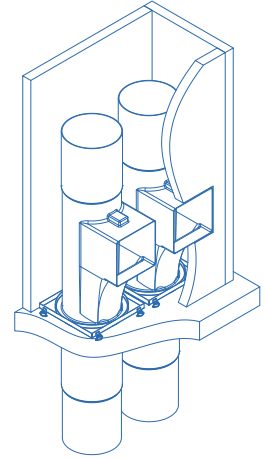
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DUAL (Ø510) GALV. STEEL CHUTE LAYOUT
with ENCLOSURE CUPBOARD (*)

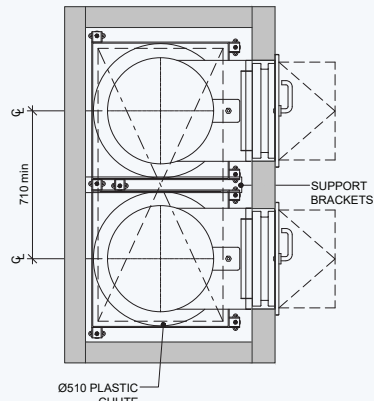
(*) Enclosures are recommended when the chute opens to a corridor or sits outside a waste room. They're not required if chute access is within a waste room.
(**) For walls thicker than 110mm, contact Elephant's Foot to request the Aperture Details document.

CHUTE SHAFT & PENETRATION SET-OUT

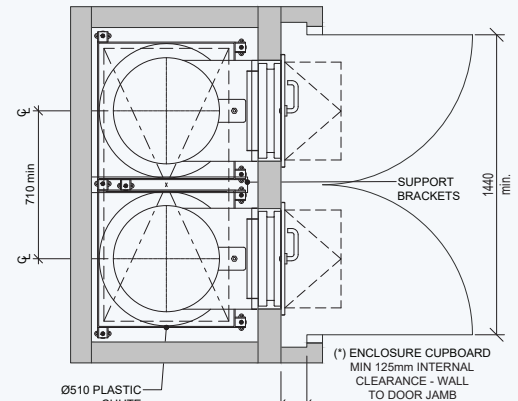
Dual Ø510 LLDPE Plastic



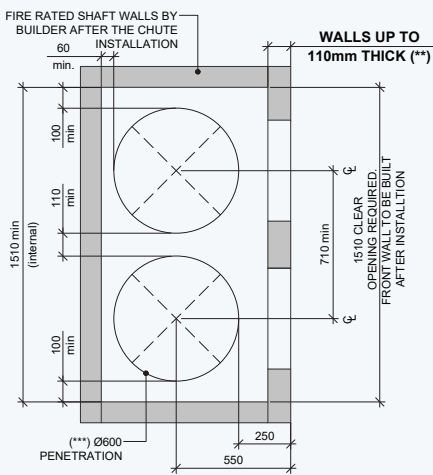
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DUAL (Ø510) LLDPE PLASTIC CHUTE
PENETRATION SET-OUT



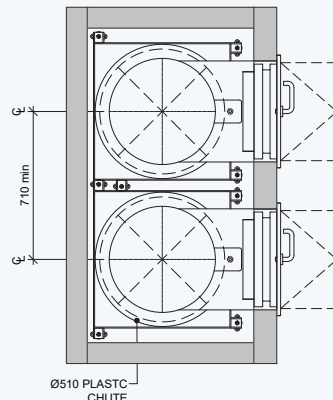
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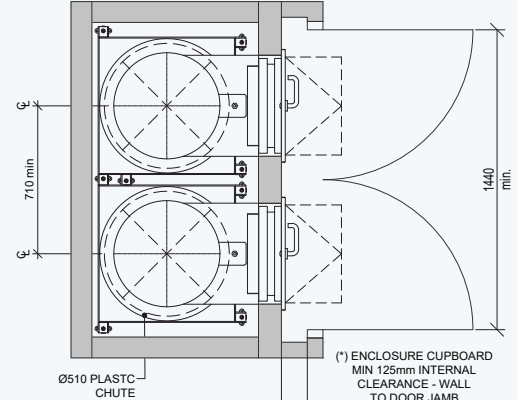
03
DUAL (Ø510) LLDPE PLASTIC CHUTE LAYOUT WITH
ENCLOSURE CUPBOARD (*)



04
DUAL (Ø510) LLDPE PLASTIC CHUTE WITH CIRCULAR
PENETRATION SET-OUT



05
DUAL (Ø510) LLDPE PLASTIC CHUTE LAYOUT (WITH
CIRCULAR PENETRATION)

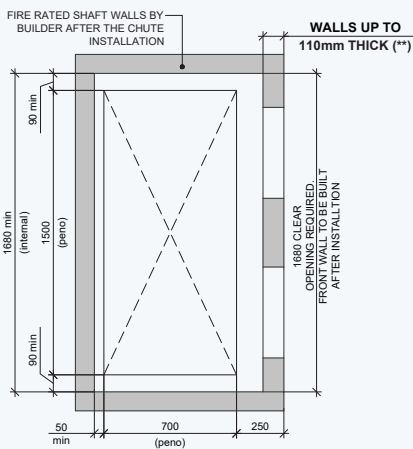
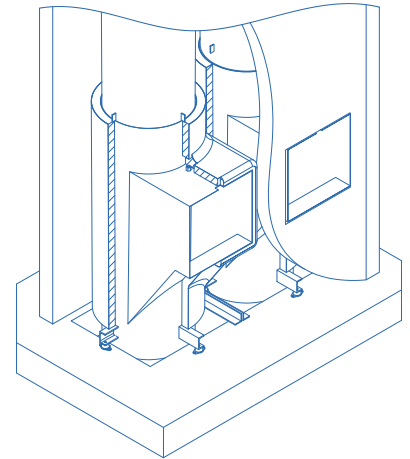


06
DUAL (Ø510) LLDPE PLASTIC CHUTE LAYOUT WITH
ENCLOSURE CUPBOARD (*)

(*) Enclosures are recommended when the chute opens to a corridor or sits outside a waste room. They're not required if chute access is within a waste room.
(**) For walls thicker than 110mm, contact Elephant's Foot to request the Aperture Details document.
(***) Larger Ø650 penetration, when acoustic lagging required.

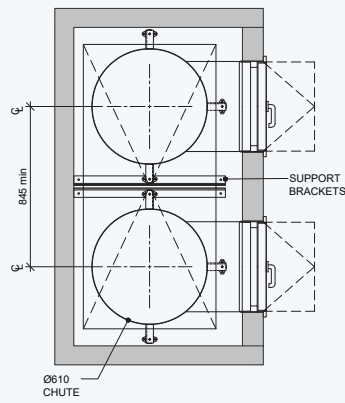
CHUTE SHAFT & PENETRATION SET-OUT

Dual Ø610 Galv. Steel



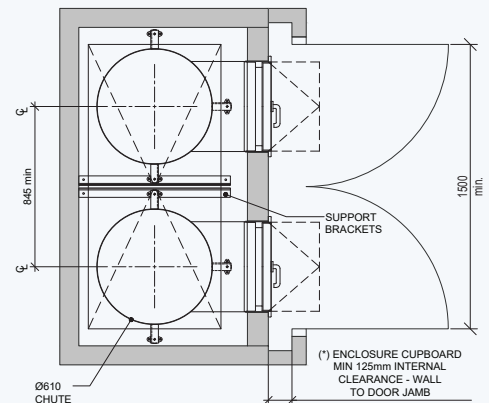
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DUAL (Ø610) GALV. STEEL CHUTE LAYOUT
PENETRATION SET-OUT



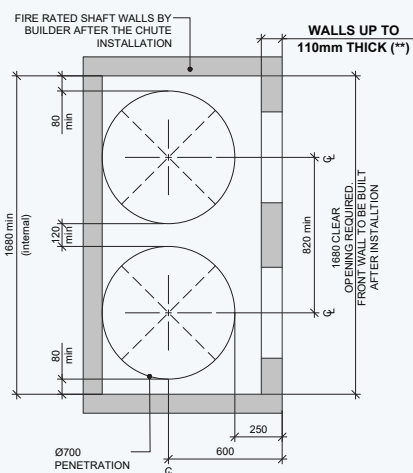
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DUAL (Ø610) GALV. STEEL CHUTE LAYOUT



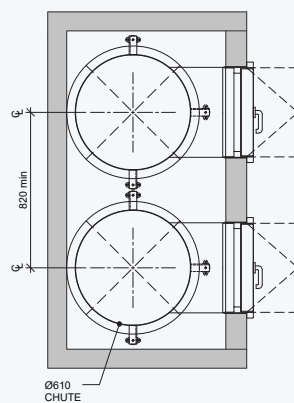
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DUAL (610Ø) GALV. STEEL CHUTE LAYOUT
with ENCLOSURE CUPBOARD (*)



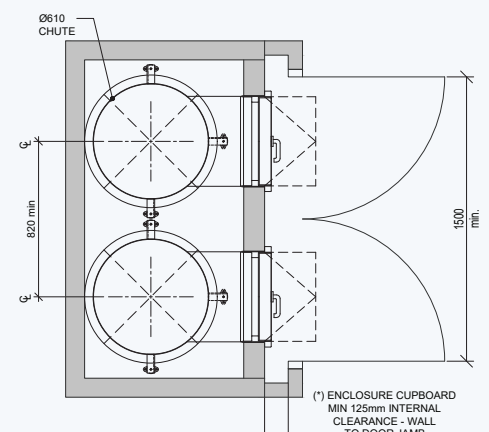
04

DUAL (Ø610) GALV. STEEL CHUTE LAYOUT
WITH CIRCULAR PENETRATION SET-OUT



05

DUAL (Ø610) GALV. STEEL CHUTE LAYOUT
(W/ CIRCULAR PENETRATION)



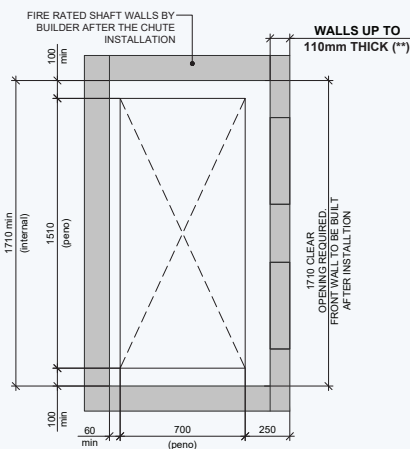
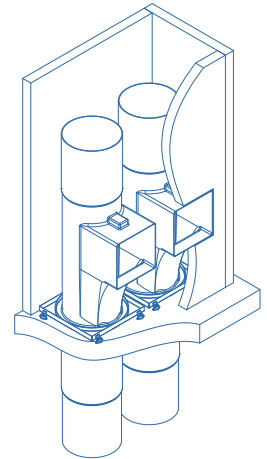
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DUAL (Ø610) GALV. STEEL CHUTE LAYOUT
with ENCLOSURE CUPBOARD (*)

(*) Enclosures are recommended when the chute opens to a corridor or sits outside a waste room. They're not required if chute access is within a waste room.
(**) For walls thicker than 110mm, contact Elephant's Foot to request the Aperture Details document.

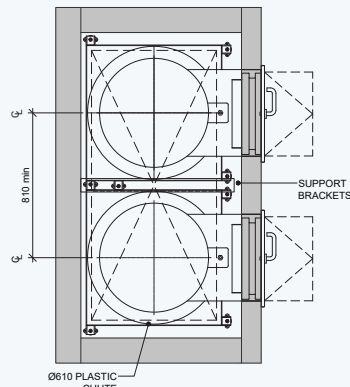
CHUTE SHAFT & PENETRATION SET-OUT

Dual Ø610 LLDPE Plastic



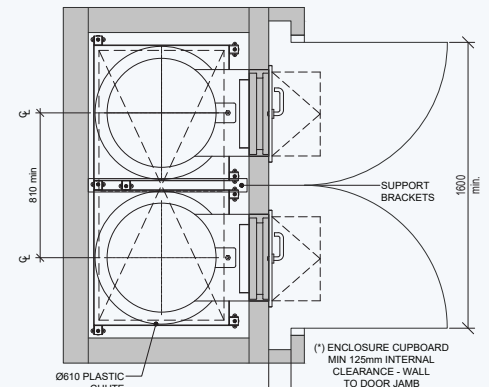
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DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT PENETRATION SET-OUT



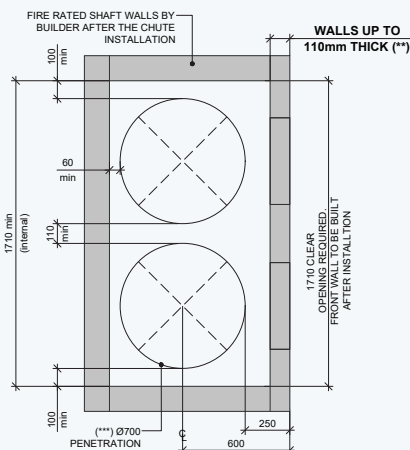
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DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT



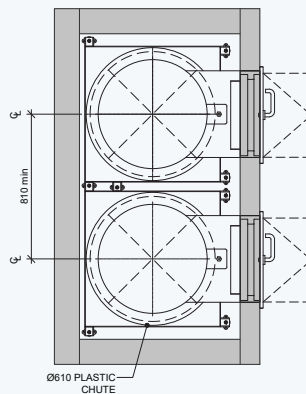
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DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT with ENCLOSURE CUPBOARD (*)



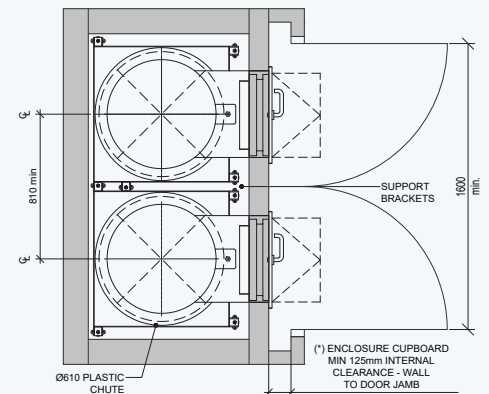
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DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT WITH CIRCULAR PENETRATION SET-OUT



05

DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT (w/ CIRCULAR PENETRATION)



06

DUAL (Ø610) LLDPE PLASTIC CHUTE LAYOUT with ENCLOSURE CUPBOARD (*)

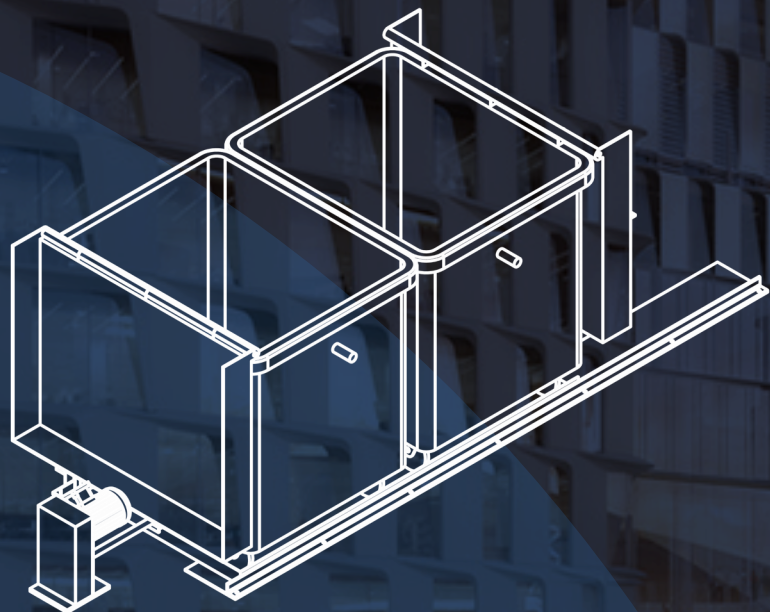
(*) Enclosures are recommended when the chute opens to a corridor or sits outside a waste room. They're not required if chute access is within a waste room.
 (**) For walls thicker than 110mm, contact Elephant's Foot to request the Aperture Details document.
 (***) Larger Ø750 penetration, when acoustic lagging required.

Appendix C – Typical Linear Track Bin System



Linear Track
Bin System by Elephants Foot

LINEAR TRACK BIN SYSTEM
1100L



We Design, Manufacture & Install

EST. 1976

Linear Track Bin System

Elephants Foot's Linear Track Bin System is a cutting-edge waste management solution designed for seamless integration in multi-storey and multi-level developments.

Built for efficiency, durability, and adaptability, this system automates bin handling, reducing manual labour while enhancing workflow.

It ensures uninterrupted waste collection and offers optional compaction units for high waste volumes, making it ideal for modern waste room operations.



1100L Linear Track Bin System

High-Capacity Efficiency with the 1100L Linear Track Bin System

The 1100L Linear Track Bin System is a robust waste management solution designed for large-scale developments with significant waste output.

Capable of accommodating 1100-litre bins, this system automates bin replacement on an electromechanical linear track, ensuring uninterrupted waste collection.

The 1100L Linear Track Bin System is ideal for high-capacity residential and commercial developments, offering a reliable, efficient, and space-saving waste management solution.



Available with or without compaction unit, our Linear come suited for 240L, 660L and 1100L mobile garbage bins.

See reverse side for more information.

Key Benefits



The 1100L Linear Track Bin System offers a range of features designed to enhance waste management efficiency, safety, and usability in larger developments.

KEY BENEFITS INCLUDE:



Uninterrupted Waste Collection: Automates bin replacement, maintaining smooth waste management operations.



Compaction Integration: Optional compaction units compress waste to increase bin capacity and reduce the frequency of collections.



Maximum Capacity: Supports 1100-litre bins, making it ideal for large-scale residential, commercial, or industrial developments.



Space-Saving Solution: Designed to operate efficiently even in waste rooms with low ceiling clearances.



Efficiency and Safety: The automated process reduces manual labour, increasing operational efficiency while ensuring safety for waste management staff.



User-Friendly Operation: Simple controls with manual override for added flexibility during operation.



Compliance and Warranty: Fully compliant with relevant Building Codes and Standards, and comes with a standard 12-month warranty for peace of mind.



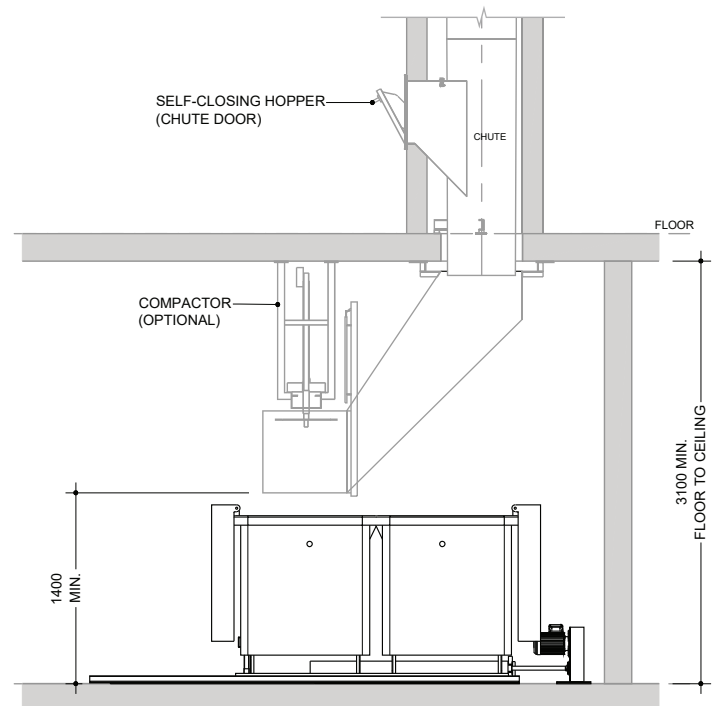
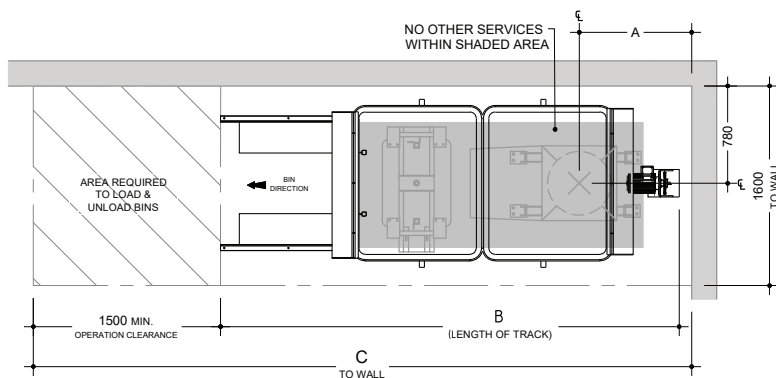
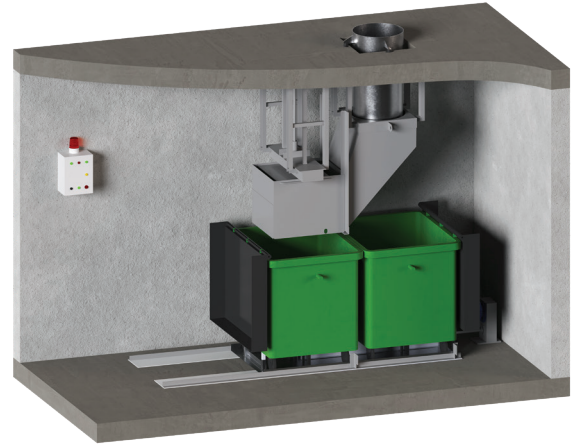
Long-lasting Durability: Designed for long-term use, ensuring durability and reliability over time.

LINEAR TRACK BIN SYSTEM

1100 LITRE

No. of Bins	Reference (mm)		
	A	B	C
2	900	3700	5300
3	2100	5940	7500

Available with or without compaction unit, our standard 1100 litre bin Linear Track System is available in the standard 2 or 3 bin option.

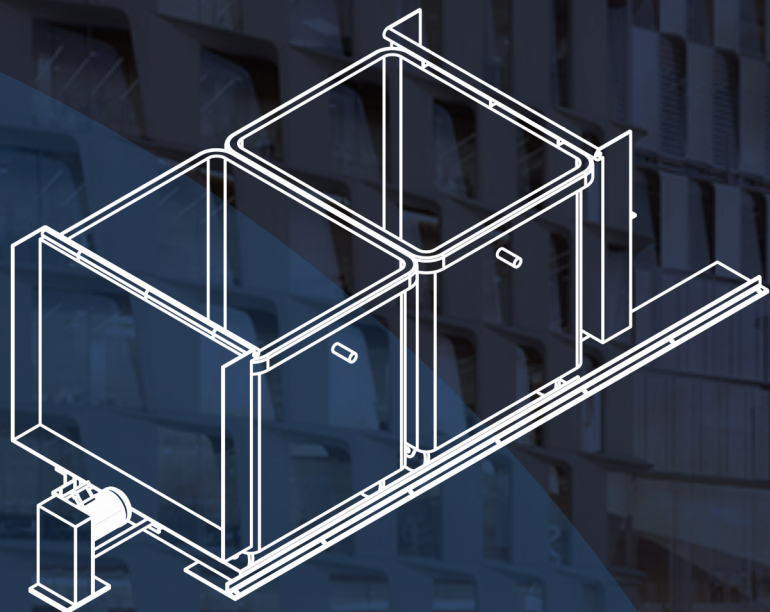


Appendix D – Typical Bin Specifications



Linear Track
Bin System by Elephants Foot

LINEAR TRACK BIN SYSTEM
1100L



We Design, Manufacture & Install

EST. 1976

Linear Track Bin System

Elephants Foot's Linear Track Bin System is a cutting-edge waste management solution designed for seamless integration in multi-storey and multi-level developments.

Built for efficiency, durability, and adaptability, this system automates bin handling, reducing manual labour while enhancing workflow.

It ensures uninterrupted waste collection and offers optional compaction units for high waste volumes, making it ideal for modern waste room operations.



1100L Linear Track Bin System

High-Capacity Efficiency with the 1100L Linear Track Bin System

The 1100L Linear Track Bin System is a robust waste management solution designed for large-scale developments with significant waste output.

Capable of accommodating 1100-litre bins, this system automates bin replacement on an electromechanical linear track, ensuring uninterrupted waste collection.

The 1100L Linear Track Bin System is ideal for high-capacity residential and commercial developments, offering a reliable, efficient, and space-saving waste management solution.



Available with or without compaction unit, our Linear come suited for 240L, 660L and 1100L mobile garbage bins.

See reverse side for more information.

Key Benefits



The 1100L Linear Track Bin System offers a range of features designed to enhance waste management efficiency, safety, and usability in larger developments.

KEY BENEFITS INCLUDE:



Uninterrupted Waste Collection: Automates bin replacement, maintaining smooth waste management operations.



Compaction Integration: Optional compaction units compress waste to increase bin capacity and reduce the frequency of collections.



Maximum Capacity: Supports 1100-litre bins, making it ideal for large-scale residential, commercial, or industrial developments.



Space-Saving Solution: Designed to operate efficiently even in waste rooms with low ceiling clearances.



Efficiency and Safety: The automated process reduces manual labour, increasing operational efficiency while ensuring safety for waste management staff.



User-Friendly Operation: Simple controls with manual override for added flexibility during operation.



Compliance and Warranty: Fully compliant with relevant Building Codes and Standards, and comes with a standard 12-month warranty for peace of mind.



Long-lasting Durability: Designed for long-term use, ensuring durability and reliability over time.

1100 LITRE FLAT LID CONTAINER: THE BEST IN ITS CLASS



**UNIQUE DESIGN
EASY HANDLING
IMPROVED SAFETY**

Improved handling

- Easy grip handles on all sides
- Optimum manoeuvrability
- Compatible with identification and weighing systems



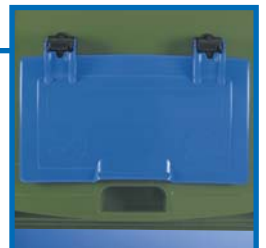
Increased safety

- Foot pedals on the front wheels lock the bin in position
- Increased stability
- Directional locks are ideal for use with towing equipment



Benefits

- Accessories easily fitted
- Complies to EN840 standard
- Safe and easy handling



1100 Litre Flat Lid Container

Material

- **Polymer components:**
 - Injection moulded from specially designed HDPE
 - Resistant to decay, frost, heat and chemicals
 - Special UV-stabilisers provide excellent ageing characteristics
- **Corrosion resistant steel components**
- **Noise reduction:**
 - Wheel assemblies with solid rubber tyres
- **Long service life:**
 - High quality materials
 - Excellent manufacturing processes
 - Withstands exposure to high mechanical stress levels
- **Recycling:**
 - All container parts are recyclable

Design

- Easy handling through the use of ergonomic handles
- Versatile, with a comprehensive accessories range
- In accordance with the safety requirements of EN-840
- Easy grip handles on all sides
- Safe, easy handling, even with heavy loads
- Various wheel assembly configurations for different applications
- Improved water drainage as a result of rounded lids
- Water drainage plug as standard†
- Compatible with identification and weighing systems
- Reinforced base, front and rear panels for greater stability
- Fitted as standard with chip nest in accordance with RAL GZ 951/1
- Easy to clean due to smooth surfaces and rounded internal corners

Accessories

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



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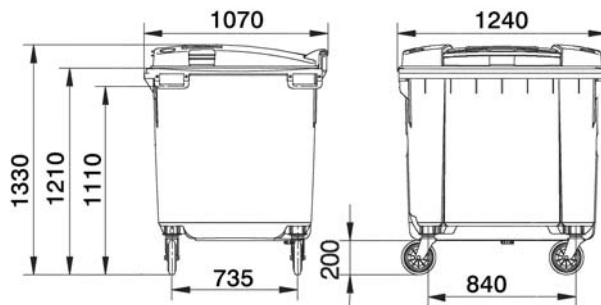
Quality

- Certified according to DIN EN 840 and RAL GZ 951/1
- Constant quality control through manufacturers laboratory as well as independent institutes

Dimensions - Weights - Standards

- Nominal volume: 1100 litres
- Net weight: approx. 65 kg
- Max. load: 440 kg
- Permitted total weight: 510 kg

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



Note: Certification and Quality Marks depicted in this brochure are registered to SULO Umwelttechnik GmbH & Co. KG

Colours

- Standard colours: green, blue, yellow
- Special colours are available on request*
- 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, hot-foil printing or adhesive labels available on request *

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