



Lot O, Kemps Creek Industrial Estate
SSDA-96107226
200 Aldington Road, Kemps Creek
NSW 2178

Operational Waste Management Plan

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1. Introduction

This Operational Waste Management Plan (OWMP) has been prepared by Foresight Environmental (Fe) in response to the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The OWMP supports the State Significant Development Application (SSDA-96107226) and accompanying Environmental Impact Statement (EIS) for the proposed development of Lot O at Kemps Creek Industrial Estate, 200 Aldington Road, Kemps Creek NSW (the Site). It has been prepared with consideration of the Penrith City Council Waste Management Guidelines and other relevant state and regional authority requirements, ensuring alignment with best-practice waste management and SSDA submission standards (Appendix 1 lists the SEARS requirements and where they are addressed within the report).

This OWMP outlines the approach to managing, storing, collecting, and recycling waste materials generated during the operational phase of the development, supporting safe, sustainable, and compliant waste management outcomes consistent with DPHI expectations.

There are two components to the proposed development:

- The construction of a temperature-controlled warehouse and distribution centre on Lot O at Kemps Creek Industrial Estate, 200 Aldington Road, Kemps Creek
- The modification (in part) of the approved Concept Master Plan for Kemps Creek Industrial Estate (SSD-10479) in order to accommodate the proposed warehouse and distribution centre on Lot O.

1.1 Purpose and Objectives

The purpose of an OWMP is to support environmental sustainability, to ensure practical and functional building design, ensure safe and efficient waste collection, minimize health and safety risks, and support future proofing of the new development. Fe's unique approach to waste management involves a web-based waste performance portal for buildings which tracks diversion from landfill and recycling performance, and an onsite waste weighing system which identifies various waste streams and maximises recycling opportunities. From this data driven perspective, the following objectives for a successful waste management strategy have been identified:

- **Waste and recycling provisions and procedures are informed by data-driven design**, ensuring solutions are customised to the unique operational requirements of the project, rather than relying on a one-size-fits-all approach.
- **Ensure compliance** with all relevant guidelines, policies, and planning requirements.
- **Best practice waste separation strategies** will be implemented to facilitate a reduction in the amount of waste sent to landfill which will be:
 - Efficient
 - Accessible
 - Designed for ease of use
- **Education to promote** the environmental and operational benefits of **diverting organic waste** from the landfill stream.

1.2 Legislation

In New South Wales (NSW), there is no single piece of legislation that specifically and solely governs OWMPs. Instead, OWMPs are governed by a combination of planning laws, environmental regulations, and local council policies.

At the State level, the waste management framework in New South Wales is governed by the following legislation:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Protection of the Environment Operations Act 1997 (POEO Act)
- Protection of the Environment Operations (Waste) Regulation 2014
- Waste Avoidance and Resource Recovery Act 2001

Also at the State level, State Environmental Planning Policies (SEPPs) provide the statutory planning controls that guide the assessment and delivery of development proposals, including this SSDA OWMP. These include:

- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021



At the local level, while Penrith City Council is not the consent authority for an SSDA, the DPHI will consult with Council as part of the assessment process. For this reason, this OWMP also demonstrates consistency with the following guiding documents:

- *Penrith Local Environmental Plan* (Penrith LEP) 2010 (as amended)
- *Penrith Development Control Plan* (Penrith DCP) 2014
- *Mamre Road Precinct Development Control Plan* (Mamre Road DCP) 2021
- *Penrith Industrial, Commercial and Mixed-Use Waste Management Guidelines* (the Guidelines) 2018

In addition to the above document, the below sources have also been used in the waste management guidance of this report

- NSW EPA *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012*¹ (the BP Guidelines).
- Department of Climate Change, Energy, the Environment and Water (DOCCEEW), *A Study into commercial & industrial (C&I) waste and recycling in Australia by industry division (2013)*² (the Study).
- Planning Secretary's Environmental Assessment Requirements - Warehouses and Distribution Centres.

2. Overview of Development

2.1 Project Description

The proposed development on Lot O is a temperature-controlled warehouse and distribution centre with a site area of 31,437m² (31,130m² excluding non-development area) and configured to accommodate two cold-store logistics operators. Access to the warehouse will be via a mix of recessed docks and on-grade roller shutter doors. See Appendix 2 for architectural site plan.

The western tenancy will be referred to as Warehouse 1 & Office 1 with the eastern tenancy being referred to as Warehouse 2 & Office 2. Each tenancy is provided a main office component arranged over two-levels with Warehouse 2 also providing a dock office. The tenancies are separated by an internal intertenancy wall, and each tenancy will benefit from their own truck entry and exit, hardstand for loading/unloading and car

¹ <https://www.epa.nsw.gov.au/resources/managewaste/120960-comm-ind.pdf>

² [A study into commercial and industrial \(C&I\) waste and recycling in Australia by industry division](#)



parking. The development's aesthetic appeal will include perimeter landscaping and visual treatments to achieve a desirable streetscape.

The site is zoned IN1 General Industrial under the Chapter 2 of the State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP). Industries (other than offensive or hazardous industries) are permitted with development consent within land zoned IN1. Development for the purpose of a warehouse or distribution centre is defined as a type of 'general industry' and therefore falls within the permissible development of 'industries'.

The vision for Lot O, and other lots within the Kemps Creek Industrial Estate, is to create a world class facility for industrial businesses with an emphasis on design quality, sustainability, innovation and a complementary mix of estate occupants.

The warehouse and distribution centre is classified as SSD due to the estimated development cost, which is greater than \$50 million, as prescribed under Section 12 of Schedule 1 to the State Environmental Planning Policy (Planning Systems) 2021.

2.2 Development of the Estate

The Kemps Creek Industrial Estate is being developed in stages, and Condition A4 of SSD-10479 requires that each subsequent stage of the development is to be subject to further development applications. SSD-10479 was approved on 5 May 2023 for the Stage 1 works which included earthworks, subdivision and a warehouse on Lot F. Three subsequent development applications have been submitted since this initial development consent, being:

- SSD-61212208 for a warehousing and distribution centre on Lot J (approved 6 May 2025)
- SSD-80264236 for a warehousing and distribution centre on Lot K (approved on 11 December 2025)
- SSD-85510213 for a warehousing and distribution centre on Lot E (under assessment) and minor amendments to the concept developments on Lot A, B, C, E, G, J, and M.
- This development application (SSD-96107226) relates to a warehousing and distribution centre on Lot O

Modification of SSD-10479

The proposed modifications to the Concept Master Plan under SSD-10479 are:

- Changes to the site ingress and egress for Lot O under the Concept Master Plan



- Changes to the building footprint and general arrangement for Lot O under the Concept Master Plan

These changes are required in order to deliver the specific operational needs of the warehouse and distribution centre for Lot O and to achieve the best possible performance of the facility in terms of local amenity, safety and acoustics.

2.3 Operational Usage

The table below details the development profile - the areas that have been used to estimate a waste profile for the development - the **waste generating areas** of the development that will form the basis of the waste generation estimates and subsequent equipment/management recommendations. The figures below do not necessarily represent the total square meters of the new development - only the areas that will actually contribute to waste generation. Note: these areas are based on approximate information provided at the time of writing and are subject to change through the respective future processes for each.

Table 1 - Area Profile of development

AREA	GFA (m ²)
WAREHOUSE	
Warehouse 1	5,285
Warehouse 2	10,575
TOTAL WAREHOUSE	15,860
TOTAL NET WAREHOUSE AREA	13,610
OFFICES	
Office 1	417
Office 2 & Dock Office	590
TOTAL OFFICE	1,007
GRAND TOTAL	16,867
TOTAL NET GFA	14,617

2.3.1. Full Time Employees

Once operational, the development is expected to accommodate approximately 50 full-time employees across both warehouses and the offices. The warehouse FTE will be used to generate the waste estimates and recommended systems that follow below (each warehouse FTE was multiplied by the relevant waste generation factors published in *the Study*). A summary breakdown of the FTE is provided in the table below. The estimates are based on a 5 day week, but once the tenants and exact operational hours become known,

this can be updated (changing from a 5 to a 7 day week will not affect the waste estimates significantly, and both waste rooms can accommodate any extra waste with their size and/or by increasing the collection frequency).

Table 2 - Summary of FTE distribution

AREA	FTE
Warehouse 1	8
Warehouse 2	14
Office 1	8
Office 2	12
Dock Office	8
TOTAL	50

3. Operational Waste Generation Estimate

The waste generated from the development comes from two main areas: the warehouses and offices. The following tables in this section detail the projected waste profile for these areas. For the purposes of estimating a waste profile for the development, the GLA of the waste generating areas is used in conjunction with *the Guidelines*, the *BP Guidelines*, and Fe's benchmark data from similar developments³.

Based on the estimated waste profile and in line with industry-leading best practice, the following primary streams will be implemented throughout the facility for everyday operational waste:

- Dry Mixed Waste (masonry materials, plastic packaging, broken pallets)
- Paper & Cardboard
- General Waste
- Timber
- Metals
- Glass & Mixed Recycling (plastics, glass, aluminium)
- FOGO (Food Organics, Garden Organics, timber, other organics)

³ Foresight Environmental currently reports the ongoing operational waste data for over 7million m² of Australian A and B grade commercial/retail/industrial/mixed use property. This extensive database provides the most current and detailed information on real-world waste generation performance and trends available and enables very accurate modelling for prospective property developments

In addition to the above “common” streams, the following streams are likely to be generated in a more ad-hoc manner during the ongoing operation of the facility:

- Paper Hand Towel
- Bulky Waste
- Toner cartridge recycling
- E-waste

Due to the nature of operations within these warehouses, overall waste generation is expected to be low. Staffing levels are modest and the site functions as a distribution centre rather than a manufacturing facility, meaning most waste will consist of packaging materials, pallets, and a small amount of spoiled product. While the food-waste metric has been set slightly higher to reflect the volume of organic material handled on site, the majority of this material arrives fully packaged and no food is produced on site. As a result, actual food waste generation is still anticipated to remain low.

Based on the estimated residual waste generation of less than 720 L per week, both tenancies fall below the NSW EPA’s minimum threshold for the mandatory rollout of Food FOGO services⁴. While a dedicated FOGO service is therefore not required under current regulations, the recommended waste estimates and bin systems still allow for it, as part of best practice operations. Should the operator not wish to implement this stream, food waste can be disposed of in the General Waste bins, with waste generation rates to be reviewed annually - Food Organics collection to be added if thresholds or regulatory requirements change.

3.1 Warehouse Waste Estimates

The following table summarises the expected quantities and composition of waste and recyclables generated through the ongoing operation of both warehouses, based on the assumptions in Tables 1 and 2 above. Amenities waste is included in these estimates.

⁴ [NSW steps up food business recycling with new rules | EPA](#)



3.1.1. Warehouse 1

Table 3 - Waste Generation Estimate: Warehouse 1

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Dry Mixed Waste	4.95	141	25	706	107	3,061
Paper & Cardboard	9	68	44	338	190	1,465
General Waste	2.75	14	14	69	60	298
Timber	2.47	12	12	62	54	268
Food Organics	8	27	41	137	179	595
TOTAL	27	262	136	1,312	589	5,687

3.1.2. Warehouse 2

Table 4 - Waste Generation Estimate: Warehouse 2

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Dry Mixed Waste	7.42	212	37	1,060	161	4,592
Paper & Cardboard	13	101	66	507	286	2,198
General Waste	4.12	21	21	103	89	446
Timber	3.71	19	19	93	80	402
Food Organics	12	41	62	206	268	893
TOTAL	41	394	204	1,969	884	8,531

3.2 Office Waste Estimates

The following tables summarise the expected quantities and composition of waste and recyclables generated through the ongoing operation of the 2-level Offices, Office 1 and Office 2, and the Dock Office, based on the assumptions in Tables 1 and 2 above. Amenities waste is included in these estimates.

3.2.1. Office 1

Table 5 - Waste Generation Estimate: Office 1

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Paper & Cardboard	2.85	46	14	231	62	999
General Waste	3.08	29	15	147	67	635
Mixed Recycling	0.38	6	1.88	31	8	136
Food Organics	1.20	4.29	6	21	26	93
TOTAL	8	86	38	430	163	1,863

3.2.2. Office 2 and Dock Office

Table 6 - Waste Generation Estimate: Office 2 + Dock Office

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Paper & Cardboard	4.04	65	20	326	87	1413
General Waste	4.35	41	22	207	94	898
Mixed Recycling	0.53	9	2.66	44	12	192
Food Organics	1.70	6	8	30	37	131
TOTAL	11	122	53	608	230	2,635

3.3 Total Waste

The below tables show the total waste for each tenancy - Warehouse 1 plus Office 1, and Warehouse 2 plus Office 2 plus the Dock Office.

3.3.1. Total Warehouse 1 and Office 1 Waste

Table 7 - Total Waste Generation: Warehouse 1 + Office 1

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Dry Mixed Waste	1.37	39	7	196	30	850
Paper & Cardboard	10	101	50	505	217	2,189
General Waste	6	42	28	208	120	903
Timber	2.47	12	12	62	54	268
Metals	2.75	0.39	14	1.96	83	12
Glass & Mixed Recycling	0.65	7	3.25	36	14	155
Food Organics	9	32	47	159	205	688
TOTAL	32	234	161	1,168	722	5,066



3.3.2. Total Warehouse 2, Office 2, and Dock Office Waste

Table 8 - Total Waste Generation: Warehouse 2 + Office 2 + Dock Office

MATERIAL STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Dry Mixed Waste	2.06	59	10	294	45	1,276
Paper & Cardboard	15	148	74	738	320	3,199
General Waste	8	60	40	300	175	1,300
Timber	3.71	19	19	93	80	402
Metals	4.12	0.59	21	2.94	125	18
Glass & Mixed Recycling	0.94	10	4.72	51	20	222
Food Organics	14	47	70	236	305	1,024
TOTAL	48	343	239	1,716	1,069	7,440

4. Waste Management Systems

The following tables outline the recommended bin systems, noting that each warehouse will store its own waste internally. At this stage, a traditional mobile garbage bin (MGB) system has been proposed (specifications for MGBs are provided in Appendix 3) - this system reflects the expected small waste estimates.

Smaller bins will be placed strategically throughout the various sections of the warehouses - these will comprise of a mix of 60L bins for Food Organics, and 120L mobile garbage bins (MGBs) for the remaining streams (See Appendix 4 for 60L bin example). The 60L food waste bins will remain within the cold areas until just prior to collection, ensuring that any spoiled, potentially thawing food stays cold, reducing odour, leakage, pests, and contamination risks.

Dry Mixed Waste will mostly consist of plastic packaging and similar materials, which will be collected and sorted at a designated dry waste facility (TBD) - this type of waste can be consolidated and compacted fairly well within bins, so the weekly capacity as shown below may be slightly higher. Timber Waste primarily relates to pallets: undamaged pallets will be stacked separately in the bulky storage area for collection and reuse by distributors, while the dedicated timber bin is intended only for damaged pallets and timber offcuts. The need for this bin will be confirmed once operational requirements are established.



Recommended bins within the following tables represent the number of bins expected to be located in the waste storage room at any one time for collection, rather than the total number of bins in circulation across the development. The recommended systems also account for office waste generated within the respective office components.

4.1 Warehouse Waste Systems

4.1.1. Warehouse 1 and Office 1

The table below represents the larger bins that will be permanently housed in the staging/ante area for Warehouse 1 - not the total number of bins in circulation across the development. The smaller bins that will be in place across the development will be collected and moved internally more frequently and tipped into the below larger bins as required.

Table 9 - Warehouse 1 + Office 1: Indicative recommended equipment and collection Frequency

Waste Stream	Bin Type	Bin Size (L)	No. of bins	Collection Frequency	Weekly Capacity (L)	Estimated vol/Week (L)	Footprint per bin (m ²)	Total footprint (m ²)
Dry Mixed Waste	MGB	1100	1	1 - 2 x fortnight	1100	706	1.40	1.40
Paper & Cardboard	MGB	1100	1		1100	569	1.40	1.40
General Waste	MGB	660	1		240	215	1.05	1.05
Timber	MGB	660	1	As needed	660	62	1.05	1.05
Food Organics	MGB	240L	1	1	240	159	0.43	0.43
Bulky Waste							4.00	4.00
TOTALS								9.33
Total Bin Footprint								9.33
Recommended Room Size = bin footprint + circulation space								14.00

4.1.2. Warehouse 2, Office 2 and Dock Office

The same rationale applies to the Warehouse 2 waste storage area as above with Warehouse 1.

Table 10 - Warehouse 2 + Office 2: Indicative recommended equipment and collection Frequency

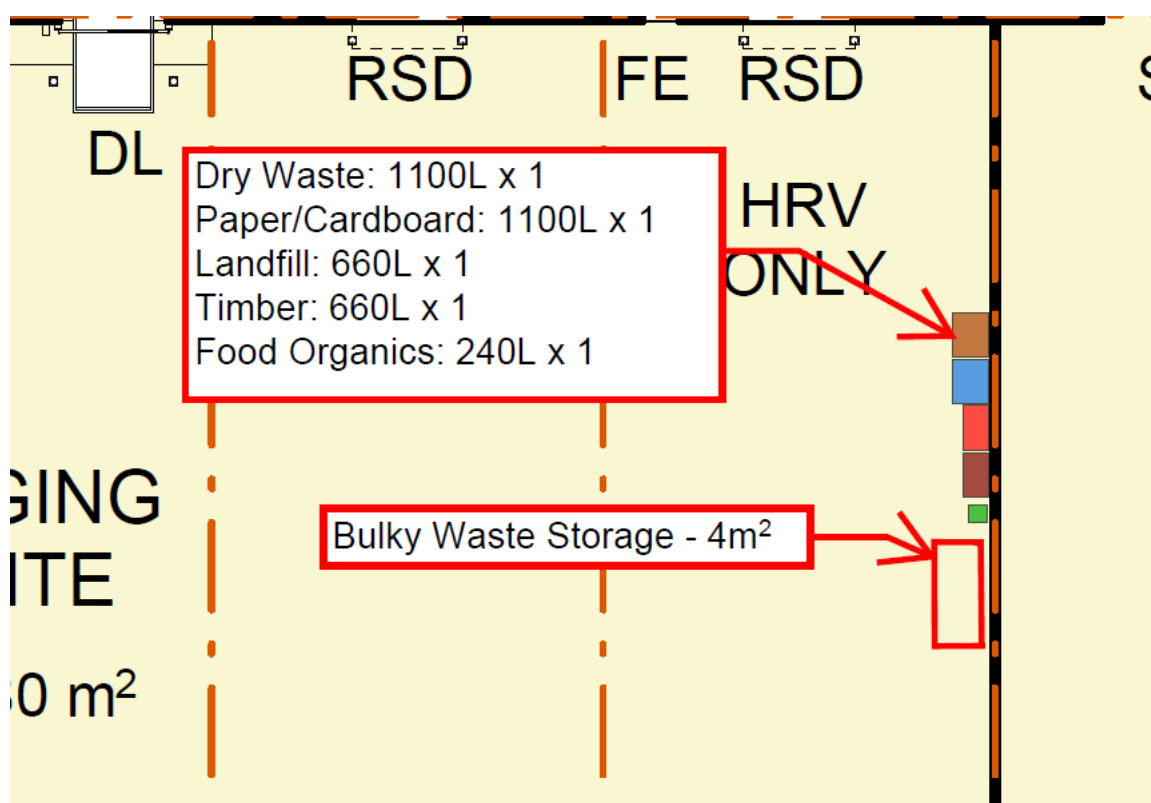
Waste Stream	Bin Type	Bin Size (L)	No. of bins	Collection Frequency	Weekly Capacity (L)	Estimated vol/Week (L)	Footprint per bin (m ²)	Total footprint (m ²)
Dry Mixed Waste	MGB	1100	1	1 - 2 x fortnight	1100	1,060	1.40	1.40
Paper & Cardboard	MGB	1100	1		1100	833	1.40	1.40
General Waste *	MGB	660	1		660	310	1.05	1.05
Timber	MGB	660	1	As needed	660	93	1.05	1.05
Food Organics	MGB	240	1	1	240	236	0.43	0.43
Bulky Waste							4.00	4.00
TOTALS								9.33
Total Bin Footprint								9.33
Recommended Room Size = bin footprint + circulation space								14.00

5. Waste Management Areas

5.1 Warehouse 1

The areas detailed in Table 9 above indicate the total footprint and spatial requirements for the waste storage area for Warehouse 1 and Office 1 - the figure below shows an indicative layout for this spatial requirement.

Figure 1: Warehouse 1 - Indicative Layout of the required bin systems within waste storage area



The floor plan of Warehouse 1 includes the following areas and rooms:

- Warehouse 1 Waste Storage Area:** A red box highlights a specific area within the main warehouse space.
- Office 1 (2 LVLS):** Located on the left side of the plan.
- 5m AWNING:** A shaded area above the main warehouse entrance.
- SHARED CIRC. ZONE:** A dashed-line area on the left side.
- STAGING / ANTE:** 1,280 m² area.
- WAREHOUSE 1:** 5,285 m² main area with FFL 77350 (± 1000 mm).
- FREEZER 01 (-22°C):** 1,615 m².
- FREEZER 02 (-22°C):** 2,100 m².
- CHOC RM 1:** 597 m².
- CHOC RM 2:** 390 m².
- COOL RM 1:** 379 m².
- COOL RM 2:** 379 m².
- COOL RM 3:** 394 m².
- DRY STORE:** 405 m².
- PLANT:** 132 m² (multiple locations).
- CHARGING:** 132 m².
- RRDPD:** Multiple small rooms or storage areas.
- FE:** Various small rooms or storage areas.
- HRV ONLY:** Two small rooms.
- BRIGADE ACCESS:** Located at the bottom right.



5.2 Warehouse 2

The areas detailed in Table 10 above indicate the total footprint and spatial requirements for the waste storage area for Warehouse 2 and Office 2 and the Dock Office - the figure below shows an indicative layout for this spatial requirement.

Figure 3: Warehouse 2 - Indicative Layout of the required bin systems within waste storage area

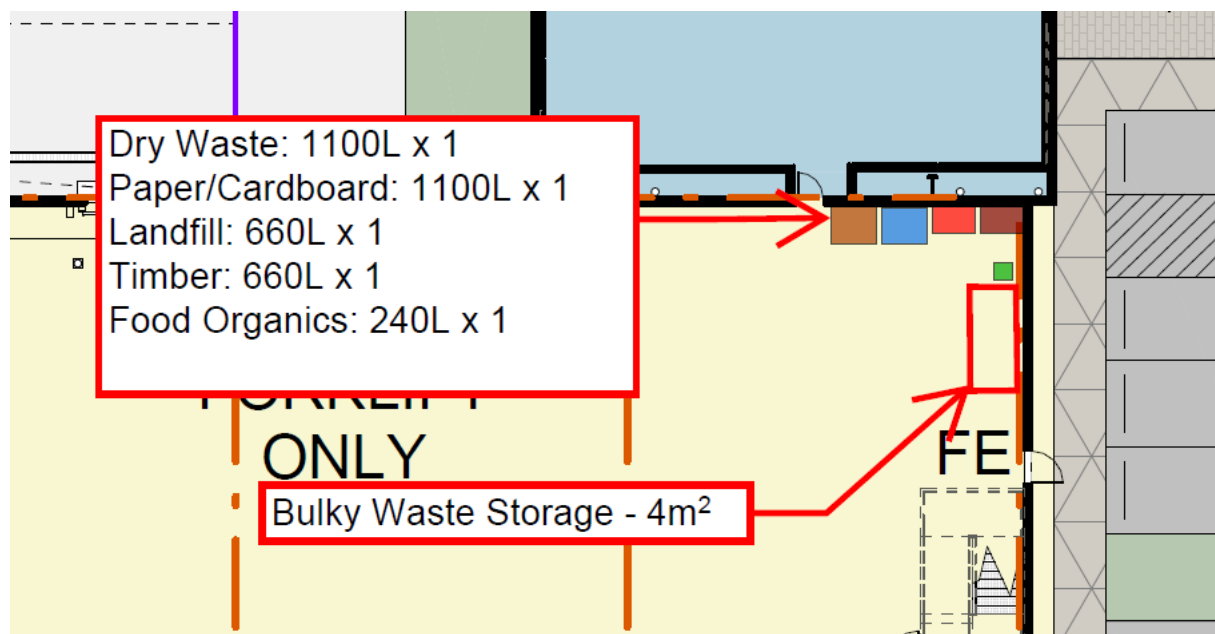
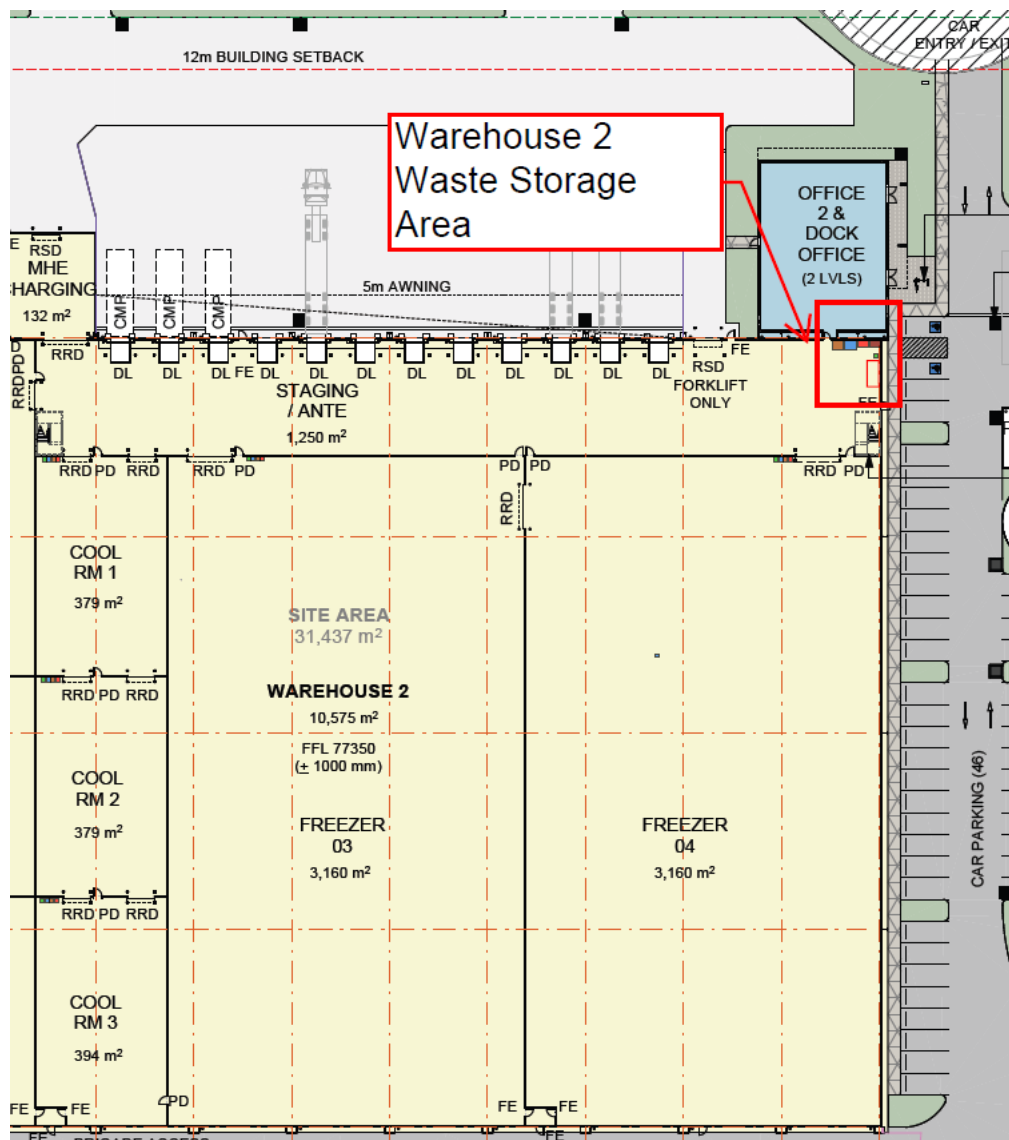


Figure 4: Warehouse 2 - waste storage area in context



5.3 Waste storage room Amenity

Both of the waste storage areas will have the following features:

- Ventilation: The waste storage area will be naturally ventilated to external air in accordance with AS 1668.2-2012.
- Noise: Noise will not be an issue due to the location of the waste storage room away from the general public.
- Floor: Structural concrete slab with graded drains to approved sewer connections – fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation.
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed (see section on signage below).

5.4 Signage

All waste and recycling streams will be differentiated with clear signage on all bins within the waste storage room. Below are examples of appropriate signage incorporating textual information, pictures, and colour-coding to communicate the message.

Figure 5: Indicative Stream Appropriate Signage





6. Onsite Management Protocols

The sections below outline the onsite management protocols for the transfer of bins within the development - a high-level management procedure for the movement of waste internally amongst the different areas.

6.1 Internal Movement of Waste

6.1.1. Warehouses

The internal movement of waste refers to how materials generated within the development during operation are transferred from their point of origin to the waste storage area within each warehouse. Smaller bins (120L MGBs and 60L bins) are recommended to be positioned strategically throughout the warehouses (Figure 6). Staff will utilise these bins within designated areas (freezer, dry store, etc), and then when they are full they will be transferred (either by forklift or tug, for example – see Appendix 5 for examples) and decanted into larger bins that will sit within the dedicated waste storage area in the staging/ante area in the respective warehouse. The Food Organic stream should only be decanted into the larger MGB prior to collection, for health and safety reasons – due to the estimated waste generation volumes of this stream, this should happen once per week.

Prior to collection, the larger bins from the waste storage areas will be taken to the collection area (see Figure 11 and Figure 13) where they will be collected by private contractor. See Section 7 for further details on the collection process.

The following section details an indicative bin layout schedule, and Figure 6 shows an indicative visual bin layout across the development.

Freezers

Bin Type: 120L MGB/60L Bin

Waste Stream: General Waste, Dry Waste, Paper & Cardboard, Food Waste (60L BIN)

Placement: Bins just inside each freezer entry.

Types of waste: Cardboard offcuts, plastic wrap ends, label backings.

Cool Rooms 1-3

Bin Type: 120L MGB/60L Bin

Waste Stream: General Waste, Dry Waste, Paper & Cardboard, Food Waste (60L BIN)

Placement: Bins per Cool Room near the door.

Types of waste: Small cardboard offcuts, shrink wrap pieces, icepack, insulated liners, etc.

Dry Store/Choc Rooms

Bin Type: 120L MGB

Waste Stream: General Waste, Dry Waste, Paper & Cardboard

Placement: Bins near the door, and bin/s down appropriate long picking isles if required.

Types of waste: Large cardboard boxes, pallet wrap, broken cartons, pallets, damaged goods, etc.



	General Waste: 120L MGB
	Dry Waste: 120L MGB
	Paper/Cardboard: 120L MGB
	Food Waste: 60L Bin

[illegible]

6.1.2. Office Spaces

Internal Waste Storage

It is expected that all office spaces will implement centralised bin hubs throughout their fit-out in appropriate areas, using the waste streams detailed above. Establishing centralised bin-hubs for the management of all relevant waste streams will typically drive better staff practices - by requiring staff to interact with the centralised systems, they are forced to make a choice as to which bin they dispose their materials into, within a common area that is shared by co-workers. Additionally, the common contamination issues associated with individual desk bins or multiple bins throughout a workspace are significantly reduced through a centralised bin-hub approach.

Facility management can choose to implement freestanding bin hubs or conceal bins within cabinetry throughout their fit-out. Regardless of the approach, it is recommended that signage is clearly displayed throughout on bins or on cabinetry doors to ensure clear, consistent messaging is achieved throughout. Bin hubs can be housed within cabinetry or can stand alone in appropriate locations - operator preference. Typically, bins are approximately 70L in volume which provides sufficient capacity and ease of handling for cleaners. The following figures provides examples of freestanding bin hubs with appropriate signage.

Figure 7: Recommended best practice signage displayed on cabinetry fronts



The following figure provides examples of freestanding bin hubs with the recommended bin/stream configuration and appropriate signage.

Figure 8: Freestanding bin hub configuration

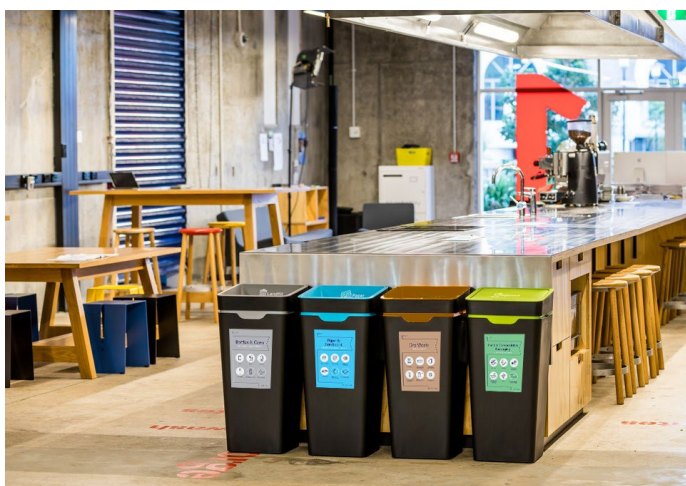
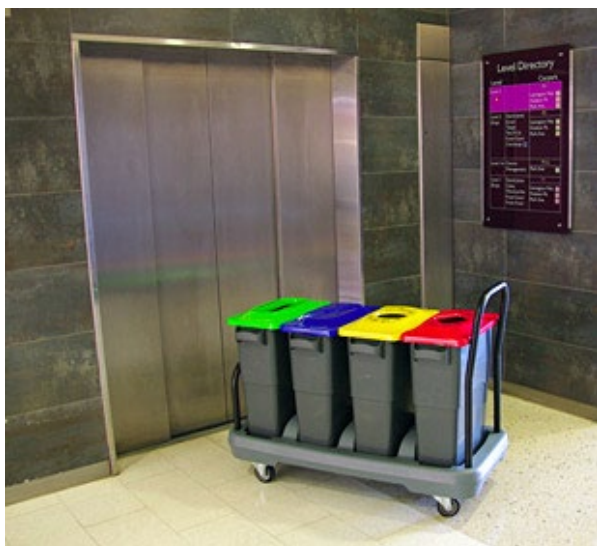


Figure 9: Multi-sort bin trolley for (office) waste movement (reference only, not a requirement)



Staff will be responsible for depositing their waste and recyclables into the appropriate bin throughout the day. Office staff/cleaning staff will then be responsible for collecting all bins liners from the bin hubs at the end of each day (or as required) and transferring all materials for disposal into the larger bins in the warehouse waste storage areas.

If a Food Organics stream is introduced, a small Food Organics caddy could be added to staff kitchens to capture food waste from these areas, and then this will be decanted into the larger 240L Food Organics bin in the warehouse waste storage areas. See Figure 10 below for an example.

Figure 10: example of a Food Organics kitchen caddy



Internal Waste Transfer

Each warehouse has an associated office space. Both offices and the dock office can take their waste directly to the corresponding warehouse waste storage area. As the waste is expected to be light, it can be carried or a multi-sort trolley could be utilised.

6.2 Waste Streams

During staff induction, staff will be made aware of the waste storage room location and management protocols for the various streams. The tables below outline the expected primary and secondary streams to be generated within the development, and a brief description of the onsite management protocols.

6.2.1. Primary Waste Streams

Table 11 - Acceptance criteria and management protocol for waste streams and equipment on site

WASTE STREAM	ACCEPTABLE ITEMS	NON-ACCEPTABLE ITEMS	MANAGEMENT PROTOCOL - Warehouses	MANAGEMENT PROTOCOL - Offices
Dry Mixed Waste	All "dry" residual waste	Putrescible waste (Food Organics, liquid etc)	All waste streams will be disposed of by warehouse staff into appropriate bin/s located within the warehouse. As required, these bins will be transferred to the central	All waste streams will be disposed of by staff into the Bin Hub systems within the office. Office staff/cleaners will
Paper & Cardboard	Office Paper, Envelopes, Manilla Folders, Newspapers, Magazines, Cardboard	Plastic bags, food, waxed cardboard, polystyrene, food-soiled cardboard		

General Waste	Putrescible waste (non-hazardous)	Hazardous materials such as batteries, E-waste and liquids	waste storage room in that warehouse and decanted into the appropriate bin. The appointed waste contractor will collect (according to an agreed upon collection schedule) and the waste will be taken to an appropriate recycling or processing facility.	dispose of these materials into the appropriate bin/s within the waste management area
Metals	Steel, iron, aluminium, copper, lead	Any other items		
Mixed Recycling	Empty glass, aluminium, plastic, steel bottles/cans/containers	All other items		
Timber	Broken timber pallets, wood scraps	All other items	All broken Timber Pallets will be disposed by warehouse staff directly in the timber bins provided in the waste storage rooms.	NA
Pallets	Pallets	All other items	All unbroken Timber Pallets that are still fit-for-purpose should be stacked neatly ready for reuse or collection by suppliers in the bulky storage area.	NA
Food Organics	Food Scraps, Coffee Grounds, tea bags, flowers, herbs & garden trimmings.	Plastic including straws, butter sachets, cling wrap, meat packaging. Biodegradable bags, polystyrene cups, grease trap waste, aluminium foil, coated cardboard, metal	If this stream is captured in the future, 120L MGBs to be placed strategically throughout the warehouses and then taken to waste storage rooms prior to collection.	If a Food Organics stream is implemented, staff will dispose of all food waste into a caddie bin system within the office. Office staff/cleaners will dispose of these materials into the 240L Food Organics bins within the warehouses

6.2.2. Secondary Waste Streams

Table 12 - Acceptance criteria and management protocol for additional streams

WASTE STREAM	ACCEPTABLE ITEMS	MANAGEMENT PROTOCOL
Paper hand towel recycling	Used paper hand towels, unsoiled tissues and napkins, compostable paper towel rolls/centre cores	To reduce waste generation volumes, a paper hand towel free system in bathrooms should be considered. Replacing hand towel with a system such as the 'Airblade' produced by Dyson ⁵ or the "Jet Towel" produced by Mitsubishi Electric ⁶ may prove to be more environmentally (and economically) efficient than a paper hand towel system. If a paper hand towel system is chosen, then it should be confirmed with the appointed waste contractor whether soiled hand towel waste is accepted in the Paper & Cardboard recycling streams - if not this material will be collected by cleaners and deposited into the general waste bins in the waste storage area.
Bulky Waste	Wooden pallets, large, rigid cardboard boxes, damaged racking, shelving, or metal frames, foam or polystyrene packaging, old or damaged equipment, large drums or containers, etc.	Bulky waste is recyclable items that are too large to fit into regular bins. Bulky waste is to be stored in each warehouses dedicated bulky waste storage area and collected by private contractor on an as needed basis.
Toner cartridge recycling	Toner cartridges, inkjet cartridges, and toner bottles and containers, and other items approved by the manufacturers take-back scheme.	To minimise toner cartridge waste, all printers should be set to double sided printing as a default. Printers and photocopiers that have refillable toner cartridges should be installed, which are refilled as part of the supply agreement. Where cartridges are generated, recycling systems should be implemented.
E-Waste	Computers, mobile devices, hardware equipment, office electronic equipment, and similar items.	An E-waste collection service should be set up either quarterly or biannually depending on volumes generated. Staff will be required to leave their E-waste in a designated area during an E-waste collection period, where it will be collected directly by a specialist contractor upon request. Measures should be taken to avoid generating E-waste and take-back programs with the supplier or reuse programs with charities or schools are encouraged.

⁵ Information gathered from <http://www.dysonairblade.com.au/>

⁶Information gathered from <http://www.mitsubishielectric.com/bu/handdryer/products/index.html>

7. Collection

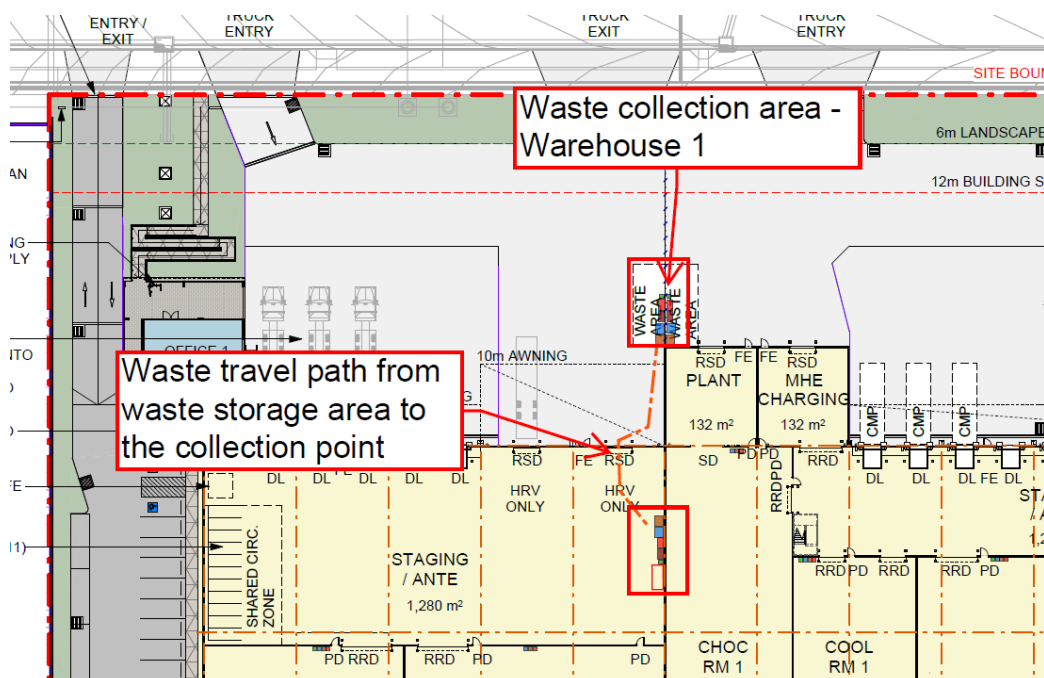
7.1 Collection Process

A private waste contractor will be able to access the site from Road 01. Collections will occur on an agreed after-hours collection schedule (likely between 10pm-6am - to be confirmed in collaboration with appointed waste contractor), and the indicative collection frequency has been specified above in Tables 9 and 10. It is noted that there are no height restrictions over the waste collection areas. For both warehouses, the waste collection vehicle is required to stop temporarily to collect the MGBs.

7.1.1. Warehouse 1

Prior to collection, waste will be transferred from the waste storage area to the collection point (Figure 11), either by forklift, tug, or wheeling. The waste collection vehicle will enter the development from the north and proceed to the waste collection point. Due to the expected timing of collections (late at night, early morning) the collection vehicle is expected to be able to stop temporarily in the spot indicated for safe and efficient emptying of the bins (Figure 12). Once all appropriate bins are emptied, the waste contractor will return empty bins to the collection area and exit the development in a forward direction. Empty bins will be returned to the waste storage room by facilities staff as soon as possible.

Figure 11: Warehouse 1 - Waste travel path to collection point



The diagram is a detailed site plan for a development, focusing on waste management and vehicle circulation. Key features include:

- Waste Management Infrastructure:**
 - WH1 - waste vehicle entrance point:** Located at the top left, near the public carpark ramp.
 - Waste collection vehicle to reverse into this temporary collection zone, empty bins, and then exit the development in a forward direction:** A central area with a dashed blue line indicating the vehicle's path.
 - Waste transfer path from waste storage area to the collection vehicle:** A path starting from the 'WASTE STORAGE AREA' (a blue-shaded rectangular area) and leading to the temporary collection zone.
 - WH1 - waste vehicle exit point:** Located at the top right, near the truck exit.
- Vehicle Circulation and Access:**
 - PUBLIC CARPARK RAMP, TO COMPLY WITH AS2890:** At the top left.
 - CAR ENTRY / EXIT:** Near the public carpark ramp.
 - TRUCK ENTRY:** Near the center top.
 - TRUCK EXIT:** Near the center top, to the right of the truck entry.
- Site Boundaries and Setbacks:**
 - SITE BOUNDARY:** Indicated by a red dashed line.
 - 6m LANDSCAPE SETBACK:** Along the top boundary.
 - 12m BUILDING SETBACK:** Along the top boundary.
 - 5m AWNING:** Along the right boundary.
- Other Infrastructure and Features:**
 - SIGNAGE PYLON, REFER TO SHEET A801 SIGNAGE PLAN FOR FURTHER INFORMATION:** Near the car entry/exit.
 - 4 BICYCLE PARKING SPACES TO COMPLY WITH DCP REQUIREMENTS:** Near the signage pylon.
 - RECESSED DOCK, GRADED TO THE INT. RAMP:** Near the car entry/exit.
 - GRADED DOCK TO CIV. ENG. DESIGN:** Near the car entry/exit.
 - EGRESS DOOR TO BE USED FOR WH STAFF ACCESS:** Near the car entry/exit.
 - BIOSECURITY SAFE ZONE 3m X 3m:** Near the car entry/exit.
 - MHE CHARGING (11):** Near the car entry/exit.
 - STAGING / ANTE:** A large area with a 1,280 m² area.
 - WASTE STORAGE AREA:** A blue-shaded rectangular area.
 - WASTE AREA:** A yellow-shaded rectangular area.
 - RRD PD, RRDP, PD, CHOC RM.1, COOL RM.1:** Various rooms and areas at the bottom.



Prior to collection, waste will be transferred from the waste storage area to the collection point (Figure 13), either by forklift, tug, or wheeling. Figure 14 below shows The waste collection vehicle entrance to the development from the north, then it can reverse into the temporary collection zone - due to the expected timing of collections (late at night, early morning) the collection vehicle is expected to be able to stop here for safe and efficient emptying of the bins. Once all appropriate bins are emptied, the waste contractor will return empty bins to the temporary loading area and exit the development in a forward direction. Empty bins will be returned to the waste storage room by facilities staff as soon as possible.

The site plan illustrates the layout of Warehouse 2, including various functional areas and setbacks. Key features include:

- Waste Collection Area - Warehouse 2:** A red box highlights the waste collection area, with a red arrow pointing to it from the text label.
- Waste Travel Path:** A red arrow points from the waste storage area to the collection point, with a text label: "Waste travel path from waste storage area to the collection point".
- Setbacks:** The plan shows a 6m Landscape Setback and a 12m Building Setback.
- Other Areas:** The plan includes a 10m Awning, a 5m Awning, and various rooms such as RSD FE, RSD MHE CHARGING, RSD PLANT, RSD FORKLIFT ONLY, and RSD PD.
- Other Features:** The plan also shows a TRUCK ENTRY, TRUCK EXIT, CAR ENTRY (E), and a 12m BUILDING SETBACK.

The diagram is a detailed site plan for a waste management facility. Key features include:

- ROAD 01**: The main access road at the top of the plan.
- WH2 - waste vehicle entrance point**: Indicated by a red box and arrow pointing to the 'TRUCK ENTRY' on the left side of the site boundary.
- WH2 - waste vehicle exit point**: Indicated by a red box and arrow pointing to the 'TRUCK EXIT' on the right side of the site boundary.
- Setbacks**: A 6m LANDSCAPE SETBACK and a 12m BUILDING SETBACK are shown as dashed red lines.
- Waste Collection Zone**: A central area containing a 'WASTE COLLECTION AREA' (32 m²) and an 'MHE CHARGING' area (132 m²). A red box with an arrow points to this zone with the text: 'Waste collection vehicle to reverse into this temporary collection zone, empty bins, and then exit the development in a forward direction'.
- Waste Transfer Path**: A red box with an arrow points from the 'WASTE COLLECTION AREA' to the 'STAGING / ANTE' area (1,280 m²) with the text: 'Waste transfer path from temporary loading area to the collection vehicle'.
- Other Buildings**: Includes 'WAREHOUSE 1' (597 m²), 'WAREHOUSE 2' (379 m²), 'OFFICE 2 & DOCK OFFICE (2 LVLS)', 'RSD PLANT', and 'RSD MHE CHARGING'.
- Infrastructure**: Shows 'TRUCK ENTRY/EXIT', 'CAR ENTRY/EXIT', '5m AWNING', '10m AWNING', and various parking/staging areas like 'SHARED CIRC. ZONE' and 'STAGING / ANTE'.
- Site Area**: The total site area is 31,437 m².

Waste truck specifications will vary slightly between private waste contractors however, as a guide, all streams and bins recommended in this report would typically be collected by a similar medium rigid vehicle (MRV), rear or front lifting. The following figures show the indicative specifications of the collection vehicles which could be used by the appointed waste contractor to collect waste and recycling from the site.

Figure 15: MRV rear-lift truck dimensions

Vehicle specifications

Overall length	8.0m
Overall width	2.5m
Height (travel)	3.4m
Height (in operation)	3.4m
Weight (vehicle only)	13.0t
Weight (payload)	9.5t
Turning circle	25.0m



SUEZ has procedures in place to help ensure our operations are conducted in a manner that protects the health and safety of our employees, customers, contractors, suppliers and the general public, providing a safe and healthy working environment.

Overview

- Best suited for lightweight and small to mid-sized waste volumes
- Ideal for workshops, offices, restaurants and retail outlets
- Suits businesses that generate odorous food wastes as the waste can be bagged and cleared daily
- Perfect secondary partner for a primary Front Lift or Roll-on/Roll-off (RORO) system
- Convenient range of standard containers from 120L to 1100L capacities
- Bins are colour-coded to Australian Standards for easy identification of waste streams
- Reduced labour costs when bin is located close to waste generation source
- Easily maneuverable due to solid rubber wheels
- Equally suitable for indoor or outdoor use
- Carts can be supplied in a range of sizes ensuring flexibility and total compatibility with the customer's site

Figure 16: Front End Loader (FEL) dimensions

Vehicle specifications

Overall length	Up to 11.0m
Overall width	2.5m
Height (travel)	Up to 4.2m
Height (in operation)	Up to 8.5m
Weight (vehicle only)	16.5t
Weight (payload)	11.0t
Turning circle	25.0m



Overview

- Best suited for customers who generate a variety of wastes and are able to store the collection container on-site
- Ideal for hotels, offices, workshops, factories, shopping centres and distribution outlets
- Separate bins can be provided for general waste, paper, cardboard, co-mingled containers, organics and packaging
- Bins are colour-coded to Australian Standards for easy identification of waste streams
- Convenient range of standard containers from 1.5m³ to 6m³ capacities
- Variety of options and accessories including sliding or lifting lid tops, nylon or rubber castors, towing hitches, etc

SUEZ has procedures in place to help ensure our operations are conducted in a manner that protects the health and safety of our employees, customers, contractors, suppliers and the general public, providing a safe and healthy working environment.

8. Monitoring and Review

8.1 Review Process

Waste minimization requires periodic review to ensure that the waste management plan is being adhered to, and to identify any new waste minimisation opportunities - a review of the efficacy of the waste management plan should be undertaken every 12 months.

Third party companies can provide waste audit services, or an internal audit review can be undertaken - in both cases waste contractor data should be reviewed to determine that all waste and recyclables are being separated effectively in accordance with the waste management plan, and that waste and recyclables are being taken to the appropriate facilities.

Other points to consider in monitoring and review:

- All products that are of concern in relation to the waste being generated will be replaced where possible with products that are less wasteful and more environmentally friendly.
- All waste bins will be inspected on a weekly basis to ensure that they are maintained in a clean and safe condition appropriate for their use and containment of specific waste. They will also need to be monitored regularly to ensure that cross-contamination does not occur or is kept as minimal as possible.
- Site management will continue to review the types of materials produced and where possible change the site design and operation to minimize any products that go to landfill.

Reduction, then reuse and recycling of waste products is the highest priority.



9. Conclusion

This OWMP provides a comprehensive framework for the safe, efficient, and compliant management of all waste streams generated during the ongoing operation of the Lot O temperature-controlled warehouse and distribution centre. The recommended systems have been developed using detailed waste generation estimates, the operational profile of the two tenancies, and best-practice guidance from the Penrith City Council Waste Management Guidelines, NSW EPA publications, and relevant legislation.

The development is expected to produce comparatively low volumes of waste due to its function as a distribution facility rather than a manufacturing operation. The waste streams identified, primarily packaging materials, pallets, recyclable materials, and small quantities of spoiled product, can be effectively managed through the proposed system of internal collection points, centralised waste storage rooms, and appropriately sized MGBs. The recommended layout ensures that waste handling is practical for staff, integrated with warehouse workflows, and able to be serviced safely by private waste contractors.

The OWMP incorporates flexibility to accommodate changes in operational needs, tenant practices, or regulatory requirements. Notably, while current estimates indicate that neither tenancy meets the threshold for mandatory FOGO services, adequate space has been incorporated within the waste storage rooms should Food Organics collection be required in the future.

Ongoing review and monitoring have been built into the plan to support continuous improvement, maximise resource recovery, and ensure alignment with evolving industry standards. By implementing the measures outlined in this report, the development will achieve efficient, safe, and environmentally responsible waste management outcomes consistent with State Significant Development expectations.

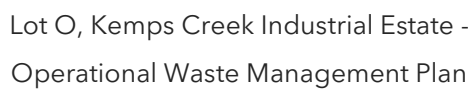


Appendix

Appendix 1: SEARS Requirements for Warehouses and Distribution Centres

ISSUE AND ASSESSMENT REQUIREMENTS	REPORT SECTION
Identify, quantify and classify the likely waste streams to be generated during construction and operation.	Section 3
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements.	Section 4, 5, 6 & 7
Identify appropriately sited waste storage rooms, collection access paths/roads, and appropriate servicing arrangements for the site.	Section 5 & 7
If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	NA

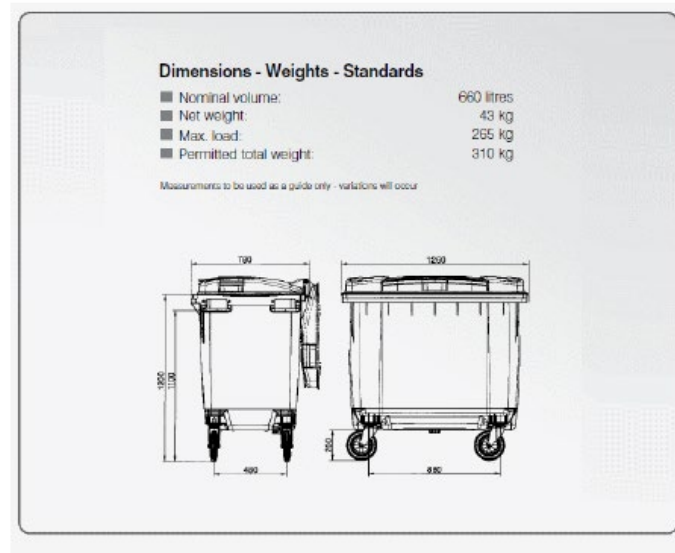
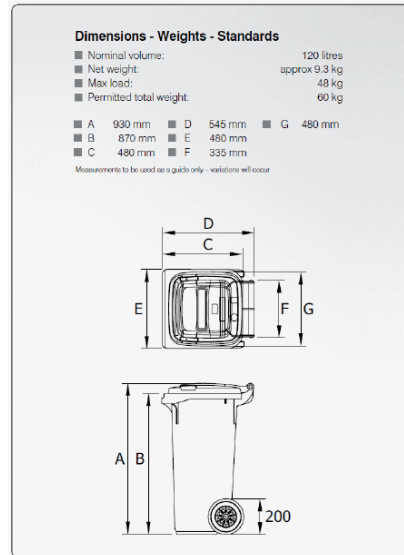




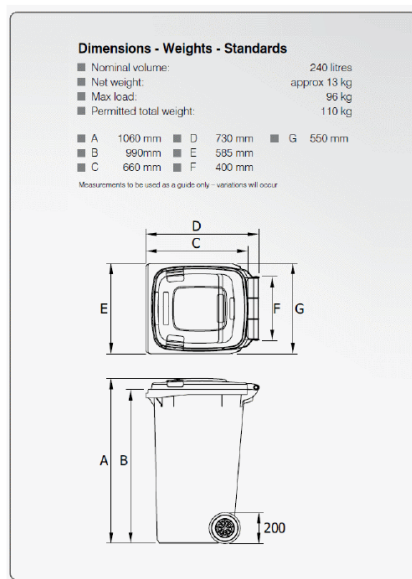
Appendix 3: MGB Specifications

660L MGB

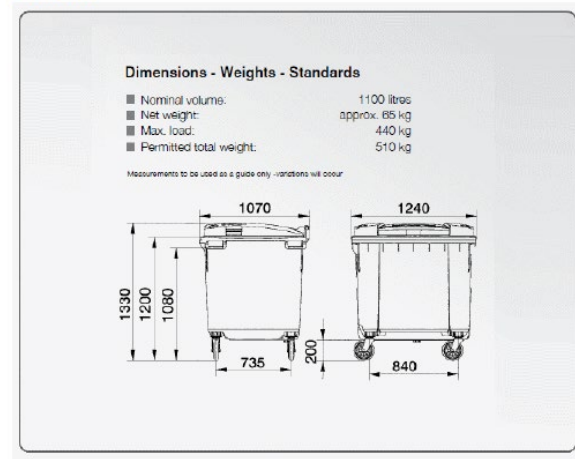
120L MGB



240L MGB



1100L MGB



Lot O, Kemps Creek Industrial Estate -
Operational Waste Management Plan



Appendix 4: 60L Bin Example and Specifications



NEW

NEW

chat

ORGANIC

ORGANIC WASTE GREEN 60L BIN | FLIP RANGE

Lid Type

Self Closing Lid Open Top

\$189.95

Tax Included. [Shipping](#) calculated at checkout.

- 01 +

Select addons

Add the matching poster for 25% off!
(Discount will apply at checkout)

 **ORGANIC WASTE EDUCATIONAL POSTER |
IMAGE DESIGN**

Appendix 5: Examples of bin tugs and trolleys



Lot O, Kemps Creek Industrial Estate -
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Taylor-Dunn SS546-36 Volt GT

- Hybrid with Heavy Duty Running Gear (B2-48)
- SS546-36 Volt GT's design allows you to convert the vehicle from personnel carrier to burden carrier in a matter of seconds. This vehicle can carry up to 270 Kg of load and tow 2267 Kg.
- It's all welded steel unitized body and frame is built to last for years of use, with standard front bumper and an automotive steering wheel.
- Modularized control system design provides ease of maintenance on all electrical systems. Geared steering, 14.5 kph speed, and on-board charger provide safety, efficiency and convenience during daily operation.



Indicative picture



T2500-SC

Tug-WBMULTIL-STL

[Play Now](#)



T1000-PF

Tug-WB2-INL-STL

[Play Now](#)



T1000-BASIC

Tug-WB2-INL-STL



T1000-D

Tug-WB2-INL-STL

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