

# OAKDALE WEST ESTATE

## Buildings 2C-2D Waste Management Plan

Prepared for:

Goodman Property Services (Aust) Pty Limited  
1-11 Hayes St  
Rosebery NSW 2018

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## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
10 Kings Road  
New Lambton NSW 2305 Australia  
(PO Box 447 New Lambton NSW 2305)  
T: +61 2 4037 3200  
E: newcastleau@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Goodman Property Services (Aust) Pty Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

| Reference                | Date             | Prepared         | Checked      | Authorised   |
|--------------------------|------------------|------------------|--------------|--------------|
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# 1 Introduction

## 1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Goodman Property Services (Aust) Pty Ltd (the Client) to prepare a waste management plan (WMP) in support of a development application (DA) to the Department of Planning, Industry and the Environment (DPIE) for Lots 2C-1, 2C-2 and 2D of the Oakdale West Industrial Estate (the Project).

This WMP applies to the waste generated from the site preparation, construction and operational stages of the Project and has been prepared using architectural drawings supplied by the Client and attached in Appendix A.

The relevant requirements of the SEARs issued for SSD-9794683 and SSD-7348 MOD 6 are addressed in this report as shown in Table 1.

**Table 1 SSD-9794683 and SSD-7348 MOD 6 Conditions for Waste Management**

| SSD-9794683 and SSD-7348 MOD 6 Conditions                                                                                                                                                        | Relevant Sections in this WMP |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Waste Management – Including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements. | Section 5<br>Section 6        |

## 1.2 Objectives

The principal objective of this WMP is to identify all potential waste likely to be generated at the Project site during construction and operational phases, including a description of how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with Council's requirements.

The specific objectives of this WMP are as follows:

- To encourage the minimisation of waste production and maximisation of resource recovery.
- To ensure the appropriate management of contaminated and hazardous waste.
- To identify procedures and chain of custody records for waste management.
- To assist in ensuring that any environmental impacts during the operational life of the Project comply with Council's development consent conditions and other relevant regulatory authorities.

## 2 Project Description

### 2.1 Overview of Proposed Development

The Client is developing the Oakdale West Industrial Estate site (Oakdale West) at Lot 11 in DP 1178389 in Kemps Creek. This site is primarily a greenfield site and will be comprised of five industrial warehouse and office precincts, including internal roads, car parking spaces and hardstand. The Project site for Lots 2C-2D is located in Precinct 2. A site plan of the Project is shown in Figure 1.

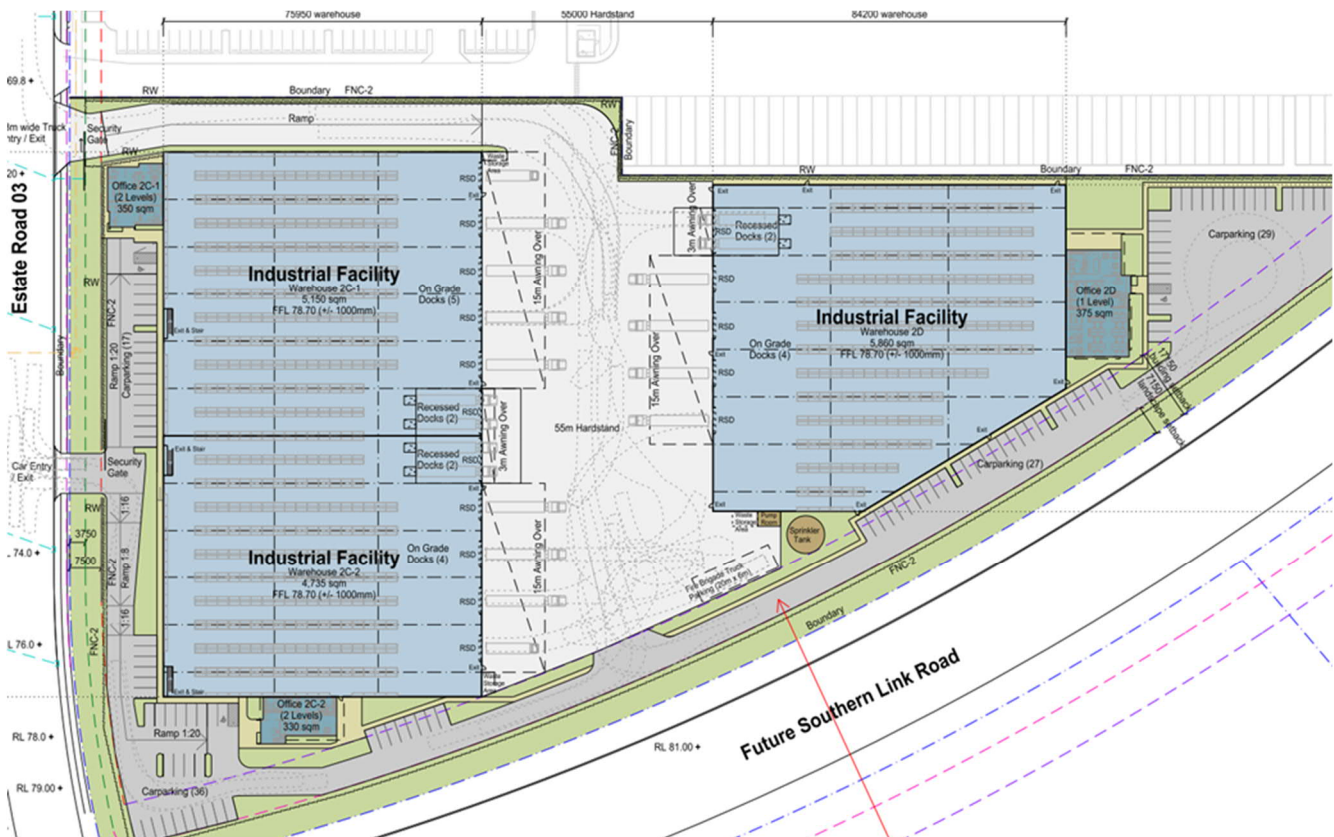


Figure 1 The Project Site Plan

### 2.2 Overview of Proposed Construction Work

The proposed work for Buildings 2C to 2D is expected to include site preparation and construction activities.

The anticipated construction works for the Project includes the construction of the below:

- Three warehouse buildings, 2C-1, 2C-2 and 2D
- Three two-level ancillary office, 2C-1, 2C-2 and 2D
- Truck and car parking areas and associated site hardstands, and
- Minor landscaping areas, a sprinkler tank and a pump room.

## 2.3 Overview of Proposed Operations

SLR understands that the Project will be used as a warehouse and distribution centre, with anticipated operations 24 hours a day.

# 3 Better Practice Waste Management and Recycling

## 3.1 Waste Management Hierarchy

This WMP has been prepared in line with the waste management hierarchy shown in Figure 2, which summarises the objectives of the Waste Avoidance and Resource Recovery Act 2001.

The waste management hierarchy comprises the following principles, from most to least preferable:

- Waste avoidance, prevention or reduction of waste generation. Achievable through better design and purchasing choices.
- Waste reuse, reuse without substantially changing the form of the waste.
- Waste recycling, treatment of waste that is no longer usable in its current form to produce new products.
- Energy recovery, processing of residual waste materials to recover energy.
- Waste treatment, reduce potential environmental, health and safety risks.
- Waste disposal, in a manner that causes the least harm to the natural environment.



Image from NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21.

Figure 2 Waste management hierarchy

## 3.2 Benefits of Adopting Better Practice

Adopting better practice principles in waste minimisation offers significant benefits for organisations, stakeholders and the wider community. Benefits from better practice waste minimisation include:

- Improved reputation of an organisation due to social and environmental responsibility.
- Lowered consumption of non-renewable resources.
- Reduced environmental impact, for example, pollution, from materials manufacturing and waste treatment.



- Reduced expenses from lower waste disposal.
- Providing opportunities for additional revenue streams through beneficial reuse.

## 4 Waste Legislation and Guidance

The legislation and guidance outlined in Table 2 below should be referred to during the site preparation, construction and operational phases of the Project.

**Table 2** Legislation and guidance

| Legislation and Guidance                                                                                             | Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council legislation and guidelines                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Penrith Local Environmental Plan (LEP) 2010 <sup>1</sup>                                                             | The Penrith LEP came into force for the entire Penrith local government area on 25 February 2015 and provides the legal framework of the Penrith Development Control Plan, including land use and development permitted in a set zone. The LEP also contains provisions to conserve local heritage and protect sensitive land.                                                                                                                                                                                                                                    |
| Penrith Development Control Plan (DCP) 2014 <sup>2</sup>                                                             | The Penrith DCP came into effect on 17 April 2015 and supports provision of the LEP planning controls by providing detailed planning and design guidelines. The DCP has been prepared in accordance with the Waste Avoidance and Resource Recovery Act 2001.<br>One of the objectives of the DCP is to assist in reducing Penrith's ecological footprint by encouraging the diversion of waste from landfill. This WMP specifically addresses Part C5 – Waste Management of the DCP and the Waste Management Guidelines for Industrial, Commercial and Mixed Use. |
| Waste Strategy 2017-2026, Penrith City Council                                                                       | Council's waste strategy sets out the waste management targets for the Penrith local government area including working towards reduced waste generation and increased landfill diversion.<br>The strategy was prepared in consultation with the community and informed by waste audit results. The strategy defines the actions required to reach the targets, including actions for waste diversion from landfill, resource recovery, technology innovation, community education and resource recovery facilities.                                               |
| State and National legislation and guidelines                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Building Code of Australia (BCA) and relevant Australian Standards                                                   | The BCA has the aim of achieving nationally consistent, minimum necessary standards of relevant health and safety, amenity and sustainability objectives efficiently.                                                                                                                                                                                                                                                                                                                                                                                             |
| Council of Australian Governments National Construction Code 2016                                                    | The National Construction Code 2016 sets the minimum requirements for the design, construction and performance of buildings throughout Australia.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| NSW EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012 | These better practice guidelines present information on waste minimisation and resource recovery as well as information on commonly used waste management provisions. The guidelines also provide benchmarks for assessing waste production rates in Australia.                                                                                                                                                                                                                                                                                                   |

<sup>1</sup> <https://legislation.nsw.gov.au/#/view/EPI/2010/540>

<sup>2</sup> <https://www.penrithcity.nsw.gov.au/building-development/planning-zoning/planning-controls/development-control-plans>

| Legislation and Guidance                                                        | Objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NSW DPIE (2021) Waste and Sustainable Materials Strategy 2041                   | <p>The NSW Strategy 2041 outlines the actions the NSW Government will take over the next six years, the first phase of the strategy, to deliver on its long-term objectives.</p> <p>Some of the key reforms include, phasing out problematic single-use plastic items, financial incentives for manufacturers and producers to design out problematic plastics, having government agencies prefer recycled content, mandating the separation of food and garden organics for households and selected businesses and incentivising biogas generation from waste materials. Targets include, reduce total waste generated by 10% per person by 2030, have an 80% average recovery rate from all waste streams by 2030, significantly increase use of recycled content by governments and industry, phase out problematic and unnecessary plastics by 2025, halve the amount of organic waste sent to landfill by 2030, reduce litter by 60% by 2030 and plastics litter by 30% by 2025 and triple the plastics recycling rate by 2030.</p> |
| NSW EPA Resource Recovery Orders and Resource Recovery Exemptions               | <p>The NSW EPA has issued a number of resource recovery orders and resource recovery exemptions under the POEO (Waste) Regulation 2014 for a range of waste that may be recovered for beneficial re-use. These waste typically include those from demolition and construction works, as well as operational waste such as food waste.</p> <ul style="list-style-type: none"> <li>Resource recovery orders present conditions which generators and processors of waste must meet to supply the waste material for beneficial re-use.</li> <li>Resource recovery exemptions contain the conditions which consumers must meet to use waste for beneficial re-use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                |
| NSW EPA's Waste Classification Guidelines 2014                                  | <p>The NSW EPA Waste Classification Guidelines assists waste generators to effectively manage, treat and dispose of waste to ensure the environmental and human health risks associated with waste are managed appropriately and in accordance with the POEO Act 1997 and is associated regulations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Protection of the Environment Operations Act (POEO) 1997 and Amendment Act 2011 | <p>The POEO Act 1997 and POEO Amendment Act 2011 are administered by the NSW Environment Protection Authority (NSW EPA) to enable the NSW Government to establish instruments for setting environmental standards, goals, protocols and guidelines. They outline the regulatory requirements for lawful disposal of waste generated during the demolition, construction and operational phases of a development, as well as the system for licencing waste transport and disposal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The Work Health and Safety Regulation 2011                                      | <p>The Work Health and Safety Regulation 2011 provide detailed actions and guidance associated with the topics discussed in The Work Health and Safety Act 2011. The primary aim of the regulation is to protect the health and safety of workers and ensure that risks are minimised in work environments. Workplaces are to ensure that they are compliant with the requirements specified in the regulations. The regulations discuss items such as actions that are prohibited or obligated in work environments, the requirements for obtaining licences and registrations, and the roles and responsibilities of staff in workplaces.</p>                                                                                                                                                                                                                                                                                                                                                                                          |
| Waste Avoidance and Resource Recovery Act 2001                                  | <p>The Waste Avoidance and Resource Recovery Act 2001 aims to promote waste avoidance and resource recovery and repeals the Waste Minimisation and Management Act 1995. Specific objectives of the Waste Avoidance and Resource Recovery Act 2001 include:</p> <ul style="list-style-type: none"> <li>encouraging efficient use of resources</li> <li>minimising the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste</li> <li>ensuring industry and the community share responsibility in reducing/dealing with waste, and</li> <li>efficiently funding of waste/resource management planning, programs and service delivery.</li> </ul> <p>As of 2016, the addition to the Act of Part 5 defines the legislative framework for the "Return and Earn Container Deposit Scheme" whereby selected beverage containers can be returned to State Government authorities for a monetary refund.</p>                                               |

## 5 Site Preparation and Construction Waste and Recycling Management

### 5.1 Targets for Resource Recovery

Targets for new development are expected to contribute to state-specific targets. The NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021) sets a target of 80% average recovery rate from all waste streams by 2030. Analysis by DPIE (2021) indicates that construction and demolition waste recovery rates in 2018-19 were 77%.

The construction and excavation procedures should also endeavour to reach the target stated in the Penrith DCP of 76% reduction the volume of demolition, construction and fit out waste, including excavation, going to landfill.

It is anticipated that the waste minimisation measures in the following sections will assist the Project to meet these targets. Waste reporting and audits can be used to determine the actual percentage of wastes that have been recycled during the site preparation and construction stage of the Project.

### 5.2 Waste Streams and Classifications

The site preparation and construction of the Project is likely to generate the following broad waste streams:

- Site clearance waste
- Construction waste
- Plant maintenance waste
- Packaging waste, and
- Work compound waste from on-site employees.

A summary of likely waste types generated from site preparation and construction activities, along with their waste classifications and proposed management methods, is provided in Table 3.

For further information on how to classify a waste type refer to the NSW EPA (2014) Waste Classification Guidelines<sup>3</sup>. Further information on managing site preparation and construction waste is available from the NSW EPA website<sup>4</sup>.

<sup>3</sup> Available online from <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>

<sup>4</sup> <http://www.epa.nsw.gov.au/your-environment/waste/industrial-waste/construction-demolition>

**Table 3 Potential waste types and their management methods**

| Waste Types                                                                                     | NSW EPA Waste Classification                       | Proposed Management Method                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Clearance</b>                                                                           |                                                    |                                                                                                                                                                                                                                                                              |
| Green waste including timber, pine and particle board                                           | General solid waste (non-putrescible)              | Separated, some chipped and stored on-site for landscaping, remainder to landscape supplies or off-site recycling. Stumps and large trees to landfill.                                                                                                                       |
| Clean fill                                                                                      | General solid waste (non-putrescible)              | On-site re-use                                                                                                                                                                                                                                                               |
| Contaminated fill                                                                               | To be classified subject to the results of testing | Off-site treatment or disposal to landfill                                                                                                                                                                                                                                   |
| Excavated natural material (ENM) or virgin excavated natural material (VENM)                    | General solid waste (non-putrescible)              | On-site re-use of topsoil for landscaping of the site, off-site beneficial re-use or send to landfill site.                                                                                                                                                                  |
| <b>Construction</b>                                                                             |                                                    |                                                                                                                                                                                                                                                                              |
| Sediment fencing, geotextile materials                                                          | General solid waste (non-putrescible)              | Reuse at other sites where possible or disposal to landfill                                                                                                                                                                                                                  |
| Concrete                                                                                        | General solid waste (non-putrescible)              | Off-site recycling for filling, levelling or road base                                                                                                                                                                                                                       |
| Bricks and pavers                                                                               | General solid waste (non-putrescible)              | Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling                                                                                                                                                 |
| Gyprock or plasterboard                                                                         | General solid waste (non-putrescible)              | Off-site recycling or returned to supplier                                                                                                                                                                                                                                   |
| Sand or soil                                                                                    | General solid waste (non-putrescible)              | Off-site recycling                                                                                                                                                                                                                                                           |
| Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium | General solid waste (non-putrescible)              | Off-site recycling at metal recycling compounds and remainder to landfill                                                                                                                                                                                                    |
| Conduits and pipes                                                                              | General solid waste (non-putrescible)              | Off-site recycling                                                                                                                                                                                                                                                           |
| Timber                                                                                          | General solid waste (non-putrescible)              | Off-site recycling, Chip for landscaping, Sell for firewood<br>Treated: reused for formwork, bridging, blocking, propping or second-hand supplier<br>Untreated: reused for floorboards, fencing, furniture, mulched second hand supplier<br>Remainder to landscape supplies. |
| Doors, Windows, Fittings                                                                        | General solid waste (non-putrescible)              | Off-site recycling at second hand building supplier                                                                                                                                                                                                                          |
| Insulation material                                                                             | General solid waste (non-putrescible)              | Off-site disposal                                                                                                                                                                                                                                                            |
| Glass                                                                                           | General solid waste (non-putrescible)              | Off-site recycling, glazing or aggregate for concrete production                                                                                                                                                                                                             |
| Asbestos                                                                                        | Hazardous waste                                    | Off-site disposal at a licenced landfill facility.                                                                                                                                                                                                                           |

| Waste Types                                                                                        | NSW EPA Waste Classification                                                                                                                                                                                                                                      | Proposed Management Method                                                                                                                     |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Fluorescent light fittings and bulbs                                                               | Hazardous waste                                                                                                                                                                                                                                                   | Off-site recycling or disposal; contact FluoroCycle for more information <sup>5</sup>                                                          |
| Paint                                                                                              | Hazardous waste                                                                                                                                                                                                                                                   | Off-site recycling, Paintback collection <sup>6</sup> or disposal                                                                              |
| Synthetic Rubber or carpet underlay                                                                | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Off-site recycling; reprocessed and used in safety devices and speed humps                                                                     |
| Ceramics including tiles                                                                           | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Off-site recycling at a crushing and recycling company                                                                                         |
| Carpet                                                                                             | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Off-site recycling or disposal; reused for landscaping, insulation or equestrian uses                                                          |
| Plant Maintenance                                                                                  |                                                                                                                                                                                                                                                                   |                                                                                                                                                |
| Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups          | Hazardous waste: Containers were previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming.<br><br>General solid waste (non-putrescible): Containers have been cleaned by washing or vacuuming. | Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility. |
| Air filters and rags                                                                               | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Off-site disposal                                                                                                                              |
| Oil filters                                                                                        | Hazardous waste                                                                                                                                                                                                                                                   | Off-site recycling                                                                                                                             |
| Batteries                                                                                          | Hazardous waste                                                                                                                                                                                                                                                   | Off-site recycling, Contact the Australian Battery Recycling Initiative <sup>7</sup> for more information                                      |
| Packaging                                                                                          |                                                                                                                                                                                                                                                                   |                                                                                                                                                |
| Packaging materials, including wood, plastic, including stretch wrap or LLPE, cardboard and metals | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Off-site recycling                                                                                                                             |
| Wooden or plastic crates and pallets                                                               | General solid waste (non-putrescible)                                                                                                                                                                                                                             | Reused for similar projects, returned to suppliers, or off-site recycling.<br>Contact Business Recycling for more information <sup>8</sup>     |
| Work Compound and Associated Offices                                                               |                                                                                                                                                                                                                                                                   |                                                                                                                                                |
| Food Waste                                                                                         | General solid (putrescible) waste                                                                                                                                                                                                                                 | Dispose to landfill with general garbage                                                                                                       |

<sup>5</sup> Available online from <http://www.fluorocycle.org.au/> or <http://www.environment.gov.au/settlements/waste/lamp-mercury.html>

<sup>6</sup> Available online from <https://www.paintback.com.au/>

<sup>7</sup> <http://www.batteryrecycling.org.au/home>

<sup>8</sup> Available online from <http://businessrecycling.com.au/search/>

| Waste Types                                                                                       | NSW EPA Waste Classification                                       | Proposed Management Method                                                                                                                  |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Recyclable beverage containers including glass and plastic bottles, aluminium cans and steel cans | General solid waste (non-putrescible)                              | Co-mingled recycling at off-site licensed facility or deliver to local NSW container deposit scheme 'Return and Earn' facility <sup>9</sup> |
| Clean paper and cardboard                                                                         | General solid waste (non-putrescible)                              | Paper and cardboard recycling at off-site licensed facility                                                                                 |
| General domestic waste generated by workers such as soiled paper and cardboard and polystyrene    | General solid waste (non-putrescible) mixed with putrescible waste | Disposal at landfill                                                                                                                        |

### 5.3 Site Preparation Waste Types and Quantities

According to communication with the Client, bulk earthworks, including for services, and estate road infrastructure has been completed at Oakdale West. As part of this DA, minor change to civil design will be undertaken to accommodate the Project. SLR understands that cut and fill quantities for the Project have been undertaken by AT&L.

Section 5.3.1 of the DCP, recommends that measures are taken to minimise site disturbance and limit unnecessary excavation. The DCP also states that if excess material is transported offsite, they are to be informed of the quantity, quality, method of transport and where the material will be disposed.

Should the Project's site preparation work encounter asbestos-contaminated materials, other contaminated materials or unexpected finds, the contractor should refer to its relevant site management plan, and Section Error! Reference source not found. of this WMP. All excavated spoil should be classified by an appropriately experienced environmental consultant and separated into contaminated materials, if any, uncontaminated fill, ENM or VENM.

### 5.4 Construction Waste Types and Quantities

The Construction Site Manager will need to specify the types and quantities of waste produced during construction and on this basis, the numbers and capacity of skip bins can be determined.

The Penrith DCP does not provide waste generation rates for construction activities. In the absence of readily available construction waste generation rates from Council, SLR has adopted the waste generation rates from Appendix A of The Hills Development Control Plan (DCP) 2012 for estimating the type and quantities of waste generated from construction of the Project. The waste generation rates listed in the Hills DCP include '2 Bedroom', '3 Bedroom', 'Block of Flats', 'Factory' and 'Office'. SLR has adopted the 'Factory' and 'Office' rates to measure waste expected from the Project, as the construction of a factory and office is the most relevant in representing the construction of an industrial warehouse and office precinct.

In the absence of readily available published information for 'Carpark' construction waste generation rates, SLR has developed 'Carpark' construction rates based on the 'Office' rates by:

- Removing timber, bricks and gyprock as these materials are unlikely to be present in significant quantities in a modern carpark structure, and

<sup>9</sup>Available online from <http://returnandearn.org.au/>

- Increasing the rates for concrete, sand or soil, metal and 'other', in proportion, to maintain the total assumed tonnage per 1000 m<sup>2</sup> of construction.

The waste generation rates are shown in Table 4.

**Table 4 Waste generation rates for the construction of the Project**

| Rate Type | Floor Area (m <sup>2</sup> ) | Waste types and quantities (m <sup>3</sup> ) |          |        |         |              |       |       |
|-----------|------------------------------|----------------------------------------------|----------|--------|---------|--------------|-------|-------|
|           |                              | Timber                                       | Concrete | Bricks | Gyprock | Sand or Soil | Metal | Other |
| Factory   | 1,000                        | 0.25                                         | 2.10     | 1.65   | 0.45    | 4.80         | 0.60  | 0.50  |
| Office    | 1,000                        | 5.1                                          | 18.8     | 8.5    | 8.6     | 8.8          | 2.75  | 5     |
| Carpark   | 1,000                        | --                                           | 30.6     | --     | --      | 14.3         | --    | 8.1   |

These waste generation rates are used to estimate the waste generated from the construction of the Project. The anticipated construction waste quantities for the Project are shown below. Based on communication with the Client, SLR understands that these rates are likely to produce larger quantities of construction waste than are expected for the Project as the Project is a development for warehouse and distribution, rather than manufacturing. For the purpose of developing an estimate of the construction waste quantities generated by the Project, these rates have been applied, as they are the most representative which can be currently found in the public domain.

The waste generation rates for 'Factory' are applied to calculate the waste quantities from the construction of the warehouse. The 'Office' waste generation rates are applied to calculate the waste quantities from the offices. The 'Carpark' waste generation rates are applied to calculate the waste quantities from the construction of all external hard surface areas including access roads, carparks and light duty surfaces. The areas are based on the architectural drawings attached in Appendix A.

Actual waste quantities and composition will vary; however, this estimate is provided so that the Construction Site Manager can make provision for on-site or off-site re-use and recycling opportunities. The construction waste quantities anticipated from Lot 3A are provided below in Table 5.

**Table 5 Estimated types and quantities of construction waste**

| Lot  | Lot component            | Area (m <sup>2</sup> ) | Waste types and quantities (m <sup>3</sup> ) |          |        |         |               |       |       |
|------|--------------------------|------------------------|----------------------------------------------|----------|--------|---------|---------------|-------|-------|
|      |                          |                        | Timber                                       | Concrete | Bricks | Gyprock | Sand and Soil | Metal | Other |
| 2C-1 | Warehouse 2C-1           | 5,150                  | 1.3                                          | 10.8     | 8.5    | 2.3     | 24.7          | 3.1   | 2.6   |
|      | Office 2C-1 (Two levels) | 350                    | 1.8                                          | 6.6      | 3.0    | 3.0     | 3.1           | 1.0   | 1.8   |
| 2C-2 | Warehouse 2C-2           | 4,735                  | 1.2                                          | 9.9      | 7.8    | 2.1     | 22.7          | 2.8   | 2.4   |
|      | Office 2C-2 (Two levels) | 330                    | 1.7                                          | 6.2      | 2.8    | 2.8     | 2.9           | 0.9   | 1.7   |
| 2D   | Warehouse 2D             | 5,005                  | 1.5                                          | 12.3     | 9.7    | 2.6     | 28.1          | 3.5   | 2.9   |
|      | Office 2D (One level)    | 375                    | 1.9                                          | 7.1      | 3.2    | 3.2     | 3.3           | 1.0   | 1.9   |
|      | Hardstand area           | 8,015                  | -                                            | 245.3    | -      | -       | 114.6         | -     | 64.9  |
|      | Light Duty Area          | 5,689                  | -                                            | 174.1    | -      | -       | 81.4          | -     | 46.1  |
|      | Total                    | 30,504                 | 9                                            | 472      | 35     | 16      | 281           | 12    | 124   |



A waste management plan form provided by Council is attached in Appendix B. The form is also available on Council's website<sup>10</sup>. This is to be updated by the Site Manager once waste streams, estimated quantities, and final disposal locations and recycling services have been identified.

## 5.5 Waste Avoidance

In accordance with the Penrith DCP and better practice waste management, the Building Contractor, Building Designer and/or equivalent roles should:

- Develop a purchasing policy based on the approximate volumes of materials to be used so that the correct quantities are purchased.
- Arrange for delivery of materials on an 'as needed' basis to avoid material degradation through weathering and moisture damage.
- Communicate strategies to handle and store waste to minimise environmental, health and amenity impacts.
- Select materials with a low environmental impact over the lifecycle of the building.
- Choose timber from certified plantations and avoid unsustainable timber imports including western red cedar, oregon, meranti, luan or merbau.
- Use leased equipment rather than purchase and disposal.
- Minimise site disturbance and unnecessary excavation.
- Incorporate existing trees and shrubs into the landscape plan.
- Grouping wet areas together to minimise the amount of pipe work required.
- Design the Project to require standard material sizes or make arrangements with manufacturing groups for the supply of non-standard material sizes.
- Design works for de-construction.
- Reduce packaging waste by:
  - Returning packaging to suppliers where practicable to reduce waste further along the supply chain
  - Purchasing in bulk
  - Requesting cardboard or metal drums rather than plastics
  - Requesting metal straps rather than shrink wrap, and
  - Using returnable packaging such as pallets and reels.
- Use prefabricated materials.
- Select materials for Project works with low embodied energy properties or materials that have been salvaged or recycled for the construction of the Project including concrete that utilises slag and fly ash content, structural and reinforced steel that uses recycled steel content or bulk insulation products that contain recycled content, such as recycled glass in glass-wool.
- Preferentially use paints, floor coverings and adhesives with low VOC (volatile organic compound) content.

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<sup>10</sup> [https://www.penrithcity.nsw.gov.au/images/documents/forms/Waste\\_Management\\_Plan\\_Application\\_Form.pdf](https://www.penrithcity.nsw.gov.au/images/documents/forms/Waste_Management_Plan_Application_Form.pdf)



- Reduce the use of polyvinyl chloride products.
- Implement measures to prevent the occurrence of windblown litter, dust and stormwater pollution.
- Ensure subcontractors are informed of and implement site waste minimisation and management procedures.

## 5.6 Reuse, Recycling and Disposal

Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only wastes that cannot be cost effectively reused or recycled are to be sent to landfill or appropriate disposal facilities.

Refer to Table 3 for an outline of the proposed reuse, recycling and disposal methods for potential site preparation and construction waste streams generated by the Project.

In accordance with the Penrith DCP and best practice waste management, the following specific procedures should be implemented:

- Ensure the site's project management of the site includes minimising waste generation, requiring the appropriate storage and timely collection of waste materials, and maximising re-use or recycling of materials.
- Store wastes on site appropriately to prevent cross-contamination and guarantee the highest possible re-use value.
- Consider the potential of any new materials to be re-used and recycled at the end of the Project's life.
- Determine opportunities for the use of prefabricated components and recycled materials.
- Strip topsoil from areas designated for excavation and store it on site for reuse.
- Reuse excavation material will be on-site where possible.
- Re-use formwork where appropriate.
- Retain roofing material cut-offs for re-use or recycling.
- Retain used crates for storage purposes unless damaged.
- Recycle cardboard, glass and metal wastes.
- Recycle or dispose of solid waste timber, brick, concrete, asphalt and rock, where such waste cannot be re-used on site, to an appropriately licenced construction and demolition waste recycling facility or an appropriately licenced landfill.
- Dispose of all asbestos and/or hazardous wastes in accordance with SafeWork NSW and NSW EPA requirements.
- Deliver batteries and florescent lights to drop off-site recycling facility.
- Return excess materials and packaging to the supplier or manufacturer.
- Dispose of all garbage via a council approved system.

## 5.7 Waste Storage and Servicing

### 5.7.1 Waste Segregation and Storage

As outlined in the Penrith DCP, waste materials produced from site preparation and construction activities are to be separated at the source and stored separately on-site. It is anticipated that the Project will provide enough space on-site for separate storage, for example, separate skip bins or appropriately managed stockpiles, of the following waste types:

- Bricks, concrete and scrap metal
- Metal and steel, in a condition suitable for recycling at metal recycling facilities
- Timber
- Glass
- Hardstand rubble
- Uncontaminated excavation spoil, if present
- Contaminated excavation spoil, if present
- Hazardous waste, if present
- Paper and cardboard
- General co-mingled recycling waste, and
- Non-recyclable general waste.

If there is insufficient space on-site for full segregation of waste types, the Site Manager, or equivalent role, should consult with the waste and recycling collection contractor to confirm which waste types may be co-mingled prior to removal from the site.

### 5.7.2 Waste Storage Areas

Waste storage areas will be accessible and allow enough space for storage and servicing requirements. The storage areas will also be flexible in order to cater for change of use throughout the project. Where space is restricted, dedicated stockpile areas are to be delineated on the site, with regular transfers to dedicated skip bins for sorting.

All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas are to be kept clean and in a good state of repair.

As specified in the Penrith DCP, areas designated for waste storage should:

- Allow unimpeded access by site personnel and waste disposal contractors
- Consider environmental factors which could potentially cause an impact to the waste storage, such as slope, drainage and the location of watercourses and native vegetation
- Allow enough space for the storage of garden waste and other waste materials on-site

- Employ adequate environmental management controls to prevent off-site migration of waste materials and contamination from the waste. For example, consideration of slope, drainage, proximity relative to waterways, stormwater outlets and vegetation
- Consider visual amenity, safety, accessibility and convenience in their selection, and
- Not present hazards to human health or the environment.

### 5.7.3 Waste Servicing and Record Keeping

The Site Manager or equivalent role is to:

- Arrange for suitable waste collection contractors to remove any construction waste from site
- Ensure waste bins are not filled beyond recommended filling levels
- Ensure that all bins and loads of waste materials leaving site are covered
- Maintain waste disposal documentation detailing, at a minimum:
  - Descriptions and estimated amounts of all waste materials removed from site
  - Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables
  - Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility, and
  - Waste classification documentation for materials disposed to off-site recycling or landfill facilities.
- Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Council, SafeWork NSW or NSW EPA, and
- Remove waste during hours approved by Council.

If skips and bins are reaching capacity, removal and replacement should be organised as soon as possible. All site generated building waste collected in the skips and bins will leave the site and be deposited in the approved site lawfully able to accept them.

## 5.8 Site Inductions

All staff, including sub-contractors and labourers, employed during the site preparation and construction phases of the Project must undergo induction training regarding waste management for the Site.

Induction training is to cover, as a minimum, an outline of the WMP including:

- Legal obligations and targets
- Emergency response procedures on-site
- Waste priorities and opportunities for reduction, reuse and recycling
- Waste storage locations and separation of waste
- Procedures for suspected contaminated and hazardous wastes
- Waste related signage

- The implications of poor waste management practices, and
- Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.

It is the responsibility of the Site Manager or Building Contractor to notify Council of the appointment of waste removal, transport or disposal contractors.

## 5.9 Signage

Standard signage is to be posted in all waste storage and collection areas. All waste containers should be labelled correctly and clearly to identify stored materials.

Signs approved by the NSW EPA for labelling of waste materials are available online<sup>11</sup> and should be used where applicable. A selection of signs prepared by NSW EPA is provided in Figure 3.



Figure 3 Examples of NSW EPA labels for waste skips and bins

## 5.10 Monitoring and Reporting

The following monitoring practices are to be undertaken to improve site preparation and construction waste management and to obtain accurate waste generation figures:

- Conduct waste audits of current projects where feasible.
- Note waste generated and disposal methods.
- Look at past waste disposal receipts.
- Record this information to track waste avoidance, reuse and recycling performance and to help in waste estimations for future waste management plans.

As per the Penrith DCP, records of waste volumes recycled, reused or contractor removed are to be maintained. This can include dockets or receipts verifying recycling and disposal in accordance with this WMP. This evidence should also be presented to regulatory bodies when required.

<sup>11</sup> NSW EPA approved waste materials signage <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs>

Daily visual inspections of waste storage areas will be undertaken by site personnel and inspection checklists and logs recorded for reporting to the Site Manager weekly or as required. These inspections will be used to identify and rectify any resource and waste management issues.

Waste audits are to be carried out by the Building Contractor to gauge the effectiveness and efficiency of waste segregation procedures and recycling and reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training will be undertaken and signage re-examined.

## 5.11 Roles and Responsibilities

All personnel have a responsibility for their own environmental performance and compliance with all legislation. It will be the responsibility of the Building Contractor to implement the WMP, and an employee and subcontractor responsibility to ensure that they always comply with the WMP.

Where possible, an Environmental Management Representative should be appointed for the Project. Suggested roles and responsibilities are provided in Table 6.

**Table 6 Suggested roles and responsibilities for site preparation and construction waste management**

| Responsible Person                               | General Tasks                                                                                                                                                                                                                                                                |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction Site Manager                        | Ensuring plant and equipment are well maintained.                                                                                                                                                                                                                            |
|                                                  | Ordering only the required amount of materials.                                                                                                                                                                                                                              |
|                                                  | Keeping materials segregated to maximise reuse and recycling.                                                                                                                                                                                                                |
|                                                  | Ultimately responsible for routinely checking waste sorting and storage areas for cleanliness, hygiene and safety issues, contaminated waste materials, and also ensuring that all monitoring and audit results are well documented and carried out as specified in the WMP. |
| Construction Environmental Manager or equivalent | Approaching and establishing the local commercial reuse of materials where reuse on-site is not practical.                                                                                                                                                                   |
|                                                  | Establishing separate skips and recycling bins for effective waste segregation and recycling purposes.                                                                                                                                                                       |
|                                                  | Ensuring staff and contractors are aware of site requirements.                                                                                                                                                                                                               |
|                                                  | Provision of training of the requirements of the WMP and specific waste management strategies adopted for the Project.                                                                                                                                                       |
|                                                  | Contaminated waste management and approval of off-site waste transport, disposal locations and checking licensing requirements.                                                                                                                                              |
|                                                  | Approval of off-site waste disposal locations and checking licensing requirements.                                                                                                                                                                                           |
|                                                  | Assessment of suspicious potentially contaminated materials, hazardous materials and liquid wastes.                                                                                                                                                                          |
|                                                  | Monitoring, inspection and reporting requirements.                                                                                                                                                                                                                           |

Daily visual inspections of waste storage areas may be delegated to other on-site staff. All subcontractors will be responsible for ensuring that their work complies with the WMP through the project induction and contract engagement process.

## 6 Operational Waste Management

### 6.1 Targets for Resource Recovery

The waste management performance of each new development should contribute to the overall NSW State targets for recycling outlined in the NSW Waste Avoidance and Resource Recovery Strategy 2014-21. The targets include increasing waste diverted from landfill to 75% and recycling 70% of commercial, industrial and municipal solid waste<sup>12</sup>. Each commercial and industrial development can contribute to this NSW State target through an effective waste management plan.

It is anticipated that the waste minimisation measures in the following sections will assist the Project to meet the state's targets. Waste reporting and audits can be used to determine the actual percentage of waste that are being, or have been, recycled during operation.

### 6.2 Waste Streams and Classifications

The operation of the Project is anticipated to generate the following broad waste streams:

- Domestic wastes generated by employees, including food wastes
- Bulk packaging wastes, including polystyrene, plastic wrapping and cardboard boxes
- Office waste
- Garden organic waste from landscaped areas
- Bulky waste items such as furniture and e-waste, and
- Stores, plant and general maintenance wastes.

Potential ongoing waste types, their associated waste classifications, and management methods are provided in Table 7. For further information on how to determine a waste's classification, refer to the NSW EPA (2014) Waste Classification Guidelines. Suggestions for recycling drop off locations and contacts can be found on <https://businessrecycling.com.au/> for each waste type.

**Table 7 Potential waste types, classifications and management methods for operational waste**

| Waste Types                                                                           | NSW EPA Classification                | Proposed Management Method                                                                        |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------|
| General Operations                                                                    |                                       |                                                                                                   |
| Clean office paper                                                                    | General solid (non-putrescible) waste | Paper recycling at off-site licensed facility                                                     |
| Cardboard including bulky cardboard boxes                                             | General solid (non-putrescible) waste | Cardboard recycling at off-site licensed facility                                                 |
| Recyclable beverage containers, glass and plastic bottles, aluminium cans, steel cans | General solid (non-putrescible) waste | NSW container deposit scheme 'Return and Earn', container recycling at off-site licensed facility |
| Food waste                                                                            | General solid (putrescible) waste     | Dispose to landfill with general garbage                                                          |

<sup>12</sup> <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/wastestrategy/140876-warr-strategy-14-21.pdf?la=en&hash=EC6685E6624995242B0538B18C2E80C0CA2E51B3>

| Waste Types                                                                                  | NSW EPA Classification                                                                                                                                                                                                               | Proposed Management Method                                                                                                                     |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Batteries                                                                                    | Hazardous waste                                                                                                                                                                                                                      | Off-site recycling, alternatively contact the Australian Battery Recycling Initiative for more information                                     |
| Mobile Phones                                                                                | Hazardous waste                                                                                                                                                                                                                      | Off-site recycling; can be taken to the Mobile Muster program. Contact Mobile Muster for more information                                      |
| Bulky polystyrene                                                                            | General solid (non-putrescible) waste                                                                                                                                                                                                | Off-site recycling or disposal at landfill                                                                                                     |
| Furniture                                                                                    | General solid (non-putrescible) waste                                                                                                                                                                                                | Off-site reuse or disposal to landfill                                                                                                         |
| E-waste                                                                                      | Hazardous waste                                                                                                                                                                                                                      | Off-site recycling                                                                                                                             |
| General garbage, including non-recyclable plastics                                           | General solid (putrescible and non-putrescible) waste                                                                                                                                                                                | Disposal at landfill                                                                                                                           |
| <b>Maintenance</b>                                                                           |                                                                                                                                                                                                                                      |                                                                                                                                                |
| Glass, other than containers                                                                 | General solid (non-putrescible) waste                                                                                                                                                                                                | Off-site recycling                                                                                                                             |
| Light bulbs and fluorescent tubes                                                            | Hazardous waste                                                                                                                                                                                                                      | Off-site recycling or disposal, contact FluoroCycle <sup>13</sup> or Lamp Recyclers <sup>14</sup> for more information                         |
| Cleaning chemicals, solvents, area wash downs, empty oil or paint drums, chemical containers | Hazardous waste if containers used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming. General solid (non-putrescible) waste if containers cleaned by washing or vacuuming. | Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility. |
| Garden organics - lawn mowing, tree branches, hedge cuttings, leaves                         | General solid (non-putrescible) waste                                                                                                                                                                                                | Reuse on-site or contractor removal for recycling at licenced facility                                                                         |

<sup>13</sup> <https://www.fluorocycle.org.au/>

<sup>14</sup> <https://www.lamprecyclers.com.au/>



## 6.3 Estimated Quantities of Operational Waste

SLR has adopted the 'Offices' and 'Warehouse' waste generation rates from the Penrith DCP Industrial, Commercial and Mixed-Use Waste Management Guidelines for estimating the type and quantities of waste generated from the operational activities of the Project. The operational waste generation rates used are shown below in Table 8.

**Table 8 Waste generation rates applied to the operations of the Project**

| Type of Premises | General Waste Generation (L/100 m <sup>2</sup> /day) | Recycling Generation (L/100 m <sup>2</sup> /day) |
|------------------|------------------------------------------------------|--------------------------------------------------|
| Warehouse        | 10                                                   | 10                                               |
| Offices          | 10                                                   | 10                                               |

Using the waste generation rates in Table 8 above, the approximate weekly waste quantities for the Project have been calculated. The operational waste quantities were additionally calculated based on the below assumptions:

- The floor areas as presented on the architectural drawings shown in Appendix A, and
- A week comprising seven days of operation.

The estimated quantities of operational waste generated by the Project are shown in Table 9.

**Table 9 Estimated quantities of operational general waste and recycling**

| Lot          | Lot component            | Area (m <sup>2</sup> ) | (L/day)       |           | (L/week)      |           |
|--------------|--------------------------|------------------------|---------------|-----------|---------------|-----------|
|              |                          |                        | General Waste | Recycling | General Waste | Recycling |
| 2C-1         | Warehouse 2C-1           | 5,150                  | 515           | 515       | 3,605         | 3,605     |
|              | Office 2C-1 (Two levels) | 350                    | 35            | 35        | 245           | 245       |
| Total (2C-1) |                          | 5,500                  | 550           | 550       | 3,850         | 3,850     |
| 2C-2         | Warehouse 2C-2           | 4,735                  | 474           | 474       | 3,315         | 3,315     |
|              | Office 2C-2 (Two levels) | 330                    | 33            | 33        | 231           | 231       |
| Total (2C-2) |                          | 5,065                  | 507           | 507       | 3,546         | 3,546     |
| 2D           | Warehouse 2D             | 5,860                  | 586           | 586       | 4,102         | 4,102     |
|              | Office 2D (One level)    | 375                    | 38            | 38        | 263           | 263       |
| Total (2D)   |                          | 6,235                  | 624           | 624       | 4,365         | 4,365     |

### 6.3.1 Additional Types of Operational Waste

Based the Project's proposed operational activities, SLR understands that large quantities of the recycling stream will include pallets and plastic and cardboard packaging waste. To minimise packaging waste generated in the recyclables stream, it is recommended that packing waste is returned to the suppliers where possible. Standard pallets are recommended to be returned to their owners and non-standard and broken pallets are to be stockpiled and collected as required by a private waste contractor.

The Penrith DCP requires food scraps to be placed in food waste bins and regularly collected. However, unless this is a food processing and storage facility, food quantities are unlikely to make separate collection of food viable and disposal to landfill is more likely.



If additional collection services are required, such as secured document destruction, these can be organised with a private waste contractor who can provide additional bins and take collected waste to an off-site licenced facility.

The Project is anticipated to produce minimal quantities of garden organics. Less than 100 L of garden organics are estimated to be generated per week. This waste will be taken by a landscaping contractor who will dispose of it at an off-site licenced facility.

## 6.4 Waste Storage Area Size

The waste storage area for the Project must be large enough to adequately store all quantities of operational waste and recycling between collections. All waste storage room calculations have considered the bin dimensions listed in The Penrith DCP, as outlined in Table 10.

**Table 10 Dimensions and approximate footprint of bins**

| Bin Capacity     | Height (mm) | Depth (mm) | Width (mm) | Footprint (m <sup>2</sup> ) |
|------------------|-------------|------------|------------|-----------------------------|
| 3 m <sup>3</sup> | 1540        | 1520       | 2060       | 3.13                        |

To allow for ready movement of bins into and out of the bin storage area, the bin storage area is to provide a floor area of at least 200% of the total minimum bin GFA. This can also act as a contingency in the event of spikes in waste generation. Additionally, in accordance with the Penrith DCP, an additional 0.2 m is to be permitted between the bins to allow for manoeuvrability. This has been considered in the calculation of the waste storage area for each of the buildings in the Project.

The recommended storage areas do not include consideration for the storage of bulky and hazardous waste. For the additional storage space for bulky and hazardous waste, refer to Section 6.4.1.

The estimated number of bins required for weekly storage of operational waste and recycling generated by the Project are in Table 11 and are based on:

- The estimated quantities of operational waste and recycling as shown in Table 9, and
- Bin dimensions from the Penrith DCP as shown in Table 10

**Table 11 Recommended number of bins and storage area for weekly operations**

| Location | Bins Capacity    |                  | Number of Bins |           | Total Number of Bins | Collections per Week | Recommended Storage Area (m <sup>2</sup> ) |
|----------|------------------|------------------|----------------|-----------|----------------------|----------------------|--------------------------------------------|
|          | Garbage          | Recycling        | Garbage        | Recycling |                      |                      |                                            |
| Lot 2C-1 | 3 m <sup>3</sup> | 3 m <sup>3</sup> | 1              | 1         | 2                    | 2                    | 12.5                                       |
| Lot 2C-2 | 3 m <sup>3</sup> | 3 m <sup>3</sup> | 1              | 1         | 2                    | 2                    | 12.5                                       |
| Lot 2D   | 3 m <sup>3</sup> | 3 m <sup>3</sup> | 1              | 1         | 2                    | 2                    | 12.5                                       |

### 6.4.1 Bulky Waste Management

As outlined in the Penrith DCP, additional storage space for the bulky waste stream must be provided. This stream includes broken pallets, broken storage units, e-waste and other materials that cannot be disposed of in the general or recyclable waste stream.

The Penrith DCP does not provide storage area dimensions for bulky waste. In the absence of this, SLR recommends space for one hook bin be allowed which can be brought to site occasionally for the disposal of bulky waste. The dimensions of a bin like this are approximately 6 m x 2 m, so it has a footprint of about 12 m<sup>2</sup>.

Therefore, in addition to the recommended waste storage area noted in Table 11, the total waste storage area recommended for the Project is shown in Error! Reference source not found. along with the areas provided.

**Table 12 Total recommended storage area for operations of the Project**

| Location | Recommended Storage Area (m <sup>2</sup> ) |             |                    | Waste Storage Space Provided |                |
|----------|--------------------------------------------|-------------|--------------------|------------------------------|----------------|
|          | Garbage and Recycling                      | Bulky waste | Total Storage Area | Area (m <sup>2</sup> )       | Dimensions (m) |
| Lot 2C-1 | 12.5                                       | 12          | 24.5               | 12.0                         | 6 x 2          |
| Lot 2C-2 | 12.5                                       | 12          | 24.5               | 24                           | 8 x 3          |
| Lot 2D   | 12.5                                       | 12          | 24.5               | 21                           | 6 x 3.5        |

There is enough space in each case for regular garbage and recycling bins. There is also enough space on adjacent hardstand areas for a hook bin for bulky waste to be located temporarily when required.

SLR recommends that waste audits be undertaken approximately one month into the operational phase of the Project to quantify actual waste generation rates. The assessment of generated waste quantities will be influenced by management, employee and tenant attitudes to recycling and disposal, and the adequacy of signage and education provided for occupants.

## 6.5 Waste Storage Room Location

In accordance with the Penrith DCP, the design for the waste storage areas of the Project are to take into consideration better practice waste management and recommendations from the DCP. In accordance with better practice waste management and the DCP, the waste storage area should be located so that:

- It is located away from primary street frontages
- It is near any on-site loading bays
- It is convenient, safe, functional and directly accessible to users in each tenancy and servicing collection staff, but inaccessible to the public
- It avoids pedestrian or vehicular traffic hazards likely to be caused by waste collection and storage,
- It has 1.8 m zone of unobstructed clearance between the waste storage area and the entrance.

The location of the Waste Enclosure largely complies with these requirements.

As specified in the Penrith DCP, the collection areas for each building are to be clearly nominated on site plans accompanying development applications.

The locations of the waste storage areas are shown in Figure 4 below and on the drawings in Appendix A

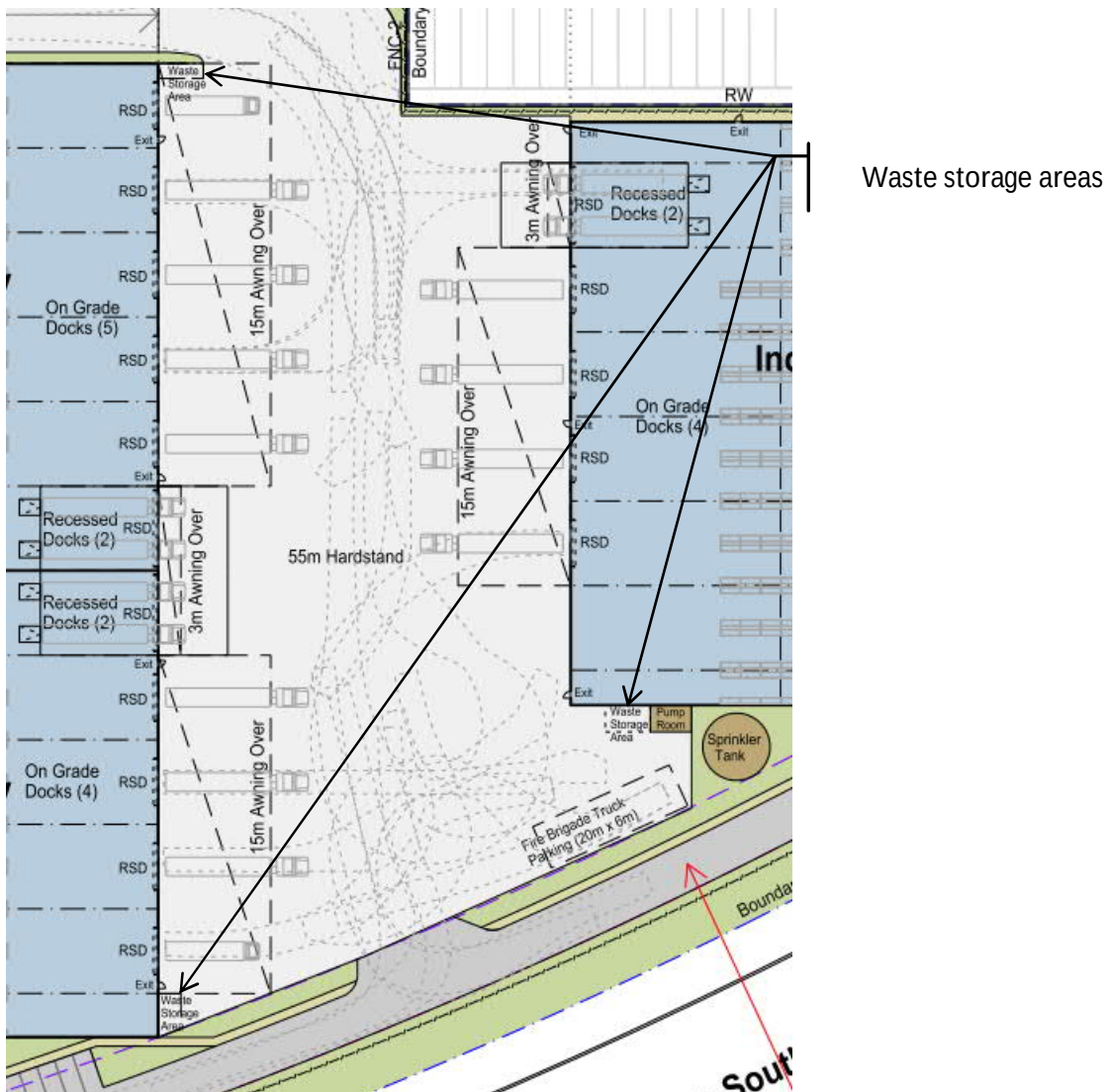


Figure 4 Location of waste storage areas

## 6.6 Waste Storage Area Features

In accordance with better practice waste management and the Penrith DCP, the Project's waste storage areas should have the following features:

- Blend in with the design of the wider development and the surrounding streetscape
- Be well lit and well-ventilated
- Fully enclosed and walled
- Adequate vermin prevention measures
- Reduce potential noise and odour impacts
- Enhance safety for the public
- Be connected to a water outlet for washing purposes

- Equipped with a hot and cold tap-based water supply centralised mixing valve
- Floor graded to a central drainage point which is connected to the sewer
- Have water discharge from washing flow to a sewer approved by the relevant authority
- Waterproofed and sealed non-slip floor constructed in accordance with the BCA
- Waste equipment is protected from theft and vandalism
- Adequate lighting and natural or mechanical ventilation in accordance with the BCA
- Provide suitable dual door access with a minimum width of 1.8 m and a minimum 1.8 m unobstructed access corridor for the service of bins
- Provide administrative management, including signage to ensure appropriate use
- Be screened from public areas, preferably with landscape buffer planting, to reduce the impacts of noise, odour and visual amenity, and
- Flexible in design to allow for future changes in operation, tenancies and uses.

## 6.7 Waste Servicing

SLR anticipates that waste collections will be undertaken through a private contractor. The following general waste servicing access requirements should be implemented:

- Waste will be removed regularly.
- Arrangements should be in place so that the waste and recycling storage rooms are not accessible to the general public.

In accordance with the Penrith DCP, the following is required for the access provisions for of waste collection vehicles:

- Collection vehicles must be able to enter and exit the collection area in a forward direction
- Drawings must show the site's entry point, vehicle's route of travel and manoeuvring
- Swept path models must illustrate how a standard waste collection vehicle will enter, service and exit the site
- A 0.5 m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres
- For rear loaded vehicles, an additional 2 m unobstructed loading zone is required behind the vehicle for the loading of 660 L and 1,100 L bins. Additionally, a 0.5 m side clearance is required on either side of the vehicle for driver movements and accessibility

660 L and 1,100 L bins are not proposed for this development

- Unobstructed access, adequate driveways and ramps of sufficient strength to support waste collection
- Access for the collection vehicles must be separate from the entry and exit driveway of any car parking areas to and from public areas
- An acoustic assessment is to accompany the DA and account for waste collection location and times, and



- A structural engineer's report is to accompany the DA and confirm that all infrastructure used for vehicle ingress and egress movements can support the waste collection vehicle's weight. the Penrith DCP shows dimensions for waste collection vehicles.

Figure 5 below shows the expected collection vehicle travel paths. Entry paths to the waste storage areas are shown in red and exit paths in blue.

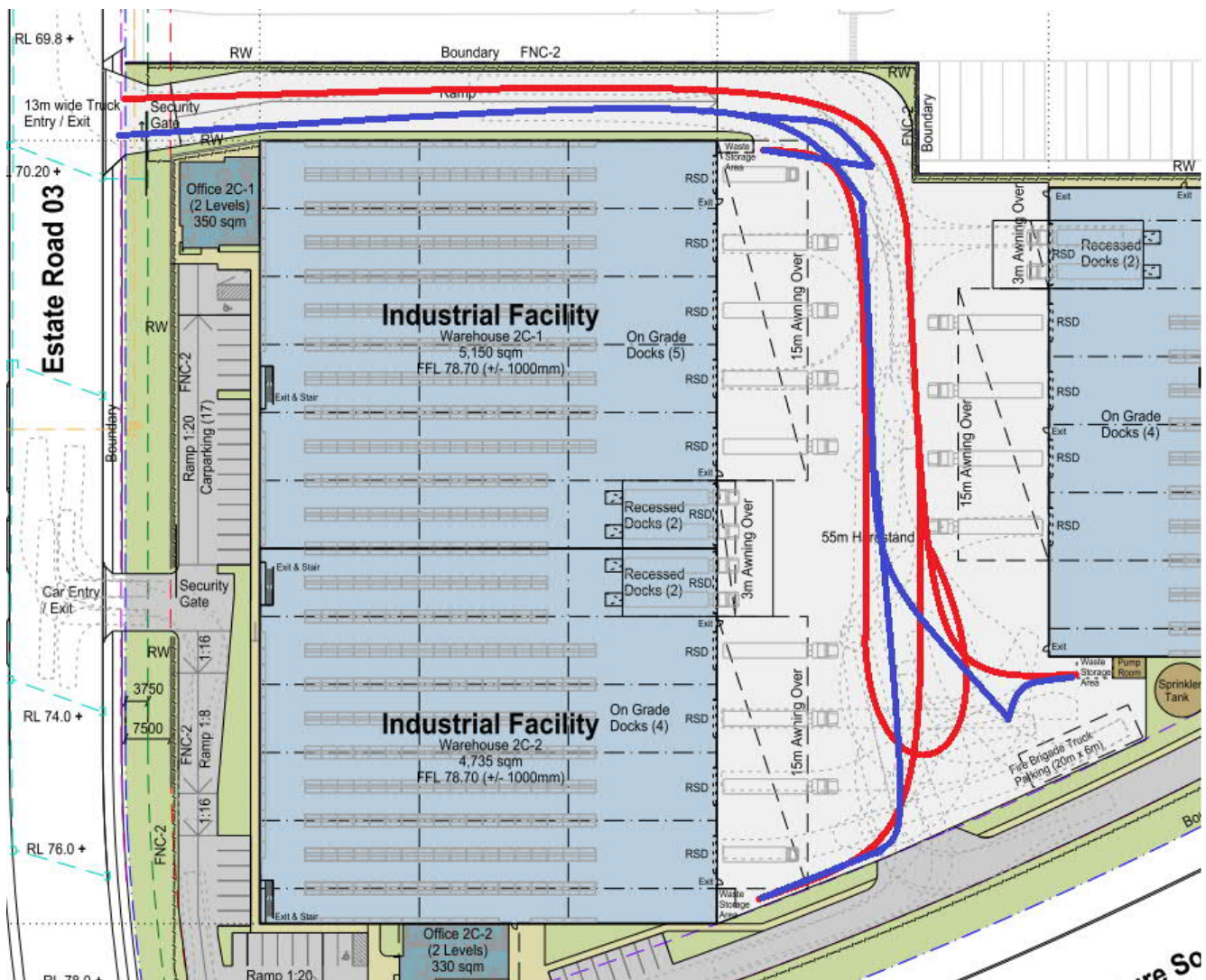


Figure 5 Collection vehicle travel paths

## 6.8 Waste Avoidance, Reuse and Recycling Measures

### 6.8.1 Waste Avoidance

Waste avoidance measures include:

- Participating in take-back services to suppliers to reduce waste further along the supply chain
- Avoiding printing where possible
- Review of packaging design to reduce waste but maintain 'fit for purpose'

- Providing ceramic cups, mugs, crockery and cutlery rather than disposable items
- Purchasing consumables in bulk to avoid unnecessary packaging
- Presenting all waste reduction initiatives to staff as part of their induction program, and
- Investigating leased office equipment and machinery rather than purchase and disposal.

### 6.8.2 Re-use

Possible re-use opportunities include establishing systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.

### 6.8.3 Recycling

Recycling opportunities include:

- Collecting and recycling e-waste
- Flatten or bale cardboard to reduce number of bins required
- Paper recycling trays provided in office areas for scrap paper collection and recycling
- Collecting printer toners and ink cartridges in allocated bins for appropriate contractor recycling, and
- Development of 'buy recycled' purchasing policy.

## 6.9 Communication Strategies

Waste management initiatives and management measures should be clearly communicated to building managers, owners, employees, customers and cleaners. Benefits of providing this communication include:

- improved satisfaction with services
- increased ability and willingness to participate in recycling
- improved amenity and safety
- improved knowledge and awareness through standardisation of services
- increased awareness or achievement of environmental goals and targets
- reduced contamination of recyclables stream
- increased recovery of recyclables and organics material, if implemented, and
- greater contribution to targets for waste reduction and resource recovery, the environment and heritage conservation.

To realise the above benefits, the following communication strategies should be considered:

- Use consistent signage and colour coding throughout the Project
- Ensure all staff are trained in correct waste separation and management procedures
- Provide directional signage to show location of and routes to waste storage area
- General waste and co-mingled recycling bins should be clearly labelled and colour-coded to ensure no cross contamination, where applicable

- Employees and cleaners should adhere to the WMP for compliance, in consultation with management, and
- Repair signs and labels promptly to avoid breakdown of communications.

## 6.10 Signage

As outlined in The Penrith DCP, the waste storage and collection areas should be provided with appropriate signage. These signs should clearly identify waste management procedures and provisions to contractors, tenants and visitors should be distributed around the Project.

Signs which clearly identify waste management procedures and provisions to staff and visitors should be distributed around the Project. Key signage considerations are:

- Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin, as shown in Figure 6
- Signposts and directions to location of waste storage areas
- Clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling
- Maintaining a consistent style colour scheme and system for signs throughout the Project, and
- Emergency contact information for reporting issues associated with waste or recycling management.

Colour-coded and labelled bin lids are necessary for identifying bins. All signage should conform to the relevant Australian Standard and use labels approved by the NSW EPA<sup>15</sup>. The design and use of safety signs for waste rooms and enclosures should comply with Australian Standard AS 1319 Safety Signs for the Occupational Environment and clearly describes the types of materials designated for each bin.



Figure 6 Example of bin labels for operational waste

## 6.11 Monitoring and Reporting

Monitoring is recommended to ensure waste and recycling management arrangements and provisions for the Project are functional, practical and are maintained to the standard outlined in this plan, at a minimum.

Visual assessments of bins and bin storage areas should be conducted by the building manager, at minimum:

<sup>15</sup> NSW EPA waste signage and label designs <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>

- Weekly, in the first two months of operation to ensure the waste management system is sufficient for the operation, and
- Every six months, to ensure waste is being managed to the standards outlined in this document.

In addition, audits are to be conducted on a half-yearly basis to ensure WMP provisions are maintained.

Quantities of waste and recycling associated with disposal of waste and recycling, including dockets, receipts and other physical records should be recorded by the Building Manager. This is to allow reviews of the waste management arrangements and provisions at the site over time. Records of waste disposal should also be available to regulatory authorities such as the NSW Environmental Protection Authority and SafeWork NSW, upon request.

Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, is to be rectified by the Building Manager as soon as it is practical. Where audits show that recycling is not carried out effectively, management should carry out additional staff training, signage re-examination and reviews of the waste management system where the audit or other reviewing body has deemed necessary. If this waste management plan no longer sufficiently meets the needs of the Project, review and updates to maintain suitability must be undertaken.

## 6.12 Roles and Responsibilities

It is the responsibility of the Building Manager, or equivalent role, to implement this WMP and a responsibility of all warehouse tenants and staff to follow the waste management procedures set out by the WMP. SLR recommends that all subcontractors enlisted by the Client are to have roles and responsibilities identified and the Project's waste management system clearly explained. A summary of recommended roles and responsibilities are provided in Table 13.

Table 13 Operational waste management responsibility allocation

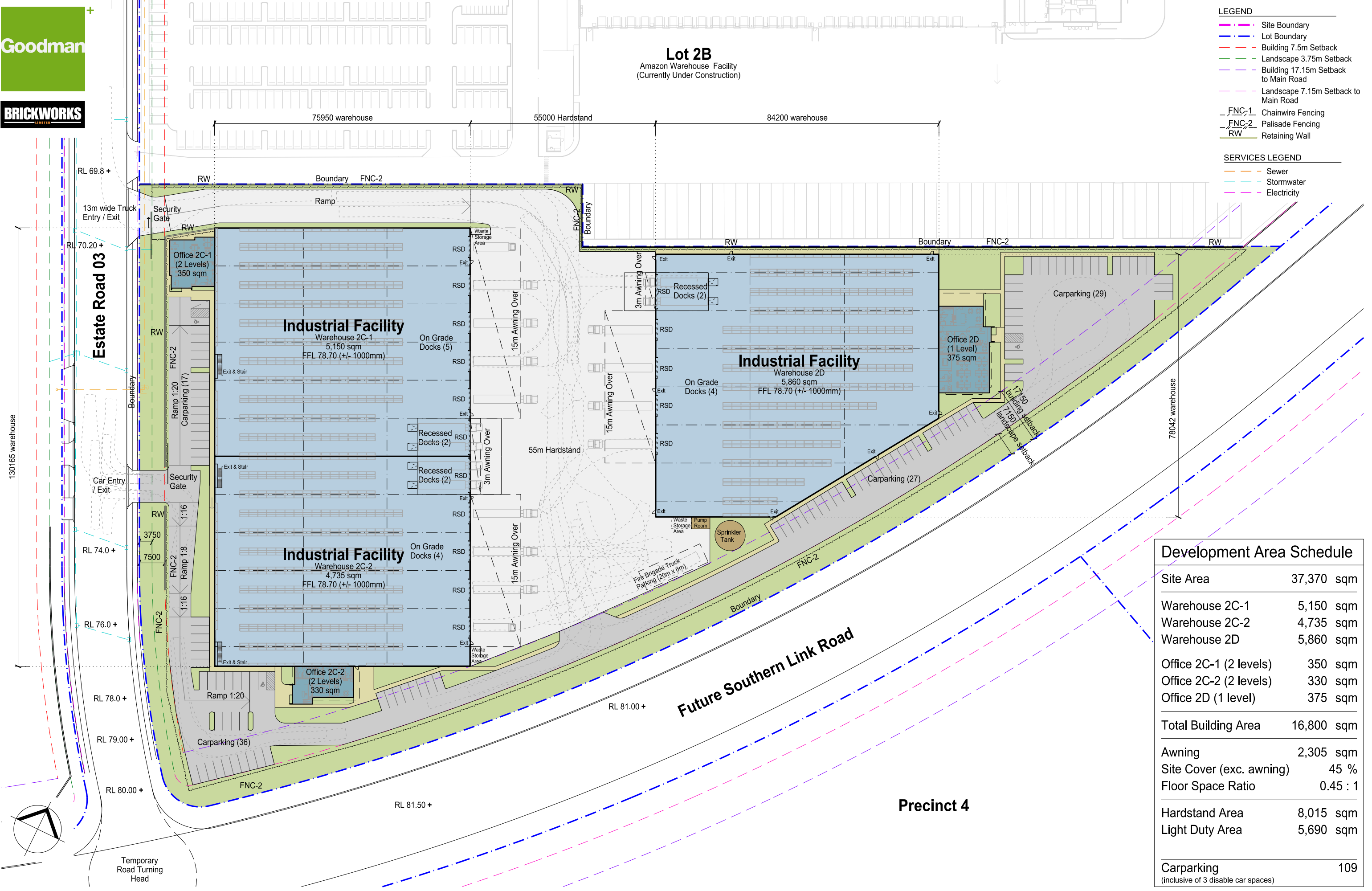
| Responsible Person | General Tasks                                                                                                                                                                                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Management         | Ensure the WMP is implemented throughout the life of the operation.                                                                                                                           |
|                    | Update the WMP on a regular basis (e.g. annually) to ensure the Plan remains applicable.                                                                                                      |
|                    | Undertake liaison and management of contracted waste collections.                                                                                                                             |
|                    | Organise internal waste audits on a regular basis.                                                                                                                                            |
|                    | Manage any complaints and non-compliances reported through waste audits etc.                                                                                                                  |
|                    | Perform inspections of all waste storage areas and waste management equipment on a regular basis.                                                                                             |
|                    | Organise cleaning and maintenance requirements for waste management equipment.                                                                                                                |
|                    | Monitor bins to ensure no overfilling occurs.                                                                                                                                                 |
|                    | Ensure effective signage, communication and education is provided to alert visitors, employees and cleaners about the provisions of this WMP and waste management equipment use requirements. |
|                    | Monitor and maintain signage to ensure it remains clean, clear and applicable.                                                                                                                |
|                    | Ensure waste and recycling storage rooms are kept tidy.                                                                                                                                       |
|                    | Ensure that regular cleaning and daily transfer of bins is being undertaken by the cleaners                                                                                                   |
|                    | Ultimately responsible for the management of all waste management equipment, cleaning requirements, waste transfer and collection arrangements.                                               |



| Responsible Person                  | General Tasks                                                                                                                                                                      |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cleaners and Staff                  | Removal of general waste, recyclables, cardboard waste and hazardous waste from floor areas for transfer to centralised waste and recycling collection rooms daily or as required. |
|                                     | Cleaning of all bins and waste and recycling rooms on a weekly basis or as required.                                                                                               |
|                                     | Compliance with the provisions of this WMP.                                                                                                                                        |
| Gardening Contractor, as applicable | Removal of all garden organics waste generated during gardening maintenance activities for recycling at an off-site location or reuse as organic mulch on landscaped areas.        |

# APPENDIX A

## Architectural Drawings



- LEGEND**
  - Site Boundary
  - Lot Boundary
  - Building 7.5m Setback
  - Landscape 3.75m Setback
  - Building 17.15m Setback to Main Road
  - Landscape 7.15m Setback to Main Road
  - FNC-1 Chainwire Fencing
  - FNC-2 Palisade Fencing
  - RW Retaining Wall
- SERVICES LEGEND**
  - Sewer
  - Stormwater
  - Electricity

| Development Area Schedule                         |            |
|---------------------------------------------------|------------|
| Site Area                                         | 37,370 sqm |
| Warehouse 2C-1                                    | 5,150 sqm  |
| Warehouse 2C-2                                    | 4,735 sqm  |
| Warehouse 2D                                      | 5,860 sqm  |
| Office 2C-1 (2 levels)                            | 350 sqm    |
| Office 2C-2 (2 levels)                            | 330 sqm    |
| Office 2D (1 level)                               | 375 sqm    |
| Total Building Area                               | 16,800 sqm |
| Awning                                            | 2,305 sqm  |
| Site Cover (exc. awning)                          | 45 %       |
| Floor Space Ratio                                 | 0.45 : 1   |
| Hardstand Area                                    | 8,015 sqm  |
| Light Duty Area                                   | 5,690 sqm  |
| Carparking<br>(inclusive of 3 disable car spaces) | 109        |

# APPENDIX B

## Council Waste Management Plan Form

# WASTE MANAGEMENT PLAN

## DEMOLITION, CONSTRUCTION AND USE OF PREMISES

.....●  
If you need more space  
to give details, you are  
welcome to attach extra  
pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans. We will take into account the types and volumes of waste that could be produced as a result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

### APPLICANT DETAILS

First name

Surname

Postal Address

Street No.

Street name

Suburb

Post code

Contact phone number

Email address

### DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.

Street name

Suburb

Post code

What buildings and other structures are currently on the site?

.....  
.....  
.....

Briefly describe your proposed development

.....  
.....  
.....

Applicant Signature

Date

## SECTION 1: DEMOLITION

\*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

| Materials                         |                                                      | Destination                                              |                                                       |                                      |
|-----------------------------------|------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|--------------------------------------|
|                                   |                                                      | Re-use and recycling                                     |                                                       | Disposal                             |
| Material                          | Estimated volume (m <sup>2</sup> or m <sup>3</sup> ) | ON-SITE*<br>Specify proposed re-use or on-site recycling | OFF-SITE<br>Specify contractor and recycling facility | Specify contractor and landfill site |
| Excavation<br>(eg soil, rock)     |                                                      |                                                          |                                                       |                                      |
| Green waste                       |                                                      |                                                          |                                                       |                                      |
| Bricks                            |                                                      |                                                          |                                                       |                                      |
| Concrete                          |                                                      |                                                          |                                                       |                                      |
| Timber<br>(Please specify type/s) |                                                      |                                                          |                                                       |                                      |
| Plasterboard                      |                                                      |                                                          |                                                       |                                      |
| Metals<br>(Please specify type/s) |                                                      |                                                          |                                                       |                                      |
| Other                             |                                                      |                                                          |                                                       |                                      |

## SECTION 2: CONSTRUCTION

\*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

| Materials                         |                                                      | Destination                                              |                                                       |                                      |
|-----------------------------------|------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|--------------------------------------|
|                                   |                                                      | Re-use and recycling                                     |                                                       | Disposal                             |
| Material                          | Estimated volume (m <sup>2</sup> or m <sup>3</sup> ) | ON-SITE*<br>Specify proposed re-use or on-site recycling | OFF-SITE<br>Specify contractor and recycling facility | Specify contractor and landfill site |
| Excavation<br>(eg soil, rock)     |                                                      |                                                          |                                                       |                                      |
| Green waste                       |                                                      |                                                          |                                                       |                                      |
| Bricks                            |                                                      |                                                          |                                                       |                                      |
| Concrete                          |                                                      |                                                          |                                                       |                                      |
| Timber<br>(Please specify type/s) |                                                      |                                                          |                                                       |                                      |
| Plasterboard                      |                                                      |                                                          |                                                       |                                      |
| Metals<br>(Please specify type/s) |                                                      |                                                          |                                                       |                                      |
| Other                             |                                                      |                                                          |                                                       |                                      |



SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

| If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished. | Expected volume (average per week) |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
|                                                                                                                                       |                                    |
|                                                                                                                                       |                                    |
|                                                                                                                                       |                                    |
|                                                                                                                                       |                                    |

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

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## ASIA PACIFIC OFFICES

### BRISBANE

Level 2, 15 Astor Terrace  
Spring Hill QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

### DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

### GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

### MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

### MELBOURNE

Level 11, 176 Wellington Parade  
East Melbourne VIC 3002  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

### NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

### PERTH

Ground Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

### SYDNEY

Tenancy 202 Submarine School  
Sub Base Platypus  
120 High Street  
North Sydney NSW 2060  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

### TOWNSVILLE

12 Cannan Street  
South Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

### WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 2 4249 1000

### AUCKLAND

68 Beach Road  
Auckland 1010  
New Zealand  
T: 0800 757 695

### NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628