

# Waste Management Plan

Project Details	
<b>Project Name:</b>	Arnott's Huntingwood Expansion Works
<b>Project Number:</b>	250179
<b>Project Location:</b>	65 Huntingwood Drive, Huntingwood
<b>Client:</b>	Charter Hall Holdings Pty Ltd
<b>Name of principal contractor:</b>	FDC Construction (NSW) Pty Ltd
<b>Company address:</b>	22-24 Junction St, Forest Lodge NSW 2037
<b>ABN:</b>	72 608 609 427

To be read and implemented in accordance with the Project Management Plan



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## 1 Overview

- a) The purpose of this Waste Management Plan is to outline the proposed method to deal with construction waste throughout the entire construction phase of the building from demolition and excavation through to building fitout, landscaping and handover.
- b) The method of dealing with construction waste is consistent throughout to ensure that our environmental obligations are being met.
- c) The plan outlines how we propose to achieve the project requirements and shall be read and implemented in accordance with the Project Management Plan.

## 2 Recycling

- a) Recycling is a vital means whereby Australia's natural resources are conserved and efficiently utilised. FDC aim to develop a waste management system based on resource recovery and recycling.

### 2.1 Option 1: On-site Recycling

- a) The efficiency of on-site recycling depends on the anticipated waste stream types and quantity along with space being available (and suitable) to house the bins required.
- b) The on-site separation of scrap metals such as aluminium, copper pipe and wire, lead and steel is viable. Bins will be identified clearly on sites to aid in the separation of materials. FDC will work together to reduce waste coming to site.
- c) Site conditions permitting separate on-site bins for cardboard and paper are also possible and FDC have committed to providing a paper bin for use on site for this purpose.
- d) FDC feel that off-site recycling is the more viable option for all other wastes.

### 2.2 Option 2: Off-site Recycling

- a) Off-site recycling is the most appropriate course of action for mixed waste streams and sites with minimum room or access difficulties.
- b) At the landfill and recycling facility, it is possible to sort and recycle wastes coming in. This sorting and recycling includes the recovery and production of the following materials:
  - i. Paper / Cardboard / Glass
  - ii. Steel – OSI and Black Iron
  - iii. Non-ferrous metals such as: lead, copper, electrical cable, brass and aluminium, all of which are sorted and sent to the appropriate processing plants.
  - iv. Timber, such as formwork pallets, hardwood, oregon and the like are sorted for reuse with the remainder being processed to make woodchip.
  - v. Plasterboard and Gyprock are transformed into soil conditioners. Green waste is transformed into mulch.
  - vi. Problem waste, such as tree stumps and plastics are all processed or recycled to avoid the potential problems that wastes such as these cause at landfills.
- c) All hard-core materials such as bricks, mortar, concrete, dirt, soil, sand, tiles and stone are either stacked for reuse or reprocessed into high quality raw materials such as road base, aggregates for drainage, fill sand, soil and turf underlay etc.

### **3 Environmental Management and Compliance**

- a) FDC offer a waste management service in accordance with the Protection of the Environment Operations Act 1997 and the Waste Minimisation and Management Act 1995.
- b) Clients of FDC are secure in the knowledge that their waste is being disposed of according to environmental protection legislation and the principles of ecologically sustainable development. FDC has in place, as a major part of our business, a materials recovery and recycling program that exceeds the objectives of the waste minimisation and management legislation.

### **4 Legislation and Due Diligence**

#### **4.1 Legislation**

- a) The disposal of wastes is under the control of the local authorities and Environmental Protection Authority. The EPA administers the Protection of the Environment Operations Act and associated legislation and regulations.

#### **4.2 Due Diligence**

- a) Companies and individuals are required to act with due diligence in respect of the disposal of the waste they generate. Companies and individuals are exercising due diligence by using appropriate organisations to dispose of waste.
- b) Due diligence may be considered to be the legal opposite of negligence. If due diligence is not exercised, then negligence may be considered to have occurred. Due diligence applies to both a requirement to act and to a failure to act, thus commission and omission of action. Due diligence applies to companies, company Directors and employees. Due diligence means that companies and individuals have all the reasonable means to ensure that legal obligations have been met.
- c) For waste management, due diligence requires both the waste producer and the waste collector to mutually exercise:
  - i. Duty of care, and
  - ii. Duty of disclosure

### **5 Definitions of Waste**

#### **5.1 Wastes**

- a) Wastes are described by many different names and come in many different types, i.e. industrial, commercial, building and demolition, clinical, solid, domestic, putrescible, non-putrescible, hazardous, household, inert, municipal and trade waste. They are defined for regulatory purposes in the Protection of the Environment Operations Act.
- b) For practical purposes the following waste management hierarchy that prioritises ecological sustainable waste solutions:
  - 1. Avoiding waste
  - 2. Reusing materials
  - 3. Recycling and reprocessing materials
  - 4. Waste Disposal

## **6 Waste Management**

- a) Wastes need to be managed in order to comply with every aspect of the legislation covering wastes. The waste management service provided by FDC is a total waste management service. By engaging FDC to manage wastes, a waste generator has exercised complete due diligence. FDC assumes the responsibility and requirement for the correct collection, transport, storage and disposal of wastes.
- b) The waste management service of FDC covers all aspects of all wastes and a complete and thorough service to assist industry; a significant service that is keeping Australia clean.

## **7 Ecologically Sustainable Development**

- a) Ecologically sustainable development as the fundamental tenant of Australian business stems from the Intergovernmental Agreement of the Environment between the Australian Commonwealth, State, Territory and Local Governments on ecologically sustainable developments made in May 1992.
- b) FDC endorses and is committed to the four principles which constitute ecologically sustainable development.

### **7.1 Principle 1: The Precautionary Principle**

- a) For general hard wastes, there is a great deal of scientific certainty concerning their treatment, storage, transport and disposal. For special wastes, FDC applies the measures and procedures for handling and disposal required by local legislation.
- b) These measures and procedures are designed to ensure the known and suspected effects of such materials are controlled.

### **7.2 Principle 2: Inter-generational Equity**

- a) Resource recovery and recycling as carried out by FDC, together with corresponding savings in fossil fuel energy and more efficient use of landfill sites, are direct, positive and practical measures used to provide for inter-generational (future generations) and intra-generational (present generation) equity.

### **7.3 Principle 3: Conservation of Biological Diversity and Ecological Integrity**

- a) Disposal of waste by FDC is at a designed licensed landfill site. The site has detailed rehabilitation plans to ensure the biological diversity and ecological integrity of the site and its environments.
- b) The recovery and recycling of resources conserves resources and consequently minimises the impact of the initial production of resources on the biological diversity and ecological integrity of land.

### **7.4 Principle 4: Improved Valuation and Pricing of Environmental Resources**

- a) FDC applies control measures in the treatment, storage, transport and disposal of waste materials to minimise air, water and noise pollution. These control measures are the means whereby the valuation of the environmental resources of air quality, water quality and area amenity is enhanced.

## 8 Conclusion

- a) FDC's clients can feel secure in the knowledge that their waste is being disposed of and recycled according to environmental protection legislation and the principles of ecologically sustainable development.
- b) Recycling Reports are a key feature of FDC's waste management services and can be provided to clients at the end of each month, indicating the recycling results achieved by individual sites. This allows our clients the confidence of knowing they are achieving Government standards and meeting all reporting requirements.

## 9 Waste Estimates

- a) *Refer to the tables on the following page.*

**Project: Arnott's Huntingwood Expansion Works – Construction Stage**

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Expected Waste Materials	Estimated Volume (m <sup>3</sup> )	<b>ON-SITE</b> <ul style="list-style-type: none"> <li>Specify proposed reuse or on-site recycling methods.</li> </ul>	<b>OFF-SITE</b> <ul style="list-style-type: none"> <li>Specify contractor and recycling outlet.</li> </ul>	<ul style="list-style-type: none"> <li>Specify contractor and landfill site.</li> </ul>
Excavation Material	23,000m <sup>3</sup> of import fill	Equal cut to fill on site proposed with balance of material to be imported. Topsoil is kept and reused where possible.		
Green Waste	500m <sup>3</sup>	Nominated planting and tree material to be chipped and re-used on site where possible.	Use off-site as mulch if possible.	
Concrete	100m <sup>3</sup>	Crush and use on site as fill. Surplus concrete to be removed from site.	To be crushed and recycled.	
Timber	20m <sup>3</sup>	Chip timber and use in landscaping where possible.	Recycled via waste transfer depot through bin contractor for recycling.	
Plasterboard	50m <sup>3</sup>		Excess or waste plasterboard to be removed from site.	To landfill via waste transfer depot through waste contractor.





**Project: Arnott's Huntingwood Expansion Works – Construction Stage**

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Expected Waste Materials	Estimated Volume (m <sup>3</sup> )	<b>ON-SITE</b> <ul style="list-style-type: none"> <li>Specify proposed reuse or on-site recycling methods.</li> </ul>	<b>OFF-SITE</b> <ul style="list-style-type: none"> <li>Specify contractor and recycling outlet.</li> </ul>	<ul style="list-style-type: none"> <li>Specify contractor and landfill site.</li> </ul>
General Construction Waste	500m <sup>3</sup>		Recycled or removed from site through waste contractor.	
Carboards and Paper		Cardboard and/or paper bin dedicated to site.	Recycled via waste transfer depot (site rubbish skip service)	
Other (Putrescible Waste)				To landfill via waste transfer depot through waste contractor.
Non-Recyclable Waste				To landfill via waste transfer depot through waste contractor.
Metals	20m <sup>3</sup>	All existing metalwork to be removed from site.	Recycled via waste transfer depot (site rubbish skip service)	

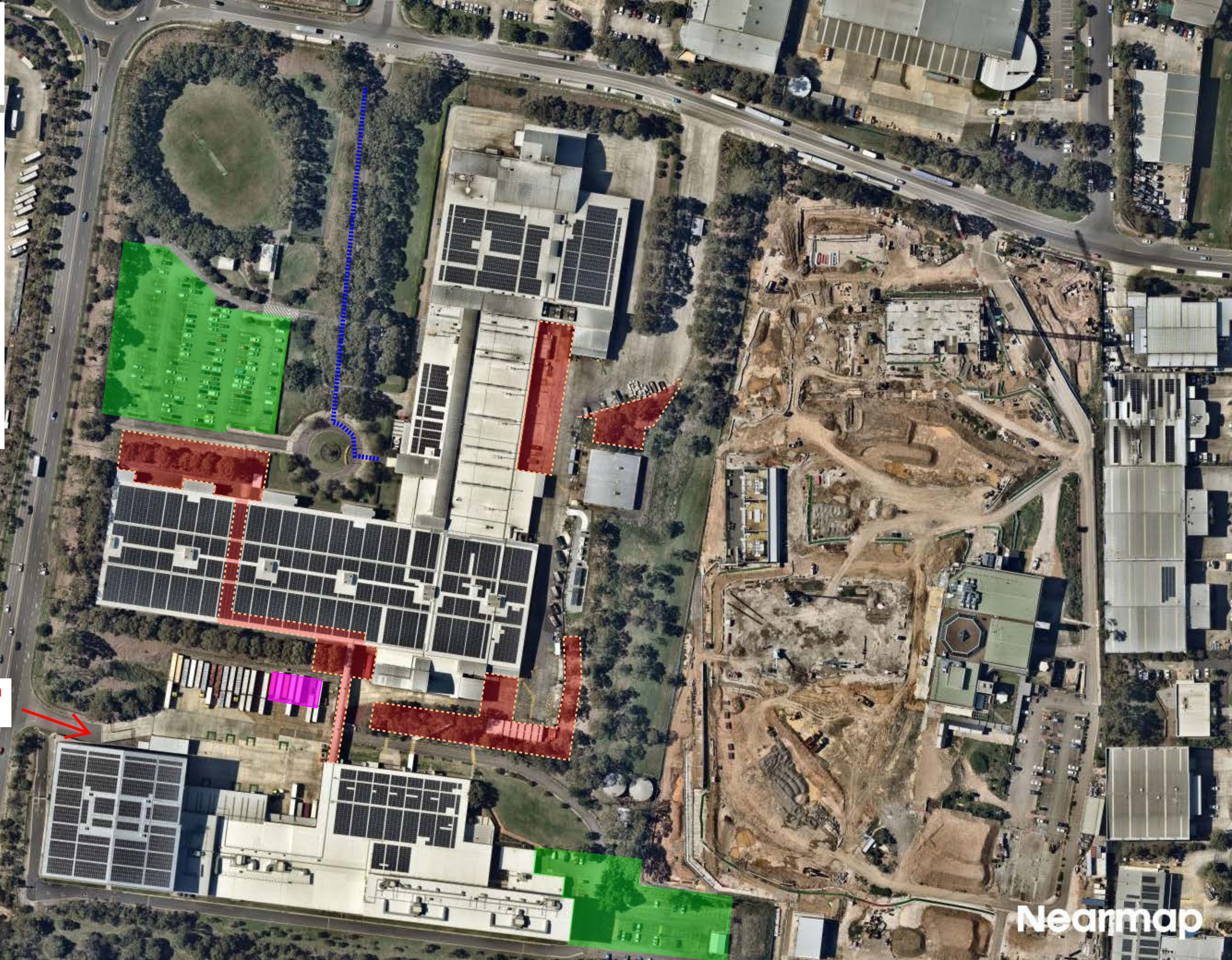
**Project: Arnott's Huntingwood Expansion Works – Existing and Proposed Use of Premises**

MATERIALS ON-SITE		DESTINATION	
		REUSE AND RECYCLING	DISPOSAL
Expected Waste Materials	Estimated Volume (m <sup>3</sup> )	<ul style="list-style-type: none"> <li>On site storage and treatment</li> </ul>	<ul style="list-style-type: none"> <li>Specify contractor and landfill site.</li> </ul>
General Waste	130m <sup>3</sup>	5 x 1.5m <sup>3</sup> Bins Emptied Weekly 1 x 3m <sup>3</sup> Hook Bins Emptied Weekly 2 x 30m <sup>3</sup> Hook Bins Emptied Weekly 2 x 30m <sup>3</sup> Compactors Emptied Weekly	Landfill or equivalent
Commingled Waste	3m <sup>3</sup>	Compactor, emptied around 3 times a week	Recycling facilities
Metal Waste	5m <sup>3</sup>	1 x 15m <sup>3</sup> steel bin emptied 1 time every 3 weeks	
Cardboard	73m <sup>3</sup>	2 x 35m <sup>3</sup> compactors emptied weekly 1 x 3m <sup>3</sup> emptied weekly	
Hazardous Waste	8m <sup>3</sup>	4 x 2m <sup>3</sup> marrel bins emptied weekly 1 x 2m <sup>3</sup> grease trap emptied quarterly	

# Arnett's Expansion Works 2025 Stage 1

-  Proposed Construction Zone
-  Employee H1 Access Route
-  Construction Waste Storage/Collection/Loading Zone
-  Construction Perimeter Fencing
-  Employee Parking

Note: Construction parking will be restricted to street parking only. There will be no parking on site.



# Arnett's Expansion Works 2025 Stage 2

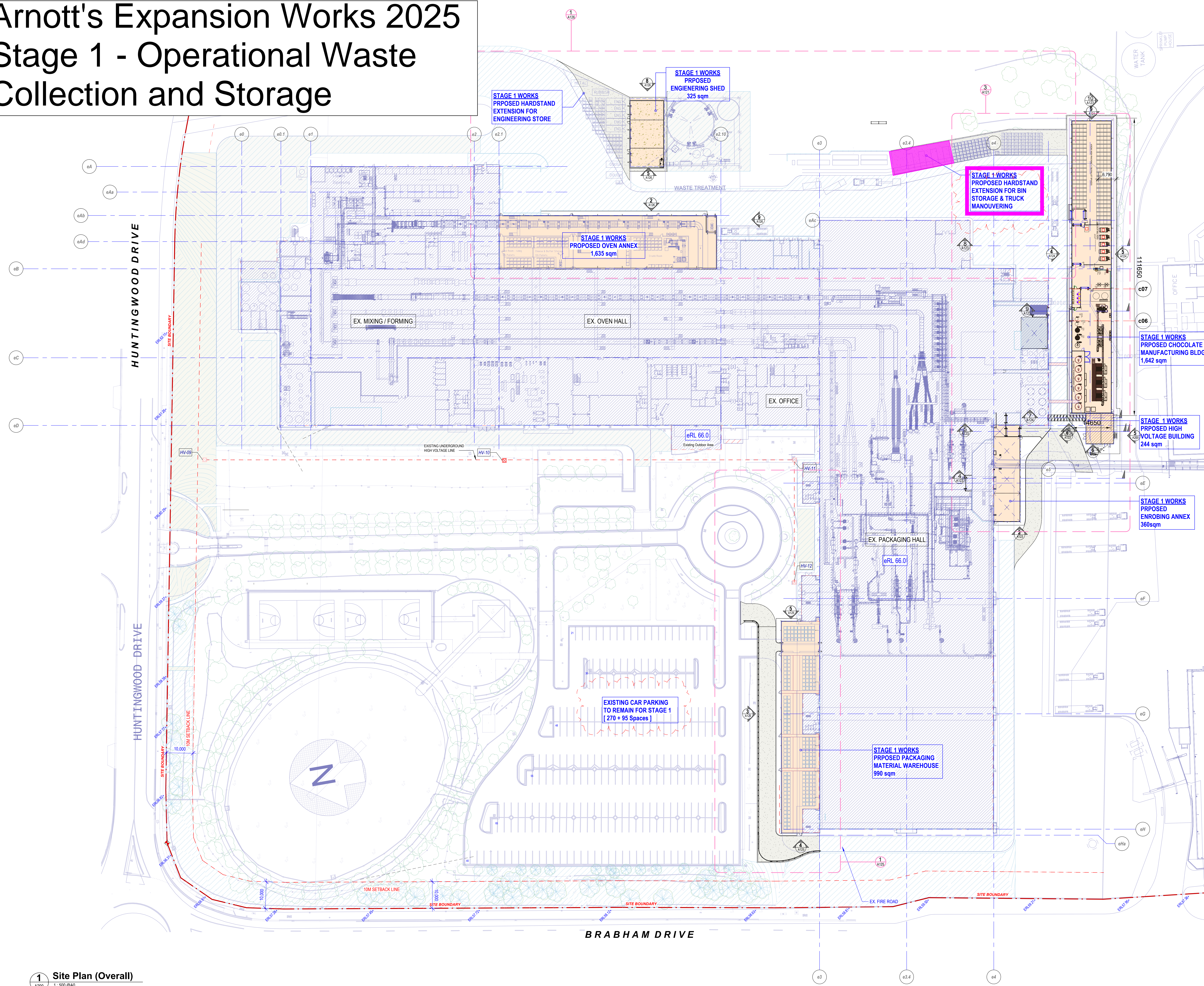
-  Proposed Construction Zone
-  Employee H1 Access Route
-  Construction Waste Storage/Collection/Loading Zone
-  Construction Perimeter Fencing
-  Employee Temporary Parking
-  Existing Stage 1 Works

Note: Construction parking will be restricted to street parking only. There will be no parking on site.



# Arnott's Expansion Works 2025

## Stage 1 - Operational Waste Collection and Storage



TOTAL DEVELOPMENT AREA	
TOTAL SITE AREA	163,932 sqm
TOTAL BUILDING AREA (Existing & New)	104,342 sqm
TOTAL SITE COVERAGE	63.85%

BUILDING AREA SUMMARY (PROPOSED Stage 1-2024)	
SITE AREA	164,400 sqm
Ex. HIGH BAY STORAGE & PACKAGING WAREHOUSE	Approx. 19,089 sqm
Ex. MANUFACTURING BUILDING (At northern end of the site facing Huntingwood Drive)	Approx. 39,943 sqm (Estimate)
TOTAL ESTIMATED EXISTING BUILDING AREA	59,032 sqm
PROPOSED OVEN ANNEX	1,635 sqm
PROPOSED ENGINEERING STORE (REVISED LARGER BLDG)	325 sqm
PROPOSED CHOCOLATE & RAW MATERIAL BUILDING	1,642 sqm
PROPOSED HV/LV BUILDING	244 sqm
PROPOSED ENROBING ANNEX	360 sqm
PROPOSED PACKAGING MATERIAL WAREHOUSE	990 sqm
NEW BUILDING AREA FOR PROPOSED (STAGE 1 WORKS)	5,196 sqm
TOTAL COMBINED NEW BUILDING AREA (STAGE 1 WORKS)	64,228 sqm

\* All existing and new building areas shown are high level estimates only

1 Site Plan (Overall)  
A200 1:500 @A0

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DRAWINGS FOR FINAL LEVELS OF ALL EXISTING WORKS.  
ALL LEVELS SHOWN TO BE ±100mm

FOR CO-ORDINATION

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PROJECT TITLE: CHARTER HALL - HUNTINGWOOD  
ADDRESS: Lot 1 DP866251  
65 HUNTINGWOOD DRIVE  
HUNTINGWOOD, NSW 2148  
PROJECT NUMBER: 200810

Rev	Description	Date
A	Update site plan showing proposed new additions.	27.11.24
B	Chocolate Processing (Silo) details added. Exit stairs location of the Switchroom revised as shown. Overhead services conduits bridge added.	09.12.24
C	Stage 1 Site Plan - Packaging Material Store for design coordination. Oven Annex, Engineering Store and hardstand expansion into added.	12.12.24
D	Coordination issue.	20.12.24
E	Tables and annotation updates. Stages scope in elevations added. Definition plan updated.	04.02.25

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DRAWING TITLE: Site Plan - Stage 1 (Overall)  
DRAWING NUMBER: 200810-AR-A002 -  
DRAWN: AB  
CHK: HL  
ISSUE: E

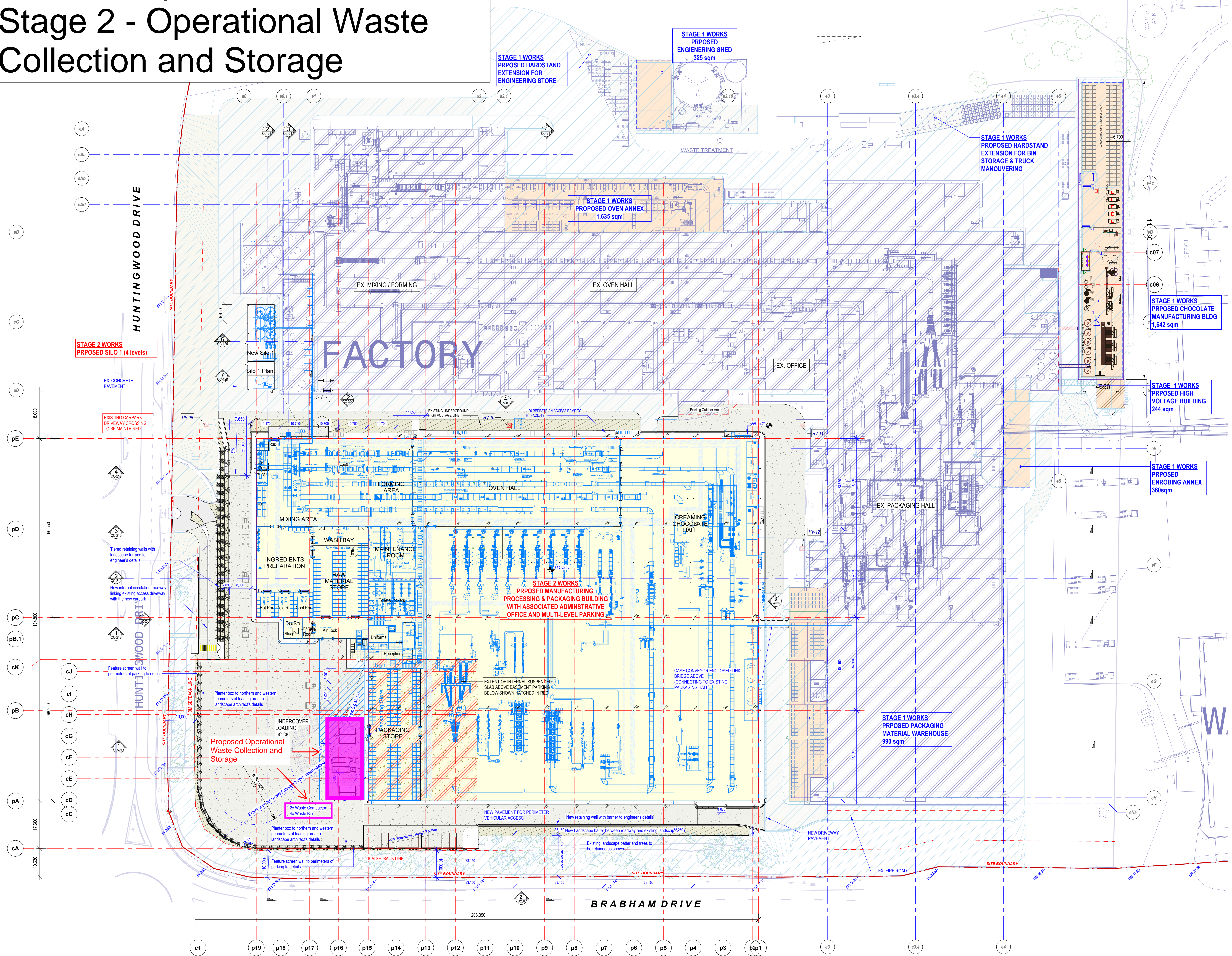
# Arnott's Expansion Works 2025

## Stage 2 - Operational Waste Collection and Storage

### BUILDING AREA SUMMARY (PROPOSED Stage 1 & 2-2024)

ITEM	AREA (sqm)
SITE AREA	164,400 sqm
Ex. HIGH BAY STORAGE & PACKAGING WAREHOUSE	Approx. 19,069 sqm
Ex. MANUFACTURING BUILDING (At northern end of the site fronting Huntingwood Drive)	Approx. 39,943 sqm (Estimate)
<b>TOTAL ESTIMATED EXISTING BUILDING AREA</b>	<b>59,032 sqm</b>
PROPOSED MANUFACTURING BUILDING (GROUND FLOOR)	23,655 sqm
PROPOSED INTERNAL WALKWAYS & PLATFORM	800 sqm
PROPOSED AMENITIES (1ST FLOOR LEVEL)	1,080 sqm
PROPOSED PLANT ROOM (2ND FLOOR LEVEL)	2,435 sqm
PROPOSED BASEMENT (CARPARK (2 levels))	14,710 sqm
PROPOSED SILO (14 levels)	1,000 sqm
PROPOSED PROCESSING BLDG.	1,200 sqm
PROPOSED STORAGE SHED	270 sqm
PROPOSED SILO 2	120 sqm
EXISTING APPROVED NEW BUILDING AREA (SSD-17352813)	43,310 sqm
(LESS REDUCTION IN AREA TO SUIT NEW PACKAGING MATERIAL WH)	(-1,050) sqm
(LESS AREA OF PREVIOUS-APPROVED STORAGE SHED)	(-270) sqm
(LESS AREA OF PREVIOUS-APPROVED SILO 2)	(-120) sqm
<b>NEW BUILDING AREA FOR PROPOSED (STAGE 1 WORKS)</b>	<b>5,196 sqm</b>
<b>REVISED NEW BUILDING AREA (STAGE 2 WORKS)</b>	<b>43,840 sqm</b>
PROPOSED OVEN ANNEX	1,635 sqm
PROPOSED ENGINEERING STORE (REVISED LARGER BLDG)	323 sqm
PROPOSED CHOCOLATE & RAW MATERIAL BUILDING	1,642 sqm
PROPOSED HV/LV BUILDING	244 sqm
PROPOSED ENROBING ANNEX	360 sqm
PROPOSED PACKAGING MATERIAL WAREHOUSE	990 sqm
<b>NEW BUILDING AREA FOR PROPOSED (STAGE 1 WORKS)</b>	<b>5,196 sqm</b>
<b>TOTAL COMBINED NEW BUILDING AREA (STAGE 1 &amp; 2 WORKS)</b>	<b>49,036 sqm</b>
Ex. CAR PARKING	95 spaces
CAR PARKING (PROPOSED UNDER EXISTING SSD-17352813)	458 spaces
<b>TOTAL CAR PARKING SPACE</b>	<b>553 spaces</b>

\* All existing and new building areas shown are high level estimates only



1 Site Plan (Overall) Phase 2 SSDA 2021  
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PROJECT CHARTER HALL - HUNTINGWOOD  
ADDRESS Lot 1 DP866251  
65 HUNTINGWOOD DRIVE  
HUNTINGWOOD, NSW 2148  
PROJECT NUMBER 200810

Rev	Description	Date
A	Coordination Issue	20.12.24
B	Tables and annotation update. Stages shown in elevations added. Deletion plan updated	04.02.25

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DRAWING TITLE Site Plan - Stage 2 (Overall)  
DRAWING NUMBER 200810-AR-A003 -  
DRAWN AB  
CHK HL  
ISSUE