8 July 2021

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Altis Property Partners
14/60 Castlereagh Street
Sydney
NSW 2000

Attention: Stephen O'Connor

Dear Stephen

884 - 928 Mamre Road, Kemps Creek
Waste Management Plan

1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Altis Property Partners (the Client) to prepare a Waste Management Plan (WMP) for the site master planning and bulk earth works, and Lot 2 Warehouse, for the Access Logistics Park Industrial Estate at 884-928 Mamre Road, Kemps Creek (the Project). A development application seeking approval for the proposal is to be submitted to Penrith City Council (Council) as the Consent Authority, accompanied by this WMP to inform the assessment process. This WMP applies to the waste generated from the demolition and construction stages of the site master planning and subdivision of the Development, and the construction and operational stages of the Lot 2 Warehouse. This WMP has been prepared using architectural drawings supplied by the Client attached in **Appendix A**.

This WMP complies with the requirements of the Secretary's Environmental Assessment Requirements (SEARs) relevant to this project. The relevant requirements of the SEARs issued for SSD 17647189 are addressed in this report as shown in **Table 1**.

Table 1 SSD 17647189 Conditions for Waste Management

SSD 17647189 Conditions for Waste Management	Relevant Sections in this WMP
- Details of the quantities and classification of all waste streams to be generated on site during the development; - Details of waste storage, handling and disposal during the development	Section 2 and Section 3

The site master planning and subdivision stages of the Project includes:

- The demolition of two dwelling houses and associated farm outbuildings
- Bulk earthworks, including dam dewatering, filling, site regrading and pad construction for future industrial warehousing
- Construction of internal estate roads and connections to existing and future local roads
- Stormwater and drainage works including construction of onsite detention and bio retention basins
- Landscaping of bio retention basins and street tree plantings

- Connection and provision of service infrastructure

The construction and operational stages of Lot 2 Warehouse of the Project includes:

- Construction of a single warehouse building
- Ancillary office and dock office
- Heavy duty and light duty / carpark areas

2 Demolition and Construction Waste Management

2.1 Demolition Waste Types and Quantities

The Project will be constructed on land that is primarily greenfield. A small area of the land is currently occupied by two residential houses and associated farm outbuildings. Waste is anticipated to be generated from the demolition of these buildings.

In the absence of demolition waste generation rates for buildings from the Penrith Development Control Plan 2014 (DCP), SLR has adopted the demolition waste generation rates published by the Hills Shire Council for estimating the type and quantities of waste generated from demolition of the current building on site. The rates are listed in Appendix A of The Hills Development Control Plan 2012 and are shown in **Table 2**. The most appropriate waste generation rates were determined to be '2 Bedroom Townhouse' and 'Factory' and these have been applied for the Project.

Table 2 Demolition waste generation rates

Rate Type	Floor Area (m^2)	Waste types and approximate quantities (m^3)					
		Sandstone	Concrete	Bricks	Timber/Gyprock	Steel	Other
2 Bedroom Town	1,000	670	4	3	18	0.7	3
Factory	1,000	0	448	205	4	23	18

In the absence of details of the exact area and type of building to be demolished, the estimated quantities of demolition waste, shown in **Table 3**, are based on:

- Area estimations obtained from SIX maps, and
- Demolition waste generation rates presented in **Table 2** above.

Table 3 Estimated types and quantities of demolition waste

Location	Area (m^2)	Waste types and approximate quantities (m^3)					
		Sandstone	Concrete	Bricks	Timber/Gyprock	Steel	Other
Total existing building area	2,293	375	795	375	55	55	50

In accordance with best practice waste management, records of the actual waste volumes recycled, reused or removed off-site are to be maintained. Details of how this waste will be re-used, recycled or disposed off and the name and contact details for each receiving waste facility should be kept.

Where possible, all disassembled materials should be reused on-site. Where not possible, parts will be sent for recycling and reuse off-site. Delivery of items to an appropriately licenced landfill is to be considered as a last resort. For reuse and recycling recommendations for demolition materials, refer to **Table 4** below.

Table 4 Potential waste types and their management methods

Waste Types	NSW EPA Expected Waste Classification	Proposed Management Method
Site Demolition and Clearance		
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.
Construction		
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
Sandstone	General solid waste (non-putrescible)	Off-site recycling or sold for re-use
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 *Treated*: reused for formwork, bridging, blocking, propping or second-hand supplier *Untreated*: reused for floorboards, fencing, furniture, mulched second hand supplier 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

Waste Types	NSW EPA Expected Waste Classification	Proposed Management Method
Asbestos	Special waste	Off-site disposal at a licenced landfill facility.
Fluorescent light fittings and bulbs	Hazardous waste	Off-site recycling or disposal; contact *FluoroCycle* for more information[1]
Lead paint	Hazardous waste	Off-site recycling, Paintback collection[2] 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. 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 Note: Discharge to sewer subject to Trade Waste Agreement with local Council
Air filters and rags	General solid waste (non-putrescible)	Off-site disposal
Drained Oil filters	General solid waste (non-putrescible)	Off-site recycling
Commercial Lead acid or Nickel cadmium Batteries	Hazardous waste	Off-site recycling, Contact the Australian Battery Recycling Initiative[3] 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. Contact *Business Recycling* for more information[4]
Work Compound and Associated Offices		
Food Waste	General solid (putrescible) waste	Dispose to landfill with general garbage

[1] Available online from http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/waste/lamp-mercury.html

[2] Available online from https://www.paintback.com.au/

[3] http://www.batteryrecycling.org.au/home

[4] Available online from http://businessrecycling.com.au/search/

Waste Types	NSW EPA Expected 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[5]
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

Care should be taken to minimise site disturbance and limit unnecessary excavation.

3 Construction and civil works waste management

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.

In the absence of readily available road construction waste generation rates from Council, SLR has adopted waste generation rates from Appendix A of the Hills Shire Development Control Plan 2012 and developed approximate '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
- Increasing the rates for concrete, sand or soil, metal and 'other', in proportion, to maintain the total assumed tonnage per 1000 m^2 of construction.

These waste generation rates are used for estimating the type and quantities of waste generated from construction of the roads and civil works of the Project.

The waste generation rates are shown in **Table 5**.

Table 5 Average waste generation rates for the construction of the Project

Rate Type	Floor Area (m^2)	Waste types and approximate quantities (m^3)						
		Timber	Concrete	Bricks	Gyprock	Sand or Soil	Metal	Other
Office	1,000	5.1	18.8	8.5	8.6	8.8	2.75	5
Factory	1,000	0.25	2.10	1.65	0.45	4.80	0.60	0.50
Carpark (derived from Office rates)	1,000	--	30.6	--	--	14.3	4.5	8.1

The anticipated construction waste quantities are shown in **Table 6** and **Table 7**.

[5] Available online from http://returnandearn.org.au/

The waste generation rates for 'Factory' are applied to calculate the waste quantities from the construction of the warehouse on Lot 2. The 'Office' waste generation rates are applied to calculate the waste quantities from all office areas. The 'Carpark' waste generation rates are applied to calculate the waste quantities from the construction of all external hard surface areas including heavy duty and light duty / carpark areas. The areas are based on area information provided by the client site plans 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.

3.1.1 Master planning construction waste quantities

The construction waste quantities anticipated for the master planning and bulk earthworks stage are provided in **Table 6**.

Table 6 Estimated types and quantities of construction waste from Master planning and bulk earthworks stage Project

Project area	Area (m^2)	Waste types and approximate quantities (m^3)			
		Concrete	Sand and Soil	Metal	Other
Access roads reserve	31,687	970	455	145	260
Mamre road widening	1,612	50	25	10	15
Total	**33,299**	**1,020**	**480**	**155**	**275**

Waste quantity estimates have been rounded up to the nearest 5 m^3.

3.1.2 Lot 2 construction waste quantities

The construction waste quantities anticipated are provided in **Table 7**.

Table 7 Estimated types and quantities of construction waste from Lot 2 Warehouse of Project

Project area	Area (m^2)	Waste types and approximate quantities (m^3)						
		Timber	Concrete	Brick	Gyprock	Sand and Soil	Metal	Other
Warehouse 1 area (exc. Loading area)	38,960	10	85	65	20	190	25	20
Office area (inc. Dock office)	2,000	15	40	20	20	20	10	15
Heavy duty (hardstand)	14,750	-	440	-	-	210	65	120
Light duty (car parking)	5,270	-	180	-	-	85	30	50
Total	60,980	**25**	**745**	**85**	**40**	**505**	**130**	**205**

Waste quantity estimates have been rounded up to the nearest 5 m^3.

At the time of preparing this plan, architectural drawings with storage details for construction waste were not available. This is to be updated by the site manager once waste streams, estimated quantities, and final disposal locations and recycling services have been identified.

3.2 Waste Avoidance

In accordance with Council's 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.
- 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.

3.3 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 4** 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 Council's 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.

4 Operational Waste Management for Lot 2 Warehouse

SLR has adopted the 'Offices' and 'Warehouse' waste generation rates from Council's 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 m²/day)	Recycling Generation (L/100 m²/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 also calculated based on the below assumptions:

- The floor areas as presented on the architectural drawings attached 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

Area	Area (m²)	General Waste (L/week)	Recycling (L/week)
Warehouse 1 area (exc. Loading area)	38,960	27,300	27,300
Office area (inc. Dock office)	2,000	1,400	1,400
Total	**40,960**	**28,700**	**28,700**

Waste quantity estimates have been rounded up to the nearest 5 L.

'Other Recycling': comingled recycling excluding paper and cardboard.

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.

As per Council's DCP, food scraps should be placed in specialised containment bins and collected on a regular basis. To minimise food waste in the general waste stream, it is recommended that the food is donated, composted on site or sent off-site to a composting facility.

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.

4.1 Waste Storage Area Size and design requirements

The waste storage area must be large enough to adequately store all quantities of operational waste and recycling between collections.

All developments are required to provide a waste collection room integrated wholly within the developments built form to permit a safe and efficient waste collection service. The room will need to incorporate the following into its design:

- The room is to be large enough to accommodate the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability
- 1.8m unobstructed clearance zone between the stored bins and the entrance to permit access and manoeuvrability.
- Provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a minimum 1.8m unobstructed access corridor.
- Located within close proximity to the on-site loading bay.
- Be fully enclosed, walled and not permit through access to other on-site waste infrastructure.
- Be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities.
- Have a floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- The room is to be partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia.
- Be provided with an adequate supply of water through a centralised mixing valve and hose cock.
- Incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.

To allow for ready movement of bins into and out of the bin storage area, the recommended bin storage area is to provide a floor area of at least twice the total minimum bin GFA. This can also act as a contingency in the event of spikes in waste generation. Additionally, in accordance with Council's 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.

4.2 Bulky and Hazardous 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.

Council's guidelines do not provide storage area dimensions for bulky waste. In the absence of dimensions provided by Council, SLR has adopted storage area dimensions for bulky waste presented in The City of Sydney's Guidelines for Waste Management in New Developments. These are applied as they are the most recent recommendations for bulky waste storage that have been provided in guidelines for new developments in NSW and are applicable to non-residential developments. The recommended space for storing bulky waste should be at least:

- 4 m^2 for developments between 100 m^2 and 2,000 m^2, and

- An additional 4m^2 for developments over 2,000 m^2 and for every 20,000 m^2 of building space.

Using these dimensions, SLR recommends 8 m^2 to be allocated for bulky waste storage for the Project. Therefore, in addition to the recommended waste storage area for general waste and recyclables, the total waste storage area recommended for the Project is identified in **Table 8**.

4.3 Waste Storage Area Size

The estimated number of bins required for weekly storage of operational waste and recycling generated by the Project are in **Table 10** and are based on:

- The estimated quantities of operational waste and recycling as shown in **Table 9**
- Bin dimensions for 3 m^3 bins from the DCP
- Garbage and recycling collection frequency of three times per week for both general waste and recyclables

The waste storage area calculations in **Table 10** are recommendations, based on preliminary master planning information, and should be updated if site plans are changed.

Table 10 Recommended number of bins and storage area for weekly operation

Location	Bins Required		Total Number of Bins	Collection frequency		Bulky Waste storage allowance (m²)	Recommended Storage Area (including bulky waste allowance) (m²)
	General Waste	Recycling		General Waste	Recycling		
Warehouse	4 x 3 m³	4 x 3 m³	8	3	3	8	58.1

An indicative waste storage area in accordance with the recommendations provided by SLR and Council requirements has been located on the site plans attached in **Appendix A**.

4.4 Waste Servicing

In accordance with Council's 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 1,100 L bins. Additionally, a 0.5 m side clearance is required on either side of the vehicle for driver movements and accessibility
- Unobstructed access, adequate driveways and ramps of sufficient strength to support waste collection
- 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. Council's DCP consists of dimensions for waste collection vehicles.

The collection vehicles required for 3 m^3 front lift bins require 6.2 m height clearance to empty the bins. Therefore, front-lift bins are commonly used in outdoor areas with no restrictions on overhead clearance. For this reason, SLR recommends that the waste storage areas be in an outdoor area with no restrictions on overhead clearance.

SLR recommends that the design of the Project is reviewed by a traffic specialist and that the drawings are updated to be in accordance with Council's servicing requirements listed above. This WMP should be updated to reflect those updates.

Hazardous waste produced at the site will be collected by appropriately licensed specialised services.

Once a private waste contractor is engaged, a valid waste and recycling collection contract is recommended to demonstrate disposal at a waste facility lawfully able to accept it. Written evidence of the valid contract should be kept on-site.

4.5 Waste Avoidance, Reuse and Recycling Measures

4.5.1 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.

4.5.2 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.

4.5.3 Recycling

Recycling opportunities include:

- Collecting and recycling e-wastes
- 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.

4.6 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.

Emerson Helmi Patch

Yours sincerely

EMERSON HELMI PATCH
Project Consultant - Waste and Resources Management

Checked/
Authorised by: CL

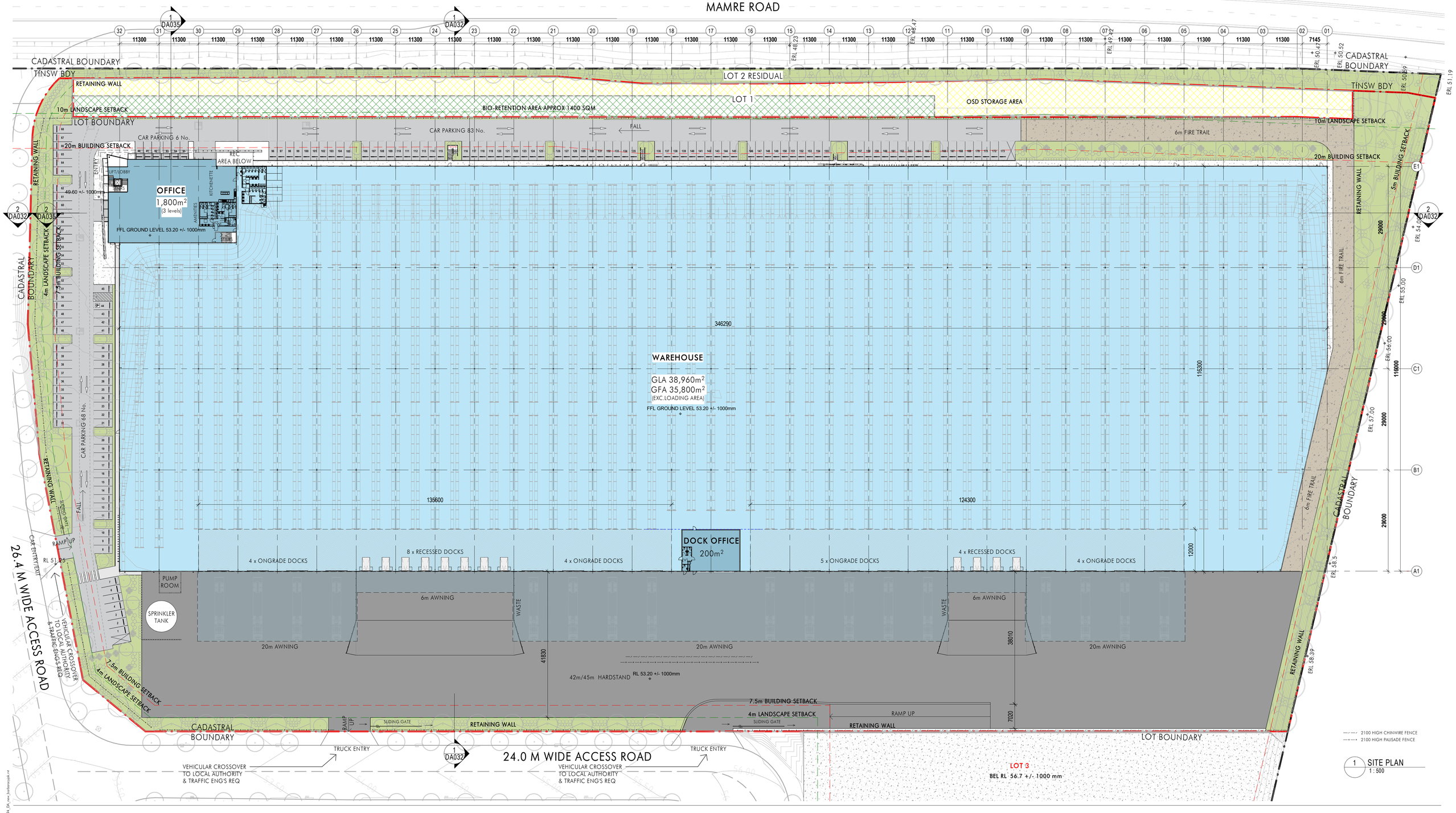
APPENDIX A

SITE PLANS

DEVELOPMENT SUMMARY

LOT 2 SITE AREA	66,379 sqm				
BUILDING AREA (GFA)		**BUILDING AREA (GLA)**		AWNING (20m wide)	4,727 sqm
Warehouse Area (exc.loading area)	35,800 sqm	Warehouse Area	38,960 sqm	HEAVY DUTY (HARDSTAND)	14,350 sqm
Office Area (inc. Dock Office)	2,000 sqm	Office Area (inc. Dock Office)	2,000 sqm	LIGHT DUTY (CAR PARKING)	5,270 sqm
TOTAL BUILDING AREA (GFA)	**37,800 sqm**	**TOTAL BUILDING AREA (GLA)**	**40,960 sqm**	CAR PARKING RMS ((1/300 + 1/40 sqm)	170 cars
				CAR PARKING PROVIDED	**173 cars**

REFERENCED SURVEY		FINISHED LEVEL PLAN REFERENCE	
TITLE:	DETAIL SURVEY OF LOTS 52-53 IN DP259135	TITLE:	STORMWATER DRAINAGE MASTER PLAN STAGE 1
CCAD FILE:	74636 BB22 MAMRE RD		
PLAN NUMBER:	SY074794.000.5.3	DWG NO:	C014021.00-SSDA400
REVISION:	C	REVISION:	B
PREPARED BY:	LAND PARTNERS	PREPARED BY:	COSTIN ROE
DATE:	15/04/2021	DATE:	25/06/21



1 SITE PLAN
1 : 500

Client

ALTIS PROPERTY PARTNERS

Issue	Description	Date
P8	ISSUE FOR APPROVAL	02.07.2021
P7	DRAFT - MAMRE ROAD BDY NAMING UPDATED	28.06.2021
P6	DRAFT - MAMRE ROAD AND SOUTHERN BDY UPDATED	11.06.2021
P5	DRAFT	08.06.2021
P4	DRAFT	31.05.2021
P3	DRAFT	28.05.2021
P2	DRAFT	14.05.2021
P1	DRAFT - CONTEXT SUBMISSION	14.04.2021

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

issue for SSDA

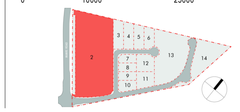
Project Manager

ProjectStrategy

Project Name
884-928 Mamre Road

Project Address
884-928 Mamre Road, Kemps Creek, NSW

Key Plan



Drawing Title:
LOT 2 - Site Plan / Ground Floor Plan / Fencing Plan

Author:	Checker:	Sheet Size:	Scale:
BC	MA	A1	As indicated

Drawing Number: **11213_DA011**

Issue: **P8**

nettletontribe

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SURVEY REFERENCE:

SURVEYOR:	LANDPARTNERS
DRAWING NAME:	DETAIL SURVEY OF LOTS 52-53 IN DP259135 884-928 MAMRE ROAD, KEMPS CREEK
DATE OF SURVEY:	15/04/2021
PLAN NUMBER:	SY074794.000.5.3

MAMRE ROAD WIDENING

DWG NAME: Ref_MR_design_4Lane_Issue_C_for884-928_Mamre_Rd

MAMRE ROAD

TNSW ROAD WIDENING BOUNDARY

10m LSCAPE SETBACK

20m BUILDING SETBACK

CADASTRAL BOUNDARY

RETAINING WALL

5m BLDG SETBACK

183.0m

6m WIDE FIRE TRAIL

48.8m

179.7m

147.1m

ESTATE ACCESS

LOT 2 RESIDUAL
LOT AREA - 1,450m²

LOT 1
LOT AREA - 3,792m²

LOT 2
LOT AREA - 66,379m²

WAREHOUSE
GLA - 38,960m²
GFA - 35,800m²

PROPOSED PAD
BEL 52.900
+/- 1000mm

PROPOSED FLOOR LEVEL
FFL 53.200
+/- 1000mm

CAR PARKING 81 CARS

4 X ON-GRADE 4 X RECESSED LOADING/UNLOADING ZONE - 1,510m²

5 X ON-GRADE

20m AWNING

D/O
200m²

45m/42m HARDSTAND

4 X ON-GRADE 8 X RECESSED DOCKS 4 X ON-GRADE LOADING/UNLOADING ZONE - 1,650m²

OFFICE
1,800m²
(3 LEVELS)

UNDERCOFT CAR PARKING
21 CARS

CAR PARKING 68 CARS

7.5m LANDSCAPE SETBACK

4m LANDSCAPE SETBACK

52.3m

37.6m

65.8m

CAR ENTRY/EXIT

LOT 3
6,329m²
PROPOSED PAD
BEL 56.700
+/- 1000mm

LOT 4
5,804m²
PROPOSED PAD
BEL 57.600
+/- 1000mm

LOT 5
5,278m²
PROPOSED PAD
BEL 58.900
+/- 1000mm

LOT 6
4,577m²
PROPOSED PAD
BEL 59.700
+/- 1000mm

LOT 7
3,203m²
PROPOSED PAD
BEL 57.800
+/- 1000mm

LOT 8
3,332m²
PROPOSED PAD
BEL 56.200
+/- 1000mm

LOT 9
3,332m²
PROPOSED PAD
BEL 55.400
+/- 1000mm

LOT 10
3,817m²
PROPOSED PAD
BEL 55.400
+/- 1000mm

LOT 11
5,889m²
PROPOSED PAD
BEL 59.700
+/- 1000mm

LOT 12
6,412m²
PROPOSED PAD
BEL 59.700
+/- 1000mm

LOT 13
32,185m²
PROPOSED PAD
BEL 60.850
+/- 1000mm

LOT 14
18,496m²
PROPOSED PAD
BEL 61.700
+/- 1000mm

TEMPORARY CUL-DE-SAC

24.0m WIDE ACCESS ROAD

26.4m WIDE ACCESS ROAD

R24.0m

R36.5m

R136.9m

R86.8m

AREA AFFECTED BY POSITIVE COVENANT 842m²

PROPOSED EASEMENT FOR FREIGHT CORRIDOR

DEVELOPABLE AREA (15,112m²)
EXCLUDING PROPOSED EASEMENT FOR FREIGHT CORRIDOR & AREA AFFECTED BY POSITIVE COVENANT

LOT 1
348m²

SITE AREA (LOT 2)	**66,379sqm**
WAREHOUSE (GLA)	38,960sqm
OFFICE (GLA)	1,800sqm
DOCK OFFICE (GLA)	200sqm
TOTAL BUILDING AREA (GLA)	**40,960sqm**
SITE EFFICIENCY	61.7%
CAR PARKING 1/300m²(W/H GFA)+1/40m²(OFFICE GFA)	170 CARS

DEVELOPMENT SUMMARY

OVERALL SITE AREA	(APPROX.) 202,470sqm
DEVELOPABLE AREA (LOT 2 TO 14) EXLUDING LOT 14 EASEMENT FOR FREIGHT CORRDIOR & AREA AFFECTED BY POSITIVE COVENANT	**161,647sqm**
NON DEVELOPABLE AREAS	(40,823sqm)
ACCESS ROADS RESERVE	31,687sqm
MAMRE ROAD WIDENING	1,612sqm
LOT 14 - PROPOSED EASEMENT FOR FREIGHT CORRDIOR AREA AFFECTED BY POSITIVE COVENANT	3,384sqm
LOT 1 - OSD/BASIN & RESIDUAL	4,140sqm

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Client: ALTIS PROPERTY PARTNERS

Issue	Description	Date
P6	ISSUE FOR APPROVAL	02.07.2021
P5	DRAFT - MAMRE ROAD BDY NAMING UPDATED	28.06.2021
P4	DRAFT - MAMRE ROAD AND SOUTHERN BDY UPDATED	11.06.2021
P3	DRAFT	08.06.2021
P2	DRAFT	14.05.2021
P1	DRAFT - CONTEXT SUBMISSION	14.04.2021

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

issue for SSDA

Project Manager: ProjectStrategy

Project Name
884-928 Mamre Road

Project Address
884-928 Mamre Road, Kemps Creek, NSW

Key Plan
0 20000 50000

Drawing Title:
Masterplan / Benching Plan

Author:	Checker:	Sheet Size:	Scale:
MA	MA	A1	

Drawing Number: **11213_DA004**

Issue: **P6**

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APPENDIX B

COUNCIL WASTE FORMS

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: Stephen

Surname: O'Connor

Postal Address

Street No.: 14/60

Street name: Castlereagh Street

Suburb: Sydney

Post code: 2000

Contact phone number: (02) 9233 9566

Email address: info@altisproperty.com.au

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.: 884-902

Street name: Mamre Road

Suburb: Kemps Creek

Post code: 2178

What buildings and other structures are currently on the site?

The site is generally vegetated with a small area currently occupied by buildings. The buildings on site are estimated to be of two dwelling houses and associated farm outbuildings.

Briefly describe your proposed development

The site at 884 – 902 Mamre Road, Kemps Creek will comprise of 13 lots containing warehouse buildings, attached offices and car parking spaces. The overall site area is approximately 206,679 m2.

Applicant Signature

Date

PENRITH CITY COUNCIL

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^2 or m^3)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	375 m3	See section 2 for more detail of attached		
Green waste				
Bricks	375 m3			
Concrete	795 m3			
Timber (Please specify type/s)	55m3			
Plasterboard				
Metals (Please specify type/s)	55 m3			
Other	50			

PENRITH CITY COUNCIL

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^2 or m^3)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	505m3	See section 3 of attached letter for		
Green waste				
Bricks	85m3			
Concrete	745m3			
Timber (Please specify type/s)	25m3			
Plasterboard	40m3			
Metals (Please specify type/s)	130m3			
Other	205m3			

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)
See Section 4 of attached WMP	

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.

See Section 4 of attached WMP