ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

WASTE MANAGEMENT PLAN - 311 SOUTH STREET, MARSDEN PARK NSW

ARCHILE PROJECTS PTY LTD

29 APRIL 2022
121086
VERSION 2

ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

29 April 2022

Archile Projects Pty Ltd
Level 606
50 Clarence Street
Sydney NSW 2000

Attention: **Alan Goh**
Project Manager

Waste Management Plan – 311 South Street, Marsden Park NSW

Please find enclosed a copy of our report entitled as above. Thank you for the opportunity to undertake this work.

Should you have any queries, please do not hesitate to contact us on (02) 9922 1777.

For and on behalf of
Environmental Earth Sciences NSW

Project Manager
Natalie Eldridge
Environmental Scientist

Project Director
Stephan Pawelczyk
Principal

Internal Reviewer
James Barwood
Principal

121086_WMP_V2

ENVIRONMENTAL EARTH SCIENCES
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1 INTRODUCTION

Environmental Earth Sciences NSW have been requested by Archile Projects Pty Ltd (Archile) on behalf of DEXUS Wholesale Property Limited (DEXUS) to prepare a Waste Management Plan (WMP) to describe the principles, procedures and management of the waste generated by the redevelopment of 311 South Street, Marsden Park NSW (the "site").

The purpose of the WMP is to describe the principles, procedures and management of the waste generated during the demolition of remaining structures and hardstand at the site and subsequent redevelopment of the site to ensure wastes are reduced, reused and recycled wherever possible.

After the re-development of the site, the WMP will also serve as a framework to arrange measures to manage and mitigate waste generation and resource consumption during the operation of the site under commercial/ industrial land use. Site locality has been included in **Figure 1** with proposed site plans located in **Appendix A**.

2 LEGISLATIVE FRAMEWORK

This WMP is based upon legislation outlined below to ensure that environmental quality impacts of activities associated with the construction and operation of state-controlled roads are within appropriate criteria at all nearby sensitive receptors. The latest version/updates/amendments of the legislation/subordinate legislation shall always be applicable.

- Work Health and Safety legislation:
    - Work Health and Safety Act 2011 (State).
    - Work Health and Safety Regulation 2017 (State).
    - Dangerous Goods (Road and Rail Transport) Act 2008 (State).
    - Dangerous Goods (Road and Rail Transport) Regulation 2014 (State).
- Public health legislation:
    - Public Health Act 2010 (NSW).
    - Public Health Regulation 2012 (State).
- Environmental protection and waste legislation:
    - Protection of the Environment Operations (POEO) Act 1997 (State).
    - POEO (General) Regulation 2009 (State).
    - POEO (Waste) Regulation 2014 (State).

- Waste Avoidance and Resource Recovery Act 2001 (State)
- Waste Recycling and Processing Corporation Act 2001 (State)
- National Environment Protection Council Act 1994 (Commonwealth).

- General subordinate legislation applying to the project:
  - Environmental Planning and Assessment Act 1979 (State).

Under *Section 7* of the Waste Reduction and Recycling Regulation 2011, the project will be specifically regulated by *Blacktown Development Control Plan 2015 – Part G Site Waste Management and Minimisation* (Blacktown City Council (Council)) to protect the public health, safety and amenity related to waste management and prevent and combat the spread of pests and disease within its jurisdiction by:

(a) Regulating the storage, servicing, collection and removal of waste; and

(b) Regulating the disposal of waste at waste facilities; and

(c) Ensuring that an act or omission does not result in:

(i) Harm to human health or safety or personal injury; or

(ii) Property damage or loss of amenity; or

iii) Environmental harm or environmental nuisance; and

(d) Enabling Council to take enforcement action for contraventions of this Local Law.

2.1 Development application requirements

Archile are managing the contract to redevelop the site on behalf of DEXUS, in line with the NSW Environmental Planning and Assessment Act 1979 (EP&A Act), and in accordance with Application for Development set by Council which requires an Environmental Management Plan for all new buildings, major alterations/additions and other developments.

3 OBJECTIVES

The objective of this waste management plan (WMP) is to provide a framework for the appropriate management of waste streams associated with the site's lifespan including the following distinct phases.

- Demolition
- Construction
- Ongoing operation

DEXUS and subcontractors will be responsible for managing all waste streams generated from work activities with the overarching goal of minimising waste and negative impacts to onsite and offsite receptors as a result of the project.

This WMP will document performance requirements with reasonable and practicable management measures in accordance with the Environmental Protection Act 1994. The project will employ the waste management hierarchy for construction activities:

- Avoid.
- Reduce.
- Reuse.
- Recycle.
- Dispose.

The requirements outlined in this WMP must be implemented during all the above-mentioned phases of the site lifespan and may be subject to review upon further expansion for, and/or changes to the development. Typically, the head contractor of the site will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements.

4 SITE SETTING

Existing site conditions have been summarised from the following report in the below subsections:

- WSP (2021) – *Environmental Due Diligence Assessment, 311 South St, Marden Park, NSW 2765* (ref: PSI124509-CLM-REP-Marsden Park RevC, dated: 31 May 2021).

4.1 Site identification

Information has been provided in **Table 1** regarding site identification.

Table 1: Site identification

Item	Details
Address	311 South Street, Marsden Park NSW 2765
Lot identification	Lot 31 in Deposited Plan (DP) 262886
Area	Approximately 102,484 m^2
Current site use	Residential dwellings, garages and bird aviaries in the north-east portion of the site, with grazing paddocks covering the remaining area.
Proposed site use	Construction of eight warehouses with the remainder of site being carparks and hard standing.

4.2 Surrounding land use

Adjacent land uses include:

- North: South Street and grassed paddocks beyond, with some commercial/residential properties in north-east.
- East: Grassed paddocks and rural land.
- South: Blacktown Waste Services - Waste disposal/landfill facility
- West: Ikea distribution centre and some other commercial land with tree coverage beyond.

4.3 Soil and geology

A review of the NSW Government Department of Planning Industry & Environment website *eSPADE* (https://www.environment.nsw.gov.au/Salis5app/resources/spade/reports/9030bp.pdf , accessed 27 September 2021) indicates that the soil landscape of Berkshire Park is where the site resides. Soil of this landscape typically involves weakly pedal orange heavy clays and clayey sands. Limitations of this soil landscape are that there is a very high wind erosion hazard when cleared, localised seasonal waterlogging causing flood hazards and impermeable subsoils with low fertility.

Review of the *Penrith 1:100 000 Geological Sheet* indicates the site is underlain by the Middle Triassic aged Wianamatta Group Bringelly Shale consisting of shale, carbonaceous claystone, claystone, laminate, fine to medium grained sandstone and rare coal and tuff.

4.4 Topography, drainage, hydrology and hydrogeology

The general topography of the site is relatively flat, with a slight slope to the west and south-west. Currently the site is majorly vegetated with grasses and therefore any surface water and / or rainfall is likely to percolate through the soil into local groundwater sources.

The nearest water bodies are that of South Creek and Bells Creek which are respectively 830 m west and 1.85 km east of the site.

A search of the Australian Bureau of Meteorology (BoM) Australian Groundwater Explorer database (accessed 27 September 2021) indicated a single registered groundwater bore located within a 500 m radius of the site. The groundwater well (GW104308) has a maximum depth of 14 m and is a private bore used for monitoring purpose and is located 426 m north of the site however, no water level was recorded.

4.5 Sensitive receptors and impacts

The primary receptors and examples of their potential waste management related impacts associated with the site are as follows.

4.5.1 Environmental

- Flora and fauna:
    - Plants onsite are dependent on the soil quality.
- Soil:
    - Onsite and offsite soil conditions can potentially be impacted by onsite activities such as the generation of dust or release of contaminated waters.
- Water (groundwater and surface):
    - Onsite and offsite surface and subsurface water bodies are liable to be impacted by inappropriate onsite water and soil management.

4.5.2 Human

- Occupants of nearby/neighbouring properties:
    - Human receptors within nearby properties can potentially be impacted by noise, vibration, dust, debris and surface water originating from the site.
- Site workers:
    - Site workers both current and future could potentially be affected by impacted media (water and soil) as well as general site waste.
- Offsite waste management facility workers:

    - Workers at offsite material management facilities could be affected by inappropriately managed site materials exported to their workplace if material categorisation does not adequately reflect the true nature of the material.

- Visual amenity:
    - Inappropriate waste storage and management practices could result in a loss of site visual amenity which could be associated with complaints or fines under some circumstances.

5 WASTE STREAMS

Waste streams generated as a result of operations during each phase will fall into the following categories:

- Demolition phase
    - Recyclable demolition materials for onsite re-use.
    - Material for offsite recycling such as surplus materials such as concrete, brick, metal, cardboard, recyclable plastics etc which can be disposed of at a resource recovery centre.
    - General waste and non-recyclable materials for offsite disposal at a landfill.
    - Hazardous materials which must be disposed of offsite.

- Construction phase
    - Material for offsite recycling such as surplus materials including concrete, brick, metal, cardboard, recyclable plastics etc which can be disposed of at a resource recovery centre.
    - Soil materials such as classified virgin soil which can be disposed of offsite for beneficial reuse.
    - General waste for offsite disposal at a landfill.
    - Surplus soil material that is either classified as unsuitable for onsite reuse or is soil other than excavated natural soil requiring disposal offsite at a licensed waste facility.

- Ongoing operations
    - General waste for offsite disposal at a landfill.
    - Recyclable material for recycling on or offsite

Each of these waste streams will require appropriate management to ensure the sites total exported waste is minimised as much as possible across the site's lifespan in accordance with local, state and national regulations.

An overview has been provided in **Table 2**, of the potential waste types produced during each phase of works.

Table 2: Potential wastes produced

Waste type	Waste stream	Waste destination
Demolition phase		
Brick	Recycling	Recycling depot
Steel	Recycling	Recycling depot
Corrugated iron	Recycling	Recycling depot
Tiles	Recycling	Recycling depot
General domestic refuse	Landfill / recycling	Landfill and/or Recycling depot where applicable
Timber	Recycling	Recycling depot
Asbestos containing materials (ACM)[1]	Hazardous waste	Landfill licenced to accept asbestos waste
Construction phase		
Concrete	Recycling	Recycling depot
Soil	Recycling and/or landfill pending appropriate classification	Recycling depot / landfill licenced to accept the specific waste / beneficial reuse offsite
Brick	Recycling / Reuse	Recycling depot
Metal	Recycling / Reuse	Recycling depot
Cardboard	Recycling	Recycling depot
Glass	Recycling	Recycling depot
Asphalt	Recycling	Recycling depot
Plastic	Recycling	Recycling depot
Operational phase		
General domestic refuse	Landfill / Recycling (cardboard) / Recycling (co-mingle)	Landfill / recycling depot

Notes:
1. It is not yet known whether onsite buildings and structures have ACM present, this line item has therefore only been input for potential use.

Waste materials fall into four categories for management, which include:

- Re use;
- Recycle;

- Residual wastes; and
- Landfill.

Environmental Earth Sciences notes that where specific wastes are produced in the operational phase of works, the WMP can be updated to address this where further information is provided.

6 WASTE MANAGEMENT PROCEDURES

Prior to the initiation of works a Blacktown City Council waste management form should be completed to document project details as well as details on the expected waste quantities, disposal methodologies and receiving facilities including onsite re-use applications. A template for the Blacktown City Council waste management plan forms is provided in **Appendix A**.

6.1 Whole-project and ongoing operation waste management requirements

6.1.1 Management of recyclable wastes

The anticipated type and quantity of recyclable materials should be specified in the pre-work waste plan (provided in **Appendix A**) as well as the individual work method statements produced during each phase of the site's lifespan. From these expected quantities appropriate provisions for the recovery, sorting, storage and removal of the materials from site should be allocated to ensure that the recycling of materials is maximised and that recyclable materials are not contaminated in the course of being recovered.

Contamination of recyclable materials can occur in a number of ways and specific details on the appropriate storage of a given material should be sourced from the chosen resource recovery specialist. A number of generalised practices that could result in the contamination of recyclable materials is provided below.

- Inappropriate mixing of materials.
- Exposure of materials to unsuitable weather conditions.
- Poor storage resulting in dispersal of materials and subsequent contamination.
- Poor labelling of storage areas resulting in unintentional mixing of materials.

6.1.2 Management of general wastes

General wastes (food scraps and other unrecyclable materials) will be produced throughout the sites lifespan and will require management through the provision of general waste disposal bins.

The size, number and location of these bins should be specified in the work method statements of individual contracted works and should consider the following key aspects:

- Expected waste volume.
- Expected work duration.
- Accessibility to site staff.
- Accessibility to waste removal contractors.
- Visual amenity.

6.2 Demolition waste management requirements

6.2.1 Management of demolition debris

Management of materials recovered during demolition works are recommended to be undertaken in accordance with a specific demolition management plan developed for the works as well as any specific materials management plans developed for materials that have been considered for a specific management strategy.

6.2.2 Management of hazardous wastes

Should hazardous materials be identified onsite pre or during demolition, an unexpected finds protocol (UFP) can be utilised to manage the occurrence. An example proforma has been provided in **Appendix C**.

6.3 Construction waste management requirements

6.3.1 Classification of soil

Where surplus soil material is intended for offsite export a waste classification report should be commissioned for the material to determine its waste management requirements in accordance with the *NSW EPA Waste classification guidelines – Part 1: Classifying Waste*.

Any such classifications must be conducted by a certified environmental practitioner for the full volume of soil material requiring excavation prior to its export from site and should accompany any portion of the material when it's transported to the licensed waste facility.

6.3.2 Management of surface water bodies

Prior to the management of the sites surface water bodies appropriate characterisation of the water and subsequent incorporation of the result prior to dewatering should be undertaken. Two farm dams are currently noted onsite, one on the eastern boundary and the other to the southern border of site. The current capacity of each dam is unknown. It is possible that a Dewatering Management Plan (DMP) may be required to ensure the management of all site surface waters is undertaken accordingly appropriately.

6.4 Waste minimisation

Wastes from the development and ongoing operation have the potential to impact on the environment. The WMP has been developed to manage the risk associated with the potential impacts including minimising waste generation.

Possible waste minimisation strategies should be reviewed regularly to reduce the amount of waste to be removed from the site. Management, staff, design teams, contractors and suppliers should all be encouraged to look at ways to minimise the amount of waste generated at the work sites.

The Operations Manager or appointed delegate will be responsible for ensuring the instruction of workers and contractors, implementation and overseeing of the WMP during induction processes.

The onsite induction relating to waste management will include advice on appropriate separation, handling, recycling, reuse methods to be used by all parties conducting operations onsite were applicable.

Regular toolbox meetings will include discussion of waste management issues and updates on how to minimise wastes.

The monitoring of wastes generated will provide an opportunity to review the wastes being generated and ways in which they can be reduced (See Section 6.5).

6.5 Monitoring

The monitoring of the quantity and types of wastes being generated at the site are to be recorded in the wastes log book and kept on site at all times so that regular reviews can be undertaken.

All products that are considered to be of a concern in relation to the waste being generated will be replaced were possible for products that are less wasteful and/or considered to be environmentally friendly.

All waste storage containers will be inspected weekly to ensure that they are maintained in a condition appropriate for their use and containment of the specific waste.

Skips and/or bins will need to be monitored regularly to ensure that cross contamination doesn't occur. All waste removed from site including products for reuse will also be monitored to ensure no cross contamination.

Continual review should be undertaken of the type of surplus materials produced and where possible changes to the site design and operation can be implemented to minimise products that go to landfill. Recycling or reuse of wastes are a priority.

The WMP and its importance will be communicated to the whole team regularly. Business wide updates including improved recycling amounts will be communicated and discussed at management and toolbox meetings.

6.6 Implementation

The WMP provided in **Table 3** below should be applied through all site work phases. This plan is a working document and should be reviewed and superseded based on specific work method statements (such as a Construction Environmental Management Plan) produced throughout the various stages of the site's life span.

Table 1: Waste management plan

Aspect	Responsible	Timing
General control measures		
Location of all key environmental controls, including waste management controls (e.g. location of skip bins, sediment control measures) included in site induction.	Construction project Manager (CPM) Site workers	Throughout
All waste streams to be routinely removed from site, with appropriate documentation noted by the CPM.	CPM Site workers	Throughout
All waste materials must be disposed of at an appropriately licensed facility in accordance with State requirements, accounting for the type of waste (such as whether it is regulated or not).	CPM Site workers	Throughout
Separate material generated by waste streams into their designated waste area/receptacle. General, and hazardous waste materials are contained and separated to prevent the migration of contaminants to surrounding areas or downstream environments.	CPM Site workers	Throughout
Waste generation that cannot be avoided, recycled or reused onsite are collected by a licensed waste transporter and disposed of in an appropriately licensed facility. Transportation of this waste is documented in accordance with the EPA waste tracking requirements	CPM Site workers	Throughout
Waste bins should be properly sealed to secure food wastes and keep them inaccessible to vermin / wind.	CPM Site workers	Throughout
All waste bin lids, and other waste objects shall be secured or weighted down to ensure that waste objects do not become windblown.	CPM Site workers	Throughout
No waste is to be burned or buried on site.	CPM Site workers	Throughout
Site and the surrounds are to be kept free of litter. (i.e. no litter is left onsite).	CPM Site workers	Throughout
Waste transport is to be undertaken be a licensed contractor.	CPM Subcontractor	Throughout
Only the minimum essential stocks of items such as chemicals, fuels and paints are to be stored on site at any one time.	CPM	Throughout
Before hazardous waste is removed from site, the site project manager must be informed of the: • Type and quantity of waste to be disposed • The name of the licenced transport contractor; and • The landfill operator that is accepting the waste.	CPM	Throughout

Aspect	Responsible	Timing
At the completion of each work stage the Managing contractor shall ensure that all wastes have been removed from the project site or otherwise lawfully disposed. No wastes shall be buried onsite.	CPM	Throughout
Vegetation Waste from clearing and grubbing may be used in conjunction with soil erosion and sediment measures such as brush matting.	CPM Site workers	Throughout
Mulch stockpiles shall be separated from drainage lines and waterways by distance or management measure to inhibit discharge. Mulch stockpiles shall be a maximum of 2.5 m in height where air temperature is < 30° and humidity < 70%.	CPM Site workers	Throughout
Hazardous materials / product control measures		
If asbestos containing materials are identified at any point during the projects a site-specific Asbestos management Plan (AMP) should be developed for the site and referred to for specific asbestos management controls.	CPM	Throughout
All staff should be trained in the appropriate storage and handling of chemicals and fuels, the identification of a spill hazard and spill procedures. Spill kits must be readily available on site in the vicinity of storage areas and all workers trained in their implementation.	CPM Site workers	Throughout
Regulated dangerous / hazardous goods, and waste materials to be listed on a manifest register maintained by CPM.	CPM	Throughout
Appropriate signage shall be placed at the storage area for products and associated wastes providing warning/instructions as per respective MSDS.	CPM	Throughout
Storage areas for hazardous substances and waste are to be sited no closer than 50 m from the nearest watercourse, drainage channel or diversion channel in an impermeable / bunded area.	CPM Site workers	Throughout
Fuels and chemical products stored onsite are to be kept within bunded area(s), containing space for 110% of stored volume.	CPM Site workers	Throughout
All drums which are kept in a horizontal position for the purpose of filling other containers will have a drop pan or bucket placed under the discharge point in order to catch small leaks. All faulty valves used on dispensing drums will be replaced immediately and all valves will have automatic shut-off capabilities.	CPM Site workers	Throughout
Recyclable material management		
Recyclable materials and products shall be proposed for works wherever these can be utilised. i.e. reuse of mulch onsite from vegetation clearing	CPM Site workers	Throughout
Site to include separate covered bins for the disposal of recyclables and general waste	CPM Site workers	Throughout
Recyclable waste streams should be stored separately according to the specific type, with routine removal from site. Appropriate documentation should be noted by the CPM.	CPM Site workers	Throughout
Pollution control incidents		
All staff should be trained in the appropriate storage and handling of chemicals and fuels, the identification of a spill hazard and spill procedures. Spill kits must be readily available on site in the vicinity of storage areas and all workers trained in their implementation.	CPM Site workers	Throughout
Daily inspections of the site shall be undertaken by the site CPM to identify any spillage. Should spillage be identified, the DEXUS project manager should be	CPM Site workers	Throughout

Aspect	Responsible	Timing
informed as soon as practicable and details of the spill (volume, chemical, location etc) reported on an incident reporting form.		
Any spills identified should be cleaned up and remediated. Absorbent materials used in spill clean-up should be placed and sealed in an appropriate container marked “regulated waste” and disposed offsite by a suitably licenced waste contractor.	CPM Site workers	Throughout
Separation of Hazardous and Industrial waste from any incompatible materials. Any Hazardous or industrial waste shall be stored in an environmentally safe manner by being properly bunded and >50m from drainage lines or water courses.	CPM Site workers	Throughout
General litter is to be disposed of in bins at site common area, fitted with lids and serviced regularly	CPM Site workers	Throughout
Provision of portable self-contained toilets onsite. Toilets are to be kept clean and contents are collected regularly.	CPM	Throughout
Provision of Spill kits. Spill kits shall be located with close proximity to designated waste areas.	CPM	Throughout
Monitoring		
Regular site inspections are undertaken and documented to monitor waste handling process, and pollution incidents (e.g. product spills) and validate that appropriate waste handling procedures are being followed. This should include a weekly inspection of spill kits (stock levels and placement with respect to ongoing high-risk site activities) should be undertaken to ensure the spill kit inventory does not run low and kits are positioned within the site area, appropriately.	CPM Site workers	Throughout
Waste tracking provisions, including record keeping, are completed to ensure the correct disposal methods of waste are undertaken.	CPM	Throughout
Routine daily site inspections are to include monitoring capacity of waste storage facilities and arranging collections as required, monitoring for the presence of vermin or odours in association with waste storage or handling and monitoring for the presence of litter and general worksite tidiness.	CPM	Throughout
Reporting		
The CPM should record any incidents in a logbook or form and report on corrective actions taken before the recommencement of site work.	CPM	Throughout

A registry of wastes will be kept onsite and will identify:
• Type of waste/material.
• Amount (volume).
• How identification of waste has taken place (estimation or based on dockets/records).
• Amount (volume) of waste sent to landfill.
  • Date taken to landfill.
  • Contractor used.
  • Type of material sent to landfill.
	CPM	Throughout

Details of any complaints should be recorded in a site register.	CPM	Throughout

Aspect	Responsible	Timing
Corrective Actions		
If any complaints are received regarding excessive dust the incident will be reported in accordance with an Incident and Complaint Form. The issue will be investigated, and steps taken to prevent reoccurrence, including additional training and/or update of procedures if required.	CPM Site workers	Throughout

7 LIMITATIONS

This report has been prepared by Environmental Earth Sciences NSW ACN 109 404 006 in response to and subject to the following limitations:

1. The specific instructions received from Archile on behalf of DEXUS;
2. The specific scope of works set out in PO121171_V1 issued by Environmental Earth Sciences NSW for Archile and on behalf of DEXUS;
3. May not be relied upon by any third party not named in this report for any purpose except with the prior written consent of Environmental Earth Sciences NSW (which consent may or may not be given at the discretion of Environmental Earth Sciences NSW);
4. This report comprises the formal report, documentation sections, tables, figures and appendices as referred to in the index to this report and must not be released to any third party or copied in part without all the material included in this report for any reason;
5. The report only relates to the site referred to in the scope of works being located at 311 South Street, Marsden Park NSW (“the site”);
6. The report relates to the site as at the date of the report as conditions may change thereafter due to natural processes and/or site activities;
7. No warranty or guarantee is made in regard to any other use than as specified in the scope of works and only applies to the depth tested and reported in this report;
8. Fill, soil, groundwater and rock to the depth tested on the site may be fit for the use specified in this report. Unless it is expressly stated in this report, the fill, soil and/or rock may not be suitable for classification as clean fill, excavated natural material (ENM) or virgin excavated natural material (VENM) if deposited off site;
9. This report is not a geotechnical or planning report suitable for planning or zoning purposes; and
10. Our General Limitations set out at the back of the body of this report.

8 REFERENCES

Australian Bureau of Meteorology Website - *Australian Groundwater Explorer* (http://www.bom.gov.au/water/groundwater/explorer/map.shtml accessed 27 September 2021)

Blacktown Development Control Plan 2015 – Part G Site Waste Management and Minimisation

Clark N.R. and Jones D.C. (1991) - *Penrith 1:100 000 Geological Sheet*

Dangerous Goods (Road and Rail Transport) Act 2008 (State).

Dangerous Goods (Road and Rail Transport) Regulation 2014 (State).

Environmental Planning and Assessment Act 1979 (State).

National Environment Protection Council Act 1994 (Commonwealth).

NSW Government Department of Planning Industry & Environment website *eSPADE* (https://www.environment.nsw.gov.au/Salis5app/resources/spade/reports/9030bp.pdf , accessed 27 September 2021)

Public Health Act 2010 (NSW).

Public Health Regulation 2012 (State).

Protection of the Environment Operations (POEO) Act 1997 (State).

POEO (General) Regulation 2009 (State).

POEO (Waste) Regulation 2014 (State).

Waste Avoidance and Resource Recovery Act 2001 (State)

Waste Recycling and Processing Corporation Act 2001 (State)

Work Health and Safety Act 2011 (State).

Work Health and Safety Regulation 2017 (State).

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ENVIRONMENTAL EARTH SCIENCES GENERAL LIMITATIONS

Scope of services
The work presented in this report is Environmental Earth Sciences response to the specific scope of works requested by, planned with and approved by the client. It cannot be relied on by any other third party for any purpose except with our prior written consent. Client may distribute this report to other parties and in doing so warrants that the report is suitable for the purpose it was intended for. However, any party wishing to rely on this report should contact us to determine the suitability of this report for their specific purpose.

Data should not be separated from the report
A report is provided inclusive of all documentation sections, limitations, tables, figures and appendices and should not be provided or copied in part without all supporting documentation for any reason, because misinterpretation may occur.

Subsurface conditions change
Understanding an environmental study will reduce exposure to the risk of the presence of contaminated soil and or groundwater. However, contaminants may be present in areas that were not investigated, or may migrate to other areas. Analysis cannot cover every type of contaminant that could possibly be present. When combined with field observations, field measurements and professional judgement, this approach increases the probability of identifying contaminated soil and or groundwater. Under no circumstances can it be considered that these findings represent the actual condition of the site at all points.

Environmental studies identify actual sub-surface conditions only at those points where samples are taken, when they are taken. Actual conditions between sampling locations differ from those inferred because no professional, no matter how qualified, and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden below the ground surface. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated. However, steps can be taken to help minimize the impact. For this reason, site owners should retain our services.

Problems with interpretation by others
Advice and interpretation is provided on the basis that subsequent work will be undertaken by Environmental Earth Sciences NSW. This will identify variances, maintain consistency in how data is interpreted, conduct additional tests that may be necessary and recommend solutions to problems encountered on site. Other parties may misinterpret our work and we cannot be responsible for how the information in this report is used. If further data is collected or comes to light we reserve the right to alter their conclusions.

Obtain regulatory approval
The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.

Limit of liability
This study has been carried out to a particular scope of works at a specified site and should not be used for any other purpose. This report is provided on the condition that Environmental Earth Sciences NSW disclaims all liability to any person or entity other than the client in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Environmental Earth Sciences NSW disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in Environmental Earth Sciences NSW's proposal number and according to Environmental Earth Sciences general terms and conditions and special terms and conditions for contaminated sites.

To the maximum extent permitted by law, we exclude all liability of whatever nature, whether in contract, tort or otherwise, for the acts, omissions or default, whether negligent or otherwise for any loss or damage whatsoever that may arise in any way in connection with the supply of services. Under circumstances where liability cannot be excluded, such liability is limited to the value of the purchased service.

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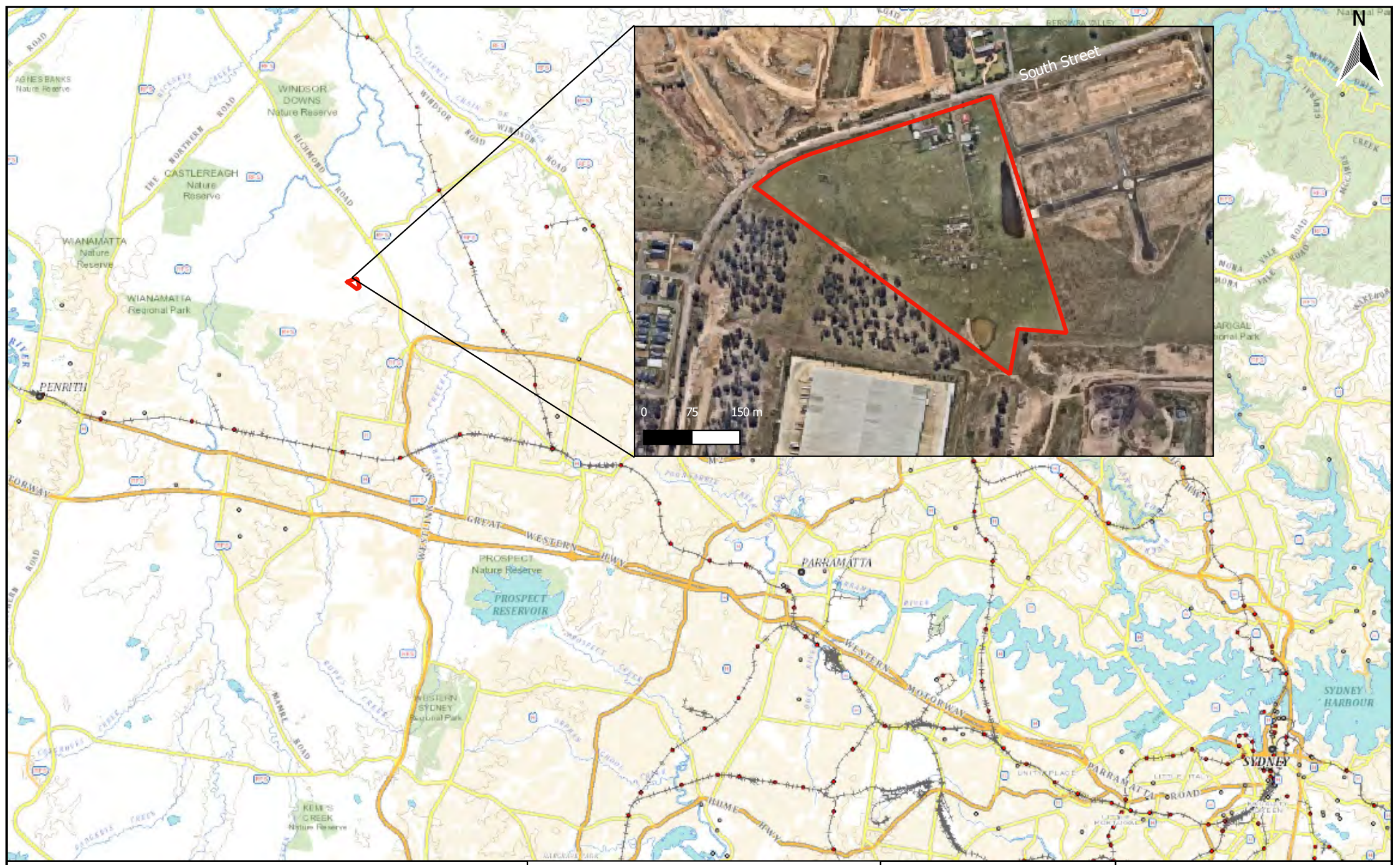
FIGURES



Legend

Site boundary

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Title: Site locality map

Client: Archile Projects

Location: 311 South Street, Marsden Park NSW

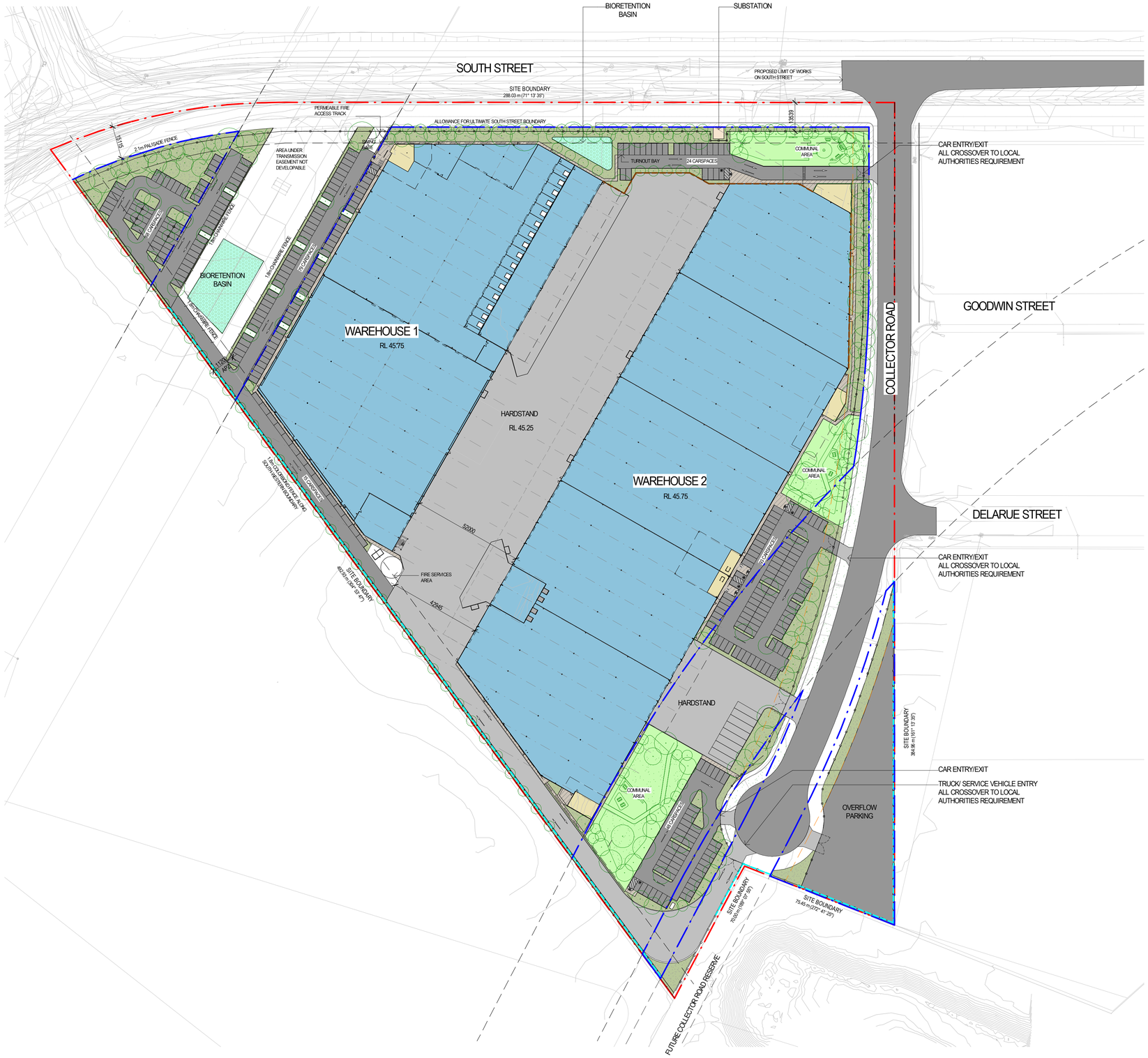
Project Manager: NE | Scale: As Shown | Job No: 121086

Drawn By: NE | Date: October 2020

Figure 1

ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

APPENDIX A: PROPOSED SITE PLANS



NOTES

ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

ALL PARKING SPACES IN ACCORDANCE WITH VICTORIAN PLANNING SCHEME

ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890
(5.4m x 2.4m)

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS

ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)
RELATIVE LEVELS SHOWN INDICATIVELY ONLY.
REFER TO CIVIL DRAWINGS.

LEGEND

- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- PERMEABLE / CRUSHED ROCK FIRE TRUCK ACCESS TRACK
- AREA OF GRASS / LANDSCAPING, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- 7.5M LANDSCAPE SETBACK (5M SETBACK REQUIRED)
- LOT BOUNDARY
- DEVELOPABLE AREA BOUNDARY
- ASSET PROTECTION ZONE
- EASEMENT
- RETAINING WALL. REFER TO CIVIL DRAWINGS FOR DETAILS.
- 4.2m HIGH ACOUSTIC WALL

NO:	DATE:	REVISION:	BY:	CHK:
A	28.03.2022	ISSUED FOR APPROVAL	IO	JF

PROJECT:
PROPOSED WAREHOUSE DEVELOPMENT
311 SOUTH STREET, MARSDEN PARK

TITLE:
MASTERPLAN

CLIENT: dexus

DATE: AUGUST, 2021
DRAWN BY: IO
SCALE: 1:1000 @A1
SCALE:

JOB NO: 21259
DRAWING NO: MP01
REVISION: A

watson young

APPENDIX B: BLACKTOWN CITY COUNCIL WASTE MANAGEMENT FORM

BLACKTOWN CITY COUNCIL

This Waste Management Plan proposal is to be submitted when required by Council's "Site Waste Management and Minimisation" Development Control Plan

WASTE MANAGEMENT PLAN

Proposed Development .....

Site Address: .....

.....

Applicant's Name and Address: .....

.....

Telephone: . . . . . **Facsimile:** .....

Mobile: .....

Buildings and other structures currently on site:

. .....

.....

.....

.....

Brief description of proposal:

. .....

. .....

.....

.....

The details on this form are intentions for managing waste related to this project.

Privacy Note: Personal information provided on this form will be used by Council officers only for processing purposes.

Signature of Applicant: . . . . . **Date:**…../…../…..

Waste Management Plan **FORM 2** **Details of Waste Management - Demolition Phase.**

MATERIALS ON SITE			DESTINATION		
			Reuse and Recycling		Disposal
Type of Materials	Estimated Vol. (m^3)	Wt. (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site

MATERIALS ON SITE			DESTINATION		
			Reuse and Recycling		Disposal
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FORM 4

ONGOING MANAGEMENT OF WASTE

TYPE OF WASTE TO BE GENERATED	EXPECTED VOL. PER WEEK	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
Please specify, eg, food waste, glass, paper, metal, off-cuts, etc.	Litres of m^3	eg, waste storage and recycling area, garbage chute, on-site composting compaction equipment	· recycling · disposal · specify contractor
Household recyclables (bottles, cans, paper, etc)			
Food and garden waste			
Paper/Cardboard from office			

Describe how you intend to ensure ongoing management of waste on-site (eg. Lease conditions, caretaker/manager on site).

ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

APPENDIX C: UNEXPECTED FINDINGS PROTOCOL PROFORMA

ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

Unexpected Findings Protocol Form

Site: **Job reference:**

Client:

Personnel Onsite: **Date:**

Daily Summary

1. Fill or suspect material encountered during daily activities _____ (if yes compete 2 - 8).
2. Environmental consultant contacted: _____
3. Record location of foreign material (label occurrences sequentially 1, 2, 3, etc).

Description of material encountered:

4. Asbestos or suspected asbestos containing material present (Yes/No): _____
5. If No to 4 is there an obvious odour present (Note: Do Not sniff soil) (Yes/No): _____
6. Visible staining (Yes/No): _____
7. Brief written description:

8. Material quarantined (Yes/No): _____
9. Location of contaminated material: _____
10. Attach photographs taken _____

Signature: _____