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FEBRUARY 2022

PROJECT NERIO – WAREHOUSE & DISTRIBUTION CENTRE
LOT 1 DP1274322, EASTERN CREEK
WASTE MANAGEMENT PLAN

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PROJECT NERIO – WAREHOUSE & DISTRIBUTION CENTRE
LOT 1 DP1274322, EASTERN CREEK
Waste Management Plan

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REV	DATE	DETAILS
A	17/11/2021	Draft Waste Management Plan
B	02/12/2021	Waste Management Plan
C	09/02/2022	Waste Management Plan

	NAME	DATE	SIGNATURE
Prepared by:	Nicole Naim	09/02/2022	
Reviewed by:	Laurence Gamble	09/02/2022	
Approved by:	Valentina Petrone	09/02/2022	

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EXECUTIVE SUMMARY

The below is a summary of the waste management strategy proposed for the subject site. The complete report must be read in detail prior to implementing the waste management plan.

Located at Lot 1 Eastern Creek Drive, Eastern Creek, the proposed development will generally provide warehouse area (and supporting office space) for a single pharmaceutical/healthcare tenant.

A summary of the anticipated waste systems across the site is provided below:

Table 1 Waste Collection Summary

Waste Stream	No. Bins	Collection Frequency	Vehicle Type	Collection Operator
Garbage	1 x Compactor	1 x per week	Hooklift	Private Contractor
Cardboard	1 x Compactor	1 x per week	Hooklift	Private Contractor
Commingles	2 x 240L Bins	1 x per week	Rear Lift	Private Contractor
Dry Waste	1 x Skip Bin	As required	Hooklift (Craned)	Private Contractor
Metals	1 x Skip Bin	As required	Hooklift (Craned)	Private Contractor
Timber	Pallets (Loose)	As required	Flat Bed	Private Contractor
Additional Extended Streams	Refer Section 4.2.2	As required	Variable	Private Contractor

Collections will be undertaken from the loading zone at ground level, to be accessed via the Eastern Creek Drive truck entry and internal accessways of the site. As per the swept path diagrams of Appendix B, sufficient vehicle access is provided for standard 19.0 metre articulated vehicles to enter and exit the site in a forward direction – this will accommodate all vehicle types as listed.

Compactors, bins and skips will be held within and collected directly from the waste zone at ground level. A minimum height clearance of 4.5m will be provided across the dock to provide sufficient clear for the compactor lift and vehicle access.

Bins will not be stored outside of the title boundary or presented to kerb for collection at any time. Building management will ensure sufficient site access is provided for collection vehicle operators during collection times.

1 INTRODUCTION

The following Waste Management Plan has been prepared for the proposed Compass 2 Warehouse & Distribution Centre at Lot 1, Eastern Creek Drive, Eastern Creek.

This Waste Management Plan (WMP) has been prepared based on the Blacktown City Council Development Control Plan 2015 (Section G, Site Waste Management and Minimisation) and current best practice waste management methodology and technologies commonly available in Australia.

1.1 LAND USE

Client:	Charter Hall Holdings Pty. Limited
Development Type:	Commercial (Warehouse)
Number of Levels:	1 level

Table 2 Development Summary

Development Summary	
Use	**Area**
Warehouse *	20,280m^2
Office / Dock Office	1,750m^2

** Warehouse area excludes forklift charging and freezer areas.*

2 PROJECT DESCRIPTION

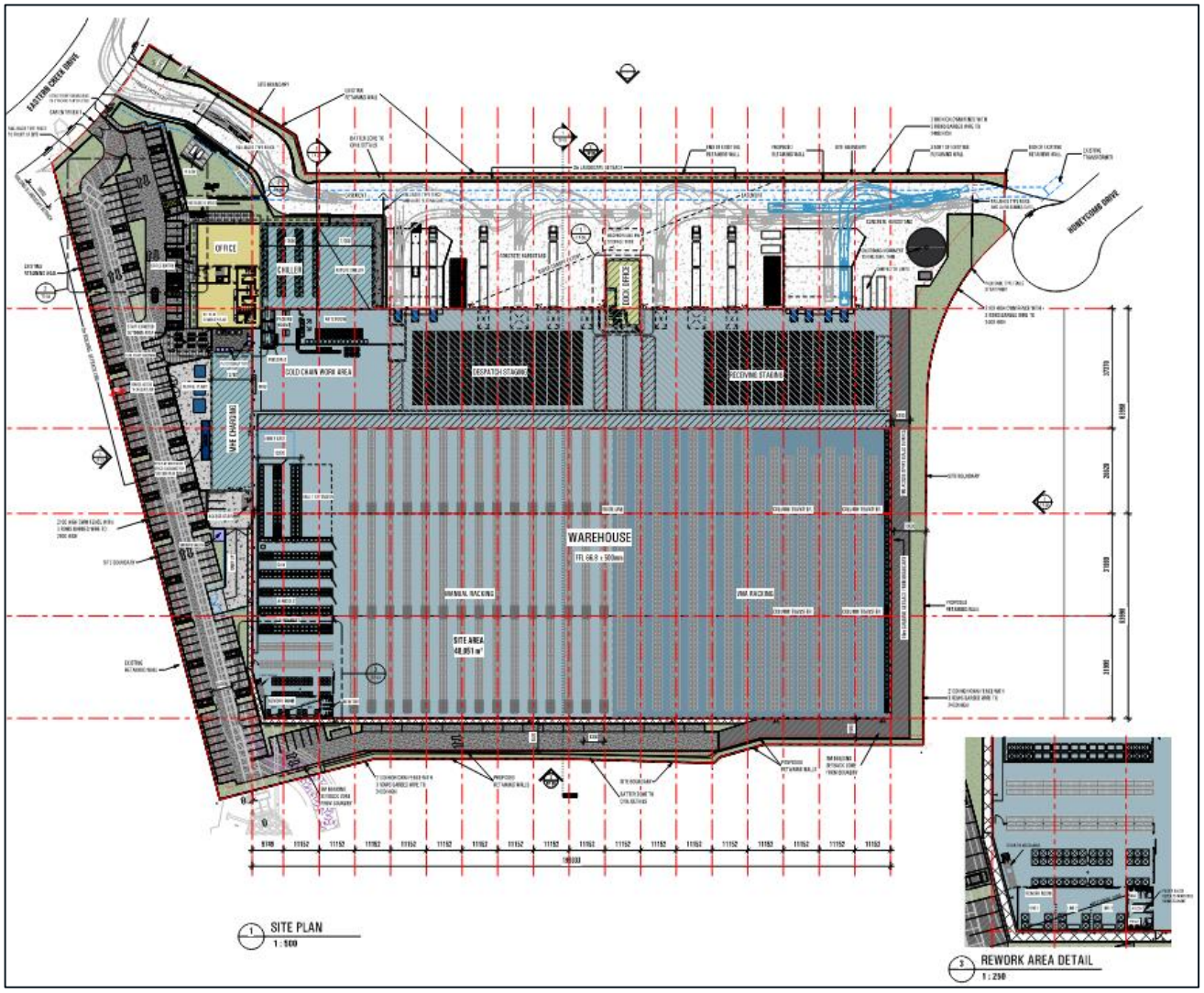
Construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

- Minor earthworks involving cut and fill works;
- Site preparation works and servicing;
- Warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
- External hardstands and landscaping;

as shown in **Error! Reference source not found.** below.

Further design drawings are provided in Appendix A.

Figure 1 Site Plan



3 ASSESSMENT REQUIREMENTS

The proposal is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Schedule1, Clause 14(a) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

The Department of Planning, Industry and Environment (DPIE) have issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant, with these SEARs to provide the basis for the preparation of an Environmental Impact Statement (EIS) for the proposed development.

Waste specific SEARs have been addressed throughout this report as detailed in per Table 3 below.

Table 3 SEAR Requirements

Key Issue No. & Description	Issue & Assessment Requirements	How It Is Addressed	Location Within This Report
Issue 17. Waste	*Identify, quantify and classify the likely waste streams to be generated during construction and operation*	Sections 4 and 5 detail how waste will be classified, handled, controlled and disposed of during operation and construction respectively. Waste has been classified in accordance with the EPA document *Waste Classification Guidelines* (2014) as appropriate, per Section 4.2.	Sections 4 and 5
	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste	Sections 4.1 and 5.1.1 identify waste streams suitable for recycling, reuse and disposal.	Sections 4.1 and 5.1.1
	Identify appropriate servicing arrangements for the site	Waste collection strategy is detailed under Section 4.7	Section 4.7
	If buildings are proposed to be demolished, provide a hazardous materials survey	No demolition works are proposed under subject works, and as such no hazardous materials survey is provided under this report.	N/A

4 OPERATIONAL WASTE MANAGEMENT

4.1 WASTE GENERATION

Waste generation rates per week are shown in Table 4. A waste generation assessment prepared in accordance with these rates is shown in Table 5. Calculations are based on a 7 day per week operation for all uses.

Any areas considered ancillary to the active uses of the site (forklift charging, freezer, staging areas, etc.) are not considered to generate additional waste, and are as such not included in the below. Waste generated by these areas is created in service of the active uses of the site and is therefore incorporated into the rates shown below.

Table 4 Operational Waste Generation Rates

Use	Garbage (L/100m^2/week)	Cardboard (L/100m^2/week)	Commingles (L/100m^2/week)
Warehouse	210	210	-
Office	70	80	25

Table 5 Operational Waste Generation Assessment

Use	Area	Garbage (L/week)	Cardboard (L/week)	Commingles (L/week)
Warehouse	20,280m^2	42,588	42,588	-
Office	1,750m^2	1,225	1,400	438
	TOTAL	**43,813**	**43,988**	**438**

4.2 WASTE SYSTEMS

Waste shall be sorted on-site by users as appropriate into the following **core** streams:

- Garbage (General Waste)
- Cardboard
- Commingled Recycling / Container Deposit System (CDS)

Further storage provisions will be made for the following **extended** waste streams:

- Dry Waste
- Metals
- Timber (Pallets)
- Secure Paper
- Bulky Waste

In accordance with the NSW EPA document Waste Classification Guidelines (2014), garbage volumes will generally be treated as **general solid waste (putrescible)** and any additional stream as **general solid waste (non-putrescible)**.

Each waste category will be managed, stored, and collected in accordance with appropriate standards. Storage areas will only be accessible by authorised personnel.

DISPOSAL FACILITIES

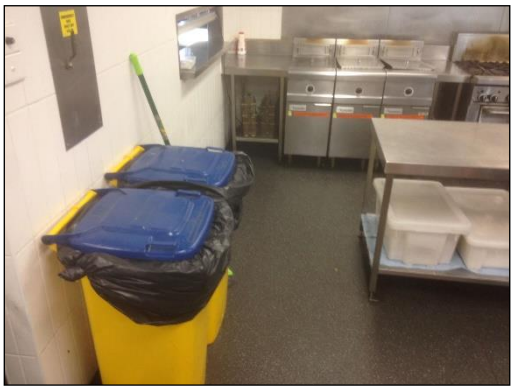
Throughout the development it will be ensured that it is as easy to dispose of recyclable materials as it is garbage. This will be achieved by ensuring the development is appropriately furnished with bin stations throughout the various active spaces of the site. The bin stations are to be clearly signed such that waste stream separation is easily identifiable and correct use of the bins is upheld.

Bin stations encourage the separation of recyclable materials. This system incorporates the provision of multiple bins for different waste streams at central locations and common areas for ease of disposal. This system is beneficial, as users are required to make a conscious decision as to which bin they place their items. This typically results in a reduced volume of garbage (landfill). In addition, the use of bin stations minimises the number of locations cleaners are required to service throughout the development.

Bin station size and type will vary according to operational preference and fitout works. Larger wheelie bins (limited at 240L in size for ease of handling) may be used throughout the warehouse for ease of operations, particularly at any locations of significant waste generation.

Figure 2 Example Bin Station Application

Typical office fitout



Wheelie bins incorporated into fitout
(at point of significant waste generation)

4.2.1 CORE WASTE STREAMS

GARBAGE, CARDBOARD, COMMINGLES

Each space of the development shall have provision for plastic lined garbage, cardboard and commingles bins for the temporary holding of waste, to have minimum cumulative holding capacities as shown in Table 6.

The "Transfer Rate" refers to the frequency at which waste should be transferred by cleaners/staff from the temporary holding bins to the waste stores at ground level for disposal per day.

Table 6 Temporary Waste Storage Requirements

Use	Transfer Rate	Temporary Holding Requirements (L/100m^2)		
		Garbage	Cardboard	Commingles
Warehouse	Once per day	30	30	-
Office	Once per day	10	10	10

Staff/cleaners will transfer waste from these temporary holding bins (or the bins themselves, pending fitout) to the waste storage/compactor zone at ground level for disposal (see Appendix A). Pending operational preference, waste may be transferred via cleaners trolleys, via wheelie bins, or manually handled as bagged material.

Bin lifters may be fitted to each compactor, as to provide a means of decanting waste into the compactor. Bin lifter use will be limited to trained staff only.

Garbage is to be disposed of bagged. Cardboard and commingles are to be disposed of loosely, with any plastic liners disposed of within the garbage bins.

4.2.2 EXTENDED WASTE STREAMS

DRY WASTE, METALS

Separate hook lift skips will be provided for the disposal of dry waste (including packaging waste, soft plastics, plasterboard, minor building waste, etc.) and metals across the site. Metals and timber will be collected as separate waste streams via a private contractor.

TIMBER (PALLETS)

Two separate empty pallet storage areas will be provided onsite for the holding of any used / unwanted pallets. Pallets will be collected as separate waste streams via a private contractor.

SECURE PAPER

The office spaces ***may*** be furnished with secure paper bins as deemed appropriate by the tenant. Secure paper collections will be performed on an "as required" basis via an authorised contractor.

Collection contractors will enter the building, collect and exchange the secure paper bins directly from the office spaces, as per common practice. The office tenant and/or facilities management will coordinate collection services.

BULKY WASTE

Any bulky waste generated across the development will be temporarily held within the warehouse back of house area and transferred to the loading zone for collection on an as required basis.

Bulky waste and pallets will be collected as separate waste streams via private contractor(s).

4.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

Table 7 contains information regarding bin quantity, size and frequency of collection.

Due to the variance between capacities and actual volumes, fewer bins and/or fewer collections than those specified may be required to be collected. Only full bins will be presented for collection.

Table 7 Bin Information and Capacity

Bin Information				
Waste Source	**No. Bins**	**Collections Per Week**	**Weekly Capacity**	**Weekly Volume**
Garbage	1 x Compactor*	1	45,000L	43,813L
Cardboard	1 x Compactor	1	45,000L	43,988L
Commingles	2 x 240L bins	1	480L	438L
Dry Waste	1 x Skip Bin	*As required*	*Variable*	*Variable*
Metals	1 x Skip Bin	*As required*	*Variable*	*Variable*

** 15m^3 compactors adopted as typical size. Sufficient area is provided to accommodate larger compactors if preferred.*

Typical equipment dimensions are shown in Table 8 below. Note that the specifications are for reference only and must be confirmed with the nominated supplier prior to any works commencing.

Table 8 Typical Equipment Dimensions

Typical Equipment Dimensions (mm)			
Item	**Width**	**Depth**	**Height**
Compactor*	2500	5000	2500
Skip Bin*	2010	3600	840
240L Bin	585	730	1060
Bin Lifter	1600	2050	3190

** 15m^3 compactors and 6m^3 skip bins adopted as typical size. Sufficient area is provided to accommodate larger compactors and/or skip bins if preferred.*

4.4 WASTE STORAGE AREA & LOCATION

Table 9 demonstrates the cumulative area requirements (excluding circulation) and provision of waste areas. Please refer to scaled waste room drawing shown in Appendix A.

Table 9 Waste Storage Area Requirement

Waste Store	Item	Area Required	Area Provided
Loading Zone (Ground)	2 x Compactor + Bin Lift *(Garbage, Cardboard)*	21.56m^2	200.00m^2
	2 x 240L bins *(Commingles)*	0.86m^2	
	2 x Skip bins *(Dry Waste, Metals)*	14.47m^2	
Pallet Store (Ground)	Pallets	200.00m^2	200.00m^2
	TOTAL	**236.89m^2**	**400.00m^2**

Note: No additional waste storage areas are included within the development beyond those listed in Table 9. Whilst the proposed compactor units are individually enclosed, the overall Loading Zone and Pallet Store waste areas are provided in an open environment.

4.5 BIN COLOUR AND SUPPLIER

Australian Standard AS4123.7 2006 specifies the following bin colours, however due the private nature of waste collection these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Commingled Recycling bins shall have yellow lids with dark green or black body.
- Cardboard bins shall have blue with dark green or black body.

Private collection contractors often supply their own bins for collection.

4.6 SIGNAGE

Waste storage areas and bins will be clearly marked and signed with the standard NSWEPA signage or equivalent (such as shown in Figure 3). Staff / cleaners will be instructed by building management to adhere to these requirements.

Figure 3 NSW EPA Waste Management Signage

4.7 WASTE COLLECTION METHODOLOGY

Waste will be collected by a private contractor as outlined in Table 10.

Table 10 Waste Collection Summary

Waste Stream	No. Bins	Collection Frequency	Vehicle Type	Collection Operator
Garbage	1 x Compactor	1 x per week	Hooklift	Private Contractor
Cardboard	1 x Compactor	1 x per week	Hooklift	Private Contractor
Commingles	2 x 240L Bins	1 x per week	Rear Lift	Private Contractor
Dry Waste	1 x Skip Bin	As required	Hooklift (Craned)	Private Contractor
Metals	1 x Skip Bin	As required	Hooklift (Craned)	Private Contractor
Timber	Pallets (Loose)	As required	Flat Bed	Private Contractor
Additional Extended Streams	Refer Section 4.2.2	As required	Variable	Private Contractor

Collections will be undertaken from the loading zone at ground level, to be accessed via the Eastern Creek Drive truck entry and internal accessways of the site. As per the swept path diagrams of Appendix B, sufficient vehicle access is provided for standard 19.0 metre articulated vehicles to enter and exit the site in a forward direction – this will accommodate all vehicle types as listed.

Compactors, bins and skips will be held within and collected directly from the waste zone at ground level. A minimum height clearance of 4.5m will be provided across the dock to provide sufficient clear for the compactor lift and vehicle access.

Bins will not be stored outside of the title boundary or presented to kerb for collection at any time. Building management will ensure sufficient site access is provided for collection vehicle operators during collection times.

5 CONSTRUCTION AND DEMOLITION WASTE

A separate Construction Waste Management Plan (CWMP) has been prepared by WSP (*PS127384-20220209-NN-Construction Waste Management Plan RevA*, dated February 9 2022), to be incorporated into the site's Construction and Environmental Management Plan (CEMP) as appropriate. Should construction operations significantly differ in practice, the principal construction contractor will be responsible for documenting any significant departures from the CWMP.

As per the Blacktown Development Control Plan 2015 (Part G, Site Waste Management and Minimisation, Section 3) requirements, the CWMP includes detail of:

- The type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods;
- Location and space allocated for the storage of demolition and construction waste or materials; and
- Waste collection point(s) for the site.

Maximised diversion of C&D waste from landfill should be targeted for this development, to be achieved through appropriate material separation practices. The specific re-use, removal or treatment of C&D waste will be undertaken by third parties as appropriate.

The following is provided as a high-level summary of C&D requirements for ease of reference. Information as shown is not intended to form the sole basis of any construction and/or demolition works, and is subject to change pending the preferred operations of the principal construction contractor.

Note that no demolition works are proposed under the subject application, with the subject land parcel currently unoccupied by any structure. No demolition waste will be generated by the subject development, and as such the following assessment addresses the construction phase only.

5.1 CONSTRUCTION PHASE

Construction works will generally generate waste through the erection and finishing of the development (i.e. construction waste). CEMP (to be prepared by others) will incorporate include the construction and demolition (C&D) waste strategy in line with the head contractor's program and trades scheduling.

Most waste products generated throughout construction works can be readily recycled or reused, and include steel framing, damaged glazing, cladding and roof sheeting, plasterboard linings, timber features and framing, metals, concrete and rubble. Metal and plastic piping and conduits, cabling and floor finishes (tiling) should also be recovered.

Accurate materials estimation and ordering, offsite prefabrication of framing modules and fitout components, and monitoring and review of specifications and onsite construction and fitout operations will minimise the potential volume of construction waste to be generated in the first instance.

Wherever possible, construction waste will be stored and sorted on-site, including on-site collection zones for each waste stream. Any waste skips be stored in public places will be done so in accordance with Council policy.

Subcontractors and other site personnel should be educated regarding requirements for recovery of waste. This will assist in maximising recovery of resources from C&D waste on-site, and minimise the cost and environmental impacts of waste being disposed to landfill.

5.1.1 WASTE SYSTEMS

A general waste strategy is provided under the CWMP, to generally be adopted by the principal construction contractor prior to commencement. As per standard industry practice, a minimum 80% diversion rate from landfill for waste generated from construction activities should be targeted across the subject site.

Aspirational waste stream separation is summarised in Table 11 below. Information as shown is provided for discussion only and should not be used as the basis of any construction works or waste reporting.

Table 11 Construction Waste – Aspirational Stream Separation

Waste Stream	Typical Receptacle	Note
Excavation Material	Skips	Waste volumes should be separated on-site wherever possible to enhance resource recovery opportunities. In preferred order, waste streams should be managed through: ▪ **Reuse**: Maximise reuse opportunities where possible, either through: - Reuse of material onsite (excavation material as fill, crushed concrete as gravel, reuse of ceramics as pavers, etc.); or - Return of materials to manufacturer for reuse. ▪ **Recycling**: Volumes to be collected by reuse and recycling waste contractors for off-site processing (masonry crushed for aggregate, timber chipped as mulch, metals / glass recycled per industry standards, etc.) - Minimum 80% recovery of these mixed waste streams should be targeted, demonstrated through disposal dockets and periodic summaries from the waste contractor. ▪ **Disposal**: Volumes collected as and disposed of as landfill / cleanfill. This should be avoided where possible.
Concrete		
Plasterboard		
Metals		
Glass		
Ceramics		
Fines		
Cardboard packaging	Skips / Bins	Waste streams generated through material packaging. Streams should be stored in dedicated bins (i.e. separate cardboard bin, separate plastics bin…) and collected by recycling contractors as appropriate. Wood packaging (pallets) should be returned to equipment / material suppliers when possible, arranged through a take-back system as part of procurement agreements The stockpile of wooden pallets should be avoided where possible.
Plastics packaging		
Wood packaging		
Metallic packaging		
Mixed packaging		
Domestic General Waste	Bins	Regular municipal waste streams generated through activities of trades staff on site. Collection provisions through council or approved and licensed private contractor.
Domestic Commingles		

5.1.2 WASTE GENERATION

Construction waste generation rates per week are shown in Table 12 and a waste generation assessment in Table 13. In lieu of a detailed material supply schedule for construction works, WSP have adopted the waste generation rates and methodologies of the document *Handbook of Recycled Concrete and Demolition Waste* (Pacheco-Torgal et al., 2013) as an interim assessment.

Note that the below is **not** intended as a comprehensive list of materials and volumes. Volumes account for the warehouse / office structure **only**, and do **not** account for any additional paving, excavation or finishing works, nor for any domestic waste generation.

Values as shown are provided as estimates only and should not be used as the sole basis of any equipment procurement or waste reporting.

Table 12 Construction Waste Generation Rates

Waste Stream	Generation Rate * (m^3 waste / m^2 construction)	Composition * (% of total volume)
Concrete	0.0025 - 0.0075	10 – 30%
Plasterboard	0.005 - 0.00625	20 – 25%
Mixed C&D Waste (metals, glass, ceramics, fines, etc.)	0.0025 - 0.00375	10 – 15%
SUBTOTAL – C&D STREAMS	**0.01 - 0.0175**	**40 - 70%**
Cardboard packaging	0.00025 - 0.001	1 – 4%
Plastics packaging	0.0005 - 0.00075	2 – 3%
Wood packaging	0.00625 - 0.01125	25 – 45%
Metallic packaging	0.0005 - 0.00175	2 – 7%
Mixed packaging	0 - 0.00025	0 – 1%
SUBTOTAL – PACKAGING	**0.0075 - 0.015**	**30 – 60%**
GRAND TOTAL	**~ 0.025**	**100%**

** Waste generation rates & material composition of 'Lightwood Construction: Non Residential' adopted for the purpose of this analysis.*

Table 13 Construction Waste Generation Assessment

Waste Stream	Total Building Footprint *	Waste Volume (m^3))
Concrete	23,450m^2	59 - 176
Plasterboard		117 - 147
Mixed C&D Waste (metals, glass, ceramics, etc.)		59 - 88
SUBTOTAL – C&D STREAMS		**235 - 410**
Cardboard packaging	23,450m^2	6 - 23
Plastics packaging		12 - 18
Wood packaging		147 - 264
Metallic packaging		12 - 41
Mixed packaging		0 - 6
SUBTOTAL – PACKAGING		**176 - 352**
GRAND TOTAL		**~ 581**

** Building footprint includes the total 21,700m^2 warehouse GFA (including warehouse, forklift charging and freezer) and total 1,750m^2 office area 9including dock office and main office).*

6 ADDITIONAL INFORMATION

6.1 STANDARDS & COMPLIANCE

6.1.1 VENTILATION

Ventilation will be provided in accordance with Australian Standard AS1668.

6.1.2 WASHING AND VERMIN PROTECTION

A third party bin washing service can be engaged to undertake this service. Bin washing suppliers must retain all waste water to within their washing apparatus and not impact on the drainage provisions of the site.

6.1.3 NOISE REDUCTION

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

6.2 HIGH LEVEL PURCHASING SCHEDULE

Table 14 lists the waste equipment required for the development under the conditions proposed within this report. A complimentary list of suppliers is provided for convenience.

Table 14 Equipment Supply Schedule

Item	Quantity / Notes	Typical Services Requirement(s)*	Supplier
Compactor	1 No. Garbage 1 No. Cardboard	Power: 3-Phase, 415V 20A per unit	Private Supplier *(Wastech or equivalent)*
Bin Lifter	2 No. Unit (subject to preferred cleaning operations)	Power: 240V 10A per unit	Private Supplier *(Wastech or equivalent)*
6m^3 bin	1 No. Dry Waste 1 No. Cardboard / Soft Plastics	nil	Private Supplier ** *(SULO or equivalent)*
240L Bin	2 No. Commingles	nil	Private Supplier ** *(SULO or equivalent)*
Services requirements are indicative only and must be confirmed with the manufacture prior to commencement of construction* * Private collection contractors often provide their own bins for collection.*			

6.3 SUPPLIER CONTACT INFORMATION

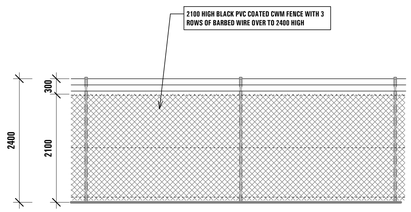
A complimentary listing of contractors and equipment suppliers is provided in Table 15 below for your reference. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers. WSP does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 15 Supplier Contact List

Service Type	Contractor / Supplier Name	Phone	Website
Private Waste Collectors (Operational Waste)	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Private Waste Collectors (C&D Waste)	Bingo Bins	1300 424 646	www.bingoindustries.com.au
	Transwaste Skips	(02) 9746 8333	www.transwaste.com.au
	Brown Brothers Skip Bins	(02) 9999 6466	www.brownbrosbins.com.au
	Cobra Waste Solutions	1300 484 448	www.cobrawaste.com.au
Equipment Suppliers	Wastech Engineering (*Bin Lifts*)	(03) 8787 1600	www.wastech.com.au
	Sulo Australia *(Bins)*	1300 364 388	www.sulo.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	(03) 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	ToxFree *(Secure E-waste Destruction)*	1300 869 373	www.toxfree.com.au

APPENDIX A

SCALED WASTE ROOM DRAWINGS



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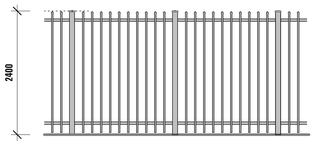

FENCING - 02 (PALISADE)
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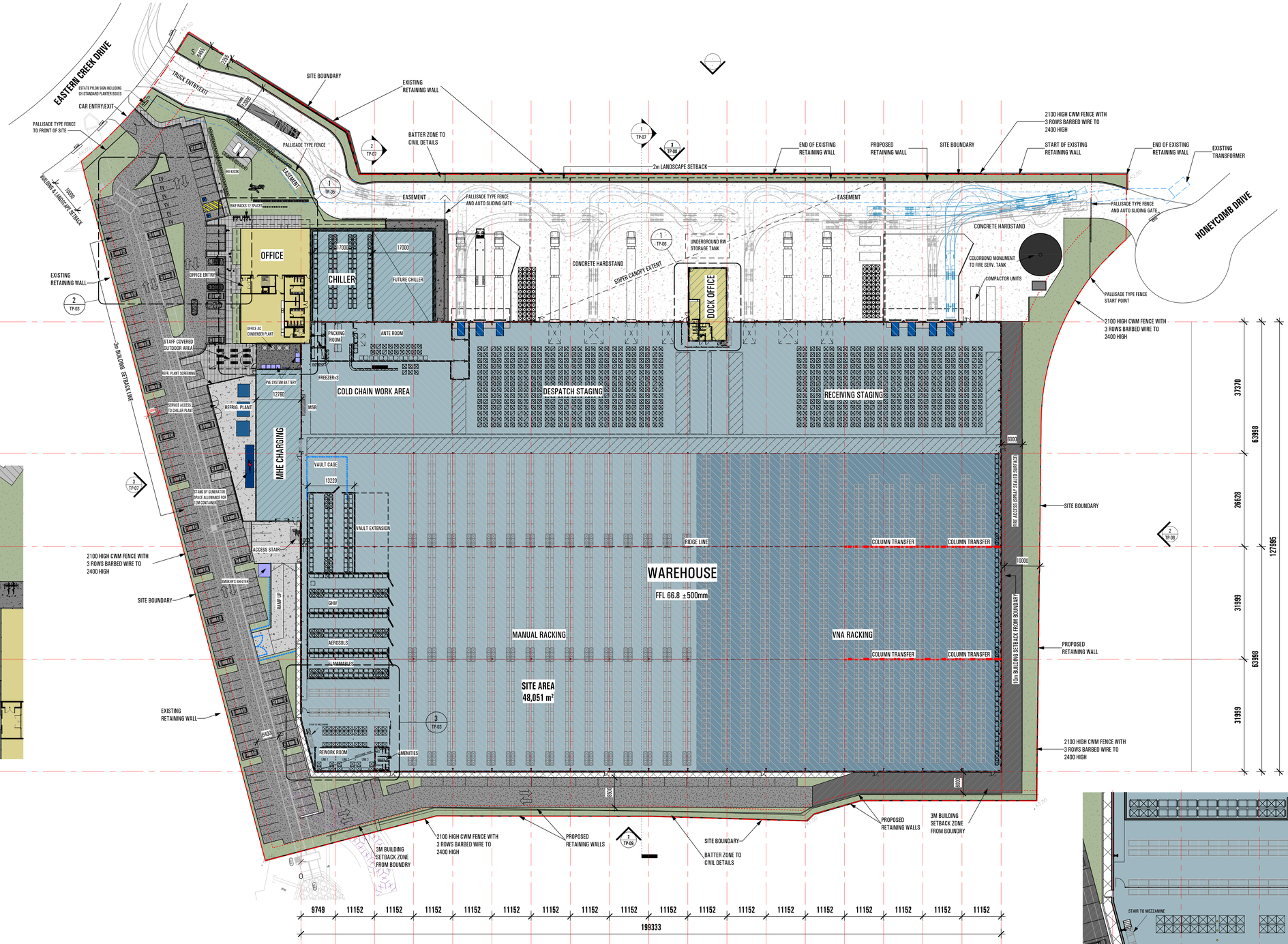
2 CAR PARK DETAIL
1 : 250



1 SITE PLAN
1 : 500

3 REWORK AREA DETAIL
1 : 250

GROSS BUILDING AREAS

WAREHOUSE	25,400 M²
FORKLIFT CHARGING	500 M²
FREEZER	920 M²
2 STOREY DOCK OFFICE	450 M²
2 STOREY MAIN OFFICE	1,300 M²
TOTAL	28,570 M²
CAR PARKING SPACES	184 NO.
SITE AREA	48,051 M²
SITE EFFICIENCY	59.5%

PROJECT NERIO
LOT 1, EASTERN CREEK DRIVE, EASTERN CREEK NSW.

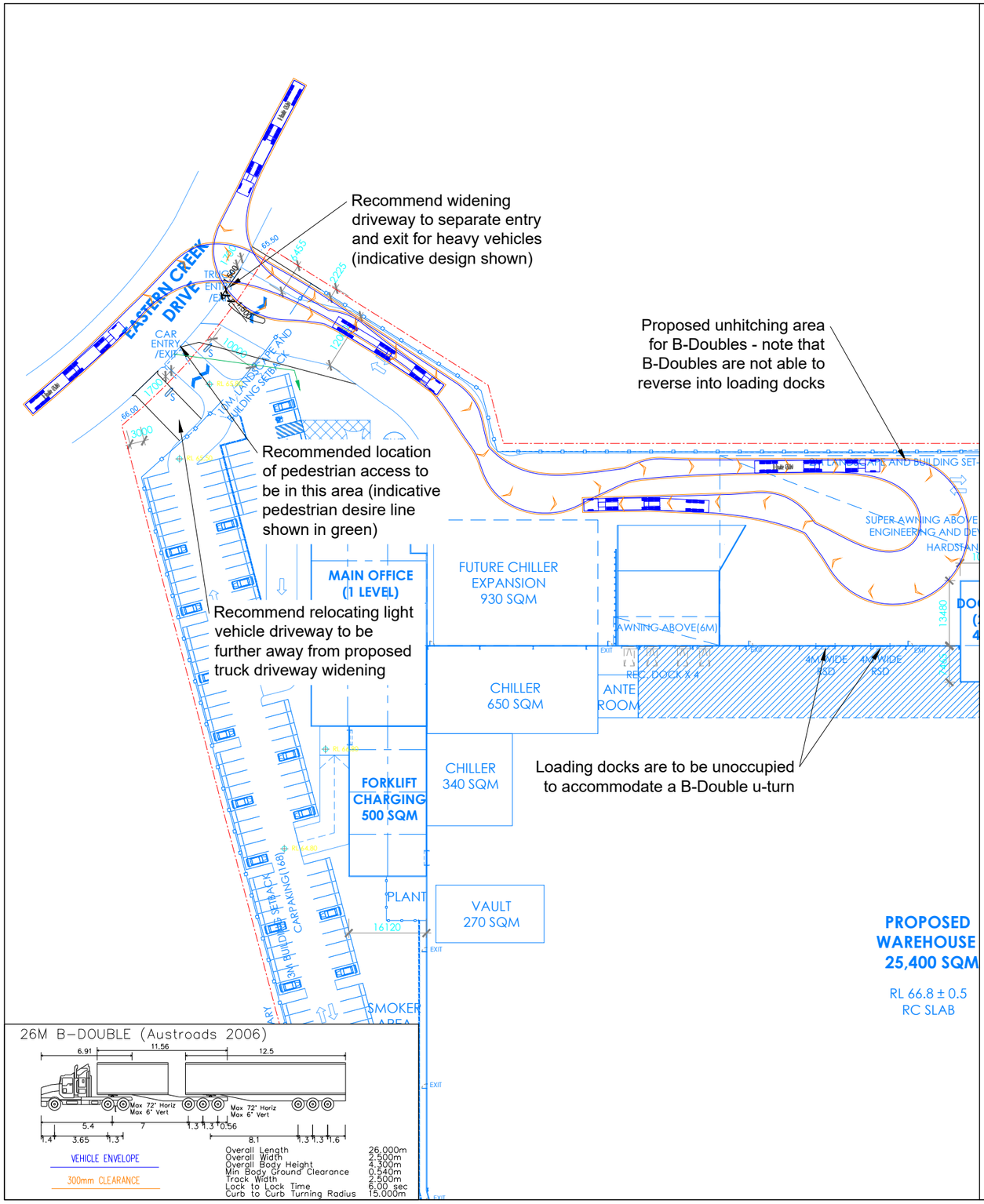
Charter Hall

SHEET NAME:		SITE PLAN		
JOB NO.	4387-21	SCALE: As indicated	@B1 SIZED SHEET	PROJECT NORTH
Drawing No:	TP-03	ISSUE DATE:	3/02/2022	
REVISION:	B	DRAWN BY:	FF	

Qanstruct Pty Ltd
ACN 070 953 874
ABN 88 765 907 859
500 Burwood Road,
Hawthorn, Victoria,
Australia 3122
Telephone (03) 9810 8300
Web: www.qanstruct.com.au
Qanstruct Partner of choice

APPENDIX B

SWEPT PATH DIAGRAMS



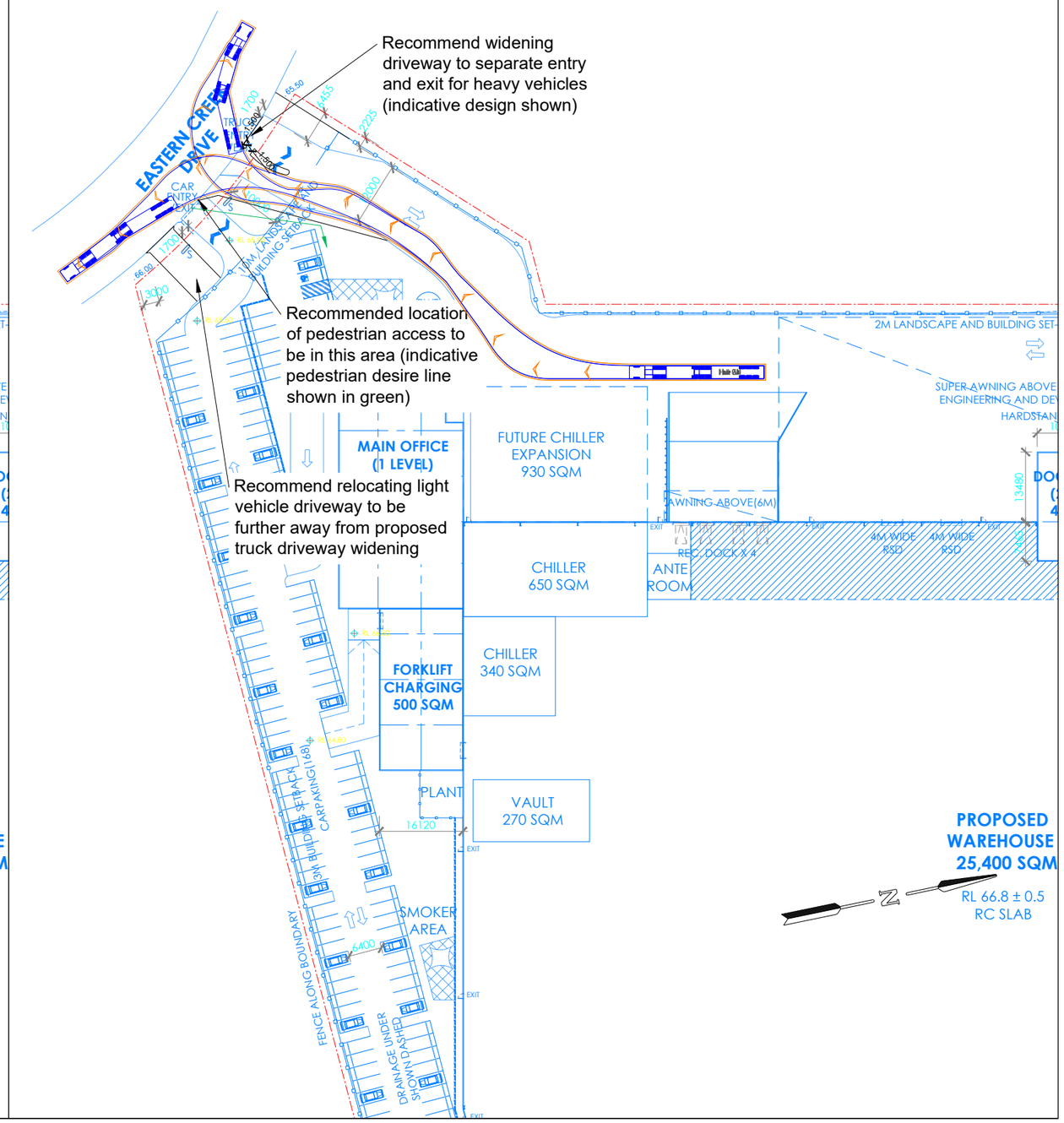
Recommend widening driveway to separate entry and exit for heavy vehicles (indicative design shown)

Proposed unhitching area for B-Doubles - note that B-Doubles are not able to reverse into loading docks

Recommended location of pedestrian access to be in this area (indicative pedestrian desire line shown in green)

Recommend relocating light vehicle driveway to be further away from proposed truck driveway widening

Loading docks are to be unoccupied to accommodate a B-Double u-turn



Recommend widening driveway to separate entry and exit for heavy vehicles (indicative design shown)

Recommended location of pedestrian access to be in this area (indicative pedestrian desire line shown in green)

Recommend relocating light vehicle driveway to be further away from proposed truck driveway widening

GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.
Base Plan (file name: CH ECD SSDA - 03 SITE AND GROUND FLOOR PLAN - REV E) prepared by Watch This Space Design, received 05 Nov 2021.
Swept path assessments completed at 10 km/h and 300mm clearance.

DESIGNED
Alan Tan

PAPER SIZE
A3

APPROVED BY
T. Lewis

DATE
22.11.2021

SCALE
1:1000

0 10 20

CLIENT

Charter Hall

PROJECT

1570

Lot 1 Eastern Creek Dr, Eastern Creek

DOCUMENT INFORMATION

Swept Path Analysis

26m B-Double

FILE NAME
AG1570-03v01.dwg

SHEET
AG02

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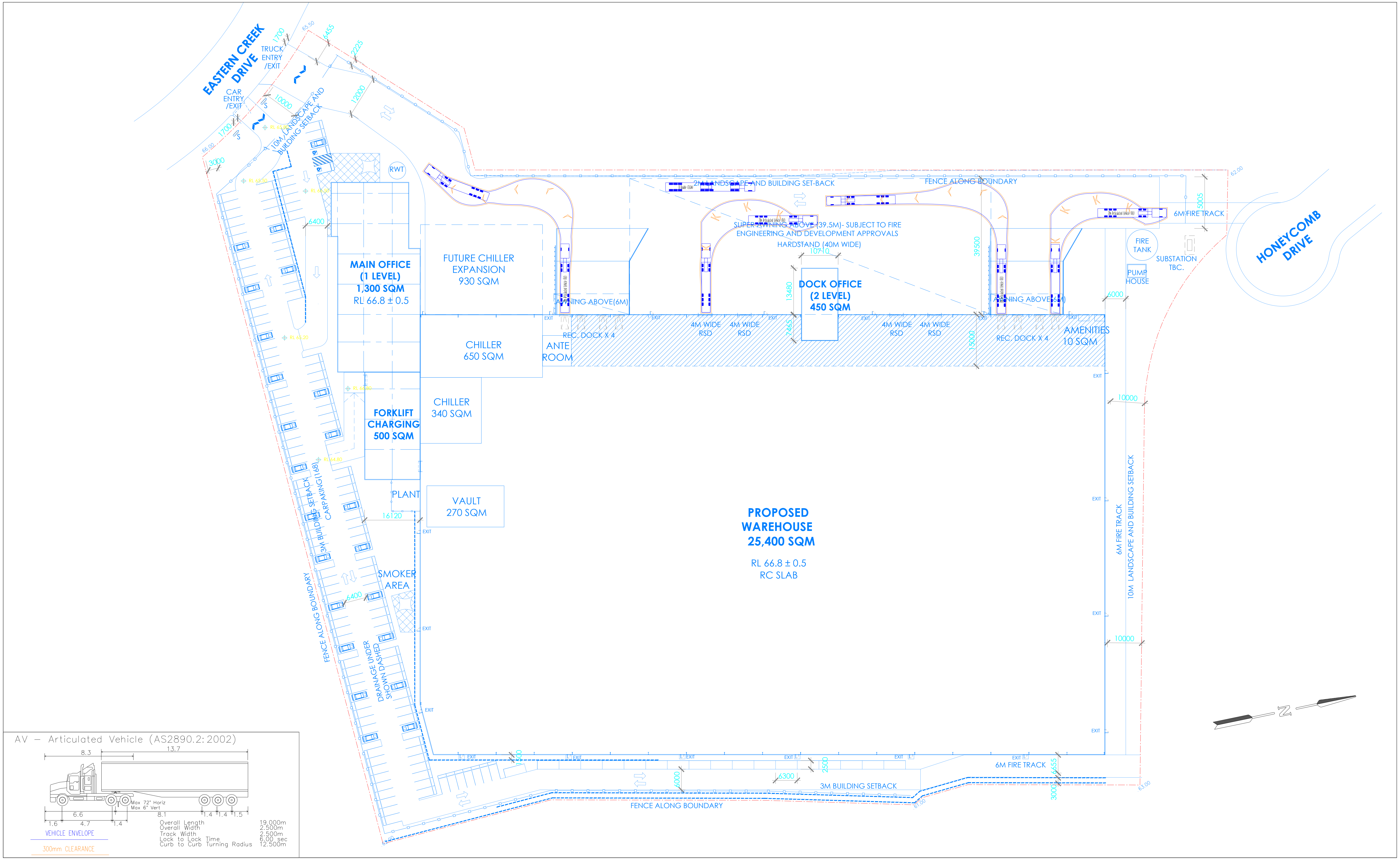

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DESIGNED	Alan Tan
PAPER SIZE	A3
APPROVED BY	T. Lewis
DATE	22.11.2021
SCALE	1:1000 (0 10 20)

CLIENT
Charter Hall

PROJECT
1570
Lot 1 Eastern Creek Dr, Eastern Creek

DOCUMENT INFORMATION
Swept Path Analysis
20m Articulated Vehicle

FILE NAME	SHEET
AG1570-03v01.dwg	AG03

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PLOT DATE: 23/11/2021 10:42:20 AM | CAD REFERENCE: C:\Users\Alan Tan\Ason Group\Ason Group Team Site - 1570\Projects\Design Advice\Design Advice 03 - Site Review\AG1570-03v01.dwg | Alan Tan |