



Huntingwood Revised State Significant Development Modification 2 | Waste Management Plan

ESR Australia & New Zealand on behalf of The Trust Company (Australia) Limited

Report

176,107 | 68834 (Revision 1)

16 June 2026





We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

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1. Introduction

This modification report has been prepared by JBS&G Australia Pty Ltd (JBS&G) to accompany a Section 4.55(1A) Modification Application to modify the State Significant Development (SSD) consent to the Augusta Street Warehouse and Distribution Centre (SSD-36138263).

1.1 Project background

The Applicant lodged a formal Environmental Impact Statement (EIS) with the DPHI in September 2023, seeking consent to construct and operate a 24/7 warehouse and distribution centre comprising five warehouse buildings (including one multi-level building) and 15 separate tenancies at Augusta Street, Blacktown within the Blacktown local government area (LGA).

The development has a capital investment value of \$446 million and is expected to generate up to 651 construction jobs and 908 operational jobs. The development is proposed to support the demand for freight and logistics development within Western Sydney and would allow for the creation of additional operational jobs in a core employment area of Western Sydney.

The Acting Director, Industry Assessments, under delegation from the Minister for Planning and Public Spaces, approved the development on 17 December 2024, for:

Construction and operation of a warehouse and distribution centre comprising of four warehouse including one multi-level building, 15 warehouse tenancies including fitout, subdivision, car parking, landscaping, local road upgrades to Flushcombe Road, Augusta Street, and State intersection upgrades.

1.2 Description of the Proposed Modification

The MOD 2 scope proposes changes to Warehouses 1–4 within the Augusta Industrial Estate. These works comprise minor changes to internal warehouse and office configurations, updates to the warehouse and office façade designs, awnings, docks, signage, external lighting, and the construction of a skywalk access between Warehouses 3 and 4. Minor changes are also proposed to vehicular accessways and car parking, with coordinated updates for on-lot landscaping.

Further, consent is sought for tree removal within the road reserve of the Great Western Highway to facilitate approved upgrade works for the Flushcombe Road / Great Western Highway intersection.

The modification will not alter Warehouse 5. The revised architectural drawings are included in the updated submission from ESR Australia (refer **Appendix B**).

1.3 MOD 2 Changes Relevant to Waste Management

This WMP carries forward the waste streams, classifications, quantities and management measures established in the approved Waste Management Plan. The MOD 2 changes are predominantly internal reconfigurations and façade, dock, awning, signage and access works that do not alter the approved land use or gross floor area. Table 1-1 summarises each MOD 2 change and its implication for waste management. None of the changes materially alter the construction or operational waste streams, generation quantities or storage requirements previously assessed and approved.

Table 1-1: MOD 2 Changes and Waste Management Implication

Modification Element	Summary of Change (MOD 2)	Implication for Waste Management
Internal office / warehouse reconfiguration (W1–W4)	Office relocations and minor internal layout changes	No change to GFA, land use or waste streams; approved construction and operational provisions unchanged
Façade materiality, colours and signage (W1–W4)	Updated external façade and signage	Minor additional construction offcuts (cladding, metal, packaging) within existing construction estimates; nil operational change
Additional loading docks and roller shutter doors (W1, W2)	New docks/doors on eastern elevations	Improves waste-vehicle access and servicing; no change to waste classification or quantities
Hardstand awning extension 15 m → 20 m (W1, W2)	Awning extension	Minor additional construction waste (steel, roofing) within existing estimates
Car parking changes (reductions W1, W3/4; +9 overspill W2)	Revised parking and associated landscaping	Negligible change to construction waste; nil operational change
Sky bridge between W3 and W4	New pedestrian bridge	Minor additional construction waste (steel, glazing); nil operational change
Rainwater tank relocation (W2)	Relocation of tank	Nil
Tree removal — Great Western Highway road reserve	Additional tree removal for approved intersection upgrade	Minor additional green/wood waste, managed per Section 4 (mulched and reused on site where practicable)

1.4 Scope

This WMP was initially developed to address the Secretary’s Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning and Environment for warehouse and distribution centre applications. Table 1-2 presents the SEARs required to be addressed to support the project.

Table 1-2: Relevant SEARs

Key Issue	Requirement	Relevant Section of Report
17. Waste Management	17.1 Identify, quantity and classify the likely waste streams to be generated during construction and operation.	Waste streams associated with the construction phase of the project are presented in Section 4 .
	17.2 Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.	Hazardous material handling, transport and disposal requirements are detailed in Section 4 and Section 5 .
	17.3 Identify appropriate servicing arrangements for the site.	Servicing arrangements are presented in Section 4 and Section 5 .
	17.4 If buildings are proposed to be demolished or altered, provide a hazardous survey.	Provided as separate report (JBS&G 2022a ¹)

The scope of this WMP is to address the likely waste streams generated during the works, provide indicative estimations of waste quantities, and propose management, reuse, recycling and disposal procedures during

¹ Pre-Demolition Hazardous Building Materials Survey, Huntingwood Augusta Street, Blacktown NSW, JBS&G Australia Pty Ltd, 1 June 2022 (JBS&G 2022a)

the demolition, excavation, construction and operational works of the redevelopment works within the subject site.

1.5 Objectives

The key objective of this WMP is to support the client in their modified project through identifying the types and quantities of potential waste streams and to establish management measures to prevent environmental harm, minimise waste and maximise resource preservation.

This WMP specifically aims to:

- Update the existing WMP to align with the Modification Application for SSD-36138263;
- Promote waste minimisation through avoiding and reducing waste generation;
- Promote the recycling of building and demolition materials;
- Comply with legislation and adhere to waste minimisation guidance and standards;
- Apply the waste management hierarchy (**Section 3.3**) throughout construction; and
- Specify safe and appropriate management of potentially contaminated wastes.

2. Project Description

The project site, known as 'Huntingwood East', is located at Augusta Street, Blacktown. Prior to redevelopment the site comprised a mix of residential and industrial land uses, including four abandoned residential properties, two warehouse-style properties and a truck depot, with various structures across the lots in the western portion of the site. This historical condition is described in Section 2.2 and informs the demolition and construction waste estimates in Section 4.

The original SSD (SSD-36138263) was approved on 17 December 2024 for the construction and operation of a warehouse and distribution centre of approximately 133,217 m² gross floor area, comprising four warehouse buildings with ancillary office space, indicative warehouse fitout (including racking), on-site car parking, and associated excavation, landscaping and signage. Bulk earthworks and construction works are underway under the relevant separate approvals, and the site no longer presents in the pre-development condition described below. MOD 2 modifies the approved design as described in **Section 2.3**; it does not alter the approved land use, GFA or the waste streams previously assessed.

2.1 Location and Site Layout

Information relating to the site are provided in **Table 2-1** below. The site location is illustrated in **Figure 2-1**.

Table 2-1: Site Details

Site Address	'Huntingwood East' Augusta Street, Blacktown NSW
Local Government	Blacktown City Council
Zoning	IN1 – General Industrial Local Environmental Plan (LEP) 2012
Surrounding Land Use	Residential / industrial - The site was bound by The Great Western Highway to the north, Prospect Highway to the east, The Western Motorway (M4) to the south, and Flushcombe road to the west.
Estimated Construction Dates	1930s-1980s

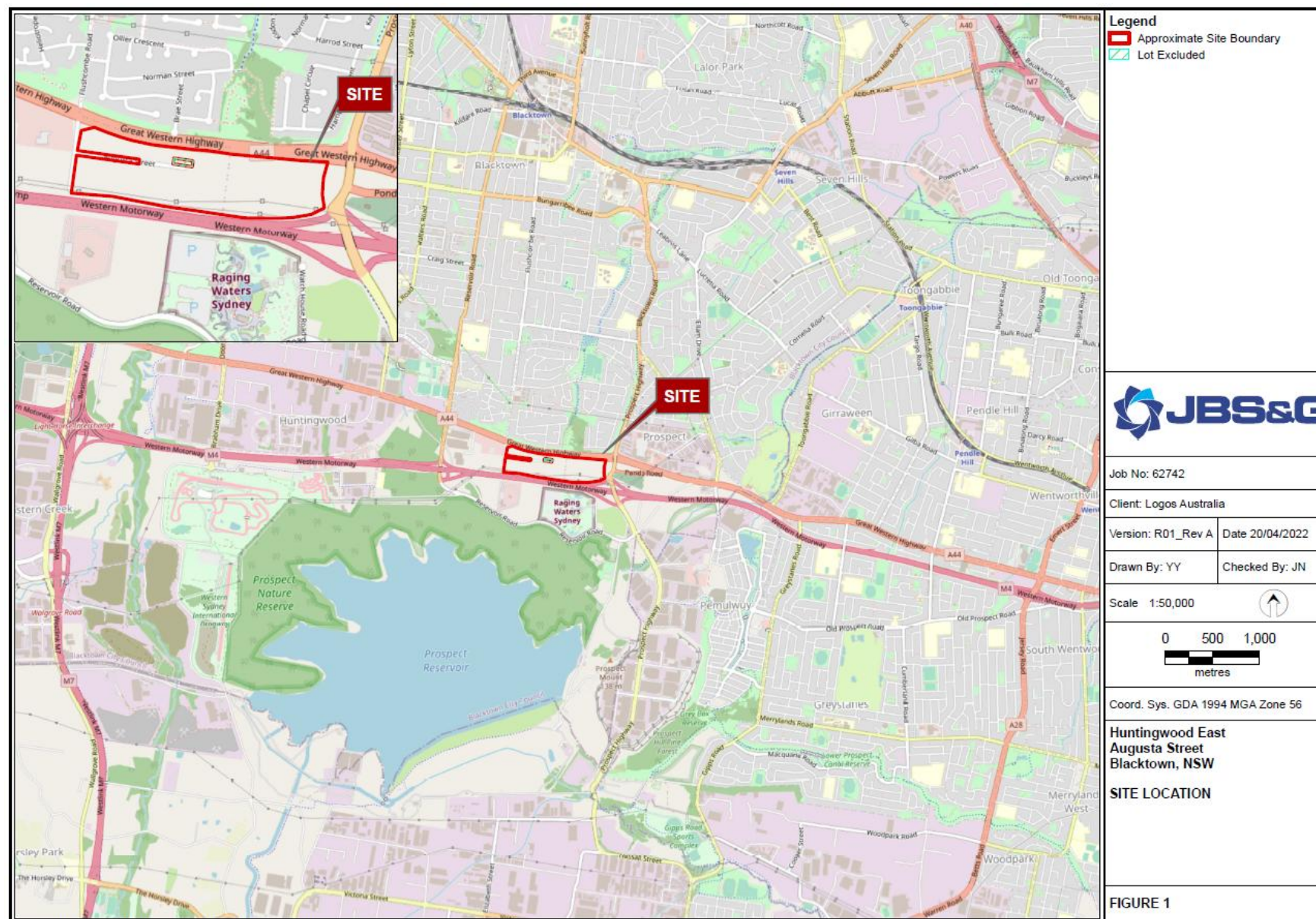


Figure 2-1: Site Location

2.2 Site Description

The following describes the condition of the site at the time of the original investigations and SSD assessment. It is retained as the basis for the demolition and construction waste estimates in **Section 4**. Since approval of SSD-36138263, bulk earthworks and construction works have commenced under separate approvals, and the former structures, tanks and surface materials described below have been removed from the site.

The central and eastern portion of the site was found to be vacant and a Telstra exchange, with the site surface consisting of undulating land covered with primarily long grass. The western portion of the site comprised of several operational lots including mechanic, truck depot and storage yard, as well as four abandoned residential houses, various stockpiles, USTs, ASTs, asbestos fragments across the ground surface.

Access to the site is gained from Augusta Street and Flushcombe Street. A small stream (Blacktown Creek) is present through the central portion of the site running north to south. Electrical transmissions lines are present across the southern portion of the site.

2.3 Project Scope of Works

The Modification Application (MOD 2) seeks to amend the approved development as follows:

Warehouse 1

- Relocation of the office within the building from east to west to better align with the approved car park configuration.
- Reduction in car parking spaces.
- Relocation of recessed dock and introduction of two new loading docks and roller shutter doors on the eastern façade.
- Extension of hardstand awning on the eastern façade from 15 to 20 metres.
- Changes to external façade materiality, colours, and signage.
- Introduction of external warehouse lighting.

Warehouse 2

- Relocation of office within the building from ground level to mezzanine level.
- Provision of 2 additional loading docks and roller shutter doors on the eastern elevation and relocation of rainwater tank.
- Extension of hardstand awning on the eastern façade from 15 to 20 metres.
- Provision of 9 additional overspill car parking spaces and associated change to landscaped area.
- Changes to external façade materiality, colours, and signage.
- Introduction of external warehouse lighting.

Warehouses 3 & 4

- Revised undercroft car parking arrangements and reduction in car parking spaces.
- Changes to external façade materiality, colours, and signage.
- Construction of a sky bridge to provide pedestrian access between Warehouse 3 and 4.
- Introduction of external warehouse lighting.

Tree Removal

- Tree removal within the Great Western Highway road reserve, between the back of kerb and the site's northern boundary, in the location of the approved left-turn lane into the upgraded Flushcombe Road / Great Western Highway intersection.

The modification design drawings are included in **Appendix B**.

2.4 Existing Environment

2.4.1 Topography

Review of JBS&G (2022b) states that the topography of the site according to the Prospect Topographic and Orthophoto Map (sheet 9030-2N third edition) ranges from 68 m Australian Height Datum (AHD) to 90 m AHD. The land is undulating, with slopes of approximately 5 to 15 degrees running from the east towards Blacktown Creek in the central portion of the site. An undulating slope of 5 to 10 degrees also runs from the central portion of the site towards a small drainage channel on the western boundary of the site.

2.4.2 Acid Sulfate Soils

DLWC (1998²), states that acid sulfate soils (ASS) are likely to be located in coastal lowlands up to approximately 10 m AHD. No risk map for the area encompassing the site was provided as part of the acid sulfate soil risk map series, DLWC (1998), typically indicating that such conditions have not been identified based on regional mapping of geology and soil. In addition, the Council planning certificates (JBS&G 2022b) identified that the site is not affected by acid sulfate soils.

2.4.3 Vegetation

The site is predominantly undulating land covered with primarily dense vegetation. Selected vegetation within the conservation areas is planned to be retained and maintained as part of the proposed works to the extent shown in the Design Drawings (**Appendix A**).

² *Guidelines for the Use of Acid Sulfate Soil Risk Maps*. Acid Sulfate Soil Management Advisory Committee August 1998, ASSMAC 1998.

3. Legislative Requirements and Guidelines

3.1 Legislation

This WMP has been prepared in accordance with the requirements of the *NSW Waste Avoidance and Resource Recovery Act 2001* (WARR Act), and the *NSW Protection of the Environment Operations Act 1997* (POEO Act). These and other key legislation relevant to waste management at the site are provided in **Table 3-1**. Blacktown Development Control Plan 2015 – Part G Waste Management and Minimisation³ and Blacktown City Council's guidelines for waste management in new developments⁴ have been considered in developing this WMP.

Table 3-1: NSW Waste Legislation Summary

Legislation	Purpose
<i>Protection of the Environment Operations Act 1997</i>	The POEO Act and associated regulations is key environment protection legislation administered by the NSW Environment Protection Authority (EPA). The object of the legislation is to achieve the protection, restoration and enhancement of the quality of the NSW environment.
Protection of the Environment Operations (Waste) Regulation 2014 (POEO Waste Regulation)	The Act enables the Government to establish policy instruments for setting environmental standards, goals, protocols and guidelines.
<i>Waste Avoidance and Resource Recovery Act 2001</i>	The WARR Act promotes waste avoidance and resource recovery to achieve a continual reduction in waste generation, provides for development of a state-wide Waste Strategy, and introduces a scheme to promote extended producer responsibility for the life cycle of a product. Objectives of the Act include: • To encourage the most efficient use of resources and to reduce environmental harm; • To ensure that resource management options are considered against a hierarchy (see Section 3.3); • Provide for the continual reduction in waste generation; • To minimise the consumption of natural resources and the final disposal of waste; • To ensure that industry shares with the community the responsibility for reducing and dealing with waste; and • To assist in the achievement of the objectives of the <i>POEO Act</i>.
<i>Environmental Planning and Assessment Act 1979</i>	The EP&A Act and Regulation provide the overarching structure for planning in NSW. They provide for a number of other statutory documents to support the planning structure, including State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). The objectives include:
Environmental Planning and Assessment Regulation 2000	• the proper management, development and conservation of natural and artificial resources; and • to encourage ecologically sustainable development.
<i>Environmentally Hazardous Chemicals Act 1985</i>	The EHC Act provides for control of the effect on the environment of chemicals and chemical wastes. The EPA is responsible for administering this legislation, in partnership with other state government agencies. It is the primary legislation for specifically regulating environmentally hazardous chemicals throughout their life cycle. The Act sets out requirements for: • Chemical Control Orders (CCOs) which are used to manage specified hazardous chemicals and chemical wastes; • Technology assessments, which ensure that premises treating or destroying chemicals are safe and appropriate for their purpose; and

³ Part G – Waste Management and Minimisation, Blacktown Development Control Plan 2015

⁴ Blacktown City Council's Guideline for Waste Management in Ne Developments, Blacktown City Council

Legislation	Purpose
	Licensing of individuals or industries who manage chemicals that are subject to a CCO.
Contaminated Land Management Act 1997 and Regulation 2013	The CLM Act establishes a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation.

3.2 Guidelines

Guidance documents and policies considered in the preparation of this WMP are included in **Table 3-2**.

Table 3-2: NSW Guidance Summary

Legislation	Purpose
Waste Classification Guidelines (Part 1: Classifying Waste) (EPA 2014b)	The Waste Classification Guidelines have been established by the NSW EPA to assist waste generators to classify wastes. Wastes are classified into groups that pose similar risks to environment and human health. Waste classifications are discussed further in Section 4.1 and Section 5.1 .
Building Code of Australia (BCA)	The BCA contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and energy efficiency as well as certain aspects of health and amenity.
NSW Government Waste and Sustainable Materials Strategy 2041 Stage 1: 2021-2027	The strategy provides a framework for waste reduction and landfill diversion until 2027. Key targets include: - Reduce total waste generated per person; - Introduction of overall litter and plastic litter reduction targets; - Increase recovery rate from all waste streams; - Increase the use of recycled content by governments and industry; - Phase out problematic and unnecessary plastics; and - Reduce the amount of organic waste sent to landfill.
NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012	The guide provides advice to assist architects, developers, council staff and building managers to incorporate better waste management practice into the design, establishment, operation and ongoing management of waste services in commercial and industrial developments.
How to manage and control asbestos in the workplace, SafeWork NSW Code of Practice, 2019 (NSW Government)	The Code of Practice is an approved code of practice under section 274 of the <i>Work Health and Safety Act 2011</i>. The Code provides guidance on how to manage risks associated with asbestos and asbestos containing material at the workplace and thereby minimise the incidence of asbestos-related diseases such as mesothelioma, asbestosis and lung cancer.
How to safely remove asbestos, SafeWork NSW Code of Practice, 2016 (NSW Government)	The Code of Practice is an approved code of practice under the <i>Work Health and Safety Act 2011</i>. The code provides practical guidance on how to safely remove asbestos from all workplaces including structures, plant and equipment and is to be read in conjunction with <i>How to manage and control asbestos in the workplace</i> Code of Practice.
Australian Government Construction and Demolition Waste Guide, 2011	The aim of the guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.

Legislation	Purpose
Australian Government Sustainable Procurement Guide, 2021	The Guide provides step-by-step guidance on how to consider sustainability in the different stages of the procurement process, from identifying the business needs to the end of the contract. It encourages The Guide was developed for Australian Government purchasers to include sustainability considerations in all stages of the procurement process, from identifying the business need to disposing of goods.
Sampling Design Guidelines – Contaminated Sites. NSW EPA, 2022	The Sampling Design Guidelines were established by the NSW EPA to: • Encourage the use of a statistically based approach to the design and sampling for contaminated sites and the interpretation of these samples for assessing and validating contaminated sites; and • Provide a convenient summary of statistical methods.

3.3 Waste Hierarchy

Waste management for the project will be undertaken in accordance with the waste hierarchy, which underpins the objectives of the *Waste Avoidance and Resource Recovery Act 2001*. The waste hierarchy shown in **Figure 3-1** demonstrates preferred approaches to waste management to ensure sustainable development and use of resources.



Figure 3-1: Waste Hierarchy

The hierarchy also aims to maximise efficiency and avoid unnecessary consumption of resources. This WMP seeks to implement the waste hierarchy to minimise waste disposal and promote waste reduction in order of preference:

- Reduce or avoid waste through selection of items and design;
- Reuse materials without further processing;
- Recycle and process waste for reuse as a new product;
- Recover energy through combustion of materials where acceptable and in accordance EPA Regulations;
- Treat waste to stabilise the waste product for disposal or reuse; and
- Dispose of waste when no other management options are appropriate.

4. Construction

4.1 Waste Streams and Classification

4.1.1 EPA Waste Classification

The NSW EPA Waste Classification Guidelines (EPA 2014) provides for the classification of wastes into groups that pose similar risks to the environment and human health, which are defined in the POEO Act. Classes of waste described in the guideline are described in **Table 4-1**.

Table 4-1: Summary of NSW EPA Waste classifications

Waste Classification	Description
Special waste	Special wastes are wastes that pose specific regulatory requirements due to the risks of harm to the environment and human health. These wastes include clinical and related waste, asbestos waste, waste tyres, and anything classified as special waste under an EPA gazettal notice.
Liquid waste	Liquid waste is classified as any waste (other than special waste) that meets the following criteria: - Has an angle of repose of less than 5 degrees above horizontal; - Becomes free flowing at or below 60 degrees Celsius or when it is transported; - Is generally not capable of being picked up by a spade or shovel; and/or - Is classified as liquid waste under an EPA gazettal notice.
Hazardous waste Restricted solid waste General solid waste (putrescible) General solid waste (non-putrescible)	Where the waste is neither liquid nor special waste; the EPA has pre-classified other commonly generated waste types, as defined in Schedule 1 of the POEO Act. This includes hazardous waste, restricted solid waste, general solid (putrescible) and general solid (non-putrescible) waste. Putrescible waste is the component of the waste stream that is liable to become putrid, and usually refers to vegetative, food and animal products. A list of all currently gazetted waste classifications is provided on the EPA website at: www.epa.nsw.gov.au/waste/wastetypes.htm . In accordance with the waste classification guidelines, VENM is pre-classified as general solid waste (non-putrescible) as detailed below.
Virgin Excavated Natural Material (VENM) and Excavated Natural Material (ENM)	Surplus soils generated by the works may also be classified as virgin excavated natural material (VENM), or meet the requirements for excavated natural material (ENM) (i.e. naturally occurring rock and soil that has been excavated and used for alternate purpose (e.g. cut to fill, use as a noise mound). See: https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material and https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/waste/rro14-excavated-natural-material.ashx

4.1.2 Waste Streams and Classification

A variety of waste types are expected be generated during the site preparation and construction parts of the project. Potential waste types and corresponding EPA classifications for the Huntingwood East redevelopment are summarised in **Table 4-2**.

Table 4-2: Potential Waste Types and Classification – Construction

Waste Type	EPA Classification	Generated	Project Phase
Excavated Soil	Subject to Waste Classification as per EPA 2014 following excavation	Potential	Excavation, Construction
Green waste (Garden Organics)	General solid waste (non-putrescible)	Potential	Excavation (site preparation)
Metals (including roofing)	General solid waste (non-putrescible)	✓	Demolition, Construction
Wood waste (including joinery offcuts)	General solid waste (non-putrescible)	✓	Demolition, Construction
Blockwork	General solid waste (non-putrescible)	✓	Demolition, Construction
Glazed Bricks	General solid waste (non-putrescible)	✓	Demolition, Construction
Concrete (Building frames, cores & roof; external works; slab)	General solid waste (non-putrescible)	✓	Demolition, Construction
Plasterboard	General solid waste (non-putrescible)	✓	Demolition, Construction
Glass	General solid waste (non-putrescible)	✓	Demolition, Construction
Carpet Tiles	General solid waste (non-putrescible)	✓	Demolition, Construction
Vinyl	General solid waste (non-putrescible)	Potential	Demolition, Construction
Plastic (Artificial Turf and other durables (non-packing))	General solid waste (non-putrescible)	Potential	Demolition, Construction
Plastic and foam packaging	General solid waste (non-putrescible)	✓	Demolition, Construction
General refuse	General solid waste (putrescible), and General solid waste (non-putrescible)	✓	Demolition, Construction
Electrical (HV and LV)	General solid waste (non-putrescible)	✓	Demolition, Construction

Optic fibre wiring	General solid waste (non-putrescible)	Potential	Demolition, Construction
Light bulbs	Hazardous waste	Potential	Demolition, Construction
Batteries	Hazardous waste	Potential	Demolition, Construction
Empty drums (e.g. oil, fuel, chemicals, paint, spill clean-up)	Hazardous waste if the containers previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and from which residues have not been removed by washing or vacuuming. General solid (non-putrescible) waste if containers cleaned by washing or vacuuming.	✓	Demolition, Construction
PVC pipes (stormwater, electrical, optic fibre, sewer)	General solid waste (non-putrescible)	Potential	Demolition, Construction
Site runoff (wastewater)	Liquid waste	Potential	Demolition, Construction
Sewage	Liquid waste	Potential	Demolition, Construction
Asbestos containing materials	Special waste	✓	Demolition, Construction
Lead based paints	Hazardous waste	Potential	Demolition, Construction

4.1.3 Demolition Waste Quantities

During the development of a detailed schedule of planned works, the quantity of waste generated, and the locations of temporary waste storage areas will be confirmed. Based on initial site inspections and appraisal by the demolition/construction contractor, waste quantities will be estimated.

The *House Deconstruction Information Booklet* (DECCW 2010) provides typical compositions of houses of various material construction, and the estimated mass of cladding, fittings, roof tiles plasterboard, timber, and concrete plus bricks plus footings for houses. Based on information available on Australian Bureau of Statistics website, the average sized house in 2008-2009⁵ was approximately 245 m². This average house size area was used as a ratio value to calculate the below demolition waste quantities in comparison to the floor area of each building proposed to be demolished, using the typical compositions of houses of various material construction (DECCW 2010).

Taking into consideration the building footprints of the Huntingwood East redevelopment, estimates have been made for quantities of the various building materials to be generated during demolition using quantities estimated in DECCW 2010. Demolition of the existing structures is being undertaken under a separate approval and is complete. The demolition waste estimates in Table 4-3 reflect the pre-development building stock and are retained to characterise the waste streams associated with the approved works; they are not altered by MOD 2.

⁵ <https://www.abs.gov.au/articles/characteristics-new-residential-dwellings-15-year-summary>

Table 4-3: Demolition Waste

Waste Type	EPA Classification	Indicative Estimated Volume
Concrete (2.4 t/m ³)	General solid waste (non-putrescible)	700 m ³
Bricks and roof tiles (1.2 t/m ³)	General solid waste (non-putrescible)	500 m ³
Asphalt material (Assuming 30mm depth)	General solid waste (non-putrescible)	Unknown
Soils and sands (Topsoil and clay)	General solid waste (non-putrescible) Potentially asbestos waste.	Minimal
Metals (steel, aluminium, stainless steel, and copper piping or wire)	General solid waste (non-putrescible)	Unknown
Timber (0.5 t/m ³) (assumed 0.5 of typical amount due to concrete floor)	General solid waste (non-putrescible)	100 m ³
Plastics (vinyl flooring)	General solid waste (non-putrescible)	30 m ³
Plasterboard (0.8 t/m ³) (assumed double the typical amount due to number of internal rooms)	General solid waste (non-putrescible)	20 m ³
Hazardous Building Materials	Hazardous Waste	Unknown
Glass	General solid waste (non-putrescible)	1 m ³
Electrical wiring	General solid waste (non-putrescible)	Unknown
Green waste	General solid waste (non-putrescible)	Unknown
General refuse	General solid waste (putrescible) General solid waste (non-putrescible)	Unknown
Stormwater runoff	Liquid waste	Unknown
Sewage	Liquid waste	Unknown

4.1.4 Construction Waste Quantities

Indicative quantities of waste likely to be generated during construction (excluding excavation and other enabling works) will be determined when the detailed demolition schedule has been established. The estimates have been calculated based on published waste generation rates for construction projects. Published data for total waste volumes per unit area and for waste composition have been used, and combined with the total areas of each component of the project to estimate waste generation.

It is expected that actual waste quantities and composition will vary depending on outcomes of detailed design, materials specification and construction planning and methods.

Estimates of total waste volumes per unit area have been derived from benchmark data developed by the UK Building Research Establishment in **Table 4-4** (BRE 2012⁶). These volumes are based on waste generation at various construction projects including commercial and industrial buildings. A value of 13 m³ per 100 m² has been adopted for the redevelopment works proposed at Huntingwood East, consistent with the industrial waste value, which most closely reflects this project component.

Table 4-4: Average Volumes of Waste Produced by Different Project Types

Project Type	Average volume (m ³) of waste per 100 m ²
Residential	18.1
Public buildings	20.9
Leisure	14.4
Industrial Buildings	13.0
Healthcare	19.1
Education	20.7
Commercial Other	17.4
Commercial Offices	19.8
Commercial Retail	20.9

The total waste volumes for the development were estimated using the proposed developments floor plan area of 133,217 m², which was derived from the design plans in **Appendix A**. The estimate overall volume of waste is therefore approximately 17,318.2 m³.

Indicative waste composition information shown in **Table 4-5** (derived from the NSW Waste Avoidance and Resource Recovery Strategy Progress Report 2014-15⁷ and the WA Department of Water and Environment Regulation⁸) has then been applied to the estimated total waste volumes to estimate quantities for each waste stream. **Table 4-5** summaries the waste types and indicative volumes that have been estimated for construction of Huntingwood East.

⁶ Building Research Establishment Group. *Smartwaste - BRE Waste Benchmark Data* (BRE 2012)

⁷ NSW Waste Avoidance and Resource Recovery Strategy Progress Report 2014-15

⁸ WA Department of Water and Environment Regulation [Consultation Sheet -Approved method for recyclers.pdf](#)

Table 4-5: Guide to Waste Composition and Volumes - Construction

Material	Estimated Waste %	Conversion Factor (Density) (tonnes per m ³)	Estimated Waste (m ³)	Estimated Waste (tonnes)
Hard material	60.04%	1.5	10,397.8	15,596.8
Metals	8.44%	0.5	1,461.6	730.8
Organics	7.32%	0.19	1,267.7	240.8
Paper/cardboard	0.38%	0.2	65.8	13.1
Plastics	0.36%	0.14	62.3	8.7
Glass	0.08%	0.35	13.8	4.84
Hazardous materials	2.25%	1.31	389.6	510.4
Other	21.13%	1.3	3,659.3	4,757.1
Total	100%	-	17,317.9	21,862.5

The volume of waste to be generated during construction at the site is estimated to be 17,317.9 m³ or 21,862.5 tonnes. The quantities outlined in **Table 4-5** are high level estimates and are intended to provide an indication of potential waste generation quantities. It is expected that actual waste quantities and composition will vary depending on outcomes of detailed design, materials specification and construction planning and methods. Strategies that will be implemented to minimise waste generation and maximise reuse and recycling are outlined in **Section 4.2.2**.

It is understood that a final WMP, or alternatively a Construction Environmental Management Plan (CEMP) including a waste management sub-plan will be prepared by the appointed contractor prior to redevelopment of the site.

4.2 Waste Management

Site specific waste management measures have been developed in line with the waste hierarchy outlined in **Figure 3-1** and in accordance with the relevant legislative requirements and guidelines. These measures are applicable to the demolition and construction phases of the project.

4.2.1 Avoidance and Reduction of Waste

The demolition, excavation (if required) and construction contractor will be required to avoid waste generation, and endeavour to reuse materials where possible, thereby minimising waste generation.

During the construction phase, waste generation will be avoided through strategic selection of materials during design and purchasing, considering options to reduce waste generation for the project. This includes consideration of procurement of materials which are prefabricated, use minimal packaging, and are suitable for reuse across the site. Selection of construction materials will also consider the use of recycled items where practicable.

Opportunities to avoid wastes generated by construction include:

- Develop a procurement policy which considers waste avoidance measures such as:
 - Order site specific or prefabricated items where practicable to minimise surplus material;
 - Consider packaging material provided by suppliers during purchasing and reduce this requirement where possible, or consider returnable packaging; and
 - Material selection to consider recycled items.
- Refine waste stream estimates to ensure adequate on-site storage and segregation; and

- Refine estimated volumes of materials for construction.

4.2.2 Reuse and Recycling

For waste materials onsite, measures to separate waste streams will be implemented. This includes segregating wastes into appropriate dedicated bins or areas for reclamation on site or transportation to a designated recycling facility.

Concrete waste and waste rinse water are not to be disposed of at the site and rinse waters are required to be prevented from entering surface waters, including natural and artificial watercourses.

If material containing asbestos is identified and cannot be safely removed/encapsulated, off-site disposal is the most appropriate option. The construction contractor will then liaise with a licensed asbestos removalist to determine a suitable disposal facility. Measures for dealing with hazardous waste (asbestos) are discussed in **Table 4-6**.

Procedures to manage the reuse and recycling of waste materials during construction include:

- Incorporation of waste management into development staging to promote reuse of materials across the site;
- Ensure areas for waste segregation are easily accessible and clearly defined;
- Ensure contractors are familiar with onsite waste storage areas for appropriate waste segregation;
- Determine suitability of materials generated during demolition for use in construction; and
- Consider opportunities for materials reuse in areas in proximity to the site or local construction activities where practicable.

4.2.3 Treatment and Disposal

Project wastes may require treatment to stabilise them for appropriate disposal to reduce the risk of harm to human health or the environment. These materials are not suitable for reuse or recycling and must be segregated and disposed of via a suitably qualified contractor.

Wastes will only be sent to landfill or disposal facilities where the prioritised management methods in the hierarchy cannot be effectively implemented. The construction contractor will liaise with the local council to determine appropriate disposal locations for potential waste streams.

Measures to manage the treatment and disposal of waste materials during construction include:

- Ensure wastes which cannot be reused or recycled and require disposal are clearly segregated from those which have the potential to be reused;
- Provide segregated bins for subcontractors to dispose of construction waste (i.e., metal, plastics and cardboard);
- Contractors and staff to be inducted into site waste management practices;
- Hazardous materials including asbestos (if identified) to be disposed of in accordance with the handling and disposal requirements of SafeWork NSW and NSW EPA;
- General wastes to be disposed of in accordance with NSW EPA/local council requirements; and
- Toilet facilities must be regularly serviced and emptied by a licensed contractor.

Concrete waste and waste rinse water are not to be disposed of at the site and rinse waters are required to be prevented from entering surface waters, including natural and artificial watercourses.

4.2.4 Waste Stream Management Options

The waste management measures outlined in **Table 4-6** will be implemented for each waste stream generated as part of the project. Key waste streams identified for this project have been discussed in more detail in this section to ensure appropriate waste handling for each type of waste.

Each waste stream will be separated and stored appropriately to ensure each type of waste is handled in the most appropriate and efficient way. The numbers and size of waste storage bins, containers, stockpile areas and loading zones on site will be determined by the demolition/excavation and construction contractor.

The Principal Contractor appointed by the client will implement its own waste management systems in accordance with this plan to ensure any existing waste management systems are not impacted by the redevelopment works.

4.2.5 Other Considerations

To ensure waste is not unintentionally tracked off-site, the vehicles or trailers used to transport waste or excavated spoil from the site will be covered before leaving the subject site, to prevent spillage or escape of dust, waste or spoil from the vehicle or trailer. Any mud, splatter, dust and other material that is likely to be released from the wheels, underside or body of vehicles, or plant leaving the site will also be removed through a shaker bay or wash down area prior to leaving the subject site.

Table 4-6: Waste Stream Management

Waste Stream	Project Phase	Management
Concrete	Construction	Concrete waste is likely to be generated during the demolition of existing structures at the site, and construction works. There is also a possibility that concrete waste may be generated from excess concrete poured during construction, although this will be minimised wherever possible using the methods outlined in Section 4.2.1. Concrete can be reprocessed and may, in some instances, be reused across the subject site, however, the general practice is to break up/crush the concrete and arrange for disposal to a recycling facility or disposal offsite. Options may include disposal of excess concrete to a lined pit on site, to allow for regular reprocessing or disposal to a recycling facility. Wet supply may be placed back into supply trucks to return to the producer.
Excavated Soil	General Excavation and Civils	Soil is likely to be generated during establishment activities, removal of trees, excavation to establish required site levels and other construction activities. Excavated soil will be re-used on site to achieve site levels or disposed appropriately offsite. Around 6,600 m³ of topsoil is to be exported and disposed of offsite at a suitably licenced facility. In general, it is expected that assessment of relevant material will identify that undisturbed natural soil and bedrock at the site will meet the definition of Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Formal classification will be required if removal from site is necessary during construction works. Any general fill soils removed from the property must first be formally classified as per the <i>NSW EPA Waste Classification Guidelines 2014</i> prior to disposal. If, during excavation, soil is uncovered that is noticeably stained, has an odour or is suspected to be contaminated outside the known scope, then work should cease in that area immediately. The soil or material should be suitably assessed and sampled for possible contaminants. If excavated material cannot be retained for reuse on site (e.g. additional contamination is identified) then it must be disposed of at a licensed waste facility. Any imported fill shall be sampled prior to importation and shall conform to VENM as per the <i>EPA Waste Classification Guidelines – Part 1: Classifying Waste</i>. Where stockpiling is required prior to redistribution on site, control measures to avoid sediment and erosion will be implemented where appropriate. This may include establishing a bund or lining of the base with an impermeable HDPE plastic liner.

Metals	Construction	There is a possibility that metal waste may be generated from the demolition of existing structures at the site, and from excess materials purchased for the site as part of construction work, although this will be minimised wherever possible using the methods outlined in Section 4.2.1. Principal Contractor appointed by the client will investigate and determine appropriate storage and recycling of metals to reduce waste, including location and signage of skip bins onsite. Where recycling of metal is not feasible, for example distribution to salvage yards for reuse, the contractor will organise disposal of the metal to a licensed waste facility.
Green/Wood Waste	Excavation and Construction	Green/wood waste will be generated during removal of trees. It is likely that wood waste (timber) may be generated from the demolition of existing structures at the site, and from excess materials purchased as part of building construction works, although this will be minimised wherever possible using the methods outlined in Section 4.2.1. Principal Contractor appointed by the client will investigate and determine appropriate storage and recycling of timber to reduce waste. It is assumed the waste will be mulched and reused on site for soft landscaping.
Plastics	Construction	Plastic wastes associated with packaging for construction materials can be recycled or in some cases returned to the supplier of the materials for reuse. Where possible, plastic (non-durable) wastes will be reduced using the methods outlined in Section 4.2.1.
General Waste	Excavation and Construction	Wastes such as food waste, organics and biodegradable material will be created as a result of worker activity on site. Non-putrescible wastes are generally inert, or solid, and are not able to be composted, recycled, reprocessed or reused. Principal Contractor appointed by the client will ensure adequate bins are provided on site for putrescible waste. This is particularly important around worker congregation areas, site office areas and toilet facilities. It is likely that general waste will increase at times of internal and service fit out during construction, primarily associated with excess packaging materials and workers on site. Principal Contractor will determine the location of skip bins and specify waste stream separation measures across the site. Where possible, co-mingled recycling bins will be provided in common areas at work sites for plastic and glass bottles, soft drink cans, aluminium and tin cans to avoid these items being disposed to landfill. Specialised bins for cigarette butts will also be provided in designated smoking areas. All bins will be covered when not in use.

Plasterboard	Construction	Plasterboard is likely to be generated during the demolition of existing structures at the site, and the construction phase due to excess materials purchased for the site as part of the works. However, this will be minimised wherever possible using the methods outlined in Section 4.2.1. Principal Contractor appointed by the client will investigate and determine appropriate storage and recycling of plasterboard to reduce waste, including location and signage of skip bins onsite. Uncontaminated plasterboard (e.g. offcuts) or material with low levels of contamination, such as nails and screws, are completely recyclable and can be recycled for use in new plasterboard or the gypsum used in agricultural soil conditioners.
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4.3 Roles and Responsibilities

This WMP forms the basis of waste management on site for the demolition/excavation and construction phase of the Huntingwood East redevelopment works.

It is expected that all demolition and construction personnel will commit to the WMP and be responsible for their own actions in adhering the waste management objectives. Waste management criteria (such as those contained in this report) is to be contractually binding for all contractors working on the site.

A Construction Site Manager will be the key person responsible for implementation of the WMP and adherence to applicable legislation, guidelines, licensing and project conditions outlined herein.

Table 4-7 presents suggested responsibilities for waste management.

Table 4-7: Roles and Responsibilities

Role	Responsibility
Environmental Management Representative	- Compliance with applicable environmental licences, legislation and project conditions. Ensure environmental management plan(s) across the site are adhered to and accurate to site conditions. - Undertake inspections to ensure compliance.
Construction Site Manager	- Ensuring workers and subcontractors are inducted into the WMP along with other applicable management plans. - Responsible for undertaking procurement of construction materials in accordance with the waste management hierarchy. - Segregation of waste streams where required to ensure appropriate use, treatment and/or disposal.
Health and Safety Manager	- Safety inductions for all staff, workers and visitors. - Work with Construction Site Manager to determine safe handling of asbestos waste in compliance with regulatory requirements.
Site Workers	- Responsible for acting in accordance with the WMP and site inductions. - Informing the Construction Site Manager of any waste management incidences and Health and Safety Manager of any safety issues associated with on-site activities.

4.3.1 Training and Awareness

Staff present on site during the construction stage of the project will be required to undertake induction and awareness training inclusive of the WMP and site-specific waste management. This includes:

- Induction to the waste management hierarchy and use across the site;
- Details of responsibilities for waste management and key personnel;
- Site specific waste management practices relevant to the project stage such as:
 - Waste storage and stockpiling locations;
 - Waste disposal requirements;
 - Hazardous or special wastes;
 - Record of waste disposal details and receipts.
- Knowledge of emergency response procedures and contacts; and
- Asbestos Awareness Training.

Signage will be provided on site to ensure waste management measures are communicated across the subject site, particularly for contractors and visitors who are not regularly on site. Signage will highlight correct procedures for separating wastes where required, locations of bins and waste storage areas, labelling of

designated bins, potential hazards associated with the waste streams and handling, and contact details should any issues be encountered.

Signage will be prepared and located on site in accordance with the Australian Standard (AS 1319) for safety signs, and the NSW EPA and Australian Standard for recycling signage.

4.4 Monitoring and Reporting

The following activities will be undertaken to inform future onsite waste management and to determine the success of the WMP:

- Ensure waste quantities generated are recorded, including tracking of receipts from waste recycling or disposal via the appointed waste contractor;
- Record waste classification and testing results;
- Review the WMP in light of any changes to construction activities or further information which may alter waste management practices;
- Undertake auditing of waste management across the site as a component of broader environmental site audits;
- Undertake visual inspections daily to ensure waste management controls are implemented and maintained across site; and
- Undertake final review of the WMP upon project completion to ensure information accurately reflects site activities, and to assist future waste management.

Outcomes of audits and waste tracking will be reported to the client or the Principal Contractor, potentially through weekly or monthly reporting to ensure waste management objectives are adhered to.

An incident register must be maintained on site at all times and should include the contact details of SafeWorkNSW as well as the 24-hour EPA Pollution line.

4.4.1 Corrective Action

Where formal auditing, daily visual inspections or incident reporting identify incorrect storage or disposal procedures, or maintenance or waste management issues, observations will be promptly reported to the Construction Site Manager and recorded. The Construction Site Manager will determine appropriate measures to rectify the issues in a timely manner in consultation with the Environmental Management Representative and Health and Safety Manager where required.

5. Operation

5.1 Site Specific Waste Streams and Classifications

Potential waste types and corresponding EPA classifications for the operation of facilities constructed on the site are summarised in **Table 5-1**.

Table 5-1: Potential Waste Types and Classifications

Waste Type	EPA Classification	Waste Stream
Paper including all types of recyclable paper but excluding paper towels, toilet paper and tissues.	General solid waste (non-putrescible)	Paper recycling
Cardboard, excluding waxed cardboard.	General solid waste (non-putrescible)	Cardboard recycling
Metals (steel, aluminium, stainless steel, and copper piping or wire)	General solid waste (non-putrescible)	Co-mingled recycling, specific recycling or general waste
Wood (timber, wooden pallets)	General solid waste (non-putrescible)	Specific recycling or general waste
Plastics (recyclables)	General solid waste (non-putrescible)	Co-mingled recycling
Plastics (non-recyclables)	General solid waste (non-putrescible)	General waste
Soft plastics	General solid waste (non-putrescible)	Soft plastic recycling
Green waste (grass clippings and tree prunings)	General solid waste (non-putrescible)	General waste or compost
Glass including bottles and containers.	General solid waste (non-putrescible)	Co-mingled recycling
Light bulbs, batteries, e-waste	Potentially hazardous waste	Specific recycling
General refuse such as food scraps and non-recyclable plastics.	General solid waste (putrescible) or General solid waste (non-putrescible)	General waste

5.2 Waste Generation Quantities

5.2.1 Estimated Waste Quantities After Redevelopment Works

At the time of writing this WMP, the specific services each warehouse will provide once operational are still unknown. Therefore, this WMP will address the potential waste generated by assessing warehouse and office uses based on estimate rates (**Table 5-2**).

On this basis, it is appropriate to estimate indicative waste generation quantities for the site from calculated waste generation rates based on the Blacktown City Council's 'guideline for waste management in new developments' (2015)⁹. As this guideline does not specify waste generation rates for "offices", the City of

⁹ Blacktown City Council – Guideline for waste management in new developments (2015)

Sydney 'Guidelines for Waste Management in New Developments' (2020)¹⁰ was utilised to inform the "office" waste generation rate.

Table 5-2: Average Waste and Recycling Generation Rates during Operation

Premises Type	Average General Waste Generation	Average Recycling Generation	Source
Office	15 litres per 100 m ² floor area per day	25 litres per 100 m ² floor area per day	<i>City of Sydney - Guidelines for Waste Management in New Developments (2020)</i>
Warehouse	30 litres per 100 m ² floor area per day	30 litres per 100 m ² floor area per day	<i>Blacktown City Council - guideline for waste management in new developments (2015)</i>

The total combined gross floor area for the warehouse space and office space has been used for the calculation of operational waste. The estimated waste volumes for the different activities at the site during operation (based on 7 days of operation) are presented in **Table 5-3** and are based on the rates presented in **Table 5-2** above.

Table 5-3: Estimated Operational Waste Volumes Per Day and Week Using Generation Rates in Table 5-2

Premise Type	Area of Space (Gross Floor Area) (m ²)	Daily volume		Weekly volume	
		General Waste Volume (per day)	Recycling Volume (per day)	General Waste Volume (per 7 day week)	Recycling Volume (per 7 day week)
Office	7,759	1,163.85	1,939.75	8,146.95	13,578.25
Warehouse	121,232	36,369.60	36,369.60	254,587.20	254,587.20
Total	128,991	37,533.45	38,309.35	262,734.15	268,165.45

A revision of the calculated space may be necessary in order to develop a more realistic waste generation estimate. Council will need to be engaged to agree to a reduced area.

Table 5-4 summarises the allocated bin size, collection frequency and space required for the waste generated per warehouse space. Specific bin locations will be provided in the final design plans.

Table 5-4: Waste Generation Bin Requirements

Warehouse ID	Area of Space (m ²)	General Waste Generated (L per week)	Recycling Waste Generated (L per week)	Number of General Waste Bins 1,100L MGB bin size)	Number of Recycling Waste Bins 1,100L MGB bin size)	Space Required (m ²)
W1	5,935	9,823.80	10,129.00	3	4	8.75
W2	12,031	20,496.00	20,847.40	7	7	17.5
W3/4	30,086	103,470.15	105,736.05	32	33	81.25
W5	63,194	128,944.20	131,453.00	40	40	100

It is noted that these requirements, assume a clearance frequency of 3 times per week, a bin size of 1,100L MGB and the standard dimensions of 1.18m by 1.06m. Additionally, 8 m² of space is required to store bulky and problem waste.

¹⁰ City of Sydney. Guidelines for Waste Management in New Developments (2020)

This current estimate is based on ‘commercial offices’ usage. It is expected that actual waste quantities and composition will depend on the final activities of the site. Strategies that will be implemented to minimise waste generation and maximise reuse and recycling.

The operational waste generation rates, volumes and bin requirements established in the approved WMP remain valid under MOD 2, as the gross floor area and land use of each warehouse are unchanged. Table 5-5 compares the approved and proposed operational bin requirements to confirm no material change.

Table 5-5 — Approved vs Proposed Operational Bin Requirements

Warehouse	Approved GFA (m ²)	Approved bins (General / Recycling, 1,100 L MGB)	Proposed GFA — MOD 2 (m ²)	Proposed bins (General / Recycling)	Change
W1	5,935	3 / 4	5,935	3 / 4	No change
W2	12,031	7 / 7	12,031	7 / 7	No change (note +9 overspill car spaces; nil waste impact)
W3/4	30,086	32 / 33	30,086	32 / 33	No change
W5	63,194	40 / 40	63,194	40 / 40	Not modified under MOD 2

5.3 Waste Management

5.3.1 Diversion Rates and Reduction Targets

Table 5-6 provides the targets diversion and reduction rates for development. These rates have been determined from reviews of NSW EPA’s *Waste Avoidance and Resource Recovery Strategy* and NSW DPE’s *Waste and Sustainable Materials Strategy 2041*.

Table 5-6: Diversion and Reduction Targets for Waste Streams

Waste Stream	Diversion Rate Target	Reduction Target
Waste	80%	10%
Recycling	80%	10%

5.3.2 Reduction of Waste following the Waste Hierarchy

Avoidance and Reduction of Waste

The ongoing site users will be required to minimise waste generation, and endeavour to reuse waste where available. Waste will be avoided through strategic selection of materials during purchasing which takes into account options which may reduce waste generation during ongoing operation of the site. This includes considering procurement of materials which use minimal packaging and are suitable for reuse. Selection of operational materials will also consider the use of recycled items where practicable.

Opportunities to avoid wastes generated by operation include:

- Develop a procurement policy which considers waste avoidance measures such as:
 - Order site specific or prefabricated items where practicable to minimise surplus material;

- Consider packaging material provided by suppliers during purchasing and reduce this requirement where possible or consider returnable packaging; and
- Material selection to consider recycled items.
- Refine waste stream estimates to ensure adequate on-site storage and waste segregation, and to inform future procurement policies.

Reuse and Recycling

Measures to separate waste streams will be implemented to maximize re-use and recycling. This includes segregating wastes into appropriate dedicated bins or areas for reclamation on site or transportation to a designated recycling facility.

Procedures to manage the reuse and recycling of waste materials during operation include:

- Incorporate waste management into site management procedures to promote reuse and/or recycling of materials;
- Ensure areas for waste segregation are easily accessible and clearly defined;
- Ensure staff are familiar with onsite waste storage areas for appropriate waste segregation; and
- Consider opportunities for materials reuse and/or recycling where practicable.

Treatment and Disposal

Operational wastes may require treatment to stabilise them for appropriate disposal to reduce the risk of harm to human health or the environment. These materials may not be suitable for reuse or recycling and will be segregated and disposed of via a suitably qualified contractor for the waste stream.

Wastes will only be sent to landfill or disposal facilities where the prioritised management methods in the hierarchy cannot be implemented in a cost effective or practical manner. The site manager will liaise with the local council to determine appropriate disposal locations for potential waste streams.

Measures to manage the treatment and disposal of waste materials during operation include:

- Ensure wastes which cannot be reused or recycled and require disposal are clearly segregated from those which have the potential to be reused;
- Provision of segregated waste bins for each waste type;
- Maintenance staff to be inducted into site waste management practices;
- Hazardous materials to be disposed of in accordance with the handling and disposal requirements of SafeWork NSW and NSW EPA; and
- General wastes to be disposed of in accordance with local council requirements.

5.4 Waste Storage Systems and Waste Collection

5.4.1 Waste Storage Systems

Due to the unknown future occupants of the warehouses located on site, any waste storage systems implemented are subject to change. In the intermediary period between construction completion and occupation of the warehouses it is estimated that a maximum of 200,000L mobile garbage bins (MGB) (or another combination of sizes) will be required for waste storage. If any of the warehouses are used by a third party, they will be required to provide their own operational waste management plan (OWMP) to ensure any waste is dealt with appropriately.

5.4.2 Waste Storage Areas

According to the final design plans (provided in **Appendix A**) provided by the client, a waste storage area has been provided to satisfy the requirements of **Table 5-3**, for each warehouse.

5.4.3 Waste Facilities Construction / Maintenance

All waste facilities must comply with the Building Code of Australia (BCA) and all relevant Australian Standards (AS) in accordance with the requirements of Blacktown DCP (2015).

5.4.4 Waste Collection Point

A communal waste collection point must be nominated for the site. Appointed waste contractors shall bring waste from the designated waste storage area to the curb for collection at nominated times in accordance with the relevant waste contract.

5.4.5 Waste Collection Vehicle Movements

Waste collection vehicles shall not obstruct access to adjacent premises, roadways or the footpath. In addition, waste collection must be carried out with due care for public safety including other road users, cyclists and pedestrians.

5.4.6 Waste Collection Contractor

A licensed waste contractor will need to be engaged in order to ensure waste is correctly removed from the facility. All potential waste streams must be accounted for when hiring a waste collection contractor. Written evidence of the contract with the licensed collector for waste and recycling collection is to be provided to the client and the Blacktown City Council and held on site.

5.5 Ongoing Management

This WMP is intended to be a starting point for the empty warehouses once construction of the site is complete. If the final warehouses are occupied by different third-party companies, then separate OWMPs must be provided by each separate company.

Having suitable waste management systems in place is only one element of an effective waste management system at a “commercial” facility. Compliance by the administrative manager, staff, cleaning contractors and waste collection contractor is essential to ensure the efficacy of the system.

5.5.1 Roles and Responsibilities

It is expected that all personnel will commit to the WMP and be responsible for their own actions in adhering to the waste management objectives.

An Administrative Manager will be the key person responsible for implementation of the WMP and adherence to applicable legislation, guidelines, licensing and project conditions. The Administrative Manager will also be responsible for maintenance of the cleaning infrastructure such as the service doors, locks, lighting, signage, colour coding and repair/replacement of MGBs.

Table 5-7 below presents suggested responsibilities for waste management.

Table 5-7: Operational Roles and Responsibilities

Role	Responsibility
Asset/Administrative Manager	Ensuring staff are inducted into the WMP and other applicable management plans. Responsible for undertaking procurement of operational materials in accordance with the waste management hierarchy. Segregation of waste streams where required to ensure appropriate use, treatment and/or disposal.

	Compliance with applicable environmental legislation and project conditions. Ensure environmental management plan(s) across the site are adhered to and accurate to site conditions. Undertake inspections to ensure compliance. Maintenance of waste-related signage, colour coding and MGBs. Security of waste storage areas during day-to-day business. Ensure no waste is placed on the public way.
Contractors	Responsible for collection, disposal and/or recycling of waste in accordance with contract and relevant legislation and guidance. Provide feedback on actual volumes of waste and recycling collected to enable waste volume evaluation by Administrative Manager.
Staff	Adherence to the WMP. Placement of waste/recycling within correct bins. Notify manager when bins are overfull and require transport to the MGBs. Informing the Administrative Manager of any waste management incidences

5.5.2 Training and Awareness

All staff and contractors will undertake awareness training of the WMP and site-specific waste management. This includes:

- Induction to the waste management hierarchy and use across the site;
- Details of responsibilities for waste management and key personnel;
- Site specific waste management practices such as:
 - Waste storage and stockpiling locations;
 - Waste disposal requirements;
 - Hazardous or special wastes; and
 - Record of waste disposal details and receipts.
- Knowledge of emergency response procedures and contacts.

Signage will be provided on site to ensure waste management measures are communicated across the site. Signage will highlight correct procedures for separating wastes where required, locations of bins and waste storage areas, labelling of designated bins, potential hazards associated with the waste streams and handling, and contact details should any issues be encountered.

Signage will be prepared and located on site in accordance with the Australian Standard (AS 1319) for safety signs, and the NSW EPA and Australian Standard for recycling signage.

5.6 Monitoring and Reporting

The following activities will be undertaken to inform future onsite waste management and to improve the efficiency in achieving the outcomes of the WMP:

- Review of waste streams and waste quantities;
- Review the WMP in light of any changes to operational activities or further information which may alter waste management practices;
- Undertake auditing of waste management across the site as a component of broader environmental site audits;

- Undertake visual inspections to ensure waste management controls are implemented and maintained across site;
- Undertake annual review of the WMP to ensure information accurately reflects site activities, and to assist future waste management; and
- An incident register must be maintained at all times and should include the contact details of SafeWorkNSW as well as the 24-hour EPA Pollution line.

Where formal auditing, general inspections or incident reporting identify incorrect storage or disposal procedures, or maintenance or waste management issues, observations will be promptly reported to the Administrative Manager and recorded. The Administrative Manager will determine appropriate measures to rectify the issues in a timely manner.

6. Recommendations

This Waste Management Plan will need to be updated once construction volumes have been finalised and temporary waste storage areas have been identified.

This WMP was written in accordance with the sites SEARs application which requires the following waste management measures to be addressed:

'Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site.'

This WMP was written at a time when future potential occupants of each warehouse were unknown. As such, this WMP addresses the potential waste generated by assessing generic warehouse/distribution centre uses

Prior to commencement of construction, a Construction Environmental Management Plan (CEMP) will need to be developed. This WMP will form a sub-plan of the CEMP for the redevelopment works. The CEMP must also include a soil management plan and an asbestos removal control plan.

7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Appendix A SSDA Approved Design Drawings

Augusta St Warehouse and Distribution Centre

Augusta St, Blacktown within Blacktown

LOGOS

CLIENT

BUILDER/PROJECT MANAGER



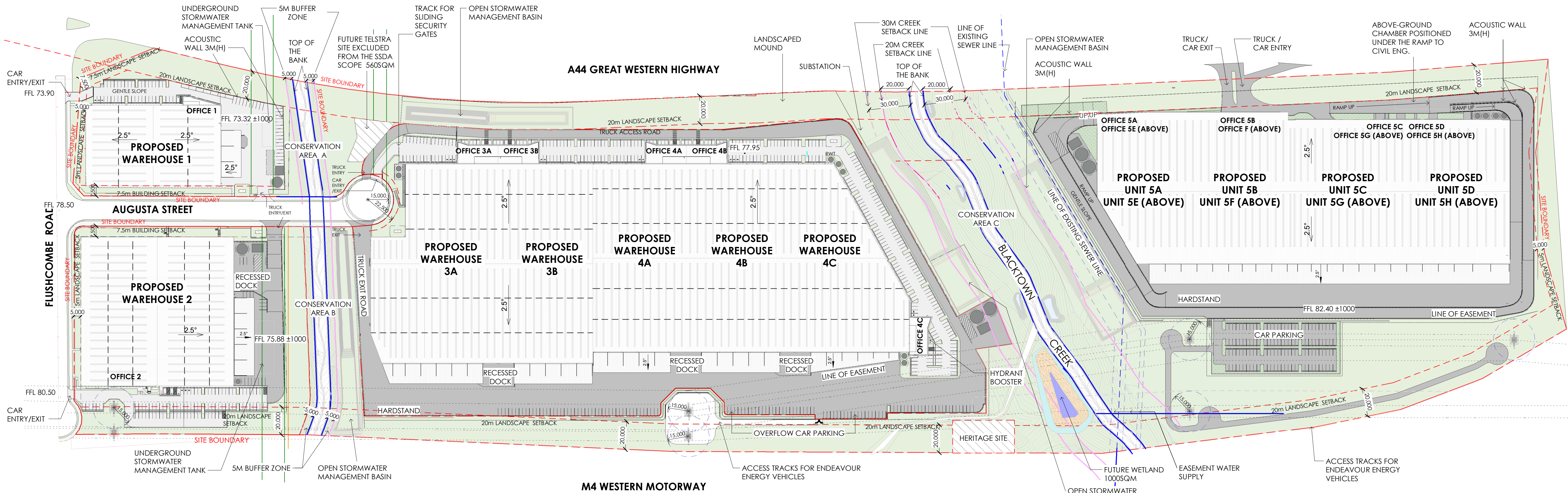
DOCUMENTATION

DRAWING LIST

DA-001	H- MASTERPLAN	D	21.08.23
DA-002	H- SITE ANALYSIS	A	23.06.23
DA-003	H- SHADOW STUDY - JUNE 21	C	25.08.23
DA-004	H- SIGN LOCATIONS	C	25.08.23



3D IMPRESSION



1 MASTERPLAN
1: 1500

NOTE 1:
METHOD OF MEASUREMENT OF GFA (GROSS FLOOR AREA) IS AS FOLLOW:
- MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS.
- INCLUDED MEZZANINES AND ANY HABITABLE ROOMS IN THE BASEMENTS
- VERTICAL CIRCULATION SUCH AS LIFTS AND STAIRS:
EXCLUDED - IF SHARED BETWEEN TENANCIES
INCLUDED - IF EXCLUSIVE FOR ONE TENANT
- EXCLUDED BASEMENTS UNLESS THEY ARE HABITABLE ROOM
EXCLUDE GARBAGE AREAS, SPACES USED EXCLUSIVELY FOR SERVICE SUCH AS DUCTING, PLANT ROOMS, LIFT MOTOR ROOMS AND CAR PARKING
- TERRACES AND BALCONIES:
EXCLUDED - IF OUTER WALL IS LESS THEN 1.4m HIGH
INCLUDED - IF OUTER WALL IS MORE THEN 1.4m HIGH
- EXCLUDED VOIDS AT ANY LEVEL THEY OCCUR

NOTE2:
PARKING CALCULATION (BASED ON GFA):
- INDUSTRIAL/ WAREHOUSE: BUILDING 7,500SQM OR LESS – 1 SPACE PER 100SQM GFA.
- BUILDING GREATER THAN 7,500SQM GFA – 1 SPACE PER 200SQM GFA ONLY FOR THE AREA IN EXCESS OF 7,500SQM WHERE THERE IS SPECIFIC END USER WHICH WOULD NOT DEMAND A HIGHER RATE AND WHERE EMPLOYEE PARKING IS ADEQUATELY CATERED FOR.
- COMMERCIAL: 1 SPACE PER 40SQM GFA
NUMBER OF DISABLED CAR PARKS AT LEAST 1/2 OR PART THEREOF OF THOSE SPACES.

NOTE3:
MOTORCYCLE PARKING CALCULATION (BASED ON CAR PARKING NUMBER):
EACH 50 CAR PARKS, ONE MOTORCYCLE PARK

BUILDING 1

DEVELOPMENT SUMMARY (BLDG1) - GFA		
Name	Area	
OFFICE 1	399 m²	
OFFICE 1 LOBBY	75 m²	
WAREHOUSE 1	5461 m²	
Grand total	5935 m²	
AWNING 15M (BLDG1)	511 m²	
HEAVY DUTY PAVEMENT (BLDG 1)	3074 m²	
LIGHT DUTY PAVEMENT (BLDG 1)	1352 m²	

PROVIDED PARKING SCHEDULE (BLDG1)			
Family	Type	Count	
PK-CP1	5400 x 2500 - 90 deg	43	
PK-CP3	5400 x 2500 - (Accessible)	2	
PK-CP2	5400 x 2500 - (Backup)	25	
PK-CP7	5400 x 2500 - EV CAR	3	
Grand total		73	
TOTAL CAR PARK REQUIRED		67	

PROVIDED MOTORCYCLE PARKING (BLDG1)		
Family	Type	Count
PK-CP8	2500 x 1200 (MOTORCYCLE)	2
Grand total		2

BUILDING 2

DEVELOPMENT SUMMARY (BLDG2) - GFA		
Name	Area	
OFFICE 2	363 m²	
WAREHOUSE 2	11668 m²	
Grand total	12031 m²	

AWNING 10M (BLDG 2)	834 m²
HEAVY DUTY PAVEMENT (BLDG 2)	4035 m²
LIGHT DUTY PAVEMENT (BLDG 2)	2789 m²

PROVIDED PARKING SCHEDULE (BLDG2)			
Family	Type	Count	
PK-CP1	5400 x 2500 - 90 deg	83	
PK-CP3	5400 x 2500 - (Accessible)	3	
PK-CP2	5400 x 2500 - (Backup)	17	
PK-CP7	5400 x 2500 - EV CAR	3	
Grand total		106	
TOTAL CAR PARK REQUIRED		104	

PROVIDED MOTORCYCLE PARKING (BLDG2)		
Family	Type	Count
PK-CP8	2500 x 1200 (MOTORCYCLE)	3
Grand total		3

BUILDING 3 BUILDING 4

DEVELOPMENT SUMMARY (BLDG3&4) - GFA		
Name	Area	
OFFICE 3A	441 m²	
OFFICE 3A LOBBY	42 m²	
OFFICE 3B	439 m²	
OFFICE 3B LOBBY	42 m²	
OFFICE 4A	441 m²	
OFFICE 4A LOBBY	42 m²	
OFFICE 4B	441 m²	
OFFICE 4B LOBBY	42 m²	
OFFICE 4C	415 m²	
OFFICE 4C LOBBY	66 m²	
WAREHOUSE 3A	11703 m²	
WAREHOUSE 3B	9733 m²	
WAREHOUSE 4A	9093 m²	
WAREHOUSE 4B	9088 m²	
WAREHOUSE 4C	9838 m²	
Grand total	51866 m²	
AWNING 5M (BLDG 4)	56 m²	
AWNING 15M (BLDG 3)	1834 m²	
AWNING 15M (BLDG 4)	2183 m²	
HEAVY DUTY PAVEMENT (BLDG 3&4)	23244 m²	
LIGHT DUTY PAVEMENT (BLDG 3&4)	8114 m²	

PROVIDED PARKING SCHEDULE (BLDG3&4)			
Family	Type	Count	
PK-CP1	5400 x 2500 - 90 deg	211	
PK-CP3	5400 x 2500 - (Accessible)	10	
PK-CP2	5400 x 2500 - (Backup)	113	
PK-CP7	5400 x 2500 - EV CAR	12	
Grand total		346	
TOTAL CAR PARK REQUIRED		338	

PROVIDED MOTORCYCLE PARKING (BLDG3&4)		
Family	Type	Count
PK-CP8	2500 x 1200 (MOTORCYCLE)	7
Grand total		7

BUILDING 5

DEVELOPMENT SUMMARY (BLDG5) - GFA		
Name	Area	
OFFICE 5A	499 m²	
OFFICE 5B	401 m²	
OFFICE 5C	393 m²	
OFFICE 5D	387 m²	
OFFICE 5E	476 m²	
OFFICE 5F	385 m²	
OFFICE 5G	377 m²	
OFFICE 5H	372 m²	
UNIT 5A	9452 m²	
UNIT 5B	7492 m²	
UNIT 5C	6936 m²	
UNIT 5D	7349 m²	
UNIT 5E	9450 m²	
UNIT 5F	7454 m²	
UNIT 5G	6929 m²	
UNIT 5H	6381 m²	
Grand total	64733 m²	
AWNING 15M (BLDG5)	3847 m²	
HEAVY DUTY PAVEMENT (BLDG 5)	26063 m²	
LIGHT DUTY PAVEMENT (BLDG 5)	26845 m²	

PROVIDED PARKING SCHEDULE (BLDG5)			
Family	Type	Count	
PK-CP1	5400 x 2500 - 90 deg	282	
PK-CP2	5400 x 2500 - (Backup)	120	
PK-CP3	5400 x 2500 - (Disable)	12	
PK-CP7	5400 x 2500 - EV CAR	14	
PK-CP5	5900 x 2500 - 0 deg (PARALLEL PARKING)	16	
Grand total		444	
TOTAL CAR PARK REQUIRED (EXCLUDING BACKUP)		282	

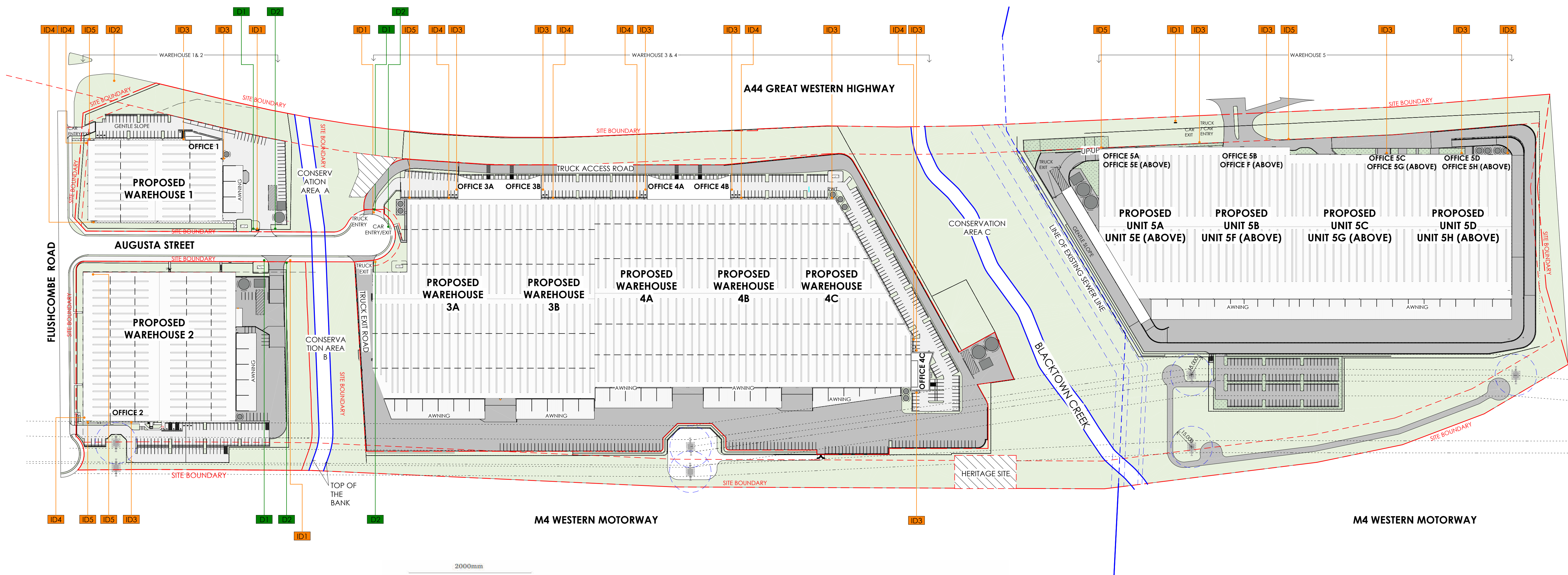
PROVIDED MOTORCYCLE PARKING (BLDG5)		
Family	Type	Count
PK-CP8	2500 x 1200 (MOTORCYCLE)	12
Grand total		12



SITE ANALYSIS

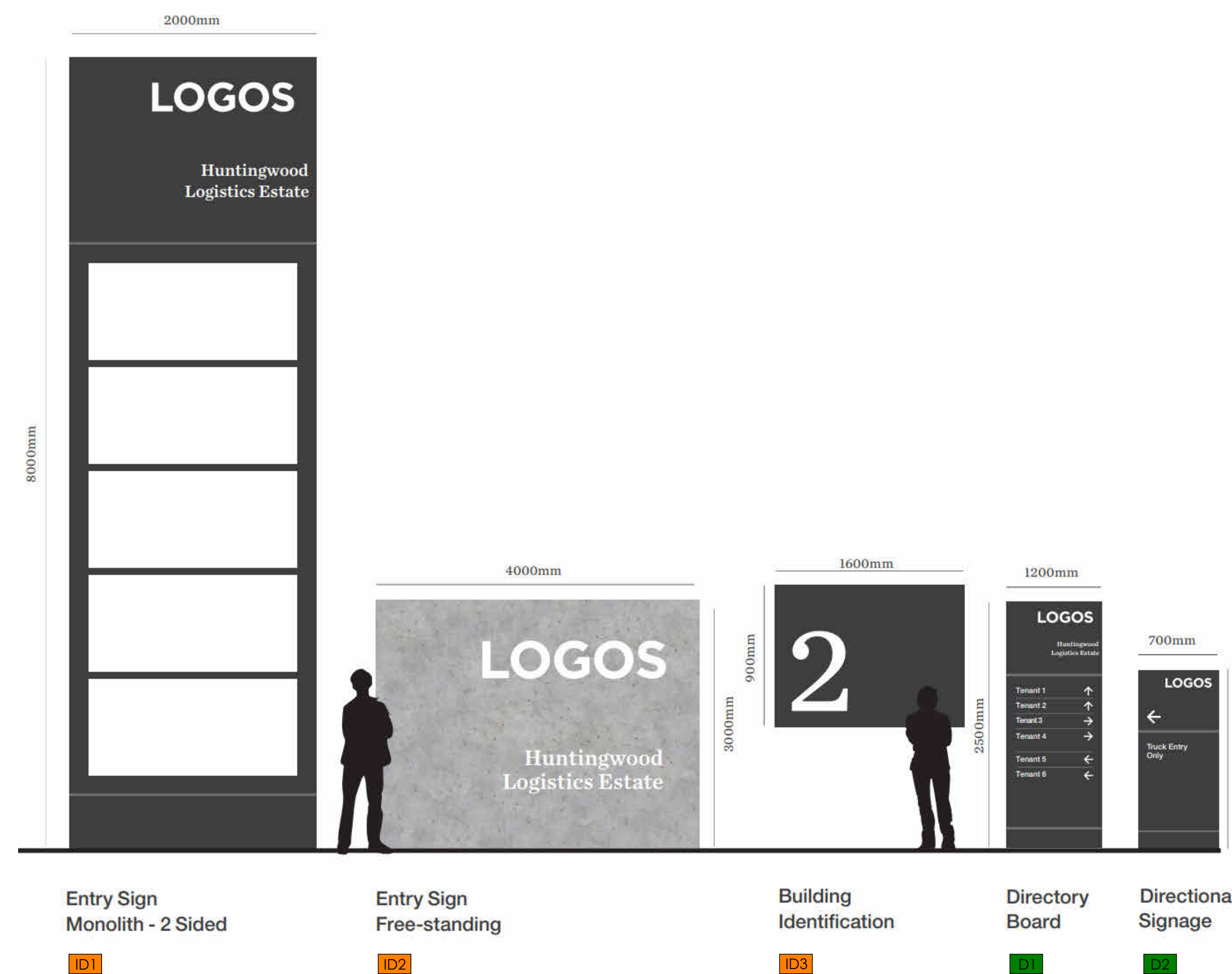
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1 MASTERPLAN SIGN LOCATIONS

1: 1500



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REVISION	DESCRIPTION	DATE
A	FOR SSDA SUBMISSION	23.06.23
B	TEST OF ADEQUACY UPDATES	11.08.23
C	BUILDING 5 UPDATES TO FACADE, LIFT LOBBY TO WEST, & ALL AMENITIES	25.08.23

Augusta St Warehouse and Distribution Centre

Augusta St, Blacktown within Blacktown

LOGOS

CLIENT

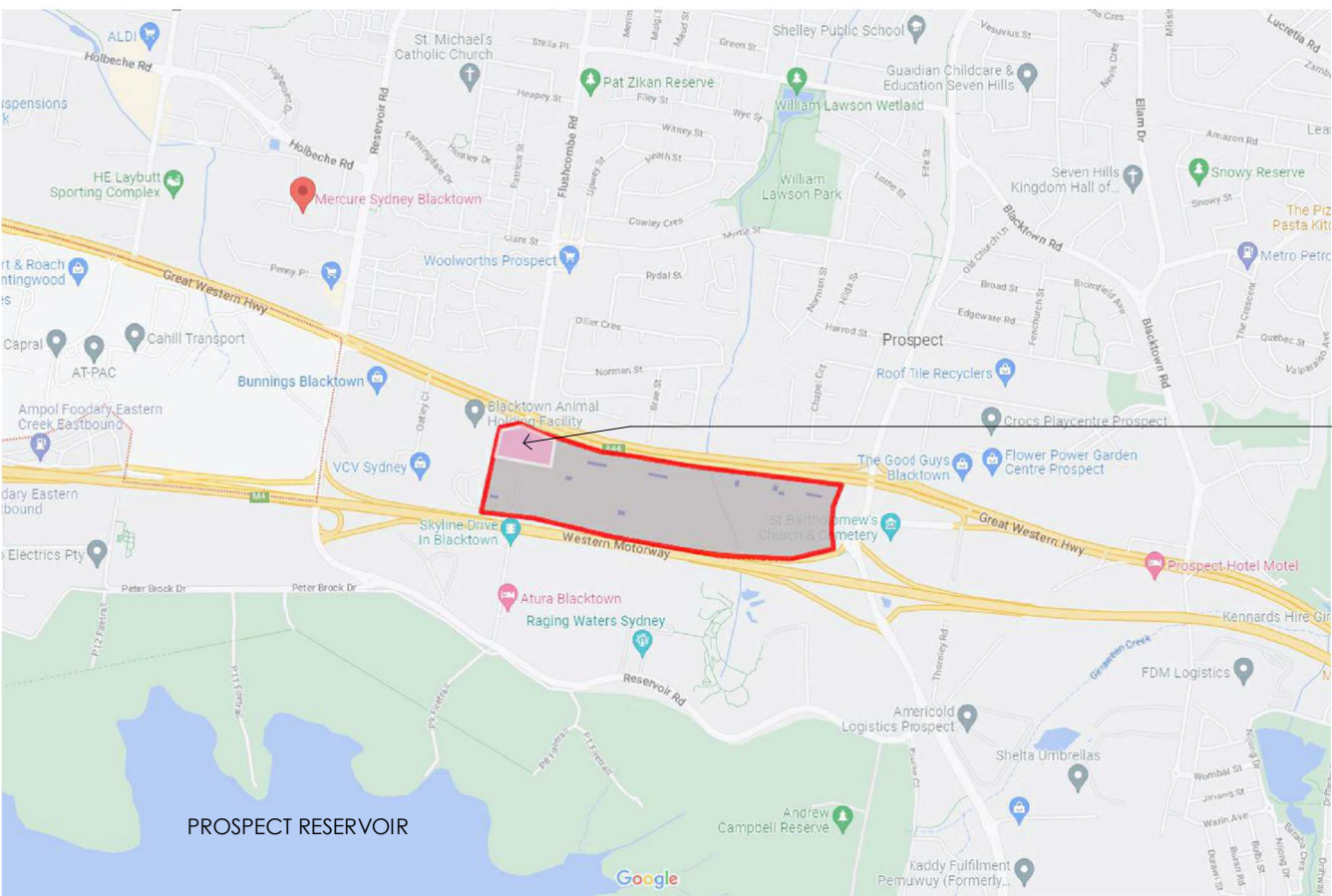
BUILDER/PROJECT MANAGER



DOCUMENTATION

DRAWING LIST

DA-100	BUILDING 1 SITE & WAREHOUSE PLAN	A	23.06.23
DA-110	BUILDING 1 OFFICE PLAN	A	23.06.23
DA-115	BUILDING 1 ROOF PLAN	A	23.06.23
DA-120	BUILDING 1 ELEVATIONS	A	23.06.23
DA-121	BUILDING 1 OFFICE ELEVATIONS	B	18.08.23
DA-130	BUILDING 1 SECTIONS	A	23.06.23



LOT 1 INDUSTRIAL DEVELOPMENT

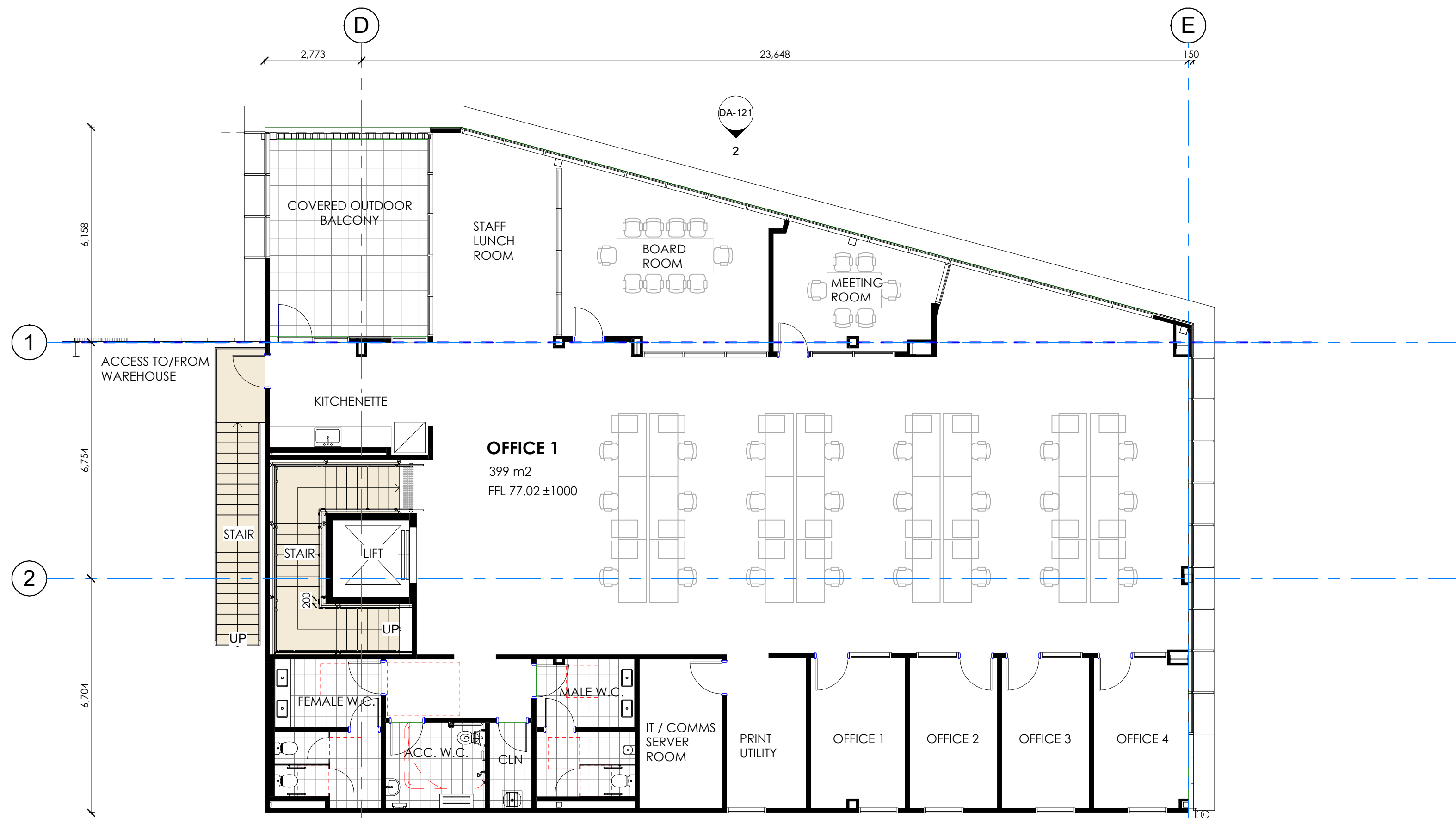


INDUSTRIAL ESTATE CONCEPT MASTERPLAN

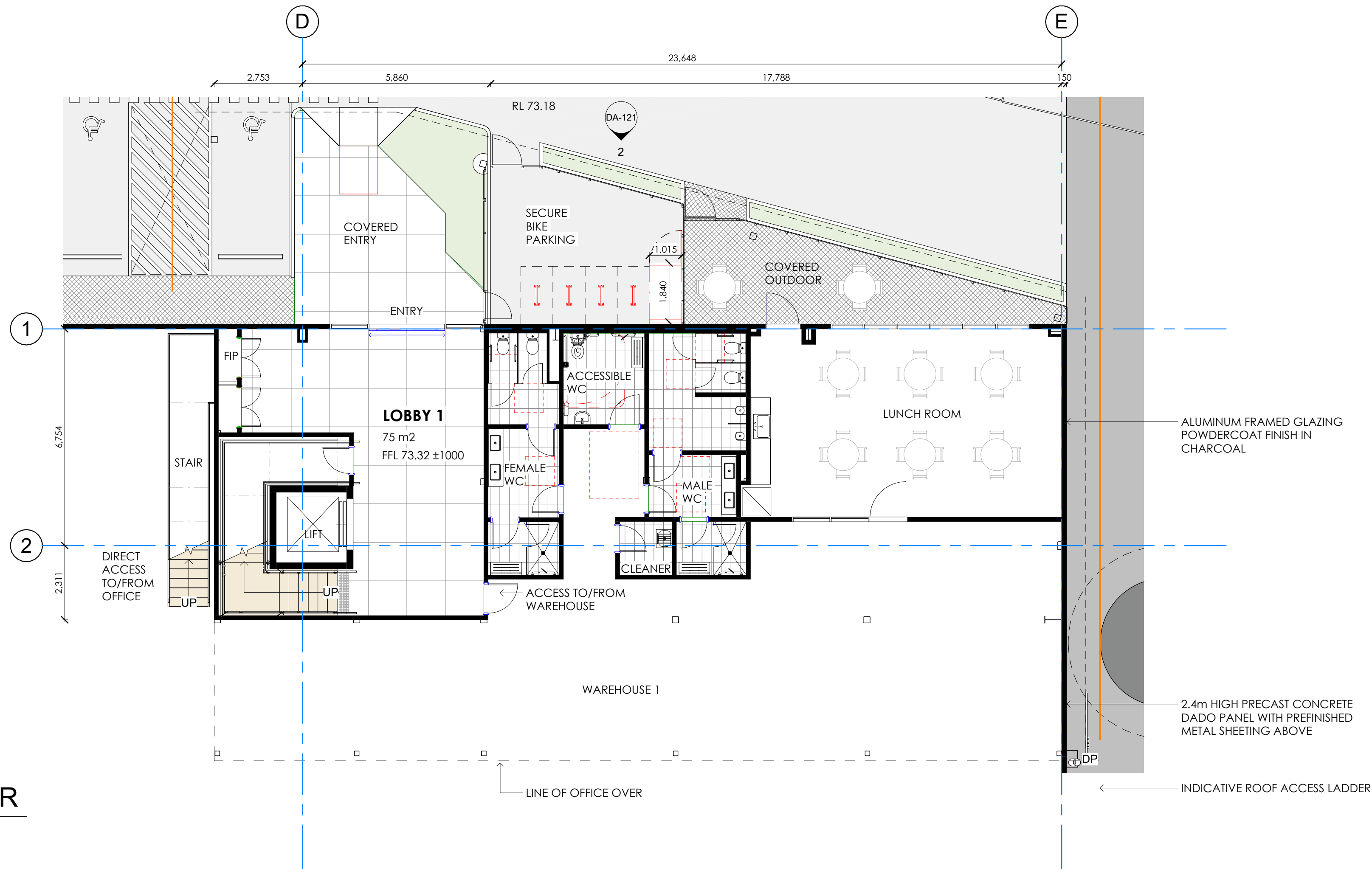


SITE LOCATION

3D IMPRESSION



1 BUILDING 1 - OFFICE FIRST FLOOR
1 : 100



2 BUILDING 1 - OFFICE GROUND FLOOR
1 : 100

RL LEVELS : $\pm 1000\text{mm}$ TO SUIT FINAL CIVIL DESIGN

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Crows Nest, Sydney, NSW 2065
Nominated Archt: Patrick Pace NSW #7815

Augusta St Warehouse
and Distribution Centre
Augusta St, Blacktown within Blacktown

FOR APPROVAL

REVISION	DESCRIPTION	DATE
A	FOR SSDA SUBMISSION	23.06.23

ARCHITECT

PACE
ARCHITECTS

BUILDER / PROJECT MANAGER

CLIENT

LOGOS

0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

purpose FOR APPROVAL

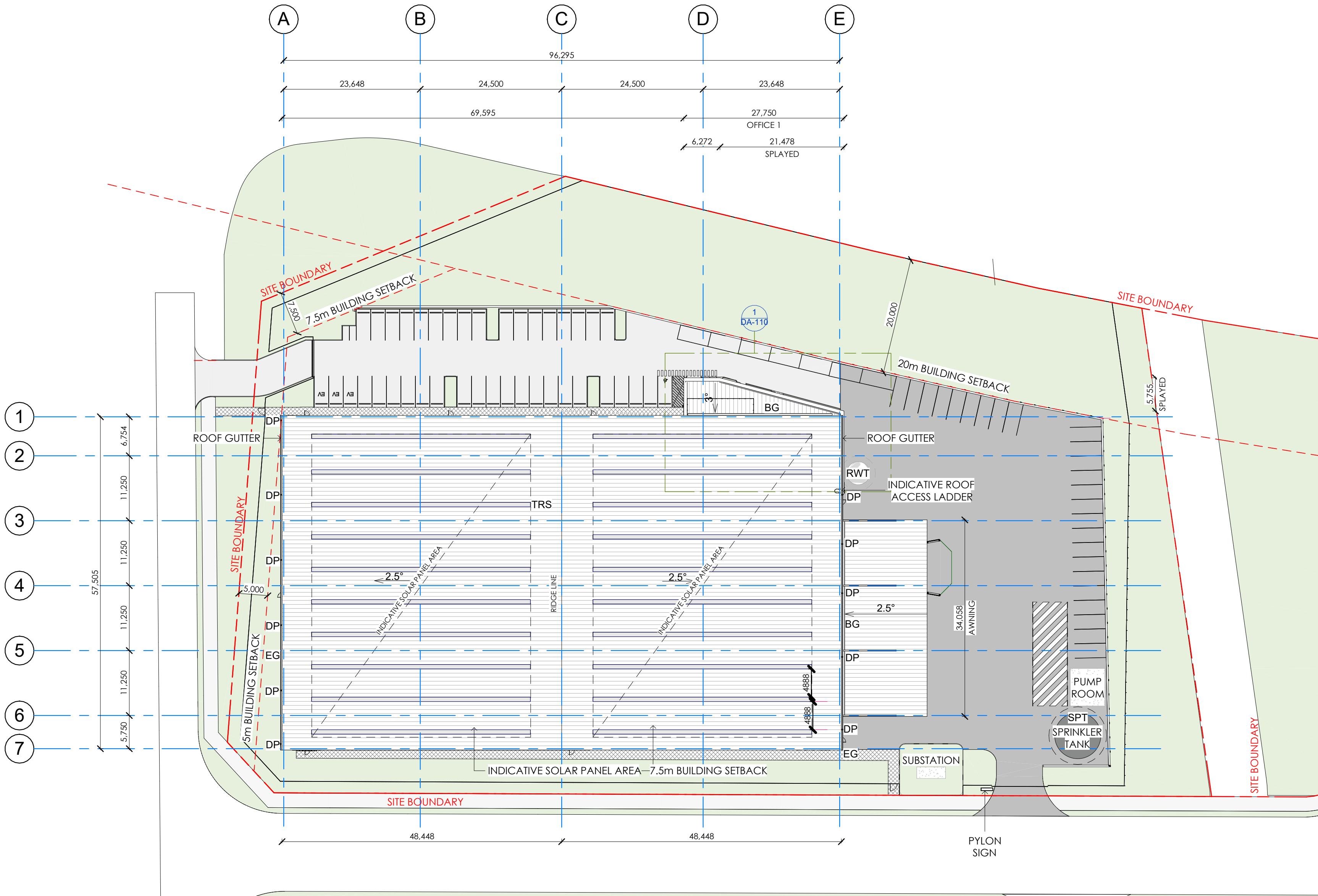
BUILDING 1 OFFICE PLAN

scale	1 : 100	A1
project no	220207	
date	23.06.23	
dwn	DC	
dwg no	220207 - DA-110	



issue
A

Keynote Legend - General	
BG	BOX GUTTER IN MONUMENT SIZE TBC - REFER TO CONSULTANT DETAIL
DP	DOWNPIPE TO CONSULTANT DETAILS
EG	EAVES GUTTER, POWDERCOATED FINISH IN MONUMENT - REFER TO CONSULTANT DETAIL
RWT	RAINWATER COLLECTION TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL
SPT	SPRINKLER TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL
TRS	TRANSLUCENT ROOF SHEETING



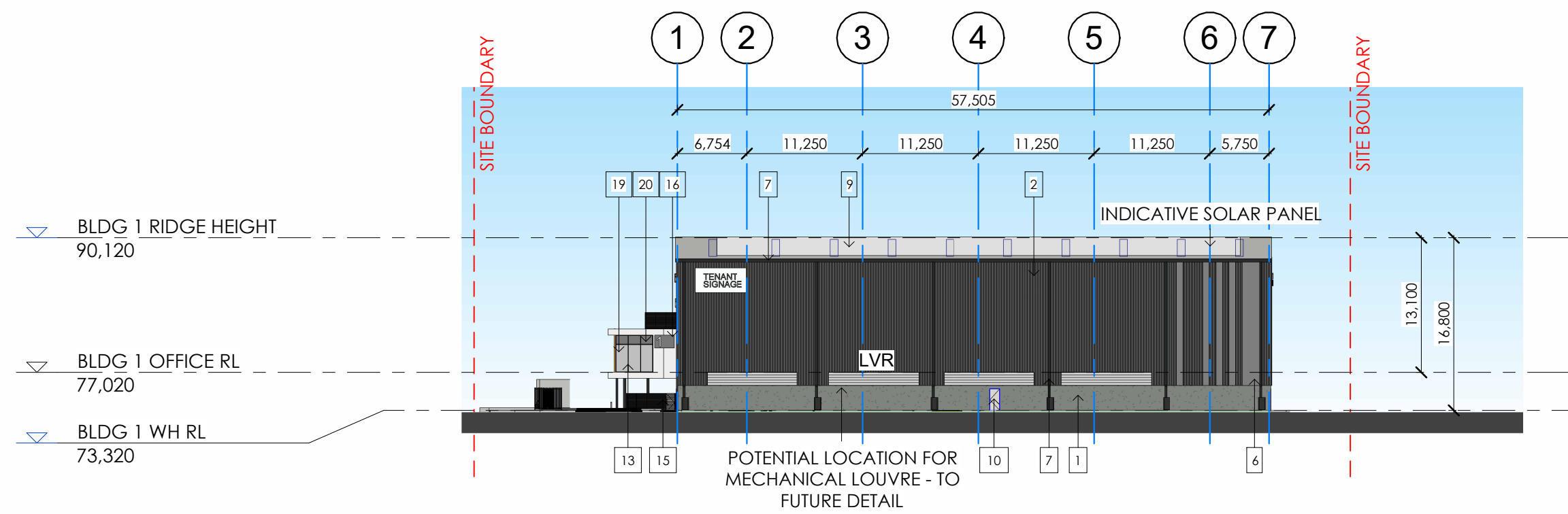
1 BUILDING 1 - ROOF PLAN
1 : 500

RL LEVELS : ± 1000mm TO SUIT FINAL CIVIL DESIGN

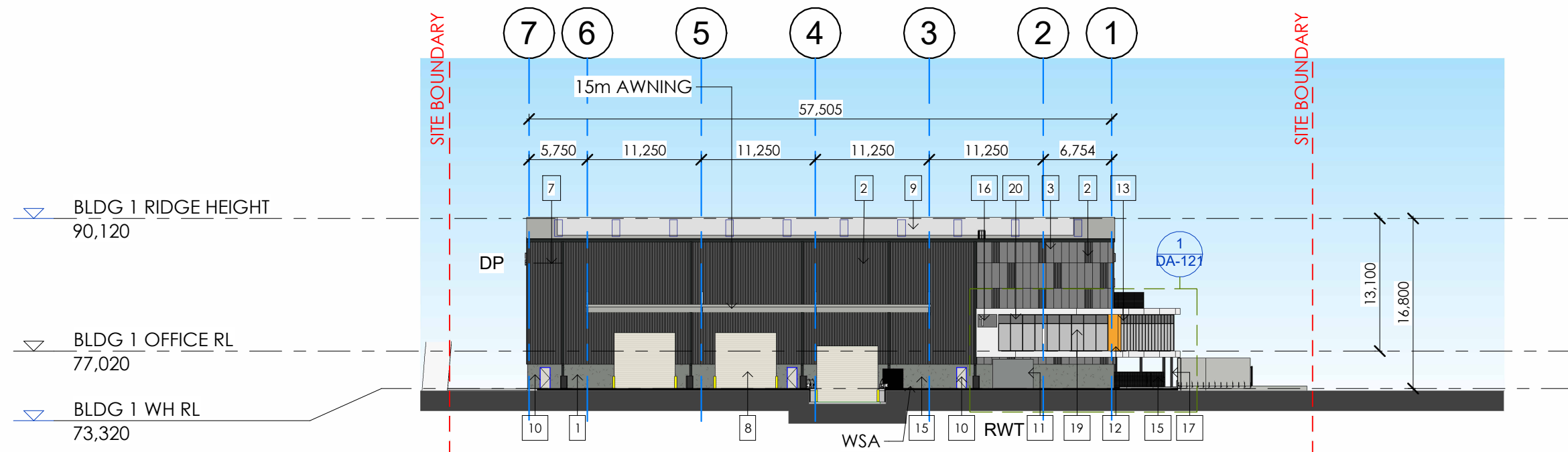
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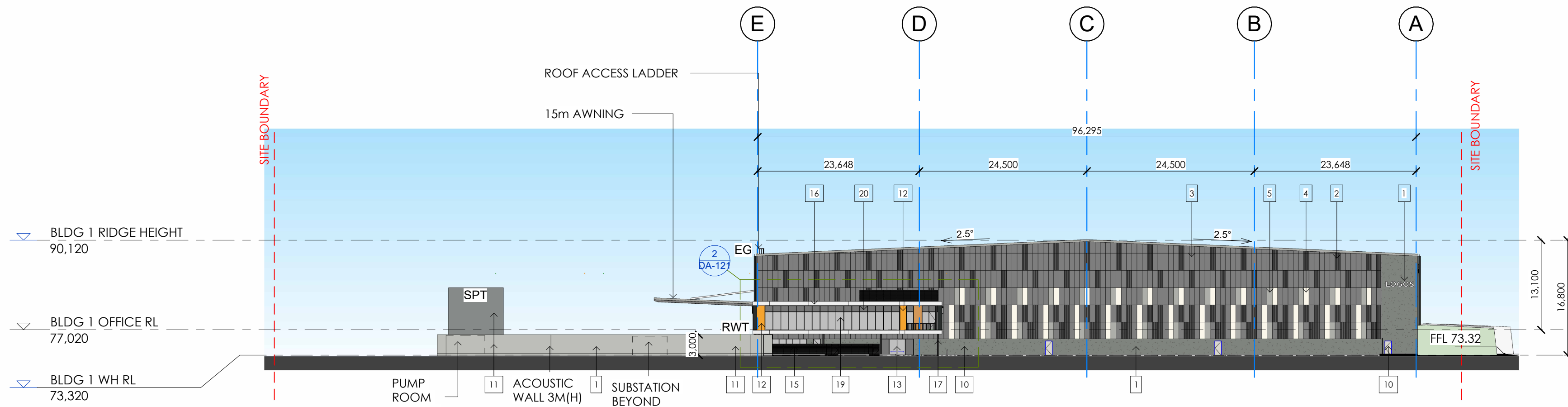
1 BLDG 1 - WEST ELEVATION
1 : 500



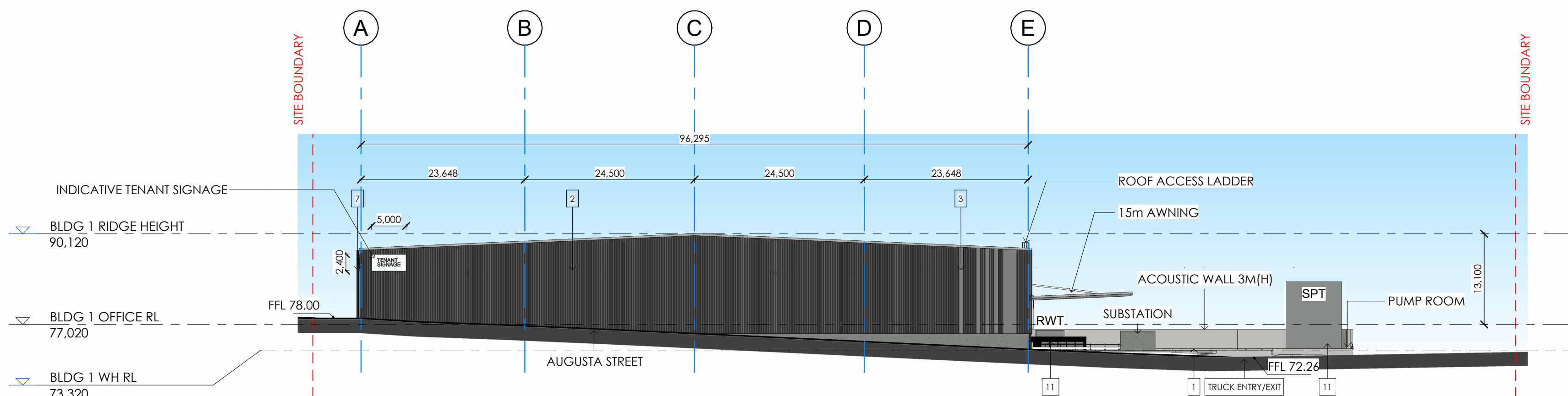
2 BLDG 1 - EAST ELEVATION
1 : 500



3 BLDG 1 - NORTH ELEVATION
1 : 500



4 BLDG 1 - SOUTH ELEVATION
1 : 500



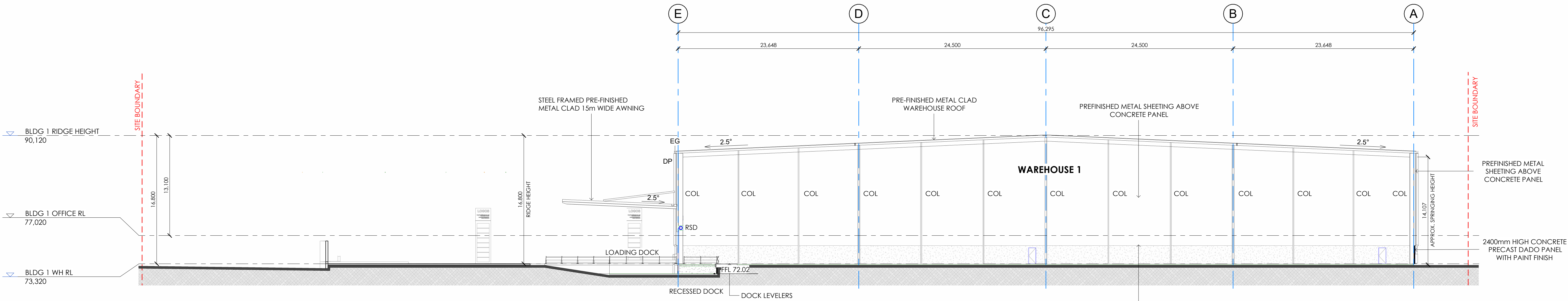
WAREHOUSE EXTERNAL FINISHES	
1	NATURAL PRECAST CONCRETE FINISH
2	PREFINISHED PROFILED METAL CLADDING (TRIMDEK COLORBOND) - MONUMENT
3	PREFINISHED PROFILED METAL CLADDING (TRIMDEK COLORBOND) - WINDSPRAY
4	PREFINISHED PROFILED METAL CLADDING (TRIMDEK COLORBOND) - WHITE
5	PREFINISHED PROFILED METAL CLADDING (TRIMDEK COLORBOND) - SHALE GREY
7	POWDERCOATED GUTTERS, FASCIAS & DOWNPIPES - MONUMENT
8	POWDERCOAT FINISH TO AWNING, ROLLER SHUTTER DOORS & RSD FRAMES, - TO MATCH COLORBOND SURFMIST
9	ZINCALUME ROOF SHEETING WITH 10% TRANSLUCENT SHEETING
10	PAINT FINISH TO PERSONNEL DOORS TO MATCH COLORBOND SURFMIST
11	WATER TANKS, SPRINKLER TANK, PUMP ROOM - COLORBOND 'WINDSPRAY'
11.1	VERTICAL ALUMINIUM SLAT TIMBER-LOOK LOUVRES
OFFICE EXTERNAL FINISHES	
12	ALUMINIUM TIMBER-LOOK LIGHT-WEIGHT CLADDING
13	POWDERCOATED ALUMINIUM WINDOW FRAMES - MONUMENT
14	ALUMINIUM FEATURE SUN-SHADING POWDERCOATED FINISH COLOR TO MATCH 'MONUMENT'
15	HORIZONTAL ALUMINIUM SLAT TIMBER-LOOK SCREEN FENCING TO OUTDOOR AREA
16	PREFINISHED METAL - COLOUR WHITE
17	POWDERCOATED ALUMINIUM COLUMNS - MONUMENT
18	POWDERCOATED RAILINGS - MONUMENT
19	GLAZING - GREY TINTED GLASS
20	COLOURBACK GLASS - BLACK

Keynote Legend - General	
DP	DOWNPIPE TO CONSULTANT DETAILS
EG	EAVES GUTTER, POWDERCOATED FINISH IN MONUMENT - REFER TO CONSULTANT DETAIL
LVR	MECHANICAL LOUVRE - TO FUTURE DETAIL
RWT	RAINWATER COLLECTION TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL
SPT	SPRINKLER TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL

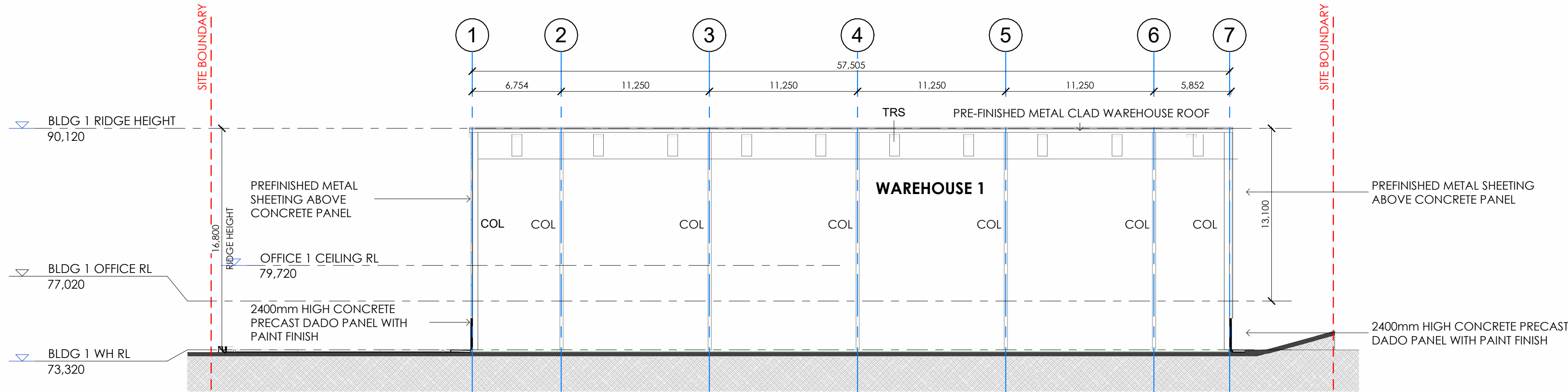
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Keynote Legend - General	
COL	STEEL COLUMN TO CONSULTANT DETAILS
DP	DOWNPIPE TO CONSULTANT DETAILS
EG	EAVES GUTTER, POWDERCOATED FINISH IN MONUMENT - REFER TO CONSULTANT DETAIL
TRS	TRANSLUCENT ROOF SHEETING



1 BLDG 1 - LONGITUDINAL SECTION
1 : 250



2 BLDG 1 - CROSS SECTION
1 : 250

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Augusta St Warehouse and Distribution Centre

Augusta St, Blacktown within Blacktown

LOGOS

CLIENT

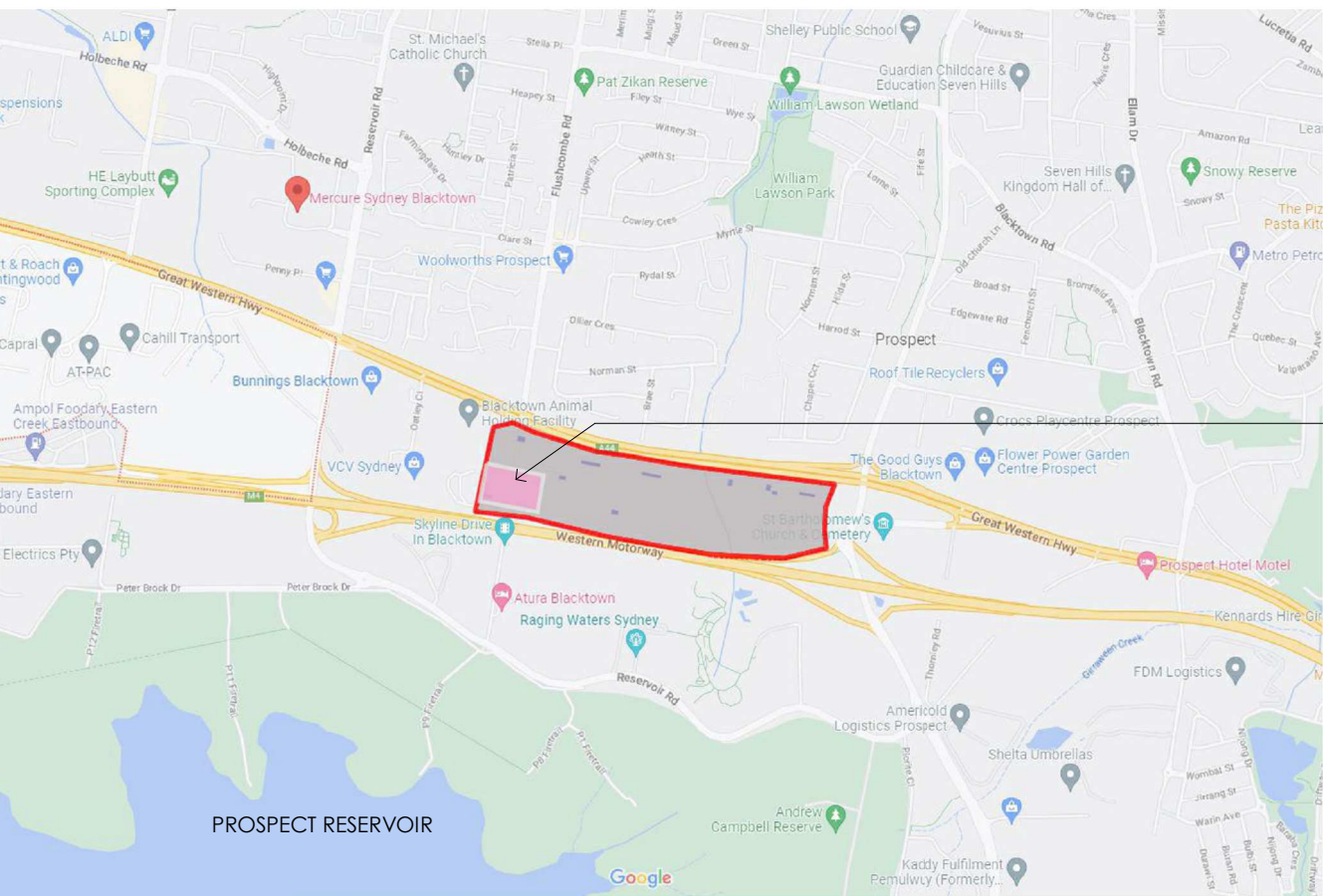
BUILDER/PROJECT MANAGER



DOCUMENTATION

DRAWING LIST

DA-200	BUILDING 2 SITE & WAREHOUSE PLAN	C	18.08.23
DA-210	BUILDING 2 OFFICE PLAN	C	18.08.23
DA-215	BUILDING 2 ROOF PLAN	C	18.08.23
DA-220	BUILDING 2 ELEVATIONS	C	18.08.23
DA-221	BUILDING 2 OFFICE ELEVATIONS	C	18.08.23
DA-230	BUILDING 2 SECTIONS	C	18.08.23



LOT 2 INDUSTRIAL DEVELOPMENT



INDUSTRIAL ESTATE CONCEPT MASTERPLAN



SITE LOCATION

3D IMPRESSION

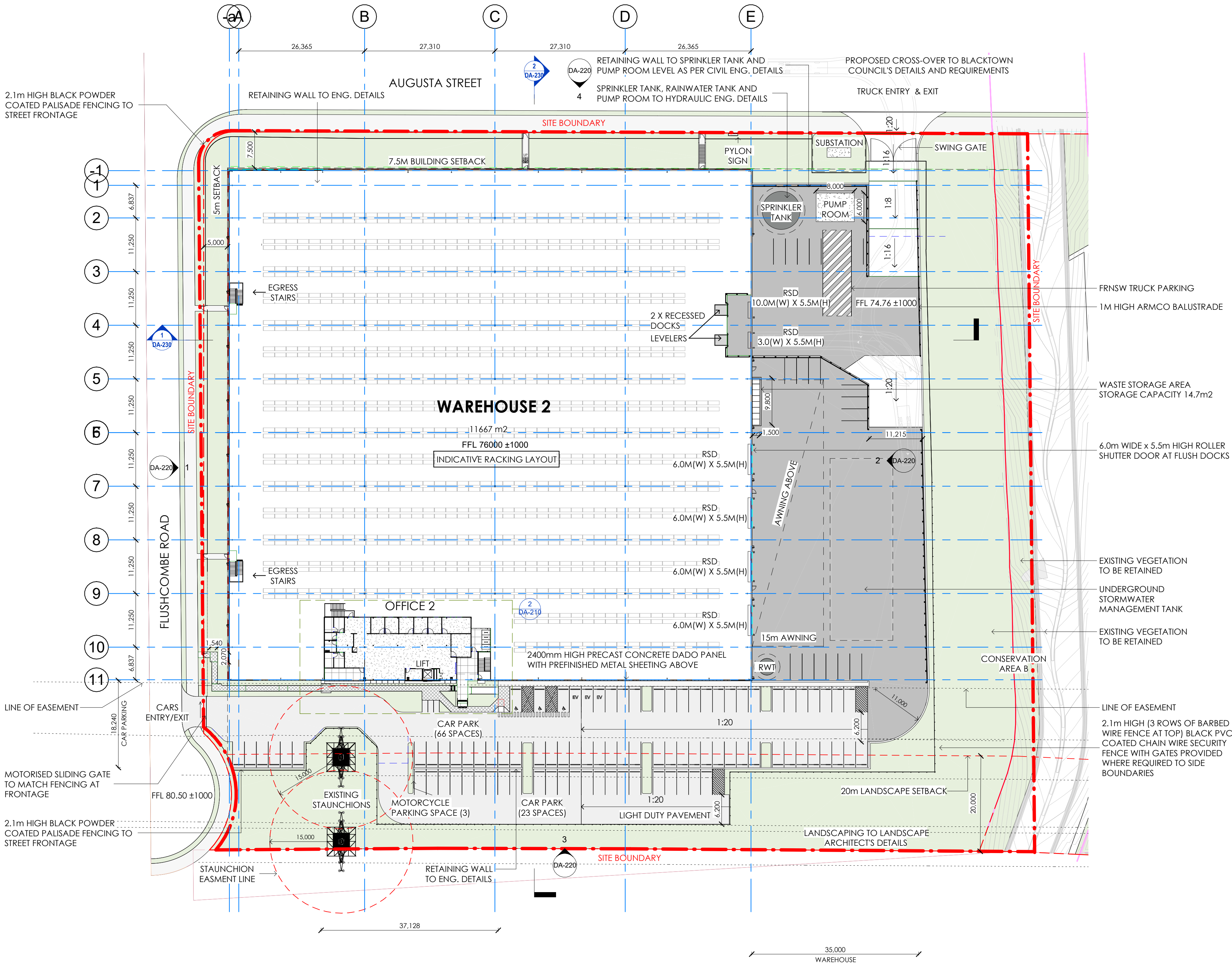
COLOR LEGEND		
1		HEAVY DUTY PAVEMENT
2		LIGHT DUTY PAVEMENT
3		LANDSCAPE
4		PEDESTRIAN PATHWAY
5		WAREHOUSE
6		TURF CELL

DEVELOPMENT SUMMARY (BLDG2) - GFA		
Name	Area	
OFFICE 2	363 m²	
WAREHOUSE 2	11668 m²	
Grand total	12031 m²	
AWNING 10M (BLDG 2)	834 m²	
HEAVY DUTY PAVEMENT (BLDG 2)	4035 m²	
LIGHT DUTY PAVEMENT (BLDG 2)	2789 m²	

PROVIDED PARKING SCHEDULE (BLDG2)		
Family	Type	Count
PK-CP1	5400 x 2500 - 90 deg	83
PK-CP3	5400 x 2500 - (Accessible)	3
PK-CP2	5400 x 2500 - (Backup)	17
PK-CP7	5400 x 2500 - EV CAR	3
Grand total		106
CAR PARK REQUIRED		106

PROVIDED MOTORCYCLE PARKING (BLDG2)		
Family	Type	Count
PK-CP8	2500 x 1200 (MOTORCYCLE)	3
Grand total		3
MOTORCYCLE PARK REQUIRED		3

NOTE 1:
METHOD OF MEASUREMENT OF **GFA (GROSS FLOOR AREA)** IS AS FOLLOW:
- MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS.
- INCLUDED MEZZANINES AND ANY HABITABLE ROOMS IN THE BASEMENTS
- VERTICAL CIRCULATION SUCH AS LIFTS AND STAIRS:
EXCLUDED - IF SHARED BETWEEN TENANCIES
INCLUDED - IF EXCLUSIVE FOR ONE TENANT
- EXCLUDED BASEMENTS UNLESS THEY ARE HABITABLE ROOM
- EXCLUDE GARBAGE AREAS, SPACES USED EXCLUSIVELY FOR SERVICE SUCH AS DUCTING, PLANT ROOMS, LIFT MOTOR ROOMS AND CAR PARKING
- TERRACES AND BALCONIES:
EXCLUDED - IF OUTER WALL IS LESS THEN 1.4m HIGH
INCLUDED - IF OUTER WALL IS MORE THEN 1.4m HIGH
- EXCLUDED VOIDS AT ANY LEVEL THEY OCCUR

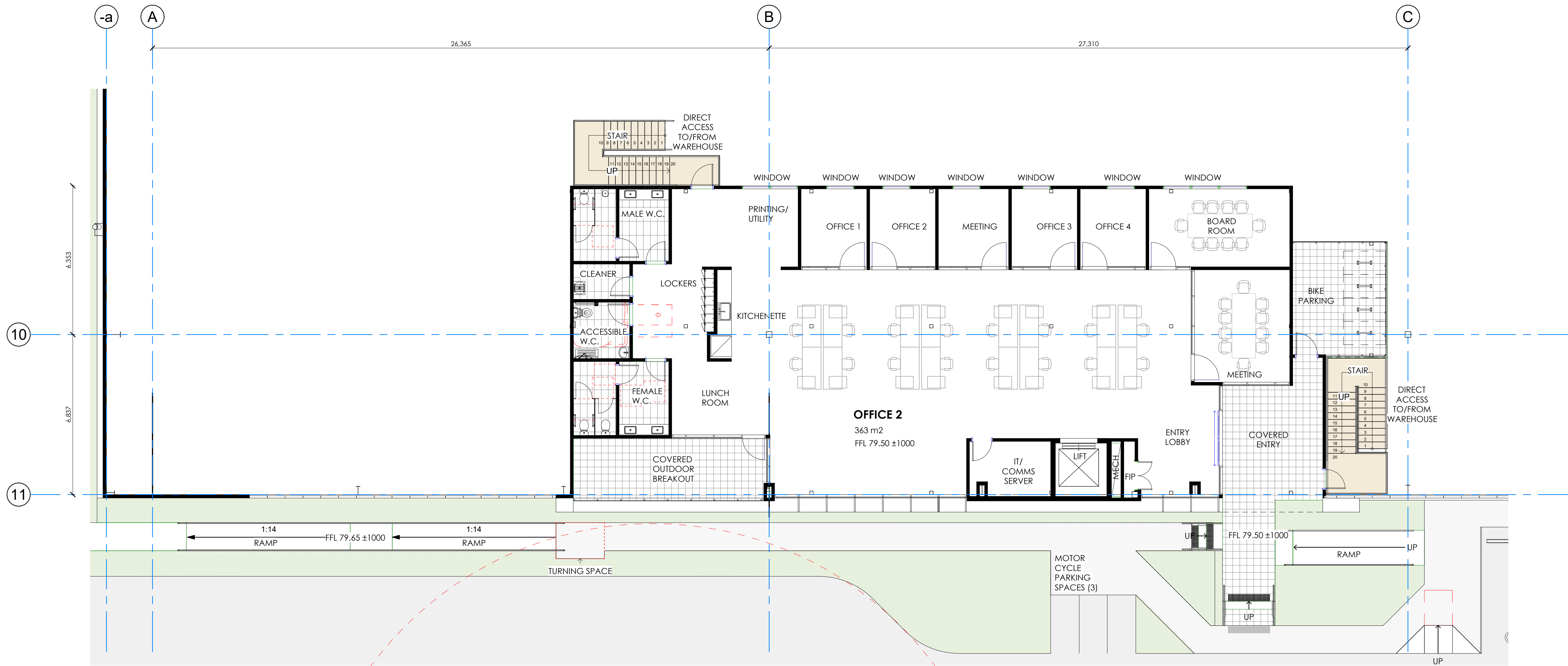


1 BUILDING 2- SITE & WAREHOUSE PLAN
1 : 500

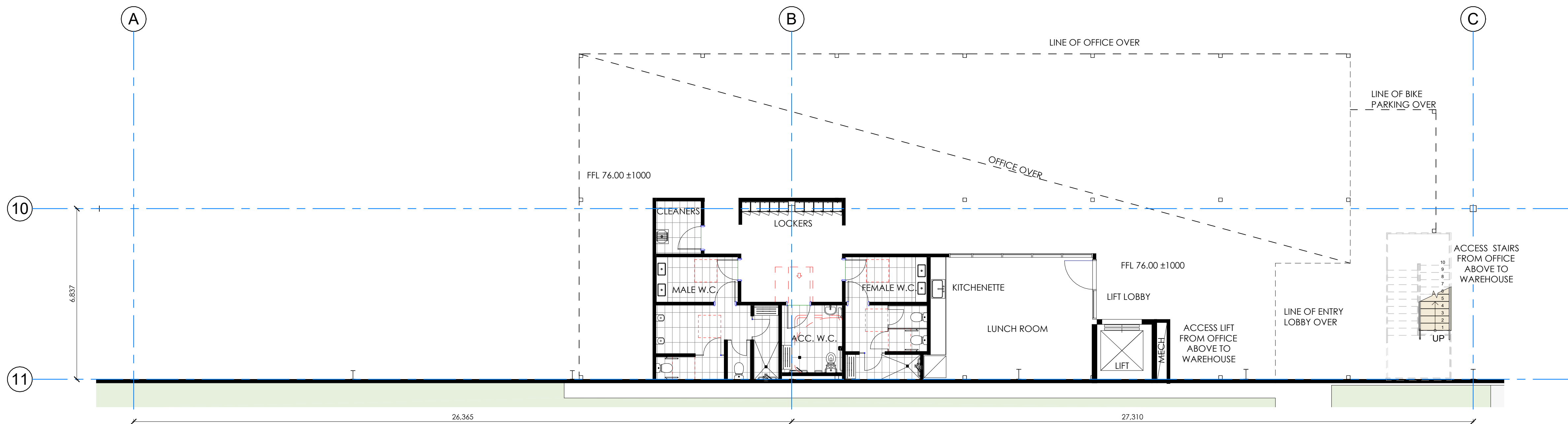
RL LEVELS : ± 1000mm TO SUIT FINAL CIVIL DESIGN

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1 BLDG 2 OFFICE FLOOR RL
1 : 100



2 BLDG2 WAREHOUSE GROUND FLOOR
1 : 100

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Nominated Archt: Patrick Pace NSW #7815

Augusta St Warehouse
and Distribution Centre
Augusta St, Blacktown within Blacktown

FOR APPROVAL

REVISION	DESCRIPTION	DATE
A	FOR SSDA SUBMISSION	23.06.23
B	TEST OF ADEQUACY UPDATES	11.08.23
C	TEST OF ADEQUACY UPDATES	18.08.23

ARCHITECT

PACE
ARCHITECTS

BUILDER / PROJECT MANAGER

CLIENT

LOGOS

0 1 2 3 4 5 10
GRAPHIC SCALE 1:100

purpose FOR APPROVAL

BUILDING 2 OFFICE PLAN

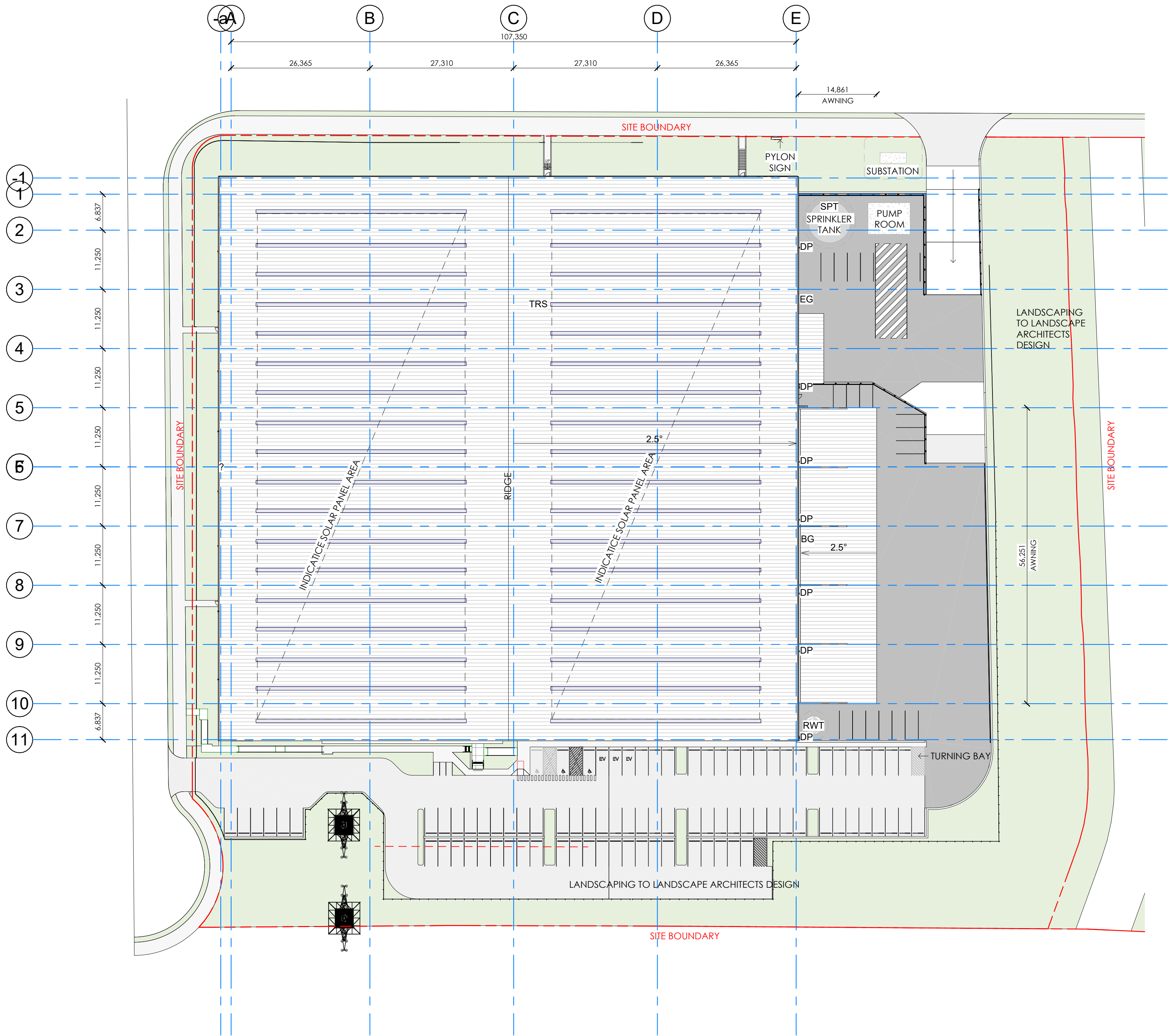
RL LEVELS : ± 1000mm TO SUIT FINAL CIVIL DESIGN

scale	1 : 100	A1
project no	220207	
date	18.08.23	
dwn	MO	
dwg no	220207 - DA-210	

issue

C

Keynote Legend - General	
BG	BOX GUTTER IN MONUMENT SIZE TBC - REFER TO CONSULTANT DETAIL
DP	DOWNPIPE TO CONSULTANT DETAILS
EG	EAVES GUTTER, POWDERCOATED FINISH IN MONUMENT - REFER TO CONSULTANT DETAIL
RWT	RAINWATER COLLECTION TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL
SPT	SPRINKLER TANK - COLORBOND WINDSPRAY TO CONSULTANT DETAIL
TRS	TRANSLUCENT ROOF SHEETING



1 BUILDING 2 - ROOF PLAN
1 : 500

RL LEVELS : ± 1000mm TO SUIT FINAL CIVIL DESIGN

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