



PROPOSED WAREHOUSE DEVELOPMENT

230 MARTIN ROAD, BADGERYS CREEK

WASTE MANAGEMENT PLAN

SALT³

PROPOSED WAREHOUSE DEVELOPMENT, 230 MARTIN ROAD, BADGERYS CREEK

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EXECUTIVE SUMMARY

SALT has been engaged by EMKC³ to prepare a Waste Management Plan (WMP) for a proposed warehouse development located at 230 Martin Road, Badgerys Creek.

SALT understands that the proposal involves the development of 35,214m² of warehouse spaces and a 1,704m² office space.

All waste generated would be stored on-site within the bin storage areas provided.

Waste would be collected by private contractor, with the following bins collected from each warehouse:

Warehouse (1):

- 1 x 4.5m³ garbage bin collected three times per week; and
- 1 x 4.5m³ commingled recycling bins collected three times per week;

Warehouse (2):

- 2 x 4.5m³ garbage bins collected twice per week; and
- 2 x 4.5m³ commingled recycling bins collected twice per week;

Waste collection vehicles would enter the subject site via the Martin Road entrance, to travel safely in a forward motion towards the bin storage areas for each warehouse tenancy.

Vehicle operators would prop safely and in-line with onsite bins provided in the bin storage area to perform a front-lift bin transfer and return upon emptying.

Collection vehicles would exit site in a forward direction, exiting the subject site towards Martin Road.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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1 CONTEXT

This Waste Management Plan has been prepared to satisfy the NSW Planning Secretary's Environmental Assessment (SEAR's) Requirements and applicable State Significant Development (SSID) guidelines relevant to the development and operation of a warehouse and distribution centre. The conditions to comply with the proposed use and SALT's responses or sections in which they have been addressed are listed in Table 1.

Table 1 SEAR's Conditions and Responses

Conditions	Responses
<i>(17) Waste Management</i>	
Identify, quantify and classify the likely waste streams to be generated during construction and operation.	Refer to sections 7.1, 8.1 and 9.1 of the enclosed WMP.
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements	Refer to sections 7.2, 8.2 and 9 of the enclosed WMP.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site	Refer to sections 7.2, 8.2 and 9.5 of the enclosed WMP.
If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Refer to Hazardous materials report and survey and provided with the planning submission.

2 INTRODUCTION

SALT has been requested by EMKC³ to prepare a Waste Management Plan for a proposed warehouse development located at 230 Martin Road, Badgerys Creek.

This Waste Management Plan (WMP) has been prepared based on industry best practice and the *Liverpool Development Control Plan (DCP) 2008 Part 1: General Controls for all development* (2024 update), Western Sydney Aerotropolis (WSA) Development Control Plan DCP (2021) and the NSW EPA *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (2012), with reference to the applicable waste generation rates, design requirements and service standards enclosed within.

In the circumstance that the development plans are amended or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

3 SITE DESCRIPTION

A description of the subject site including site details and the local and regional context is provided in Table 2 and following sections below.

Table 2 Proposed Site Information and Details

Descriptor	Site Details
Street Address	230 Martin Road, Badgerys Creek
Legal Description	Lot A in DP406215
Site Area	24.28ha
Land Configuration	The site has an area of approximately 24.28ha. It is irregular in shape. The eastern boundary corresponds with the alignment of South Creek.
Existing Attributes	Agricultural land with an existing farm dam and associated structures. The Wianamatta South Creek vegetated riparian corridor runs along the eastern boundary
Existing Site Access	Access to the site is currently provided from Martin Road (north-south), connecting to Elizabeth Drive and the future Eastern Ring Road.

3.1 LOCAL CONTEXT

The land immediately adjoining the site forms part of the Western Sydney Aerotropolis and is expected to undergo significant transformation. The surrounding locality is described below:

North: The adjacent site is operated by Australian Native Landscapes (ANL), a landscaping, agricultural and gardening supplier. It includes several 'warehouse' buildings. Aerial imagery shows large stockpiles on the site. Further north, the area is characterised by agricultural landholdings and some dwellings.

East: The Wianamatta South Creek waterway runs north to south along the sites eastern boundary and is Crown Land. An agricultural research station and cemetery is located beyond on its eastern bank.

South: The adjacent land currently comprises agricultural farm holdings, with South Creek beyond.

West: A large brick manufacturing facility operated by CSR (comprising several structures and existing dams) is located to the southwest of the site on the opposite side of Martin Road.

3.2 REGIONAL CONTEXT

The site is located within the Western Sydney Aerotropolis and is a short distance east of the new Western Sydney International Airport, which is currently under construction and is expected to be completed and operational in 2026. Approximately 11,000 hectares of land was rezoned for employment uses in 2020 under the Precincts SEPP to support the WSI.

A new Metropolitan Centre (to be known as 'Bradfield') will be developed to the southwest of the site in the adjoining 'Aerotropolis Core Precinct'.

The Western Sydney Aerotropolis Precinct Plan identifies several other smaller Neighbourhood Centres nearby the site, including centres to the north (around Pitt Street), west and south.

4 PROJECT BACKGROUND AND DESCRIPTION

The proposal seeks approval for two contemporary warehouse or distribution centre buildings at 230 Martin Road, Badgerys Creek. Specifically, the development will comprise:

- Site clearance works, including the removal of existing structures and trees
- Bulk earthworks and the installation and augmentation of utilities infrastructure and other services
- Construction and operational use of two warehouse or distribution centres containing ancillary offices, amenities and manufacturing use (in lot 1 only) with associated, parking, landscaping and access
- Other ancillary works

Construction of two warehouse or distribution centre buildings with ancillary office, amenities and manufacturing use in Lot 1 as described in Table 3 below.

Table 3 Project Site Description

Descriptor	Project Details
Gross Floor Area (GFA)	Total: 36,770m ²
Uses	Warehouse or Distribution Centre Ancillary office (lot 1 and lot 2). Ancillary manufacturing (lot 1 only)
Warehouse or Distribution (GFA)	Lot 1: 16,465m ² Lot 2: 18,564m ² Total: 35,029m ²
Office GFA	Lot 1: 600m ² Lot 2: 1,104m ² Total 1,704m ²
Amenities Block GFA	Lot: 1 37m ²
Maximum Building Height	Lot 1: 12.95m ² Lot 2: 12.65m ²
Car Parking	Lot 1: 86 spaces Lot 2: 119 spaces Total: 205 spaces
Landscaped Area	Lot 1: 4,206m ² Lot 2: 3,412m ² Total: 7,618m ²

5 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 230 Martin Road, Badgerys Creek. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

6 DEMOLITION AND CONSTRUCTION WASTE RESPONSIBILITIES

This Waste Management Plan must be adhered to during the demolition, construction and ongoing management of the proposed development.

During site inductions for the construction and demolition phase, all contractors must be made aware of the waste management obligations provided in this plan.

It is the responsibility of the Site Supervisor to ensure waste disposal is adequately tracked in a Waste Data File. Any associated receipt/invoices, waste classification and site validation certificate should be logged within this file.

The waste data file must be made available for inspection by any authorised Council Officer at any time during site works and at the conclusion of site works.

All entries in the Waste Data File must include the following;

- Time and date;
- Description and size of waste;
- Waste facility used; and
- Vehicle registrations and company name.

A copy of the final Waste Data File shall be submitted by the Principal Certifying Authority to Council with a copy of the occupation certificate.

6.1 WASTE CLASSIFICATION

All waste generated in the demolition/excavation and construction stages of the development will be classified in accordance with *NSW EPA Waste Classification Guidelines 2014*. This guideline is available here for reference: <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>.

Assessments should be routinely conducted of waste loads stored in skips or appropriate containers before disposal and off-site transfer to waste facilities, to ensure all materials can be accepted for disposal and recovery.

All waste classification assessments must follow the six-step procedure as outlined within the EPA guidelines mentioned above, with all waste classification data to be collected and recorded appropriately across the demolition and construction stages of the development.

6.2 WASTE MANAGEMENT HIERARCHY

The NSW EPA waste management hierarchy has been adopted as the framework to guide the waste management practices of the proposed development, as depicted in Figure 1 below.

The waste hierarchy provides a reference on the order of approaches to achieve efficient resource use. The aspects of the hierarchy are applicable to the demolition, construction and operational stages of this project. As a key objective for all employees and personnel, the avoidance of waste generation and reuse of materials will have priority over recycling, and recycling will have priority over disposal.

Figure 1 Waste Management Hierarchy



7 DEMOLITION WASTE MANAGEMENT PLAN

7.1 DEMOLITION WASTE GENERATION

This WMP notes due to the existing conditions of the proposed site, being situated on a vacant lot and a greenfield site, only minimal volumes of waste would be anticipated from excavation works and removal of any landscaping present on-site. Additional waste streams relevant to demolition works including (concrete, steel, gyprock etc.) has been excluded from the waste generation assessment table below.

The recommended waste management strategies for the anticipated waste streams are discussed in Table 4 below.

Table 4 Estimated Demolition Waste Generation Volumes and Management Options

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favourable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Green Waste	General Solid Waste (Putrescible)	Minimal	Minimal		Separated and some chipped for landscaping. Delivered to off-site recycler listed below.
General Waste	General Solid Waste (Non-Putrescible) General solid waste (Putrescible)		Minimal	Minimal	Garbage may be generated on the subject site during any excavation work. Any garbage generated shall be sorted and stored onsite in general waste skips or bins, as deemed necessary.
Excavated material	Pre-Classified General Solid Waste (Putrescible) or (Non-Putrescible) Requires EPA Testing	Excavated material is to be reused on-site as fill subject to a Virgin Excavated Natural Material (VENM) assessment. Any unused clean concrete (without the presence of metal or other materials), clay bricks, asphalt (ripped and profiled) can be recycled at Cleanaway Lucas Heights Resource Recovery Park, 02 8645 4304			
Hazardous / special waste	Should any hazardous materials be present at the subject site, it must be disposed of in accordance with the appropriate guideline. The Veolia's Wetherill Resource Recovery Facility currently accepts asbestos, on the condition that a 24-hour notice is provided.				

7.2 DEMOLITION WASTE STORAGE AND COLLECTION

Demolition material generated during the development of the site will be recycled where possible. Recyclable material will be sorted and stored onsite in separate skips.

On-site training and inductions would be conducted to ensure staff are informed about the implemented waste management procedures.

All materials would be delivered to the appropriate landfill and resource recovery centres as listed below.

The principal off-site recyclers that can be used for this project are:

- Cleanaway Lucas Heights Resource Recovery Park, 02 8645 4304; and
- Cleanaway's Auburn Resource Recovery Centre, 02 8645 4304.

The principal licensed landfill sites that can be used for this project are:

- BINGO Alexandria, 1300 424 646

Demolition waste will be sorted and stored on-site in skips.

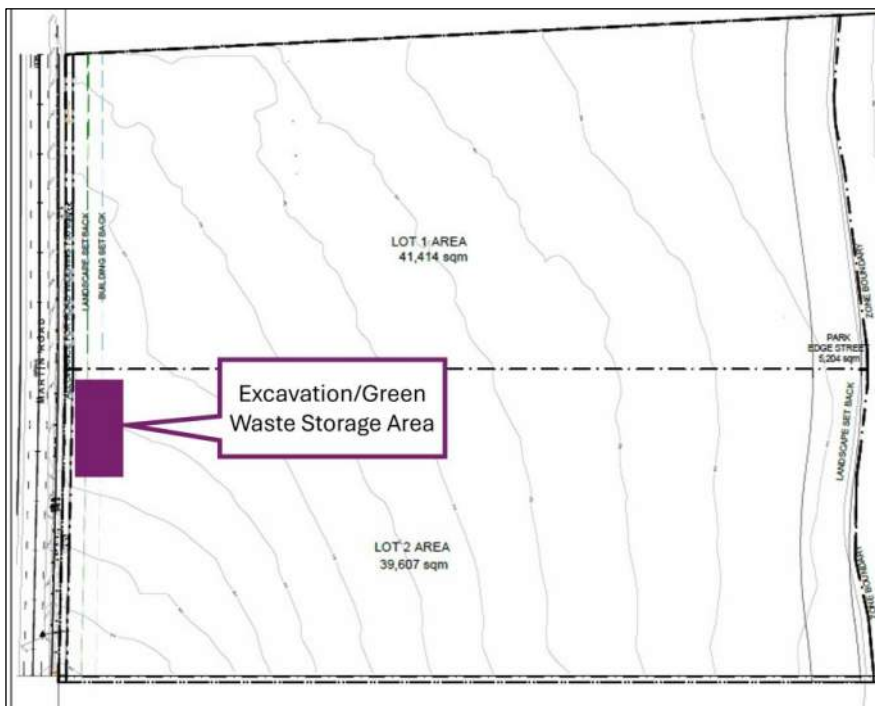
Please note that the nominated facilities below are suggested as suitably located, licensed facilities capable of accepting the relevant waste materials. Alternative facilities may be utilised if preferred, however must be licensed to receive the generated waste materials. Please also note that the capacities of the nominated facilities in accepting and recycling the specified materials may differ upon the time of construction hence it is recommended that they are contacted prior to transfers of waste to the site.

Waste skips should be provided for the following:

- 1 or more general waste skips (residual waste and dust) to be delivered to BINGO Alexandria Facility, 1300 424 646;
- 1 organics waste skip for any VENM that is not reused on site, garden vegetation and untreated timber to be delivered to Cleanaway's Lucas Heights Resource Recovery Park, 02 8645 4304.

Figure 2 shows the proposed storage area for demolition waste. Demolition waste shall not be stored along footpaths, public reserves and street gutters or in areas that would lead to contamination of stormwater and waterways.

Figure 2 Proposed Demolition Waste Storage Area



8 CONSTRUCTION WASTE MANAGEMENT PLAN

8.1 CONSTRUCTION WASTE GENERATION

Generation rates for construction waste have been adopted from *The Hills Shire Council Development Control Plan* Appendix A (2012), due to the lack of rates in *Liverpool Development Control Plan 2008 Part 1: General Controls for all development* (2024 update), *Western Sydney Aerotropolis (WSA) Development Control Plan DCP* (2021) and applicable NSW EPA guidelines.

The construction waste generation rates for a factory (per 1000m²) have been adopted as these are found to be the most suitable rates for the proposed use of the subject site. These generation rates are shown in Table 5 below.

Table 5 Estimate Waste Generation Rates for Construction Materials

Building Material	Waste Quantity (tonnes per 1000m ²)
Timber	0.25
Concrete	2.10
Bricks	1.65
Gyprock	0.45
Sand/Soil	4.80
Metal	0.60
Other	0.50

The estimated construction waste volumes for each material have been calculated based on the gross floor area of the proposed development of 36,733m². The estimated volumes and management strategies for construction waste are presented in Table 6.

The assessment below has been prepared to achieve the 80% recycling target for construction waste that has been set by the NSW EPA *Waste Avoidance and Resource Recovery Strategy 2014-21*, with exception to the sand/soil due to the nature of this waste stream.

Based on the estimated demolition waste generation quantities and the 80% recycling target, the site will need to divert 324 tonnes out of the total 405 tonnes from landfill via implementing the effective source separation practices as listed in the Table 6 below. This may need to be revised by the onsite Site Supervisor during the construction works as other waste streams (i.e. general waste) would need to be accounted and recycled where practical.

Table 6 Estimated Construction Waste Generation Volumes and Management Options

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Timber	General Solid Waste (Non-Putrescible)	1.9	7.8		Delivered to the off-site recycler listed below. Chipped remainder may be used in landscaping.
Concrete	General Solid Waste (Non-Putrescible)	66.0	16.4		To be used as hardstand during construction, then as base under pavements. Any unused concrete would be returned to batch plant for re-use.
Bricks	General Solid Waste (Non-Putrescible)	51.6	12.9		Clean and reuse lime mortar bricks for footings. Delivered to the off-site recycler listed below. Noted: it should not be mixed with other materials from construction and demolition waste and reinforced concrete.

Type of Waste Generated	NSW EPA Waste Classification	Most to Least Favorable			Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
		Reuse Estimate Volume Weight (t)	Recycle Estimate Volume Weight (t)	Disposal Estimate Volume Weight (t)	
Gyprock	General Solid Waste (Non-Putrescible)		14.1	3.5	Delivered to an off-site recycler or disposed of in a designated general waste skip. Should asbestos be present, the waste must be removed and disposed of in accordance with the requirements of Work Cover.
Sand/Soil	General Solid Waste (Non-Putrescible) General solid waste (Putrescible)		150.3	37.5	Delivered to the off-site recycler listed below.
Metal	General Solid Waste (Non-Putrescible)		18.8	4.7	Clean metal (i.e. without presence of other materials) will be delivered to the off-site recycler listed below. Any contaminated metal should be separated to be landfilled.
General waste (including residual waste and dust)	General Solid Waste (Non-Putrescible) General solid waste (Putrescible)		Minimal	Minimal	Disposed into a general waste skip.
Other	Pre-classified General Solid Waste (Non-Putrescible)		15.6	3.9	Sorted accordingly based on recycling potential of each material

8.2 CONSTRUCTION WASTE STORAGE AND COLLECTION

Construction waste material generated during the construction of the proposed development will be recycled where possible. Recyclable material will be sorted and stored onsite in an appropriately labelled skip.

It is anticipated that garbage will be generated on the subject site during the construction phase. Any garbage generated shall be sorted and store onsite in waste skips.

Construction waste will be sorted and stored on-site in skips.

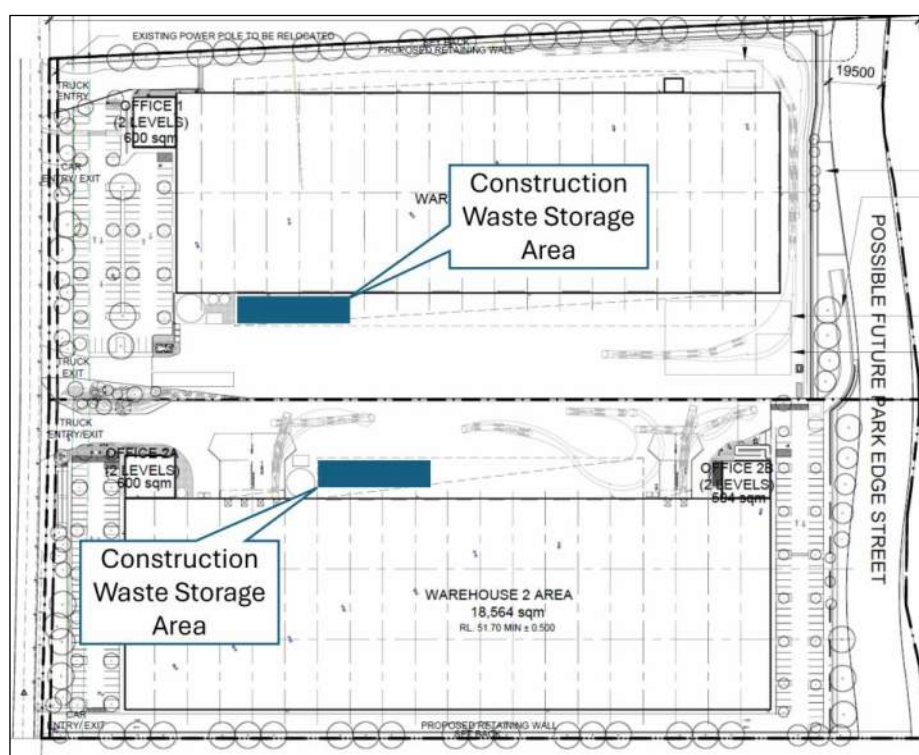
Please note that the nominated facilities below are suggested as suitably located, licensed facilities capable of accepting the relevant waste materials. Alternative facilities may be utilised if preferred, however must be licensed to receive the generated waste materials. Please also note that the capacities of the nominated facilities in accepting and recycling the specified materials may differ upon the time of construction hence it is recommended that they are contacted prior to transfers of waste to the site.

Waste skips should be provided for the following:

- 1 or more general waste skips for products including sand and soil not classified as VENM, gyprock, treated timber, residual waste and dust, to be delivered to BINGO Alexandria Facility, 1300 424 646;
- Recycling skips with one skip per material type for bricks, sandstone and concrete to be delivered to Cleanaway's Auburn Resource Recovery Centre, 02 8645 4304;
- 1 recycling skip for clean metal to be delivered to Cleanaway's Auburn Resource Recovery Centre, 02 8645 4304;
- 1 organics waste skip for untreated timber and VENM that is not reused on site including garden vegetation and untreated timber, to be delivered to Cleanaway's Lucas Heights Organic Resource Recovery Facility, NSW 2234;
- Additional recycling skips, as required for paper & cardboard, glass, plastics and others to be delivered to Cleanaway's Auburn Resource Recovery Centre, 02 8645 4304 or a suitable recycling facility.

Waste skips will be enclosed within waste bays. Waste bays will be lined with sediment fencing or shade cloth. Waste bays would be located in the proposed area as demonstrated in Figure 3 below.

Figure 3 Proposed Construction Waste Storage Area



Construction waste shall not be stored along footpaths, public reserves and street gutters or in areas that would lead to contamination of stormwater and waterways.

9 OPERATIONAL WASTE MANAGEMENT PLAN

9.1 WASTE GENERATION

Commercial waste generation rates are shown in Table 7. Calculations are based on 7 days per week operation for the warehouse and office spaces.

Office waste generation rates have been adopted based on the average office waste generation rates enclosed in the NSW EPA *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (2012).

Due to the lack of warehouse waste generation rates in the Liverpool Development Control Plan, WSA Development Control Plan and the NSW EPA *Better Practice Guidelines* (2012) referenced above, warehouse waste generation rates have been adopted based on commercial waste generation rates enclosed in the Sustainability Victoria *Better Practice Guide for Waste Management and Recycling in Multiunit Developments* (2019).

Organic waste generation volumes are anticipated to be minimal throughout the site hence this waste stream has not been assessed separately in the assessment below. Any organic waste generated will be disposed of into the general waste bins.

An additional skip bin may be required for Warehouse 1 (metal profiling) to manage metal offcuts and filings.

Table 7 Waste Generation Rates

Use	Garbage (L/100m ² /week)	Commingled Recycling (L/100m ² /week)
Warehouse	70L	70L
Office	56L	42L

Waste generation assessments are provided in Table 8 and Table 9.

Table 8 Waste Generation Assessment – Warehouse 1

Use	Area	Waste Per Week	
		Garbage	Recycling
Warehouse	16,465m ²	11,525L	11,525
Office	600m ²	336L	252
Total Waste Generated per Week		11,861L	11,777L

Table 9 Waste Generation Assessment – Warehouse 2

Use	Area	Waste Per Week	
		Garbage	Recycling
Warehouse	18,564m ²	12,995	12,995
Office	1,104m ²	618	464
Total Waste Generated per Week		13,613L	13,459L

9.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Bulk Waste and
- Hazardous Waste.

9.2.1 BIN STATIONS

Based on Method *Westpac NZ Case Study*, the use of bin stations throughout their office spaces have reduced waste to landfill by 40%. The case study discusses the significance of accountability in ensuring diversion of waste from landfill. It is therefore recommended that bin stations are provided throughout warehouse and office spaces.

Each bin station should be equipped with one bin for each waste stream. This would encourage the user to make a conscious decision before depositing their waste product into a specific bin and encourage appropriate segregation especially when bins are placed within an area open to public view.

An example bin station with vertical signage is shown in Figure 4. The vertical signage is recommended to be implemented at each bin station to educate the users on the appropriate separation methods. This would allow for maximum diversion of waste from landfill and recovery of the respective waste streams to be achieved.

Figure 4 Example Bin Station with vertical signage



9.2.2 GARBAGE (GENERAL WASTE)

All warehouses, office and respective commercial spaces would be furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacities of the following:

- Warehouse 1 – 550 litres
- Office 1 – 20 litres
- Warehouse 2 – 680 litres
- Office 2 – 30 litres

These capacities are based on the transfer of waste to the bin areas occurring up to three times per day.

Staff/cleaners would dispose of waste from these bins directly into the stream appropriate 4.5m³ bins provided within the ground level bin storage areas, accessed via the internal and external pathways (refer to Appendix 1).

Garbage is to be disposed of bagged.

9.2.3 COMMINGLED RECYCLING

All warehouses, office and respective commercial spaces would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacities of the following:

- Warehouse 1 – 280 litres
- Office 1 – 15 litres
- Warehouse 2 – 340 litres
- Office – 20 litres

These capacities are based on the transfer of recyclables to the bin areas occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the stream appropriate 4.5m³ bins provided within the ground level bin storage areas, accessed via the internal and external pathways (refer to Appendix 1).

Commingled recyclables would be disposed of loosely.

9.2.4 BULKY WASTE

All bulky waste will be managed independently by the respective warehouse tenants. All bulky waste will be temporarily stored within the respective warehouses prior to when collections occur.

The tenants would arrange for bulky waste collections to occur via a private contractor, as required.

9.2.5 METAL RECYCLING & DISPOSAL

Due to the operational practices and manufacturing component of the subject site, additional space for 1 x skip bin/waste container (4.5m³) has been calculated within the area of waste storage for warehouse lot (1), to assist with the separation and disposal of metal profiling, offcuts and filings forming a part of the ancillary manufacturing operations.

The collection frequency and appropriate bin size of metal recycling streams would be arranged by building management on an as required basis, once site operational capacities and volumes are known.

9.2.6 HAZARDOUS WASTE

Any hazardous waste generated on-site must be removed and disposed of in accordance with the requirements of WorkSafe, NSW EPA and the relevant environmental legislations and applicable guidelines. Refer to the submitted resilience and hazard SEPP report for further detail on potential hazards and management and handling practices.

9.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below from Table 10 to Table 12.

Table 10 Bin Size and Collection Frequency – Warehouse 1

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
Garbage	3	4.5m ³	1	13,500L	11,861L
Commingled Recycling	3	4.5m ³	1	13,500L	11,777L

Table 11 Bin Size and Collection Frequency – Warehouse 2

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
Garbage	2	4.5m ³	2	18,000L	13,613L
Commingled Recycling	2	4.5m ³	2	18,000L	13,459L

Table 12 Typical Waste Bin Dimensions

Capacity	Width (mm)	Depth (mm)	Height (mm)	Area (m ²)
4.5m ³	2020	1800	1800	3.64

Note: The above dimensions are based on Cleanaway's steel bin dimensions

9.4 BIN COLOUR AND SUPPLIER

All bins would be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7-2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids;
- Recycling shall have yellow lids; and
- Additional/future/specialised streams shall have a colour lid as differentiated to the above.

Note, private contractors often supply bins for collection.

9.5 WASTE STORAGE AREA

Table 13 and Table 14 demonstrate the cumulative space requirements and provision of waste areas in the industrial areas of the proposed development.

Please refer to scaled drawing shown in Appendix 1. All bin storage provided have been sized appropriately to allow for sufficient circulation, vehicular access and ventilation as required.

Table 13 Waste Area Space Requirements – Warehouse 1

Stream	Space Required (excluding circulation)	Space Provided
General Waste	3.64m ²	20.00m ² at minimum
Commingled Recycling	3.64m ²	
TOTAL	7.28m²	20.00m² at minimum

Table 14 Waste Area Space Requirements – Warehouse 2

Stream	Space Required (excluding circulation)	Space Provided
General Waste	7.28m ²	26.00m ² at minimum
Commingled Recycling	7.28m ²	
TOTAL	14.56m²	26.00m² at minimum

Waste management would be overseen by building management.

9.6 WASTE COLLECTION

All commercial waste generated would be collected and managed by private service contractor as follows:

Warehouse (1):

- 1 x 4.5m³ garbage bin collected three times per week; and
- 1 x 4.5m³ commingled recycling bin collected three times per week;

Warehouse (2):

- 2 x 4.5m³ garbage bins collected twice per week; and
- 2 x 4.5m³ commingled recycling bin collected twice per week;

All waste bins would be stored on-site within the bin storage areas provided.

Skip/steel bin collections would occur via a standard heavy rigid (HRV) front-lift collection vehicle with an operating height of up to 6.5 metres. This height clearance allows the waste truck to access and operate within the waste collection areas.

9.6.1 COLLECTIONS (WAREHOUSE LOT 1)

Waste collection vehicles would enter the subject site via the Martin Road entrance, to travel safely in a forward motion towards the bin storage area located at the southern end of Warehouse Lot 1.

Vehicle operators would prop safely and in-line with the required waste stream at the provided bin storage area to perform a front-lift bin transfer and return upon emptying.

Collection vehicles would exit site in a forward direction, exiting the subject site towards Martin Road as demonstrated in the swept paths provided in Appendix 2 below.

Building management and directed staff would ensure that waste vehicles and operators are able to access the required bins.

9.6.2 COLLECTIONS (WAREHOUSE LOT 2)

Waste collection vehicles would enter the subject site via the Martin Road entrance, to travel safely in a forward motion towards the bin storage area located at the Northern end of Warehouse Lot 2.

Vehicle operators would prop safely and in-line with the required waste stream at the provided bin storage area to perform a front-lift bin transfer and return upon emptying.

Collection vehicles would exit site in a forward direction, exiting the subject site towards Martin Road as demonstrated in the swept paths provided in Appendix 2 below.

Building management and directed staff would ensure that waste vehicles and operators are able to access the required bins.

Note: Commercial waste bins would not be presented to the kerbside at any point during collections for each warehouse lot.

10 RESPONSIBILITIES

Building management would be responsible for overseeing waste management within the development. Responsibilities would include:

- Providing a copy of the endorsed Waste Management Plan to the building operator;
- Providing commercial tenants with an information package which would include the following information:
 - (a) A copy of this Waste Management Plan which includes information on waste storage areas and management methods onsite;
 - (b) Methods and techniques for waste reduction and minimisation (i.e. having better purchasing practices of food, avoiding single use items where possible, utilising reusable bags and containers etc.);
 - (c) Information regarding bin collection days and requirements;
 - (d) Staff members' responsibilities with regard to bin usage, storage, and collection
- Ensure that all bins throughout the site and the bin rooms are equipped with appropriate signages to guide users on appropriate segregation methods for waste and recyclables;
- Inspecting waste stores;
- Reviewing contamination within bins;
- Investigating incidents of inappropriate waste storage (or aggregation).

Building management would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

It is recommended that building management conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

11 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by NSW EPA or equivalent. The typical NSW EPA signage is illustrated in Figure 5.

Figure 5 NSW EPA Signage



12 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates.

Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Building management should encourage users by demonstrating a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act 2017* will be observed in order of preference (refer to Figure 1 above).

In addition to the waste management strategy detailed in the enclosed report, building management can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels in recycling and cardboard bins. The results of the audit could be shared with industrial tenants to encourage them to continue or to improve their waste separation efforts. The audit may also be beneficial from a cost perspective as it would inform building management of opportunities to reduce bin numbers or collection frequencies.

Commercial tenants should be inducted on on-site waste management practices and on the development's sustainability action plan via the provision of a handbook or in-person training, as deemed necessary.

13 WASTE AREA DESIGN REQUIREMENTS

13.1 VENTILATION

The bin areas will be naturally ventilated, due to the external placement of bins and the location of bin storage areas onsite per warehouse tenancy.

13.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

Appropriately drained wash down areas would be provided within the waste areas in which each bin is to be washed regularly by building management. Bin washing areas or bin wash bays must discharge to a litter trap. Bin wash areas should not discharge into stormwater drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all waste water to within their washing apparatus so as to not impact on the drainage provisions of the site.

Building management and cleaners would be responsible in ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping would be appropriately educated and made aware of correct waste disposal techniques.

13.3 NOISE REDUCTION

All waste areas would meet EPA, BCA and AS2107 acoustic requirements as appropriate within operational hours assigned to minimise acoustic impact on surrounding premises.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighbouring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection
- Noisy verbal communication between operators should be avoided where possible.

13.4 DDA COMPLIANCE

All waste areas to be accessed by staff members would comply with AS1428.1:2009.\

14 RISK AND HAZARD ANALYSIS

Table 15 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections. The information provided below have been adopted from WorkCover NSW *Collection of Domestic Waste: Code of Practice*. The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

Table 15 Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	Vehicle operators would be trained in ensuring the following Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation Vehicle operators should not exit the vehicle body unless engine is switched off, ignition key is removed, safety prop is in position and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operator should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	This would not apply for the skip bins given that the bins will be tipped directly by the collection vehicle. The loading dock and waste storage area would be well lit at all times to ensure good visibility to staff/vehicle operators. For any other mobile garbage bins that may be collected, as the collection areas are at the same grade with that of the waste areas, there are no hazards presented from the presence of slopes or steps. However, to ensure that any other potential risks are mitigated, frequent communication should be maintained between the driver and runner and the runner should only transfer one bin at a time.
Surrounding traffic	Conflict with other vehicle operators and industrial tenants within the loading dock during collection	Medium	Ensure that collection is to occur only at off-peak hours. The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	Commercial tenants should be educated on safe disposal of hazardous substances and sharp objects. Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.
Waste Bins	Overflowing bins affecting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provide larger capacities than the volumes generated for all waste streams hence there would be a low likelihood of this occurring.

15 SUPPLIER CONTACT INFORMATION

Table 16 provides a list of equipment specified by this waste management plan.

Table 16 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
Warehouse 1			
4.5m ³ skip bins	2	Private Supplier*	1 x 4.5m ³ garbage bin 1 x 4.5m ³ commingled recycling bin
Warehouse 2			
4.5m ³ skip bins	4	Private Supplier*	2 x 4.5m ³ garbage bins 2 x 4.5m ³ commingled recycling bin
Bin Station(s)	As required	Private Supplier	Internal and external bin stations. Each bin station will contain one bin per waste stream.
*Private waste collection contractors often supply their own bins for collection. Note: All skip bins must be equipped with wheels to allow transfer of bins during collections.			

Below is a complimentary listing of contractors and equipment suppliers. 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.

SALT does not warrant (or make representations for the goods/services provided by these suppliers.

15.1 EQUIPMENT SUPPLIERS

15.1.1 BIN SUPPLIER

- Method Recycling (bin stations) – 0477 630 220 / 0412 001 686
- Source Separation System (wheelie bin and bin stations) – 1300 739 913

15.2 WASTE COLLECTORS

15.2.1 GARBAGE, RECYCLING AND CARDBOARD

- Capital City Waste Services – 02 9599 9999
- Cleanaway – 13 13 39
- JJ Richards – 07 3208 8299
- Wanless – 1300 926 537
- SUEZ Environment – 13 13 35
- Sydney Waste Services – 02 8661 0031
- Veolia Environmental Services – 132 955

15.3 BIN WASHING SERVICES

- OZ Bin Cleaning – 1300 651 165
- myBins – 1300 692 467
- Dirt2Neat – 02 8745 8818 / 1300 097 932

16 PURPOSE AND LIMITATIONS

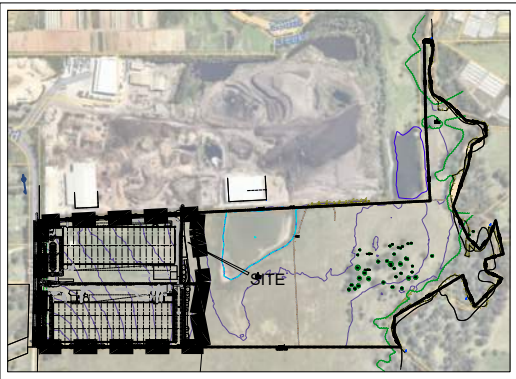
This Waste Management Plan has been prepared to form a part of the development application. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

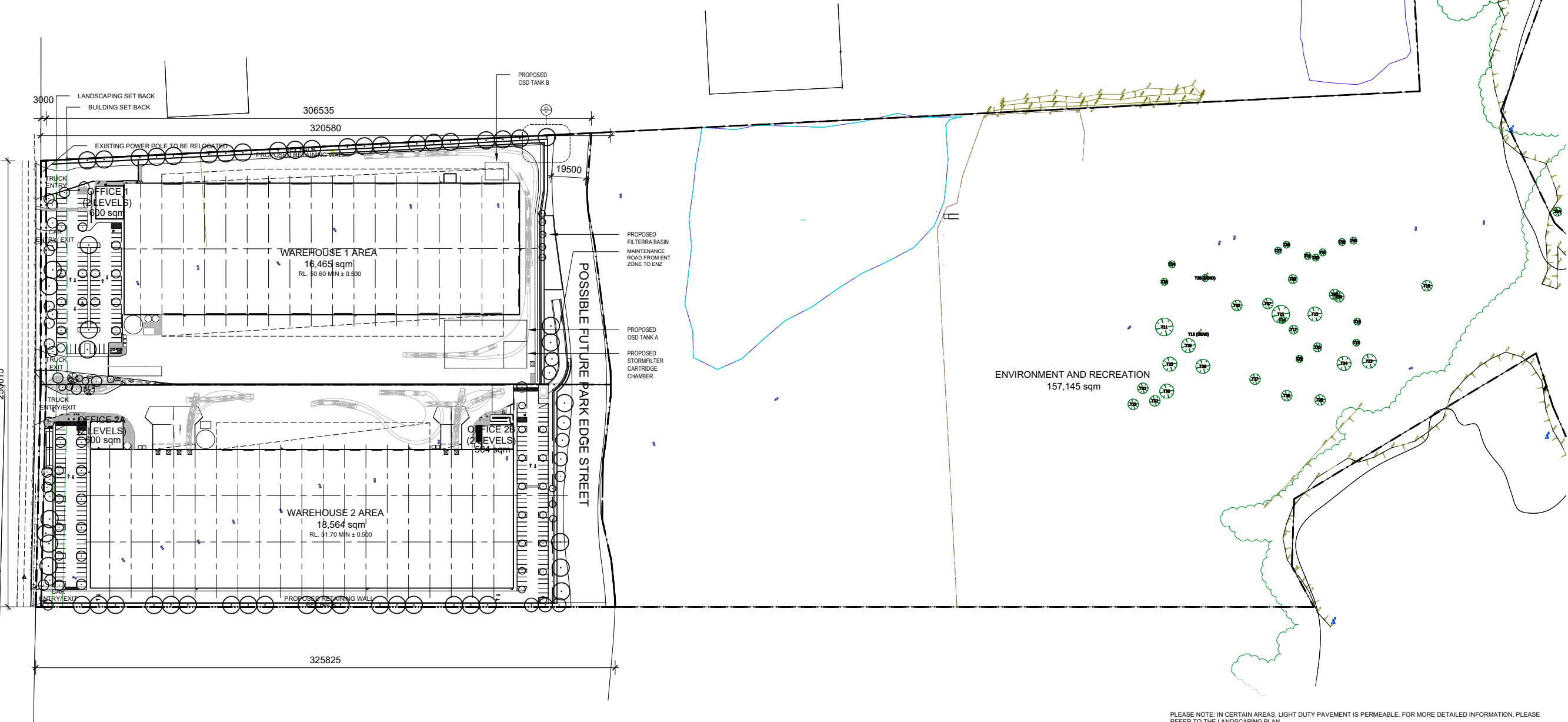
The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the occupancy rate of the development;
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only. SALT recommends that the developer attains the latest specifications of the required equipment from the respective contractor(s) prior to purchasing; and
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 DESIGN DRAWINGS



LOCATION PLAN



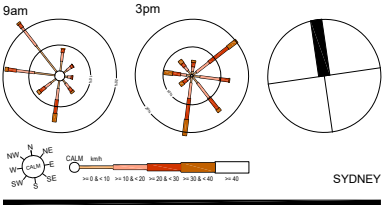
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E	REVISION – PAD LEVEL CHANGE	15.02.24
F	REVISION – ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REVISION – 2B CARPARKING LEVEL CHANGE + 2B OFFICE RAMP	24.04.24
H	REVISION – REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
I	REVISION – UPDATED IN ACCORDANCE TO CIVIL AND LANDSCAPE	09.07.24
J	REVISION – ADDED DANGEROUS GOODS AND RACKING	02.05.25
K	REVISION – RELOCATION OF PARK EDGE STREET	16.09.25
L	REVISION – UPDATED IN ACCORDANCE TO CIVIL	26.11.25
M	REVISION – UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

DEVELOPMENT SUMMARY

LOT 1	
SITE AREA SUBDIVISION	41,414 sqm
WAREHOUSE AREA	16,465 sqm
OFFICE (2 LEVELS)	600 sqm
AMENITIES BLOCK	37 sqm
TOTAL BUILDING AREA	17,102 sqm
EFFICIENCY	41.3 %
AWNING (5-8m)	1,439 sqm
AWNING (12m)	2,304 sqm
CARPARKING PROVIDED	86 spaces
HEAVY DUTY PAVEMENT (H)	13,838 sqm
LIGHT DUTY PAVEMENT (L)	2,631 sqm
LANDSCAPING AREA	4,206 sqm
PARK EDGE STREET AREA	2,759 sqm

DEVELOPMENT SUMMARY

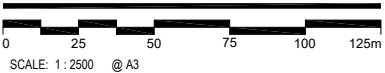
LOT 2	
SITE AREA SUBDIVISION	39,607 sqm
WAREHOUSE AREA	18,564 sqm
OFFICE (2 LEVELS)	1,104 sqm
TOTAL BUILDING AREA	19,668 sqm
EFFICIENCY	49.66 %
AWNING (3m)	108 sqm
AWNING (15m)	1,800 sqm
CARPARKING PROVIDED	119 spaces
HEAVY DUTY PAVEMENT (H)	7,993 sqm
LIGHT DUTY PAVEMENT (L)	5,024 sqm
LANDSCAPING AREA	3,412 sqm
PARK EDGE STREET AREA	2,445 sqm



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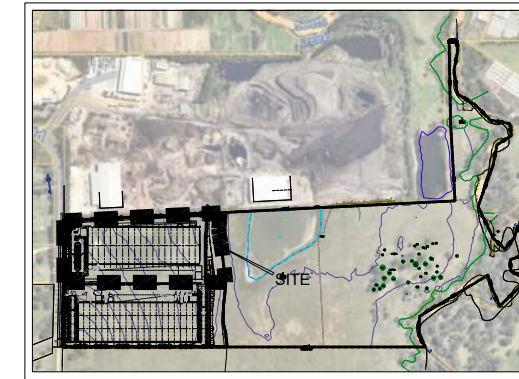
PROJECT
METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED MASTERPLAN W BUILT FORM



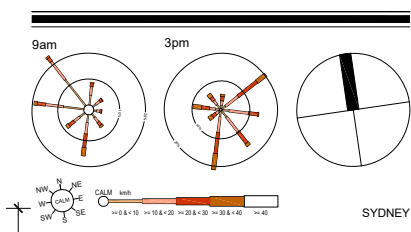
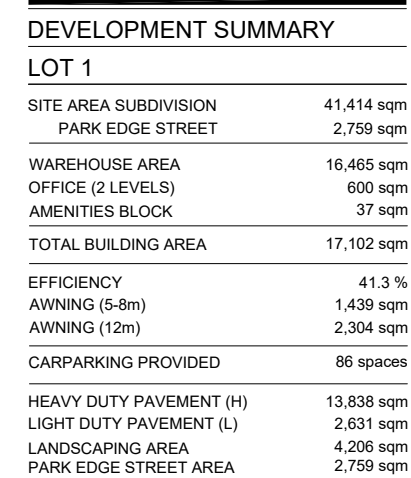
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C	REVISION - CAR PARK & LANDSCAPING	19.10.23
D	REVISION - PAD LEVEL CHANGE	19.10.23
E	REVISION - PAD LEVEL CHANGE	15.02.24
F	REVISION - ADDITIONAL WESTERN CAR ENTRY/EXIT	15.02.24
G	REVISION - 2B CARPARKING LEVEL CHANGE + 2B OFFICE RAMP	24.04.24
H	REVISION - REMOVED ADDITIONAL WESTERN CAR ENTRY/EXIT	24.06.24
I	REVISION - UPDATED IN ACCORDANCE TO CIVIL AND LANDSCAPE	09.07.24
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M	REVISION - UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

LOCATION PLAN



39205
BUILDING SIDE SETBACK

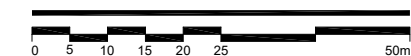
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DEP0003111 | PDP0001062

PROJECT _____

METROLL & SPEC
230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED SITE PLAN



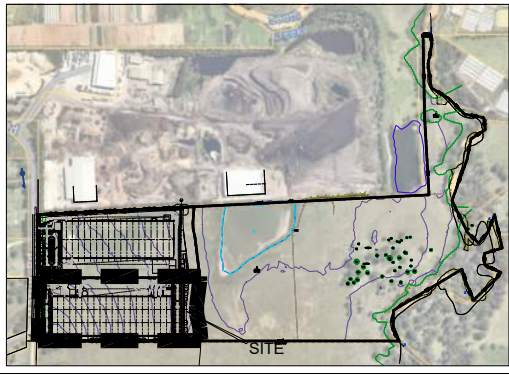
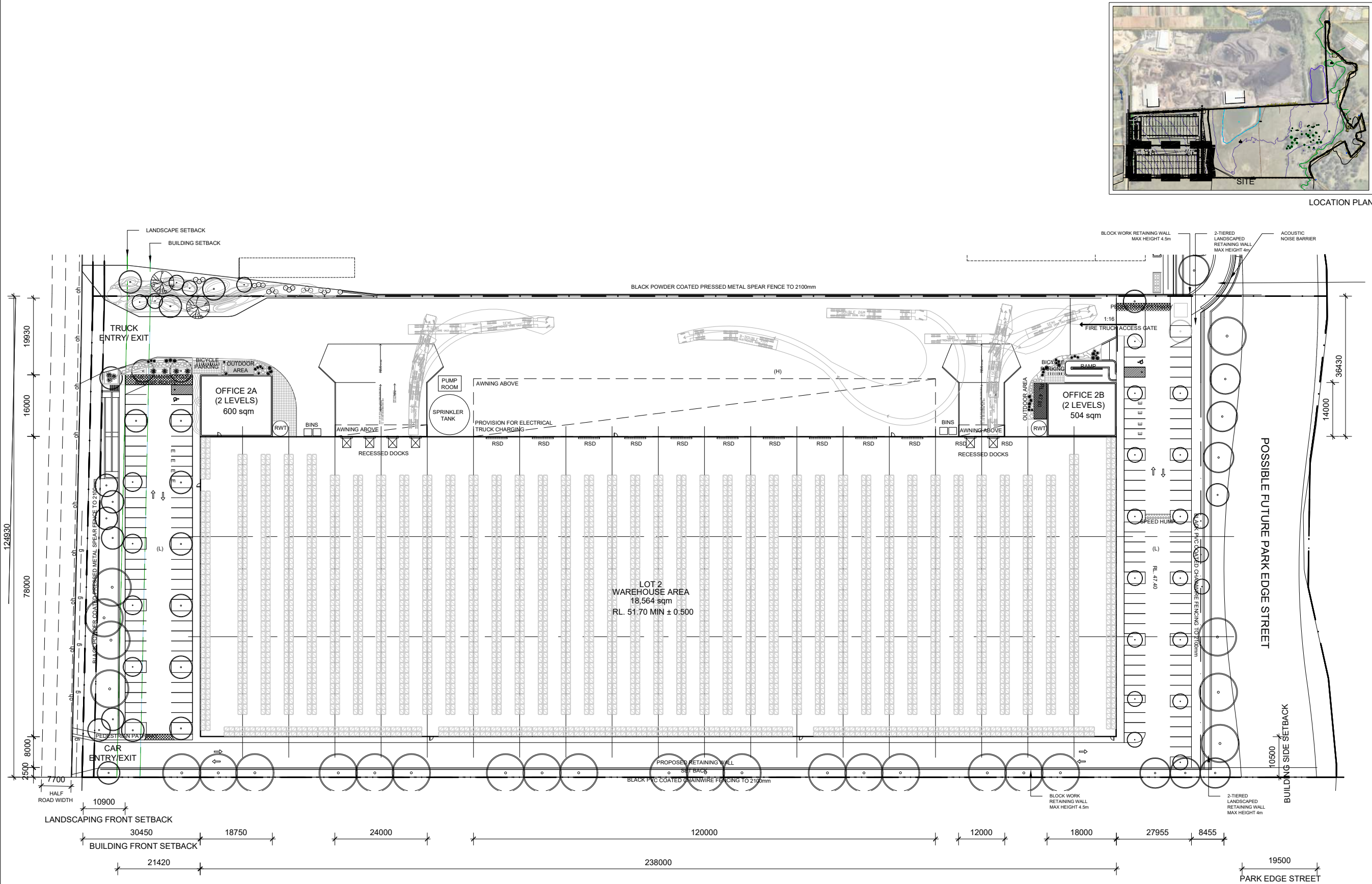
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PLEASE NOTE: IN CERTAIN AREAS, LIGHT DUTY PAVEMENT IS PERMEABLE. FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE LANDSCAPING PLAN.

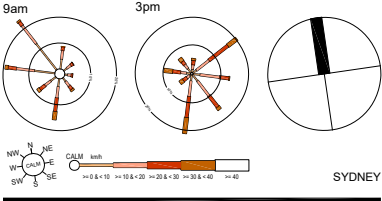
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REVISIONS		
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C	REVISION - CAR PARK & LANDSCAPING	19.10.23
D	REVISION - PAD LEVEL CHANGE	19.10.23
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M	REVISION- UPDATED IN ACCORDANCE TO TRAFFIC & FIRE CONSULTANTS	22.01.26

DEVELOPMENT SUMMARY

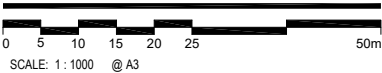
LOT 2	
SITE AREA SUBDIVISION	39,607 sqm
PARK EDGE STREET	2,445 sqm
WAREHOUSE AREA	18,564 sqm
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PROJECT
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230 MARTIN ROAD
BADGERYS CREEK, NSW

DRAWING TITLE
PROPOSED SPEC SITE PLAN



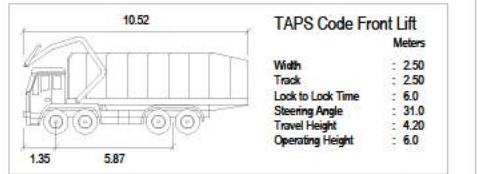
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LAST SAVED BY: HAN XU
PLOT DATE : 22.01.2026

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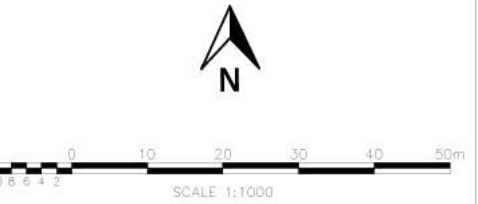
APPENDIX 2 SWEPT PATH ANALYSIS (PREPARED BY OTHERS)



VEHICLE USED IN SIMULATION



SWEPT PATH LEGEND	
	VEHICLE BODY
	FRONT TIRES
	VEHICLE PATH
	VEHICLE CLEARANCE (300mm)
	VEHICLE
	SPEED = 5KM/H



PROJECT

230 MARTIN ROAD,
BADGERYS CREEK

CLIENT

EMKC3

DRAWING TITLE

A-TRIPLE THROUGH SITE

DRAWING NUMBER

MOD23113NSW - SK05

DATE	REVISION
22 OCT 2024	C

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS
C	A.E.H	T.A	22/10/24	DESIGN REVIEW



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