

# WASTE MANAGEMENT PLAN

52 Sinclair Street, Goulburn

**Prepared for:**

KDC Planning Development Property  
Suite 2B, 125 Bull Street  
Newcastle West NSW 2302

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## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
Grd Floor, 2 Lincoln Street  
Lane Cove NSW 2066 Australia  
(PO Box 176 Lane Cove NSW 1595 Australia)  
T: +61 2 9427 8100  
E: sydney@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with KDC Planning Development Property (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.18463-R01-v3.0	4 April 2019	Celine El-Khouri	Andrew Quinn	Andrew Quinn
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# 1 Introduction

## 1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) was engaged by KDC Planning Development Property (the Client) to prepare an operational waste management plan (OWMP) in support of an environment impact statement (EIS) for the State Significant Development Application (SSDA) for a proposed poultry processing facility at 52 Sinclair St, Goulburn NSW (the Development). The Development is in the Goulburn Mulwaree Council (Council) area.

This OWMP applies to waste generated during the operation of the Development and was prepared using architectural drawings provided by the Client (**Appendix A**).

## 1.2 Objectives

The objectives of this OWMP are to:

- Identify potential wastes likely to be generated during the operation of the Development.
- Help implement safe and practical options for waste collection from the Development by Council and/or private waste servicing contractors.
- Encourage waste avoidance through design, ordering and planning.
- Provide advice on how identified wastes should be handled, processed and disposed of, re-used or recycled in accordance with Director General's Requirements, Council requirements, relevant Australian Codes and Standards and better practice waste minimisation principles.

## 1.3 Review of OWMP

This OWMP is not a static document. It is a working document that requires review and updating to ensure ongoing suitability for the proposed on-going operations at the site.

This OWMP should be reviewed and updated:

- to remain consistent with waste and landfill regulations and guidelines;
- if changes are made to site waste and recycling management; or
- to take advantage of new technologies, innovations and methodologies for waste or recycling management.

Changes made to the OWMP, as well as the reasons for the changes made, should be documented by the site operator as part of the review process.

Copies of the original OWMP, as well as all future versions of the OWMP, should be retained by the site operator.

## 2 Project Description

### 2.1 Site identification

The Development is located at 52 Sinclair St, Goulburn NSW 2580 (**Figure 1**) and is formally identified as Lot 22 on DP 750050.



Adapted from Six Maps: <https://maps.six.nsw.gov.au/>, accessed 08 February 2019

**Figure 1** Site location

### 2.2 Site operations

The main purpose of the Development is for the processing of chickens for human consumption, with a poultry processing facility located on-site accompanied by a number of associated facilities.

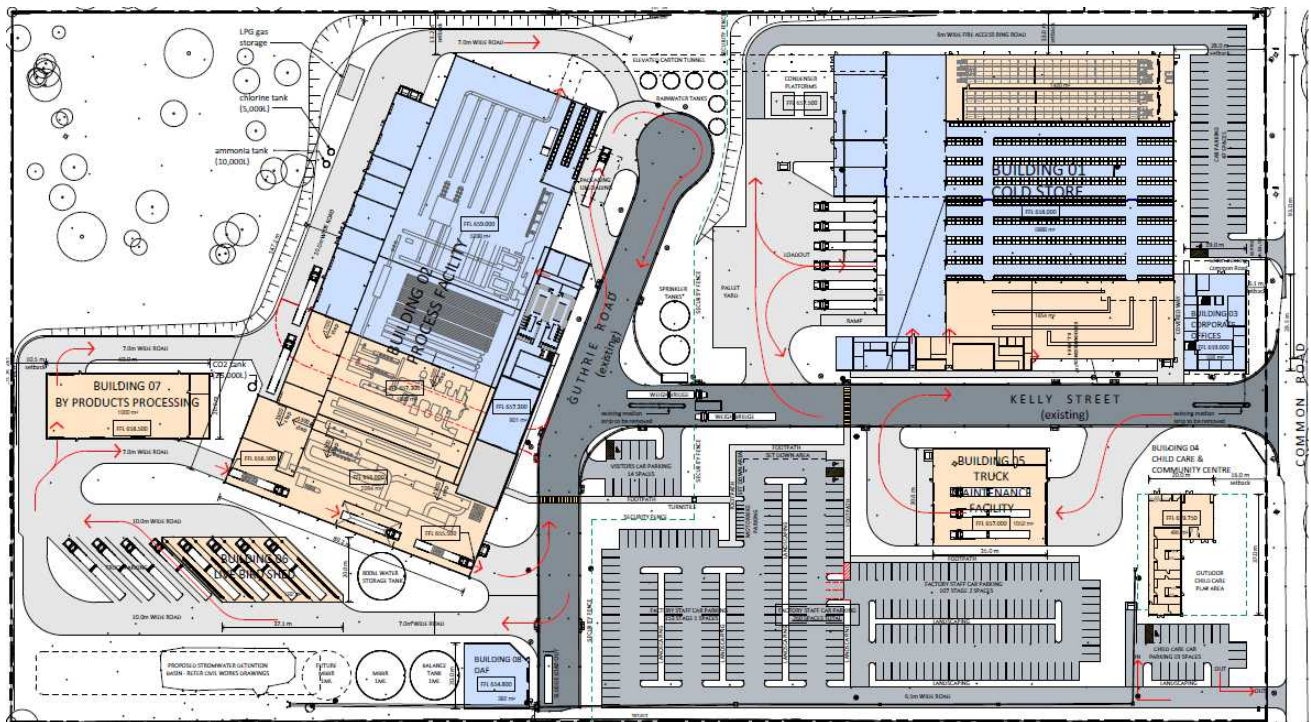
The facilities located on-site include the following:

- A live bird shed for the temporary storage of incoming birds
- A processing facility building consisting of a truck wash area, poultry processing infrastructure, a plant room, a boiler room, a workshop, a packaging room, amenities, a lunch room, offices and a laboratory
- An overhead conveyor tunnel transporting packaged poultry from the processing building to the cold storage building
- A cold storage building, which includes cold storage infrastructure, a workshop, a maintenance room, a plant room, a battery charging room, offices, lunch rooms and amenities

- An office building consisting of two levels of office rooms, amenities and a lunch room
- A childcare and community centre
- A truck maintenance facility with eight truck storage spaces
- A by-products rendering facility for the processing of poultry waste to be sold as fertilisers and animal food. This form of animal food is for materials considered unsuitable for processing as pet food in the processing facility
- A gatehouse and weighbridge
- A wastewater treatment plant, and
- Car parking.

The site is currently vacant and the Development is to be constructed in two stages. The stages are identified in the architectural drawing attached in **Appendix A** and titled 'Overall Site Plan – Final Stage – No Contours'. Stage 1 is to include the construction of the wastewater treatment plant, the office building and parts of the processing and cold storage facility. The rest is to be constructed in Stage 2. The stages are further identified in **Section 5.3**.

The Development is expected to operate five days per week processing an average of 1,000,000 birds per week. The Development can be seen in **Figure 2** below.



**Figure 2 The Development**

## 3 Better Practice for Waste Management and Recycling

### 3.1 Waste management hierarchy

This OWMP has been prepared in line with the waste management hierarchy (**Figure 2**), which summarises the objectives of the *Waste Avoidance and Resource Recovery Act 2001*.

The waste management hierarchy comprises the following principles, from most to least preferable:

- Waste **avoidance**, prevention or reduction of waste generation. Achievable through better design and purchasing choices.
- Waste **reuse**, reuse without substantially changing the form of the waste.
- Waste **recycling**, treatment of waste that is no longer usable in its current form to produce new products.
- Energy **recovery**, processing of residual waste materials to recover energy.
- Waste **treatment**, reduce potential environmental, health and safety risks.
- Waste **disposal**, in a manner that causes the least harm to the natural environment.

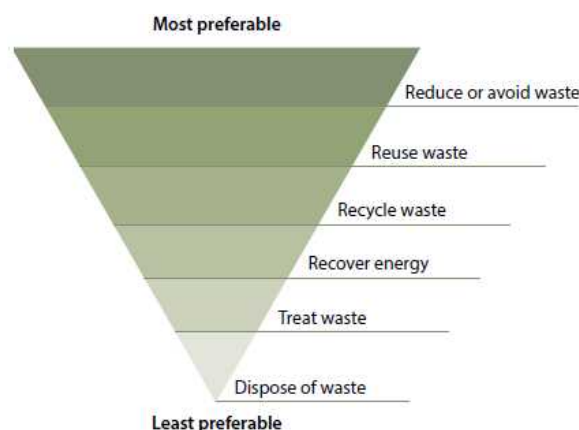


Image from NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21.

**Figure 3** Waste management hierarchy

### 3.2 Benefits of adopting better practice

Adopting better practice principles in waste minimisation offers significant benefits for organisations, stakeholders and the wider community. Benefits from better practice waste minimisation include:

- Improved reputation of an organisation due to social and environmental responsibility
- Lowered consumption of non-renewable resources
- Reduced environmental impact, for example, pollution, from materials manufacturing and waste treatment
- Reduced expenses from lower waste disposal and
- Providing opportunities for additional revenue streams through beneficial reuse.

## 4 Legislation and Guidance

Legislation and guidance documents outlined in **Table 1** should be referred to during all stages of the Development.

**Table 1 Waste legislation and guidance**

Legislation/Guidance	Objectives
<b>DCP and LEP</b>	
Goulburn Mulwaree Local Environmental Plan (LEP) 2009 <sup>1</sup>	The Goulburn Mulwaree Local Environmental Plan (LEP) came into force on 20 February 2009 and provides the legal framework of the Goulburn Mulwaree DCP, including land use and development permitted in a set zone. The LEP also contains provisions to conserve local heritage and protect sensitive land.
Goulburn Mulwaree Development Control Plan 2009 (Amendment No. 6 – 25 January 2019) <sup>2</sup>	The Goulburn Mulwaree Development Control Plan 2009 (DCP) supports provision of the LEP planning controls by providing detailed planning and design guidelines. The DCP has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979.  This OWMP specifically addresses Part 6- Special Development Types (Poultry Farms). These sections set out the waste management and servicing requirements for a proposed rural poultry farming operation in Council’s Local Government Area.
Council’s Waste Management Guide for Developers	The document was developed by Council to provide guidance to developers for waste management in residential and non-residential developments.
<b>Other</b>	
Building Code of Australia (BCA) and relevant Australian Standards	The BCA has the aim of achieving nationally consistent, minimum necessary standards of relevant health and safety, amenity and sustainability objectives efficiently.
Council of Australian Governments National Construction Code 2016	The National Construction Code 2016 sets the minimum requirements for the design, construction and performance of buildings throughout Australia.
NSW EPA’s Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012	These better practice guidelines present information on waste minimisation and resource recovery as well as information on commonly used waste management provisions. The guidelines also provide benchmarks for assessing waste production rates in Australia.
NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21	The <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i> is aimed at ultimately “improving environment and community well-being by reducing the environmental impact of waste and using resources more efficiently” by presenting a framework intended to avoid and reduce waste generation, increase recycling, divert more waste from landfill, manage problem wastes better, reduce litter and reduce illegal dumping.
NSW EPA Resource Recovery Orders and Resource Recovery Exemptions	The NSW EPA has issued a number of resource recovery orders and resource recovery exemptions under the POEO (Waste) Regulation 2014 for a range of wastes that may be recovered for beneficial re-use. These wastes typically include those from demolition and construction works, as well as operational wastes such as food waste. <ul style="list-style-type: none"> <li>Resource recovery orders present conditions which generators and processors of waste must meet to supply the waste material for beneficial re-use.</li> <li>Resource recovery exemptions contain the conditions which consumers must meet to use waste for beneficial re-use.</li> </ul>

<sup>1</sup> <https://www.legislation.nsw.gov.au/#/view/EPI/2009/56>

<sup>2</sup> <https://www.goulburn.nsw.gov.au/Planning-Information/Goulburn-Mulwaree-Development-Control-Plan-2009.aspx>

Legislation/Guidance	Objectives
NSW EPA's Waste Classification Guidelines 2014	The NSW EPA <i>Waste Classification Guidelines</i> assists waste generators to effectively manage, treat and dispose of waste to ensure the environmental and human health risks associated with waste are managed appropriately and in accordance with the <i>POEO Act 1997</i> and is associated regulations.
<i>Protection of the Environment Operations Act (POEO) 1997 and Amendment Act 2011</i>	The <i>POEO Act 1997</i> and <i>POEO Amendment Act 2011</i> are administered by the NSW Environment Protection Authority (NSW EPA) to enable the NSW Government to establish instruments for setting environmental standards, goals, protocols and guidelines. They outline the regulatory requirements for lawful disposal of wastes generated during the demolition, construction and operational phases of a development, as well as the system for licencing waste transport and disposal.
<i>Waste Avoidance and Resource Recovery Act 2001</i>	<p>The <i>Waste Avoidance and Resource Recovery Act 2001</i> aims to promote waste avoidance and resource recovery and repeals the <i>Waste Minimisation and Management Act 1995</i>. Specific objectives of the <i>Waste Avoidance and Resource Recovery Act 2001</i> include:</p> <ul style="list-style-type: none"> <li>• encouraging efficient use of resources</li> <li>• minimising the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste</li> <li>• ensuring industry and the community share responsibility in reducing/dealing with waste, and</li> <li>• efficiently funding of waste/resource management planning, programs and service delivery.</li> </ul> <p>As of 2016, the addition to the Act of Part 5 defines the legislative framework for the "Return and Earn Container Deposit Scheme" whereby selected beverage containers can be returned to State Government authorities for a monetary refund.</p>

## 5 Operational Waste Management

### 5.1 Site operational waste

This chapter addresses the waste management requirements for waste streams generated from the daily operations of the Development which is described in **Section 2.2**.

### 5.2 Targets for resource recovery

The waste management performance of each new development should contribute to the overall NSW State targets for recycling outlined in NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21. The targets include increasing waste diverted from landfill to 75% and recycling 70% of commercial, industrial and municipal solid waste<sup>3</sup>.

SLR anticipates that the waste minimisation measures in the following sections will assist the Client in meeting this target. Waste reporting and audits can be used to determine the actual percentage of wastes that are being, or have been, recycled during operation.

### 5.3 Waste streams and classification

The following broad waste streams are anticipated from the operation of each of the facilities in the Development:

- General waste
- Paper and cardboard
- Recyclable containers
- Food and organic waste
- Bulk packaging waste
- E-waste
- Bulky waste items, such as furniture.

Other waste streams that are specific to each facility in the Development are shown in **Table 2** and **Table 3** below. **Table 2** identifies the waste streams anticipated from the wastewater treatment plant, live bird shed, childcare community centre, truck maintenance facility and by-products rendering facility. **Table 3** identifies the waste streams anticipated from the different processes that occur in the processing and cold storage facilities. The facilities and processes have been categorised by their stage of construction.

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<sup>3</sup> <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/wastestrategy/140876-warr-strategy-14-21.pdf?la=en&hash=EC6685E6624995242B0538B18C2E80C0CA2E51B3>

**Table 2 Anticipated waste streams from the Development**

Stage	On-site facility	Waste streams
1	Wastewater treatment plant	Sludge
2	Live bird shed	Bird droppings Dead birds
	Childcare and community centre	Nappies, food, food packaging
	Truck maintenance facility	Used PPE, gloves, disposable uniforms Tyres Air and oil filters Rags Oil Brake pads Metals and mechanical parts Batteries
	By-products rendering facility	Used PPE, gloves, disposable uniforms Sludge

The different processes in the processing and cold storage facilities are to be constructed separately in both stages of the construction. This is shown in the architectural drawing ‘Overall Site Plan – Final Stage’ attached in **Appendix A**. The waste streams specific to the processing and cold storage facility are shown in **Table 3** below. During Stage 1, bird killing and bleeding, dressing and evisceration are to be undertaken off-site.

**Table 3 Anticipated waste streams from the processing and cold storage facilities**

Stage	Processing and cold storage area	Waste streams
1	Portioning and de-boning (meat processing)	Used personal protective equipment (PPE) such as gloves and disposable uniforms Bone waste
	Packaging	Packaging material such as plastics and cartons Broken pallets Used personal protective equipment such as gloves and disposable uniforms
2	Bird reception and killing	n/a
	Bleeding, dressing and evisceration	Blood Inedible gut waste Bone waste Feathers Unaccounted sludge

Potential waste types, their associated waste classifications, and management methods are provided in **Table 4**. For further information on how to determine a waste's classification, refer to the NSW EPA (2014) *Waste Classification Guidelines*.<sup>4</sup> Suggestions for recycling drop off locations and contacts can be found on <https://businessrecycling.com.au/> for each waste type.

**Table 4 Potential operational waste types, classifications and management methods**

Waste Types	NSW EPA Classification	Proposed Reuse / Recycling / Disposal Method
Clean office paper	General solid (non-putrescible) waste	Paper recycling at off-site licensed facility
Cardboard and bulky cardboard boxes	General solid (non-putrescible) waste	Cardboard recycling at off-site licensed facility
Dead birds	General solid (putrescible) waste	On-site treatment in the by-products rendering facility
Poultry droppings	General solid (putrescible) waste	Washed down and sent to on-site wastewater treatment plan
Recyclable containers including glass and plastic bottles, aluminium cans and steel cans	General solid (non-putrescible) waste	Recycling at off-site licensed facility Some containers that attract a deposit under the NSW Government's <i>Return and Earn Scheme</i> , may be separated by staff or contactors for redemption.
Food waste	General solid (putrescible) waste	Donate, if suitable; alternatively compost on or off-site or dispose to landfill with general garbage
Batteries	Hazardous waste	Off-site recycling. Contact the Australian Battery Recycling Initiative for more information
Mobile Phones	Hazardous waste	Off-site recycling. Contact Mobile Muster for more information
Stationery	General solid (non-putrescible) waste	Off-site recycling or disposal to landfill
Bulky polystyrene	General solid (non-putrescible) waste	Off-site recycling or disposal at landfill
Furniture	General solid (non-putrescible) waste	Off-site reuse or disposal to landfill
E-waste	Hazardous waste	Off-site recycling
Tyres	Special waste	Off-site recycling or disposal at licensed facility
Air and oil filters and rags	General solid waste (non-putrescible)	Off-site recycling or disposal at licensed facility
Printer toners and ink cartridges	Hazardous waste	Off-site recycling; free disposal box or bags and pickup service exists for printer toners and ink cartridges
General garbage (including non-recyclable plastics)	General solid (putrescible and non-putrescible) waste	Disposal at landfill

<sup>4</sup> Available online from <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>

Waste Types	NSW EPA Classification	Proposed Reuse / Recycling / Disposal Method
Spent smoke detectors <sup>5</sup>	General solid (non-putrescible) waste OR Hazardous waste (some commercial varieties)	Off-site disposal at licensed facility
Glass (other than containers)	General solid (non-putrescible) waste	Off-site recycling
Light bulbs and fluorescent tubes	Hazardous waste	Off-site recycling or disposal. Contact FluoroCycle for more information
Air-conditioning parts and filters	General solid (non-putrescible) waste	Off-site recycling or disposal to landfill
Cleaning chemicals, solvents, area wash downs, empty oil, paint drums and chemical containers	Hazardous waste if containers used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming. General solid (non-putrescible) waste if containers cleaned by washing or vacuuming.	Refer to <b>Section 6</b> .

## 5.4 Estimated operational waste quantities and handling

### 5.4.1 General operations of the Development

#### Estimated types and quantities

General waste and recycling are expected to be produced from the majority of the facilities at the Development.

In the absence of Council-specific operational waste and recycling generation rates, the operational waste and recycling rates anticipated to be generated by the Development have been calculated using:

- The gross floor areas (GFA) as presented on the architectural drawings<sup>6</sup> (attached in **Appendix A**)
- SLR's database on operational waste in an office, childcare and factory space
- A week comprising five days of operation and
- General recycling consisting of approximately 60% paper and cardboard, and 40% other recycling<sup>7</sup>.

The estimated quantities of operational and general waste and recycling are shown in **Table 5**.

<sup>5</sup> The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) require that when more than 10 smoke alarms (particularly americium-241 sources) are collected for bulk disposal they must be treated as radioactive waste and the requirements of the National Health and Medical Research Council's Code of practice for the near-surface disposal of radioactive waste in Australia (1992) must be met.

<sup>6</sup> Wiley & Co Pty Ltd, project W21314, drawing title Overall Site Plan – Final Stage – No Contours, drawing number - 00K008 - 3, dated 03 April 2019

<sup>7</sup> <https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/warrlocal/140442-audits-2011.ashx>

**Table 5 Estimated general waste and recycling waste generation**

Location	Area (m <sup>2</sup> )	(L/day)			(L/week)		
		General waste	Paper and Cardboard Recycling	Other Recycling	General waste	Paper and Cardboard Recycling	Other Recycling
Processing Plant	10,036	3,015	905	605	15,075	4,525	3,025
By products processing	1,000	300	90	60	1,500	450	300
Wastewater treatment plant	382	115	35	25	575	175	125
Truck maintenance facility	1,052	320	95	65	1,600	475	325
Childcare centre	495	200	120	80	1,000	600	400
Corporate office	556	85	85	60	425	425	300
Cold storage building	9,262	95	60	40	475	300	200
<b>Total</b>	<b>22,784</b>	<b>4,130</b>	<b>1,390</b>	<b>935</b>	<b>20,650</b>	<b>6,950</b>	<b>4,675</b>

In addition to the estimated quantities of waste and recycling listed in **Table 5**, the Development is anticipated to produce minimal quantities of garden organics. Less than 50 L of garden organics are estimated to be generated per week. This waste will be taken by a landscaping contractor who will dispose of it at an off-site licenced facility.

### Handling and disposal

Two options have been identified as suitable for the disposal and collection of operational waste and recycling for the Development. These are identified below.

#### OPTION 1 – General waste compactor and recycling bins

Option 1 identified for the Development includes the use of a compactor for the disposal and collection of general waste and standard 240 L bins for the disposal and collection of recyclables.

Due to the quantities of general waste likely to be generated by the Development, SLR recommends a combination of manual and mechanical waste compaction be implemented. Large scale compactors can achieve a compaction ratio of up to 3:1 to maximise use of space.

A compactor will be located in the processing plant building with the primary purpose of compacting unused package waste that has been soiled with chicken waste. This compactor can be also used for general waste produced at the other facilities at the Development. Compaction will be managed by the operator.

Based on the above and an average compaction rate of 3:1, the Development is expected to generate the general waste quantities shown in **Table 6**.

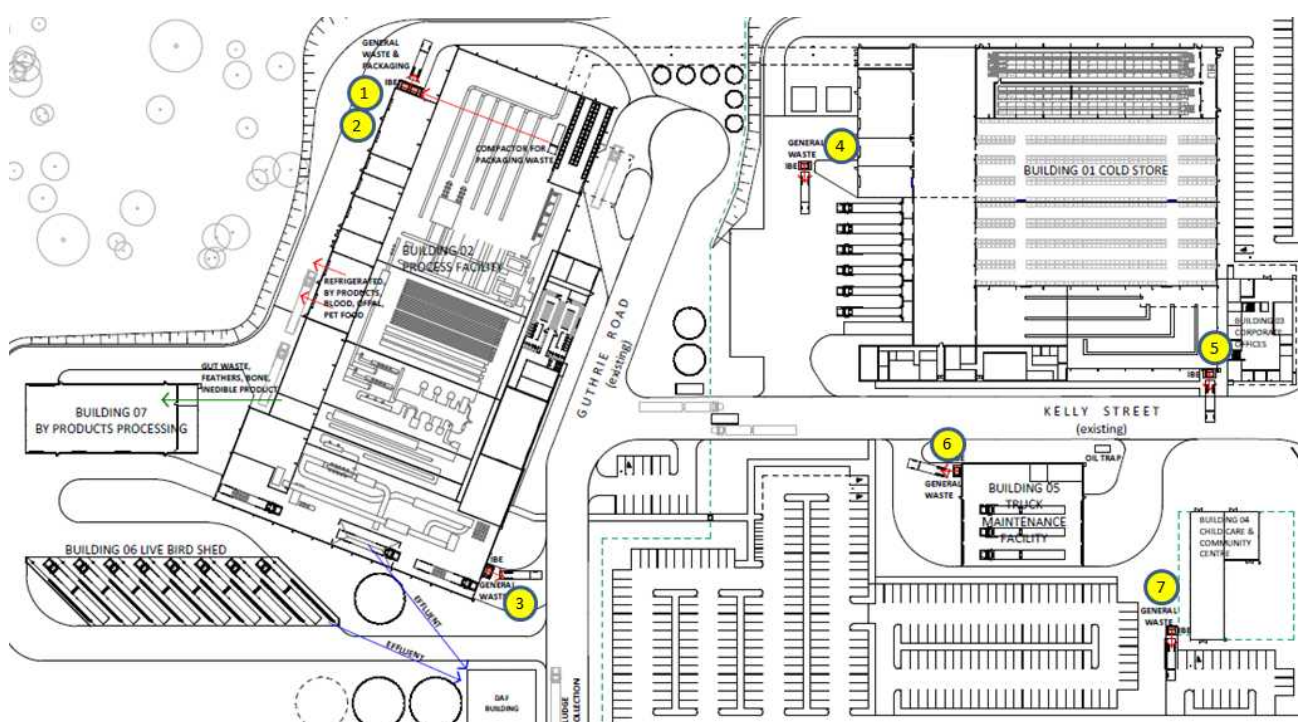
**Table 6 Estimated post compaction general waste generation – Option 1**

Location	General waste (L/week)	Post compaction waste (L/week)
Processing Plant	15,075	5,025
By products processing	1,500	500
Wastewater treatment plant	575	192
Truck maintenance facility	1,600	533
Childcare centre	1,000	333

Location	General waste (L/week)	Post compaction waste (L/week)
Corporate office	425	142
Cold storage building	475	158
<b>Total</b>	<b>20,650</b>	<b>6,883</b>

Based on these estimates, a 10 m<sup>3</sup> compactor can be store in the processing facility to be emptied once every fortnight.

Review of the Development’s waste management plan drawing<sup>8</sup> indicates that there are seven industrial bin enclosures (IBE). These have been numbered in **Figure 4** below for the purpose of identifying the locations of the bins for each of the facilities in the Development.



**Figure 4 Industrial bin enclosures for the Development**

For the purpose of estimating the number of bins required for weekly storage of operational recycling, the recycling rates for the by-products rendering facility and the wastewater treatment plant have been combined as it is assumed that the IBE numbered as ‘3’ will be used by both the rendering facility and the wastewater treatment plant.

Estimates of the number of bins required for weekly storage of operational recycling generated by the Development are shown in **Table 7** and are based on:

- Collection frequency of five times per week for the processing plant (IBE 1)
- Collection frequency of three times per week for all other facilities in the Development
- Bin dimensions from commonly used manufacturers

<sup>8</sup> Wiley & Co Pty Ltd, project W21314, drawing title Waste Management Plan, drawing number 00K012 - 3, dated 01 April 2019

- Recyclables to be stored in 240 L bins, and
- Generation rates from **Table 5**.

To allow for ready movement of bins into and out of the bin storage area, the bin area should provide a floor area of at least twice the total minimum bin footprint. This provision has been applied to the recommended storage area in **Table 7** below. This can also act as a contingency in the event of a surge in waste generation.

**Table 7 Minimum number of bins required for weekly operational recycling – Option 1 and 2**

IBE	Location	Number of 240 L bins required		Total number of 240 L bins	Recommended Storage GFA (m <sup>2</sup> )
		Recycling Paper and Cardboard	Other Recycling		
1 and 2	Processing Plant	4	3	7	10
3	By products processing	1	1	2	5
	Wastewater treatment plant				
5	Truck maintenance facility	1	1	2	5
7	Childcare centre	1	1	2	5
6	Corporate office	1	1	2	5
4	Cold storage building	1	1	2	5
<b>Total</b>		<b>9 x 240 L</b>	<b>8 x 240 L</b>	<b>17 x 240 L</b>	<b>35</b>

GFA's are rounded up to nearest 5 m<sup>2</sup>

Review of the Development's waste management plan drawing<sup>9</sup> indicates each of the IBEs is approximately 9 m<sup>2</sup>. This equates a total of 63 m<sup>2</sup>, which is adequate to store the estimated quantities of recycling. Additional materials could also be stored here such as bins for secure destruction and organics. Sufficient space is provided for additional bins which can be provided by private waste contractors once engaged.

The Developments' waste management plan drawing, attached in **Appendix A**, displays the locations of the IBE's, which will store the recycling bins and the compactor located in the processing facility.

#### **OPTION 2 – General waste and recycling bins**

Option 2 identified for the Development includes the use of 3 m<sup>3</sup> and 240 L bins for the disposal and collection of general waste and 240 L bins for the disposal and collection of recyclables.

Estimates of the number of bins required for weekly storage of operational recycling are shown in **Table 7** above. The estimates of the number of bins required for weekly storage of operational general waste are shown in **Table 8** and are based on:

- Collection frequency of five times per week for all facilities in the Development
- Bin dimensions from commonly used manufacturers, and
- Uncompacted general waste generation rates from **Table 5**.

<sup>9</sup> Wiley & Co Pty Ltd, project W21314, drawing title Waste Management Plan, drawing number 00K012-1, dated Jan 2019

**Table 8 Minimum number of bins required for weekly operational general waste - Option 2**

IBE	Location	Bin size required	Number of bins required
1 and 2	Processing Plant	3 m <sup>3</sup>	1
3	By products processing	240 L	2
	Wastewater treatment plant		
5	Truck maintenance facility	240 L	2
7	Childcare centre	240 L	1
6	Corporate office	240 L	1
4	Cold storage building	240 L	1
<b>Total</b>			<b>1 x 3 m<sup>3</sup>, 7 x 240 L</b>

The required number of bins for the collection of recycling (**Table 7**) and the collection of general waste (**Table 8**) have been combined to allow for the calculation of the recommended storage GFA for each IBE. This is shown in **Table 9** below. The provision for the ready movement of bins into and out of the bin storage area has been applied to the recommended storage area in **Table 9** below.

**Table 9 Recommended IBE Storage GFA - Option 2**

IBE	Location	Total number of general waste bins	Total number of recycling bins	Recommended Storage GFA (m <sup>2</sup> )
1 and 2	Processing Plant	1 x 3 m <sup>3</sup>	7 x 240 L	10
3	By products processing	2 x 240 L	2 x 240 L	5
	Wastewater treatment plant			
5	Truck maintenance facility	2 x 240 L	2 x 240 L	5
7	Childcare centre	2 x 240 L	2 x 240 L	5
6	Corporate office	1 x 240 L	2 x 240 L	5
4	Cold storage building	1 x 240 L	2 x 240 L	5
<b>Total</b>		<b>1 x 3 m<sup>3</sup>, 8 x 240 L</b>	<b>17 x 240 L</b>	<b>35</b>

GFA's are rounded up to nearest 5 m<sup>2</sup>

With each IBE being approximately 9 m<sup>2</sup>, the storage area available for the processing plant is 18 m<sup>2</sup>, which is adequate to store the estimated quantities of general waste and recycling generated by the processing plant. Similarly, the storage area of 9 m<sup>2</sup> per IBE is considered adequate for the collection of general waste and recycling for all facilities in the Development. Further, sufficient space is provided for additional bins should they be required.

## 5.4.2 Live bird shed

### Estimated types and quantities

Two waste streams likely to be generated from the live bird shed are dead birds and bird droppings. The Client has indicated that<sup>10</sup> live bird loss is less than 0.05%. Assuming a worst-case scenario of 0.05% deaths of incoming live birds, the number of dead birds would be 500 per week, or 100 per day.

Bird droppings build up, consisting of excrement and feathers, is also expected from the 1,000,000 incoming birds per week.

### Handling and disposal

Bird mortalities are dealt with by being sent to the rendering plant for processing. Residual waste from the rendering plant process is sent to the wastewater treatment plant. With 100 bird mortalities per day and assuming that each bird weighs 2 kg, this equates 200 kg of dead birds sent to the rendering plant per day.

Bird droppings are washed down with water and directed to the wastewater treatment plant.

In accordance with Council’s DCP and better practice waste management, the following is recommended:

- Dead birds and bird droppings are not to be stockpiled at the Development
- Incoming trucks that contain the live birds are to be covered to minimise emissions of odour and particulate matter
- The live bird shed is to be cleaned and disinfected after every batch, and
- Increased frequency of cleanouts is good practice and to be considered, using methods to minimise windblown droppings during clearance and transport.

## 5.4.3 Processing and cold storage facilities

### Estimated types and quantities

The Client has indicated<sup>11</sup> that 60% of each live bird is expected to be sold as meat product and pet food. The 40% is residual waste. The breakdown of the residual waste is shown in **Table 10** below.

**Table 10 Estimated poultry processing waste**

Bird component	Percent component whole live bird	Weight per bird (kg)	Weight per week (t)	Weight per day (t)
Blood	6	0.12	120	24
Inedible gut waste	12	0.24	240	48
Bones	13	0.26	260	52
Feathers	6	0.12	120	24

<sup>10</sup> Client email communication dated 18 February 2019, titled ‘RE: 610.18463 Goulburn Poultry Processing Facility WMP’.

<sup>11</sup> Client email communication dated 06 March 2019, titled ‘RE: 610.18463 52 Sinclair Street, Goulburn WMP’.

Bird component	Percent component whole live bird	Weight per bird (kg)	Weight per week (t)	Weight per day (t)
Unaccounted sludge	3	0.06	60	12
<b>Total</b>	<b>40</b>	<b>0.80</b>	<b>800</b>	<b>160</b>

In addition to the estimated quantities of poultry waste listed in **Table 10**, the processing and cold storage facilities are anticipated to produce packaging material waste such as plastics, broken pallets and used PPE, such as gloves. The quantities of waste generation are unknown at this stage however, amounts are anticipated to be small.

### Handling and disposal

The residual waste from the processing facility is to be transferred to the by-product rendering plant to be reprocessed as fertiliser product and animal food for sale. This accounts to 160 t of bird waste per day.

Used packaging material that is soiled with chicken waste will be sent to the compactor located in the processing facility. The compacted soiled packaging waste is to be collected as part of the general waste collection service. Packaging waste that has not been soiled with chicken waste is to be recycled. Clean plastics and cartons can be collected in separate bins in the IBE located at the processing facility. To minimise packaging waste produced, packing waste can be returned to the suppliers where possible.

Standard pallets will be returned to their owners. Non-standard and broken pallets are to be stockpiled and collected as required by a private waste contractor.

#### 5.4.4 Office building

The majority of the waste and recycling generated from the office building will consist of the waste and recycling discussed in Section **5.4.1**.

If other collection services are required, such as secured documents or organics, these can be organised with a private waste contractor who can provide additional bins and take collected waste to an off-site licenced facility.

#### 5.4.5 Childcare and community centre

The majority of the waste and recycling generated from the childcare and community centre will consist of the waste and recycling discussed in Section **5.4.1**, with the exclusion of nappies which are unique to this building.

A 50 L bin is to be stored on-site for the daily collection of nappies. These are to be relocated to the IBEs by the Development’s cleaners at the end of each working day.

#### 5.4.6 Truck maintenance facility

The major waste streams of the truck maintenance facility, as noted in **Section 5.3**, are to include tyres, air and oil filters, rags, brake pads, metals, engines, batteries and pads. These are not considered to be regularly generated waste streams and include damaged heavy vehicle parts that become unsuitable for reuse by the site’s heavy vehicles.

Tyres that cannot be reused are to be stockpiled off-site. The tyres are to be collected from the truck maintenance facility by a private waste contractor who will transport them to a licenced recycling facility where they will be stored until they are recycled.

A 7 m<sup>3</sup> skip bin will be stored on-site and used for the collection of metals. A private waste contractor is to be engaged for collections that can occur on an as need basis. The metals will be transported to a licenced metal recycling facility.

All heavy vehicle parts that are unsuitable for reuse or recycling will be stockpiled and collected by a private waste contractor for disposal at a licenced recycling facility or licenced landfill site.

The frequency of the waste removal will, in most cases, be dictated by the quantities of material being deposited into each of the dedicated skips. Bulk bins are to be checked as required by the Site Manager to ensure that no overflow occurs. If skip bins are reaching capacity, removal and replacement should be arranged. All bulk bins leaving the site will be covered with a suitable tarpaulin to ensure no spillage of waste during transport.

#### 5.4.7 By-products rendering facility

As discussed in **Sections 5.4.2** and **5.4.3**, the by-products rendering facility accepts waste streams from the live bird shed and the processing facility for the purpose of rendering into animal food and fertiliser. These products are then transported off-site for resale. The amount of poultry waste that the by-products rendering facility is expected to accept is shown in **Table 11** below. These are based on the numbers calculated in **Sections 5.4.2** and **5.4.3**.

**Table 11 Estimated by-product rendering facility intake**

Waste stream	Incoming per day (kg)	Incoming per week (kg)
Live bird shed	200	1,000
Processing facility	160,000	800,000
<b>Total</b>	<b>160,200</b>	<b>801,000</b>

All incoming poultry waste is expected to be processed and reused by the rendering facility. Any poultry waste that will not be reused will be sent as sludge to the wastewater treatment plant. Blood and feathers may be considered for resale without reprocessing in the by-product rendering facility, in which case they will be collected and sold off-site.

#### 5.4.8 Wastewater treatment plant

As shown in **Table 10**, 3% of all processed poultry is considered unaccounted sludge and not suitable for poultry meat sale or for reprocessing. Hence it is expected that 12,000 kg of unaccounted sludge will be sent to the wastewater treatment plant per day. Three percent of each dead bird is also considered unaccounted sludge and sent to the wastewater treatment plant.

The expected amount of waste to be received by the wastewater treatment plant is shown in **Table 12** below.

**Table 12 Estimated wastewater treatment plant intake**

Waste stream	Incoming per day (kg)	Incoming per week (kg)
Live bird shed	6	30
Processing facility	12,000	60,000
<b>Total</b>	<b>12,006</b>	<b>60,030</b>

The remaining product from the processes undergone at wastewater treatment plant is collected and taken off-site for disposal at a licenced facility.

## 5.5 Waste servicing

SLR anticipates that waste servicing of the Development would be provided by a private waste contractor. If a private waste contractor is engaged, a valid waste and recycling collection contract should be entered into that specifies disposal of waste and recycling at a facility lawfully able to accept them. A copy of the contract should be kept on-site.

Waste collection vehicles are to enter and exit the site from Kelly Street. IBEs and heavy vehicle pick up points are shown on the Development’s waste management plan drawing attached in **Appendix A**. Swept paths for the heavy vehicles are also shown in **Appendix A** in the Overall Site Plan – Final Stage – No Contours drawing.

## 5.6 Waste storage Area

### 5.6.1 Waste storage room location and access

In accordance with Council’s DCP, SafeWork NSW Work Health and Safety measures and better practice waste management, the waste storage areas or IBEs should:

- Be constructed in accordance with the requirements of the National Construction Code 2016 (NCC) and ensuring impervious floors and ceilings, and fire safety and resistant provisions
- Have smoke detectors be installed in accordance with Australian Standards and connected to the fire prevention system of the building
- Located in areas that are near servicing vehicle entrances and are easy to maintain
- Located in areas that are convenient, safe and functional to users and servicing collection staff alike
- Located so that servicing vehicles can enter and exit the premises in a forward direction with minimal reversing
- Have access paths for wheeling bins between storage and collection that are level and free from steps
- Have access ramps of a suitable gradient, so that access for the purpose of the storage and collection of waste and recycling bins, can occur in accordance with SafeWork NSW Work Health and Safety requirements
- Located to minimise negative noise and odour impacts
- Located in areas that are not visible from the street or public domain
- Located in areas that are not adjoining on-site employee recreation areas

- Have access driveways for the collection of waste which are of suitable strength to support collection vehicles
- Be integrated with the use, form and arrangement of the Development, and
- Be designed so that litter and contamination of the stormwater drainage system is avoided.

The Development's waste management plan drawing in **Appendix A** shows the location of each IBE on-site, which will store general waste and recycling bins. A compactor is also shown in the processing facility building.

### 5.6.2 Waste storage room features

In accordance with better practice waste management, waste storage area are to have the following features:

- The floor must be smooth and durable
- The room is to be bounded by durable walls or fences that extend to the height of any bins kept within
- To room is to be suitably enclosed and maintained to avoid polluted wastewater runoff from entering the stormwater system, and
- All waste and recycling bins are to have securely fitted lids to avoid any overflow of waste.

#### 1.1.1 Waste storage room maintenance

Waste storage areas should be maintained as per the below requirements in accordance with better practice waste management:

- The rooms are to be regularly maintained. The floor is to be graded so that any water used for cleaning is directed to a sewer authority-approved drainage connection located on-site
- Waste and recycling bins are to be cleaned in an area draining to a sewer authority-approved drainage connection, and
- General and recycling waste bins are to be checked frequently. If the bins are reaching capacity, removal and replacement will be arranged.

## 5.7 Bulky or hazardous waste management

Sufficient space will be provided at the Development for the storage of large and/or bulky items and hazardous wastes that cannot be disposed of in the general waste or recyclable streams. This would include furniture, shelving, e-waste, batteries, fluorescent lights and smoke detectors.

Site operators may consider organising a separate occasional collection as required to remove bulky waste items, or engaging a contractor to collect and transport these items for reuse, recycling or disposal.

The only chemicals expected to be used at the Development will be for cleaning and disinfection purposes. Empty chemical containers will be returned to the local supply company for reuse, recycling or appropriate disposal. Alternatively, a licensed contractor will be engaged to provide a chemical container pickup service for recycling, reuse or appropriate disposal.

## 5.8 Contingency operations for mass bird deaths

In case of mass bird deaths, all transport is to be ceased and birds are to be taken to be quarantined and checked for cause of death. If the dead birds are identified as being suitable for processing as meat product and for consumption by humans, the standard process is to be continued for processing the dead birds into meat product and pet food.

In cases where dead birds are identified as unsuitable for processing as meat product and consumption by humans, they are to be sent to the rendering facility. The rendering facility and waste water treatment plant are expected to be able to accept significant quantities and process the waste for off-site reuse or disposal. Where birds cannot be treated on-site, a private waste collector is to collect the birds and dispose of them at a licenced facility.

In accordance with Council's DCP and better practice waste management, the below is required in emergency situations:

- Dead birds are not to be stockpiled on-site.
- Dead birds will not be disposed to land by burial or any other method at the premises (unless otherwise permitted by a relevant authority during an emergency event)
- Written emergency protocols are to be kept on-site at all times. The documents are to include all relevant contact numbers and the details of waste disposal methods and end location, and
- Council is to be notified if bird mortality rate is equal to or greater than 1% of total bird numbers on a single day. The notification is to include details of disposal methods and location.

## 5.9 Waste avoidance, re-use and recycling

### 5.9.1 Waste avoidance

Waste avoidance measures may include:

- Participating in take-back services to suppliers to reduce waste further along the supply chain
- Avoiding printing where possible
- Providing ceramic cups, mugs, crockery and cutlery rather than disposable items
- Purchasing consumables in bulk to avoid unnecessary packaging
- Presenting all waste reduction initiatives to staff as part of their induction program, and
- Investigating leased office equipment and machinery rather than purchase and disposal.

### 5.9.2 Re-use

Possible re-use opportunities include:

- Establish systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.

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### 5.9.3 Recycling

Additional recycling opportunities include:

- Plastic stretch wrapping and general soft plastics collection with a baler for ease of recycling
- Flatten or bale cardboard to reduce number of bales or bin lifts required
- Paper recycling trays provided in office areas for scrap paper collection and recycling and
- Development of 'buy recycled' purchasing policy.

### 5.10 Signage

Appropriate signage is to be installed to clearly identify waste management procedures and provisions to staff and visitors. Key signage considerations are:

- Clear and correct labelling on all waste and recycling bins, indicating the correct type(s) of waste that can be placed into a given bin (see **Figure 5** for examples)
- Signposts and/or directions to location of waste storage areas
- Clear signage in all waste storage areas to instruct users how to correctly source separate waste and recycling
- Maintaining a consistent style colour scheme and system for signs throughout the Development, and
- Emergency contact information for reporting issues associate with waste or recycling management.

Colour-coded and labelled bin lids are necessary for identifying bins. All signage should conform to the relevant Australian Standard and, for bins, use labels provided by the NSW EPA<sup>12</sup>.

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<sup>12</sup> NSW EPA waste signs/posters <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>



Figure 5 Example of bin labels for operational waste

## 5.11 Monitoring and reporting

Monitoring is recommended to ensure waste and recycling management arrangements and provisions are functioning adequately and feasibly for the Development.

Monitoring of bins and bin storage areas should be conducted by the building manager, at minimum:

- Weekly, in the first two months of operation to ensure the waste management system is sufficient for the operation; and
- Every six months, to ensure waste is being managed appropriately.

Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, should be rectified by the building manager as soon as practicable.

Quantities of waste and recycling, including docket and/or receipts associated with disposal of waste and recycling, should be recorded by the building manager to allow reviews of the waste management arrangements and provisions at the site. Records of waste disposal should also be available to regulatory authorities, for example, Council, NSW EPA and SafeWork NSW, upon request.

## 5.12 Communication strategies

Waste management initiatives and management measures should be clearly communicated to building managers, tenants and cleaners. Benefits of providing this communication include:

- Improved satisfaction with services
- Increased ability and willingness to participate in recycling
- Improved amenity and safety
- Improved knowledge and awareness through standardisation of services
- Increased awareness or achievement of environmental goals and targets

- Reduced contamination of recyclables stream which may incur a collection contractor penalty fee
- Increased recovery of recyclables and organics material, if implemented; and
- Greater contribution to state-wide targets for waste reduction and resource recovery.

## 6 Operational Wastewater Management

The management of surface water and wastewaters on-site will generate a range of wastes that will need to be taken off-site for disposal at appropriate facilities. **Table 13** describes the types of water on-site, primary pollutants, management requirements and the waste stream generated.

The site can be divided into different types of surface water, with different water quality characteristics, as follows in **Table 13**.

**Table 13 Water Types Characterization**

Characterisation	Description and primary pollutants	Typical Management Requirements <sup>13</sup>	Wastes Generated
<b>Hazardous Materials</b>	Areas where hazardous materials are stored. Diesel and other chemicals associated with rendering processes	Storage of hazardous materials should comply with relevant Australian Standards. Typically stored under roof or in a bulk tank. Must have bunds to contain accidental spillages.	Normally Nil. Any accidental spillages materials should be disposed to an appropriate facility in accordance with site protocols.
<b>Wastewater including Process areas and any areas contaminated by animal wastes</b>	Wastewater generated in processing facilities including the abattoir and rendering facility. High nutrient loading, oils, grease, hydrocarbons, and possibly other toxicants. May contain sediment loads if areas unsealed.	These areas must be totally contained and treated by the waste water treatment plant. It is crucial that wastewater be segregated from stormwater to prevent contamination of stormwater. These areas are generally roofed over, or banded.	Wastewater treatment plants typically generate: <ul style="list-style-type: none"> <li>- effluent which is disposed to sewer in accordance with the water authority's requirements; and</li> <li>- sludge, which would be taken to an appropriate licensed off-site waste facility</li> </ul>
<b>Dirty Areas</b>	Truck manoeuvring areas, general hardstand areas isolated from wastewaters. Runoff may contain sediment loads from erosion of unsealed surfaces, or dirt wheel tracked onto sealed hardstands. Potential for spills on hardstands (hydrocarbons).	Water quality controls and/or containment provided by first flush basins and/or gross pollutant traps (GPT).	Sediments removed by periodic maintenance of traps/GPTs will require disposal at a licensed landfill site.

The site currently uses the following treatment process for wastewater:

1. Pre-screening of effluent received from the process facility followed by collection in a balance tank

<sup>13</sup> Management requirements cited above are typical only, and the requirements on-site should comply with the site-specific water management plan.

2. Treatment by coagulation, flocculation, primary Dissolved Air Flotation (DAF), biological treatment in a single stage Moving Bed Biological Reactor (MBBR) and
3. Final clarification in a secondary DAF prior to discharge to sewer.

During this processes, both primary and secondary sludge are produced. These are managed by collection in a conical bottom sludge tank and dewatering using an inclined sludge press.

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## 7 Roles and responsibilities

It is the responsibility of the building manager to implement this OWMP and a responsibility of all tenants and staff to follow the waste management procedures set out by the OWMP. A summary of recommended roles and responsibilities are provided below.

Operators are to:

- Ensure the OWMP is implemented throughout the life of the operation
- Update the OWMP as needed to ensure the plan remains applicable
- Manage the waste and recycling collections by Council and/or contractors
- Conduct regular condition and cleanliness inspections of bins and waste storage rooms
- Organise bin cleaning at least every three months or as required
- Organise maintenance requirements for the waste collection areas as required
- Regularly conduct waste audits to review system performance and identify any additional materials that could be recovered
- Ensure effective signage, communication and education is provided to inform new operators, site management staff and visitors about the provisions of this OWMP
- Manage ongoing education on correct source separation and waste management at least every three months
- Monitor and maintain signage to ensure it remains clean, clear and applicable
- Manage all waste equipment, cleaning requirements, waste transfer and collection arrangements
- Manage unexpected waste quantities to mitigate waste overflow in storage areas
- Ensure all waste compactors are maintained and operational.

Cleaners and caretakers are to:

- Monitor bins to ensure no overfilling
- Ensure bins and waste storage areas are kept tidy and clean
- Transfer waste and recycling to storage rooms as required
- Cleaning of bins and waste storage areas per Site Manager direction
- Maintain and operate compactors, ensuring no overfilling occurs.

Employees are to:

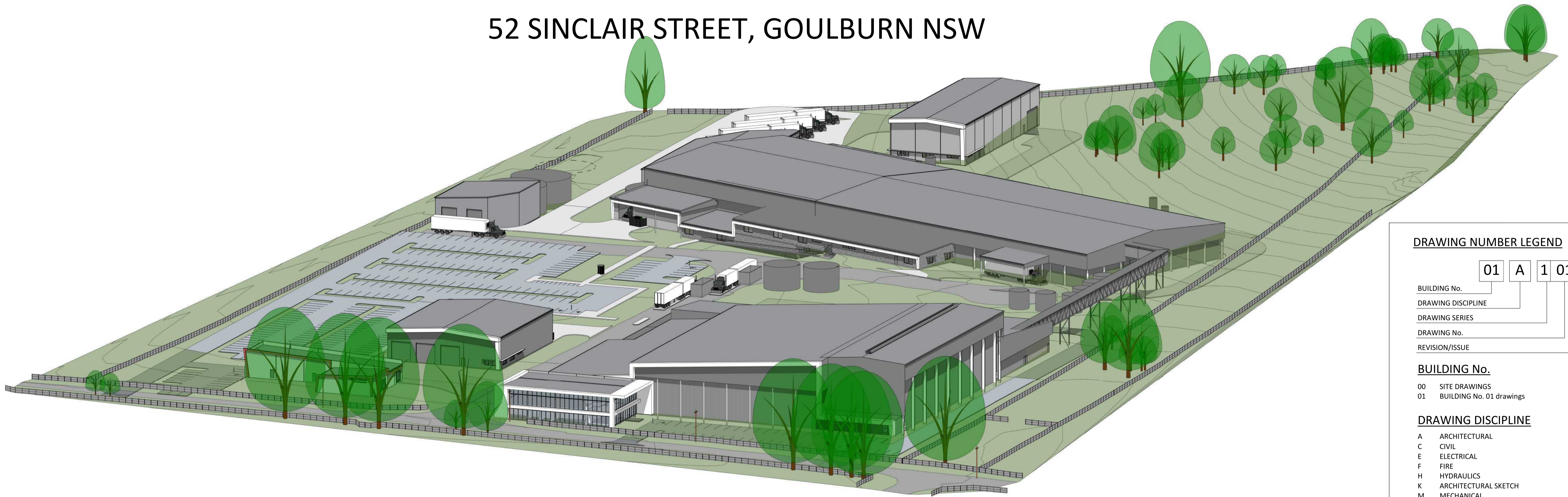
- Adhere to all waste management directions as given by the Site Manager.

# APPENDIX A

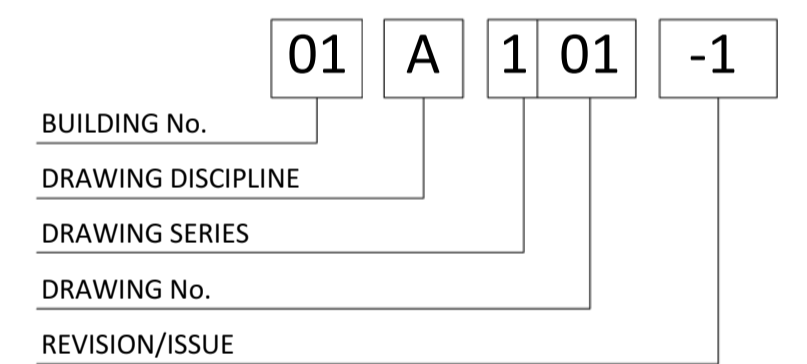
## Architectural Drawings

# PROPOSED PROCESSING FACILITY FOR WOODLANDS RIDGE POULTRY PTY LTD

52 SINCLAIR STREET, GOULBURN NSW



#### DRAWING NUMBER LEGEND



#### BUILDING No.

- 00 SITE DRAWINGS
- 01 BUILDING No. 01 drawings

#### DRAWING DISCIPLINE

- A ARCHITECTURAL
- C CIVIL
- E ELECTRICAL
- F FIRE
- H HYDRAULICS
- K ARCHITECTURAL SKETCH
- M MECHANICAL
- P PROCESS SKETCH
- R REFRIGERATION
- S STRUCTURAL
- X EXISTING
- D DEMOLITION

#### DRAWING SERIES

- 000 SITE & SITEWORKS
- 100 PLANS
- 200 ELEVATIONS
- 300 SECTIONS
- 400 PART SECTIONS
- 500 CONSTRUCTION DETAILS
- 600 TRADE SPECIFIC
- 700 DETAILED AREAS
- 800 SPARE
- 900 SCHEDULES

#### DRAWING ISSUE / REVISION

- 1, 2, 3, ... DRAWING ISSUE / REVISION

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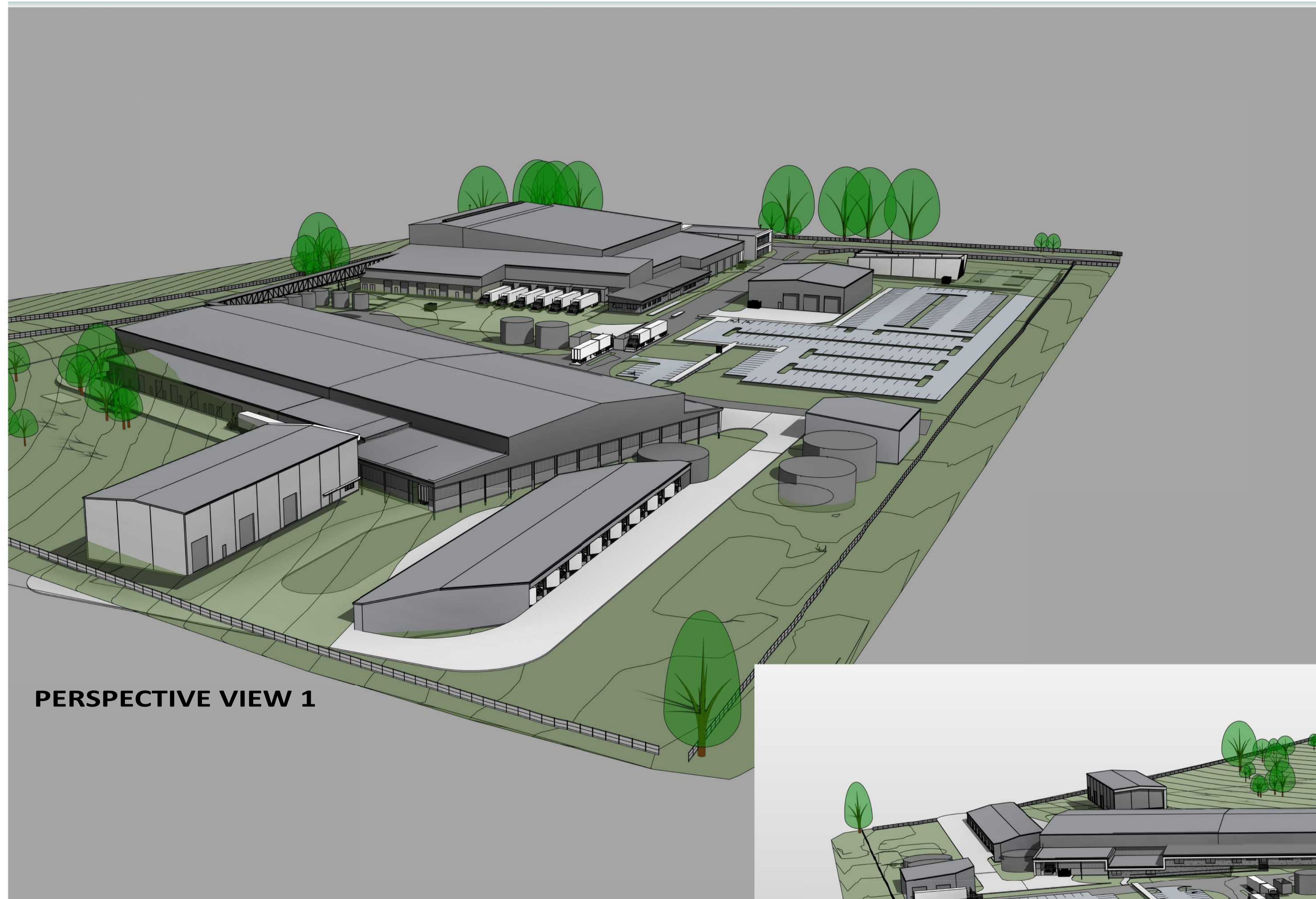
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Ground Floor 5-7 Western  
**Melbourne Office:**  
Westmeadows VIC Australia 3049

**Sydney Office:** Level 1 102 Bennelong Road  
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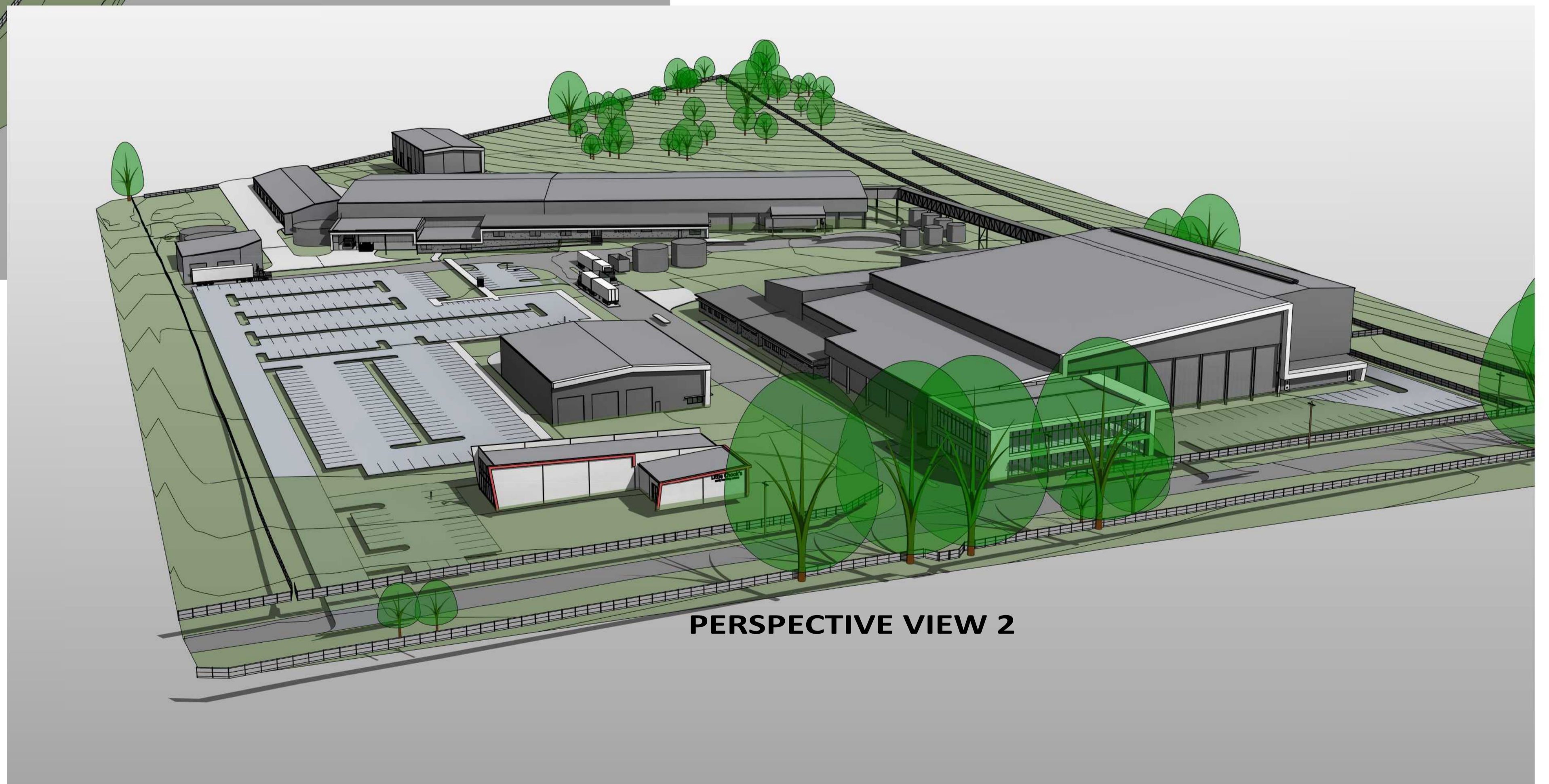
**WOODLANDS RIDGE  
POULTRY PTY LTD**

**PROPOSED PROCESSING FACILITY  
COVER PAGE**

Project No- **W21314**  
Dwg No - **00K000 - 3**  
Date - **01/04/19**



**PERSPECTIVE VIEW 1**



**PERSPECTIVE VIEW 2**

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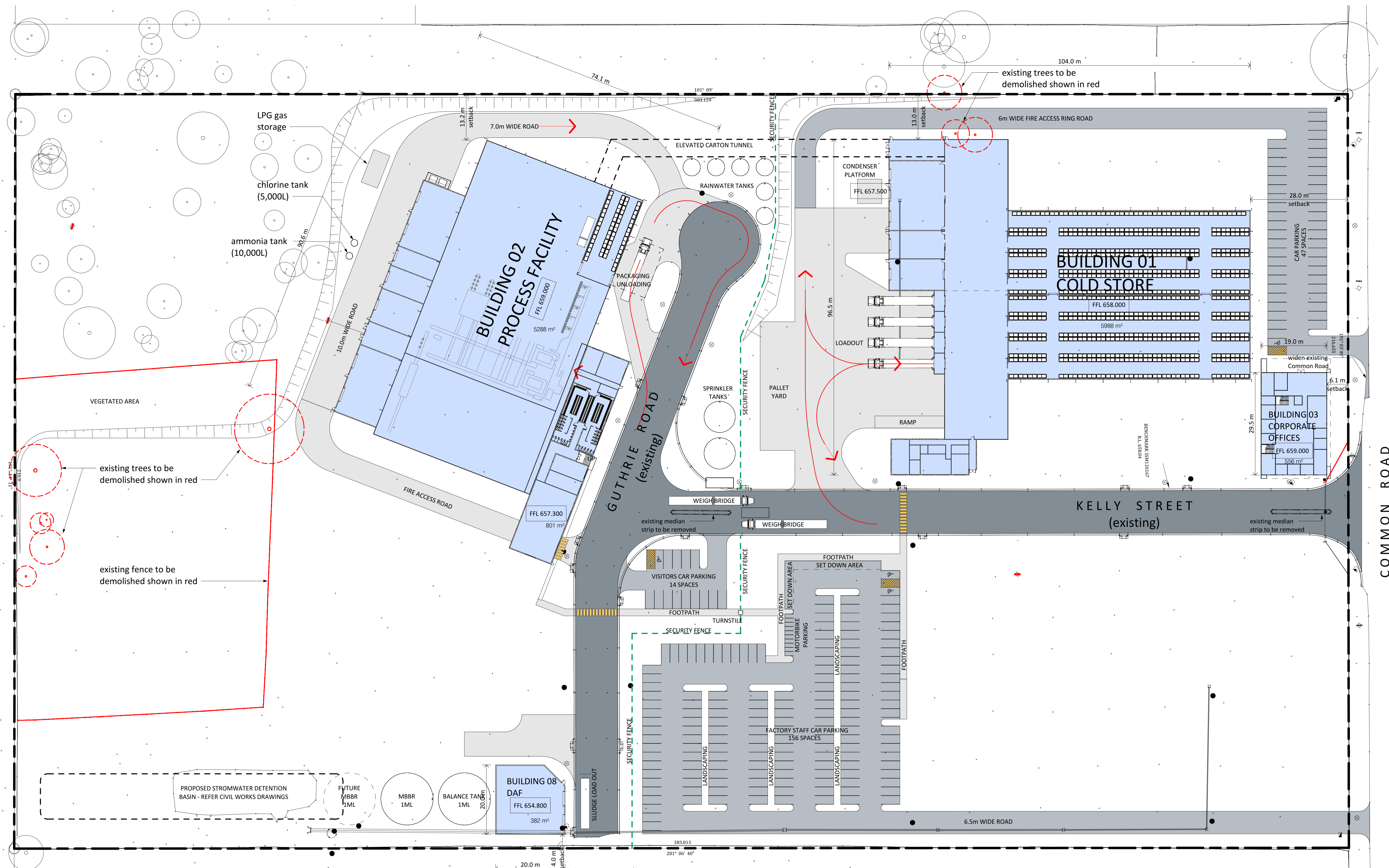
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**WOODLANDS RIDGE  
 POULTRY PTY LTD**

**PROPOSED PROCESSING FACILITY  
 SITE PERSPECTIVE VIEWS**

Project No- **W21314**  
 Dwg No - **00K004 - 3**  
 Date - **06/02/19**



**STAGING COLOUR LEGEND**

STAGE 1

**STAGE 1 AREA SCHEDULE**

STAGING	BUILDING AREA
STAGE 1	13228 m <sup>2</sup>

**EXTERNAL PAVEMENT LEGEND**

EXISTING PAVEMENT    NEW HEAVY DUTY PAVEMENT    NEW LIGHT DUTY PAVEMENT

**PROPERTY DESCRIPTION**

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 DP: 750050



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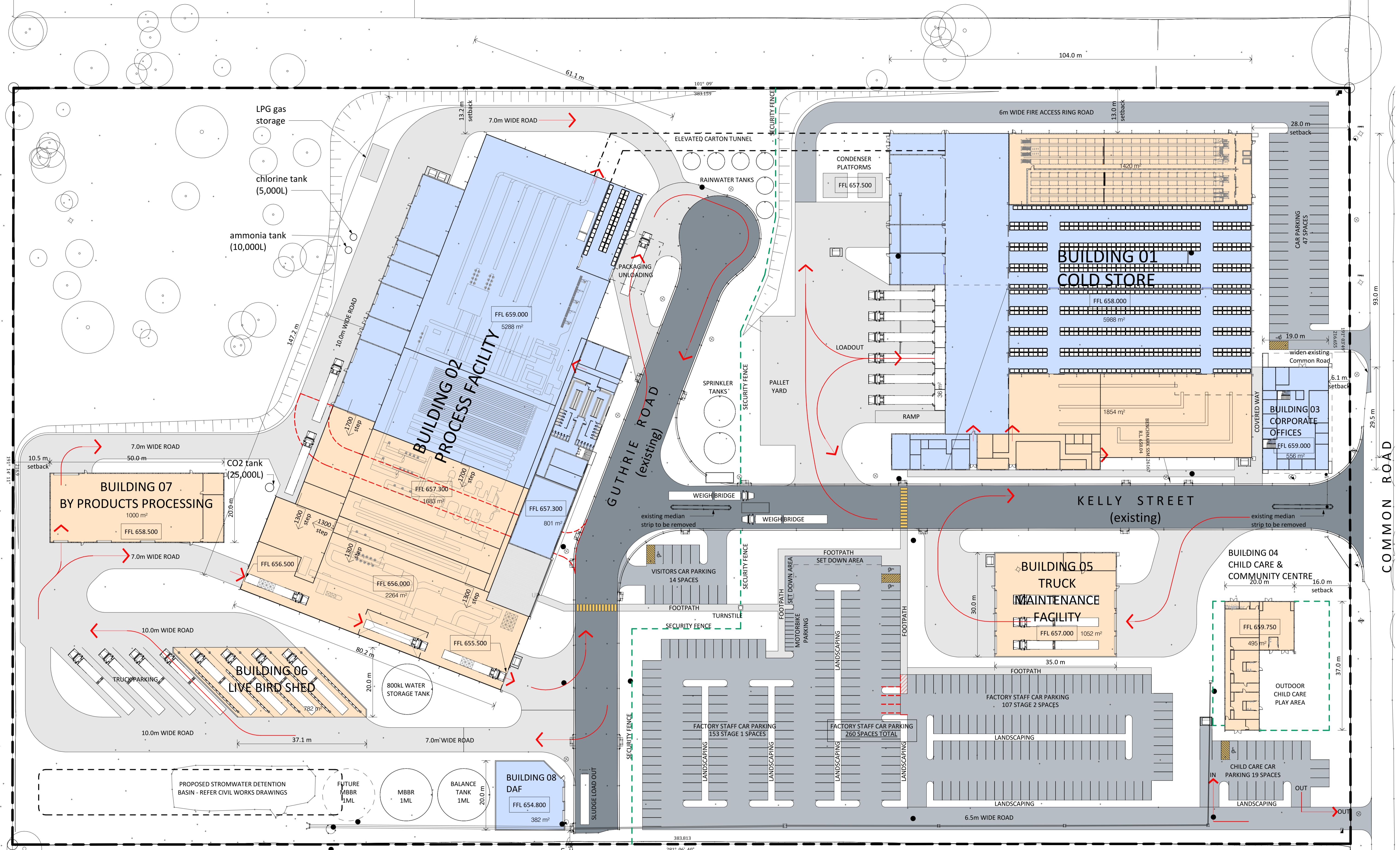
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**PROPOSED PROCESSING FACILITY  
 OVERALL SITE PLAN - STAGE 1 - NO CONTOURS**

Project No - **W21314**  
 Dwg No - **00K007 - 3**  
 Date - **03/04/19**

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**STAGING COLOUR LEGEND**

- STAGE 1
- STAGE 2

**STAGING AREA SCHEDULE**

STAGING	BUILDING AREA
	599 m <sup>2</sup>
STAGE 1	13228 m <sup>2</sup>
STAGE 2	10842 m <sup>2</sup>
	24669 m <sup>2</sup>

**EXTERNAL PAVEMENT LEGEND**

- EXISTING PAVEMENT
- NEW HEAVY DUTY PAVEMENT
- NEW LIGHT DUTY PAVEMENT

**PROPERTY DESCRIPTION**

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 DP: 750050



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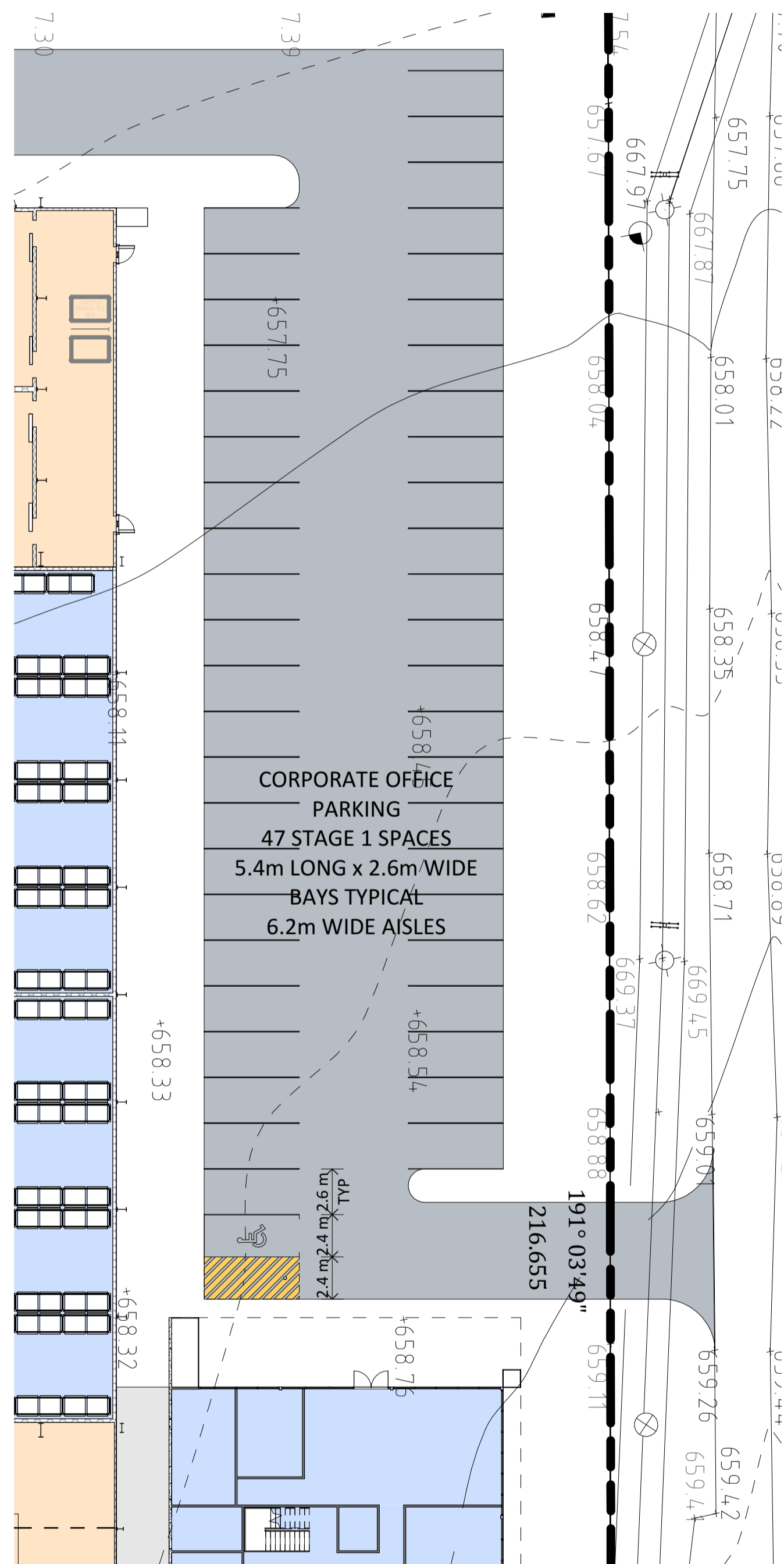
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 Westmeadows VIC Australia 3049  
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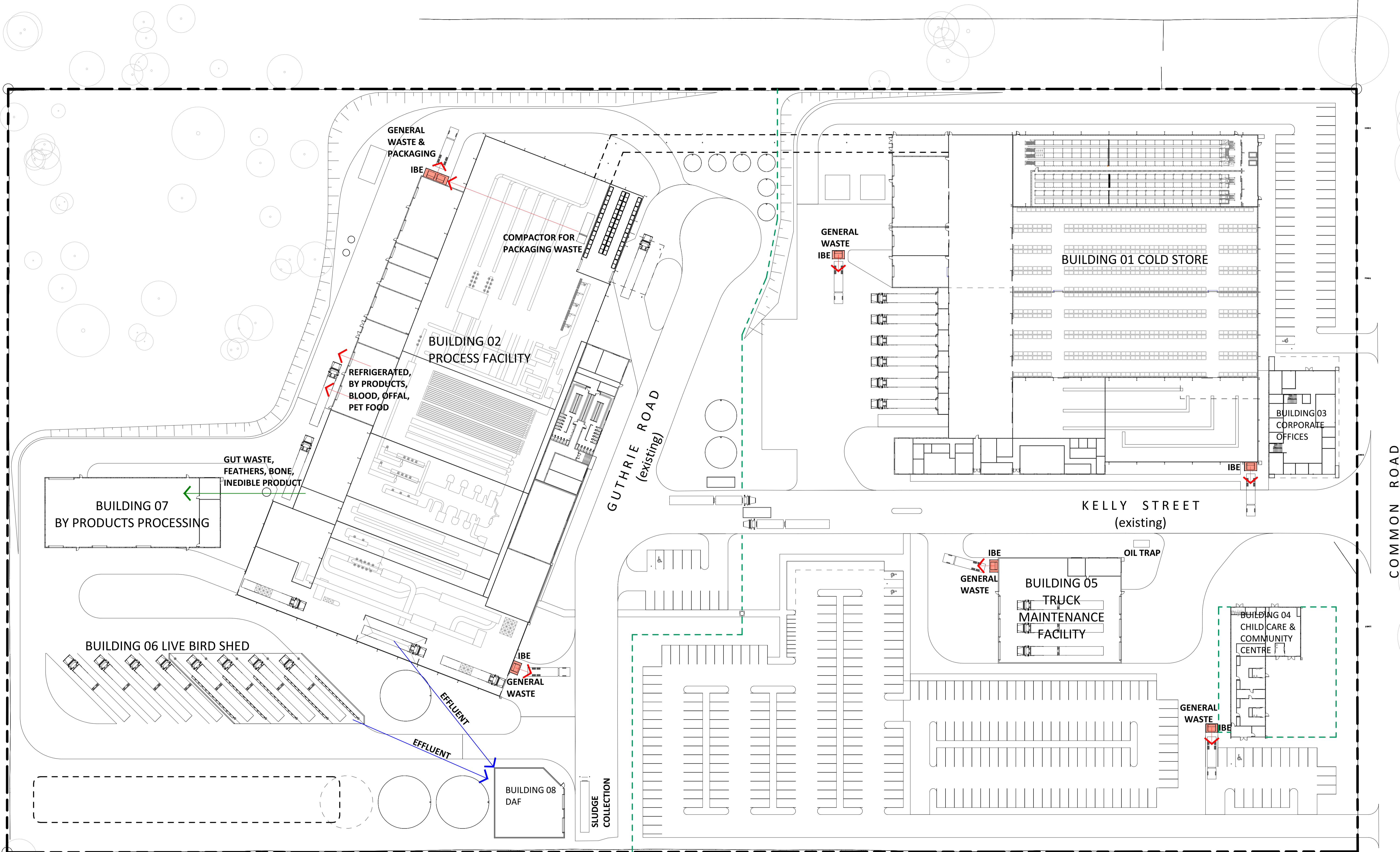
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Project No - **W21314**  
 Dwg No - **00K008 - 3**  
 Date - **03/04/19**

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**WASTE TRANSPORTATION LEGEND**

← FORKLIFT   
 ← PIPED   
 ← CONVEYED  
 IBE   
 INDUSTRIAL BIN ENCLOSURE



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 DP: 750050



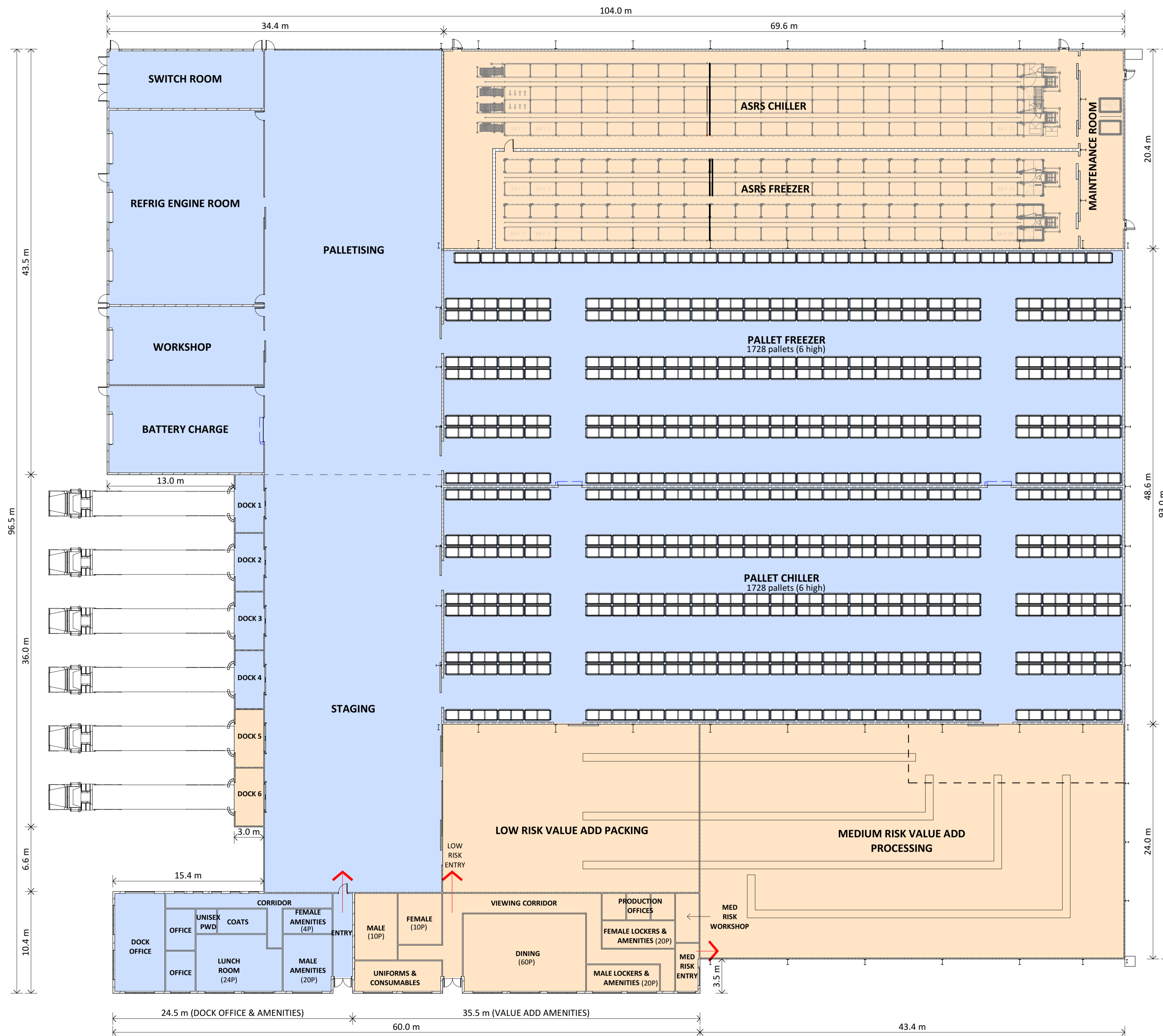
A1 = 1:500 (A3 = 1:1000) 0 5 10

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**PROPOSED PROCESSING FACILITY**  
**EXISTING SITE PLAN**

Project No - W21314  
 Dwg No - 00X001 - 2  
 Date - 06/02/19



**COLD STORE FLOOR PLAN**

STAGING COLOUR LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	STAGE 1
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span>	STAGE 2

STAGING AREA SCHEDULE	
STAGING	BUILDING AREA
STAGE 1	5864 m <sup>2</sup>
STAGE 2	3236 m <sup>2</sup>
	9101 m <sup>2</sup>

Plot Date 11/03/2019 11:15:37 AM Cad File No C:\Wiley Revit Local\W21314-01-Arch\_kristin.melton@wiley.com.au.rvt

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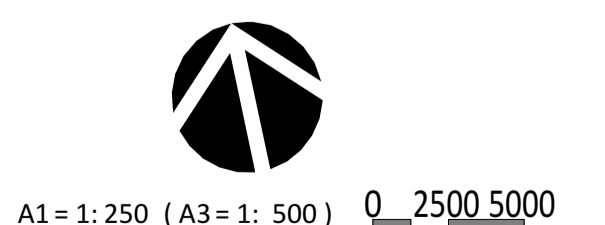
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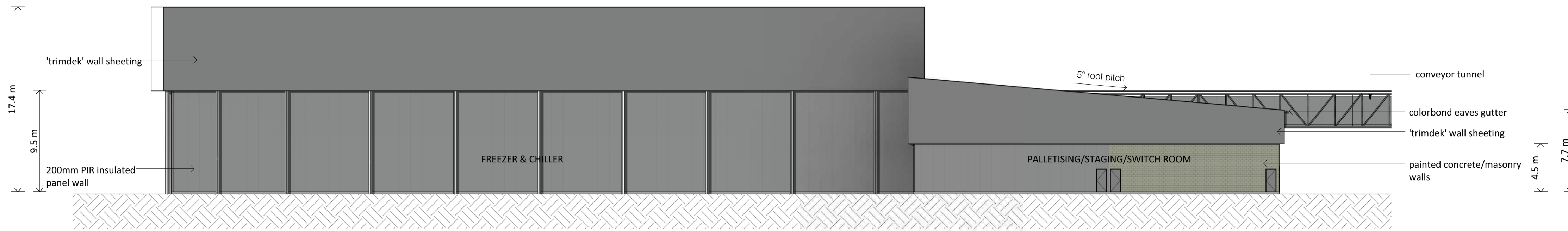
**WOODLANDS RIDGE  
POULTRY PTY LTD**

**PROPOSED COLD STORE  
FLOOR PLAN**



A1=1:250 (A3=1:500) 0\_2500\_5000

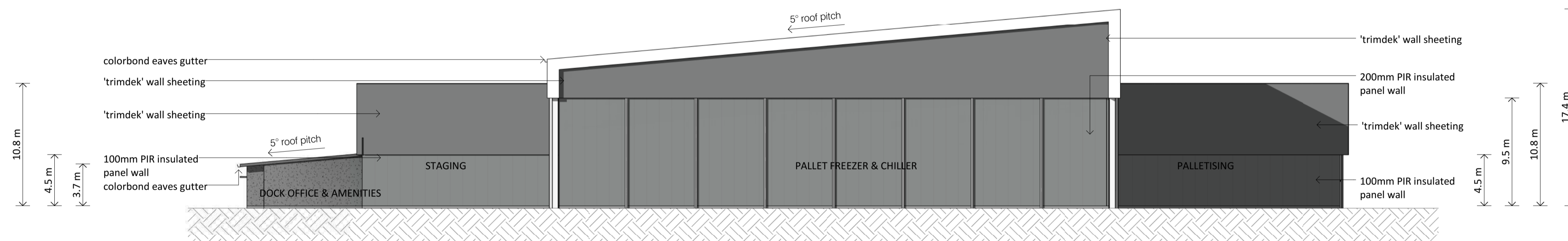
Project No - **W21314**  
Dwg No - **-01K101 - 3**  
Date - **11/03/19**



**NORTH ELEVATION - STAGE 1**



**SOUTH ELEVATION - STAGE 1**



**EAST ELEVATION - STAGE 1**



**WEST ELEVATION - STAGE 1**

A1 = 1:250 (A3 = 1:500) 0\_2500\_5000

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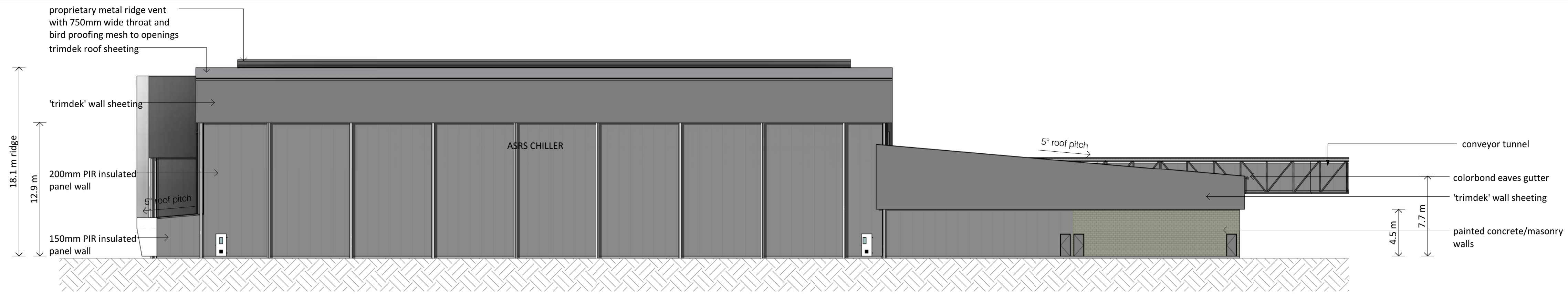
**WOODLANDS RIDGE  
POULTRY PTY LTD**

**PROPOSED COLD STORE  
ELEVATIONS - STAGE 1**

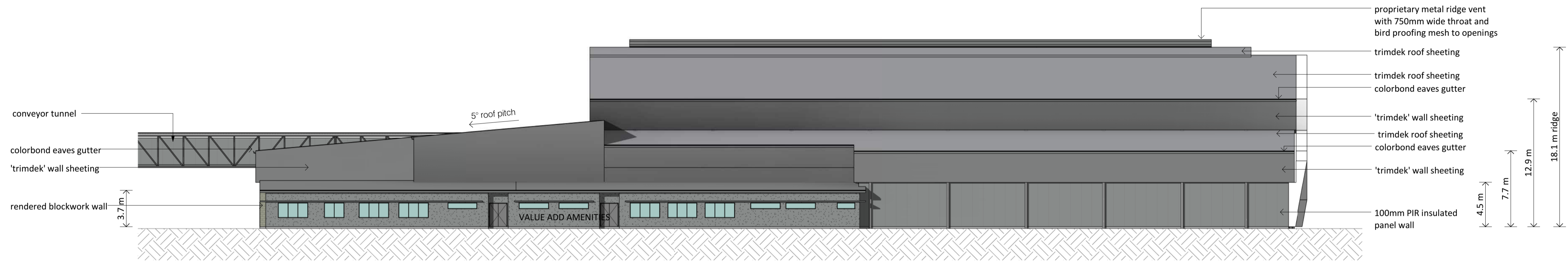
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Dwg No - **01K201 - 3**  
Date - **06/02/19**

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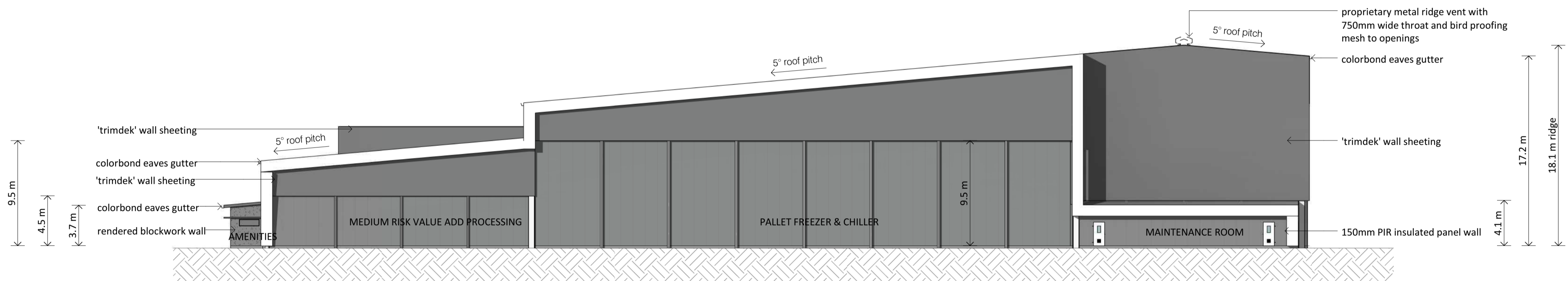
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**NORTH ELEVATION - FINAL STAGE**



**SOUTH ELEVATION - FINAL STAGE**

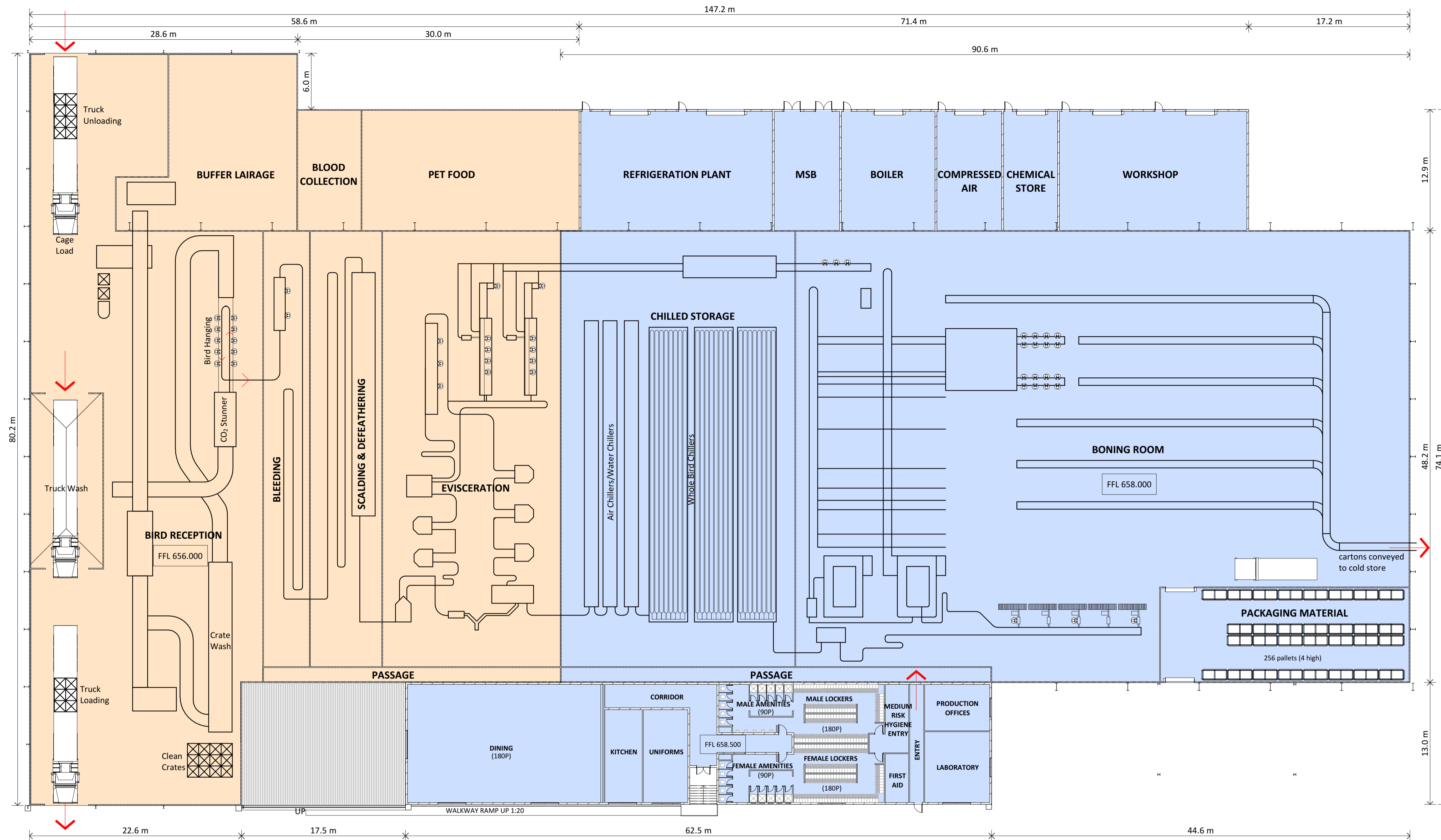


**EAST ELEVATION - FINAL STAGE**



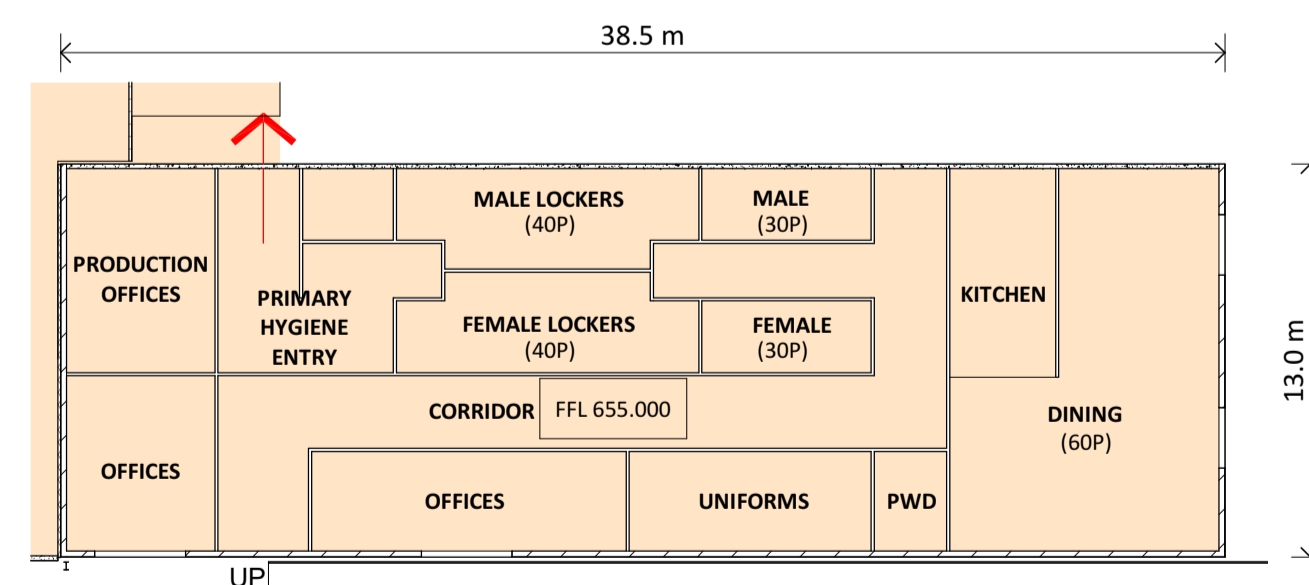
**WEST ELEVATION - FINAL STAGE**

A1=1:250 (A3=1:500) 0 2500 5000



**PROCESSING AND SECONDARY (CLEAN) AMENITIES FLOOR PLAN**

STAGING COLOUR LEGEND	
	STAGE 1
	STAGE 2

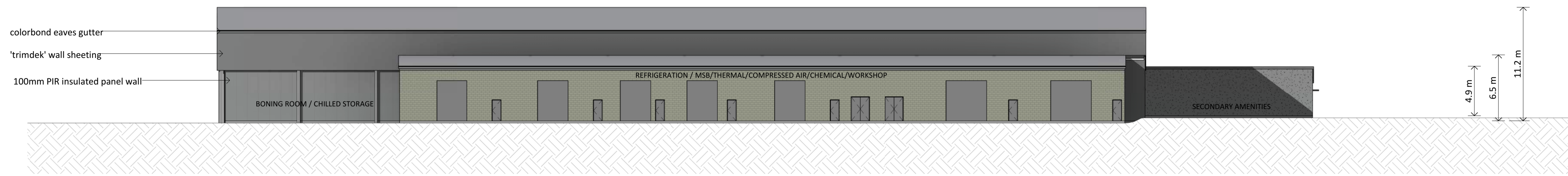


**LOWER (DIRTY) AMENITIES FLOOR PLAN RL 655.000**

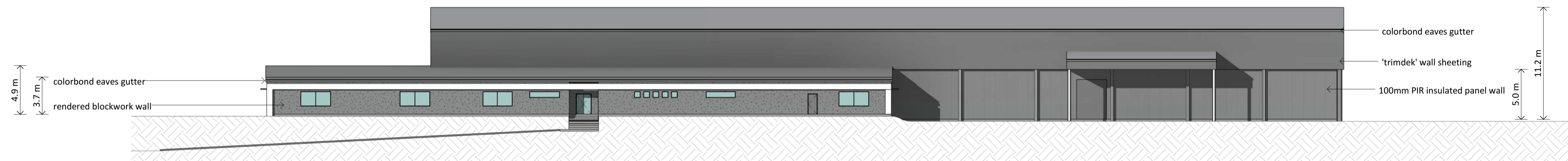
STAGING AREA SCHEDULE	
STAGING	BUILDING AREA
STAGE 1	5966 m <sup>2</sup>
STAGE 2	4372 m <sup>2</sup>
	10338 m <sup>2</sup>



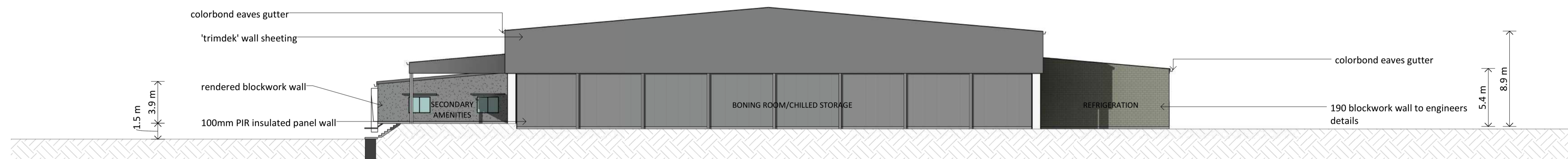
A1 = 1:250 (A3 = 1:500) 0 2500 5000



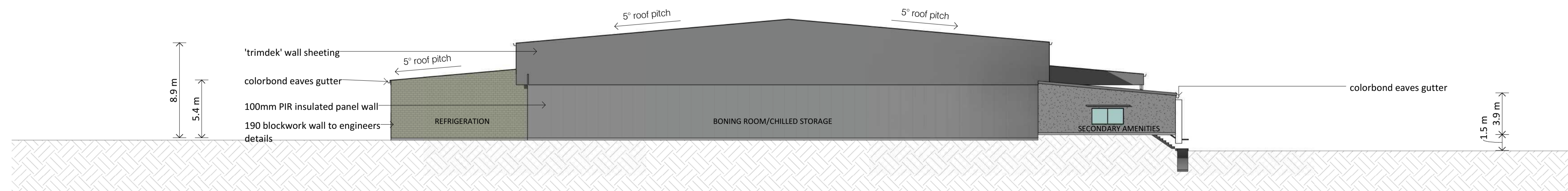
**NORTH ELEVATION - STAGE 1**



**SOUTH ELEVATION - STAGE 1**

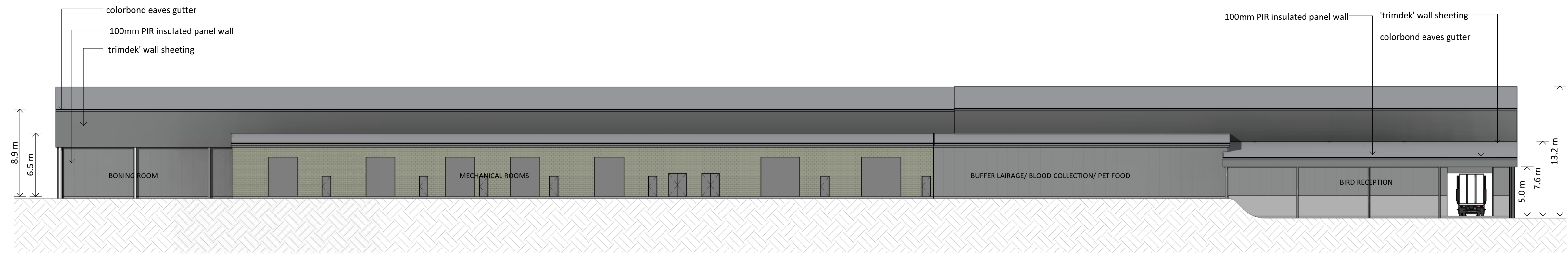


**EAST ELEVATION - STAGE 1**

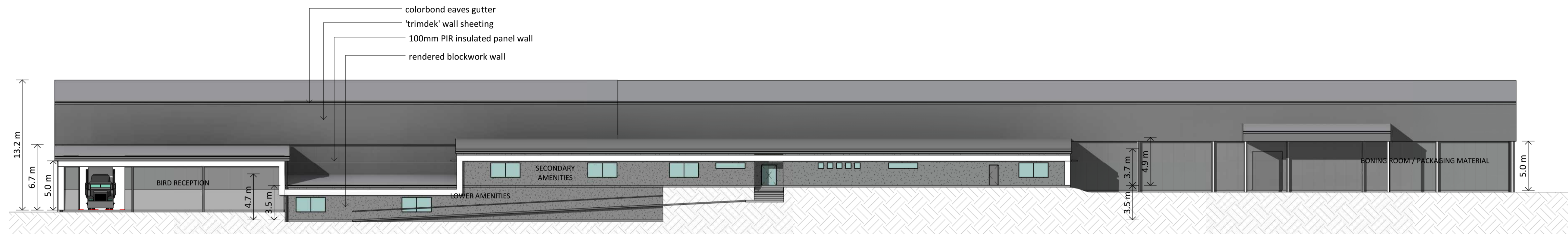


**WEST ELEVATION - STAGE 1**

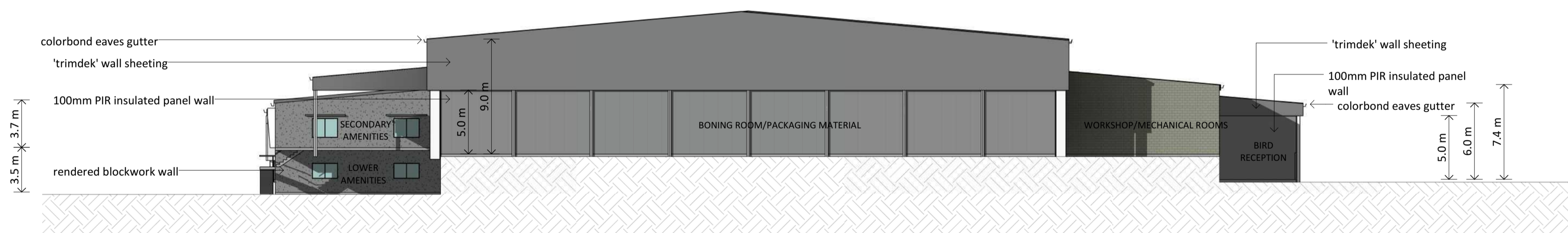
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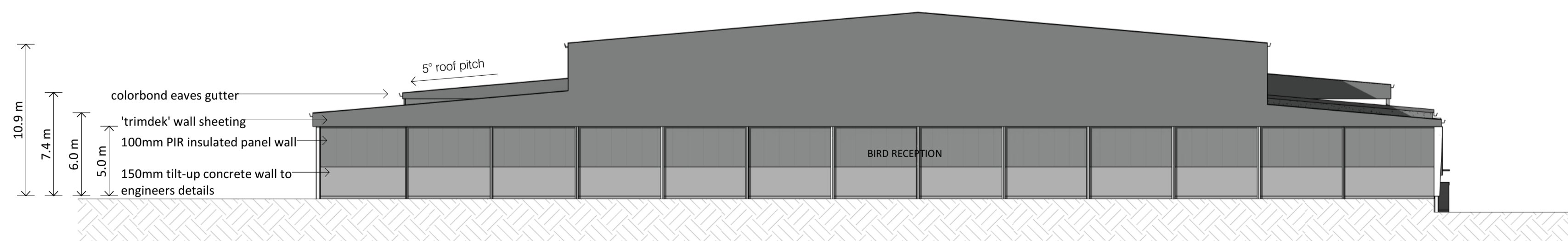
**NORTH ELEVATION - FINAL STAGE**



**SOUTH ELEVATION - FINAL STAGE**



**EAST ELEVATION - FINAL STAGE**



**WEST ELEVATION - FINAL STAGE**

A1 = 1: 250 (A3 = 1: 500) 0\_2500\_5000

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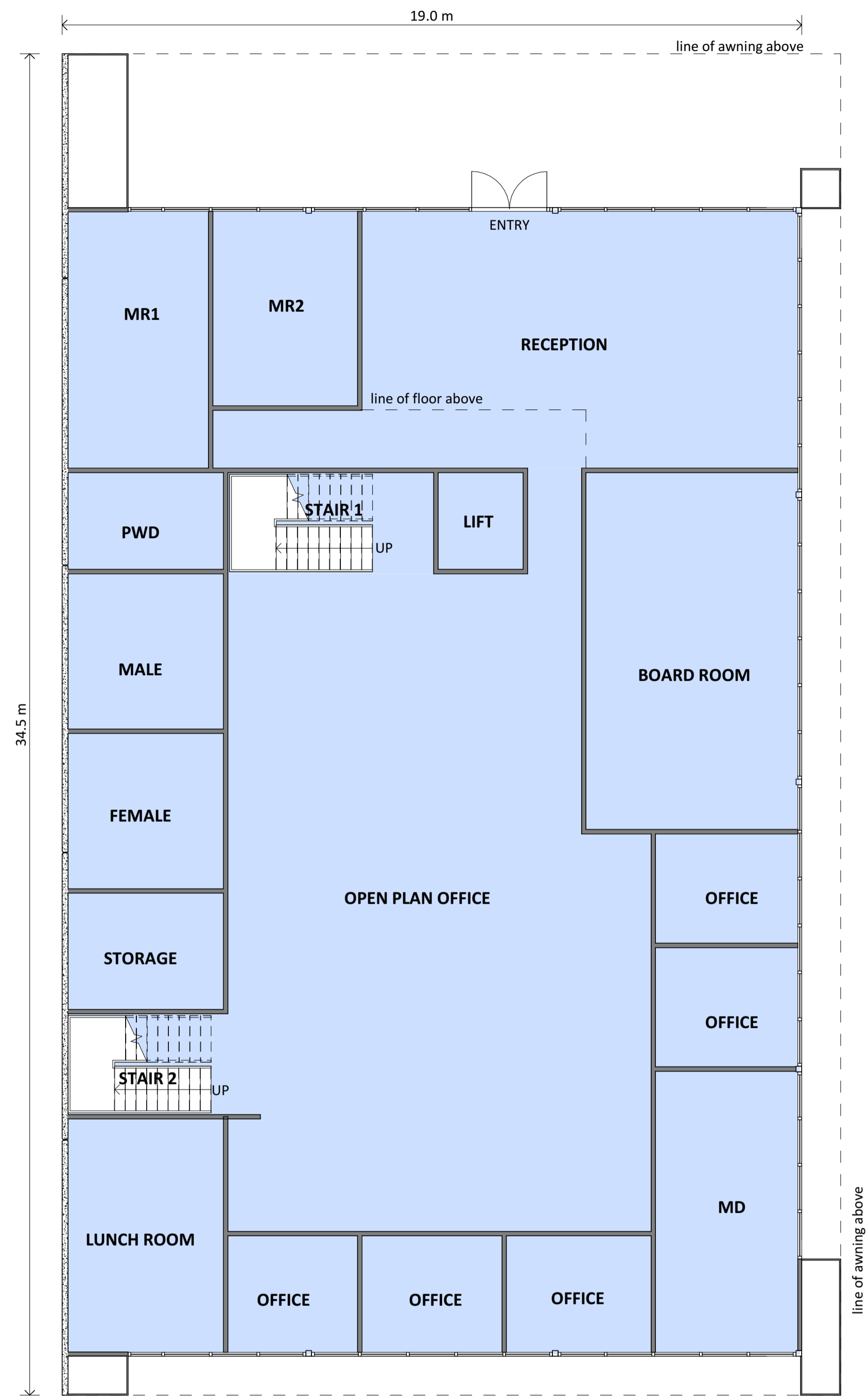
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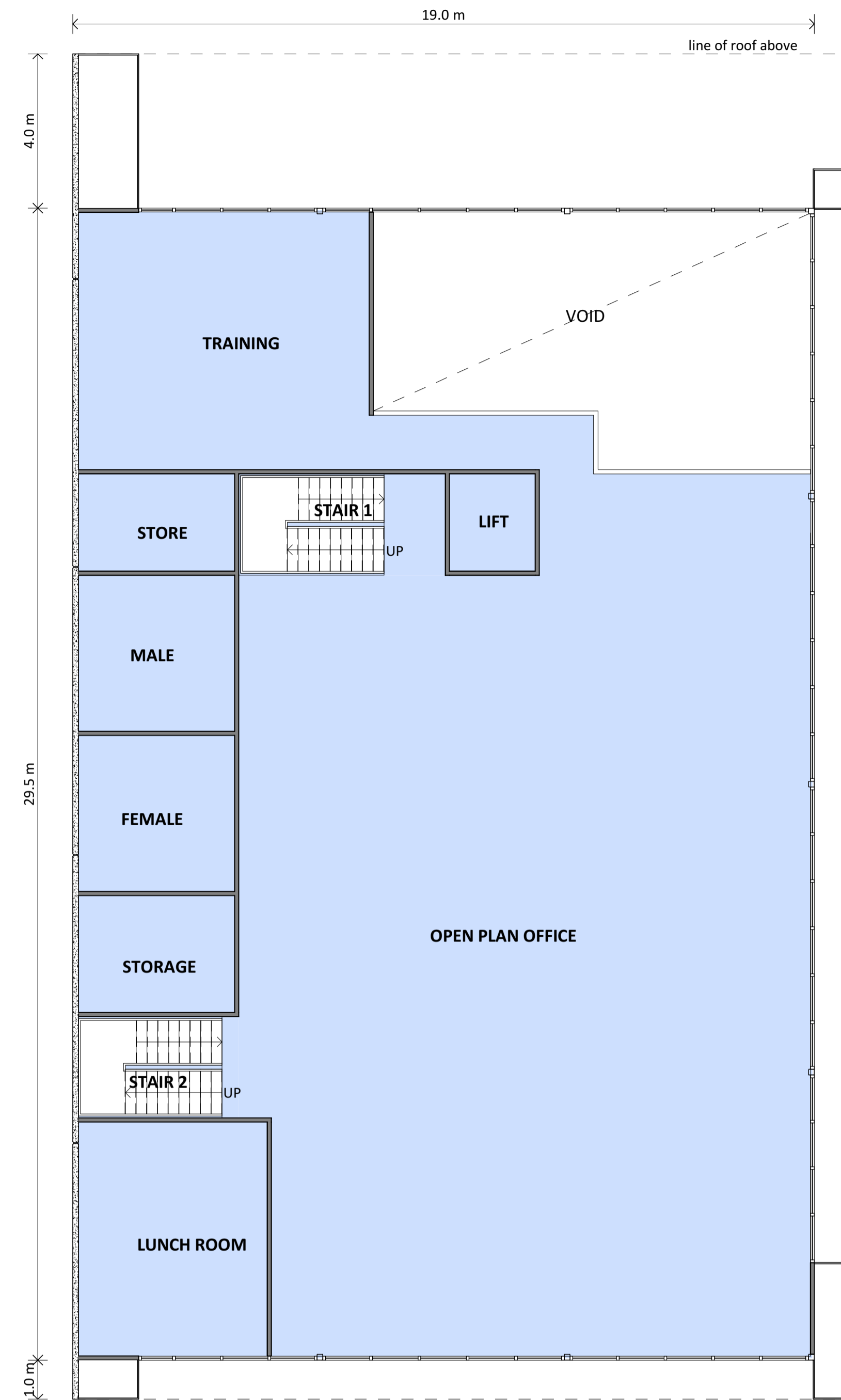
**PROPOSED PROCESSING FACILITY  
ELEVATIONS - FINAL STAGE**

Project No - **W21314**  
Dwg No - **02K202 - 3**  
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**STAGING COLOUR LEGEND**

	STAGE 1
	STAGE 2

**STAGING AREA SCHEDULE**

STAGING	BUILDING AREA
STAGE 1	989 m <sup>2</sup>
	989 m <sup>2</sup>



A1 = 1:100 (A3 = 1:200) 0 1000 2000

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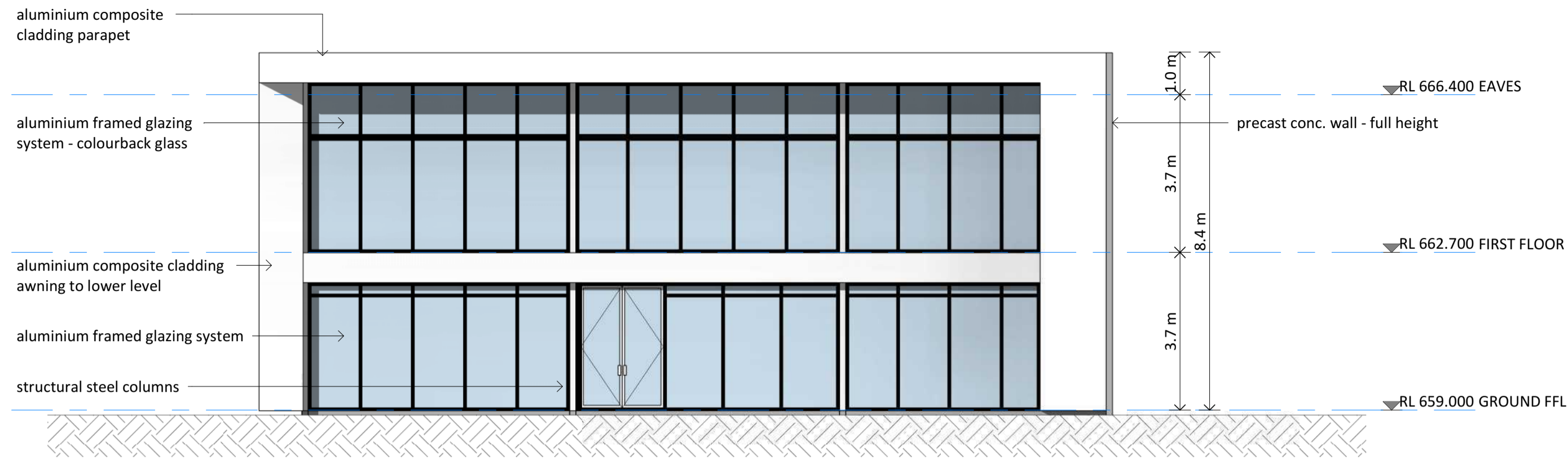
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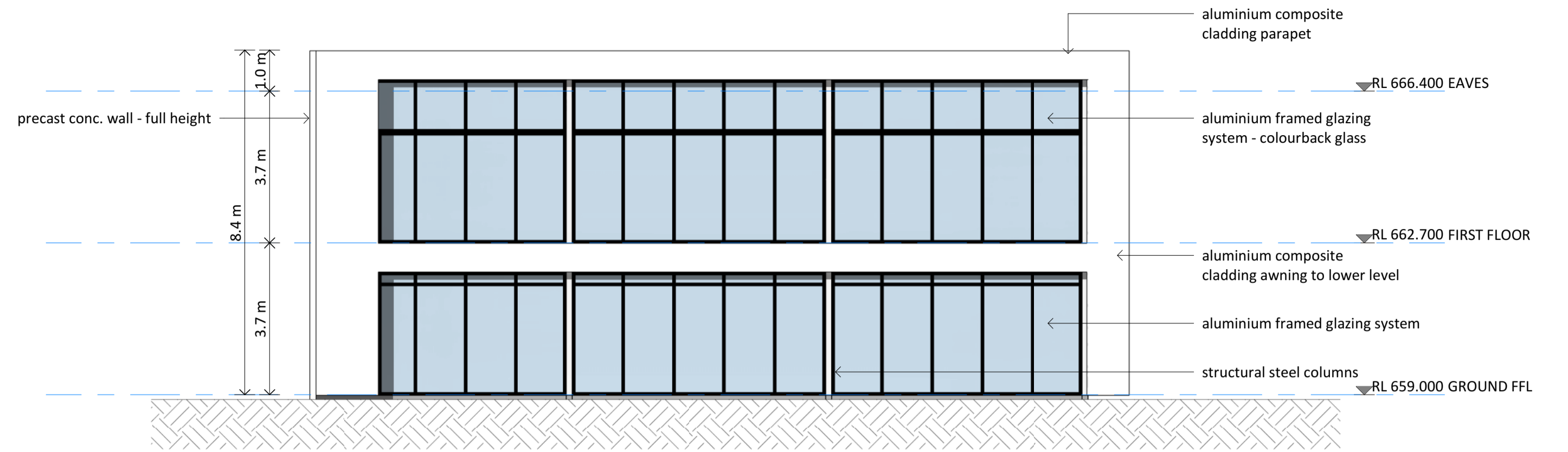
**WOODLANDS RIDGE  
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**PROPOSED CORPORATE OFFICE  
 FLOOR PLAN**

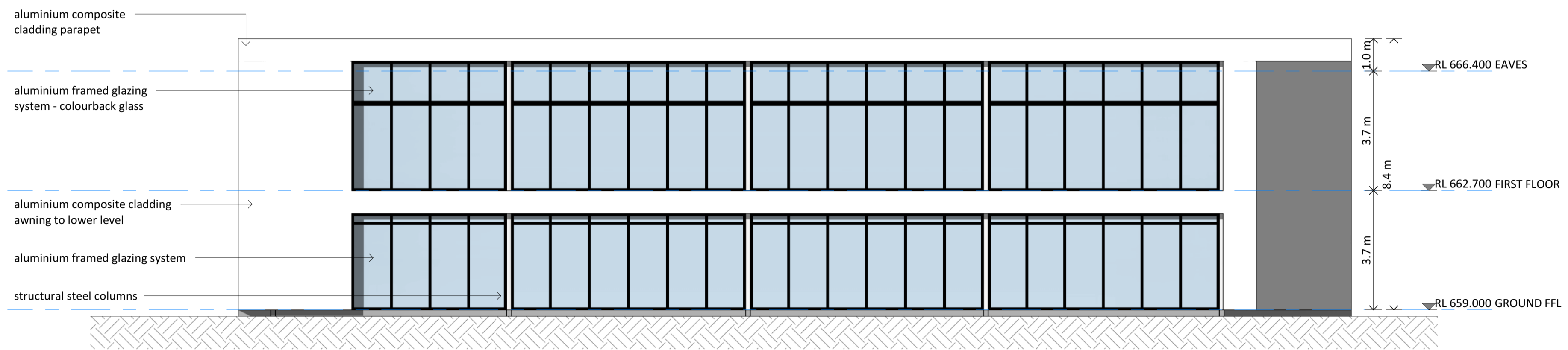
Project No - **W21314**  
 Dwg No - **03K101 - 3**  
 Date - **06/02/19**



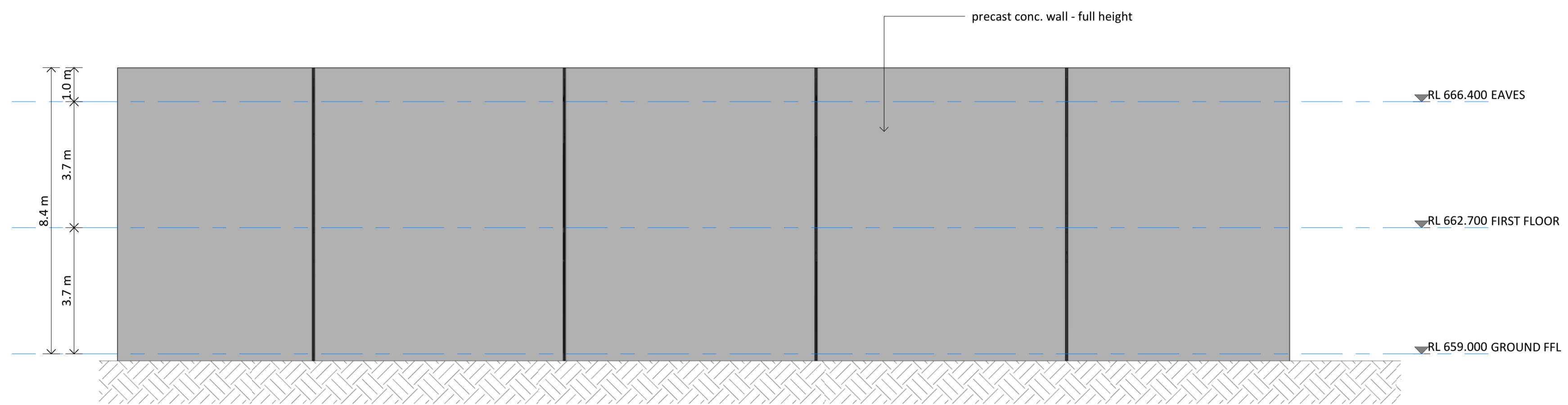
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

A1=1:100 (A3=1:200) 0 1000 2000

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**PROPOSED CORPORATE OFFICE  
 ELEVATIONS**

Project No - **W21314**  
 Dwg No - **03K201 - 3**  
 Date - **06/02/19**



**PROPOSED FLOOR PLAN**

**INDOOR SPACE REQUIREMENTS**

Storage - 3.25m<sup>2</sup> total consisting of  
 0.2m<sup>3</sup> min. per child  
 internal storage space &  
 0.3m<sup>3</sup> min. per child  
 external storage space

**STAGING COLOUR LEGEND**

- STAGE 1
- STAGE 2

**STAGING AREA SCHEDULE**

STAGING	AREA
STAGE 2	479.6 m <sup>2</sup>
	479.6 m <sup>2</sup>

**CHILDCARE AND COMMUNITY CENTRE  
 FLOOR PLAN**



A1 = 1:100 (A3 = 1:200) 0 1000 2000

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Project No - **W21314**  
 Dwg No - **04K101 - 1**  
 Date - **14/02/19**



**PROPOSED FLOOR PLAN**

- SPACE REQUIREMENTS**
- 3.25m<sup>2</sup> min. per child indoor play area  
68 kids x 3.25m<sup>2</sup> = 221m<sup>2</sup> required  
223.2m<sup>2</sup> provided
  - 0.2m<sup>3</sup> min. per child internal storage space
  - 7.0m<sup>2</sup> min per child outdoor play area  
68 kids x 7.0m<sup>2</sup> = 476m<sup>2</sup> required  
599m<sup>2</sup> provided
  - 0.3m<sup>3</sup> min. per child external storage space

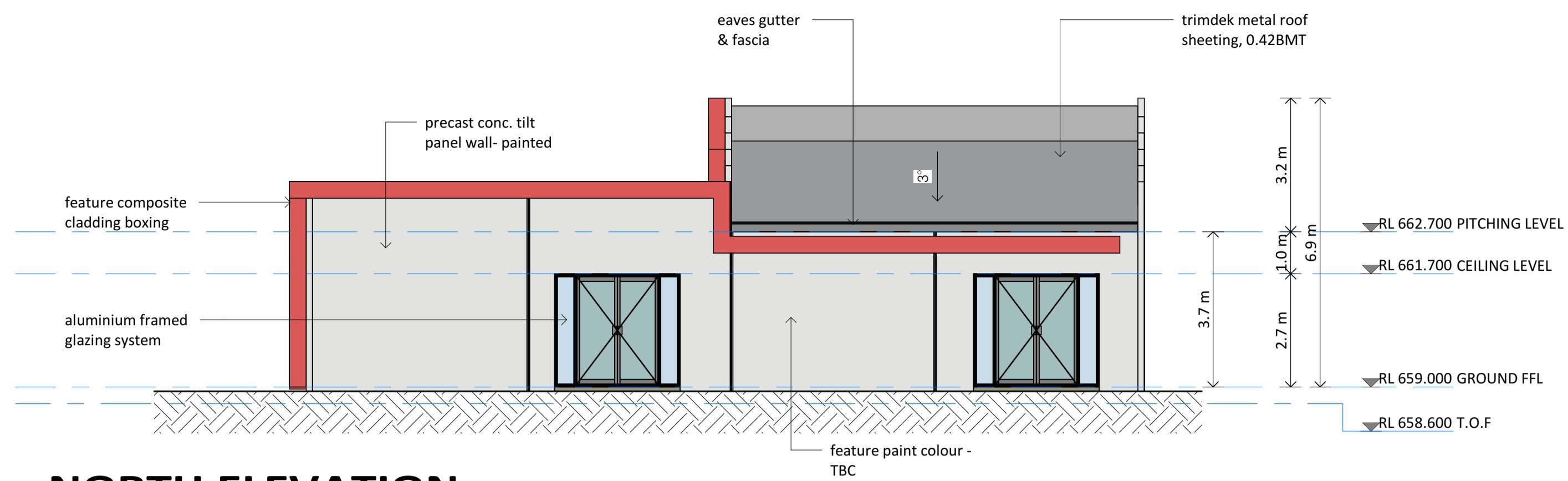
**STAGING COLOUR LEGEND**

STAGE 1  
 STAGE 2

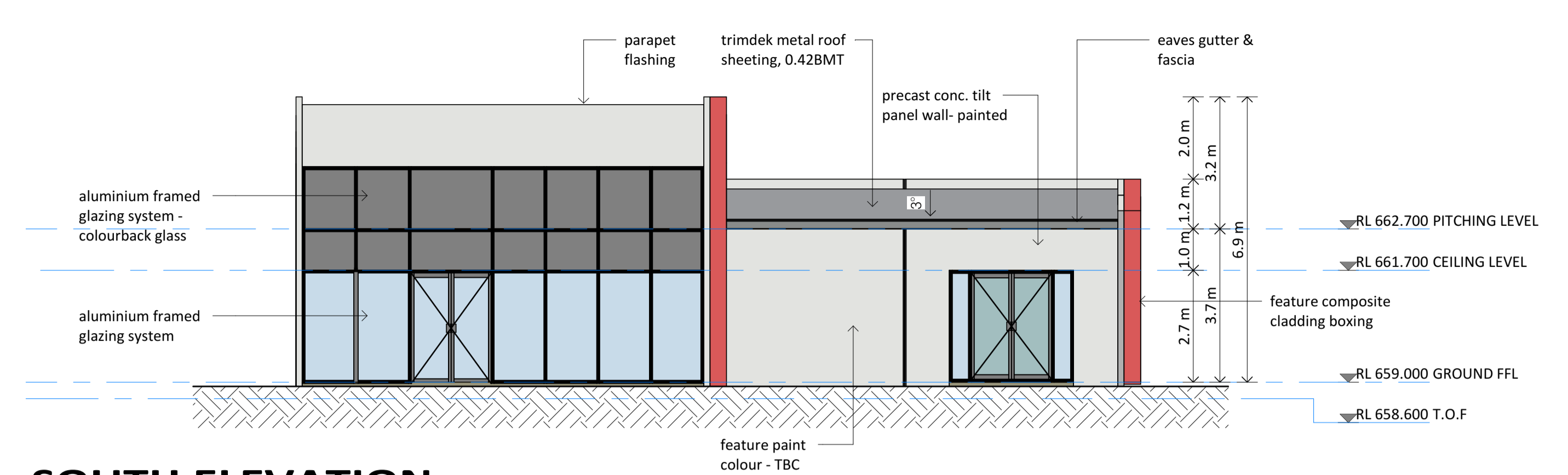
**STAGING AREA SCHEDULE**

STAGING	AREA
STAGE 2	479.6 m <sup>2</sup>
	479.6 m <sup>2</sup>

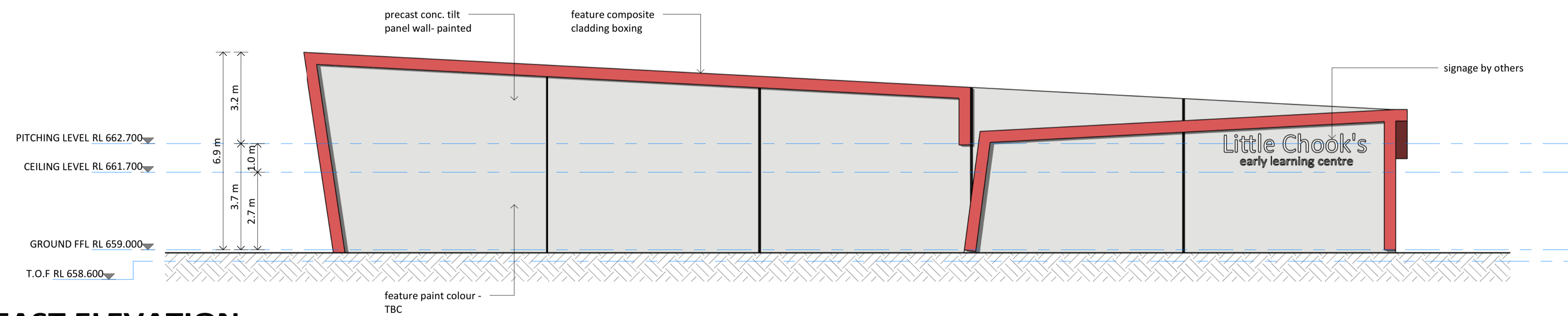
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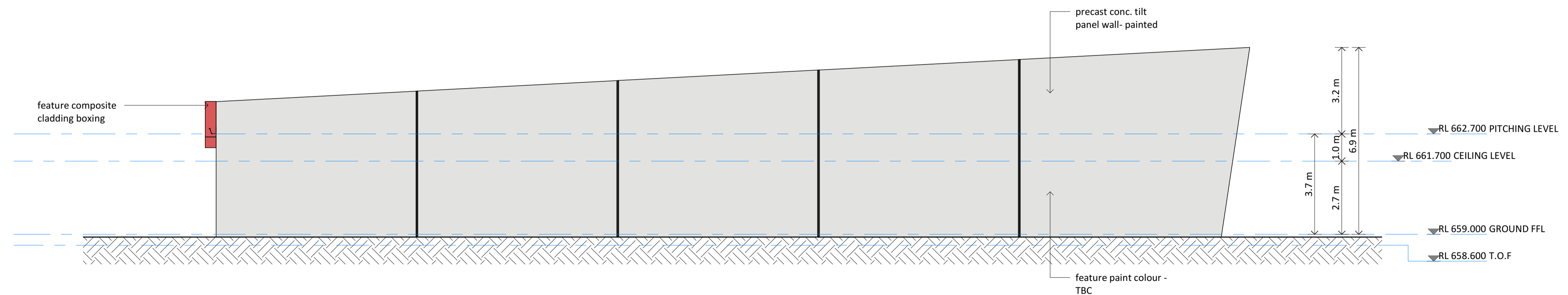
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

A1 = 1:100 (A3 = 1:200) 0 1000 2000 mm

**WILEY**

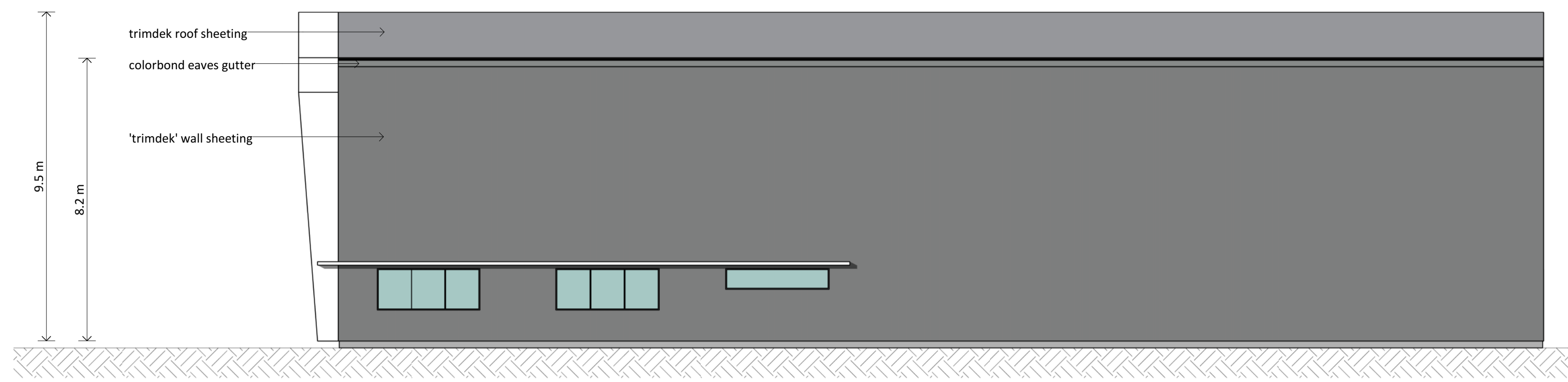
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# CHILDCARE AND COMMUNITY CENTRE ELEVATIONS

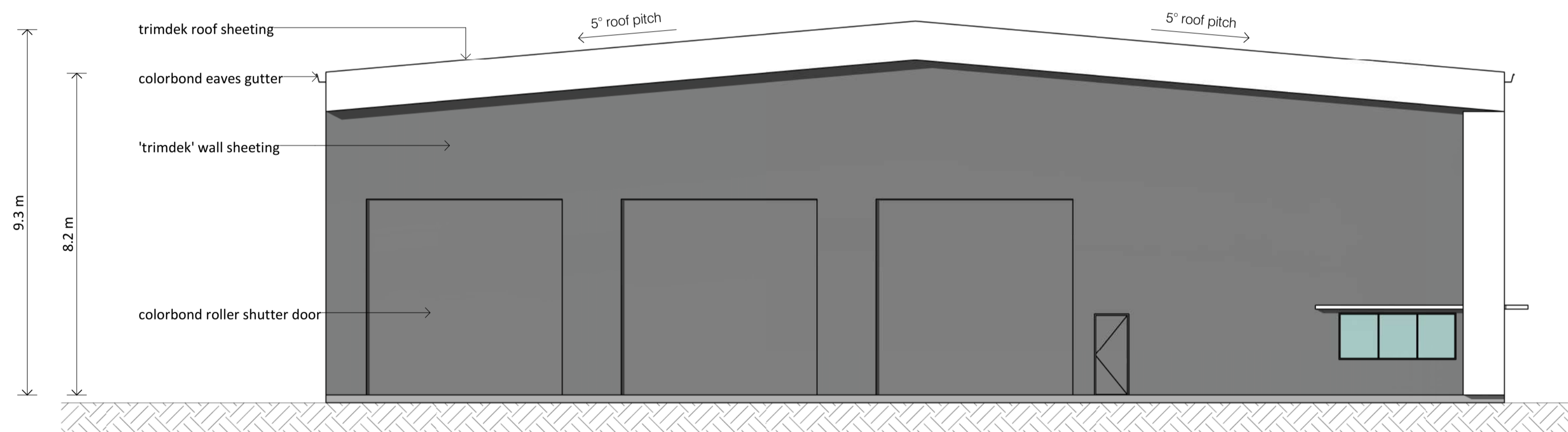
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Dwg No - **04K201 - 3**  
Date - **06/02/19**



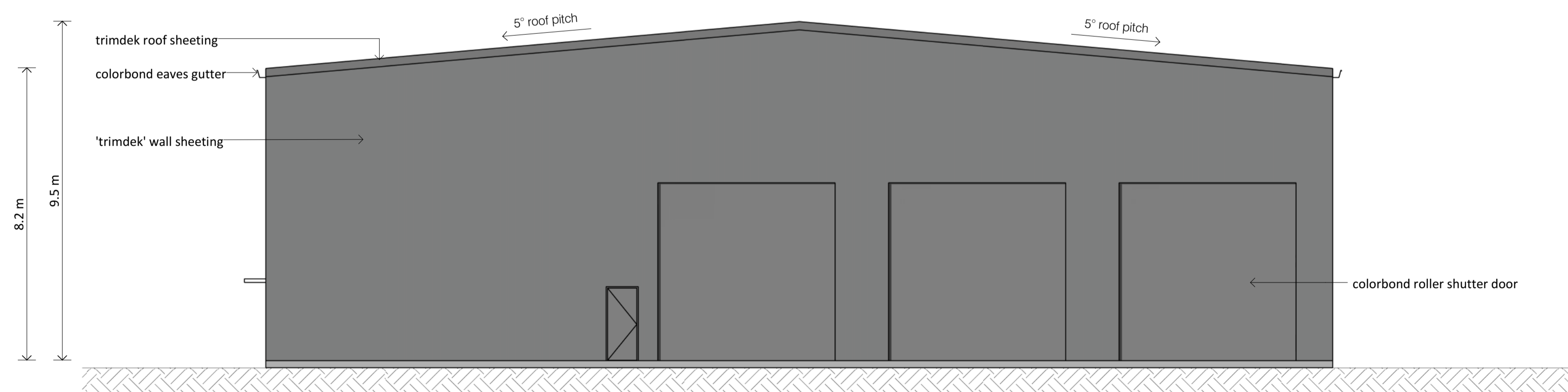
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

A1 = 1:100 (A3 = 1:200) 0 1000 2000

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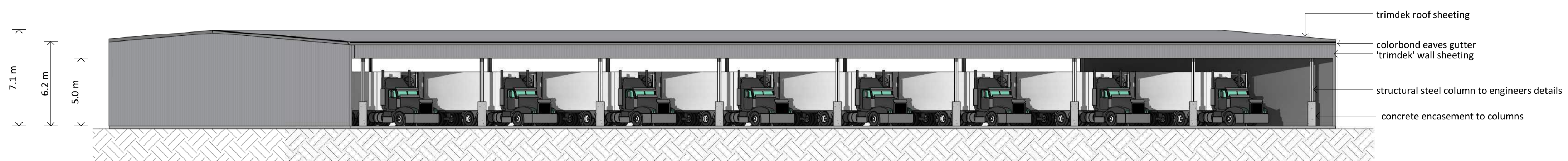
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**TRUCK MAINTENANCE FACILITY  
 ELEVATIONS**

Project No - **W21314**  
 Dwg No - **05K201 - 3**  
 Date - **06/02/19**

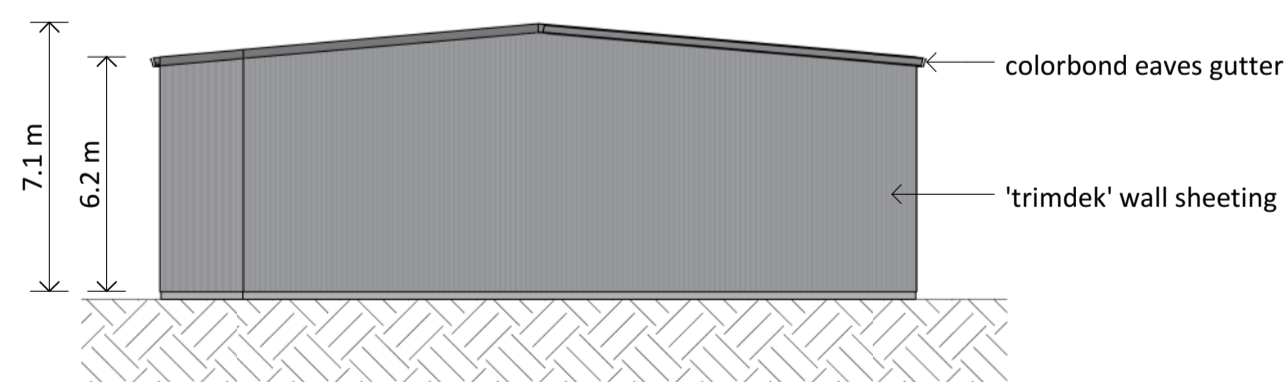
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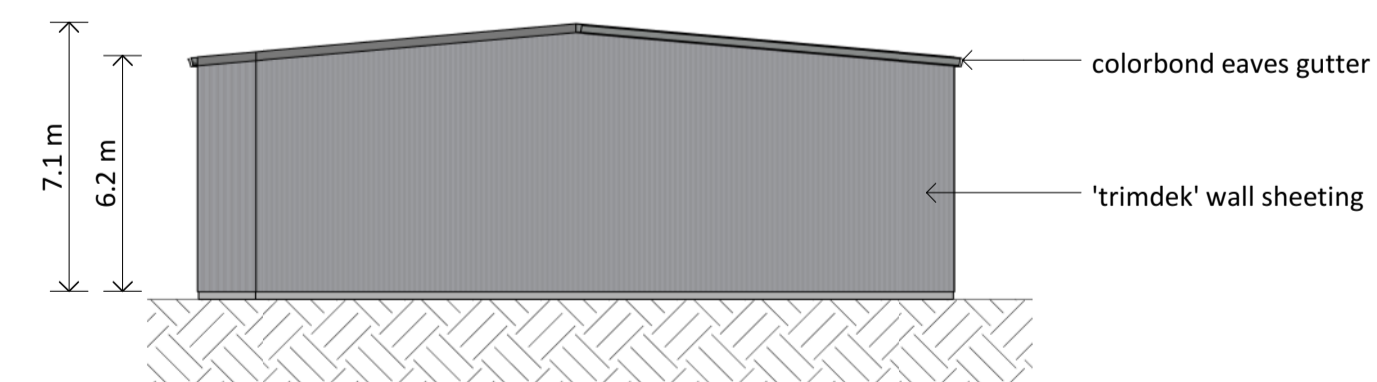
**NORTH ELEVATION**



**SOUTH ELEVATION**

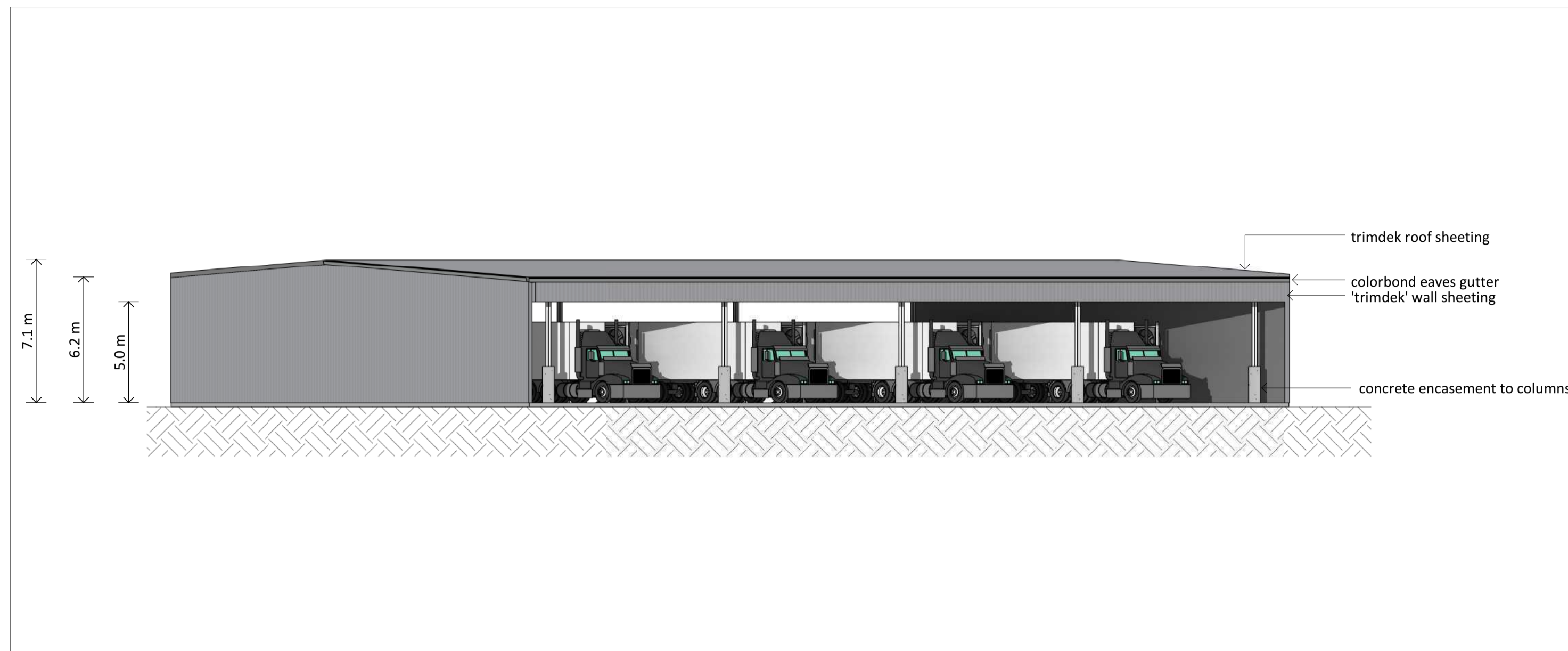


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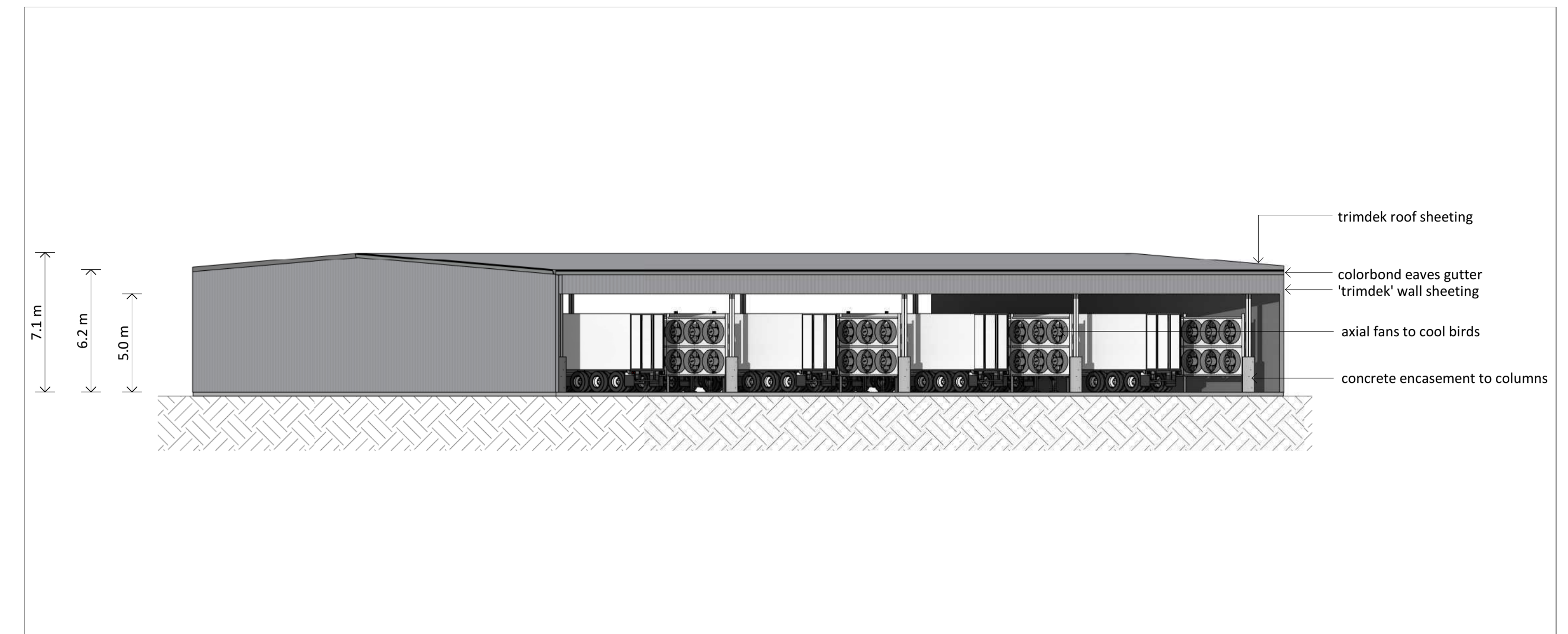


**WEST ELEVATION**

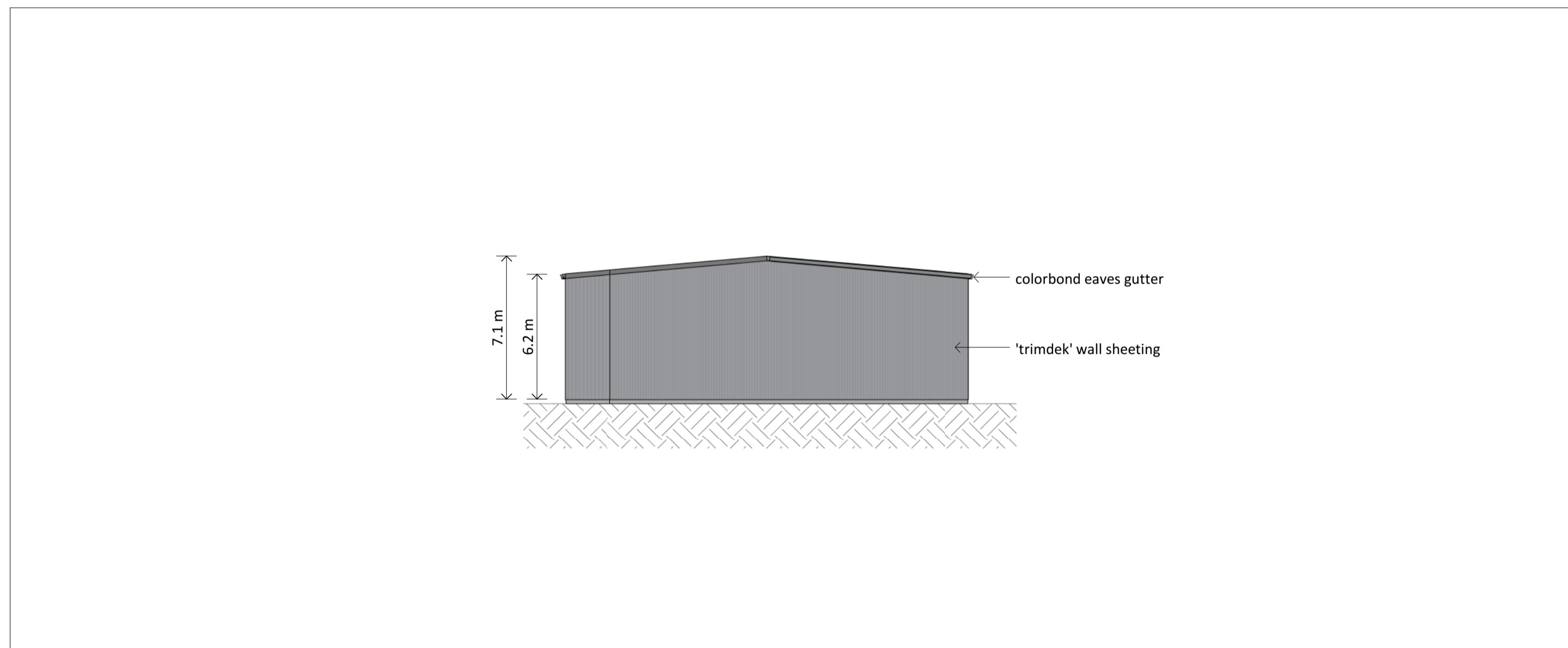
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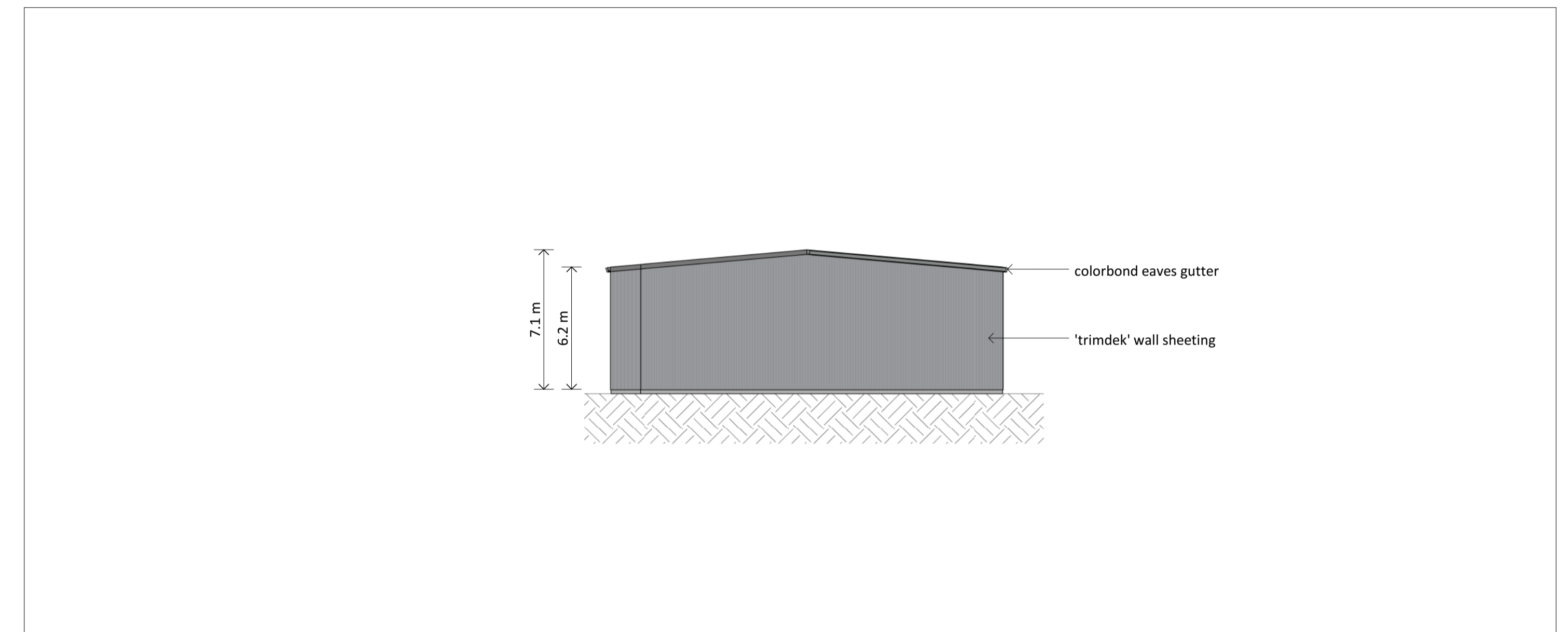
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

A1 = 1: 200 ( A3 = 1: 400 ) 0 2000 4000

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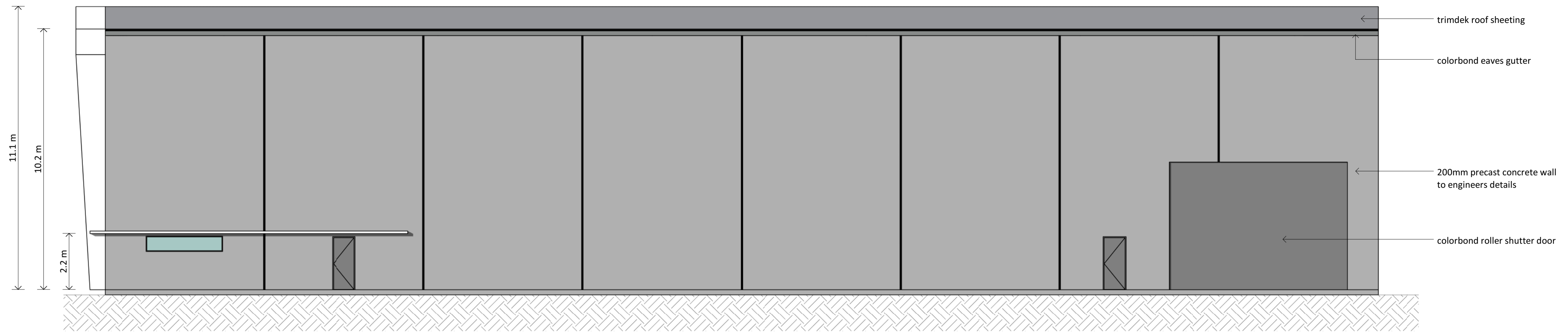
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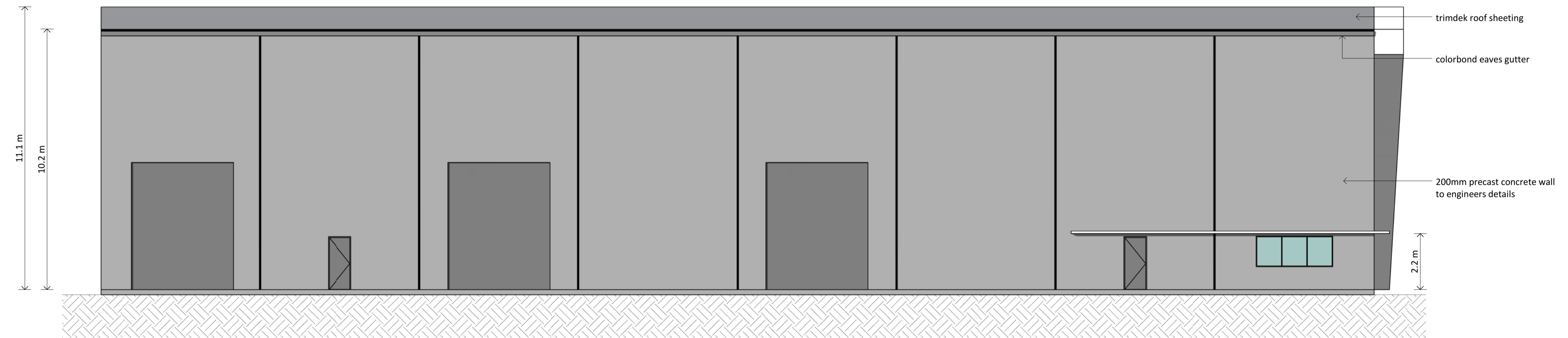
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**LIVE BIRD SHED  
ELEVATIONS**

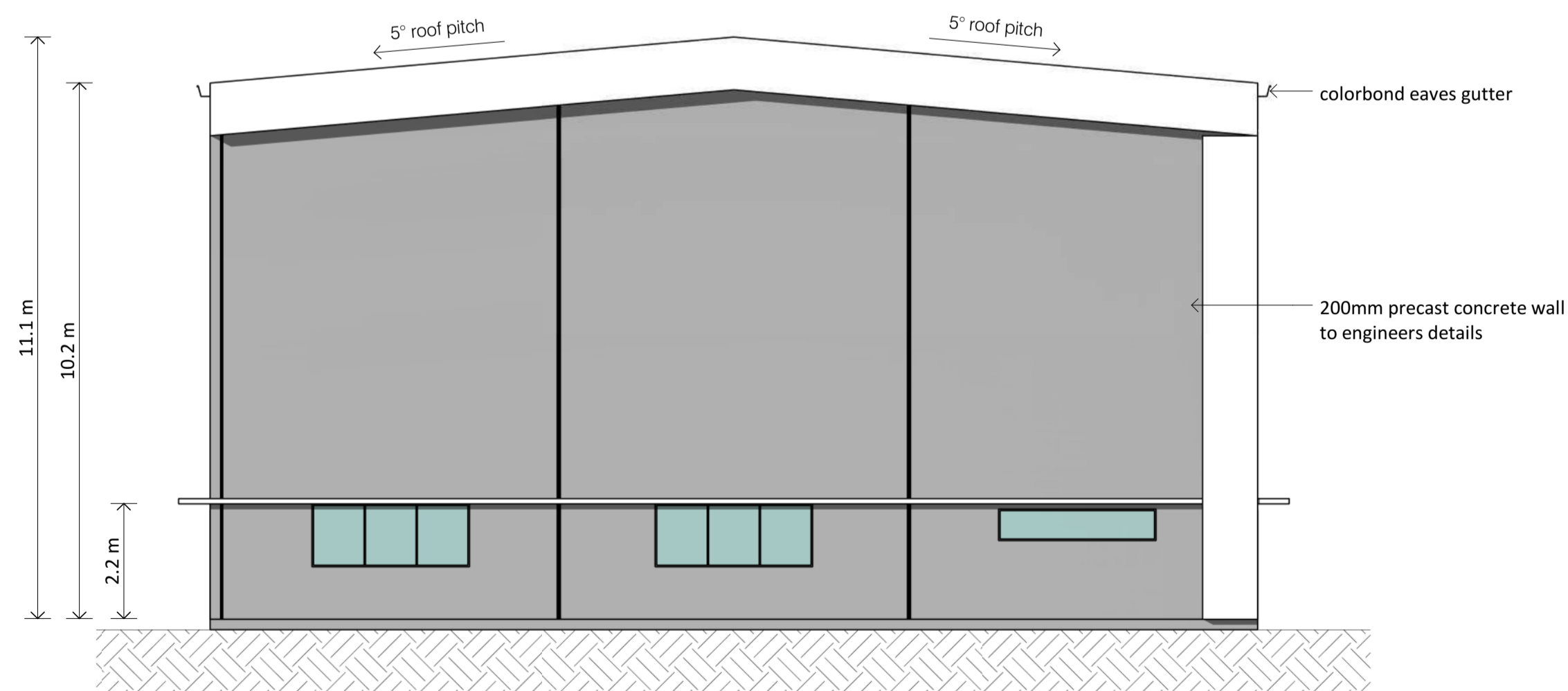
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Dwg No - **06K201 - 4**  
Date - **11/03/19**



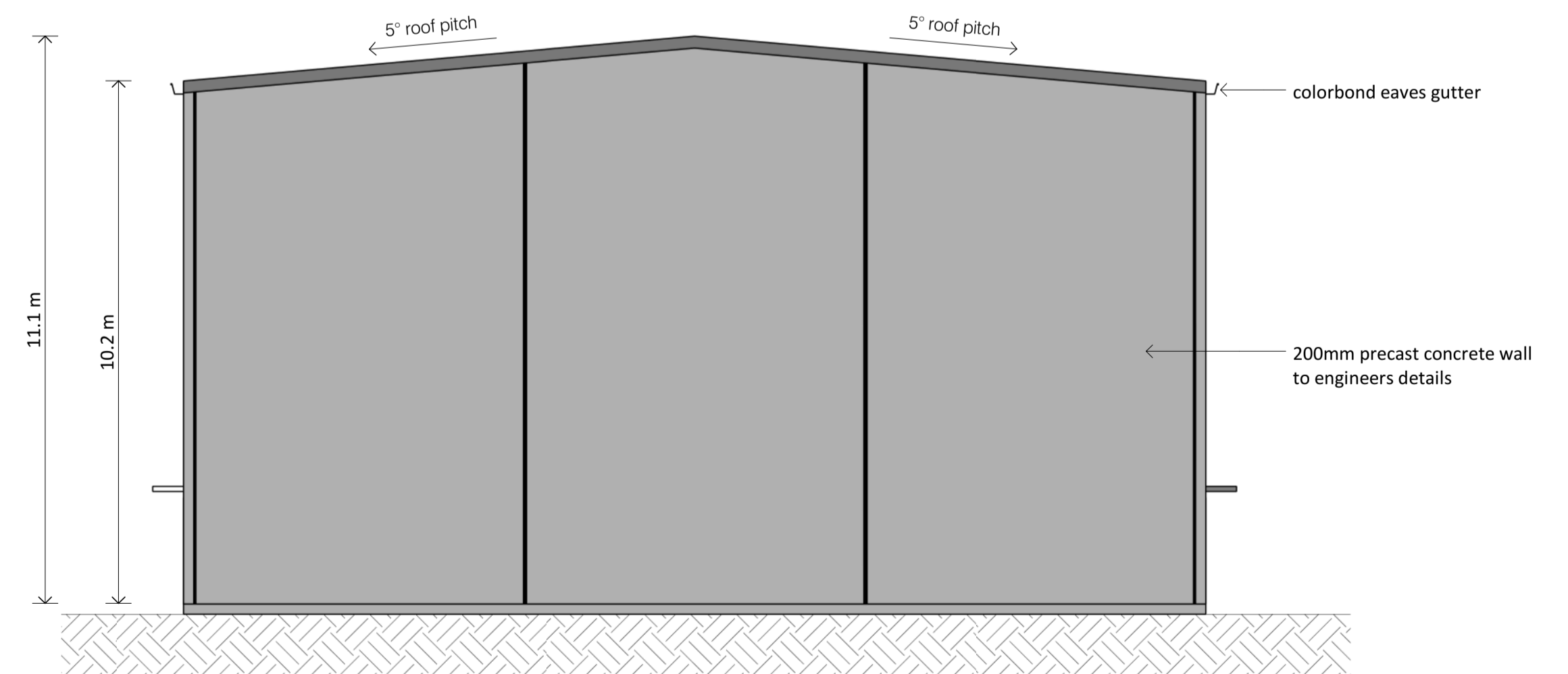
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

A1 = 1:100 (A3 = 1:200) 0 1000 2000

## ASIA PACIFIC OFFICES

### BRISBANE

Level 2, 15 Astor Terrace  
Spring Hill QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

### MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

### SYDNEY

2 Lincoln Street  
Lane Cove NSW 2066  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

### AUCKLAND

68 Beach Road  
Auckland 1010  
New Zealand  
T: +64 27 441 7849

### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

### MELBOURNE

Suite 2, 2 Domville Avenue  
Hawthorn VIC 3122  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

### TOWNSVILLE

Level 1, 514 Sturt Street  
Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

### NELSON

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Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628

### DARWIN

5 Foelsche Street  
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Australia  
T: +61 8 8998 0100  
F: +61 2 9427 8200

### NEWCASTLE

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Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

### GOLD COAST

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Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

### PERTH

Ground Floor, 503 Murray Street  
Perth WA 6000  
Australia  
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