

OAKDALE WEST ESTATE

SSD 7348 Modification 3 and SSD 10397 Stage 2 Development Application Waste Management Plan

Prepared for:

Goodman Property Services (Aust) Pty Limited
Level 17, 60 Castlereagh Street
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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Goodman Property Services (Aust) Pty Limited (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
610.19170-R01-v5.0	13 January 2020	Taylor Parsons	Celine El-Khoury	Andrew Quinn
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EXECUTIVE SUMMARY

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Goodman Property Services (Aust) Pty Ltd (the Client) to prepare a Waste Management Plan (WMP) in support of SSD 7348 Modification 3 (MOD 3) and SSD 10397 Stage 2 Development Application (DA). This WMP will comply with the requirements of the Secretary's Environmental Assessment Requirements (SEARs) relevant to this project. The WMP is for the site preparation, construction and operational activities of MOD 3 and the Stage 2 development of Oakdale West industrial Estate (the Project).

This WMP applies to the waste generated from the site preparation, construction and operational stages of the Project and has been prepared using architectural drawings supplied by the Client.

Site Preparation and Construction Waste Management

From aerial imagery and the architectural drawings, attached in **Appendix A** and **Appendix B**, SLR understands that some excavation work is required to prepare the site for development of both MOD 3 and Stage 2 DA. Estimated quantities of site preparation waste have been calculated and are shown in **Sections 5.3.1** and **5.3.2** in the WMP.

In the absence of readily available construction waste generation rates from Council, SLR has adopted the 'Factory' and 'Office' waste generation rates from Appendix A of The Hills Development Control Plan (DCP) 2012 for estimating the type and quantities of waste generated from construction of the Project, as this provides a comparable waste generation rate to what can be expected from the Project, which is in the Penrith Local Government Area. The anticipated construction waste quantities for MOD 3 and Stage 2 are shown in **Sections 5.4.1** and **5.4.2** in the WMP.

All construction waste materials are to be preferentially sold or reused and recycled on site, where possible. Where not possible, materials are to be sent for recycling and reused off-site. Delivery of items to an appropriately licenced landfill is to be considered as a last resort. Better practice waste minimisation measures for the construction stage the Project are discussed in detail in the WMP.

Operational Waste Management

The estimated number of bins required for weekly storage of operational waste and recycling generated by MOD 3, including Stage 2, are shown **Table 16** in the WMP. The waste storage areas for MOD 3 are only recommendations, based on preliminary master planning information, and should be updated for each building once detailed drawings are available. Better practice waste minimisation measures for the Project are discussed in detail in the WMP. The waste storage areas for Stage 2 are shown on the architectural drawing 'Site Plan' attached in **Appendix B**.

EXECUTIVE SUMMARY

Table 1 Minimum number of bins and waste storage area for operational waste of MOD 3 and Stage 2

Location	Bins Required			Total Number of Bins	Recommended Storage Area (m²)
	General Waste	Paper and Cardboard Recycling	Comingled Recycling		
Precinct 1					
Warehouse 1A	1 x 35 m³ compactor	2 x paper and cardboard compactors	2 x plastic film compactors	5	External storage
Warehouse 1B1	1 x 4.5 m³ 1 x 240 L	2 x 3 m³ 1 x 240 L		5	25
Warehouse 1B2	1 x 4.5 m³ 1 x 240 L	2 x 3 m³ 1 x 240 L		5	25
Warehouse 1B3	1 x 3 m³ 1 x 240 L	1 x 4.5 m³ 1 x 240 L		4	20
Precinct 2					
Warehouse 2A	2 x 3 m³	2 x 3 m³	2 x 1.5 m³	6	30
Warehouse 2B	1 x 25 m³ compactor	1 x baler	1 x 1,100 L	3	35
Warehouse 2C and 2D	1 x 3 m³	2 x 1,100 L	1 x 1,100 L	4	15
Warehouse 2E	2 x 1,100 L	1 x 1,100 L	1 x 660 L	4	10
Precinct 3					
Warehouse 3A	1 x 3 m³	2 x 1,100 L	1 x 1,100 L	4	15
Warehouse 3B	2 x 1,100 L	1 x 1,100 L	1 x 1,100 L	4	10
Warehouse 3C	2 x 1,100 L	1 x 1,100 L	1 x 1,100 L	4	10
Warehouse 3D and 3E	1 x 3 m³	2 x 1,100 L	1 x 1.5 m³	4	15
Warehouse 3F and 3G	1 x 3 m³	2 x 1,100 L	1 x 1.5 m³	4	15
Precinct 4					
Warehouse 4A	2 x 3 m³	3 x 1,100 L	2 x 1,100 L	7	20
Warehouse 4B	1 x 3 m³	1 x 1.5 m³	1 x 1,100 L	3	15
Warehouse 4C	2 x 3 m³	3 x 1,100 L	2 x 1,100 L	7	20
Warehouse 4D	2 x 1,100 L	1 x 1,100 L	1 x 660 L	4	10
Warehouse 4E	2 x 3 m³	1 x 3 m³	2 x 1,100 L	5	20
Warehouse 4F	1 x 1.5 m³	1 x 1,100 L	1 x 660 L	3	10
Warehouse 4G	1 x 1,100 L	1 x 660 L	1 x 660 L	3	10
Precinct 5					
Warehouse 5A	2 x 3 m³	3 x 1.5 m³	2 x 1,100 L	7	25

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1 Introduction

1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Goodman Property Services (Aust) Pty Ltd (the Client) to prepare a Waste Management Plan (WMP) in support of SSD 7348 Modification 3 (MOD 3) and SSD 10397 Stage 2 Development Application (DA). This WMP will comply with the requirements of the Secretary's Environmental Assessment Requirements (SEARs) relevant to this project. The WMP is for the site preparation, construction and operational activities of MOD 3 and the Stage 2 development of Oakdale West industrial Estate (the Project).

This WMP applies to the waste generated from the site preparation, construction and operational stages of the Project and has been prepared using architectural drawings supplied by the Client and attached in **Appendix A** and **Appendix B**.

The relevant requirements of the SEARs issued for SSD 7438 (MOD 3) and SSD 10397, and Schedule C conditions to SSD 7348 are addressed in this report as shown in **Table 2**.

Table 2 SSD 10397 and SSD 7348 SEARs and Conditions for Waste Management

SSD 10397 and SSD 7348 Conditions	Relevant Sections in this WMP
Waste Management – Including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements.	Section 5 Section 6
Schedule C C17. Future DAs shall include a Waste Management Plan prepared in accordance with NSW Waste Classification Guidelines (DECCW, 2009)	Section 5.2 Section 6.2

1.2 Objectives

The principal objective of this WMP is to identify all potential wastes likely to be generated at the Project site during construction and operational phases, including a description of how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with Penrith City Council's (Council) requirements.

The specific objectives of this WMP are as follows:

- To encourage the minimisation of waste production and maximisation of resource recovery.
- To ensure the appropriate management of contaminated and hazardous waste.
- To identify procedures and chain of custody records for waste management.
- To assist in ensuring that any environmental impacts during the operational life of the Project comply with Council's development consent conditions and other relevant regulatory authorities.

1.3 Review of WMP

This WMP 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 WMP will 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.

Copies of the original WMP and its future versions should be retained by the building manager. Changes made to the WMP, as well as the reasons for the changes made, should be documented by the building manager as part of the review process.

2 Project Description

2.1 Overview of Proposed Development

The Client is developing the Oakdale West Industrial Estate site at Lot 11 in DP 1178389 in Kemps Creek. This site is primarily a greenfield site and will be comprised of five industrial warehouse and office precincts, including internal roads, car parking spaces and hardstand.

The Client intends to progress development to Stage 2. The works for Stage 2 require an alteration to the existing masterplan, identified as MOD 3. Under MOD 3, Stage 2 will relate to the development of building 2B.

2.2 Overview of Proposed Construction Work

Project works for MOD 3 and Stage 2 are expected to include site preparation and construction activities.

2.2.1 MOD 3

MOD 3 consists of five precincts Precinct 1 to Precinct 5 and requires alterations to the masterplan layout. The new layout is shown in **Figure 1**. The changes from the previous layout include:

- An increase in gross lettable area
- Alterations to the internal road network
- Alterations to the civil design, retaining wall, building pad levels, noise wall and storm basin
- The amenities required for site operation including Estate Road 03, fencing, utilities, safety and communications infrastructure, and
- An increase in building heights.



Figure 1 MOD 3 Masterplan

2.2.2 Stage 2

The development of Stage 2 relates to building 2B in Precinct 2 under MOD 3. A site plan for Stage 2 is shown in **Figure 2**. The anticipated construction works for this development include the construction of the below:

- A four-storey warehouse building
- An ancillary office
- A mezzanine, and
- Truck and car parking areas and associated site hardstand.

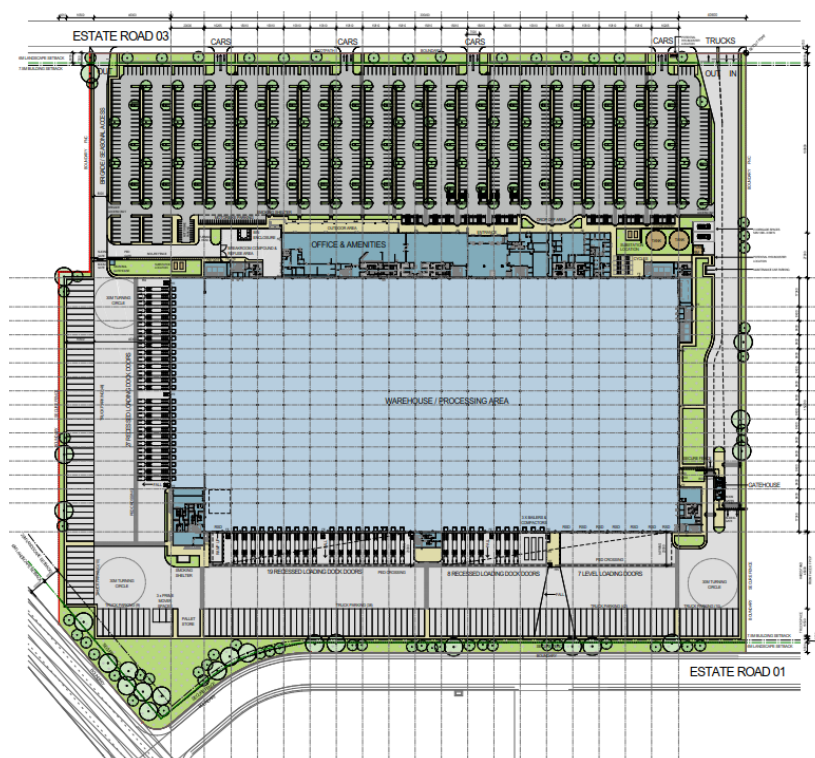


Figure 2 Stage 2 Site Plan

2.3 Overview of Proposed Operations

Based on communication with the Client, SLR understands the Project will retain its function as a regional distribution park of warehouses, distribution centres and freight logistics facilities under MOD 3. Stage 2 will function as a packaging reception and distribution centre staffed by over 1,500 employees. The warehouse will be operated by both robotics and staff handling.

3 Better Practice Waste Management and Recycling

3.1 Waste Management Hierarchy

This WMP has been prepared in line with the waste management hierarchy shown in **Figure 3**, 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.

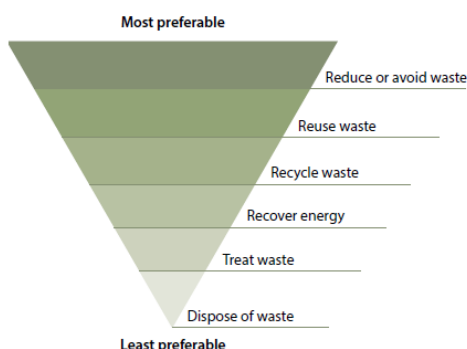


Image from NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21.

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.
- Providing opportunities for additional revenue streams through beneficial reuse.

4 Waste Legislation and Guidance

The legislation and guidance outlined in **Table 3** below should be referred to during the demolition, construction and operational phases of the Project.

Table 3 Legislation and guidance

Legislation and Guidance	Objectives
Council legislation and guidelines	
Secretary Environmental Assessment Requirements (SEARs)	SEARs provide the additional requirements that must be completed when a critical state significant infrastructure project is submitted in a DA in NSW. The objective of SEARs submissions is to achieve better environmental outcomes by focusing on environmentally sensitive areas and areas of the greatest community concern. The provisions of the SEARs must be met for DA approval including the provision of a construction and operational waste management plan. The SEARs SSD 10397 and SSD 7348 apply to this Project.
Penrith Local Environmental Plan (LEP) 2010 ¹	The Penrith LEP came into force for the entire Penrith local government area on 25 February 2015 and provides the legal framework of the Penrith Development Control Plan, including land use and development permitted in a set zone. The LEP also contains provisions to conserve local heritage and protect sensitive land.
Penrith Development Control Plan (DCP) 2014 ²	The Penrith DCP came into effect on 17 April 2015 and supports provision of the LEP planning controls by providing detailed planning and design guidelines. The DCP has been prepared in accordance with the <i>Waste Avoidance and Resource Recovery Act 2001</i> . One of the objectives of the DCP is to assist in reducing Penrith's ecological footprint by encouraging the diversion of waste from landfill. This WMP specifically addresses Part C5 – Waste Management of the DCP and the Waste Management Guidelines for Industrial, Commercial and Mixed Use.
Waste Strategy 2017-2026, Penrith City Council	Council's waste strategy sets out the waste management targets for the Penrith local government area including working towards reduced waste generation and increased landfill diversion. The strategy was prepared in consultation with the community and informed by waste audit results. The strategy defines the actions required to reach the targets, including actions for waste diversion from landfill, resource recovery, technology innovation, community education and resource recovery facilities.
State and National legislation and guidelines	
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.

¹ <https://legislation.nsw.gov.au/#/view/EPI/2010/540>

² <https://www.penrithcity.nsw.gov.au/building-development/planning-zoning/planning-controls/development-control-plans>

Legislation and Guidance	Objectives
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	<p>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.</p> <ul style="list-style-type: none"> Resource recovery orders present conditions which generators and processors of waste must meet to supply the waste material for beneficial re-use. Resource recovery exemptions contain the conditions which consumers must meet to use waste for beneficial re-use.
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.
The Work Health and Safety Regulation 2011	The Work Health and Safety Regulation 2011 provide detailed actions and guidance associated with the topics discussed in <i>The Work Health and Safety Act 2011</i> . The primary aim of the regulation is to protect the health and safety of workers and ensure that risks are minimised in work environments. Workplaces are to ensure that they are compliant with the requirements specified in the regulations. The regulations discuss items such as actions that are prohibited or obligated in work environments, the requirements for obtaining licences and registrations, and the roles and responsibilities of staff in workplaces.
<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"> encouraging efficient use of resources 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 ensuring industry and the community share responsibility in reducing/dealing with waste, and efficiently funding of waste/resource management planning, programs and service delivery. <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 Site Preparation and Construction Waste and Recycling Management

5.1 Targets for Resource Recovery

The performance of each new development should contribute to the following target from the NSW EPA (2014) *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*:

- 75 % of total construction and demolition waste recycled, increasing to 80 % by 2021.

Additionally, in the interests of Council's additional commitments to waste management controls, the construction and excavation procedures should endeavour to reach the following outlined target from the DCP:

- Reduce the volume of demolition, construction and fit out waste, including excavation, going to landfill by 76 %.

It is anticipated that the waste minimisation measures in the following sections will assist the Project to meet these targets. Waste reporting and audits can be used to determine the actual percentage of wastes that have been recycled during the construction and site preparation stage of the Project.

5.2 Waste Streams and Classifications

The site preparation and construction of the Project is likely to generate the following broad waste streams:

- Site clearance wastes,
- Construction wastes,
- Plant maintenance waste
- Packaging wastes, and
- Work compound waste from on-site employees.

A summary of likely waste types generated from site preparation and construction activities, along with their waste classifications and proposed management methods, is provided in **Table 4**.

For further information on how to classify a waste type refer to the NSW EPA (2014) *Waste Classification Guidelines*³. Further information on managing site preparation and construction wastes is available from the NSW EPA website⁴.

³ Available online from <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>

⁴ <http://www.epa.nsw.gov.au/your-environment/waste/industrial-waste/construction-demolition>

Table 4 Potential waste types and their management methods

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Site Clearance		
Green waste including timber, pine and particle board	General solid waste (non-putrescible)	Separated, some chipped and stored on-site for landscaping, remainder to landscape supplies or off-site recycling. Stumps and large trees to landfill.
Clean fill	General solid waste (non-putrescible)	On-site re-use
Contaminated fill	To be classified subject to the results of testing	Off-site treatment or disposal to landfill
Excavated natural material (ENM) or virgin excavated natural material (VENM)	General solid waste (non-putrescible)	On-site re-use of topsoil for landscaping of the site, off-site beneficial re-use or send to landfill site.
Construction		
Sediment fencing, geotextile materials	General solid waste (non-putrescible)	Reuse at other sites where possible or disposal to landfill
Concrete	General solid waste (non-putrescible)	Off-site recycling for filling, levelling or road base
Bricks and pavers	General solid waste (non-putrescible)	Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling
Gyprock or plasterboard	General solid waste (non-putrescible)	Off-site recycling or returned to supplier
Sand or soil	General solid waste (non-putrescible)	Off-site recycling
Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium	General solid waste (non-putrescible)	Off-site recycling at metal recycling compounds and remainder to landfill
Conduits and pipes	General solid waste (non-putrescible)	Off-site recycling
Timber	General solid waste (non-putrescible)	Off-site recycling, Chip for landscaping, Sell for firewood <i>Treated</i> : reused for formwork, bridging, blocking, propping or second-hand supplier <i>Untreated</i> : reused for floorboards, fencing, furniture, mulched second hand supplier Remainder to landscape supplies.
Doors, Windows, Fittings	General solid waste (non-putrescible)	Off-site recycling at second hand building supplier
Insulation material	General solid waste (non-putrescible)	Off-site disposal
Glass	General solid waste (non-putrescible)	Off-site recycling, glazing or aggregate for concrete production

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Asbestos	Hazardous waste	Off-site disposal at a licenced landfill facility.
Fluorescent light fittings and bulbs	Hazardous waste	Off-site recycling or disposal; contact <i>FluoroCycle</i> for more information ⁵
Paint	Hazardous waste	Off-site recycling, Paintback collection ⁶ or disposal
Synthetic Rubber or carpet underlay	General solid waste (non-putrescible)	Off-site recycling; reprocessed and used in safety devices and speed humps
Ceramics including tiles	General solid waste (non-putrescible)	Off-site recycling at a crushing and recycling company
Carpet	General solid waste (non-putrescible)	Off-site recycling or disposal; reused for landscaping, insulation or equestrian uses
Plant Maintenance		
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups	Hazardous waste: Containers were previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming. General solid waste (non-putrescible): Containers have been cleaned by washing or vacuuming.	Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility Note: Discharge to sewer subject to Trade Waste Agreement with local Council
Air filters and rags	General solid waste (non-putrescible)	Off-site disposal
Oil filters	Hazardous waste	Off-site recycling
Batteries	Hazardous waste	Off-site recycling, Contact the Australian Battery Recycling Initiative ⁷ for more information
Packaging		
Packaging materials, including wood, plastic, including stretch wrap or LLPE, cardboard and metals	General solid waste (non-putrescible)	Off-site recycling
Wooden or plastic crates and pallets	General solid waste (non-putrescible)	Reused for similar projects, returned to suppliers, or off-site recycling. Contact <i>Business Recycling</i> for more information ⁸
Work Compound and Associated Offices		
Food Waste	General solid (putrescible) waste	Dispose to landfill with general garbage

⁵ Available online from <http://www.fluorocycle.org.au/> or <http://www.environment.gov.au/settlements/waste/lamp-mercury.html>

⁶ Available online from <https://www.paintback.com.au/>

⁷ <http://www.batteryrecycling.org.au/home>

⁸ Available online from <http://businessrecycling.com.au/search/>

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Recyclable beverage containers including glass and plastic bottles, aluminium cans and steel cans	General solid waste (non-putrescible)	Co-mingled recycling at off-site licensed facility or deliver to local NSW container deposit scheme 'Return and Earn' facility ⁹
Clean paper and cardboard	General solid waste (non-putrescible)	Paper and cardboard recycling at off-site licensed facility
General domestic waste generated by workers such as soiled paper and cardboard and polystyrene	General solid waste (non-putrescible) mixed with putrescible waste	Disposal at landfill

5.3 Site Preparation Waste Types and Quantities

From aerial imagery and the architectural drawings, attached in **Appendix A** and **Appendix B**, SLR understands that some excavation work is required to prepare the site for development of both MOD 3 and Stage 2.

The estimated site preparation waste for MOD 3 and Stage 2 are shown in **Sections 5.3.1** and **5.3.2** below.

5.3.1 MOD 3

The earthworks quantities for MOD 3 are provided in the 'Civil, Stormwater and Infrastructure Services Report – DA Modification No. 3' by AT&L¹⁰. The anticipated waste quantities from the site preparation of MOD 3, including the developments of Stage 2, are shown in **Table 5** below. The 'Civil, Stormwater and Infrastructure Services Report' states that the areas used are representative of the net site area, including the site area that will be developed.

Table 5 Estimated quantities of site preparation waste for MOD 3

Project Component	Existing topsoil stripping volume (m ³)	Existing creeks and dams excavation (m ³)	Total Cut (m ³)	Total Fill (m ³)	Balance (m ³)
Precinct 1	-43,347	-27,007	-412,468	561,821	78,999
Precinct 2	-33,394	-5,795	-1,129,837	892,682	-276,343
Precinct 3	-12,361	-6,166	-108,546	447,377	320,304
Precinct 4	-18,631	-17,896	-205,979	733,279	490,773
Precinct 5	-4,516	-16,247	-2,974	172,957	149,220
Total	-112,249	-73,111	-1,859,804	2,724,785	679,620

For more information on the depth and location of the cut and fill works, refer to the 'Civil, Stormwater and Infrastructure Services Report'.

⁹Available online from <http://returnandearn.org.au/>

¹⁰ AT&L, 2019, Civil, Stormwater and Infrastructure Services Report – DA Modification No. 3, Issue 01

5.3.2 Stage 2

A 'Lot 2B Civil Report' has been prepared by AT&L¹¹ that provides information on the expected civil works for Stage 2. For more information on the anticipated earthworks for Stage 2, refer to the 'Lot 2B Civil Report'. Based on information from the Client, SLR understands that the Building 2B pad levels will be per the Stage 1 MOD 3 documents which detail the finalised pad levels across the site. There will be no additional pad works sought under the Stage 2 consent.

As mentioned in Council's DCP, care should be taken to minimise site disturbance and limit unnecessary excavation.

Council's DCP states that if excess material is transported offsite, they are to be informed of the quantity, quality, method of transport and where the material will be disposed. SLR recommends that excavated spoil is classified by a specialist contaminated land consultant and separated into contaminated materials, if any, uncontaminated fill or ENM. Uncontaminated fill or ENM should be retained on site and managed appropriately for beneficial re-use for filling earthworks. As a last resort, remaining uncontaminated fill or ENM is to be sent off-site to a licenced facility in accordance with the Protection of the Environment Operations (Waste) Regulation 2014.

For contaminated material management, refer **Section 5.7.4** of this WMP.

5.4 Construction Waste Types and Quantities

The Construction Site Manager will need to specify the types and quantities of wastes produced during construction and on this basis, the numbers and capacity of skip bins can be determined.

In the absence of readily available construction waste generation rates from Council, SLR has adopted the waste generation rates from Appendix A of The Hills Development Control Plan (DCP) 2012 for estimating the type and quantities of waste generated from construction of the Project. The waste generation rates listed in the Hills DCP include '2 Bedroom', '3 Bedroom', 'Block of Flats', 'Factory' and 'Office'. SLR has adopted the 'Factory' and 'Office' rates to measure waste expected from the Project, as the construction of a factory and office is the most relevant in representing the construction of the industrial warehouse and office precinct.

In the absence of readily available published information for 'Carpark' construction waste generation rates, SLR has developed 'Carpark' construction rates based on the 'Office' rates by:

- Removing timber, bricks and gyprock as these materials are unlikely to be present in significant quantities in a modern carpark structure, and
- Increasing the rates for concrete, sand or soil, metal and 'other', in proportion, to maintain the total assumed tonnage per 1000 m² of construction.

The waste generation rates are shown in **Table 6**.

¹¹ AT&L, 2019, 'Lot 2B Civil Report', Issue 01

Table 6 Waste generation rates for the construction of the Project

Rate Type	Floor Area (m ²)	Waste types and quantities (m ³)						
		Timber	Concrete	Bricks	Gyprock	Sand or Soil	Metal	Other
Factory	1,000	0.25	2.10	1.65	0.45	4.80	0.60	0.50
Office	1,000	5.1	18.8	8.5	8.6	8.8	2.75	5
Carpark	1,000	--	30.6	--	--	14.3	4.5	8.1

These waste generation rates are used to estimate the waste generated from the construction of the Project. The anticipated construction waste quantities for MOD 3 and Stage 2 are shown in **Sections 5.4.1** and **5.4.2** below.

The waste generation rates for 'Factory' are applied to calculate the waste quantities from the construction of each level of the warehouses and the mezzanines. The 'Office' waste generation rates are applied to calculate the waste quantities from all office administration areas. The 'Carpark' waste generation rates are applied to calculate the waste quantities from the construction of all external hard surface areas including access roads, carparks, light duty surfaces and platforms for the generators. The areas are based on area information provided by the architects for the project, SBA Architects Pty Ltd¹².

Actual waste quantities and composition will vary; however, this estimate is provided so that the Construction Site Manager can make provision for on-site or off-site re-use and recycling opportunities.

5.4.1 MOD 3

The construction waste quantities anticipated from MOD 3, which includes the construction of Stage 2, are provided in **Table 7**. Construction waste quantities for Precinct 1 are addressed the waste management plan prepared by SLR for the Precinct 1 DA submission (SLR, Oakdale West Estate, Waste Management Plan, 29 October 2019) and have been included in **Table 7**.

¹² Email from William Ly – SBA Architects Pty Ltd, "19262 OAKDALE WEST ESTATE MOD 3 - UPDATED ESTATE MASTERPLAN", dated 7 November 2019.

Table 7 Estimated types and quantities of construction waste from MOD 3

Project Component		Area (m ²)	Waste types and quantities (m ³)						
			Timber	Concrete	Brick	Gyprock	Sand and Soil	Metal	Other
Precinct 1	Office	3,903	20	75	35	35	35	15	20
	Warehouse	81,773	25	175	135	50	400	60	50
	Mezzanine	32,402	10	70	55	15	160	20	20
	Outbuildings	4,004	5	10	10	5	20	5	5
	Hardstand	96,050	0	2,940	0	0	1,375	435	780
	Light Duty	17,050	0	525	0	0	245	80	140
Precinct 2	Office	8,992	50	170	80	80	80	25	45
	Warehouse	250,894	65	530	415	115	1,205	155	130
	Mezzanine	6,300	5	15	15	5	35	5	5
	Hardstand	116,969	-	3,580	-	-	1,675	530	950
Precinct 3	Office	3,120	20	60	30	30	30	10	20
	Warehouse	54,700	15	115	95	25	265	35	30
	Hardstand	38,774	-	1,190	-	-	555	175	315
Precinct 4	Office	5,414	30	105	50	50	50	15	30
	Warehouse	108,279	30	230	180	50	520	65	55
	Hardstand	68,628	-	2,105	-	-	985	310	560
Precinct 5	Office	1,697	10	35	15	15	15	5	10
	Warehouse	33,943	10	75	60	20	165	25	20
	Hardstand	18,308	-	565	-	-	265	85	150
Totals		951,200	235	8,775	940	390	5,845	1,440	2,320

Waste estimates have been rounded up to the nearest 5 m³.

5.4.2 Stage 2

The construction wastes quantities anticipated from the construction of Building 2B alone are provided in **Table 8**.

Table 8 Estimated types and quantities of construction waste from Stage 2

Project Component		Area (m ²)	Waste types and quantities (m ³)						
			Timber	Concrete	Bricks	Gyprock	Sand and Soil	Metal	Other
Warehouse 2B	Office	5,492	30	105	50	50	50	20	30
	Warehouse Ground Floor	50,873	15	110	85	25	245	35	30
	Warehouse Level 1	48,101	15	105	80	25	235	30	25
	Warehouse Level 2	48,101	15	105	80	25	235	30	25
	Warehouse Level 3	48,101	15	105	80	25	235	30	25
	Mezzanine	6,300	5	15	15	5	35	5	5
	Hardstands	70,823	0	195	0	0	440	55	50
	Totals	277,843	95	740	390	155	1,475	205	190

Waste estimates have been rounded up to the nearest 5 m³.

A waste management plan form provided by Council is attached in **Appendix C**. The form is also available on Council's website¹³. This is to be updated by the Site Manager once waste streams, estimated quantities, and final disposal locations and recycling services have been identified.

5.5 Waste Avoidance

In accordance with Council's DCP and better practice waste management, the Building Contractor, Building Designer and/or equivalent roles should:

- Develop a purchasing policy based on the approximate volumes of materials to be used so that the correct quantities are purchased.
- Arrange for delivery of materials on an 'as needed' basis to avoid material degradation through weathering and moisture damage.
- Communicate strategies to handle and store waste to minimise environmental, health and amenity impacts.
- Select materials with a low environmental impact over the lifecycle of the building.
- Choose timber from certified plantations and avoid unsustainable timber imports including western red cedar, oregon, meranti, luan or merbau.
- Use leased equipment rather than purchase and disposal.
- Minimise site disturbance and unnecessary excavation.
- Incorporate existing trees and shrubs into the landscape plan.
- Grouping wet areas together to minimise the amount of pipe work required.
- Design the Project to require standard material sizes or make arrangements with manufacturing groups for the supply of non-standard material sizes.
- Design works for de-construction.
- Reduce packaging waste by:

¹³ https://www.penrithcity.nsw.gov.au/images/documents/forms/Waste_Management_Plan_Application_Form.pdf

- Returning packaging to suppliers where practicable to reduce waste further along the supply chain
- Purchasing in bulk
- Requesting cardboard or metal drums rather than plastics
- Requesting metal straps rather than shrink wrap, and
- Using returnable packaging such as pallets and reels.
- Use prefabricated materials.
- Select materials for Project works with low embodied energy properties or materials that have been salvaged or recycled for the construction of the Project including concrete that utilises slag and fly ash content, structural and reinforced steel that uses recycled steel content or bulk insulation products that contain recycled content, such as recycled glass in glass-wool.
- Preferentially use paints, floor coverings and adhesives with low VOC (volatile organic compound) content.
- Reduce the use of polyvinyl chloride products.
- Implement measures to prevent the occurrence of windblown litter, dust and stormwater pollution.
- Ensure subcontractors are informed of and implement site waste minimisation and management procedures.

5.6 Reuse, Recycling and Disposal

Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only wastes that cannot be cost effectively reused or recycled are to be sent to landfill or appropriate disposal facilities.

Refer to **Table 4** for an outline of the proposed reuse, recycling and disposal methods for potential site preparation and construction waste streams generated by the Project.

In accordance with Council's DCP and best practice waste management, the following specific procedures should be implemented:

- Ensure the site's project management of the site includes minimising waste generation, requiring the appropriate storage and timely collection of waste materials, and maximising re-use or recycling of materials.
- Store wastes on site appropriately to prevent cross-contamination and guarantee the highest possible re-use value.
- Consider the potential of any new materials to be re-used and recycled at the end of the Project's life.
- Determine opportunities for the use of prefabricated components and recycled materials.
- Strip topsoil from areas designated for excavation and store it on site for reuse.
- Reuse excavation material will be on-site where possible.
- Re-use formwork where appropriate.
- Retain roofing material cut-offs for re-use or recycling.

- Retain used crates for storage purposes unless damaged.
- Recycle cardboard, glass and metal wastes.
- Recycle or dispose of solid waste timber, brick, concrete, asphalt and rock, where such waste cannot be re-used on site, to an appropriately licenced construction and demolition waste recycling facility or an appropriately licenced landfill.
- Dispose of all asbestos and/or hazardous wastes in accordance with SafeWork NSW and NSW EPA requirements.
- Deliver batteries and florescent lights to drop off-site recycling facility.
- Return excess materials and packaging to the supplier or manufacturer.
- Dispose of all garbage via a council approved system.

5.7 Waste Storage and Servicing

5.7.1 Waste Segregation and Storage

As outlined in the Penrith DCP, waste materials produced from site preparation and construction activities are to be separated at the source and stored separately on-site. It is anticipated that the Project will provide enough space on-site for separate storage, for example, separate skip bins or appropriately managed stockpiles, of the following waste types:

- Bricks, concrete and scrap metal
- Metal and steel, in a condition suitable for recycling at metal recycling facilities
- Timber
- Glass
- Hardstand rubble
- Uncontaminated excavation spoil, if present
- Contaminated excavation spoil, if present
- Hazardous waste, if present
- Paper and cardboard
- General co-mingled recycling waste, and
- Non-recyclable general waste.

If there is insufficient space on-site for full segregation of waste types, the Site Manager, or equivalent role, should consult with the waste and recycling collection contractor to confirm which waste types may be co-mingled prior to removal from the site.

5.7.2 Waste Storage Areas

Waste storage areas will be accessible and allow enough space for storage and servicing requirements. The storage areas will also be flexible in order to cater for change of use throughout the project. Where space is restricted, dedicated stockpile areas are to be delineated on the site, with regular transfers to dedicated skip bins for sorting.

All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas are to be kept clean and in a good state of repair.

As per Council's DCP, areas designated for waste storage should:

- Allow unimpeded access by site personnel and waste disposal contractors
- Consider environmental factors which could potentially cause an impact to the waste storage, such as slope, drainage and the location of watercourses and native vegetation
- Allow enough space for the storage of garden waste and other waste materials on-site
- Employ adequate environmental management controls to prevent off-site migration of waste materials and contamination from the waste. For example, consideration of slope, drainage, proximity relative to waterways, stormwater outlets and vegetation
- Consider visual amenity, safety, accessibility and convenience in their selection, and
- Not present hazards to human health or the environment.

5.7.3 Waste Servicing and Record Keeping

The Site Manager or equivalent role is to:

- Arrange for suitable waste collection contractors to remove any construction waste from site
- Ensure waste bins are not filled beyond recommended filling levels
- Ensure that all bins and loads of waste materials leaving site are covered
- Maintain waste disposal documentation detailing, at a minimum:
 - Descriptions and estimated amounts of all waste materials removed from site
 - Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables
 - Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility, and
 - Waste classification documentation for materials disposed to off-site recycling or landfill facilities.
- Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Council, SafeWork NSW or NSW EPA, and
- Remove waste during hours approved by Council.

If skips and bins are reaching capacity, removal and replacement should be organised as soon as possible. All site generated building waste collected in the skips and bins will leave the site and be deposited in the approved site lawfully able to accept them.

5.7.4 Contaminated or Hazardous Waste Management

During the site preparation and construction phases, SLR recommends that a qualified and certified contractor is engaged to remove all contaminated or hazardous materials, for example, asbestos, and dispose of all contaminated or hazardous waste at an appropriately licenced facility.

All asbestos and other hazardous waste must be handled according to appropriate legislation and regulation including the Work Health and Safety Regulation 2011.

In accordance with Council's DCP, hazardous waste management at the site may require a licence from the EPA and approval from Council. If hazardous waste is identified for removal, Council and NSW EPA are to be consulted prior to undertaking any hazardous waste removal.

5.8 Site Inductions

All staff, including sub-contractors and labourers, employed during the site preparation and construction phases of the Project must undergo induction training regarding waste management for the Site.

Induction training is to cover, as a minimum, an outline of the WMP including:

- Legal obligations and targets
- Emergency response procedures on-site
- Waste priorities and opportunities for reduction, reuse and recycling
- Waste storage locations and separation of waste
- Procedures for suspected contaminated and hazardous wastes
- Waste related signage
- The implications of poor waste management practices, and
- Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.

It is the responsibility of the Site Manager or Building Contractor to notify Council of the appointment of waste removal, transport or disposal contractors.

5.9 Signage

Standard signage is to be posted in all waste storage and collection areas. All waste containers should be labelled correctly and clearly to identify stored materials.

Signs approved by the NSW EPA for labelling of waste materials are available online¹⁴ and should be used where applicable. A selection of signs prepared by NSW EPA is provided in **Figure 4**.

¹⁴ NSW EPA approved waste materials signage <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs>



Figure 4 Examples of NSW EPA labels for waste skips and bins

5.10 Monitoring and Reporting

The following monitoring practices are to be undertaken to improve site preparation and construction waste management and to obtain accurate waste generation figures:

- Conduct waste audits of current projects where feasible.
- Note waste generated and disposal methods.
- Look at past waste disposal receipts.
- Record this information to track waste avoidance, reuse and recycling performance and to help in waste estimations for future waste management plans.

As per Council's DCP, records of waste volumes recycled, reused or contractor removed are to be maintained. This can include dockets or receipts verifying recycling and disposal in accordance with this WMP. This evidence should also be presented to regulatory bodies when required.

Daily visual inspections of waste storage areas will be undertaken by site personnel and inspection checklists and logs recorded for reporting to the Site Manager on a weekly basis or as required. These inspections will be used to identify and rectify any resource and waste management issues.

Waste audits are to be carried out by the Building Contractor to gauge the effectiveness and efficiency of waste segregation procedures and recycling and reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training will be undertaken and signage re-examined.

5.11 Roles and Responsibilities

All personnel have a responsibility for their own environmental performance and compliance with all legislation. It will be the responsibility of the Building Contractor to implement the WMP, and an employee and subcontractor responsibility to ensure that they always comply with the WMP.

Where possible, an Environmental Management Representative should be appointed for the Project. Suggested roles and responsibilities are provided in **Table 9**.

Table 9 Suggested roles and responsibilities for site preparation and construction waste management.

Responsible Person	General Tasks
Construction Site Manager	Ensuring plant and equipment are well maintained.
	Ordering only the required amount of materials.
	Keeping materials segregated to maximise reuse and recycling.
	Ultimately responsible for routinely checking waste sorting and storage areas for cleanliness, hygiene and safety issues, contaminated waste materials, and also ensuring that all monitoring and audit results are well documented and carried out as specified in the WMP.
Construction Environmental Manager or equivalent	Approaching and establishing the local commercial reuse of materials where reuse on-site is not practical.
	Establishing separate skips and recycling bins for effective waste segregation and recycling purposes.
	Ensuring staff and contractors are aware of site requirements.
	Provision of training of the requirements of the WMP and specific waste management strategies adopted for the Project.
	Contaminated waste management and approval of off-site waste transport, disposal locations and checking licensing requirements.
	Approval of off-site waste disposal locations and checking licensing requirements.
	Assessment of suspicious potentially contaminated materials, hazardous materials and liquid wastes.
	Monitoring, inspection and reporting requirements.

Daily visual inspections of waste storage areas may be delegated to other on-site staff. All subcontractors will be responsible for ensuring that their work complies with the WMP through the project induction and contract engagement process.

6 Operational Waste Management

6.1 Targets for Resource Recovery

The waste management performance of each new development should contribute to the overall NSW State targets for recycling outlined in the *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 waste¹⁵. Each commercial and industrial development can contribute to this NSW State target through an effective waste management plan.

It is anticipated that the waste minimisation measures in the following sections will assist the Project to meet the state's targets. Waste reporting and audits can be used to determine the actual percentage of waste that are being, or have been, recycled during operation.

6.2 Waste Streams and Classifications

The operation of the Project is anticipated to generate the following broad waste streams:

- Domestic wastes generated by employees, including food wastes
- Bulk packaging wastes, including polystyrene, plastic wrapping and cardboard boxes
- Office waste
- Garden organic waste from landscaped areas
- Bulky waste items such as furniture and e-waste, and
- Stores, plant and general maintenance wastes.

Potential ongoing waste types, their associated waste classifications, and management methods are provided in **Table 10**. For further information on how to determine a waste's classification, refer to the NSW EPA (2014) Waste Classification Guidelines. Suggestions for recycling drop off locations and contacts can be found on <https://businessrecycling.com.au/> for each waste type.

Table 10 Potential waste types, classifications and management methods for operational waste

Waste Types	NSW EPA Classification	Proposed Management Method
General Operations		
Clean office paper	General solid (non-putrescible) waste	Paper recycling at off-site licensed facility
Cardboard including bulky cardboard boxes	General solid (non-putrescible) waste	Cardboard recycling at off-site licensed facility
Recyclable beverage containers, glass and plastic bottles, aluminium cans, steel cans	General solid (non-putrescible) waste	NSW container deposit scheme 'Return and Earn', container recycling at off-site licensed facility

¹⁵ <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/wastestrategy/140876-warr-strategy-14-21.pdf?la=en&hash=EC6685E6624995242B0538B18C2E80C0CA2E51B3>

Waste Types	NSW EPA Classification	Proposed Management Method
Food waste	General solid (putrescible) waste	Compost on or off-site or dispose to landfill with general garbage
Batteries	Hazardous waste	Off-site recycling, alternatively contact the Australian Battery Recycling Initiative for more information
Mobile Phones	Hazardous waste	Off-site recycling; can be taken to the Mobile Muster program. Contact Mobile Muster for more information
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
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
Maintenance		
Spent smoke detectors ¹⁶	General solid (non-putrescible) waste, or Hazardous waste (some commercial varieties)	Disposal to landfill, or 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 ¹⁷ or Lamp Recyclers ¹⁸ for more information
Cleaning chemicals, solvents, area wash downs, empty oil or paint drums, 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.	Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility.
Garden organics - lawn mowing, tree branches, hedge cuttings, leaves	General solid (non-putrescible) waste	Reuse on-site or contractor removal for recycling at licenced facility

¹⁶ 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.

¹⁷ <https://www.fluorocycle.org.au/>

¹⁸ <https://www.lamprecyclers.com.au/>

6.3 Estimated Quantities of Operational Waste

SLR has adopted the 'Offices' and 'Warehouse' waste generation rates from Council's DCP Industrial, Commercial and Mixed-Use Waste Management Guidelines for estimating the type and quantities of waste generated from the operational activities of the Project. The operational waste generation rates used are shown below in **Table 11**.

Table 11 Waste generation rates applied to the operations of the Project

Type of Premises	General Waste Generation (L/100 m ² /day)	Recycling Generation (L/100 m ² /day)
Warehouse	10	10
Offices	10	10

Using the waste generation rates in **Table 11** above, the approximate weekly waste quantities for the Project have been calculated and are presented in **Sections 6.3.1** and **6.3.2**. The operational waste quantities were additionally calculated based on the below assumptions:

- The floor areas as presented on the architectural drawings shown in **Appendix A** and **Appendix B**
- A week comprising seven days of operation, and
- General recycling consisting of approximately 60% paper and cardboard, and 40% other recycling¹⁹.

Based on documents of the Project's activities²⁰, SLR understands that large quantities of the recycling stream will include pallets and plastic and cardboard packaging waste. To minimise packaging waste generated in the recyclables stream, it is recommended that packing waste is returned to the suppliers where possible. Standard pallets are recommended to be returned to their owners and non-standard and broken pallets are to be stockpiled and collected as required by a private waste contractor.

Additionally, it is anticipated that a substantial amount of the general waste stream will consist of food waste. As per Council's DCP, food scraps should be placed in specialised containment bins and collected on a regular basis. To minimise food waste in the general waste stream, it is recommended that the food is donated, composted on site or sent off-site to a composting facility.

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

6.3.1 MOD 3

The estimated quantities of operational waste generated by MOD 3 are shown in **Table 12**. Operational waste quantities for Precinct 1 are addressed the waste management plan prepared by SLR for the Precinct 1 DA submission (SLR, Oakdale West Estate, Waste Management Plan, 29 October 2019) and have been included in **Table 12**. The naming conventions used in **Table 12** are as per the masterplan area spreadsheet provided by the Client. Warehouse 2B is addressed in more detail in **Section 6.3.2**.

¹⁹ <https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/warrlocal/140442-audits-2011.ashx>

²⁰ Document from Goodman, "Development Application Information – PROJECT WARATAH", dated 28 October 2019.

Table 12 Estimated quantities of operational general waste and recycling for MOD 3

Complex	Location	Area (m²)	General Waste (L/week)	Recycling Paper and Cardboard (L/week)	Recycling Other (L/week)
Precinct 1					
Warehouse 1A	Warehouse	68,160	143,150	143,150	
	Office	2,646	1,855	1,855	
	Mezzanine	32,402	68,075	68,075	
Warehouse 1B1	Warehouse	4,380	9,205	9,205	
	Office	500	350	350	
Warehouse 1B2	Warehouse	4,691	9,870	9,870	
	Office	500	350	350	
Warehouse 1B3	Warehouse	3,846	8,085	8,085	
	Office	400	280	280	
Precinct 2					
Warehouse 2A	Warehouse	40,045	28,035	16,835	11,235
	Office	2,000	1,400	840	560
Warehouse 2B	Warehouse	195,176	136,745	21,385	-
	Office	5,492	3,850	2,310	1,540
Warehouse 2C and 2D	Warehouse 2C and 2D	9,675	6,790	4,095	2,730
	Office 2C	500	350	210	140
	Office 2D	500	350	210	140
Warehouse 2E	Warehouse	6,000	4,200	2,520	1,680
	Office	500	350	210	140
Precinct 3					
Warehouse 3A	Warehouse	18,400	12,880	7,735	5,180
	Office	920	665	420	280
Warehouse 3B	Warehouse	7,150	5,005	3,010	2,030
	Office	400	280	175	140
Warehouse 3C	Warehouse	7,100	4,970	3,010	1,995
	Office	600	420	280	175
Warehouse 3D and 3E	Warehouse 3D and 3E	11,000	7,700	4,620	3,080
	Office 3D	300	210	140	105
	Office 3E	300	210	140	105
Warehouse 3F and 3G	Warehouse	11,050	7,735	4,655	3,115
	Office	300	210	140	105
	Office	300	210	140	105
Precinct 4					
Warehouse 4A	Warehouse	21,598	15,120	9,100	6,055
	Office	1,080	770	455	315

Complex	Location	Area (m ²)	General Waste (L/week)	Recycling Paper and Cardboard (L/week)	Recycling Other (L/week)
Warehouse 4B	Warehouse	14,771	10,360	6,230	4,165
	Office	739	525	315	210
Warehouse 4C	Warehouse	21,712	15,225	9,135	6,090
	Office	1,086	770	490	315
Warehouse 4D	Warehouse	6,594	4,620	2,800	1,855
	Office	330	245	140	105
Warehouse 4E	Warehouse	33,205	23,275	13,965	9,310
	Office	1,660	1,190	700	490
Warehouse 4F	Warehouse	6,043	4,235	2,555	1,715
	Office	302	245	140	105
Warehouse 4G	Warehouse	4,356	3,080	1,855	1,225
	Office	218	175	105	70
Precinct 5					
Warehouse 5A	Warehouse	33,943	23,765	14,280	9,520
	Office	1,697	1,190	735	490

Waste quantity estimates have been rounded up to the nearest 5 L.

'Other Recycling': comingled recycling excluding paper and cardboard.

6.3.2 Stage 2

The estimated quantities of operational waste generated by Stage 2 alone are shown in **Table 13**. Based on communication from the Client²¹, the mezzanine areas are only to be used for good storage and therefore not anticipated to generate waste.

Due to the anticipated operations of Warehouse 2B, the recycling generated from the building is primarily anticipated to be packaging waste consisting of paper and recycling. Based on communication from the Client²², levels 1 to 3 of the warehouse are anticipated to generate minimal paper and cardboard waste, as all incoming paper and cardboard packaging will be separated on the ground floor. The paper and cardboard recycling will be sent directly from the ground floor warehouse to the baler. Hence paper and cardboard recycling has only been considered for the ground floor of the warehouse, where it will be primarily generated.

Comingled recycling is anticipated to be minimal and primarily be generated from the office areas. Hence the recycling breakdown of 60% paper and cardboard, and 40% other recycling has only been considered for the office spaces, where comingled recycling will be generated.

²¹ Email from Stephanie Partridge – Goodman, "RE: MOD 3 & Stage 2 DA co-ordination meeting – Oakdale West", dated 30 October 2019.

²² Email from Stephanie Partridge – Goodman, "FW: DA Package – Oakdale West", dated 03 December October 2019.

Table 13 Estimated quantities of operational general waste and recycling for Stage 2

Complex	Location	Area (m ²)	General Waste (L/week)	Recycling Paper and Cardboard (L/week)	Recycling Other (L/week)
Warehouse 2B	Warehouse - Ground Floor	50,873	35,630	21,385	-
	Warehouse - Level 1	48,101	33,705	-	-
	Warehouse - Level 2	48,101	33,705	-	-
	Warehouse - Level 3	48,101	33,705	-	-
	Offices	5,492	3,850	2,310	1,540
	Total	200,668	140,595	23,695	1,540

Waste quantity estimates have been rounded up to the nearest 5 L.

'Other Recycling': comingled recycling excluding paper and cardboard.

Due to the anticipated quantity of operational general waste and recycling, a baler is recommended to be used for the storage compaction of paper and cardboard waste and a general waste compactor for the storage and compaction of general waste. Based on an assumed compaction ratio for 1:3²³ for general waste compactors and 1:10²⁴ for paper and cardboard balers, the compacted waste volumes generated by Stage 2 have been calculated and are shown in **Table 14** below.

Table 14 Compacted operational waste and recycling quantities for Stage 2

		General Waste	Paper and Cardboard Recycling	Other Recyclables
Warehouse 2B	Uncompacted waste (m ³ /week)	140.60	23.70	1.6
	Compaction ratio	3	10	No compaction
	Compacted waste (m ³ /week)	46.87	2.37	1.6

The Project is anticipated to produce minimal quantities of garden organics. Less than 100 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.

6.4 Waste Storage Area Size

For each building that is a part of the Project, the waste storage area must be large enough to adequately store all quantities of operational waste and recycling between collections. Interim storage units are to be provided for general waste and recyclables on each floor in buildings three storeys or greater. All waste material will be transported from these units to the central waste storage area at the end of each day by the site cleaners.

All waste storage room calculations have considered the bin dimensions listed in Council's DCP, as outlined in **Table 15**.

²³ <https://wasteinitiatives.com.au/products/waste-compactors/>

²⁴ https://cdn2.hubspot.net/hubfs/5089498/Orwak%20Brochures/Orwak%20Selection%20Guide_nz.pdf

Table 15 Dimensions and approximate footprint of bins

Dimension	Height (mm)	Depth (mm)	Width (mm)	Gross Floor Area (GFA) (m²)
660 L Bin	1,400	1,260	800	1.01
1,100 L Bin	1,330	1,240	1,090	1.35
1.5 m³	1,190	1,080	2,070	2.24
3 m³	1,540	1,520	2,060	3.13

To allow for ready movement of bins into and out of the bin storage area, the bin storage area is to provide a floor area of at least 150% of the total minimum bin GFA. This can also act as a contingency in the event of spikes in waste generation. Additionally, in accordance with Council's DCP, an additional 0.2 m is to be permitted between the bins to allow for manoeuvrability. This has been considered in the calculation of the waste storage area for each of the buildings in the Project. The waste storage areas are shown in **Sections 6.4.1 and 6.4.2**.

The recommended storage areas do not include consideration for the storage of bulky and hazardous waste. For the additional storage space for bulky and hazardous waste, refer to **Section 6.4.3**.

6.4.1 MOD 3

The estimated number of bins required for weekly storage of operational waste and recycling generated by MOD 3 are in **Table 16** and are based on:

- The estimated quantities of operational waste and recycling as shown in **Table 12**
- Bin dimensions from the Council's DCP as shown in **Table 15**
- Garbage and recycling collection frequency of five times per week for warehouses 2A, 3A, 4B, 4E and 5A, and
- Garbage and recycling collection frequency of three times per week for all other warehouses.

The waste storage areas calculations in **Table 16** are only recommendations, based on preliminary master planning information, and should be updated for each building once detailed drawings are available. Building 2B is addressed in more detail in **Section 6.4.2**.

Table 16 Recommended number of bins and storage area for weekly operations for MOD 3

Location	Bins Required			Total Number of Bins	Recommended Storage Area (m²)
	General Waste	Paper and Cardboard Recycling	Comingled Recycling		
Precinct 1					
Warehouse 1A	1 x 35 m³ compactor	2 x paper and cardboard compactors	2 x plastic film compactors	5	External storage
Warehouse 1B1	1 x 4.5 m³ 1 x 240 L	2 x 3 m³ 1 x 240 L		5	25
Warehouse 1B2	1 x 4.5 m³ 1 x 240 L	2 x 3 m³ 1 x 240 L		5	25
Warehouse 1B3	1 x 3 m³ 1 x 240 L	1 x 4.5 m³ 1 x 240 L		4	20
Precinct 2					
Warehouse 2A	2 x 3 m³	2 x 3 m³	2 x 1.5 m³	6	30
Warehouse 2B	1 x 25 m³ compactor	1 x baler	1 x 1,100 L	3	35
Warehouse 2C and 2D	1 x 3 m³	2 x 1,100 L	1 x 1,100 L	4	15
Warehouse 2E	2 x 1,100 L	1 x 1,100 L	1 x 660 L	4	10
Precinct 3					
Warehouse 3A	1 x 3 m³	2 x 1,100 L	1 x 1,100 L	4	15
Warehouse 3B	2 x 1,100 L	1 x 1,100 L	1 x 1,100 L	4	10
Warehouse 3C	2 x 1,100 L	1 x 1,100 L	1 x 1,100 L	4	10
Warehouse 3D and 3E	1 x 3 m³	2 x 1,100 L	1 x 1.5 m³	4	15
Warehouse 3F and 3G	1 x 3 m³	2 x 1,100 L	1 x 1.5 m³	4	15
Precinct 4					
Warehouse 4A	2 x 3 m³	3 x 1,100 L	2 x 1,100 L	7	20
Warehouse 4B	1 x 3 m³	1 x 1.5 m³	1 x 1,100 L	3	15
Warehouse 4C	2 x 3 m³	3 x 1,100 L	2 x 1,100 L	7	20
Warehouse 4D	2 x 1,100 L	1 x 1,100 L	1 x 660 L	4	10
Warehouse 4E	2 x 3 m³	1 x 3 m³	2 x 1,100 L	5	20
Warehouse 4F	1 x 1.5 m³	1 x 1,100 L	1 x 660 L	3	10
Warehouse 4G	1 x 1,100 L	1 x 660 L	1 x 660 L	3	10
Precinct 5					
Warehouse 5A	2 x 3 m³	3 x 1.5 m³	2 x 1,100 L	7	25

6.4.2 Stage 2

The estimated number of bins required for weekly storage of operational waste and recycling generated by Stage 2 are shown in **Table 17** and are based on:

- The estimated quantities of compacted operational waste and recycling as shown in **Table 14**
- Bin dimensions from the Council's DCP as shown in **Table 15**
- Garbage and comingled recycling collection frequency of two times per week
- Paper and cardboard collection frequency of once per week
- General waste compactor capacity of 25 m³
- Paper and cardboard bale capacity of 500 kg

To calculate the anticipated number of bales generated per week, the volume of paper and cardboard in cubic metres was converted to the weight of compacted paper and cardboard in tonnes. A density of 0.13 t/m³ was applied and taken from the NSW Department of Environment, Climate Change and Water Disposal based survey of the commercial and industrial waste stream in Sydney²⁵. The estimated number of bins required for weekly storage of operational waste and recycling generated by Stage 2 is shown in **Table 17**.

Table 17 Minimum number of bins and waste storage area for operational waste of Stage 2

Location	Bins Required			Recommended Storage Area (m ²)
	General Waste	Paper and Cardboard Recycling	Comingled Recycling	
Warehouse 2B	1 x 25 m ³ compactor	1 x baler	1 x 1,100 L	35

6.4.3 Bulky and Hazardous Waste Management

As outlined in the Penrith DCP, additional storage space for the bulky waste stream must be provided. This stream includes broken pallets, broken storage units, e-waste and other materials that cannot be disposed of in the general or recyclable waste stream.

Council's guidelines do not provide storage area dimensions for bulky waste. In the absence of dimensions provided by Council, SLR has adopted storage area dimensions for bulky waste presented in The City of Sydney's Guidelines for Waste Management in New Developments. These are applied as they are the most recent recommendations for bulky waste storage that have been provided in guidelines for new developments in NSW and are applicable to non-residential developments. The recommended space for storing bulky wastes should be at least:

- 4 m² for developments between 100 m² and 2,000 m², and
- An additional 4m² for developments over 2,000 m² and for every 20,000 m² of office space.

SLR recommends 8 m² to be allocated for bulky waste storage. Hence in addition to the recommended waste storage area noted in **Table 17**, the total waste storage area recommended for Stage 2 is identified in **Table 18**.

²⁵ <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/100005-waste-survey-append.pdf>

Table 18 Total recommended storage area for operations at Stage 2

Location	Recommended Storage Area (m ²)		
	Waste and Recycling	Bulky waste	Total Storage Area
Warehouse 2B	35	8	43

Management may consider organising a skip on a monthly basis or as required to remove bulky waste items or engage a contractor to collect and transport these items for reuse, recycling or disposal at an EPA licensed facility.

The waste storage areas for Stage 2 are shown on the architectural drawing the 'Site Plan' labelled as 'Bin Enclosure' and 'Balers and Compactors'. The waste storage areas are highlighted in red in **Figure 5** and **Figure 6** below. The 'Site Plan' can be seen in the architectural drawings attached in **Appendix B**.

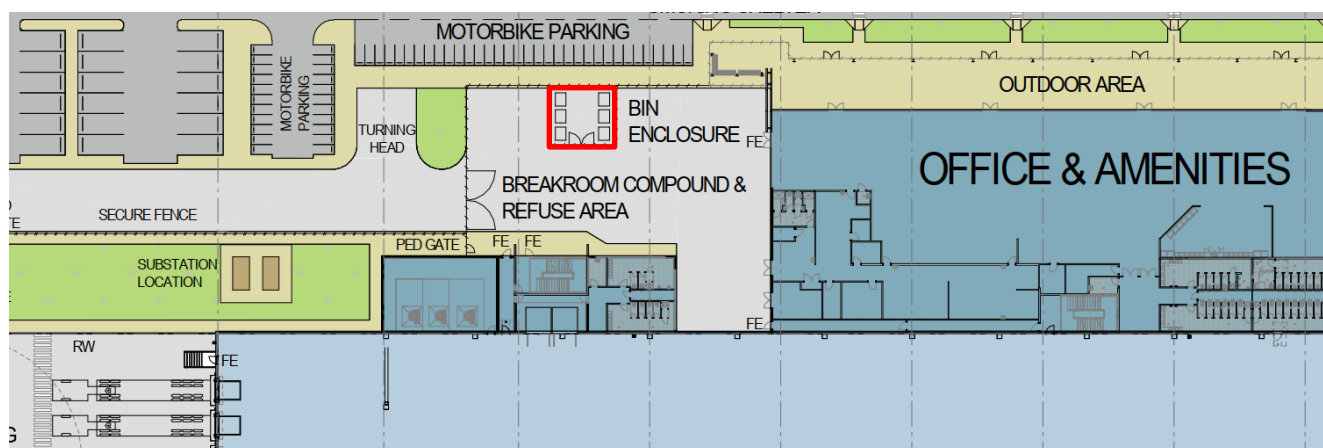


Figure 5 Refuse area location for Stage 2

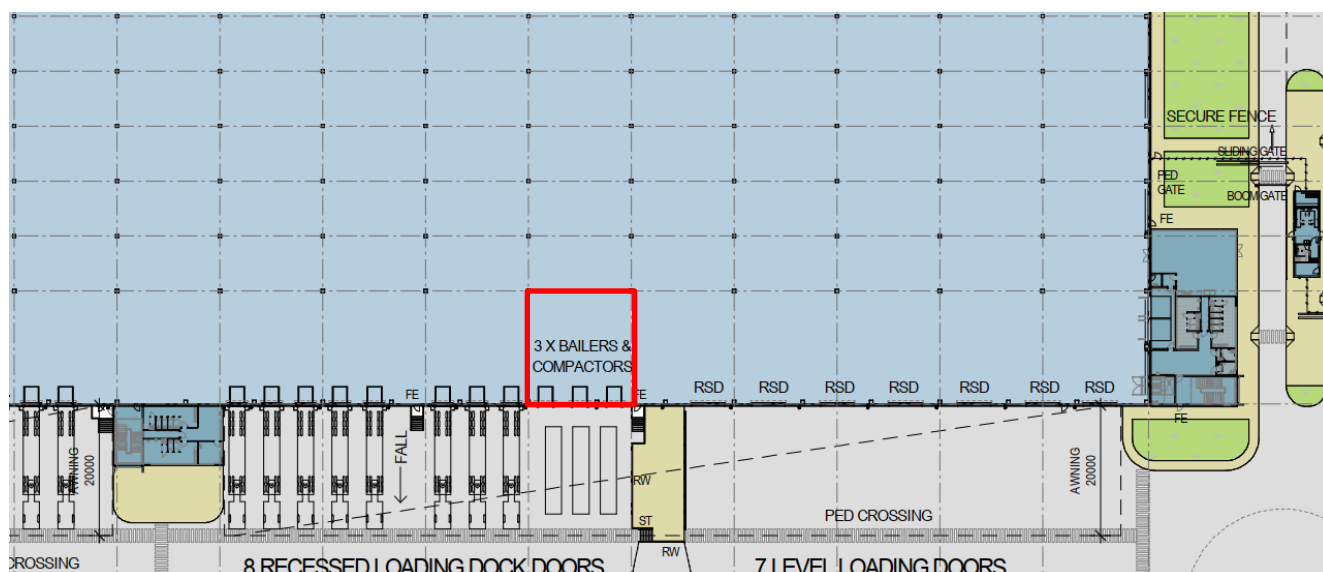


Figure 6 Balers and compactors location for Stage 2

In the unlikely event of hazardous waste generation, SLR also recommends using this space to separate and manage hazardous waste. In accordance with Council’s DCP, hazardous waste management at the site must be placed in specialised containment bins and may require a licence from the EPA and approval from Council. If hazardous waste is identified for removal, Council and NSW EPA are to be consulted prior to undertaking any hazardous waste removal. Removal is to be undertaken by appropriately licensed specialised services. Based on communication with the Client²⁶, SLR understands a private contractor is to be engaged for the collection of hazardous waste to be undertaken as needed.

SLR recommends that waste audits be undertaken approximately one month into the operational phase of Stage 2 to quantify actual waste generation rates. The assessment of generated waste quantities will be influenced by management, employee and tenant attitudes to recycling and disposal, and the adequacy of signage and education provided for occupants.

6.4.4 Recycling Bale Management

It is important to note that bales of recyclable material are susceptible to degradation by exposure to the elements and vermin. Therefore, recycling bales should be stored indoors for no longer than two weeks until collection. An indoor bale storage area for the Project should:

- Be clean and well-maintained
- Be of sufficient size to store the required number of bales
- Be sufficiently lighted with vermin control measures
- Have appropriate security measures to prevent theft of bales, and
- Be equipped with a high-volume sprinkler system to retard the spread of fire.

The bales themselves should be stored with the following considerations:

²⁶ Email from Stephanie Partridge – Goodman, “RE: MOD 3 & Stage 2 DA co-ordination meeting - Oakdale West”, dated 1 November 2019.

- Bales should be placed on storage pallets, not directly on the floor or ground
- Bales should be stacked and secured in accordance with relevant SafeWork Australia Codes of Practice, and any other relevant legislation or guidance to prevent bales from presenting a risk of harm to workers
- Bales should not be stacked too close to sprinkler systems to avoid compromising the effectiveness of the fire suppression system, and
- Although not generally recommended, if bales are stored outdoors, they should be covered with plastic sheeting, or similar, as protection from exposure to the elements.

In accordance with better practice management and to reduce packaging waste generation, it is recommended that packaging materials are returned to the suppliers through the services of the supplier delivery trucks, allowing the reduction of waste further along the supply chain.

6.5 Waste Storage Room Location

In accordance with Council's DCP, the design for the waste storage areas of the Project are to take into consideration better practice waste management and recommendations from Council's DCP. In accordance with better practice waste management and Council's DCP, the waste storage area should be located so that:

- It is located away from primary street frontages
- It is near any on-site loading bays
- It is convenient, safe, functional and directly accessible to users in each tenancy and servicing collection staff, but inaccessible to the public
- It avoids pedestrian or vehicular traffic hazards likely to be caused by waste collection and storage,
- It has 1.8 m zone of unobstructed clearance between the waste storage area and the entrance.

As per Council's DCP, the nominated collection areas for each warehouse tenancy is to be clearly nominated on site plans accompanying development applications.

6.6 Waste Storage Area Features

In accordance with better practice waste management and Council's DCP, the Project's waste storage areas should have the following features:

- Blend in to the design of the wider development and the surrounding streetscape
- Be well lit and well-ventilated
- Fully enclosed and walled
- Adequate vermin prevention measures
- Reduce potential noise and odour impacts
- Enhance safety for the public
- Be connected to a water outlet for washing purposes
- Equipped with a hot and cold tap-based water supply centralised mixing valve
- Floor graded to a central drainage point which is connected to the sewer

- Have water discharge from washing flow to a sewer approved by the relevant authority
- Waterproofed and sealed non-slip floor constructed in accordance with the Building Code of Australia.
- Waste equipment is protected from theft and vandalism
- Be fully enclosed, walled and not permit through access to other on-site waste infrastructure
- Have a minimum 2.7 m unobstructed internal room height in accordance with the Building Code of Australia
- Adequate lighting and natural or mechanical ventilation in accordance with the Building Code of Australia
- Provide suitable dual door access with a minimum width of 1.8 m and a minimum 1.8 m unobstructed access corridor for the service of bins
- Provide administrative management, including signage to ensure appropriate use
- Be screened from public areas to reduce the impacts of noise, odour and visual amenity, and
- Flexible in design to allow for future changes in operation, tenancies and uses.

6.7 Waste Servicing

In accordance with Council's DCP, for buildings three storeys or greater, interim waste and recyclables storage units are required on each level. The units are to be collected at the end of each day and transferred by cleaners to the central waste storage room.

Based on communication with the Client, SLR understands that waste collections will be undertaken through a private contractor²⁷. The following general waste servicing access requirements should be implemented:

- Waste will be removed regularly.
- Arrangements should be in place so that the waste and recycling storage rooms are not accessible to the general public.

In accordance with Council's DCP, the following is required for the access provisions for of waste collection vehicles:

- Collection vehicles must be able to enter and exit the collection area in a forward direction
- Drawings must show the site's entry point, vehicle's route of travel and manoeuvring
- Swept path models must illustrate how a standard waste collection vehicle will enter, service and exit the site
- A 0.5 m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres
- For rear loaded vehicles, an additional 2 m unobstructed loading zone is required behind the vehicle for the loading of 1,100 L bins. Additionally, a 0.5 m side clearance is required on either side of the vehicle for driver movements and accessibility

²⁷ Email from Stephanie Partridge – Goodman, "RE: MOD 3 & Stage 2 DA co-ordination meeting - Oakdale West", dated 1 November 2019.

- Unobstructed access, adequate driveways and ramps of sufficient strength to support waste collection
- A structural engineer's report is to accompany the DA and confirm that all infrastructure used for vehicle ingress and egress movements can support the waste collection vehicle's weight. Council's DCP consists of dimensions for waste collection vehicles.

SLR recommends that the design of the Project is reviewed by a traffic specialist and that the drawings are updated to be in accordance with Council's servicing requirements listed above. This WMP should be updated to reflect those updates.

Hazardous waste produced at the site will be collected by appropriately licensed specialised services.

Once a private waste contractor is engaged, a valid waste and recycling collection contract is recommended to demonstrate disposal at a waste facility lawfully able to accept it. Written evidence of the valid contract should be kept on-site.

6.8 Waste Avoidance, Reuse and Recycling Measures

6.8.1 Waste Avoidance

Waste avoidance measures include:

- Participating in take-back services to suppliers to reduce waste further along the supply chain
- Avoiding printing where possible
- Review of packaging design to reduce waste but maintain 'fit for purpose'
- 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.

6.8.2 Re-use

Possible re-use opportunities include establishing systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.

6.8.3 Recycling

Recycling opportunities include:

- Collecting and recycling e-wastes
- Flatten or bale cardboard to reduce number of bins required
- Paper recycling trays provided in office areas for scrap paper collection and recycling
- Collecting printer toners and ink cartridges in allocated bins for appropriate contractor recycling, and
- Development of 'buy recycled' purchasing policy.

6.9 Communication Strategies

Waste management initiatives and management measures should be clearly communicated to building managers, owners, employees, customers 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
- increased recovery of recyclables and organics material, if implemented, and
- greater contribution to targets for waste reduction and resource recovery, the environment and heritage conservation.

To realise the above benefits, the following communication strategies should be considered:

- Use consistent signage and colour coding throughout the Project
- Ensure all staff are trained in correct waste separation and management procedures
- Provide directional signage to show location of and routes to waste storage area
- General waste and co-mingled recycling bins should be clearly labelled and colour-coded to ensure no cross contamination, where applicable
- Employees and cleaners should adhere to the WMP for compliance, in consultation with management, and
- Repair signs and labels promptly to avoid breakdown of communications.

6.10 Signage

As outlined in the Penrith DCP, the waste storage and collection areas should be provided with appropriate signage. These signs should clearly identify waste management procedures and provisions to contractors, tenants and visitors should be distributed around the Project.

Signs which clearly identify waste management procedures and provisions to staff and visitors should be distributed around the Project. Key signage considerations are:

- Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin, as shown in **Figure 7**
- Signposts and directions to location of waste storage areas
- Clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling
- Maintaining a consistent style colour scheme and system for signs throughout the Project, and
- Emergency contact information for reporting issues associated 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 use labels approved by the NSW EPA²⁸. The design and use of safety signs for waste rooms and enclosures should comply with Australian Standard AS 1319 Safety Signs for the Occupational Environment and clearly describes the types of materials designated for each bin.



Figure 7 Example of bin labels for operational waste

6.11 Monitoring and Reporting

Monitoring is recommended to ensure waste and recycling management arrangements and provisions for the Project are functional, practical and are maintained to the standard outlined in this plan, at a minimum.

Visual assessments 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 to the standards outlined in this document.

In addition, audits are to be conducted on a half-yearly basis to ensure WMP provisions are maintained.

Quantities of waste and recycling associated with disposal of waste and recycling, including dockets, receipts and other physical records should be recorded by the Building Manager. This is to allow reviews of the waste management arrangements and provisions at the site over time. Records of waste disposal should also be available to regulatory authorities such as the NSW Environmental Protection Authority and SafeWork NSW, upon request.

Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, is to be rectified by the Building Manager as soon as it is practical. Where audits show that recycling is not carried out effectively, management should carry out additional staff training, signage re-examination and reviews of the waste management system where the audit or other reviewing body has deemed necessary. If this waste management plan no longer sufficiently meets the needs of the Project, review and updates to maintain suitability must be undertaken.

²⁸ NSW EPA waste signage and label designs <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>

6.12 Roles and Responsibilities

It is the responsibility of the Building Manager, or equivalent role, to implement this WMP and a responsibility of all warehouse tenants and staff to follow the waste management procedures set out by the WMP. SLR recommends that all subcontractors enlisted by the Client are to have roles and responsibilities identified and the Project's waste management system clearly explained. A summary of recommended roles and responsibilities are provided in **Table 19**.

Table 19 Operational waste management responsibility allocation

Responsible Person	General Tasks
Management	Ensure the WMP is implemented throughout the life of the operation.
	Update the WMP on a regular basis (e.g. annually) to ensure the Plan remains applicable.
	Undertake liaison and management of contracted waste collections.
	Organise internal waste audits on a regular basis.
	Manage any complaints and non-compliances reported through waste audits etc.
	Perform inspections of all waste storage areas and waste management equipment on a regular basis.
	Organise cleaning and maintenance requirements for waste management equipment.
	Monitor bins to ensure no overfilling occurs.
	Ensure effective signage, communication and education is provided to alert visitors, employees and cleaners about the provisions of this WMP and waste management equipment use requirements.
	Monitor and maintain signage to ensure it remains clean, clear and applicable.
	Ensure waste and recycling storage rooms are kept tidy.
	Ensure that regular cleaning and daily transfer of bins is being undertaken by the cleaners
	Ultimately responsible for the management of all waste management equipment, cleaning requirements, waste transfer and collection arrangements.
Cleaners and Staff	Removal of general waste, recyclables, cardboard waste and hazardous waste from floor areas for transfer to centralised waste and recycling collection rooms daily or as required.
	Cleaning of all bins and waste and recycling rooms on a weekly basis or as required.
	Compliance with the provisions of this WMP.
Gardening Contractor, as applicable	Removal of all garden organics waste generated during gardening maintenance activities for recycling at an off-site location or reuse as organic mulch on landscaped areas.

APPENDIX A

Modification 3 Architectural Drawings

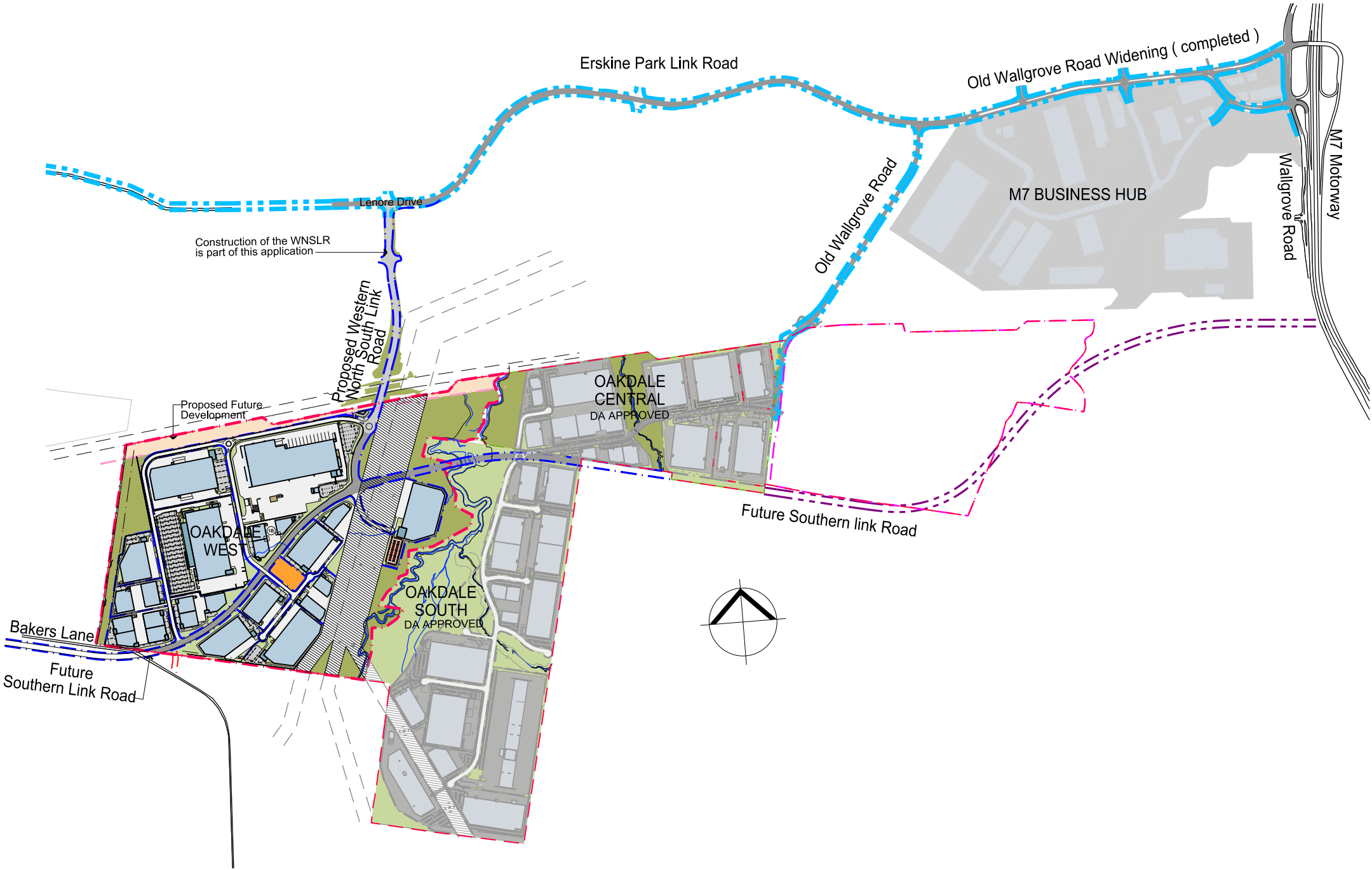


PROPOSED INDUSTRIAL FACILITIES

OAKDALE WEST
Estate Road HORSLEY PARK, NSW 2175

Drawing List

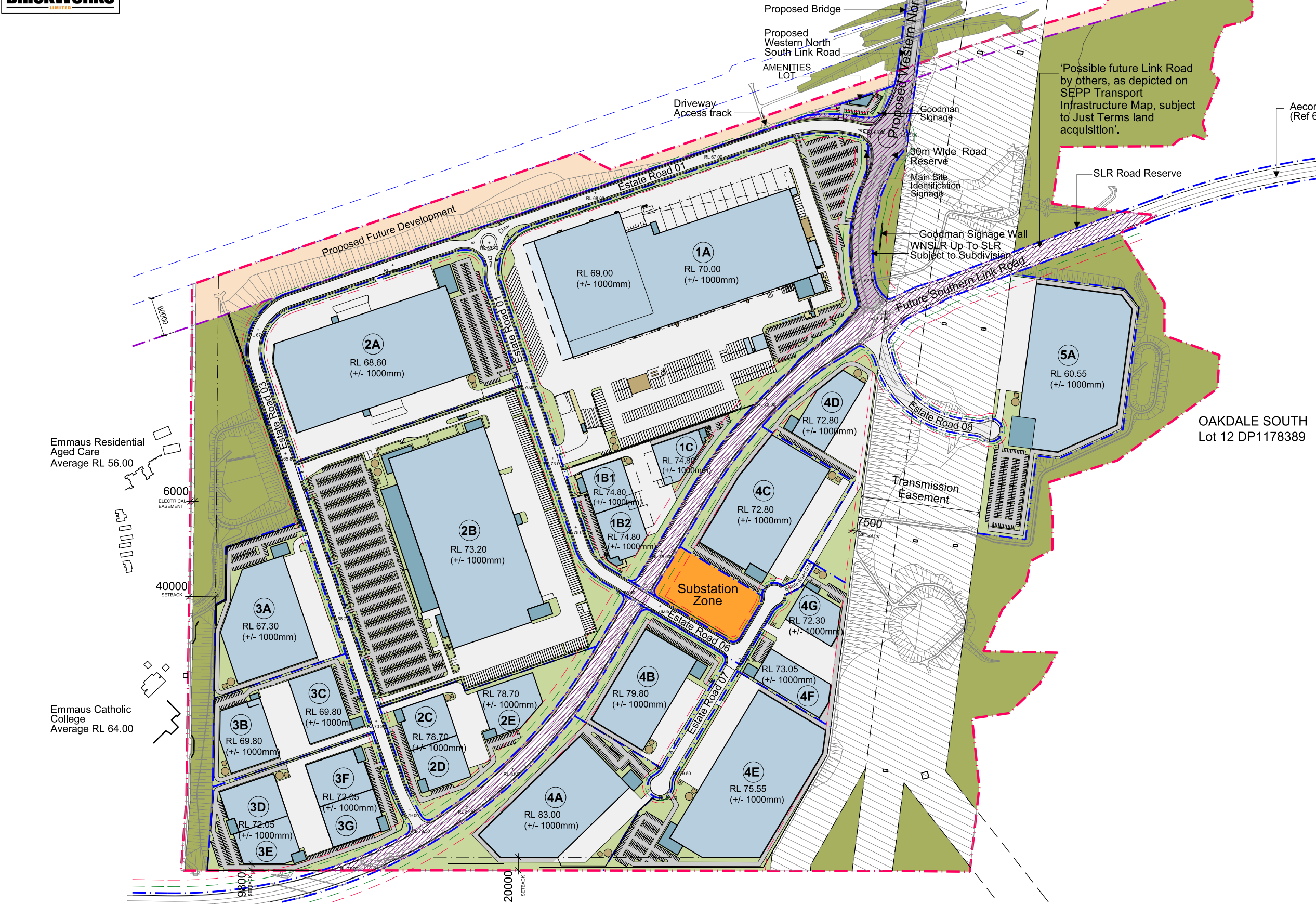
Masterplans	
OAK MP01	Cover Sheet & Location
OAK MP02	Masterplan
OAK MP03	Not Used
OAK MP04	Not Used
OAK MP05	Not Used
OAK MP06	Precinct Plan
OAK MP07	Indicative Ultimate Lot Layout
OAK MP08	Site Analysis Plan
OAK MP09	Existing Zoning
OAK MP10	Not Used
OAK MP11	Not Used
OAK MP12	Not Used
OAK MP13	Fire Protection Plan
OAK MP14	Biodiversity Management Plan





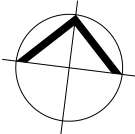
Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback

Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.45 ha
Regional Roads	6.74 ha
Services Lot	1.26 ha
Estate Roads	7.64 ha
E2 Zone non developable	1.43 ha
	60.60 ha
Development Areas	
Precinct 1	21.92 ha
Precinct 2	26.83 ha
Precinct 3	11.15 ha
Precinct 4	22.39 ha
Precinct 5	6.02 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.26 ha
Total Developable	93.39 ha
Precinct 1 GLA	89,680 sqm
Precinct 2 GLA	259,886 sqm
Precinct 3 GLA	57,819 sqm
Precinct 4 GLA	113,693 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	557,063 sqm
Precinct 1 GFA	122,082 sqm
Precinct 2 GFA	266,186 sqm
Precinct 3 GFA	57,819 sqm
Precinct 4 GFA	113,693 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	595,765 sqm
Total Warehouse	529,589 sqm
Total Office	23,126 sqm
Others (for Site 1A)	4,349 sqm
Mezzanines (for Site 1A & 2B)	38,702 sqm
Total GFA	595,765 sqm











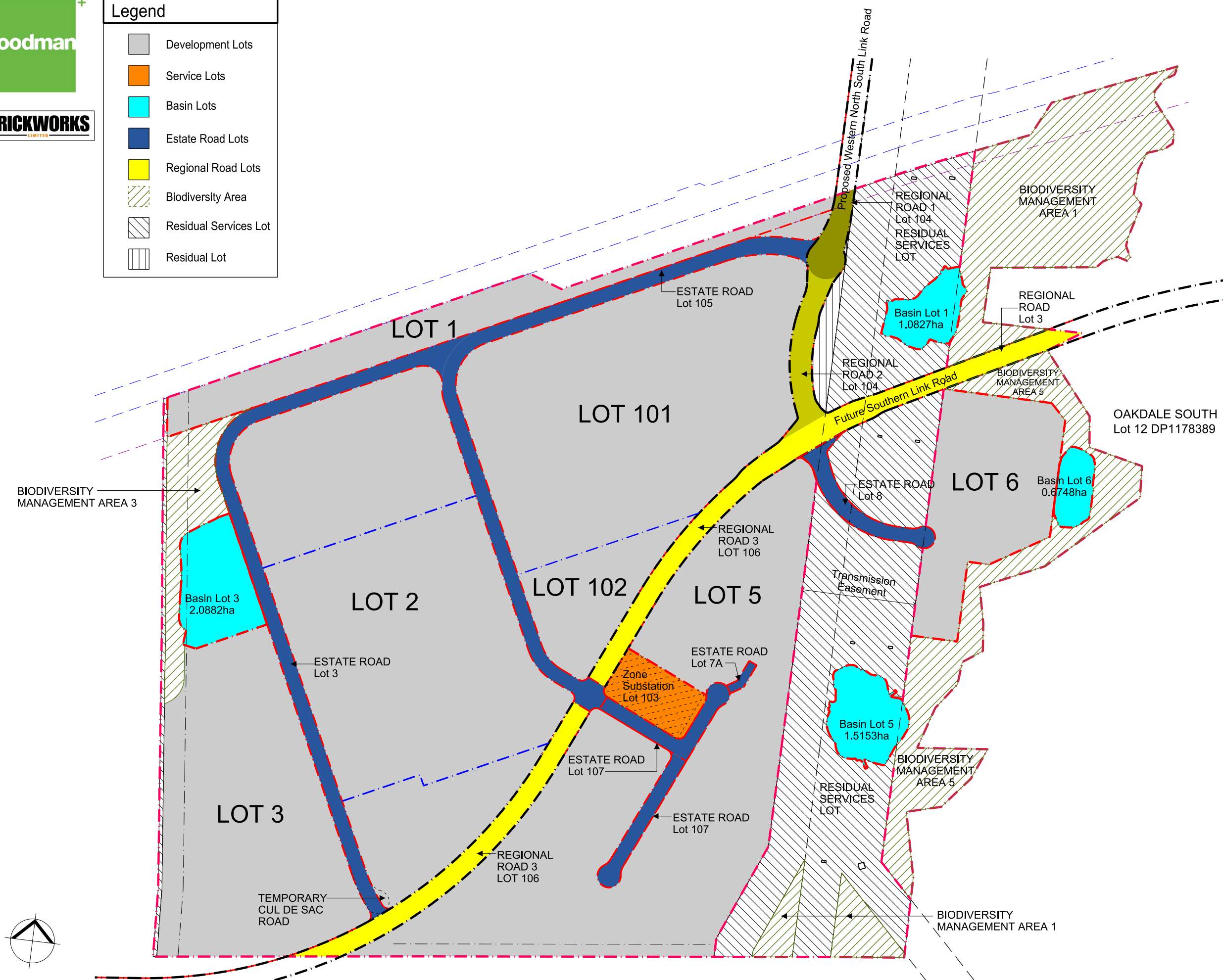


Precinct Area Schedule		
Precinct 1		28.95 ha
Net Developable area		21.92 ha
Precinct 2		32.00 ha
Net Developable area		26.83 ha
Precinct 3		17.56 ha
Net Developable area		11.15 ha
Precinct 4		23.75 ha
Net Developable area		22.39 ha
Precinct 5		13.51 ha
Net Developable area		6.02 ha



Legend

	Development Lots
	Service Lots
	Basin Lots
	Estate Road Lots
	Regional Road Lots
	Biodiversity Area
	Residual Services Lot
	Residual Lot



Lot 1 DP120679		Sub Total
Total Land Area	WEST	154.12 ha
Biodiversity Lot 1	8.0710 ha	17.4338 ha
Biodiversity Lot 2	Not Used	
Biodiversity Lot 3	2.1208 ha	
Biodiversity Lot 4	Not Used	
Biodiversity Lot 5	7.2420 ha	
Regional Road 1 Lot 104	.6057 ha	6.5998 ha
Regional Road 2 Lot 104	.915 ha	
Regional Road 3 Lot 106	5.0791 ha	
Services Lot 103	1.2614ha	1.2614 ha
Residual Lot	.5918 ha	.5918 ha
Residual Services Lot	20.0564 ha	20.0564 ha
Estate Road Lot 105	2.8247 ha	7.8526 ha
Estate Road Lot 2	Deleted	
Estate Road Lot 3	2.8491 ha	
Estate Road Lot 4	Deleted	
Estate Road Lot 5	Deleted	
Estate Road Lot 107	1.3473 ha	
Estate Road Lot 7A	.0845 ha	
Estate Road Lot 8	.747 ha	
Basin Lot 1	1.0828 ha	5.3611 ha
Basin Lot 2	Not Used	
Basin Lot 3	2.0882 ha	
Basin Lot 4	Not Used	
Basin Lot 5	1.5153 ha	
Basin Lot 6	0.6748 ha	
Development Lot 101 & 102	21.9242 ha	94.9628 ha
Development Lot 1	5.0751 ha	
Development Lot 2	26.8293 ha	
Development Lot 3	12.7244 ha	
Development Lot 4	Deleted	
Development Lot 5	22.3902 ha	
Development Lot 6	6.0196 ha	

*All areas subject to survey.

APPENDIX B

Stage 2 Architectural Drawings

Proposed Building 2B
OAKDALE WEST ESTATE, KEMPS CREEK, NSW

DRAWING LIST

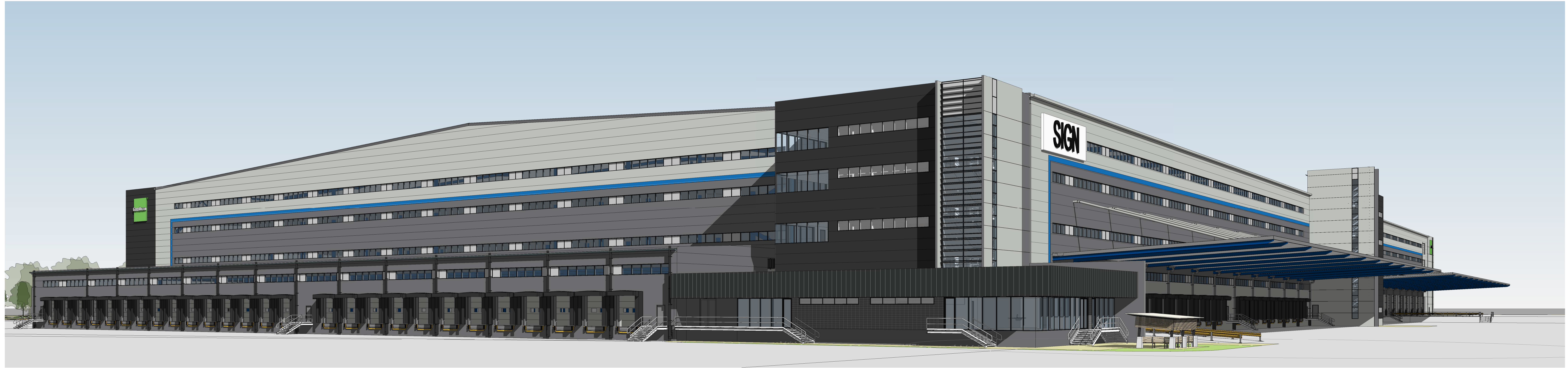
DA000	COVERPAGE
DA001	WAREHOUSE 3D VIEWS
DA002	OFFICE 3D VIEWS
DA100	MASTERPLAN
DA101	SITE PLAN
DA102	SIGNAGE PLAN
DA200	GF PLAN
DA201	LEVEL 1 PLAN
DA202	LEVEL 2 PLAN
DA203	LEVEL 3 PLAN
DA204	ROOF PLAN
DA210	MAIN OFFICE PLANS
DA211	OFFICE ELEVATIONS
DA212	TRUCKERS LOUNGE
DA213	BREAKOUT AREA PLANS
DA214	GATEHOUSE PLANS
DA300	OVERALL ELEVATIONS
DA400	SECTIONS
DA410	TYPICAL WALL SECTIONS



FOR APPROVAL



1 NORTH - WEST VIEW FROM ESTATE ROAD 03

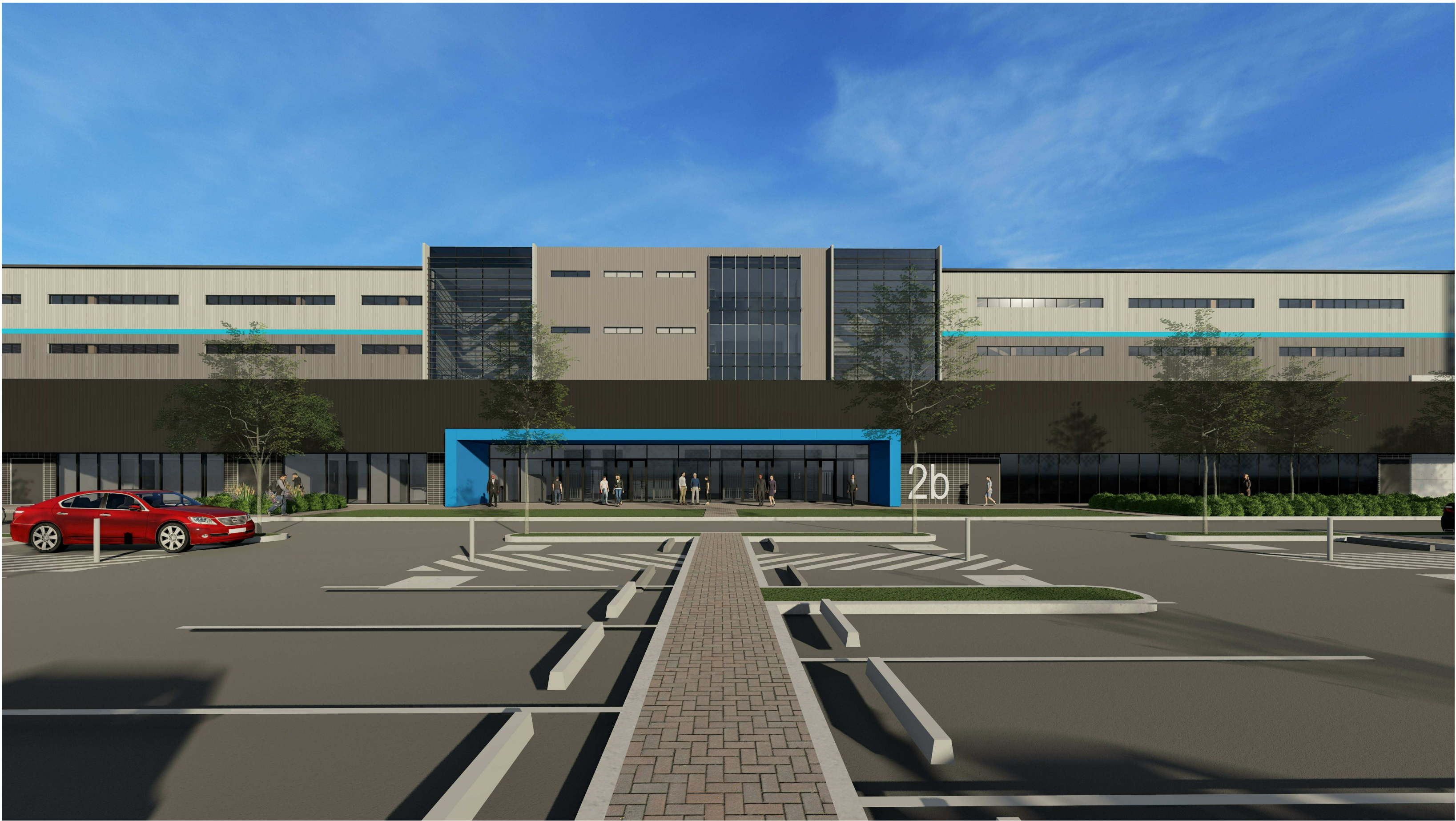


2 SOUTH - EAST VIEW FROM FUTURE LINK ROAD

INDICATIVE EXTERNAL FINISHES LEGEND

FOR APPROVAL

- AL-1 P.C. ALU. FRAME BLACK
- AL-2 ALU. LOUVRES COLORBOND - MONUMENT
- BLK-1 CONCRETE BLOCK CHARCOAL - STACK BOND
- GL-1 GLAZING DARK GREY TINT
- GL-2 SPANDREL GLAZING DARK GREY (OPAQUE)
- GL-3 TRANSLUCENT GLAZING LIGHT GREY
- MBC-1 METAL BARGE CAPPING COLORBOND BASALT
- MDR-1 METAL DECK ROOFING TYPE 1
- MDR-2 METAL DECK ROOFING TYPE 2
- IMP-1 INSULATED WALL PANEL COLORBOND - BASALT
- IMP-2 INSULATED WALL PANEL COLORBOND - SHALE GREY
- IMP-3 INSULATED WALL PANEL BLUE FINISH
- IMP-4 INSULATED WALL PANEL COLORBOND - MONUMENT
- MWC-1 METAL WALL CLADDING RAISED SEAM PANELS COLORBOND - MONUMENT
- MWC-2 FC WALL CLADDING BLUE FINISH
- MWC-3 LYSAGHT SPANDREL COLORBOND - BASALT
- MWC-4 METAL WALL CLADDING RAISED SEAM PANELS COLORBOND - BASALT
- PCP-1 PRECAST CONCRETE PANELS OFF FORM CONCRETE
- PCP-PF-2 PRECAST CONCRETE PANELS PAINT FINISH - SHALE GREY
- PCP-PF-3 PRECAST CONCRETE PANELS PAINT FINISH - BASALT
- PF-1 PAINT FINISH - 1 MONUMENT
- PF-2 PAINT FINISH - 2 SHALE GREY
- PF-3 PAINT FINISH - 3 COLORBOND - BASALT
- TRS-1 TRANSLUCENT ROOF SHEETING - OPAL



FOR APPROVAL



FOR APPROVAL

DEVELOPMENT SCHEDULE	
SITE AREA	149,266 sqm
FLOOR AREAS	M²
GROUND FLOOR - OFFICE AND AMENITIES	5,492
GROUND FLOOR - PROCESSING	50,873
GROUND FLOOR - MEZZANINE	6,300
LEVEL 1 - PROCESSING	48,101
LEVEL 2 - PROCESSING	48,101
LEVEL 3 - PROCESSING	48,101
TOTAL GFA	206,968
TOTAL GLA	200,668
SITE COVER	34.2 %
HARDSTAND PAVEMENT	40,626 sqm
LIGHT DUTY PAVEMENT	30,197 sqm
TRUCK PARKING	134
SHUNTER PARKING	3
CAR PARKING SPACES	1,127
MOTORCYCLE PARKING SPACES	54

FOR APPROVAL

6	REVISED DA ISSUE	10/01/2020
7	FOR COMMENT	09/01/2020
8	FOR COMMENT	17/02/2019
9	REVISED DA ISSUE	11/03/2019
10	FOR COMMENT	09/02/2019
11	REVISED DA ISSUE	28/11/2019
12	DA ISSUE	25/11/2019
13	DESCRIPTION	DATE



DEVELOPMENT SCHEDULE	
SITE AREA	149,266 sqm
FLOOR AREAS	
MF	
GROUND FLOOR - OFFICE AND AMENITIES	5,492
GROUND FLOOR - PROCESSING	50,873
GROUND FLOOR - MEZZANINE	6,300
LEVEL 1 - PROCESSING	48,101
LEVEL 2 - PROCESSING	48,101
LEVEL 3 - PROCESSING	48,101
TOTAL GFA	206,968
TOTAL GLA	200,668
SITE COVER	34.2 %
HARDSTAND PAVEMENT	40,626 sqm
LIGHT DUTY PAVEMENT	30,197 sqm
TRUCK PARKING	135
SHUNTER PARKING	3
DOUBLE SWAP SPACES	20
CAR PARKING SPACES	1,127
MOTORCYCLE PARKING SPACES	54

LEGEND:	
---	FNC-1, FENCE TYPE-1
---	FNC-2, FENCE TYPE 2
---	SITE BOUNDARY
---	6M LANDSCAPE SETBACK (MIN 3.75M)
---	7.5M BUILDING SETBACK

APPENDIX C

Council Waste Management Plan

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

.....●
If you need more space
to give details, you are
welcome to attach extra
pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans. We will take into account the types and volumes of waste that could be produced as a result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name

Surname

Postal Address

Street No.

Street name

Suburb

Post code

Contact phone number

Email address

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.

Street name

Suburb

Post code

What buildings and other structures are currently on the site?

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Briefly describe your proposed development

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.....

.....

Applicant Signature

Date

SECTION 1: DEMOLITION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste				
Bricks				
Concrete				
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

SECTION 2: CONSTRUCTION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste				
Bricks				
Concrete				
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

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ASIA PACIFIC OFFICES

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Australia
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F: +61 7 3858 4801

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F: +61 2 9427 8200

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New Zealand
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