

ESR KEMPS CREEK LOGISTICS PARK

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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 ESR Australia Pty Ltd (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.

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1 Introduction

1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by ESR Australia Pty Ltd (the Client) to prepare a waste management plan (WMP) in support of a development application (DA) to Penrith City Council (Council) for the ESR Kemps Creek Logistics Park (the Project).

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

1.2 Objectives

The principal objective of this WMP is to identify all potential waste 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 Council's 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 Project

The Client is developing the ESR Kemps Creek industrial estate at the corner of Abbotts Road and Addington Road in Kemps Creek. This site is primarily a greenfield site with some small buildings to be demolished. The industrial estate will be subdivided into seven lots and comprise a mix of industrial warehouse and associated office buildings. A site plan of the Project is shown in **Appendix A**.

2.2 Overview of Proposed Construction Work

Project works are expected to include demolition and construction activities. The Project will be constructed on land that is primarily greenfield. A small area of the land is currently occupied by residential dwellings and associated farm outbuildings. Waste is anticipated to be generated from the demolition of these buildings.

The anticipated construction works for lots 2a,2b, 3,5 and 6 of the Project includes the construction of the following:

- One warehouse building
- One ancillary office
- Truck and car parking areas and associated site hardstands, and
- Minor landscaping areas, a sprinkler tank and a pump room.

The anticipated construction works for lots 1 and 4 the Project includes the construction of the following:

- One warehouse building
- Two ancillary offices
- Truck and car parking areas and associated site hardstands, and
- Minor landscaping areas, a sprinkler tank and a pump room.

A café and outdoor area are being proposed as part of the SSDA, to enhance the amenity of the estate.

2.3 Overview of Proposed Operations

SLR understands that the Project will be used as a warehouse and distribution centre, with anticipated operations 24 hours a day.

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 1**, 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 1 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 1** below should be referred to during the demolition, construction and operational phases of the Project.

Table 1 Legislation and guidance

Legislation and Guidance	Objectives
Council legislation and guidelines	
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.
Mamre Road Precinct Draft Development Control Plan NSW Department of Planning, Industry and Environment	The Mamre Road Precinct DCP was released on 10 November 2020. This DCP applies to the Mamre Road Precinct within State Environmental Planning Policy (Western Sydney Employment Area) 2009. Penrith LEP 2010 (and other Penrith local environmental planning instruments) and the Penrith DCP 2014 do not apply to land to which this DCP applies, except where specifically referred to in the WSEA SEPP and this DCP.
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 2019	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	<p>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 waste better, reduce litter and reduce illegal dumping.</p>
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 waste that may be recovered for beneficial re-use. These waste types typically include those from demolition and construction works, as well as operational waste 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	<p>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.</p>
<i>Protection of the Environment Operations Act (POEO) 1997 and Amendment Act 2011</i>	<p>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 waste generated during the demolition, construction and operational phases of a development, as well as the system for licencing waste transport and disposal.</p>
The Work Health and Safety Regulation 2011	<p>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.</p>
<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 Demolition 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 demolition and construction stage of the Project.

5.2 Waste Streams and Classifications

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

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

A summary of likely waste types generated from demolition and construction activities, along with their waste classifications and proposed management methods, is provided in **Table 2**.

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

³ <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 2 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 secondhand supplier Remainder to landscape supplies.
Doors, windows, fittings	General solid waste (non-putrescible)	Off-site recycling at secondhand 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
Asbestos	Special waste	Off-site disposal at a licensed landfill facility.

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Fluorescent light fittings and bulbs	Hazardous waste	Off-site recycling or disposal; contact <i>FluoroCycle</i> for more information ⁵
Lead 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.
Air filters and rags	General solid waste (non-putrescible)	Off-site disposal
Drained Oil filters	General solid waste (non-putrescible)	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/>

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

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

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

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 Demolition Waste Types and Quantities

The Project will be constructed on land that is primarily greenfield. A small area of the land is currently occupied by residential dwellings and associated farm outbuildings. Waste is anticipated to be generated from the demolition of these buildings.

In the absence of demolition waste generation rates for buildings from the Penrith Development Control Plan 2014 (DCP), SLR has adopted the demolition waste generation rates published by the Hills Shire Council for estimating the type and quantities of waste generated from demolition of the current building on site. The rates are listed in Appendix A of The Hills Development Control Plan 2012 and are shown in **Table 3**. The most appropriate waste generation rates were determined to be '2 Bedroom Townhouse' and 'Factory' and these have been applied for the Project.

Table 3 Demolition waste generation rates

Rate Type	Floor Area (m ²)	Waste types and approximate quantities (m ³)					
		Sandstone	Concrete	Bricks	Timber/Gyprock	Steel	Other
2 Bedroom Town	1,000	670	4	3	18	0.7	3
Factory	1,000	0	448	205	4	23	18

Based on these assumptions, the approximate volume of waste generated from the additional structures was calculated and is shown in **Table 4** below. In the absence of details of the exact area and type of building to be demolished, the estimated quantities of demolition waste, shown in **Table 4**, are based on:

- Area estimations obtained from SIX maps, and
- Demolition waste generation rates presented in **Table 3** above.

Table 4 Estimated types and quantities of demolition waste

Location	Area (m ²)	Waste types and approximate quantities (m ³)					
		Sandstone	Concrete	Bricks	Timber/Gyprock	Steel	Other
Residential dwellings	2748	1845	15	20	105	5	20
Existing farm buildings	5,815	0	2610	1760	35	200	155

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

In accordance with best practice waste management, records of the waste volumes recycled, reused or removed off-site are to be maintained. Details of how this waste will be re-used, recycled or disposed of and the name and contact details for each receiving waste facility should be kept.

Where possible, all disassembled materials should be sold for reuse. Where not possible, parts will be sent for recycling and reused off-site. Delivery of items to an appropriately licenced landfill is to be considered as a last resort. For reuse and recycling recommendations for demolition materials, refer to **Table 1**.

Should further information on types and quantities of demolition waste be required, SLR recommends that a demolition quantities survey is undertaken by a qualified professional.

5.4 Construction Waste Types and Quantities

The Construction Site Manager will need to specify the types and quantities of waste 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 an 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 5**.

Table 5 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. For the purpose of developing an estimate of the construction waste quantities generated by the Project, these rates have been applied, as they are the most representative which can be currently found in the public domain.

The waste generation rates for 'Factory' are applied to calculate the waste quantities from the construction of the warehouse. The 'Office' waste generation rates are applied to calculate the waste quantities from the offices. 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 and light duty surfaces. The areas are based on the architectural drawings attached in **Appendix A**.

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. The construction waste quantities anticipated from the project are provided below in **Table 6**.

Table 6 Estimated types and quantities of construction waste

Lot	Area of project	Area (m ²)	Waste types and quantities (m ³)						
			Timber	Concrete	Bricks	Gyprock	Sand and Soil	Metal	Other
Lot 1	Warehouse	28,545	10	60	50	15	140	20	15
	Office (2 levels)	900	5	20	10	10	10	5	5
	Dock office	50	5	5	5	5	5	5	5
	Hardstand area	12,840	0	395	0	0	185	60	105
	Light Duty Area	3,530	0	110	0	0	55	20	30
	Total	45,865	20	590	65	30	395	110	160
Lot 2a	Warehouse	13,950	5	30	25	10	70	10	10
	Office (2 levels)	500	5	10	5	5	5	5	5
	Dock office	50	5	5	5	5	5	5	5
	Hardstand area	5,830	0	180	0	0	85	30	50
	Light Duty Area	1,770	0	55	0	0	30	10	15
	Total	22,100	15	280	35	20	195	60	85
Lot 2b	Warehouse	9,950	5	25	20	5	50	10	5
	Office (2 levels)	500	5	10	5	5	5	5	5
	Dock office	50	5	5	5	5	5	5	5
	Hardstand area	5,840	0	180	0	0	85	30	50
	Light Duty Area	1,390	0	45	0	0	20	10	15
	Total	17,730	15	265	30	15	165	60	80
Lot 3	Warehouse	31,600	10	70	55	15	155	20	20
	Office (2 levels)	1,000	10	20	10	10	10	5	5
	Dock office	50	5	5	5	5	5	5	5
	Hardstand area	14,660	0	450	0	0	210	70	120
	Light Duty Area	3,550	0	110	0	0	55	20	30

Lot	Area of project	Area (m ²)	Waste types and quantities (m ³)						
			Timber	Concrete	Bricks	Gyprock	Sand and Soil	Metal	Other
	total	50,860	25	655	70	30	435	120	180
Lot 4	Warehouse	30,600	10	65	55	15	150	20	20
	Office (2 levels)	1,400	10	30	15	15	15	5	10
	Dock office	100	5	5	5	5	5	5	5
	Hardstand area	9,170	0	285	0	0	135	45	75
	Light Duty Area	4,280	0	135	0	0	65	20	35
	total	45,550	25	520	75	35	370	95	145
Lot 5	Warehouse	23,140	10	50	40	15	115	15	15
	Office (2 levels)	1,000	10	20	10	10	10	5	5
	Hardstand area	9,770	0	300	0	0	140	45	80
	Light Duty Area	4,100	0	130	0	0	60	20	35
	total	38,010	20	500	50	25	325	85	135
Lot 6	Warehouse	13,950	5	30	25	10	70	10	10
	Office (2 levels)	500	5	10	5	5	5	5	5
	Dock office	50	5	5	5	5	5	5	5
	Hardstand area	7,070	0	220	0	0	105	35	60
	Light Duty Area	1,780	0	55	0	0	30	10	15
	total	23,350	15	320	35	20	215	65	95
	Café	200	5	5	5	5	5	5	5

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

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:
 - 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 2** for an outline of the proposed reuse, recycling and disposal methods for potential demolition 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 demolition 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 demolition 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 demolition 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 online¹⁰ and should be used where applicable. A selection of signs prepared by NSW EPA is provided in **Figure 2**.



Figure 2 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 demolition 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.

¹⁰ NSW EPA approved waste materials signage <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs>

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 7**.

Table 7 Suggested roles and responsibilities for demolition 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 waste¹¹. 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 8**. 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 8 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

¹¹ <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
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
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
General garbage, including non-recyclable plastics	General solid (putrescible and non-putrescible) waste	Disposal at landfill
Maintenance		
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 ¹² or Lamp Recyclers ¹³ 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

¹² <https://www.fluorocycle.org.au/>

¹³ <https://www.lamprecyclers.com.au/>

6.3 Estimated Quantities of Operational Waste

SLR has adopted the 'Offices', 'Warehouse' and 'Café' 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 9**.

Table 9 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
Café	300	200

Using the waste generation rates in **Table 9** above, the approximate weekly waste quantities for the Project have been calculated. 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
- A week comprising seven days of operation

The estimated quantities of operational waste generated by the Project are shown in **Table 10**.

Table 10 Estimated quantities of operational general waste and recycling

Location	Warehouse	Project area	Area (m ²)	(L/day)		(L/week)	
				General Waste	Recycling	General Waste	Recycling
Lot 1	Warehouse 1a	Warehouse 1a	14,272	1,430	1,430	10,010	10,010
		Dock office	50	5	5	35	35
		Office (2 levels)	450	45	45	315	315
		Total	14,772	1,480	1,480	10,360	10,360
	Warehouse 1b	Warehouse	14,272	1,430	1,430	10,010	10,010
		Dock office	50	5	5	35	35
		Office (2 levels)	450	45	45	315	315
		Total	14,772	1,480	1,480	10,360	10,360
Lot 2a	Warehouse 2a	Warehouse	13,950	1,395	1,395	9,765	9,765
		Dock office	50	5	5	35	35
		Office (2 levels)	500	50	50	350	350
		Total	14,500	1,450	1,450	10,150	10,150
Lot 2b	Warehouse 2b	Warehouse	9,950	995	995	6,965	6,965
		Dock office	50	5	5	35	35
		Office (2 levels)	500	50	50	350	350
		Total	10,500	1,050	1,050	7,350	7,350
Lot 3	Warehouse 3	Warehouse	31,600	3,160	3,160	22,120	22,120

Location	Warehouse	Project area	Area (m ²)	(L/day)		(L/week)	
				General Waste	Recycling	General Waste	Recycling
		Dock office	50	5	5	35	35
		Office (2 levels)	1000	100	100	700	700
		Total	32650	3,265	3,265	22,855	22,855
Lot 4	Warehouse 4a	Warehouse 4A	15515	1,555	1,555	10,885	10,885
		Dock office	50	5	5	35	35
		Office (2 levels)	700	70	70	490	490
		Total	16265	1,630	1,630	11,410	11,410
	Warehouse 4b	Warehouse 4A	15085	1,510	1,510	10,570	10,570
		Dock office	50	5	5	35	35
		Office (2 levels)	700	70	70	490	490
Total		15835	1,585	1,585	11,095	11,095	
Lot 5	Warehouse 5a	Warehouse 5A	7700	770	770	5,390	5,390
		Office (2 levels)	250	25	25	175	175
		Total	7950	795	795	5,565	5,565
	Warehouse 5b	Warehouse 5b	5175	520	520	3,640	3,640
		Office (2 levels)	250	25	25	175	175
		Total	5425	545	545	3,815	3,815
	Warehouse 5c	Warehouse 5c	5175	520	520	3,640	3,640
		Office (2 levels)	250	25	25	175	175
		Total	5425	545	545	3,815	3,815
	Warehouse 5d	Warehouse 5d	5090	510	510	3,570	3,570
		Office (2 levels)	250	25	25	175	175
		Total	5340	535	535	3,745	3,745
Lot 6	Warehouse 6	Warehouse	14000	1,400	1,400	9,800	9,800
		Dock office	50	5	5	35	35
		Office (2 levels)	500	50	50	350	350
		Total	14550	1,455	1,455	10,185	10,185
Café			600	600	400	4,200	2,800

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

6.3.1 Additional Types of Operational Waste

Based on the Project's proposed operational activities, 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.

As per Council’s DCP, food scraps should be placed in food waste bins and collected on a regular basis. To minimise food waste in the general waste stream, and if quantities warrant it, food waste could be donated, composted on site or sent off-site to a composting facility.

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

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

The waste storage area for the Project must be large enough to adequately store all quantities of operational waste and recycling between collections. All waste storage room calculations have considered the bin dimensions listed in Council’s DCP, as outlined in **Table 11**.

Table 11 Dimensions and approximate footprint of bins

Bin Capacity	Height (mm)	Depth (mm)	Width (mm)	Footprint (m ²)
3 m ³	1,540	1,520	2,060	3.13
1100 L	1,330	1,240	1,090	1.35

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 200% 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 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 6.4.1**.

The estimated number of bins required for weekly storage of operational waste and recycling generated by the Project are in **Table 12** and are based on:

- The estimated quantities of operational waste and recycling as shown in **Table 10**
- Bin dimensions from the Council’s DCP as shown in **Table 11**

Table 12 Recommended number of bins and storage area

Location	Assumed garbage and recycling collection frequency	Bins Required		Total Number of Bins	Recommended Storage Area (m ²)
		General Waste	Recycling		
Warehouse 1a	2	2 x 3 m ³	2 x 3 m ³	4	24.1
Warehouse 1b	2	2 x 3 m ³	2 x 3 m ³	4	24.1
Warehouse 2a	2	2 x 3 m ³	2 x 3 m ³	4	24.1

Location	Assumed garbage and recycling collection frequency	Bins Required		Total Number of Bins	Recommended Storage Area (m ²)
		General Waste	Recycling		
Warehouse 2b	3	1 x 3 m ³	1 x 3 m ³	2	12.1
Warehouse 3	3	3 x 3 m ³	3 x 3 m ³	6	36.2
Warehouse 4a	3	2 x 3 m ³	2 x 3 m ³	4	24.1
Warehouse 4b	2	2 x 3 m ³	2 x 3 m ³	4	24.1
Warehouse 5a	2	1 x 3 m ³	1 x 3 m ³	2	12.1
Warehouse 5b	2	1 x 3 m ³	1 x 3 m ³	2	12.1
Warehouse 5c	2	1 x 3 m ³	1 x 3 m ³	2	12.1
Warehouse 5d	2	1 x 3 m ³	1 x 3 m ³	2	12.1
Warehouse 6	2	2 x 3 m ³	2 x 3 m ³	4	24.1
Café	2	2 x 1,100 L	2 x 1,100 L	4	10.8

6.4.1 Bulky and Hazardous Waste Management

As outlined in Council’s 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 waste 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.

Using these dimensions, SLR recommends 8 m² to be allocated for bulky waste storage for each area of the project. Therefore, in addition to the recommended waste storage area noted in **Table 12**, the total waste storage area recommended for the Project is identified in **Table 13**.

Table 13 Total recommended storage area for operations of the Project

Location	Recommended Storage Area (m ²)		
	Waste and Recycling	Bulky waste	Total Storage Area
Warehouse 1a	24.1	8	32.1
Warehouse 1b	24.1	8	32.1
Warehouse 2a	24.1	8	32.1
Warehouse 2b	12.1	8	20.1

Location	Recommended Storage Area (m ²)		
	Waste and Recycling	Bulky waste	Total Storage Area
Warehouse 3	36.2	8	44.2
Warehouse 4a	24.1	8	32.1
Warehouse 4b	24.1	8	32.1
Warehouse 5a	12.1	8	20.1
Warehouse 5b	12.1	8	20.1
Warehouse 5c	12.1	8	20.1
Warehouse 5d	12.1	8	20.1
Warehouse 6	24.1	8	32.1
Café	10.8	NA	32.1

This additional space can also act as a contingency in the event of spikes in waste generation and allow for additional bins. Depending on the Project’s operations, this may include additional bins for the separate storage of items such as hard and soft plastics, timber, glass and metals and aluminium. 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.

SLR recommends that waste audits be undertaken approximately one month into the operational phase of the Project 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.

As indicated on the site plans supplied by the client and attached in **Appendix A**, a waste storage area of 32 m² has been indicated for each area of the project. The Warehouse in lot 3 has been allocated two waste storage areas for a total storage area of 64 m². The waste storage areas indicated on the site plans comply with the size requirements from Council.

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 waste storage areas should be clearly nominated on site plans accompanying development applications. The location of the waste rooms for each warehouse tenancy of the development is attached in **Appendix A**. The waste storage areas comply with the requirements from Council.

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 with 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 BCA
- 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 BCA
- Adequate lighting and natural or mechanical ventilation in accordance with the BCA
- 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, preferably with landscape buffer planting, 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

Interim waste and recyclables storage units are required in the warehouse and office spaces. The units are to be collected at the end of each day and transferred by cleaners to the central waste storage room.

SLR anticipates that waste collections will be undertaken through a private contractor. 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 660 L and 1,100 L bins. Additionally, a 0.5 m side clearance is required on either side of the vehicle for driver movements and accessibility
- Unobstructed access, adequate driveways and ramps of sufficient strength to support waste collection
- Access for the collection vehicles must be separate from the entry and exit driveway of any car parking areas to and from public areas
- An acoustic assessment is to accompany the DA and account for waste collection location and times, and
- 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.

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-waste
- 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 Council's 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 3**
- 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 EPA¹⁴. 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 3 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

¹⁴ NSW EPA waste signage and label designs <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>

- 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.

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 14**.

Table 14 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.

Responsible Person	General Tasks
	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

Site plans



DEVELOPMENT SUMMARY

GROSS LAND AREA	318,834m ²
ROAD AREA (24M WIDE)	18,530m ²
ROAD WIDENING	800m ² +222m ²
NETT DEVELOPABLE AREA	288,305m ²
NETT EFFICIENCY	52.5%
STORMWATER DETENTION BASIN	10,977m ²
LANDSCAPE	XX%

SITE AREA (LOT 1)

WAREHOUSE (GLA)	28,545m ²
WAREHOUSE (GFA)	26,785m ²
OFFICE (3 STOREY)	450m ² x 2
DOCK OFFICE	50m ² x 2
TOTAL BUILDING AREA (GLA)	29,545m ²
TOTAL BUILDING AREA (GFA)	27,785m ²
LANDSCAPE	4,430m ² XX%
LIGHT DUTY	3,530m ²
HEAVY DUTY	12,840m ²
TOTAL CARS REQUIRED (RMS)	124
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	147

SITE AREA (LOT 2a)

WAREHOUSE (GLA)	13,950m ²
WAREHOUSE (GFA)	12,740m ²
OFFICE (2 STOREY)	500m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	14,500m ²
TOTAL BUILDING AREA (GFA)	13,290m ²
LANDSCAPE	2,050m ² XX%
LIGHT DUTY	1,770m ²
HEAVY DUTY	5,830m ²
TOTAL CARS REQUIRED (RMS)	56
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	66

SITE AREA (LOT 3)

WAREHOUSE (GLA)	31,600m ²
WAREHOUSE (GFA)	29,400m ²
OFFICE (2 STOREY)	1,000m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	32,650m ²
TOTAL BUILDING AREA (GFA)	30,450m ²
LANDSCAPE	7,090m ² XX%
LIGHT DUTY	3,550m ²
HEAVY DUTY	14,660m ²
TOTAL CARS REQUIRED (RMS)	125
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	132

SITE AREA (LOT 4)

WAREHOUSE (GLA)	30,600m ²
WAREHOUSE (GFA)	28,400m ²
OFFICE (2 STOREY)	700+700m ²
DOCK OFFICE	50+50m ²
TOTAL BUILDING AREA (GLA)	32,100m ²
TOTAL BUILDING AREA (GFA)	29,900m ²
LANDSCAPE	11,120m ² XX%
LIGHT DUTY	4,280m ²
HEAVY DUTY	9,170m ²
TOTAL CARS REQUIRED (RMS)	130
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	132

SITE AREA (LOT 5)

WAREHOUSE (GLA)	13,950m ²
WAREHOUSE (GFA)	12,520m ²
OFFICE (2 STOREY)	500m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	14,500m ²
TOTAL BUILDING AREA (GFA)	13,070m ²
LANDSCAPE	2,640m ² XX%
LIGHT DUTY	1,780m ²
HEAVY DUTY	7,070m ²
TOTAL CARS REQUIRED (RMS)	56
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	58

SITE AREA (LOT 6)

WAREHOUSE (GLA)	9,950m ²
WAREHOUSE (GFA)	8,740m ²
OFFICE (2 STOREY)	500m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	10,500m ²
TOTAL BUILDING AREA (GFA)	9,290m ²
LANDSCAPE	2,130m ² XX%
LIGHT DUTY	1,390m ²
HEAVY DUTY	5,840m ²
TOTAL CARS REQUIRED (RMS)	43
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	49

*concept masterplan/ 277086 BM57E-003 (A) / 21.10.2020

SITE AREA (LOT 2b)

WAREHOUSE (GLA)	21,945m ²
WAREHOUSE (GFA)	9,950m ²
OFFICE (2 STOREY)	500m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	10,500m ²
TOTAL BUILDING AREA (GFA)	9,290m ²
LANDSCAPE	2,130m ² XX%
LIGHT DUTY	1,390m ²
HEAVY DUTY	5,840m ²
TOTAL CARS REQUIRED (RMS)	43
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	49

SITE AREA (LOT 3)

WAREHOUSE (GLA)	31,600m ²
WAREHOUSE (GFA)	29,400m ²
OFFICE (2 STOREY)	1,000m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	32,650m ²
TOTAL BUILDING AREA (GFA)	30,450m ²
LANDSCAPE	7,090m ² XX%
LIGHT DUTY	3,550m ²
HEAVY DUTY	14,660m ²
TOTAL CARS REQUIRED (RMS)	125
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	132

SITE AREA (LOT 4)

WAREHOUSE (GLA)	30,600m ²
WAREHOUSE (GFA)	28,400m ²
OFFICE (2 STOREY)	700+700m ²
DOCK OFFICE	50+50m ²
TOTAL BUILDING AREA (GLA)	32,100m ²
TOTAL BUILDING AREA (GFA)	29,900m ²
LANDSCAPE	11,120m ² XX%
LIGHT DUTY	4,280m ²
HEAVY DUTY	9,170m ²
TOTAL CARS REQUIRED (RMS)	130
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	132

SITE AREA (LOT 5)

WAREHOUSE (GLA)	23,140m ²
WAREHOUSE (GFA)	21,276m ²
OFFICE (2 STOREY)	1,000m ²
TOTAL BUILDING AREA (GLA)	24,140m ²
TOTAL BUILDING AREA (GFA)	22,276m ²
LANDSCAPE	5,160m ² XX%
LIGHT DUTY	4,100m ²
HEAVY DUTY	9,770m ²
TOTAL CARS REQUIRED (RMS)	96
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	181

SITE AREA (LOT 6)

WAREHOUSE (GLA)	13,950m ²
WAREHOUSE (GFA)	12,520m ²
OFFICE (2 STOREY)	500m ²
DOCK OFFICE	50m ²
TOTAL BUILDING AREA (GLA)	14,500m ²
TOTAL BUILDING AREA (GFA)	13,070m ²
LANDSCAPE	2,640m ² XX%
LIGHT DUTY	1,780m ²
HEAVY DUTY	7,070m ²
TOTAL CARS REQUIRED (RMS)	56
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	58

SITE AREA (LOT 7)

CAFE	200m ²
TOTAL BUILDING AREA (GLA)	200m ²
LANDSCAPE	7,090m ² XX%
TOTAL AREA (ALL BUILDINGS)	158,135m ²
TOTAL LOT AREA (INCL. BASIN)	300,988m ²
TOTAL AREA (ALL BUILDINGS)	174,187m ²

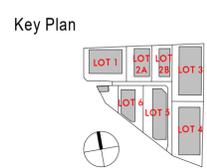
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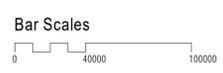
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P3	PRELIMINARY ISSUE FOR REVIEW	16.12.2020
P2	PRE-DA	11.12.2020
P1	PRE-DA	03.12.2020

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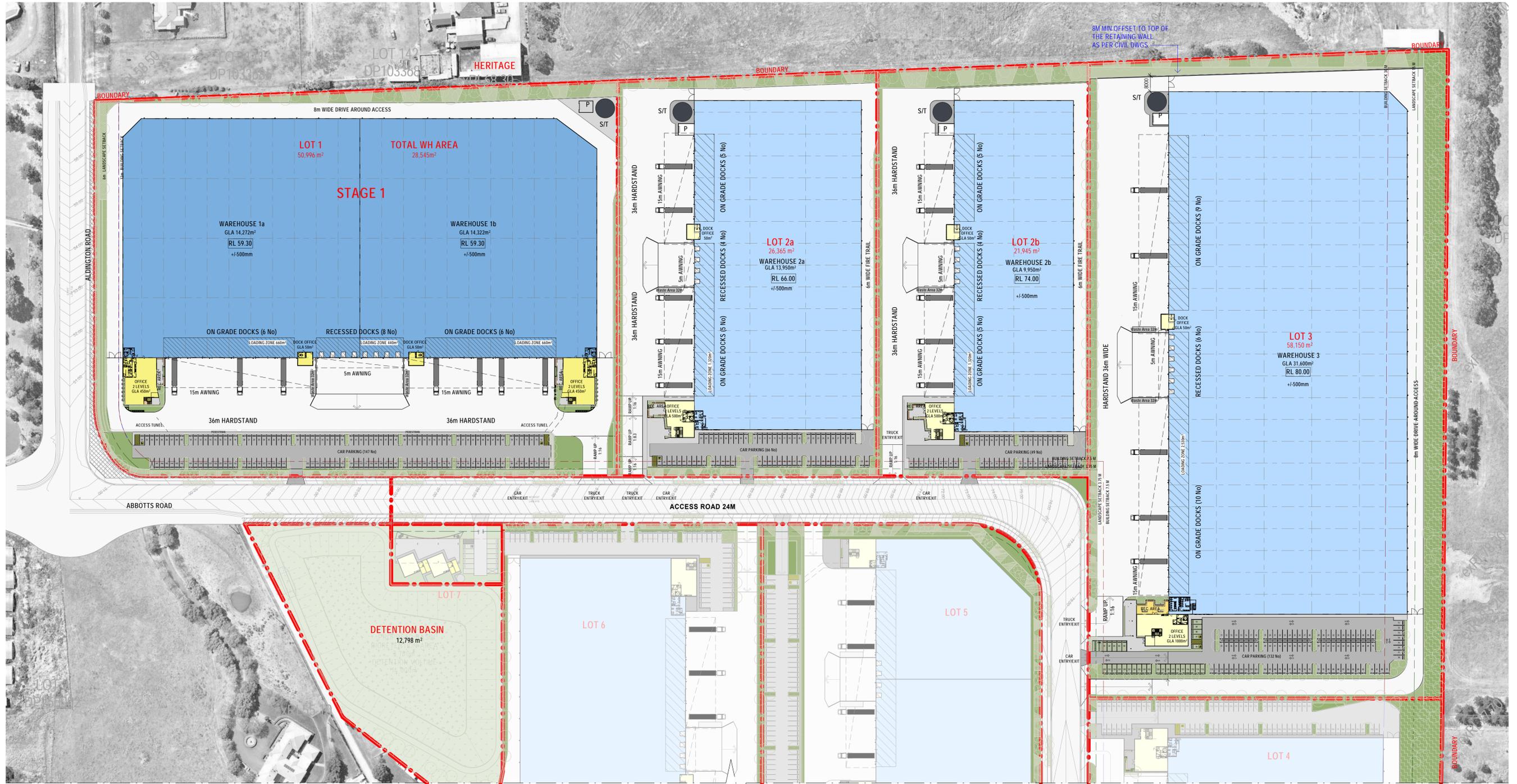


Project Name
ESR Kemps Creek Logistics Park
Project Address
Mamre Road, Kemps Creek



Drawing Title:	Estate Plan
Author:	BC/HS
Checked:	MA
Sheet Size:	A1
Scale:	1:1500
Drawing Number:	11920_DA002
Issue:	P3

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FOR CONTINUATION REFER TO 11920_DA012

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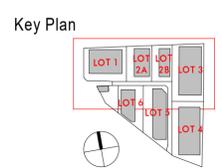
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Issue	Description	Date
P4	PRELIMINARY ISSUE FOR REVIEW	17.12.2020
P3	PRE-DA	11.12.2020
P2	PRE-DA	03.12.2020
P1	PRE-DA	25.11.2020

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Project Name
ESR Kemps Creek Logistics Park
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Ground Floor Plan - LOTS 1, 2 & 3

Author: BC/HS
Checked: MA
Sheet Size: A1
Scale: 1:1000
Drawing Number: **11920_DA011**
Issue: **P4**

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