

# **WASTE MANAGEMENT PLAN**

**LA SALLE DEVELOPMENTS PTY LTD**  
**(GELDER GROUP ARCHITECTS)**

## **SELF-STORAGE FACILITY**

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**88 HELEN STREET**  
**SEFTON**

**10 APRIL 2025**



## Contents

<b>1. INTRODUCTION &amp; PROPOSAL .....</b>	<b>3</b>
<b>1.1. Property Details, Applicant Details &amp; Description: .....</b>	<b>3</b>
<b>1.2. Current Site Conditions .....</b>	<b>4</b>
<b>2. DEMOLITION .....</b>	<b>5</b>
<b>3. CONSTRUCTION .....</b>	<b>7</b>
<b>3.1. CONSTRUCTION – GENERALLY .....</b>	<b>7</b>
<b>3.2. CONSTRUCTION – RECYCLING, REUSE AND DISPOSAL DETAILS .....</b>	<b>7</b>
<b>3.3. CONSTRUCTION – ON-SITE STORAGE OF MATERIALS .....</b>	<b>7</b>
<b>4. ON-GOING USE .....</b>	<b>8</b>

# 1. INTRODUCTION & PROPOSAL

This Waste Management Plan (WMP) describes the manner in which all waste and other materials resulting from the demolition, construction and on-going operational use of the development is to be dealt with.

The development is located at 88 Helen St Sefton NSW 2162, which is located in the Canterbury Bankstown Local Government Area ("LGA"), which was the former Bankstown LGA.

The development is for a self-storage facility comprising of 47 units (21 of which will have a small mezzanine area for storage purposes), on grade parking and associated infrastructure ("the development").

This WMP has been prepared in accordance with:

- The Canterbury-Bankstown Local Environmental Plan 2023;
- The Canterbury-Bankstown Development Control Plan 2023, and relevant waste management guidelines;
- Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities published by the NSW Environmental Protection Authority ("EPA"); and
- With the objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

## 1.1. Property Details, Applicant Details & Description:

<b>Project Address</b>	88 Helen St Sefton NSW 2162
<b>Lot &amp; DP</b>	Lot X in Deposited Plan 42037
<b>Site Area</b>	5,201.8sqm
<b>LGA</b>	Canterbury-Bankstown
<b>Zoning</b>	IN2 – Light Industrial
<b>Planning Instruments</b>	Canterbury-Bankstown Local Environmental Plan 2023 Canterbury-Bankstown Development Control Plan 2023
<b>Applicant</b>	La Salle Developments Pty Ltd 36 Meredith St, Bankstown NSW 2200
<b>Telephone</b>	0450 277 838
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<b>Proposed Development</b>	47 x self storage premises

## 1.2. Current Site Conditions

Current structures on the site include a single storey brick building with a metal and iron roof, attached brick and masonry shop-front, attached corrugated and metal awning and enclosure, detached metal and iron building used as a workshop, concrete, bitumen and gravel parking areas and driveway, external storage areas for timber and other articles associated with the use of the site (used for sale and storage of building materials – mainly timber), some trees, shrubs and landscaping, with side, rear and front perimeter cyclone wire security fencing to a height of 1.8m, see Figure 1 below.



**Figure 1 – Site Aerial**

As part of the proposal the existing on site structures will be demolished.

## 2. DEMOLITION

The structures that are going to be demolished include all Current structures on the site including a single storey brick building with a metal and iron roof, attached brick and masonry shop-front, attached corrugated and metal awning and enclosure, detached metal and iron building used as a workshop, concrete, bitumen and gravel parking areas and driveway, external storage areas for timber and other articles associated with the use of the site (used for sale and storage of building materials – mainly timber), some trees, shrubs and landscaping, with side, rear and front perimeter cyclone wire security fencing to a height of 1.8m.

Due to the age and construction of the existing buildings on the site, there is reasonable potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 ‘Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011,
- b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non- Liquid Wastes.

Generation, storage, treatment, and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any WH&S legislation administered by Work Cover NSW.

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

- a) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
- b) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
- c) The total percentage of demolition waste that will be reused or recycled.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials

specified in each respective table. The developer understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

**Prior to the commencement of demolition works, the developer will provide to the relevant consent authority a 'Site Plan for Demolition,' which details the location of structures to be demolished, and the areas on site which will be used for the storage of materials on-site prior to removal from site.**

## 3. CONSTRUCTION

### 3.1. CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the drilling of piers to support the suspended slab. All materials sourced from these activities will be disposed of in accordance with the requirements of *Protection of the Environment Operations Act* (1997). This will be the builder's & developer's responsibility.

The builder is required to keep and maintain all documentation required for the transportation, and removal of the materials associated with the demolition of structures on site. Additionally during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

Bins will be provided on site throughout construction, being a combination of skip bins and mobile bins which will be used for the collection of rubbish generated throughout construction.

**Any updated Construction Waste Management Plan will be provided to the Principal Certifying Authority & Council prior to the issue of a Construction Certificate.**

### 3.2. CONSTRUCTION – RECYCLING, REUSE AND DISPOSAL DETAILS

Where possible, the developer will seek to recycle and reuse materials. Where applicable, the developer will dispose of materials.

### 3.3. CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This area will provide for:

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers and skip bins,
- Material storage, and
- Access for transport equipment

## 4. ON-GOING USE

Given that the proposed development is for a self-storage facility, there will be no waste generation. Furthermore, the fact that there will be no employees on site, each individual owner will be responsible for their own rubbish removal. Self-storage facilities generally will not create any waste, unless there is an office for a building manager. In this case, there is no office proposed for a building manager.

This is common practice for many self-storage facilities.