

# **WASTE MANAGEMENT PLAN**

For

**THE PROPOSED SELF STORAGE AND WAREHOUSE UNITS**

**132 WENTWORTH AVE, BANKSMEADOW**



For

**LEDA HOLDINGS PTY LTD**

By

**LEDA DESIGN & CONSTRUCTION P/L**

## **1 OVERVIEW**

This Report has been prepared to support a development application for proposed Self Storage and Warehouse Units at 132 Wentworth Ave, Banksmeadow. The report addresses the methodology relation to the demolition, recycling and disposal of the waste generated due to the demolition of the existing facilities, as well as the generation of storage, recycling and disposal of waste that is anticipated to be generated by the new development during normal operations.

## **2 THE SUBJECT SITE**

The subject site is located at 132 Wentworth Ave, Banksmeadow. The subject site is described as:

*Lot 12 in DP 701187*

The lot currently comprises of existing a warehouse and ancillary structures and is currently unoccupied.

## **3 THE PROPOSED DEVELOPMENT**

The new development is proposed to consist of an Industrial Warehouse Building, comprising of the following:

- Construction of 52 Warehouse with ancillary Offices
- Construction of 234 self-storage units
- Construction of 233 car parking spaces

## **4 CONSTRUCTION WASTE**

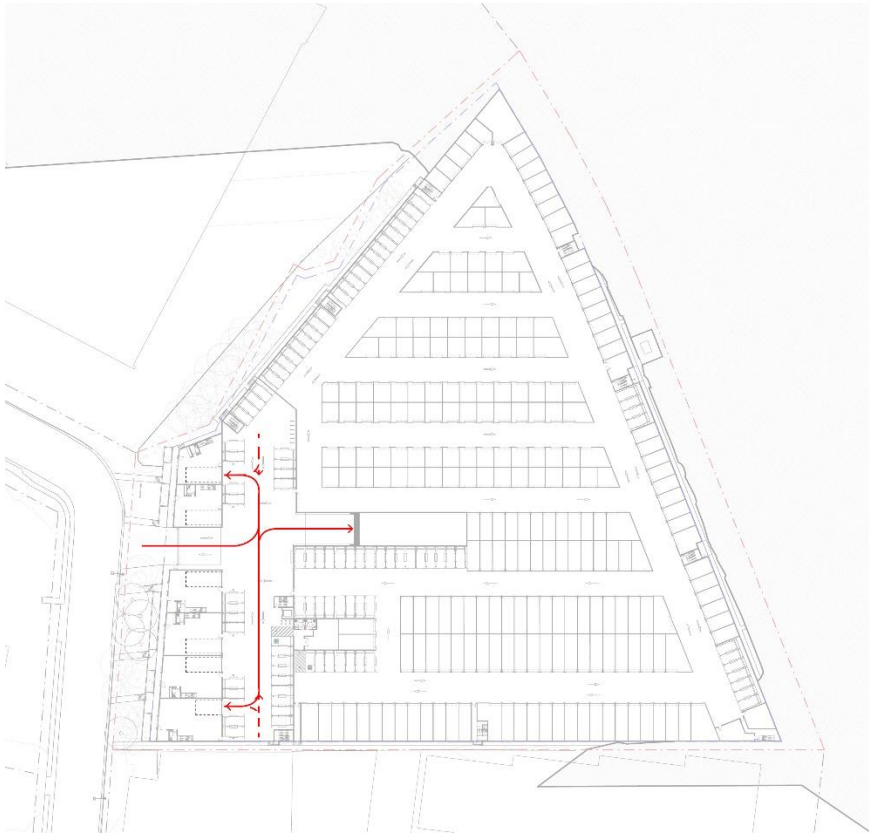
The proposed works will initially involve Demolition & removal of the existing buildings and concrete hardstand.

Concrete and steel waste generated from demolition of existing buildings and hardstand will be removed off-site for processing by an approved recycling contractor, and or crushed for re-use elsewhere.

The remainder of the initial demolition waste stream will create green waste, and this will be transported off site for possible reuse as mulch or compost where possible, otherwise to an approved landfill transfer station.

The site is very level and, in the majority, will require the re-use of excavated materials recovered as part of initial subdivision and other than this the cut to fill quantities are anticipated to be roughly equal so there is not likely to be a requirement to export excavated earth or import fill from site.

A soil erosion and sedimentation control plan has been prepared which shows measures which would be put in place during construction to control stormwater runoff and potential soil erosion during the construction phase.



*Fig. 1 - WASTE COLLECTION PATH (GROUND)*



*Fig. 2 - WASTE COLLECTION PATH (LEVEL 1)*

## **5 WASTE MANAGEMENT SUMMARY**

- A private contractor shall collect waste.
- The operator shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within each industrial unit hidden from external view. Each user to fit-out their unit to allow for general and recycling waste storage.
- Private contractor vehicle to access both ground and level 1 driveway aisles to collect waste.

## **6 LOCATION, EQUIPMENT, SYSTEM**

A private contractor shall be engaged to collect waste. The operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

The waste management system is summarised as follows:

- Bin stores for industrial units (one in each tenancy, to future fit-out detail)
- Collection bins (kept within the bin stores)

The various waste-streams are summarised as follows:

- Garbage: General waste shall be placed in tied plastic bags and stored within bins.
- Recycling: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, PET, glass, aluminium, steel, and HDPE containers).
- Garden waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.
- Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost.
- Other waste streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc.) shall be organised by each tenant.
- Office printer toners/cartridges: Office managers to arrange appropriate disposal.

There must be a step-free access between the bin-storage area, to the bin collection point.

## 7 WASTE COLLECTION SCHEDULE

WASTE STREAM	BIN QTY.	BIN (Litres)	COLLECTIONS PER WEEK	NET AREA (m <sup>2</sup> )
GARBAGE	52	240	1	2M2 PER UNIT
COMMINGLED RECYCLING	52	240	1	
HARD WASTE	-	-	TBA	
NET WASTE STORAGE AREA				104M2

Notes:

- Tenants shall organise hard waste collections as required
- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor)
- Bin sizes and quantities can be changed by the user depending on particular requirements.
- Recyclables can be commingled or split into bins for separate recycling streams.

## 8 ACCESS FOR COLLECTION VEHICLES

- Prior to collection, industrial tenants shall place their bins outside their premises. Bins shall await collection next to the roller door of each unit. Once collected tenants shall move bins back into their tenements.
- Private contractor shall collect waste on Ground level and level 1.
- Collection staff shall have access to the premises during waste collection.
- For improved safety, waste collections shall be carried-out during off-peak traffic periods.

## 9 WASTE EDUCATION AND SIGNAGE

Signage and education are critical to ensure the waste and recycling system at the development works well. The importance of signage and education is two-fold:

- To inform cleaners, tenants and other users of the system why it is important to recycle (raise awareness and perceived importance of resource and the environment)
- To provide clear instructions on how to recycle using the services provided.

People's attitudes to recycling will be influenced by both of these factors. An ongoing education and communication program must be set up by the operator to overcome the transient nature of cleaning contractors and potential users.

Signage that clearly describes the types of waste materials that can be deposited in each bin shall be installed in the bin stores. All signage should conform to the relevant Australian Standard and the NSW EPA's standard recycling signs.

**GLOSSARY**

Operator: refers to the owner(s) and/or Owners Corporation, who shall manage site operations (via cleaners, staff and contractors, if required).

User: refers to commercial tenants, who shall utilise the waste collection system.