



# **WASTE MANAGEMENT PLAN**

## **Alspec Industrial Business Park Bulk Earthworks**

**26<sup>th</sup> October 2023**

**CONTROLLED DOCUMENT**

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## **Alspec Industrial Business Park**

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### **1 SITE & PROJECT DESCRIPTION**

The subject site is made up of two (2) parcels of land, known as 221-227 (Lot 1 DP 1293805) & 289-317 (Lot 2 DP 1293805) Luddenham Rd, Orchard Hills with a combined site area of approx. 125ha.

The site is currently used as a rural residential property and has had previous uses such as horse agistment, cattle and sheep grazing, and agricultural uses.

In August 2020, HBB Property lodged a Planning Proposal to Penrith City Council to rezone the land and adjoining properties from RU2 (Rural Landscape) to E4 (General Industrial). The Planning Proposal received Gateway Determination on the 25th May 2022 and is now in the final stages of the rezoning process.

HBB Property intend to carry out the bulk earthworks and construction of the main estate road under this Development Application. Separate Development Applications will be lodged for the upgrade works to Paton's Lane, new intersections and for the individual warehouse developments.

The proposed works as part of this Development Application will include the following:

- Clearing of vegetation within the development footprint.
- The bulk earthworks for the entire estate.
- Construction of the main internal estate road, including footpaths, cycleways, and street landscaping.
- Proposed flood storage basins in the northwest corner of the site.
- Proposed water quality (bioretention) basins, on-site detention basins and water storage basins.
- New services reticulation within the road reserve including water, sewer, electrical and telecommunications.
- Subdivision of the site into nine (9) lots.

### **2 WASTE MANAGEMENT – DEMOLITION PHASE**

There are currently no existing buildings or structures on the site. Previous structures included cottages, sheds, horse stables, feeding sheds, metal awnings, silos, and fencing. These structures were demolished in early 2023 under a separate Complying Development Application. Prior to demolition, a Hazardous Materials Survey was carried out by Construction Sciences for all the existing structures. All previous demolition waste including any identified hazardous materials have been removed from the site and a Final Validation Report has been prepared by Construction Sciences.

### **3 WASTE MANAGEMENT – CONSTRUCTION PHASE**

The existing vegetation within the development footprint is intended to be cleared prior to commencement of the bulk earthworks. Trees will be woodchipped and reused on site where possible as part of the proposed landscaping works.

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The bulk earthworks across the estate will generate 580,405m<sup>3</sup> of cut and 905,403m<sup>3</sup> of fill material. Excavated material will be reused on site, and total of 325,025m<sup>3</sup> of virgin excavated natural materials (VENM) and/or excavated natural materials (ENM) will be imported to the site.

Remediation works have been completed on site and a Final Validation Report has been prepared by Construction Sciences confirming the site is suitable for the proposed land uses. An unexpected finds protocol (UFP) has been prepared to manage any unforeseen contamination during the bulk earthworks. Any asbestos containing materials found within the soil will be removed and transported by an EPA licenced contractor and disposed of at an appropriately licenced facility. These activities will be carried out in accordance with the requirements of SafeWork NSW, the Protection of the Environment Operations (Waste) Regulation 2005 and EPA Waste Classification Guidelines 2014.

Rubbish skips and bins will be used during the course of the project for the collection of general construction waste and material packaging. All rubbish placed in skips will be removed from site by a designated waste removal contractor and taken to an approved and licensed waste disposal and recycling facility. At no time will rubbish skips or bins be stored on the footpath or roadway during the course of the works.

Perishable wastes will be stored on site during construction in appropriate receptacles with lids to minimise vermin attraction.

All waste will be dealt with and disposed of in accordance with Penrith City Council's requirements.

## **4 WASTE MANAGEMENT – POST CONSTRUCTION/OCCUPATION**

The proposed works are not expected to generate any ongoing waste materials post completion. As such, any future warehouse developments will address waste storage and collection as part of their individual Development Applications.

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### 5 WASTE MANAGEMENT PLANS

DEMOLITION PHASE					
MATERIALS ON SITE			DESTINATION		
			REUSE AND RECYCLING		DISPOSAL
Type of Materials	Estimated		On-Site	Off-Site	Specify contractor and landfill site
	Vol (m <sup>3</sup> )	Wt (t)	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	
Green Waste (trees and vegetation)			Trees removed may be turn into mulch and reused on site for the proposed landscaping works		Any excess vegetation will be removed off site by a licenced contractor to an approved waste facility
Bricks/ Masonry (external and internal walls, fencing)			N/A	N/A	N/A
Concrete (slabs, footings & paths)			N/A	N/A	N/A
Asphalt			N/A	N/A	N/A
Steel (framing)			N/A	N/A	N/A
Timber (internal wall and roof framing)			N/A	N/A	N/A
Roof Tiles			N/A	N/A	N/A
Roof Sheetting (metal)			N/A	N/A	N/A
Windows & Doors			N/A	N/A	N/A
Plasterboard			N/A	N/A	N/A
Fittings & Fixtures			N/A	N/A	N/A
Flooring			N/A	N/A	N/A
Wall Cladding			N/A	N/A	N/A

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CONSTRUCTION PHASE					
MATERIALS ON SITE			DESTINATION		
			REUSE AND RECYCLING		DISPOSAL
Type of Materials	Estimated		On-Site	Off-Site	Specify contractor and landfill site
	Vol (m <sup>3</sup> )	Wt (t)	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	
Excavation Material	580,405		Excavated material will be reused on site as part of the bulk earthworks to create the benched pads		
Bricks/ Masonry			N/A	N/A	N/A
Concrete (footpaths and kerbs)	50		Crushed and reused on site		
Bitumen (road works)	65				Removed off site by a licenced contractor to an approved waste facility
Timber			N/A	N/A	N/A
Metal, steel reinforcing, off cuts etc.			N/A	N/A	N/A
Plasterboard (wall linings and ceilings)			N/A	N/A	N/A
Flooring (vinyl, carpet, tiles)			N/A	N/A	N/A
Wall Finishes (tiles)			N/A	N/A	N/A
Compressed fibre cement sheeting			N/A	N/A	N/A
Paper/ Cardboard				Removed off site by a licenced contractor to an approved recycled waste facility	
Other – plastics, putrescible waste				Removed off site by a licenced contractor to an approved recycled waste facility	Any waste that is not able to be recycled will be disposed off site by a licensed contractor to an approved waste facility

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ONGOING MANAGEMENT OF WASTE			
TYPE OF WASTE TO BE GENERATED	EXPECTED VOL. PER WEEK (L)	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
General Waste (Non-Recyclables)	N/A	N/A	N/A
Comingled Waste (Recyclables)	N/A	N/A	N/A
Green/ Garden Waste	N/A	N/A	N/A