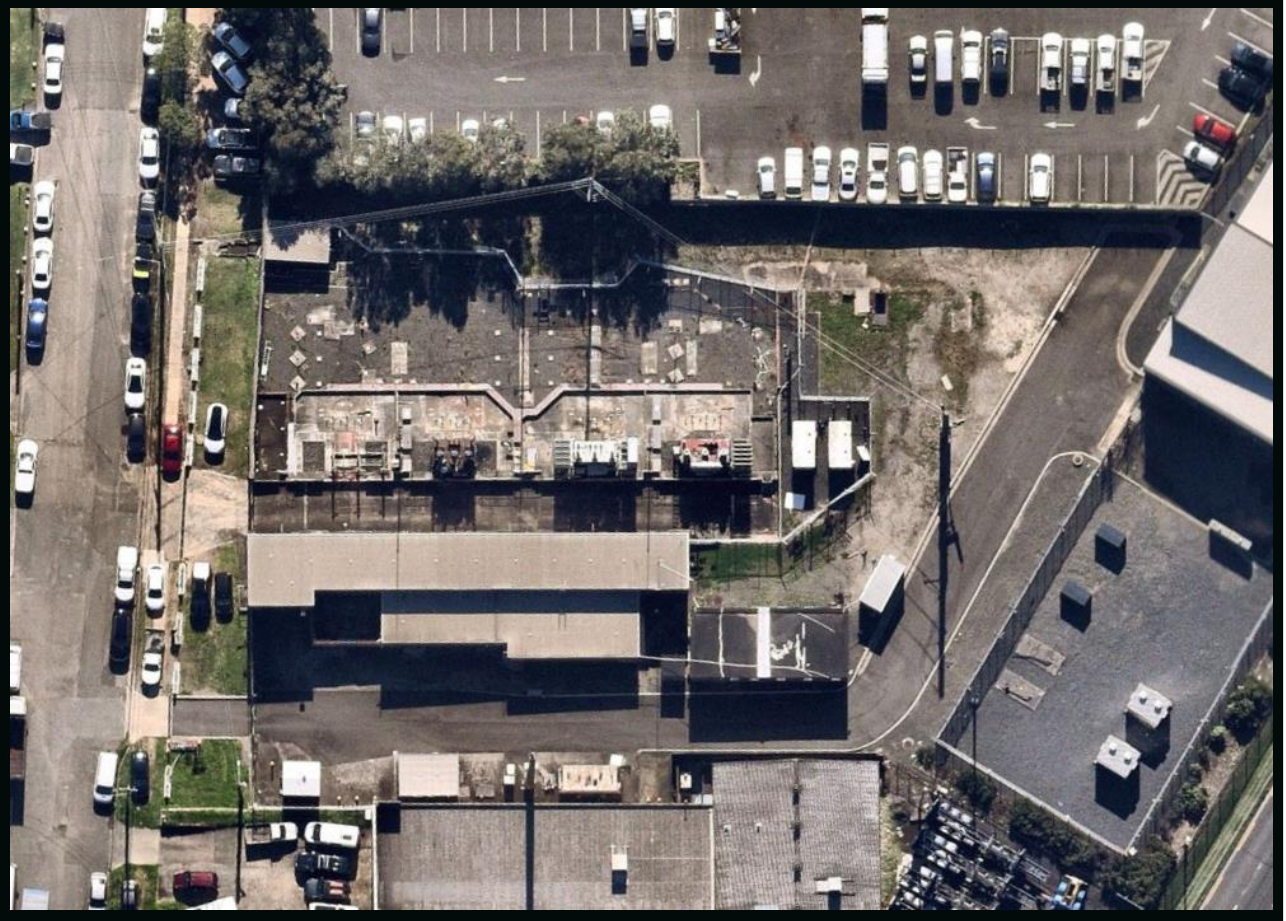
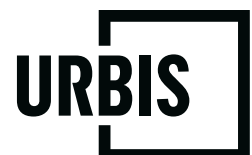




# 81A-89 ROSEDALE AVENUE, GREENACRE

## Waste Management Plan

Prepared for  
**AURORA PROPERTY PARTNERSHIP**  
09 October 2025



## URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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**Project Code** P0056869

| Revision | Date       | Details               |
|----------|------------|-----------------------|
| A        | 09/10/2025 | Waste Management Plan |

| This revision<br>Prepared by: | Name            | Date       |
|-------------------------------|-----------------|------------|
|                               | Martin Menendez | 08/10/2025 |

Signature



|             |                |            |
|-------------|----------------|------------|
| Reviewed by | Francisco Lugo | 09/10/2025 |
|-------------|----------------|------------|



|             |                |            |
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| Approved by | Francisco Lugo | 09/10/2025 |
|-------------|----------------|------------|



## Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

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# 1. EXECUTIVE SUMMARY

Urbis has been engaged to develop an indicative Waste Management Plan (WMP) to support a Planning Proposal at 81a-89 Rosedale Avenue, Greenacre. The Planning Proposal seeks the following changes:

- Rezone the site from SP2 Electricity Transmission or Distribution Network to E4 General Industrial.
- Amend the Floor Space Ratio development standard to include the site to a maximum 1:1.

The intended outcome of the Planning Proposal is to establish planning controls that will facilitate light industrial uses, such as warehouse/distribution centres, to align with the surrounding context of the site.

Below is a summary of the proposed waste management strategy for the site based on these land uses:

- Warehouse: 2,833 m<sup>2</sup>
- Office space: 1405 m<sup>2</sup>
- Outdoor amenity area: 25 m<sup>2</sup>

The complete report must be read in detail before implementing the operational waste management plan.

The waste generation rates provided have been prepared based on the NEW City of Canterbury Bankstown Waste Management Guide for New Developments and case study data from similar sites.

| Location   | Stream                      | Equipment                                              | Collections per Week | Collection Operator |
|------------|-----------------------------|--------------------------------------------------------|----------------------|---------------------|
| Waste Room | Garbage Waste               | 4 x 1100L Bins                                         | 2                    | Private Contractor  |
|            | Commingled Recycling        | 2 x 240L Bin                                           | 2                    |                     |
|            | Paper/Cardboard             | 3 x 1100L Bins                                         | 2                    |                     |
|            | Hard Waste / E-Waste        | 1 x 660L Bin<br>+<br>6.5m <sup>2</sup> Hard Waste Area | As required          |                     |
|            | Used Pallets                | 2.9 m <sup>2</sup> Area                                | As required          |                     |
|            | Soft Plastics / Shrink Wrap | 1 x 660L Bin                                           | As required          |                     |
|            | Metals                      | 1 x 660L Bin                                           | As required          |                     |
|            |                             |                                                        |                      |                     |

All bin-based waste collections will take place on-site directly from the Ground level loading dock. An MRV (8.8 m) or smaller, will be used for all collections. This vehicle will enter and exit the Ground Floor loading dock via Rosedale Avenue. Operators will collect the waste directly from the waste rooms and promptly return empty storage containers, if applicable, after emptying.

A swept path analysis demonstrating sufficient access is provided in Appendix B.

Bins will not be stored outside the title boundary or presented at the kerb for collection at any time. Building management will ensure operators have sufficient access during collection times.

## 2. INTRODUCTION

Urbis has been engaged to develop an indicative Waste Management Plan (WMP) to support a Planning Proposal at 81a-89 Rosedale Avenue, Greenacre. The Planning Proposal seeks the following changes:

- Rezone the site from SP2 Electricity Transmission or Distribution Network to E4 General Industrial.
- Amend the Floor Space Ratio development standard to include the site to a maximum 1:1.

The intended outcome of the Planning Proposal is to establish planning controls that will facilitate light industrial uses, such as warehouse/distribution centres, to align with the surrounding context of the site.

Below is a summary of the proposed waste management strategy for the site based on these land uses:

- Warehouse: 2,833 m<sup>2</sup>
- Office space: 1,405 m<sup>2</sup>
- Outdoor amenity area: 25 m<sup>2</sup>

The complete report must be read in detail before implementing the operational waste management plan.

The waste generation rates provided have been prepared based on the NEW City of Canterbury Bankstown Waste Management Guide for New Developments and case study data from similar sites.

### 2.1. LAND USE

Land Use Type  
Number of Levels

Warehouse / Distribution Centre  
Ground Floor  
Level 1

Table 1 - Development Summary

| Use             | Area (m <sup>2</sup> ) |
|-----------------|------------------------|
| Warehouse       | 2,833                  |
| Office          | 1,405                  |
| Outdoor Amenity | 25                     |

## 2.2. SITE LAYOUT

Figure 1 below provides an overview of the site layout and waste areas.

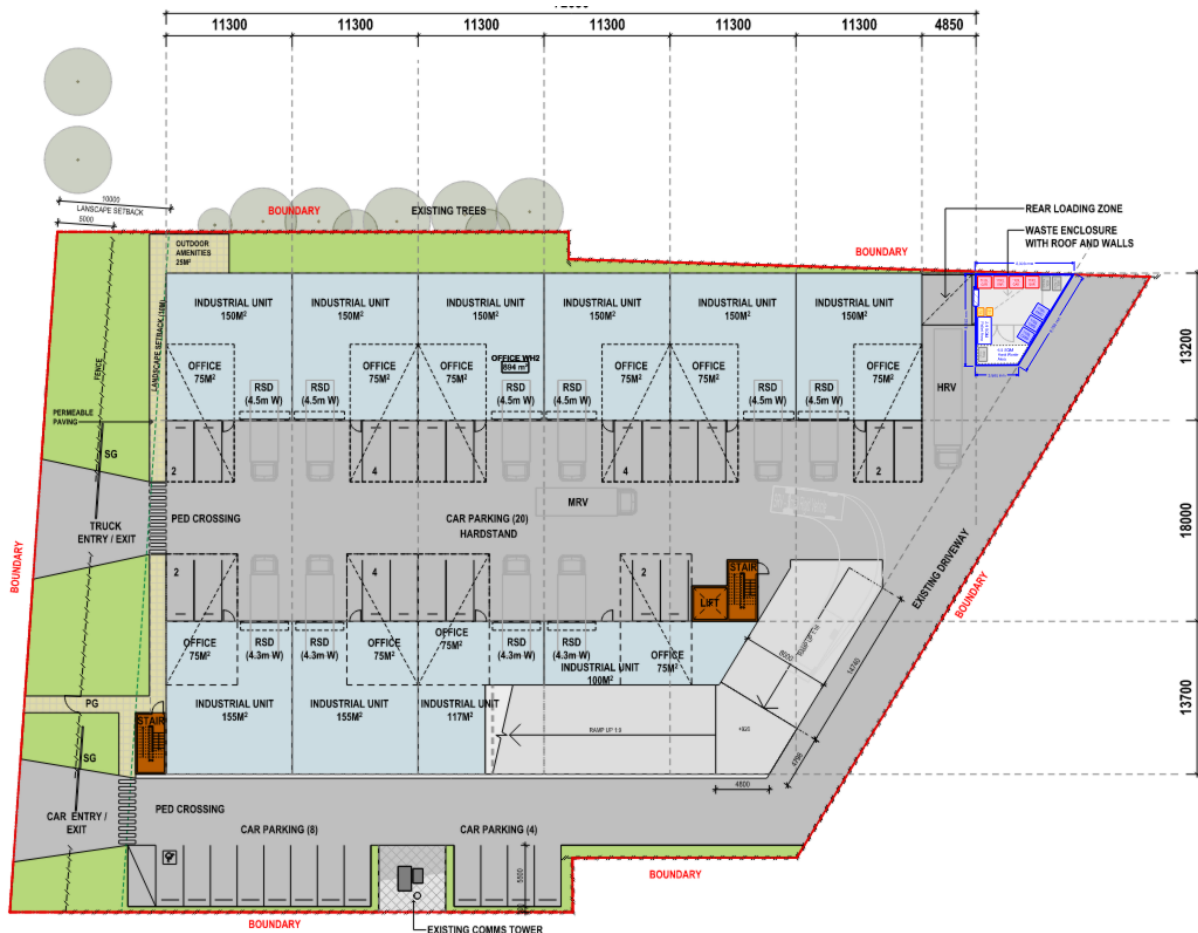


Figure 1 – Indicative Site Layout

## 3. WASTE MANAGEMENT PLAN

Waste generation rates per week are shown in Table 2 and are based on a 5-day per week operation for office spaces. Warehouse uses are based on a 7-day per week operation. These rates, as described below are derived from a combination of City of Canterbury Bankstown standard generation rates and case study data held by Urbis of similar developments.

### 3.1. WASTE GENERATION

Table 2 - Waste Generation Rates

| Use           | Source                       | Weekly Generation Rate (Litres/100m <sup>2</sup> /Week) |           |                   |
|---------------|------------------------------|---------------------------------------------------------|-----------|-------------------|
|               |                              | General Waste                                           | Recycling | Paper / Cardboard |
| Warehouse     | Urbis Case Study Rates       | 210                                                     | -         | 210               |
| Office        | City of Canterbury Bankstown | 112                                                     | 42        | 42                |
| Amenity space | Urbis Case Study rates       | 112                                                     | 42        | 42                |

Weekly waste generation assessment for the development is shown in Table 3.

Table 3 - Waste Generation Assessment

| Source       | Use       | Area m <sup>2</sup> (NLA) | Weekly Waste Volume (Litres/Week) |           |                   |
|--------------|-----------|---------------------------|-----------------------------------|-----------|-------------------|
|              |           |                           | General Waste                     | Recycling | Paper / Cardboard |
| Warehouse 1  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 2  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 3  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 4  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 5  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 6  | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 7  | Warehouse | 155                       | 326                               | -         | 326               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 8  | Warehouse | 155                       | 326                               | -         | 326               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 9  | Warehouse | 117                       | 246                               | -         | 246               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 10 | Warehouse | 100                       | 210                               | -         | 210               |
|              | Office    | 75                        | 84                                | 32        | 32                |
| Warehouse 11 | Warehouse | 150                       | 315                               | -         | 315               |
|              | Office    | 75                        | 84                                | 32        | 32                |

| Source        | Use           | Area m <sup>2</sup><br>(NLA) | Weekly Waste Volume (Litres/Week) |            |                      |
|---------------|---------------|------------------------------|-----------------------------------|------------|----------------------|
|               |               |                              | General Waste                     | Recycling  | Paper /<br>Cardboard |
| Warehouse 12  | Warehouse     | 150                          | 315                               | -          | 315                  |
|               | Office        | 75                           | 84                                | 32         | 32                   |
| Warehouse 13  | Warehouse     | 150                          | 315                               | -          | 315                  |
|               | Office        | 75                           | 84                                | 32         | 32                   |
| Warehouse 14  | Warehouse     | 150                          | 315                               | -          | 315                  |
|               | Office        | 75                           | 84                                | 32         | 32                   |
| Warehouse 15  | Warehouse     | 150                          | 315                               | -          | 315                  |
|               | Office        | 75                           | 84                                | 32         | 32                   |
| Warehouse 16  | Warehouse     | 213                          | 447                               | -          | 447                  |
|               | Office        | 110                          | 123                               | 32         | 32                   |
| Warehouse 17  | Warehouse     | 83                           | 174                               | -          | 174                  |
|               | Office        | 35                           | 39                                | 32         | 32                   |
| Warehouse 18  | Warehouse     | 65                           | 137                               | -          | 137                  |
|               | Office        | 35                           | 39                                | 32         | 32                   |
| Warehouse 19  | Warehouse     | 295                          | 620                               | -          | 620                  |
|               | Office        | 100                          | 112                               | 32         | 32                   |
| Amenity space | Amenity space | 25                           | 28                                | 11         | 11                   |
| <b>Total</b>  | <b>Total</b>  | <b>4,263</b>                 | <b>7,553</b>                      | <b>609</b> | <b>6,560</b>         |

## 3.2. WASTE SYSTEMS

Waste shall be sorted on-site by tenants as appropriate into the following core streams:

- General Waste (Garbage)
- Commingled Recycling
- Paper/Cardboard

Extended waste streams will be provided for to further diversion of waste from landfill, to comprise of:

- Hard Waste / E-Waste
- Used Pallets
- Additional (aspirational) recyclables including (but not limited to):
  - Soft Plastics / Shrink Wrap
  - Metals

Throughout the development it will be ensured that it is as easy to dispose of all core streams as it is general waste. This will be achieved by ensuring the development is appropriately furnished with bin stations throughout the warehouse and office spaces, ancillary spaces and communal areas. The bin stations are to be clearly signed such that waste stream separation is easily identifiable and correct use of the bins is upheld.

Bin stations encourage the separation of recyclable materials. This system incorporates the provision of multiple bins for different waste streams at central locations and common areas for ease of disposal. This system is beneficial, as users are required to make a conscious decision as to which bin they place their items. This typically results in a reduced volume of general waste (landfill).

In addition, the use of bin stations minimises the number of locations cleaners are required to service throughout the development.

Figure 2 - Example Bin Station Application



Brand: Source Separation Systems – Multi Sort



Brand: Method Bins – Method 60 Bins

### 3.2.1. Core Waste Streams

#### 3.2.1.1. General Waste, Commingled Recycling, Paper/Cardboard

Each space of the development shall have provision for temporary holding of garbage, commingled recycling and paper/cardboard, to have minimum cumulative capacities as shown within.

The “Transfer Rate” refers to the frequency at which waste should be transferred by cleaners/staff from the temporary holding bins to the ground floor waste room for disposal per day. Transfer frequency may vary in practice based on operational requirements. All transfers will occur within the title boundary.

Table 4 - Temporary Waste Storage Requirements

| Use           | Temporary Storage (Litres/100m <sup>2</sup> ) |           |                   |               |
|---------------|-----------------------------------------------|-----------|-------------------|---------------|
|               | General Waste                                 | Recycling | Paper / Cardboard | Transfer Rate |
| Warehouse     | 30                                            | -         | 30                | Once per day  |
| Office        | 20                                            | 10        | 10                | Once per day  |
| Amenity space | 20                                            | 10        | 10                | Once per day  |

To dispose of waste generated in the office and warehouse spaces, cleaning staff will use trolleys to collect and transfer waste from temporary holding bins to the ground waste room (see Appendix A).

General waste will be disposed of bagged, with all other streams to be disposed of loosely within the provided bins, bags or marked storage area.

#### 3.2.1.2. Extended and Aspirational Waste Streams

The following streams are considered extended or aspirational waste streams:

- Hard Waste / E-Waste (Extended)
- Used Pallets (Extended)
- Soft Plastics / Shrink Wrap (Aspirational)
- Metals (Aspirational)

Waste generated of these streams will be manually transferred to its dedicated bin/area immediately upon generation. Waste storage receptacles/areas have been described in Section 3.3.1.

### 3.3. WASTE MANAGEMENT EQUIPMENT

The waste management strategy will utilise compactors for the paper/cardboard stream, due to the large volumes anticipated. All other streams will be managed via bins or an allocated storage area as appropriate to the stream.

Table 5 details the storage method, size, capacity and frequency of collection required for the development.

Note the waste storage area and collection arrangement have been designed in a conservative manner to allow for future change of use of the industrial area, should they occur.

Table 5 - Waste Storage and Capacity

|                      | Stream                      | Storage Method | Size               | Qty | Collections per Week | Weekly Capacity (L) | Weekly Volume (L) |
|----------------------|-----------------------------|----------------|--------------------|-----|----------------------|---------------------|-------------------|
| Core streams         | General Waste               | Bin Based      | 1100L              | 4   | 2                    | 8,800               | 7,553             |
|                      | Recycling                   | Bin Based      | 240L               | 2   | 2                    | 960                 | 609               |
|                      | Paper / Cardboard           | Bin Based      | 1100L              | 3   | 2                    | 6,600               | 6,560             |
| Extended Streams     | Hard Waste / E-Waste        | Area Based     | 6.5 m <sup>2</sup> | 1   | As required          | As required         | As required       |
|                      | Pallets                     | Area Based     | 2.9 m <sup>2</sup> | 1   | As required          | As required         | As required       |
| Aspirational Streams | Soft Plastics / Shrink Wrap | Bin Based      | 660L               | 1   | As required          | As required         | As required       |
|                      | Metals                      | Bin Based      | 660L               | 1   | As required          | As required         | As required       |

Table 6 - Typical Storage Unit Dimensions

| Unit      | Width (mm) | Depth (mm) | Height (mm) |
|-----------|------------|------------|-------------|
| 1100L Bin | 1240       | 1070       | 1330        |
| 660L Bin  | 1260       | 780        | 1330        |
| 240L Bin  | 585        | 730        | 1060        |

### 3.3.1. Extended and Aspirational Waste Streams

Table 7 below outlines the systems for the extended and aspirational waste streams. Refer to Appendix A for a complete layout.

Due to the need for a suitable volume of each waste type to be generated before collection, all extended waste streams will be collected on an as-needed basis by a private collection contractor once the storage area reaches capacity.

Table 7 - Extended and Aspirational Waste Stream Storage

| Waste Stream                | Storage Method                                                              |
|-----------------------------|-----------------------------------------------------------------------------|
| Hard Waste / E-Waste        | Dedicated line-marked storage area and/or 660 litre bins within waste store |
| Pallets                     | Dedicated line-marked storage area within waste store                       |
| Soft Plastics / Shrink Wrap | Dedicated 660 litre bin within waste store                                  |
| Metals                      | Dedicated 660 litre bin within waste store                                  |

## 3.4. INTERNAL WASTE TRANSFER& HANDLING

Cleaners/staff will dispose of waste within the nominated storage locations within each unit.

All waste transfer paths are to be exclusively within the site title boundary and do not require cleaners/staff to exit title to perform operations. Transfer routes for waste collections do not include stairs or gradients greater than 1:14.

### 3.4.1. Office

Bins / bin stations throughout the office spaces are anticipated to be cleared by cleaning staff in accordance with warehouse management operations. Cleaners/staff will manually empty these bins.

Material is to be decanted into the appropriate larger collection bins provided in the ground floor waste room.

### 3.5. WASTE STORAGE AREA & LOCATION

Table 8 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of ground level waste storage to demonstrate the adequacy of the area provided.

Table 8 - Waste Storage Area Requirements

| Waste Equipment                          | Area Required (m <sup>2</sup> ) | Area Provided (m <sup>2</sup> ) |
|------------------------------------------|---------------------------------|---------------------------------|
| 4 x 1100L Garbage Bin                    | 5.32                            | 50.00                           |
| 2 x 240L Recycling Bin                   | 0.86                            |                                 |
| 3 x 1100L Paper/Cardboard Bin            | 3.99                            |                                 |
| Hard Waste Area / 1 x 660L E-Waste Bin   | 6.50                            |                                 |
| Used Pallets                             | 2.90                            |                                 |
| 1 x 660L Soft Plastics / Shrink Wrap Bin | 0.98                            |                                 |
| 1 x 660L Metals Bins                     | 0.98                            |                                 |
| <b>Total</b>                             | <b>21.53</b>                    | <b>50.00</b>                    |

### 3.6. BIN SUPPLIER AND COLOURS

All bins will be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Cardboard bins shall have blue lids with blue body.
- Glass bins shall have yellow lids with nature green body.

Private collection contractors often supply their own bins for collection.

### 3.7. SIGNAGE

At the time of writing, the City of Canterbury Bankstown does not have approved waste signage for use. City of Sydney signage is shown below for reference.

Waste drop-off areas and bins will be clearly marked and signed with the approved waste disposal signage, or equivalent, examples of which are provided in Figure 3.

Figure 3 - Example of City of Sydney Signage



### 3.8. WASTE COLLECTION METHODOLOGY

All waste will be collected via a private contractor as outlined in Table 9.

Table 9 - Waste Collection Methodology

| Location   | Stream                      | Equipment                                              | Collections per Week | Collection Operator |
|------------|-----------------------------|--------------------------------------------------------|----------------------|---------------------|
| Waste Room | Garbage Waste               | 4 x 1100L Bins                                         | 2                    | Private Contractor  |
|            | Commingled Recycling        | 2 x 240L Bin                                           | 2                    | Private Contractor  |
|            | Paper/Cardboard             | 3 x 1100L Bins                                         | 2                    | Private Contractor  |
|            | Hard Waste / E-Waste        | 1 x 660L Bin<br>+<br>6.5m <sup>2</sup> Hard Waste Area | As required          | Private Contractor  |
|            | Used Pallets                | 2.9 m <sup>2</sup> Area                                | As required          | Private Contractor  |
|            | Soft Plastics / Shrink Wrap | 1 x 660L Bin                                           | As required          | Private Contractor  |
|            | Metals                      | 1 x 660L Bin                                           | As required          | Private Contractor  |

All bin-based waste collections will take place on-site directly from the Ground level loading dock. An MRV (8.8 m) or smaller, will be used for all collections. This vehicle will enter and exit the Ground Floor loading dock via Rosedale Avenue. Operators will collect the waste directly from the waste rooms and promptly return empty storage containers, if applicable, after emptying.

A swept path analysis demonstrating sufficient access is provided in Appendix B.

Bins will not be stored outside the title boundary or presented at the kerb for collection at any time. Building management will ensure operators have sufficient access during collection times.

## **4. STANDARDS & COMPLIANCE**

### **4.1. VENTILATION**

Ventilation will be provided in accordance with Australian Standard AS1668.

### **4.2. BIN WASHING**

A bin wash area is provided with the waste storage area of the loading dock for washing of all onsite bins.

### **4.3. NOISE REDUCTION**

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

### **4.4. VERMIN PREVENTION**

All waste areas shall be enclosed and kept clean for prevention of vermin ingress. Regular washing of areas and bins will occur.

## 5. HIGH LEVEL PURCHASING DETAILS

### 5.1. PURCHASING SCHEDULE

Table 10 list the equipment supply required for the core waste streams and extended waste streams respective as per the conditions proposed within this report.

All service requirements noted are indicative only and must be confirmed with the supplier prior to commencement of construction.

Table 10 - Equipment Supply Schedule – Streams

| Item      | Quantity                                                    | Typical Services Requirement (s)* | Supplier                                 |
|-----------|-------------------------------------------------------------|-----------------------------------|------------------------------------------|
| 1100L Bin | 4 x General Waste<br>3 x Paper/ Cardboard                   | Nil                               | Private Supplier<br>(SULO or equivalent) |
| 660L Bin  | 1 x E-Waste<br>1 x Metals<br>1 x Soft Plastics/ Shrink Wrap | Nil                               | Private Supplier<br>(SULO or equivalent) |
| 240L Bin  | 2 x Commingled Recycling                                    | Nil                               | Private Supplier<br>(SULO or equivalent) |

## 5.2. SUPPLIER CONTACT INFORMATION

A complimentary listing of contractors and equipment suppliers is provided in Table 11 below for your reference. Urbis is not associated with these suppliers, and there is no obligation to procure goods or services from these companies. This is not intended to be a complete list of available suppliers. Urbis does not warrant or make representations regarding the goods or services provided by these suppliers.

Table 11 - Supplier Contact List

| Service Type                | Contractor/Supplier Name                      | Phone          | Website                                                                                |
|-----------------------------|-----------------------------------------------|----------------|----------------------------------------------------------------------------------------|
| Private Waste Collectors    | SUEZ Environment                              | 13 13 35       | <a href="http://www.sita.com.au">www.sita.com.au</a>                                   |
|                             | Cleanaway                                     | 13 13 39       | <a href="http://www.cleanaway.com.au">www.cleanaway.com.au</a>                         |
|                             | Veolia                                        | 132 955        | <a href="http://www.veolia.com">www.veolia.com</a>                                     |
| Equipment Suppliers         | Wastech Engineering (Compactors, Bin Lifters) | (03) 8787 1600 | <a href="http://www.wastech.com.au">www.wastech.com.au</a>                             |
|                             | Sulo Australia (Bins)                         | 1300 364 388   | <a href="http://www.sulo.com.au">www.sulo.com.au</a>                                   |
|                             | Sitecraft (Bin Tug Equipment)                 | 1300 363 152   | <a href="http://www.sitecraft.net.au">www.sitecraft.net.au</a>                         |
| Bin Washing Services        | The Bin Butlers                               | 1300 788 123   | <a href="http://www.thebinbutlers.com.au">www.thebinbutlers.com.au</a>                 |
|                             | Kerbside Clean-A-Bin                          | (03) 9830 7381 | <a href="http://www.kerbsidecleanabin-srp.com.au">www.kerbsidecleanabin-srp.com.au</a> |
|                             | Calcorp Services                              | 1800 225 267   | <a href="http://www.calcorpservices.com.au">www.calcorpservices.com.au</a>             |
|                             | WBCM Environmental Australia                  | 1800 800 621   | <a href="http://www.wbcm-aust.com.au">www.wbcm-aust.com.au</a>                         |
| E-Waste Collection Services | TechCollect                                   | 1300 229 837   | <a href="http://www.techcollect.com.au">www.techcollect.com.au</a>                     |
|                             | Mobile Muster                                 | 1800 249 113   | <a href="http://www.mobilemuster.com.au">www.mobilemuster.com.au</a>                   |
|                             | ToxFree                                       | 1300 869 373   | <a href="http://www.toxfree.com.au">www.toxfree.com.au</a>                             |

## 6. DISCLAIMER

This report is dated 09 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Aurora Property Partnership (**Instructing Party**) for the purpose of Waste Management Plan (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A     WASTE ROOM DRAWINGS

NOTE

Level 1 designed to accomodate maximum small rigid vehicles (SRV).

DEVELOPMENT SUMMARY (OPT 5)

AREAS

|                       |                     |
|-----------------------|---------------------|
| INDUSTRIAL UNITS - GF | 1,427m <sup>2</sup> |
| INDUSTRIAL UNIT - L1  | 1,406m <sup>2</sup> |
| OFFICES - GF          | 750m <sup>2</sup>   |
| OFFICES - L1          | 655 m <sup>2</sup>  |
| OUTDOOR AMENITY       | 25 m <sup>2</sup>   |

TOTAL

|                   |                      |
|-------------------|----------------------|
| SITE AREA         | 4,860 m <sup>2</sup> |
| TOTAL GFA         | 4,238 m <sup>2</sup> |
| FSR               | 0.87 : 1             |
| LANDSCAPE         | 616 m <sup>2</sup>   |
| CAR PARKING - GF  | 32                   |
| CAR PARKING - L1  | 21                   |
| TOTAL CAR PARKING | 53                   |

INDUSTRIAL USE PLANNING  
CONTROL REQUIREMENTS

|                                                |                         |
|------------------------------------------------|-------------------------|
| MAXIMUM BUILDING<br>FOOTPRINT<br>(4,860 @ 87%) | 4,238 m <sup>2</sup>    |
| WAREHOUSE PARKING                              | 1 per 300m <sup>2</sup> |
| OFFICE PARKING                                 | 1 per 100m <sup>2</sup> |
| LANDSCAPE SETBACK                              | 10m                     |
| OUTDOOR AMENITY                                | 25 m <sup>2</sup>       |

|                  |    |
|------------------|----|
| PARKING REQUIRED | 23 |
| PARKING PROVIDED | 53 |

SITE LEGEND

|                   |     |
|-------------------|-----|
| SITE BOUNDARY     | --- |
| LANDSCAPE SETBACK | --- |
| SLIDING GATE      | SG  |
| PEDESTRIAN GATE   | PG  |

URBIS

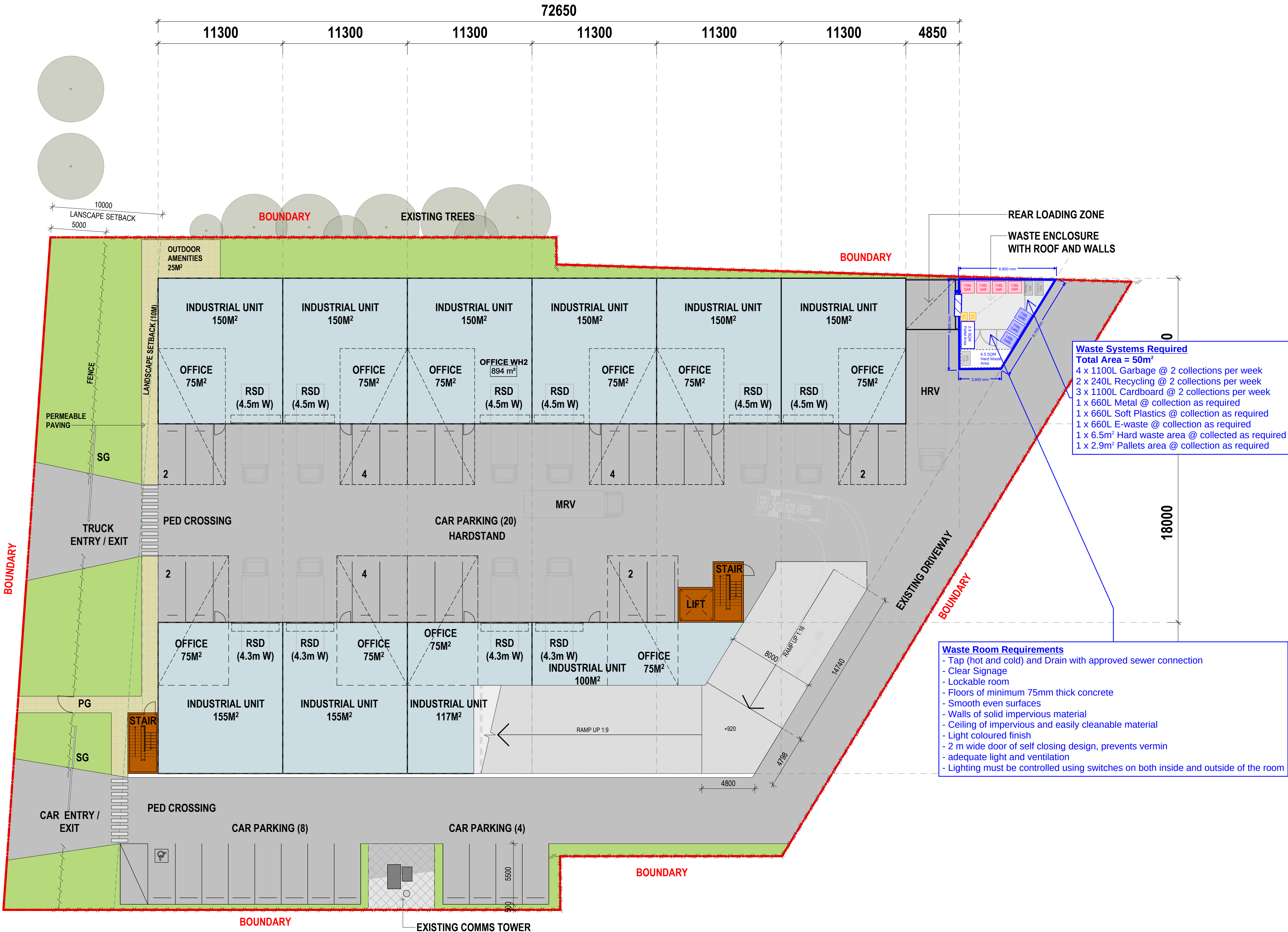
Urbis Limited  
Level 8/123 Pitt St,  
Sydney NSW 2000

Project  
81a-89 Rosedale Ave, Greenacre

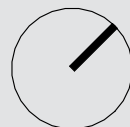
Client  
Aurora Properties

Drawing Title  
Waste Sketch Comments

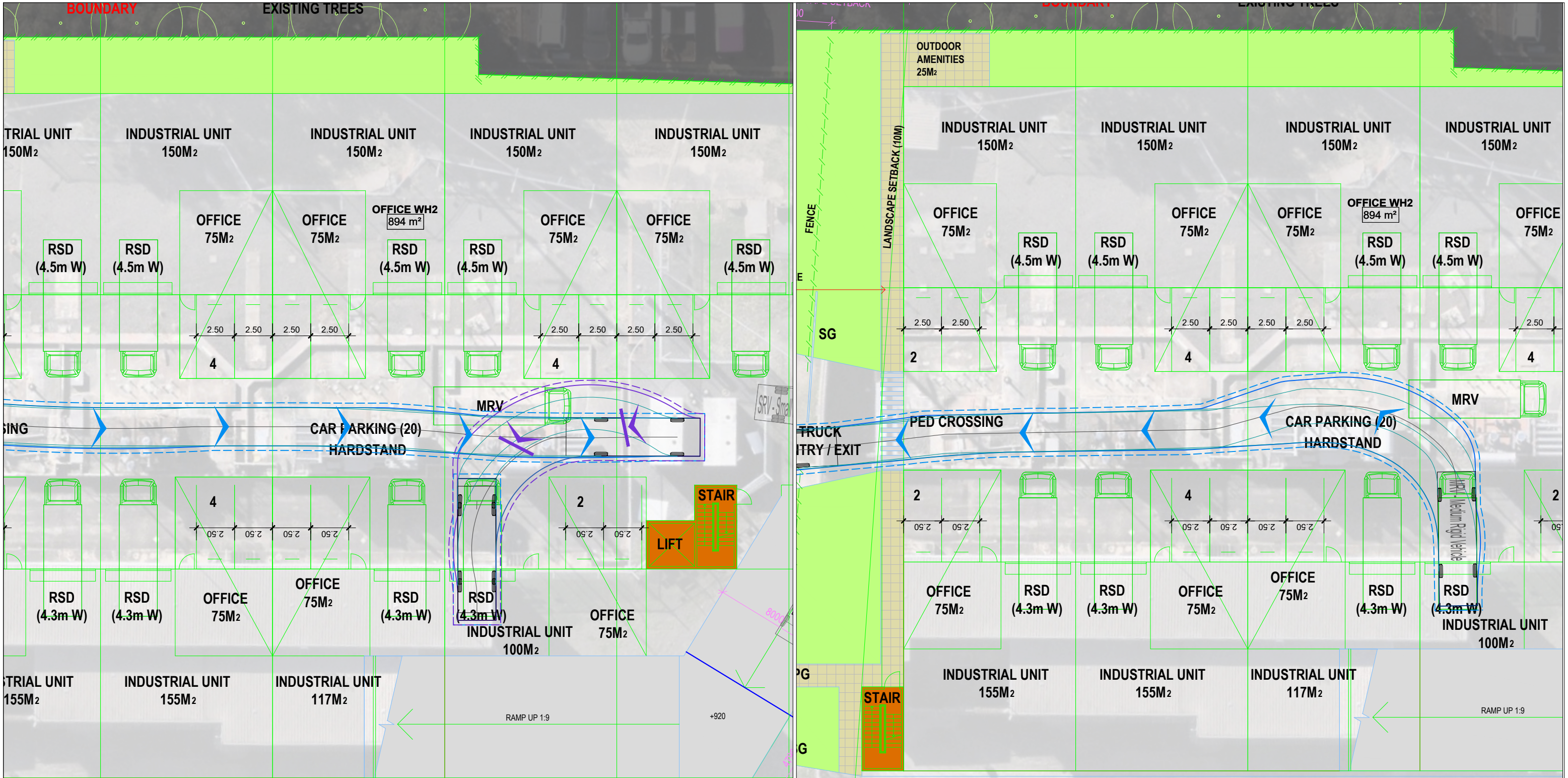
|            |          |           |          |
|------------|----------|-----------|----------|
| Date       | Drawn    | Checked   | Approved |
| 08/10/2025 | MDM      | FL        | MM3      |
| Scale      | Job No.  | Sheet No. | Rev.     |
| 1:200@A1   | P0056869 | 1 OF 1    | 4        |



PRELIMINARY



# APPENDIX B      SWEPT PATH DIAGRAMS



MRV - Medium Rigid Vehicle

8.800m  
2.500m  
3.633m  
0.428m  
2.500m  
4.00s  
10.000m

**LEGEND**

- 300 mm BODY CLEARANCE
- WHEEL PATH
- VEHICLE BODY - FORWARD
- VEHICLE BODY - REVERSE
- CENTRE LINE

SPEED = 5 km/h

**PRELIMINARY ADVICE ONLY  
NOT FOR CONSTRUCTION**

ALL DRAWINGS ARE DESIGNED TO BE PRINTED AND READ IN COLOUR

IT IS THE CONTRACTORS' RESPONSIBILITY TO PRINT DRAWINGS IN COLOUR TO AVOID ANY POTENTIAL DISCREPANCIES IF DRAWINGS ARE PRINTED IN BLACK AND WHITE

