



Sundale Northland Development
Waste Management Plan
Bent Street, Lindfield (SSD-78156462)

12-16 Bent Street, Lindfield, NSW

7 October 2025



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Contents

1. Introduction	5
1.1 Background	5
1.2 Objectives	6
2. Project Summary	7
2.1 Scope of Works	7
2.2 Development Areas	7
2.3 Project Schedule	8
3. Waste Regulatory Framework	9
3.1 Protection of the Environment Operations Act 1997	9
3.2 Waste Avoidance and Resource Recovery Act 2001	9
3.3 Protection of the Environment Operations (Waste) Regulation 2014	10
3.4 Better Practice Guidelines 2012	10
3.5 NSW Waste and Sustainable Materials Strategy 2041	11
3.6 Waste Classification Guidelines 2014	12
4. Estimated Waste	13
4.1 Demolition Waste	13
4.2 Construction Waste	15
4.3 Operational Waste	16
5. Demolition and Construction Waste Reduction Plan	17
5.1 Waste Reduction Measures	17
5.2 Beneficial Reuses	17
5.3 Waste Storage Locations	18
6. Operational Waste Reduction Plan	19
6.1 Waste Reduction Measures	19
6.2 Beneficial Reuses	19
6.3 Waste Storage Locations	20
6.4 Waste Collection and Servicing	21
7. Waste Classification and Removal	22
7.1 Waste Classification	22
7.2 Waste Transporting	24
7.3 Waste Receipts	24

8. Conclusions	25
9. Limitation Statement	26
Figures	27
Attached	
Figure 1 – Site Location Plan	28
Figure 2 – Proposed Development Plan	29
Figure 3 – Demolition Waste Bin Plan	30
Figure 4 – Construction Waste Bin Plan	31
Figure 5 – Operational Waste Bin Plan	32
Tables	
Main Text	
Table 1 – Summary of SEARs	5
Table 2 – Estimated Demolition Waste	13
Table 3 – Estimated Construction Waste	15
Table 4 – Estimated Weekly Operational Waste	16
Table 5 – Summary of Waste Classification Criteria	23

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1. Introduction

1.1 Background

Land & Groundwater Consulting Pty Ltd (LG) has been commissioned by Sundale Northland Development Pty Ltd (the Applicant) to prepare this Waste Management Plan (WMP) in accordance with the technical requirements of Ku-ring-gai Council (Council) and the Secretary's Environmental Assessment Requirements (SEARs), and in support of the proposed design, construction and operation of a residential flat building (RFB) at 12-16 Bent Street, Lindfield, NSW (the site).

The site is currently legally described as Lot 3 in Deposited Plan (DP) 1226294, Lot 1 in DP 935936, Lot 1 in DP 960015, Lot 1 in DP 318518 and Lot 1 in DP 960014, and comprises a total area of approximately 4,324 m² (0.43 ha). The site location and proposed development layout are shown in **Figures 1** and **2**, respectively.

Specifically, this WMP addresses the following SEARs:

Table 1 – Summary of SEARs

SEAR #17	Report Reference
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements.	Sections 4.1, 4.2, 4.3, 5.3, 6.3, 6.4, 7.1, 7.2 and 7.3.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Sections 5.1, 5.2, 6.1 and 6.2.

1.2 Objectives

The objectives of the WMP are:

- To document the procedures that will be undertaken to manage the wastes generated as part of the development works;
- To provide details of the quantities and classification of waste and wastewater (if any) to be generated onsite;
- To provide details on waste storage, handling and disposal (including the location of waste storage and management facilities); and
- To provide details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste and Sustainable Materials Strategy 2041*.

2. Project Summary

2.1 Scope of Works

The proposed works for the Development Application comprise the following:

- Demolition of the existing buildings and associated structures;
- Tree removal works;
- Bulk earthworks involving cut and fill works;
- Consolidation of 12-16 Bent Street;
- Infrastructure comprising civil works and utilities servicing; and
- Construction of a 10-storey RFB with 3-level basement car parking, 111 x residential apartments and 26 x affordable housing units.

2.2 Development Areas

The proposed development will comprise a total gross floor area (GFA) of 13,801 m² including:

- Total Site Area: 4,324 m².
- Total Building Area of 13,801 m², comprising:
 - **Basement Level 1**
 - 38 x Car Parking Spaces (Including Residential and Accessible).
 - **Basement Level 2**
 - 44 x Car Parking Spaces (Including Residential and Accessible).
 - **Basement Level 3**
 - 44 x Car Parking Spaces (Including Residential and Accessible).
 - **Ground Floor Level**
 - Residential Waste Storage Areas (including Waste Collection Area).
 - 19 x Car Parking Spaces (Including Residential, Visitor and Car Wash).

○ **Levels 1 to 10**

- Level 1: 8 x Residential Apartments and 2 x Affordable Housing Units, Lobby, Mail Room, Gym, Sauna, Changing Room, Storage Area, Building Management Area and Communal Garden.
- Level 2: 15 x Residential Apartments and 7 x Affordable Housing Units.
- Level 3: 16 x Residential Apartments and 7 x Affordable Housing Units.
- Level 4: 15 x Residential Apartments and 5 x Affordable Housing Units.
- Level 5: 14 x Residential Apartments and 2 x Affordable Housing Units.
- Level 6: 11 x Residential Apartments and 1 x Affordable Housing Unit.
- Level 7: 12 x Residential Apartments and 1 x Affordable Housing Unit.
- Level 8: 11 x Residential Apartments and 1 x Affordable Housing Unit.
- Level 9: 7 x Residential Apartments.
- Level 10: 2 x Residential Apartments.

2.3 Project Schedule

The only significant waste to be generated by the development is anticipated to be demolition and construction waste, which will be stored in allocated areas of the site (refer **Figures 3** and **4**) and generated during the following development construction stages:

- Demolition and construction of building facility pads, structures and related amenities; and
- Installation of lead-in services including electricity, sewer and potable water.

Amenities for ongoing waste producing activities such as domestic waste will be located in the waste storage areas within Ground Floor Level (**Figure 5**). The waste storage areas will comprise colour coded general and recycling waste bins, which will be utilised to dispose off any domestic waste. The bins will be collected by Council waste collection services or by regulated waste collection contractors.

3. Waste Regulatory Framework

3.1 Protection of the Environment Operations Act 1997

Wastes in NSW are classified for disposal or transport into categories. It is the responsibility of those who generate the waste to classify it into groups that pose risks to the environment and human health facilitates their management and appropriate disposal.

All material to be removed from the site (including associated activities such as classification) will be undertaken in strict accordance with the requirements of the POEO Act 1997. Such requirements include:

- Ensuring waste is classified appropriately and in accordance with relevant guidelines;
- Waste materials are disposed of to appropriately licensed facilities; and
- Other materials are removed to facilities lawfully able to accept such materials.

3.2 Waste Avoidance and Resource Recovery Act 2001

The Waste Avoidance and Resource Recovery (WARR) Act 2001 establishes the waste hierarchy to ensure that resource management options are considered against the following priorities:

1. Avoidance – actions to reduce the amount of waste generated and undertaking activities;
2. Resource Recovery – which includes reuse, reprocessing, recycling and energy recovery, consistent with the most efficient use of the recovered resources; and
3. Disposal – an “end-of-pipe” option that must be carefully undertaken to minimise any negative environmental outcomes.

The objectives of the WARR Act 2001 include:

- To encourage the most efficient use of resources;
- To minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste;

- To ensure that industry shares with the community the responsibility for reducing; and
- To ensure the efficient funding of waste and resource management planning, programs and service delivery.

3.3 Protection of the Environment Operations (Waste) Regulation 2014

The Regulation encourages the recovery of resources from waste by issuing both general and specific resource recovery exemptions. Where no general exemption is available for the intended use, a specific exemption may be issued after an application is made to the NSW EPA. Specific exemptions are not publicly available.

The Regulation makes requirements relating to non-licensed waste activities and waste transporting. The proposed works on the site will not require to be licensed. Section 48 of the Regulation requires that wastes are stored in an environmentally safe manner. It also stipulates that vehicles used to transport waste must be covered when loaded.

The Regulation exempts certain waste streams from the full waste tracking and record keeping requirements. Waste tracking is required only for industrial and hazardous wastes.

3.4 Better Practice Guidelines 2012

The NSW EPA (2012) *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012* promotes efficient waste minimisation and resource recovery for commercial and industrial facilities and is used as a benchmark document when assessing waste production rates within Australia.

Better practice waste management systems in commercial buildings may incorporate any, or all, of the following:

- Garbage services to manage residual wastes (those not collected by a dedicated recycling or organics collection service).
- Recycling services to manage dry recyclable materials. These materials may vary from building to building, but generally cover recyclable materials generated in a typical business, including office paper, cardboard, plastic film, metals and

recyclable containers.

- Organics services to manage garden and food organics, which may include a bin-based collection system or onsite composting.
- Bulky waste services to manage bulky items, such as furniture and fit-out materials.
- Special waste services for items such as toner cartridges, batteries, fluorescent lights, mobile phones and chemicals.

3.5 NSW Waste and Sustainable Materials Strategy 2041

As well as waste reduction and recycling, Stage 1: 2021-2027 of NSW Waste and Sustainable Materials Strategy 2041, focuses on the environmental benefits and economic opportunities in how we manage our waste.

The main “targets” in the Strategy are as follows:

- Target 1: Reduce total waste generated by 10% per person by 2030 (for assessment of proposed measures refer Sections 5.1 and 6.1 of this report).
- Target 2: Have an 80% average recovery rate from all waste streams by 2030 (for assessment of proposed measures refer Sections 5.2 and 6.2 of this report).
- Target 3: Significantly increase the use of recycled content by governments and industry (for assessment of proposed measures refer Sections 5.1 and 6.1 of this report).
- Target 4: Phase out problematic and unnecessary plastics by 2025 (for assessment of proposed measures refer Sections 5.1 and 6.1 of this report).
- Target 5: Halve the amount of organic waste sent to landfill by 2030 (for assessment of proposed measures refer Sections 5.2 and 6.2 of this report).

The Strategy also includes the following recycling targets (as relevant to the proposed works at the site)¹:

¹ *NSW Waste and Sustainable Materials Strategy 2041*, NSW DPIE, June 2021.

- Plastic litter reduction target of 30% by 2025.
- Introduce a new overall litter reduction target of 60% by 2030.

3.6 Waste Classification Guidelines 2014

Soil materials proposed to be disposed offsite (if any) shall be assessed, classified and managed in accordance with the NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

4. Estimated Waste

4.1 Demolition Waste

The estimated demolition waste quantities are summarised in **Table 2**.

Table 2 – Estimated Demolition Waste

Type of Waste Generated	Reuse	Recycling	Disposal	Method of on-site reuse, contractor and recycling outlet and /or waste depot to be used
	Estimate Volume (m ³) or Weight (t)	Estimate Volume (m ³) or Weight (t)	Estimate Volume (m ³) or Weight (t)	
Excavation Material	0 m ³	0 m ³	0 m ³	N/A (if disposal applies refer S. 3.6 and 7.1)
Timber	0 m ³	<10 m ³	0 m ³	Recycling Management Centre
Concrete	0 m ³	<30 m ³	0 m ³	Recycling Management Centre
Asphalt	0 m ³	0 m ³	0 m ³	N/A
Bricks/pavers	0 m ³	<100 m ³	0 m ³	Recycling Management Centre
Tiles	0 m ³	<2 m ³	0 m ³	Recycling Management Centre
Metal	0 m ³	<5 m ³	0 m ³	Recycling Management Centre
Glass	0 m ³	<10 m ³	0 m ³	Recycling Management Centre
Furniture	0 m ³	0 m ³	<20 m ³	Waste Management Centre
Fixtures and fittings	0 m ³	0 m ³	<2 m ³	Waste Management Centre
Floor coverings	0 m ³	0 m ³	<10 m ³	Waste Management Centre
Packaging (used pallets, pallet wrap)	0 m ³	0 m ³	0 m ³	N/A
Garden organics	0 m ³	<50 m ³	0 m ³	Recycling Management Centre
Containers (cans, plastic, glass)	0 m ³	0 m ³	0 m ³	N/A



Type of Waste Generated	Reuse	Recycling	Disposal	Method of on-site reuse, contractor and recycling outlet and /or waste depot to be used
	Estimate Volume (m ³) or Weight (t)	Estimate Volume (m ³) or Weight (t)	Estimate Volume (m ³) or Weight (t)	
Paper/cardboard	0 m ³	0 m ³	0 m ³	N/A
Residual waste	0 m ³	0 m ³	<2 m ³	Waste Management Centre
Hazardous/special waste	TBC	TBC	TBC	TBC
Other	0 m ³	0 m ³	0 m ³	N/A
Total	0 m³	<207 m³	<32 m³	

4.2 Construction Waste

The estimated construction waste quantities are summarised in **Table 3**.

Table 3 – Estimated Construction Waste

Type of Waste Generated	Reuse Estimate Volume (m ³) or Weight (t)	Recycling Estimate Volume (m ³) or Weight (t)	Disposal Estimate Volume (m ³) or Weight (t)	Method of on-site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation Material (soil spoil)	0 m ³	0 m ³	0 m ³	N/A (if disposal applies refer S. 3.6 and 7.1)
Timber	0 m ³	0 m ³	<5 m ³ (Offcuts)	Waste Management Centre
Concrete	0 m ³	0 m ³	<10 m ³ (Residue)	Waste Management Centre
Bricks/pavers	0 m ³	0 m ³	<10 m ³ (Offcuts)	Waste Management Centre
Tiles	0 m ³	0 m ³	<2 m ³ (Offcuts)	Waste Management Centre
Metal	0 m ³	0 m ³	<10 m ³ (Offcuts)	Waste Management Centre
Glass	0 m ³	0 m ³	<2 m ³ (Offcuts)	Waste Management Centre
Furniture	0 m ³	0 m ³	<5 m ³ (Offcuts)	Waste Management Centre
Fixtures and fittings	0 m ³	0 m ³	<2 m ³ (Offcuts)	Waste Management Centre
Floor coverings	0 m ³	0 m ³	<5 m ³ (Offcuts)	Waste Management Centre
Packaging (used pallets, pallet wrap)	0 m ³	<5 m ³	0 m ³	Recycling Management Centre
Garden organics	0 m ³	0 m ³	0 m ³	N/A
Containers (cans, plastic, glass)	0 m ³	0 m ³	<5 m ³ (Offcuts)	Waste Management Centre
Paper/cardboard	0 m ³	<5 m ³	0 m ³	Recycling Management Centre
Residual waste	0 m ³	0 m ³	<10 m ³	Waste Management Centre
Total	0 m³	<10 m³	<66 m³	

4.3 Operational Waste

The estimated weekly operational waste quantities are summarised in **Table 4**. These estimated figures relate to the whole development.

Table 4 – Estimated Weekly Operational Waste

Details	Recyclables		Compostable	Residual Waste	Other
	Paper/ Cardboard	Metals/ Plastics/ Glass	Estimate Volume (m ³)	Estimate Volume (m ³)	Estimate Volume (m ³)
Amount generated (L per unit per day)	<17 L		nil	<17 L	
Amount generated (L per development per week)	<17,017 L		nil	<17,017 L	
Any reduction due to compacting equipment	nil		nil	nil	
Frequency of collections (per week)	1 x week		N/A	1 x week	
Number and size of storage bins required	25 x 660 L		N/A	25 x 660 L	
Floor area required for storage bins (m ²)	123 m ² residential waste storage and collection area. 37 m ² residential waste storage area.				

The residential waste storage areas, including garbage chute, general and recycling waste bins, will be located at the Ground Floor Level, as shown in **Figure 5**.

5. Demolition and Construction Waste Reduction Plan

5.1 Waste Reduction Measures

Waste-type-specific reduction measures will be employed during demolition and construction stages, with the following specific procedures:

- Applying practical building designs and construction techniques;
- Appropriate sorting and segregation of demolition and construction wastes to ensure efficient recycling of wastes;
- Selecting construction materials taking into consideration to their long lifespan and potential for reuse;
- Ordering materials to size and ordering pre-cut and prefabricated materials;
- Reuse of formwork (where possible);
- Planned work staging;
- Reducing packaging waste on-site by returning packaging to suppliers where possible, 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;
- Careful on-site storage and source separation;
- Subcontractors informed of site waste management procedures; and
- Coordination and sequencing of various trades.

5.2 Beneficial Reuses

The anticipated beneficial reuses of demolition and construction waste are summarised as follows:

- All solid waste timber, concrete, tiles and rock that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner;

- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with SafeWork Authority and EPA requirements;
- Portable, self-contained toilet and washroom facilities will be provided at the site and will be regularly emptied and serviced by a suitably qualified contractor;
- Provision for the collection of batteries, fluorescent tubes and other recyclable resources will be provided onsite to enable offsite recycling;
- Drink container recycling should be provided onsite or these items sorted offsite for recycling at an appropriately licensed facility;
- All garbage will be disposed of via a council approved system; and
- Opportunities for materials exportation and reuse with other local construction operations will be investigated.

5.3 Waste Storage Locations

Waste storage locations will be accessible and allow sufficient space for storage and servicing requirements. These locations will also be flexible in order to cater for change of use throughout the development demolition and construction stages.

Where space is restricted, dedicated stockpile areas are to be delineated on the site, with regular transfers to dedicated skip bins for sorting. The positions of the designated waste holding areas on site will change according to building works and the progression of the development, but must consider visual amenity, OH&S and accessibility in their selection.

All waste placed in stockpile areas/skips for disposal or recycling shall be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Appropriate siting of waste stockpile locations will take into account slope and drainage factors to avoid contamination of stormwater drains during rain events.

Waste/recycling storage locations will be assigned during the demolition and construction works and will provide adequate space to accommodate all waste and recycling bins associated with the demolition (up to approximately 12 x 2,000 L bins) and construction (up to approximately 20 x 2,000 L bins) (refer **Figures 3** and **4**). Recycling bins must be accessible to all demolition and construction employees and must be clearly sign posted and colour coded to ensure segregation of waste and recycling is effective. Waste containers are to be kept clean and in a good state of repair.

6. Operational Waste Reduction Plan

6.1 Waste Reduction Measures

Waste-type-specific reduction measures will be employed during development operation, with the following specific procedures:

- Provision of take back services to clients to reduce waste further along the supply chain;
- Re-work/re-packaging of products prior to local distribution to reduce waste arising;
- Review of packaging design to reduce waste but maintain 'fit for purpose';
- Investigating leased office equipment and machinery rather than purchase and disposal;
- Establish systems with in-house and with supply chain stakeholders to transport products in re-useable packaging where possible;
- Development of 'buy recycled' purchasing policy;
- Flatten or bale cardboard to reduce number of bin lifts required; and
- Providing recycling collections within each of the offices and tearooms (e.g. plastics, cans and glass).

6.2 Beneficial Reuses

The anticipated beneficial reuses of operational waste are summarised as follows:

- Cardboard, paper, plastic, glass, cans and pallets and containers will be reused/recycled offsite;
- Provision for the collection of batteries, fluorescent tubes and other recyclable resources will be provided on site to enable offsite recycling;
- All waste materials that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner;

- Waste oil (if any) used in equipment maintenance will be recycled or disposed of in an appropriate manner; and
- Opportunities for materials exportation and reuse with other local industrial operations will be investigated. This will have two benefits: minimising energy through reduction of material reprocessing, encouraging material reuse.

6.3 Waste Storage Locations

A total of 2 x designated waste storage areas (including main waste collection area) will be provided within the Ground Floor Level (refer **Figure 5**) where the recycling and general waste bins will be stored prior to collection. Sufficient clearance will be necessary to enable collection vehicles to access the locations of bin storage. Where possible collection times should not coincide with peak operational delivery schedules however the designated area identified will not interfere with operational truck movements.

The construction of locations for garbage storage are to comply with BCA (Building Code of Australia) requirements and Australian Standards, including CoC requirements for screening and fencing.

The waste/recycling storage areas will be constructed of an adequate size to accommodate all waste and recycling bins and bales associated with the development. Recycling bins must be accessible to all building occupants and must be clearly sign posted and colour coded to ensure segregation of waste and recycling is effective.

Sufficient space will be provided for the segregation and storage of varying waste types including provision for the collection of fluorescent tubes, smoke detectors, e-wastes and other recyclable resources.

Sufficient space will also be provided for reuse items such as crates and pallets for occupational safety purposes.

Doors/gates to the waste storage locations will be able to be opened from the outside and wide enough to allow for easy passage of waste/recycling containers.

The main waste collection area should allow for manoeuvring of a rear loading Small Rigid Vehicle (SRV) of 6.7 m long x 2.6 m wide, and 2.6 m head clearance.

6.4 Waste Collection and Servicing

Onsite collection is the preferred option with a waste truck able to enter and exit the site in a forward direction. Dedicated loading dock areas should be provided for the waste vehicle to prop while collections occur.

Council's contractors using a 6.7 m SRV should enter the site via Bent Street and reverse into the waste loading dock. The contractor should retrieve empty and return bins to/from the bin store at the time of collection then exit the site in a forward direction.

Litter spread is to be managed by ensuring garbage and recycling bins are not overloaded, and lids are always closed.

The private collection contractor's agreement should require their pickup of any waste that spills from the bins during collections.

Estimated waste collection frequency and number of bins are summarised as follows:

- **Collection Frequency**
 - 1 x Weekly All Waste Streams.
- **Number of Bins**
 - 25 x 660 L General Waste, 25 x 660 L Recycling Waste.

7. Waste Classification and Removal

7.1 Waste Classification

All liquid and non-liquid wastes generated during development construction works (if any) shall be classified in accordance with the requirements of NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

Samples shall be collected by appropriately trained and experienced personnel from stockpiled or in-situ waste materials by the use of a hand trowel. The hand trowel shall be thoroughly decontaminated using phosphate free detergent and distilled water between each sampling location.

During the collection of soil samples, features such as seepage, discolouration, staining, odours and other indications of contamination should be noted on the field documentation.

Collected soil samples shall be immediately transferred to sample containers of appropriate composition (glass jars). Sample labels shall record job number; sample identification number; and date and time of sampling.

Sample containers shall be transferred to a chilled ice box for sample preservation prior to and during shipment to the testing laboratory. A chain-of-custody form should be completed and forwarded with the samples to the testing laboratory.

Soil samples shall be analysed by both a primary and secondary (independent check) laboratory, both of which shall be NATA accredited for the required analyses. In addition, the laboratories will also be required to meet the environmental consultant's own internal quality assurance requirements.

The analytical data shall be compared against the waste criteria contained in NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste* for heavy metals, TRHs, BTEX, PAHs, total pesticides (OCPs and OPPs), PCBs and TCLP in benzo(a)pyrene, lead and nickel. A summary of the criteria is provided in **Table 5**.

Table 5 – Summary of Waste Classification Criteria

Contaminant	General ¹	Restricted ¹	General ²	Restricted ²	General ³	Restricted ³
	CT1	CT2	SCC1	SCC2	TCLP1	TCLP2
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(µg/L)	(µg/L)
Heavy metals						
Arsenic	100	400	500	2000	5.0	20
Cadmium	20	80	100	400	1.0	4
Lead	100	400	1500	6000	5	20
Mercury	4	16	50	200	0.2	0.8
Nickel	40	160	1050	4200	2	8
BTEX						
Benzene	10	40	18	72	0.5	2
Toluene	288	1152	518	2073	14.4	57.6
Ethylbenzene	600	2400	1080	4320	30	120
Xylenes (total)	1000	4000	1800	7200	50	200
Petroleum Hydrocarbons						
C₆-C₉	N/A	N/A	650	2600	N/A	N/A
C₁₀-C₃₆	N/A	N/A	10000	40000	N/A	N/A
PAHs						
Benzo(a)pyrene	0.8	3.2	10	23	0.04	0.16
PAHs (total)	N/A	N/A	200	800	N/A	N/A
Pesticides (total)	N/A	N/A	250	1000	N/A	N/A
PCBs (total)	N/A	N/A	<50	<50	N/A	N/A

Notes:

1. Contaminant threshold values for classifying waste by chemical assessment without the leaching (TCLP) test (Table 1) – NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.
2. Specific contaminant concentration (SCC) values for classifying waste by chemical assessment (Table 2) – NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.
3. Leachable concentration (TCLP) values for classifying waste by chemical assessment (Table 2) – NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

7.2 Waste Transporting

All wastes removed from the site shall be transported in accordance with relevant road and transportation regulatory requirements. Where required (depending on the classification of the wastes), appropriately licensed transport contractors shall be used.

The appointed transporters shall be responsible for ensuring they are appropriately licensed to:

- Carry the particular type of waste; and
- Transport the materials to an appropriately licensed facility.

Where the waste is classified as Restricted Waste or Hazardous Waste, the transporter is required to carry (subject to a number of exceptions) appropriately completed waste data forms with each load, and provide a copy to the waste facility to which the waste is taken.

7.3 Waste Receipts

Sundale Northland Development shall ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the subject site, be kept and maintained up to date at all times. Such records would be made available to authorised person upon request.

8. Conclusions

Based on the assessment and findings of this WMP the following conclusions are provided:

- It is considered that this WMP provides adequate guidance for waste management during site construction and operational works;
- The details of the quantities and classification of waste to be generated onsite are provided in Sections 4.1, 4.2 and 4.3 of this WMP;
- The details on waste storage, handling and disposal (including the location of waste storage and management facilities) are provided in Sections 5.3, 6.3, 6.4, 7.1, 7.2 and 7.3 of this WMP; and
- The details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste and Sustainable Materials Strategy 2041* are provided in Sections 5.1, 5.2, 6.1 and 6.2 of this WMP.



9. Limitation Statement

This report has been prepared for use by Sundale Northland Development Pty Ltd who commissioned the works in accordance with the project brief only and has been based in part on information obtained from other parties. The advice herein relates only to this project and all information provided should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. Additionally, this report has been based on data documented by other parties in previous reports.

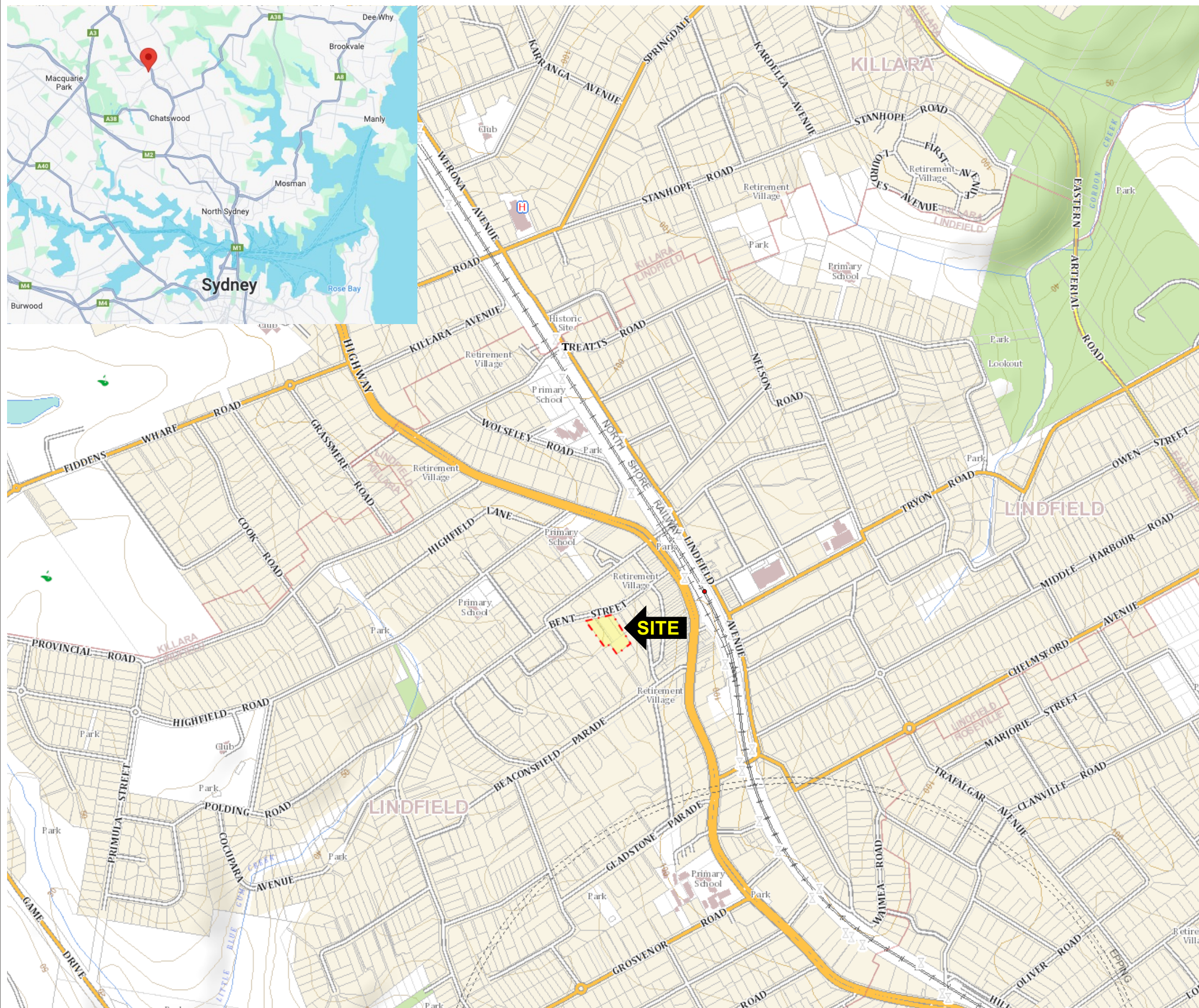
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Waste quantities and sources are based on documents made available to LG consult by Sundale Northland Development Pty Ltd.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein.




Figures



SCALE: DRAWN TO SCALE AS SHOWN
Not To Scale



LEGEND:

 Site Boundary

Images courtesy of Google & Six Maps

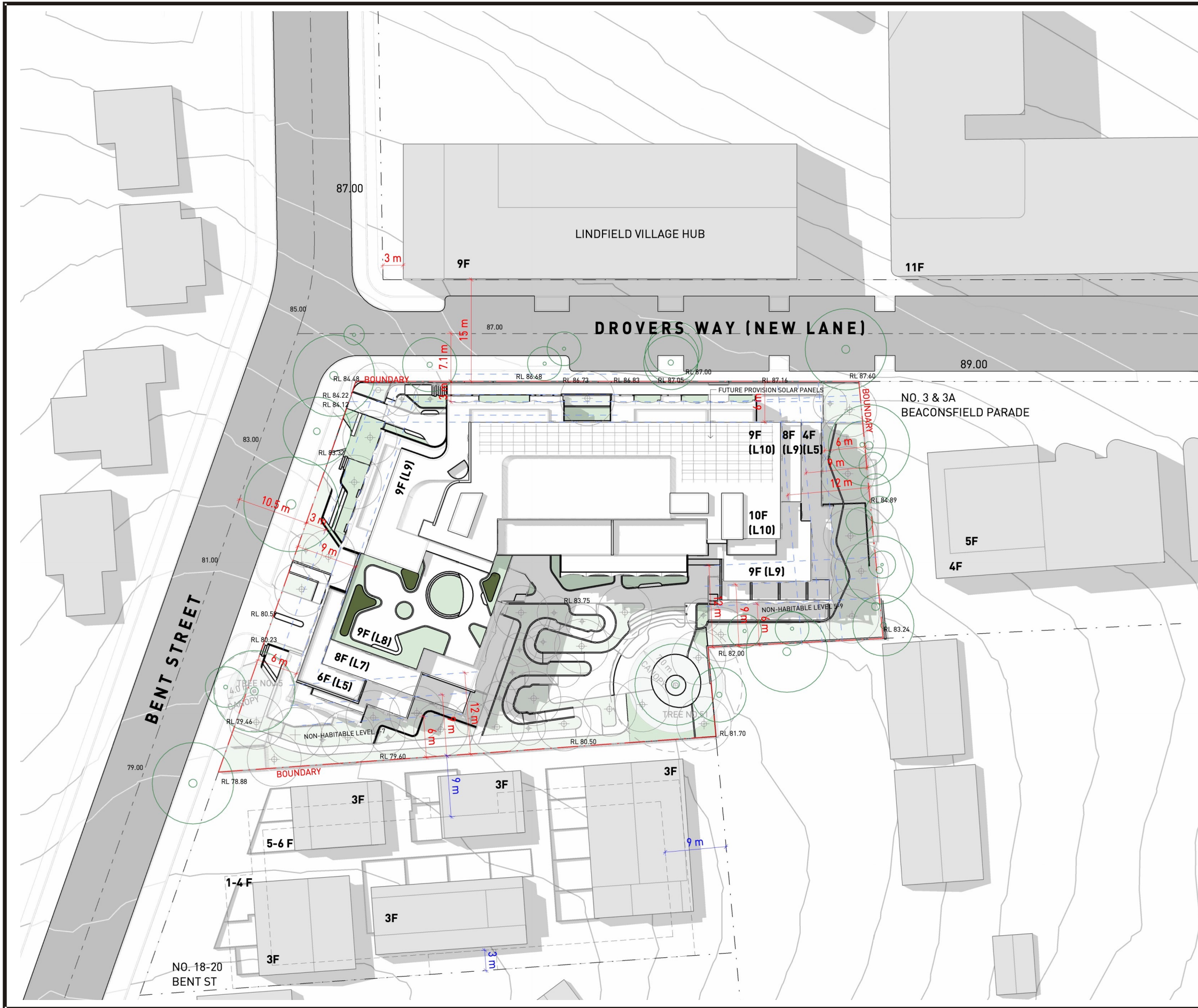


REV: A
 DATE: 07/10/2025
 DRAWN: GP
 APPROVED: GP
 STATUS: Final
 DWG NO:

CLIENT: **Sundale Northland Development**
 PROJECT: **12-16 Bent Street
 Lindfield, NSW**
 PROJECT NUMBER: LG2434.01

TITLE: **Site Location Plan**

FIGURE: **1**
 A4



SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:

Images courtesy of PTW



REV: A
 DATE: 07/10/2025
 DRAWN: GP
 APPROVED: GP
 STATUS: Final
 DWG NO:

CLIENT: Sundale Northland Development
 PROJECT: 12-16 Bent Street
 Lindfield, NSW
 PROJECT NUMBER: LG2434.01

TITLE: Proposed
 Development Plan

FIGURE:
 2



A4

SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:

-  2000 L Mobile Garbage Bin (MGB) for General Garbage
-  2000 L MGB for Recycling

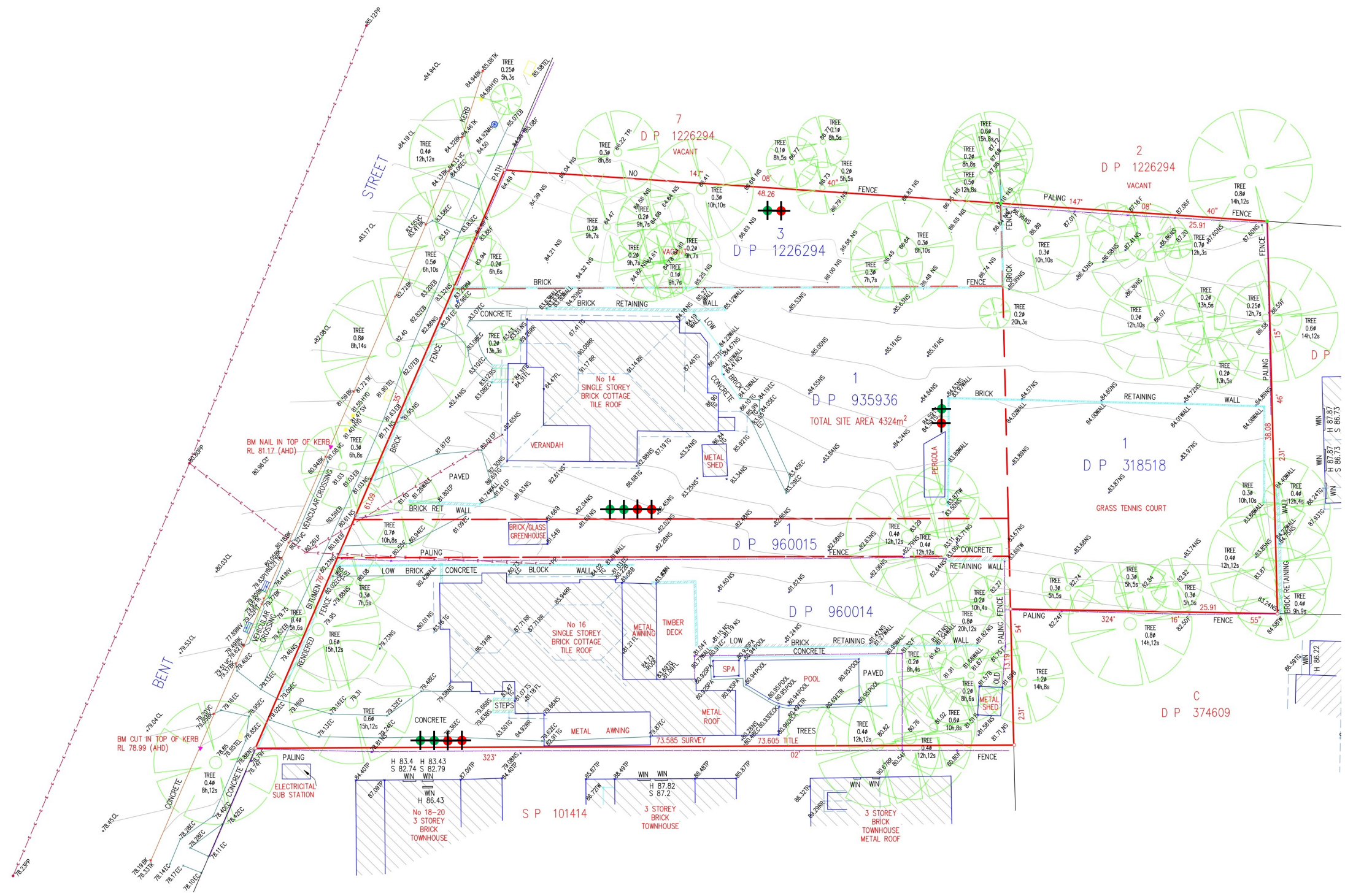


Image courtesy of Mitch Ayres Surveying



REV: A
 DATE: 07/10/2025
 DRAWN: GP
 APPROVED: GP
 STATUS: Final
 DWG NO:

CLIENT: **Sundale Northland Development**
 PROJECT: **12-16 Bent Street
 Lindfield, NSW**
 PROJECT NUMBER: LG2434.01

TITLE: **Demolition Waste
 Bin Plan**



FIGURE:
3
 A4

SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:

-  2000 L MGB for General Garbage
-  2000 L MGB for Recycling

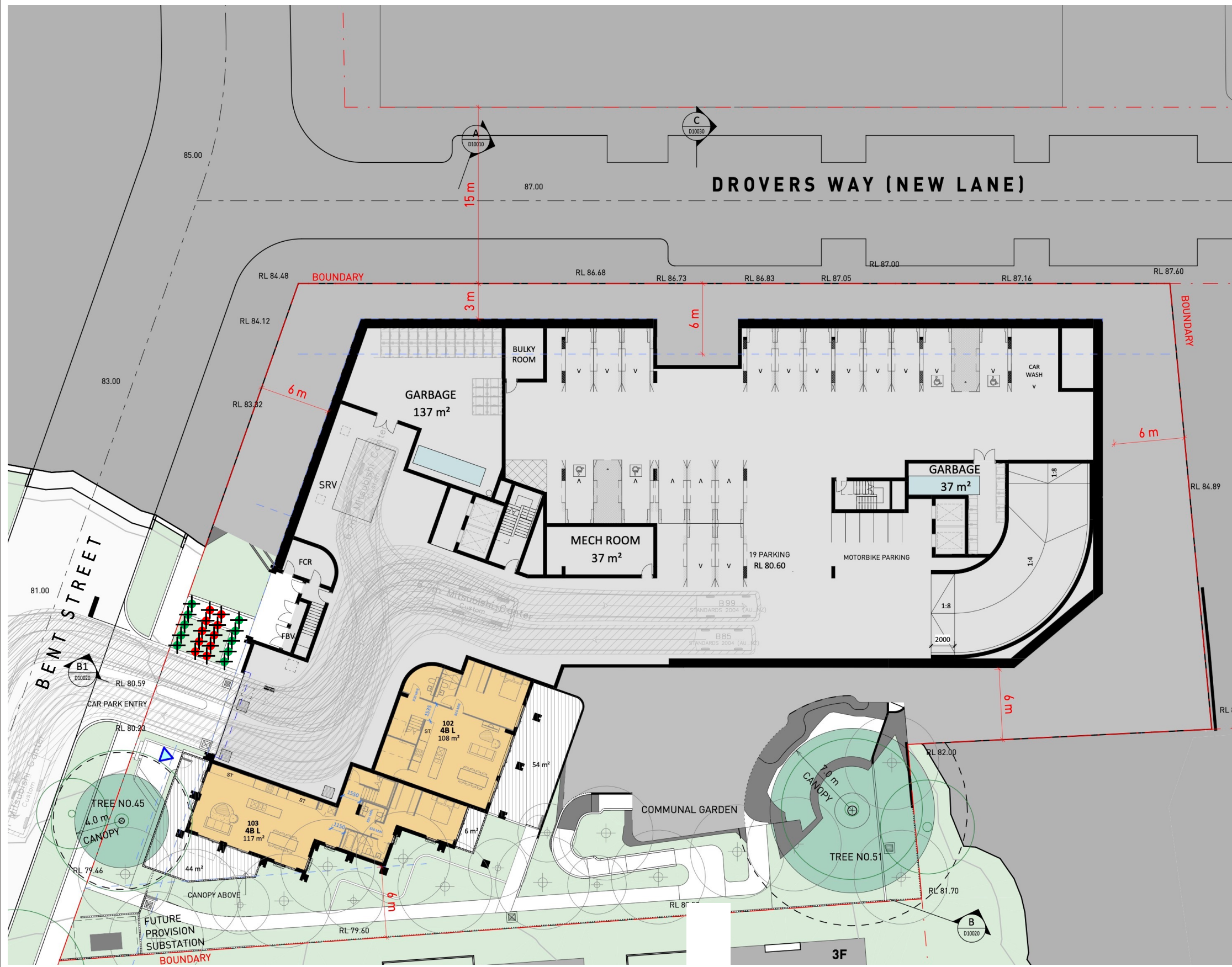


Image courtesy of PTW



REV: A
 DATE: 07/10/2025
 DRAWN: GP
 APPROVED: GP
 STATUS: Final
 DWG NO:

CLIENT: **Sundale Northland Development**
 PROJECT: **12-16 Bent Street Lindfield, NSW**
 PROJECT NUMBER: LG2434.01

TITLE: **Construction Waste Bin Plan**

FIGURE: **4**
 A4

SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:




-  660 L MGB for General Garbage
-  660 L MGB for Recycling
-  Garbage Chute Area



Image courtesy of PTW



REV: A
 DATE: 07/10/2025
 DRAWN: GP
 APPROVED: GP
 STATUS: Final
 DWG NO:

CLIENT: **Sundale Northland Development**
 PROJECT: **12-16 Bent Street Lindfield, NSW**
 PROJECT NUMBER: LG2434.01

TITLE: **Operational Waste Bin Plan**

FIGURE:
5
 A4