



**Stockland Fife Kemps Creek Pty Limited**  
Construction Waste Management Plan  
Warehouse Facility  
(SSD-85510213 & MOD 6)

Lot E, 200 Aldington Road  
Kemps Creek, NSW

22 September 2025



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# 1. Introduction

## 1.1 Background

Land & Groundwater Consulting Pty Ltd (LG) has been commissioned by Stockland Fife Kemp's Creek Pty Limited (the Applicant) to prepare this Construction Waste Management Plan (CWMP) in response to the Planning Secretary's Environmental Assessment Requirements (SEARs), and in support of State Significant Development (SSD) 85510213 for the proposed construction of a warehouse facility at Lot E, 200 Aldington Road, Kemp's Creek, NSW (the site), received on Thursday 12<sup>th</sup> June 2025 (SSD-85510213).

The site is currently legally described as Lot E approved under State Significant Development (SSD) 10479, with a total area of approximately 68,258 m<sup>2</sup> (6.83 ha). The site location plan and proposed development layout are shown in **Figures 1** and **2**, respectively.

Specifically, this CWMP addresses the following SEARs:

**Table 1 – Summary of SEARs**

SEARs	Report Reference
Identify, quantify and classify the likely waste streams to be generated during construction and operation.	Section 4.1.
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements.	Sections 5.1, 5.2, 6.1, 6.2 and 6.3.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Sections 5.3 and 5.4.
If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	No buildings are proposed to be demolished.



## 1.2 Objectives

The objectives of the CWMP 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:

- Site preparation works, civil works and augmentation of utilities servicing;
- Construction of 2 warehouses within Lot E, comprising a cold-shell warehouse (W4A) and a temperature-controlled warehouse (W4B);
- Use of the building for warehouse and distribution purposes 24 hours per day, 7 working days per week; and
- Ancillary development including signage, car parking, utility infrastructure, services connection, stormwater management and landscaping.

### 2.2 Development Areas

The proposed development areas and GFA are as follows (refer **Figure 2**):

- Lot E Site Area: 68,258 m<sup>2</sup>.
- Total Building Area of 41,814 m<sup>2</sup>, comprising total warehouse area of 40,972 m<sup>2</sup>, total office area 698 m<sup>2</sup> and total dock office area 144 m<sup>2</sup>, as follows:
  - **Warehouse GFA**
    - Warehouse W4A: 22,774 m<sup>2</sup>.
    - Warehouse W4B: 18,198 m<sup>2</sup>.
  - **Office GFA**
    - W4A Office (2 Levels): 450 m<sup>2</sup>.
    - W4A Dock Office: 64 m<sup>2</sup>.
    - W4B Office (2 Levels): 248 m<sup>2</sup>.
    - W4B Dock Office: 80 m<sup>2</sup>.
  - **Car Parking Spaces**
    - W4A Car Parking Spaces: 98 Spaces.
    - W4B Car Parking Spaces: 74 Spaces.



## **2.3 Project Schedule**

It is anticipated that the only significant waste to be generated by the development is construction waste, which will be generated during the following development construction stages:

- Construction of warehouse/office structures and related amenities across the site;  
and
- Construction of lead-in services including electricity, sewer and potable water.

## **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

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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)<sup>1</sup>:

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<sup>1</sup> *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*.

### **3.7 SSD-10479 Development Consent 2023**

In accordance with Sections D87 to D91 (Waste Management) of the SSD-10479 Development Consent 2023, the CWMP must describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009). The SSD-10479 Development Consent came into effect in May 2023.

## 4. Estimated Waste

### 4.1 Construction Waste

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

**Table 2 – Estimated Construction 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 <sup>3</sup> ) or Weight (t)	Estimate Volume (m <sup>3</sup> ) or Weight (t)	Estimate Volume (m <sup>3</sup> ) or Weight (t)	
Excavated materials	0 m <sup>3</sup>	0 m <sup>3</sup>	0 m <sup>3</sup>	N/A (if disposal applies refer S. 3.6 and 6.1)
Green waste	0 m <sup>3</sup>	0 m <sup>3</sup>	0 m <sup>3</sup>	N/A
Bricks/pavers	0 m <sup>3</sup>	<1.5 m <sup>3</sup> (offcuts)	0 m <sup>3</sup>	Recycling Management Centre
Tiles	0 m <sup>3</sup>	<1 m <sup>3</sup> (offcuts)	0 m <sup>3</sup>	Recycling Management Centre
Concrete	0 m <sup>3</sup>	<2 m <sup>3</sup>	0 m <sup>3</sup>	Recycling Management Centre
Plasterboard	0 m <sup>3</sup>	<1.5 m <sup>3</sup>	0 m <sup>3</sup>	Recycling Management Centre
Asbestos	0 m <sup>3</sup>	0 m <sup>3</sup>	0 m <sup>3</sup>	N/A
Metal – specify	0 m <sup>3</sup>	<1.5 m <sup>3</sup> (offcuts)	0 m <sup>3</sup>	Recycling Management Centre
Timber - specify	0 m <sup>3</sup>	<1 m <sup>3</sup> (offcuts)	0 m <sup>3</sup>	Recycling Management Centre
Other waste – specify (eg. paints, PVC tubing)	0 m <sup>3</sup>	0 m <sup>3</sup>	<8 m <sup>3</sup> (offcuts)	Waste Management Centre
Packaging (used pallets, pallet wrap)	0 m <sup>3</sup>	<2 m <sup>3</sup>	0 m <sup>3</sup>	Recycling Management Centre
Containers (cans, plastic, glass)	0 m <sup>3</sup>	<1.5 m <sup>3</sup>	0 m <sup>3</sup>	Recycling Management Centre
Paper/cardboard	0 m <sup>3</sup>	<1.5 m <sup>3</sup>	0 m <sup>3</sup>	Recycling Management Centre
<b>Total</b>	<b>0 m<sup>3</sup></b>	<b>&lt;16 m<sup>3</sup></b>	<b>&lt;8 m<sup>3</sup></b>	

## **5. Construction Waste Reduction Plan**

### **5.1 Waste Reduction Measures**

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

- Applying practical building designs and construction techniques, including construction staging and ordering pre-cut materials at the required sizes;
- Appropriate sorting and segregation of 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, sorting and separation of different waste products, especially for waste appropriate for recycling and reuse;
- Returning certain waste products (e.g. packaging) to the suppliers where possible.
- Acquiring materials and goods from waste reducing sources (e.g., recycled materials, fit for purpose packaging, leased equipment and machinery).
- Subcontractors informed of site waste management procedures; and
- Coordination and sequencing of various trades.



## 5.2 Beneficial Reuses

The anticipated beneficial reuses of 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 construction and operational 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 construction works and will provide adequate space to accommodate all waste and recycling bins associated with the construction (up to approximately 8 x 2,000 L bins) (refer **Figure 3**). Recycling bins must be accessible to all 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. Waste Classification and Removal

### 6.1 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 3**.

**Table 3 – Summary of Waste Classification Criteria**

Contaminant	General <sup>1</sup>	Restricted <sup>1</sup>	General <sup>2</sup>	Restricted <sup>2</sup>	General <sup>3</sup>	Restricted <sup>3</sup>
	CT1	CT2	SCC1	SCC2	TCLP1	TCLP2
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(µg/L)	(µg/L)
<b>Heavy metals</b>						
<b>Arsenic</b>	100	400	500	2000	5.0	20
<b>Cadmium</b>	20	80	100	400	1.0	4
<b>Lead</b>	100	400	1500	6000	5	20
<b>Mercury</b>	4	16	50	200	0.2	0.8
<b>Nickel</b>	40	160	1050	4200	2	8
<b>BTEX</b>						
<b>Benzene</b>	10	40	18	72	0.5	2
<b>Toluene</b>	288	1152	518	2073	14.4	57.6
<b>Ethylbenzene</b>	600	2400	1080	4320	30	120
<b>Xylenes (total)</b>	1000	4000	1800	7200	50	200
<b>Petroleum Hydrocarbons</b>						
<b>C<sub>6</sub>-C<sub>9</sub></b>	N/A	N/A	650	2600	N/A	N/A
<b>C<sub>10</sub>-C<sub>36</sub></b>	N/A	N/A	10000	40000	N/A	N/A
<b>PAHs</b>						
<b>Benzo(a)pyrene</b>	0.8	3.2	10	23	0.04	0.16
<b>PAHs (total)</b>	N/A	N/A	200	800	N/A	N/A
<b>Pesticides (total)</b>	N/A	N/A	250	1000	N/A	N/A
<b>PCBs (total)</b>	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*.



## **6.2 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.

## **6.3 Waste Receipts**

Stockland Fife Kemps Creek Pty Limited and the Principal Contractor 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.

## 7. Conclusions

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

- It is considered that this CWMP provides adequate guidance for waste management during site construction works;
- The details of the quantities and classification of waste to be generated onsite are provided in Section 4.1 of this CWMP;
- The details on waste storage, handling and disposal (including the location of waste storage and management facilities) are provided in Sections 5.3, 6.1, 6.2 and 6.3 of this CWMP;
- 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 and 5.2 of this CWMP; and
- Construction waste impacts, due to the physical changes to the warehouse-built form, are expected to be negligible since the warehouse facility has already been approved under SSD-10479.



## **8. Limitation Statement**

This report has been prepared for use by Stockland Fife Kemps Creek Pty Limited 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.

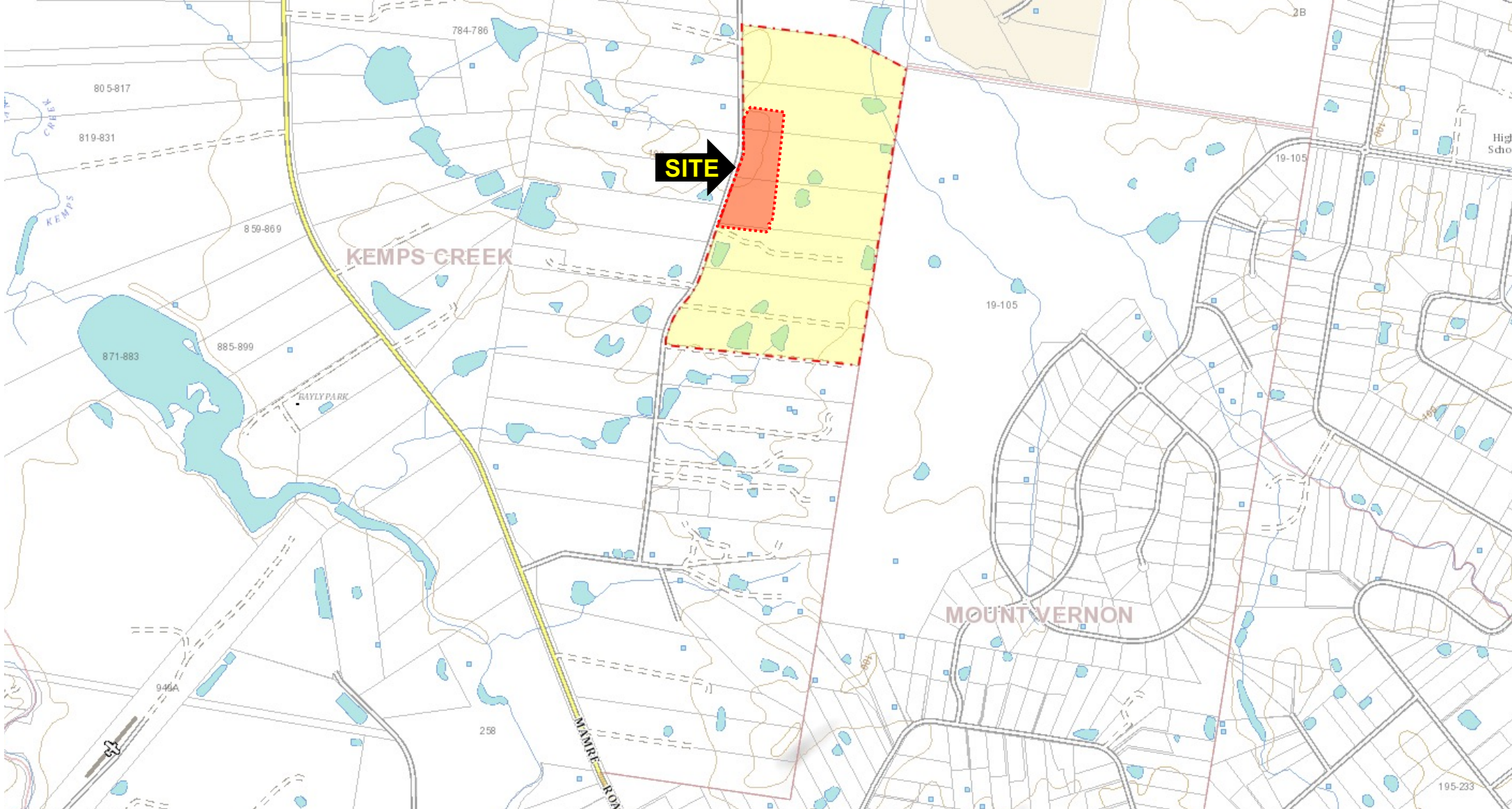
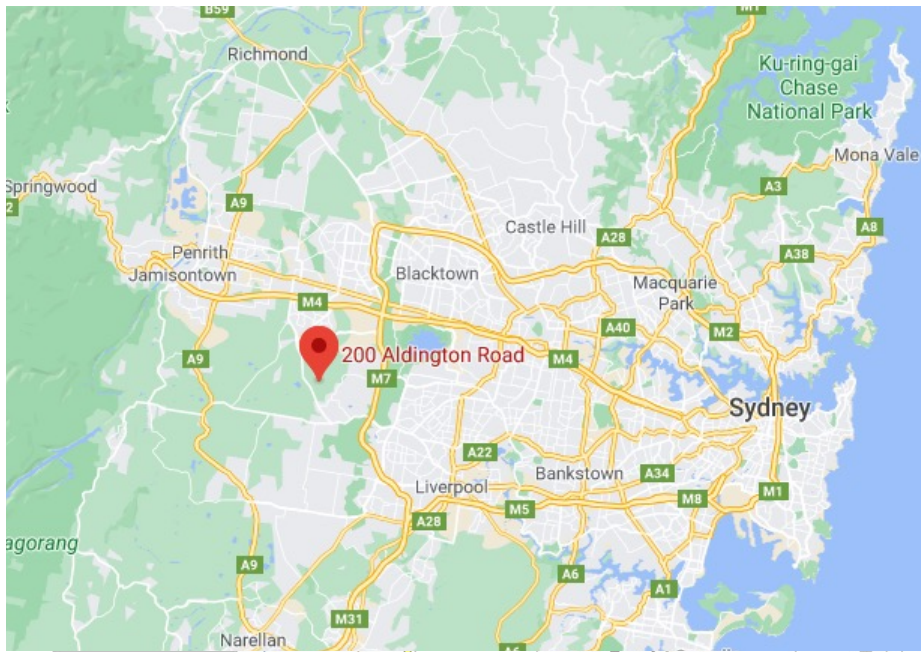
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Waste quantities and sources are based on documents made available to LG consult by Stockland Fife Kemps Creek Pty Limited.

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:



-  SSD Boundary
-  Site Boundary

Image courtesy of Google & Six Maps



REV: A  
 DATE: 22/09/25  
 DRAWN: GP  
 APPROVED: GP  
 STATUS: Final  
 DWG NO:

CLIENT: **Stockland Fife Kemps Creek**

PROJECT: **Lot E, 200 Aldington Road  
 Kemps Creek, NSW**

PROJECT NUMBER: LG2530.01

TITLE: **Site Location Plan**

FIGURE:

**1**

A4

SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:

 Site Boundary

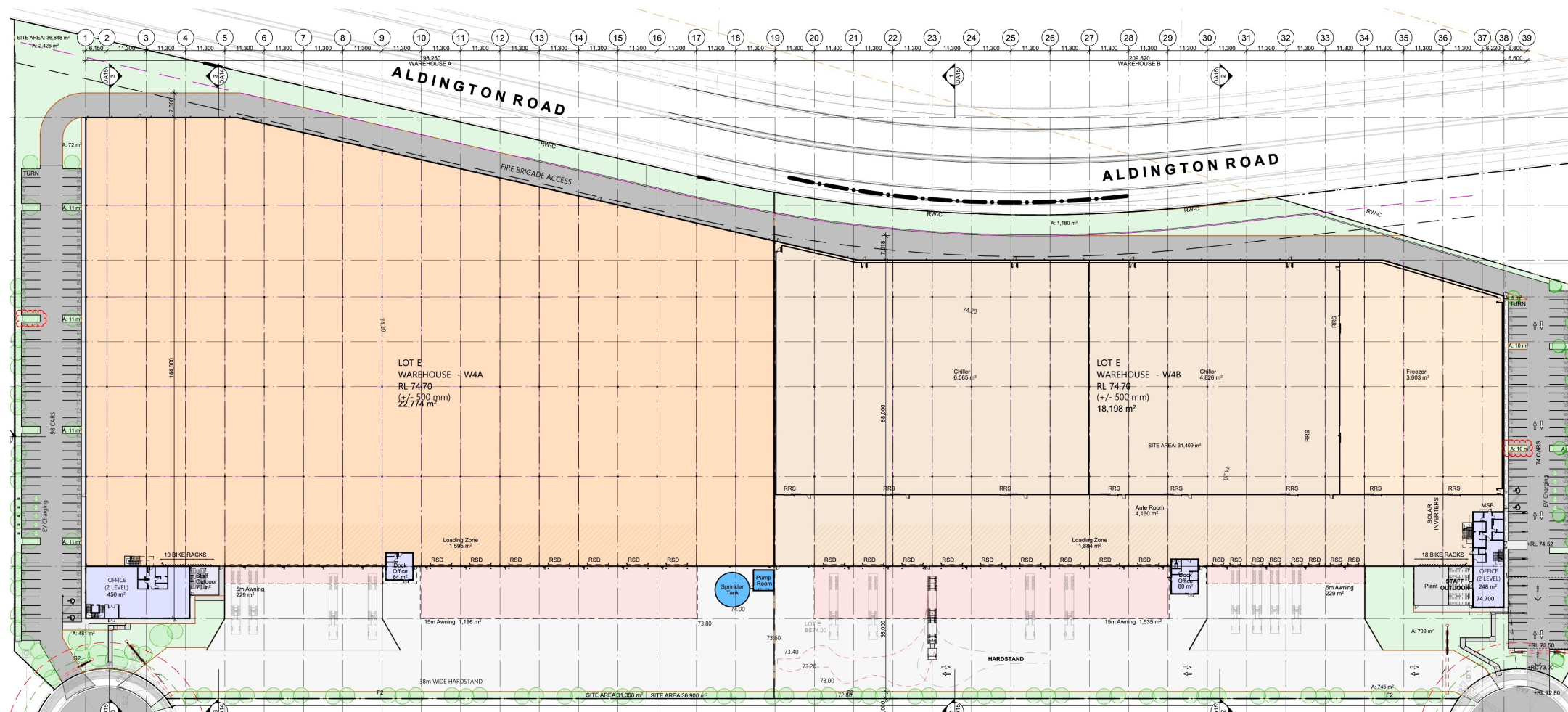


Image courtesy of DTA Architects



REV: A  
 DATE: 22/09/25  
 DRAWN: GP  
 APPROVED: GP  
 STATUS: Final  
 DWG NO:

CLIENT: **Stockland Fife Kemp's Creek**

PROJECT: **Lot E, 200 Aldington Road  
Kemp's Creek, NSW**

PROJECT NUMBER: LG2530.01

TITLE: **Proposed  
Development Layout**

FIGURE:

**2**

A4


SCALE: DRAWN TO SCALE AS SHOWN

Not To Scale



LEGEND:

 Site Boundary

 2000 L Mobile Garbage Bin (MGB) for General Garbage

 2000 L MGB for Recycling

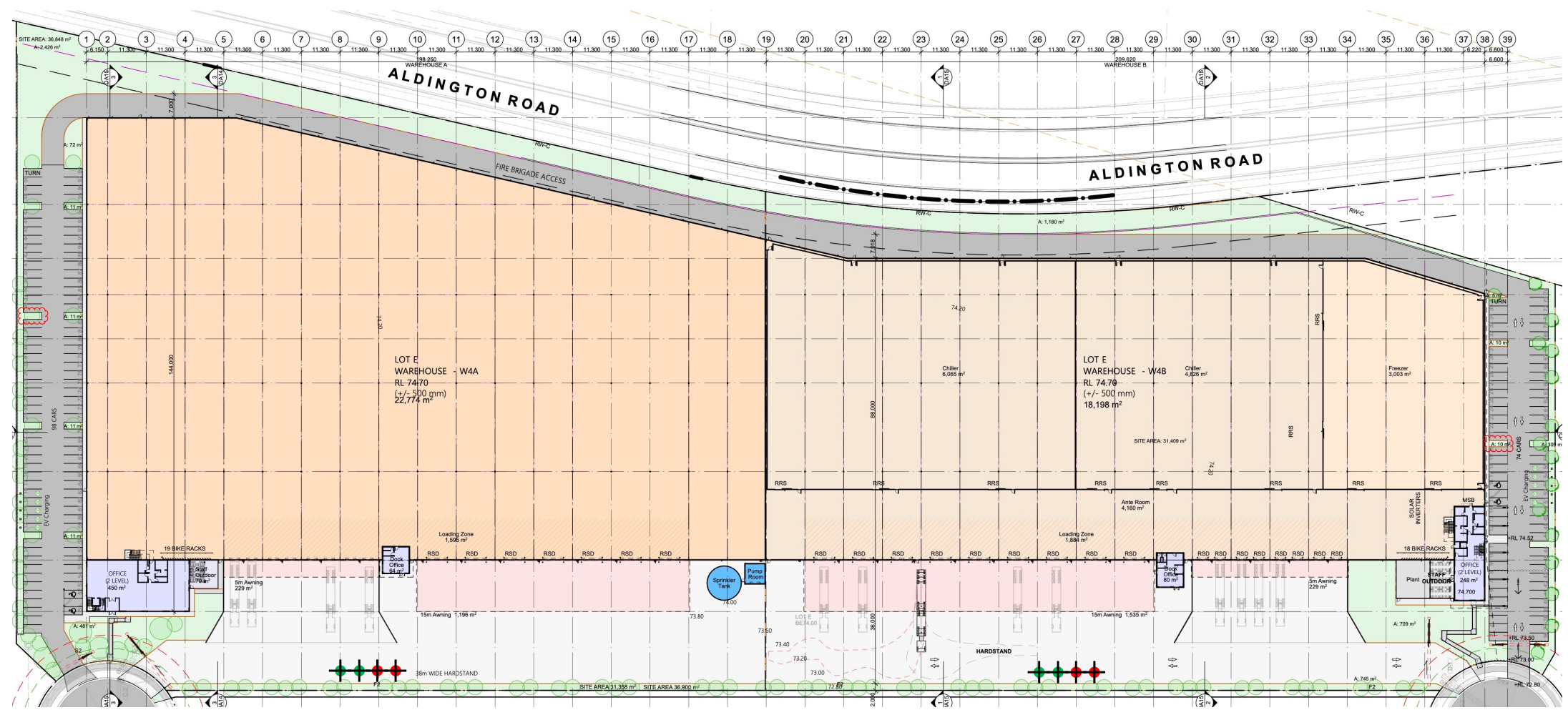


Image courtesy of DTA Architects



REV: A  
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Kemp's Creek, NSW**  
PROJECT NUMBER: LG2530.01

TITLE:  
**Construction Waste Bin  
Plan**

FIGURE:  
**3**  
A4