



Wallgrove Business Hub

97 - 151 Wallgrove Road, Cecil Park

Construction & Demolition Waste Management Plan

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1. Executive Summary

This Construction and Demolition Waste Management Plan (C&DWMP) has been prepared by Foresight Environmental on behalf of **Western Sydney Parklands Trust** to support a SEARS request. The plan details how the proposed development will manage the waste and recycling generated during the ongoing operation of the development and to address the waste management requirements of the Secretary's Environmental Requirements (SEARs) whilst adhering to the regulations as set out in the Fairfield Citywide Development Control Plan (DCP) 2013, and the State Environmental Planning Policy (SEPP). This report will be included within the Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA).

2. Overview of Proposed Development

Development consent is being sought for concept proposal and stage one development including bulk earthworks, infrastructure delivery, road access and detailed design of the stage one development for the purpose of a warehousing and light industrial business hub.

Key features of the concept proposal include:

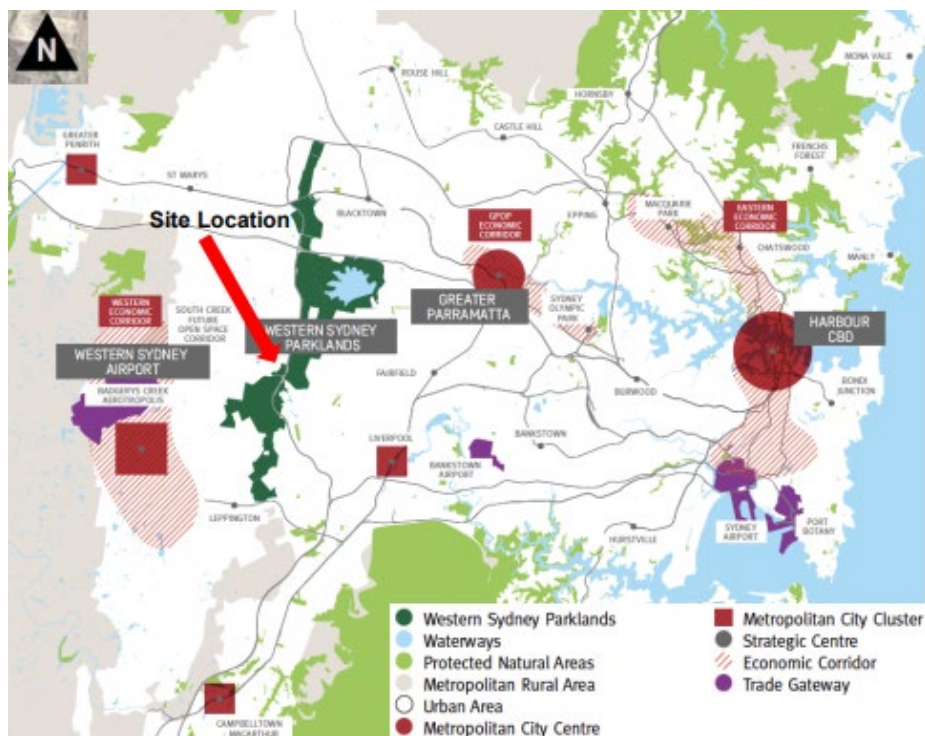
- Two industrial, warehouse and distribution building footprints to accommodate a range of land uses including light industrial, warehouse and distribution facilities and ancillary office facilities
- Approximately 34,000 square metres of floorspace across different buildings/ tenancies
- Concept architectural design for the future built form, and landscape concept design
- Access road to the proposed business hub off Wallgrove Road
- Stormwater management works to manage the quality and quantity of water flows across the site and avoid adverse impacts to adjoining properties
- Delivery of utility services required to service the proposed development, including necessary upgrades and siting and design of the proposed industrial subdivision.

The first stage of works (Stage 1 DA) will include:

- Site preparation and bulk earthworks including site clearing to establish the future development sites
- Provision of an access road to connect to Wallgrove Road, for dedication to Council
- Installation of site services and stormwater management infrastructure to accommodate the future development of the site
- Torrens title subdivision to create separate development lots, and dedication of road to Council.

The future industrial buildings and associated facilities will be subject to separate future development applications (DAs) and do not form part of this application.

Figure 1: Site in (regional) context



3. Assessment Requirements

The Department of Planning and Environment has issued SEARs for the proposed development. This report addresses the requirement for an Operational Waste Management Plan as set out in requirement 17 as follows:

Table 1 - SEARS: Industry specific requirements for Warehouses and Distribution Centres.

ISSUE & ASSESSMENT REQUIREMENT	DOCUMENTATION
17. Waste Management <ul style="list-style-type: none"> Identify, quantify, and classify the likely waste streams to be generated during construction and operation 	<ul style="list-style-type: none"> Section 4
<ul style="list-style-type: none"> Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste 	<ul style="list-style-type: none"> Section 5 & 6
<ul style="list-style-type: none"> Identify appropriate servicing arrangements for the site 	<ul style="list-style-type: none"> Section 7
<ul style="list-style-type: none"> If buildings are proposed to be demolished or altered, provide a hazardous materials survey 	<ul style="list-style-type: none"> Refer to Stage 1 Preliminary Site Investigation, 6th February 2024

Planning Secretary’s Environmental Assessment Requirements, Section 4.12(8) of the Environmental Planning and Assessment Act 1979, Part 8, Division of the Environment Planning and Assessment Regulation 2021 lists the following requirements to satisfy the key issues for the EIS:

Table 2 - SSD development key issues and deliverables

SSD - 50972718	DELIVERABLE
Waste - including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling, and disposal requirements	Construction & Demolition Waste Management Plan (C&DWMP)

In addition to the SEARs, the requirements of the Fairfield Citywide Development Control Plan (DCP) 2013 have been addressed throughout this report.

4. Waste Generation Estimate

The aim of this C&DWMP is to ensure that all waste resulting from construction and demolition activities is managed in an effective and environmentally aware manner. Specifically,

- To maximize the reuse and recycling of demolition materials.
- To reduce the volume of materials going to landfill.
- To maximise waste material avoidance and reuse on site.
- To ensure that where practicable, an efficient recycling procedure is applied to waste materials.
- To ensure efficient storage and collection of waste.

The quantity of waste materials to be generated onsite are estimates based on the information provided to Foresight Environmental and therefore the systems that will be put in place need to incorporate flexibility to allow for variation in the total quantities generated.

4.1 Demolition - Bulk Earthworks

The testing and classification of any excavated material is not covered in this report. Where necessary separate specialist testing should be conducted by the project managers.

If acid sulphate soils are present on site, a separate management plan will need to be prepared for handling and disposal of such soil.

4.1.1. Estimating Waste Quantities - Demolition

To generate demolition waste generation estimates, the following method was used:

1. Quantify materials from the Capital Investment Value Report - Proposed Warehouse Facilities Hub, Estate Earthworks, Roadworks, and Infrastructures, 97 - 151 Wallgrove Road, Cecil Park. 5th Feb 2024.
2. Use these quantities to estimate demolition wastage generation based on material percentages derived from industry standards¹.

The table below details the results - the estimated composition by volume of demolition waste to be generated. Note, these are preliminary estimates based on high level architectural plans - it is anticipated that these estimates will be reviewed and updated as appropriate as more detailed information becomes available in the form of more detailed construction cost plans and quantity surveys.

¹ [waste-management-guidelines-chapter-1-demolition-sep22.pdf\(nsw.gov.au\)](#)

Please note the approximate percentage of recovered waste is only indicative and has been derived from various resource recovery centres in the Sydney district, and as such it is high level and subject to change. Once the specific waste contractor for the site is known, a more detailed analysis can be calculated.

Table 3 - Estimated composition of demolition waste by volume - Bulk Earthworks

MATERIAL	m ³	TONNES	APPROX % RECOVERED
Soil	3,823	5,735	70
Green Waste	45,860	64,204	80
TOTAL	49,683	69,939	-

*Untreated timber has approximately 100% recovery rate, whereas treated timber is closer to 33%.

4.2 Construction - Bulk Earthworks & Roadworks

Active site management during the construction phase will ensure all waste/recyclable materials are disposed of appropriately and that all waste receptacles are of sufficient capacity to manage onsite activities.

The table below details the estimated composition by volume of construction waste to be generated. Note, these are preliminary estimates based on high level architectural plans - it is anticipated that these estimates will be reviewed and updated as appropriate as more detailed information becomes available in the form of construction cost plans and quantity surveys.

4.2.1. Estimating Waste Quantities - Construction

To generate construction waste generation estimates, the following method was used:

1. Quantify materials from the Capital Investment Value Report - Proposed Warehouse Facilities Hub, Estate Earthworks, Roadworks, and Infrastructures, 97 - 151 Wallgrove Road, Cecil Park. 5th Feb 2024.
2. Use these quantities to estimate construction wastage generation based on material percentages derived from industry standards².

The table below details the results - the estimated composition by volume of construction waste to be generated.

² [Waste Management Plan Application Template.doc \(live.com\)](#)

Table 4 - Estimated composition of construction waste by volume

MATERIAL	m³	TONNES	APPROX % RECOVERED
Green Waste	4	4	80
Asphalt	8	18	55
General Residual	13	13	20
Concrete	26	63	100
Soil	4,805	7,207	70
TOTAL	4,856	7,305	-

5. Waste Management Strategy

Consideration of waste management during all phases of the development will provide the best opportunity to minimise the volume of waste generated throughout the project's lifetime. Whilst recycling and reuse of materials are important aspects of waste management, waste minimisation techniques incorporated into construction and demolition can prevent materials from being brought onto the site that will eventually become waste. The following waste hierarchy will be used as a guiding principle:

Figure 2: Waste hierarchy



The construction and demolition teams will implement this C&DWMP, incorporating the following best practice management techniques as a minimum:

5.1 Avoid and Reduce

Minimise the production of waste materials in the construction process by

- Assessing and taking into consideration the resultant waste from different design and construction options.
- Purchasing materials that will result in less waste, which have minimal packaging, are pre-cut or fabricated. Where possible, arrange for packaging to be removed by the delivery company.
- Not over ordering products and materials.
- Ordering materials cut to size to reduce waste material onsite.

5.2 Reuse

Ensure that wherever possible, materials are reused either on site or offsite:

- Identify all waste products that can be reused.
- Any demolition and excavation materials should be salvaged and retained onsite for re-use where possible.
- Put systems in place to separate and store reusable items.
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse.

5.3 Recycling

Identify all recyclable waste products to be produced on site:

- Provide clear signage to ensure appropriate disposal of all waste types.
- Process the material for recycling either onsite or offsite.

To achieve operational and spatial efficiency throughout the course of the project, the appointed waste contractor will be selected on the basis that they are able to achieve >90% diversion from landfill through effective sorting of recyclable materials at an appropriately licensed C&D recycling facility. Through this process, the onsite management of waste becomes far more streamlined by enabling the majority of materials to be disposed together rather than allocating individual bins or stockpiles for different material types (which would be unfeasible within the project timelines and spatial constraints).

5.4 Disposal

Waste products which cannot be reused or recycled will be removed and disposed of. The following will need to be considered:

- Ensure the chosen waste disposal contractor complies with OEH requirements.
- Implement regular collection of bins.
- Maintain records of both recycled and general waste volumes being transferred offsite or reused onsite.
- The only materials to be sent to landfill are those that cannot be recycled due to contamination, legal requirements or lack of facilities to enable recycling.

6. Waste Management Systems

6.1 Onsite and Offsite Systems

Onsite separation of the various waste streams is encouraged to lower recycling costs so to avoid additional fees for sorting at appropriate facilities - this is particularly relevant for higher value recycling stream i.e. metal. However, to maximise operational and spatial efficiency, it is highly likely that the majority of materials will be disposed together and will be collected for separating and processing at an offsite recycling facility.

The following tables combine the estimated volumes for each component of the development as the recycling practices are to be replicated during each respective phase.

6.1.1. Demolition

Table 5 - Waste Management Systems

MATERIAL	ESTIMATED VOLUME (m ³)	ONSITE (RE-USE OR RECYCLE)	OFFSITE (RECYCLING CONTRACTOR)
Soil	3,823	Mulched and reused onsite where possible (landscaping)	Separated where possible and taken to appropriate organic processing facility i.e. Australian Native Landscapes
Green Waste	45,860		

6.1.2. Construction

Table 6: Waste Management Systems

MATERIAL	ESTIMATED VOLUME (m ³)	ONSITE (RE-USE OR RECYCLE)	OFFSITE (RECYCLING CONTRACTOR)
General Residual	13		Collected by contractor to be sorted and re-processed at an appropriate C&D recycling facility into recycled products where possible
Asphalt	8	Crushed for road base	Separated where possible and taken to concrete recycling facility - deposited onsite directly into skips or trucks to be removed from site.
Concrete	26		
Green Waste	4	Mulched and reused onsite where possible (landscaping)	Separated where possible and taken to appropriate organic processing facility i.e. Australian Native Landscapes
Soil	4,805		

Note: The quantities of construction and demolition waste materials have been estimated using industry guides for predicting waste quantities³. The figures in Table 5 and 6 above are estimates and are used as a guide for designing the waste management systems on site. These figures will be adjusted according to the final building material selection and quantities. The waste management systems will be adjusted as necessary.

It should be noted that there are multiple offsite recycling/disposal facilities available for the appropriate processing of the materials detailed above and the facility choice will depend largely on the waste contractor/supplier engaged. See Section 7.

³ McGregor Environmental Services (2000) Predicting C&D waste quantities in the Inner Sydney Waste Board Waste Planning Guide for Development Applications-Planning for Less Waste (1998) NSW Waste Boards

6.2 Waste Storage and Collection

Designated waste storage areas will be established for the collection of all waste and recyclables. The waste storage areas shall have appropriate signage to clearly identify the area to construction workers and to prevent unauthorised access to the area.

Stockpile size or bin numbers should be minimised by regular removal of waste from site and construction staging plans must allow for the waste storage area to move within the site as the development progresses if necessary.

The waste storage areas do not have to be enclosed. However, bins should be covered where possible to prevent transmission of dust and fine particles, odour, wind impacts, vermin and vandalism or theft. Bins will be stored on a hardstand area with appropriate sediment control measures implemented to mitigate run-off into stormwater. Any spillages in the waste storage area should be treated immediately using a spill kit. Contaminated or hazardous wastes should be stored in a secure area with appropriate signage.

6.3 Site Waste Control and Management

To ensure adequate site environmental standards are maintained, it is recommended that the following controls be implemented and enforced by the proponent:

1. All waste generated during the project is assessed, classified, and managed in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" (DECCW, December 2009).
2. The body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste or spoil from the vehicle or trailer.
3. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorized plant leaving the site, is removed before the vehicle, trailer or motorized plant leaves the premises.
4. Appropriate control measures to eliminate/minimise the airborne emission of dust and fibres, such as:
 - a. Dust screening barrier around site and relevant areas within site
 - b. Cover stockpiles
 - c. Water suppression

6.4 Hazardous Wastes

During any demolition and material recovery activities, contractors should beware of potentially hazardous materials. Hazardous construction materials should be disposed of in accordance with EPA guidelines to protect the environment and personnel. In order to avoid risk to the environment and any breach of legislation this development endeavours to uphold the following practices:

- Early identification and reporting of hazardous waste.
- Reporting of any suspicious activities of involved stakeholders (waste generator, transporter, or receiver) to including handling waste unlawfully or illegally dumping waste through the Environment Line on 131 555.
- Ensure waste is transported to a place that can lawfully accept it under Section 143 of the Protection of the Environment Operations Act 1997.
- Take all reasonable precautions, and exercise due diligence at all times, to prevent/minimise commission of any offence.
- Keep accurate written records such as:
 - who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste)
 - copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).

6.4.1. Asbestos

To manage the risk of asbestos during the demolition/construction phase the following minimum requirements must be implemented:

- Identify all asbestos and asbestos containing material and record in an asbestos register for the project.
- Assess the risk of exposure to airborne asbestos.
- Eliminate or minimise the risks associated with asbestos by implementing control measures.
- Continually review control measures to ensure they are effective.

If asbestos is identified a detailed asbestos management plan is required to be prepared for the project which must:

- Identify the location of asbestos and any naturally occurring asbestos.
- Include decisions—and reasons for them—about the management of asbestos at the site, for example safe work procedures and control measures.

- Outline procedures for incidents and emergencies involving asbestos, including who is responsible for what.
- Be maintained with up-to-date information.
- Be accessible to any worker who has carried out or intends to carry out work at the workplace and any health and safety representatives who represent workers at the site.
- Provide information, consultation and training responsibilities to workers carrying out work involving asbestos.

6.5 Contracts and Purchasing

Each subcontractor working on the site will be required to adhere to this Construction & Demolition Waste Management Plan (C&DWMP).

The Head Contractor will ensure each subcontractor:

- Takes practical measures to prevent waste being generated from their work.
- Implements procedures to ensure waste resulting from their work will be actively managed and where possible recycled, as part of the overall site recycling strategy.
- Implements source separation of off cuts to facilitate reuse, resale or recycling.

The Site Manager will be responsible for:

- Ensuring there is a secure location for on-site storage of materials to be reused on site, and for separated materials for recycling off site.
- Ensuring all skips/bins/stockpiles are clearly labelled identifying which material is suitable for each receptacle.
- Engaging appropriate waste and recycling contractors to remove waste and recycling materials from the site.
- Co-coordinating between subcontractors, to maximise on site reuse of materials.
- Monitoring of bins on a regular basis by site supervisors to detect any contamination or leakage.
- Ensuring the site has clear signs directing staff to the appropriate location for recycling and stockpiling station/s. And that each bin/skip/stockpile is clearly sign posted.
- Providing training to all site employees and subcontractors in regard to the C&DWMP as detailed in Section 6.6 below.
- Should a subcontractor cause a bin to be significantly contaminated, the Site Manager will be advised by a non-conformance report procedure. The offending subcontractor will then be required to take corrective action, at their own cost. The non-conformance process would be managed by the Head Contractors' Quality Management Systems.
- Retaining demolition and construction waste dockets to confirm and verify which facility received the material for recycling or disposal.

6.6 Training and Education

All site employees and sub-contractors will be required to attend a site-specific induction that will outline the components of the C&DWMP and explain the site-specific practicalities of the waste reduction and recycling strategies outlined in the C&DWMP.

All employees are to have a clear understanding of which products are being reused/recycled on site and where they are stockpiled. They are also to be made aware of waste reduction efforts in regard to packaging.

The site manager will post educational signage in relation the recycling activities on site in breakout areas, lunchrooms etc.

7. Waste Facilities

The following waste recycling facilities provide disposal options within reasonable distance to the project. It is the responsibility of the site manager to ensure that the chosen facilities can accept the material being sent to it.

Boral Recycling Widemere - Wetherill Park

CONTACT	MATERIALS ACCEPTED
39a Widemere Road, Wetherill Park Boral Recycling Widemere (Wetherill Park) Boral	<ul style="list-style-type: none"> • Brick • Concrete • Solid fill

Remondis Resource Recovery Centre - Seven Hills

CONTACT	MATERIALS ACCEPTED
29 Powers Road, Seven Hills Construction demolition // REMONDIS Australia (remondis-australia.com.au)	<ul style="list-style-type: none"> • Metals • Concrete • Plasterboard

Sell and Parker - Blacktown

CONTACT	MATERIALS ACCEPTED
45 Tattersall Road, Blacktown Locations - Sell and Parker (sellparker.com.au)	<ul style="list-style-type: none"> • Concrete • Metals • Timber