Opal HealthCare Bella Vista, NSW – Demolition and Construction Waste Management Plan.

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DOCUMENT CONTROL & DISTRIBUTION SHEET

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1	DRAFT	30.10.2025	Mr. Harry Bate – Bloompark.
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Conflict of Interest

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Contents Opal HealthCare – Bella Vista Construction WMP.

The Definitions

Acronyms	Description
SSD	State Significant Development
CLIENT	Opal HealthCare
EPA	NSW Environmental Protection Authority
C&D waste facility	A construction and demolition waste facility within the meaning of clause 90B of the Waste Regulation.
LAP	Local Approvals Policy
Local Council	The Hills Shire Council
Unpermitted waste	Waste not permitted by the C&D waste facility's environment protection licence to be received at the C&D waste facility.
WH+S	Work Health and Safety
Sorting	Means to separate waste into individual listed waste types, waste which meets the requirements of a resource recovery order, or waste which meets the requirements of the recovered fines specifications.
Builder	Managing Head Contractor.
Waste and recycling storage area	A dedicated area with clearly labelled or signposted stockpile areas (free-standing stockpile areas or enclosed bays).
Vehicle(s)	Includes a motor vehicle, trailer, and any combination thereof.
VEMN	Virgin excavated natural material.
GSW	General solid Waste.
C&D Waste	Construction and demolition waste.

1. Introduction.

The Management of Opal HealthCare are developing a new aged care home located at Bella Vista (SSD-53300464) to cater to the future living needs of 135 residents when full. The proposal consists of the following:

Construction of a new aged care, which includes facilities to cater to the living needs of 135 residents (when full). Additionally, allowances will be made for:

Construction of a five (5) Storey Residential Aged Care Facility (RACF), comprised of:

- 135 one-bed units, including 15 bed high care and memory care wing at ground floor level.
- Back of house, including commercial kitchens and laundry facilities at basement level
- A Staff administration area.
- Resident amenities include a central social hub, café, function room, shared resident spaces, gym, and wellness rooms.
- Outdoor courtyard, activity space, shared garden areas, and children's play area
- Augmentation and extension of existing services including electrical supply, hydraulic services, and fire services.
- Construction of basement car park for 35 spaces.
- Construction of nine (9) parking spaces, drop off bay, and ambulance bay, and Provision of associated landscaping.

The site is 26, 28 and 30 Norfolk Drive Bella Vista NSW 2153 (part of the Aveo site being Building C).

Figure 1 Existing Site Image with proposed facility overlay.

The vision for the proposal is to create a quality aged care development that activates and integrates with the public domain and surrounds.

The reader will note that Waste and Resource consumption is a major environmental issue and priority for all levels of government within Australia. This is particularly the case as landfill sites become scarce and the environmental and economic costs of waste generation and disposal rise. Government and society alike are exposed to the issue of managing the increasingly large volumes of waste generated by our society.

Sustainable resource management and waste minimization have emerged as a priority action area and a key in the quest for Ecologically Sustainable Development. Critical actions in this regard include the following, which have been ordered in terms of desirability:

- Recovering generated waste for recycling or resourcing.
- Recovering waste resources on site for re-use.
- Avoiding excessive waste resource consumption.

The purpose of this Demolition and Construction Waste Management plan is to outline specific measures to attain the following outcomes:

- Comply with all relevant Local Government Authority (The Hills Shire Council) NSW State codes, legislative requirements and policies that will apply to the Demolition and Construction being undertaken on this site.

- To outline the compliant disposal and treatment of generated demolition and construction waste (including Asbestos – if any) as detailed by The Hills Shire Council Authorities Development Control Plan and NSW EPA Construction and demolition waste management tool kit.

- Options and processes to minimise the quantities of demolition and construction waste generated ending up as land fill.

- Waste material handling processes required for the safe and compliant movement of construction waste from this development.

- Support the principles of Ecologically Sustainable Development.

- Adhere to the Hills Shire Council commitment to reducing land fill.

- Align with the NSW EPA Waste Classification Guidelines - standards for managing construction waste in NSW.

- The creation and application of a compliant Asbestos Management Plan (if required).

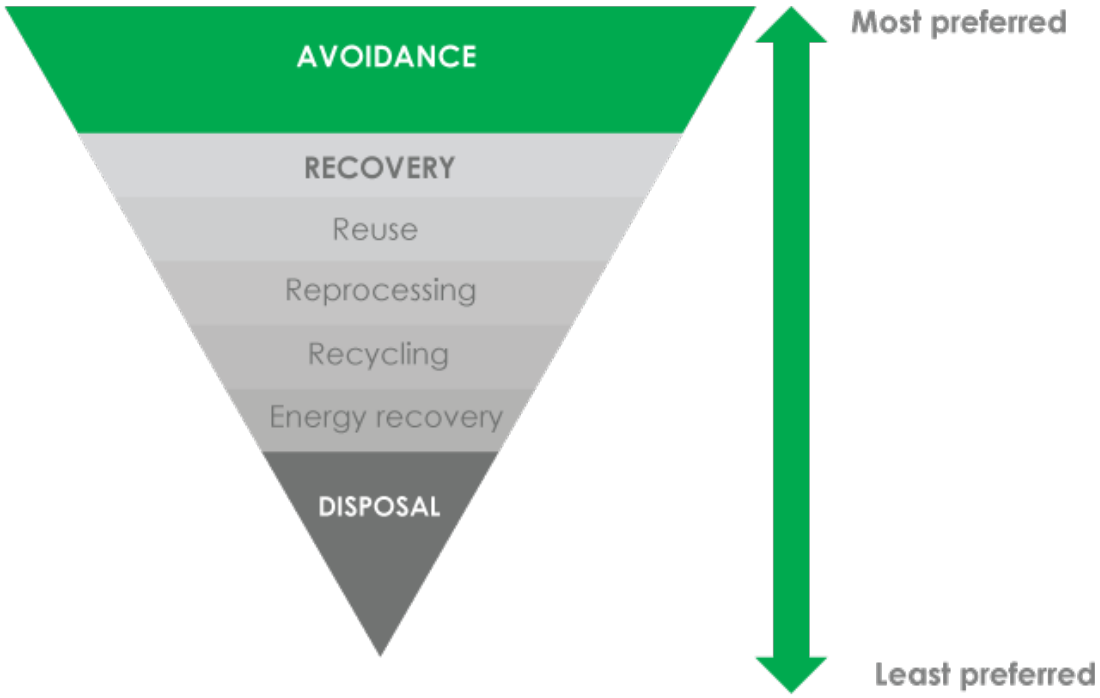
- Compliance with AS2890.2 Parking facilities: off-street commercial vehicle facilities.

- purpose of report to also include mention of addressing the SEARs requirements for waste management.

All waste calculations and figures provided by UFD are based on the drawings provided by Jackson Teece Architecture Pty Ltd, and Opal HealthCare requirements.

A. Background for the creation of this report.

The development of this demolition and construction Waste Management Plan is provided to ensure that the future demolition and construction techniques minimise waste volumnes and provides an efficient recycle procedure for all generated waste material.



B. Objectives of this report.

The objective of this report is to recognize the importance of efficient techniques outlining processes for:

- Minimizing demolition and construction generated waste on site.
- Identifying, quantifying, and classifying the waste streams to be generated during construction and demolition operations.
- Detail the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
- Communicating housekeeping & litter reduction rules with subcontractors during contract letting and site inductions.
- Implementing the waste hierarchy – avoid, reuse, recycle and lastly disposal to landfill. This report will outline operational controls that will need to be put in place during demolition and development of this project.

This report will outline operational controls that will need to be put in place during demolition and development of this project (to create and manage a waste hierarchy – avoid, reuse, recycle and lastly disposal to landfill).

The report will also outline construction techniques which minimize waste and provide an efficient recycling procedure for all waste material.

2. Site Description.

26,28 and 30 Norfolk Drive, Bella Vista, NSW is within the Hills Shire council area (**LGA**).

Key features of the current site are:

- Land size is 6,682sqm. This will be the closest measure to the area of the lot that Opal HealthCare are leasing from Aveo.
- There are no buildings or structure on this site.
- There are no detected heritage overlays on this property.

The land at 26,28 and 30 Norfolk Drive, Bella Vista, NSW is described as a large, single lot of 5.95 hectares (59,502 square meters), located within The Hills Shire council area. It is zoned for non-residential use, has no bushfire, flood, or heritage overlays, and is situated within the catchment for Bella Vista Public School and Model Farms High School.

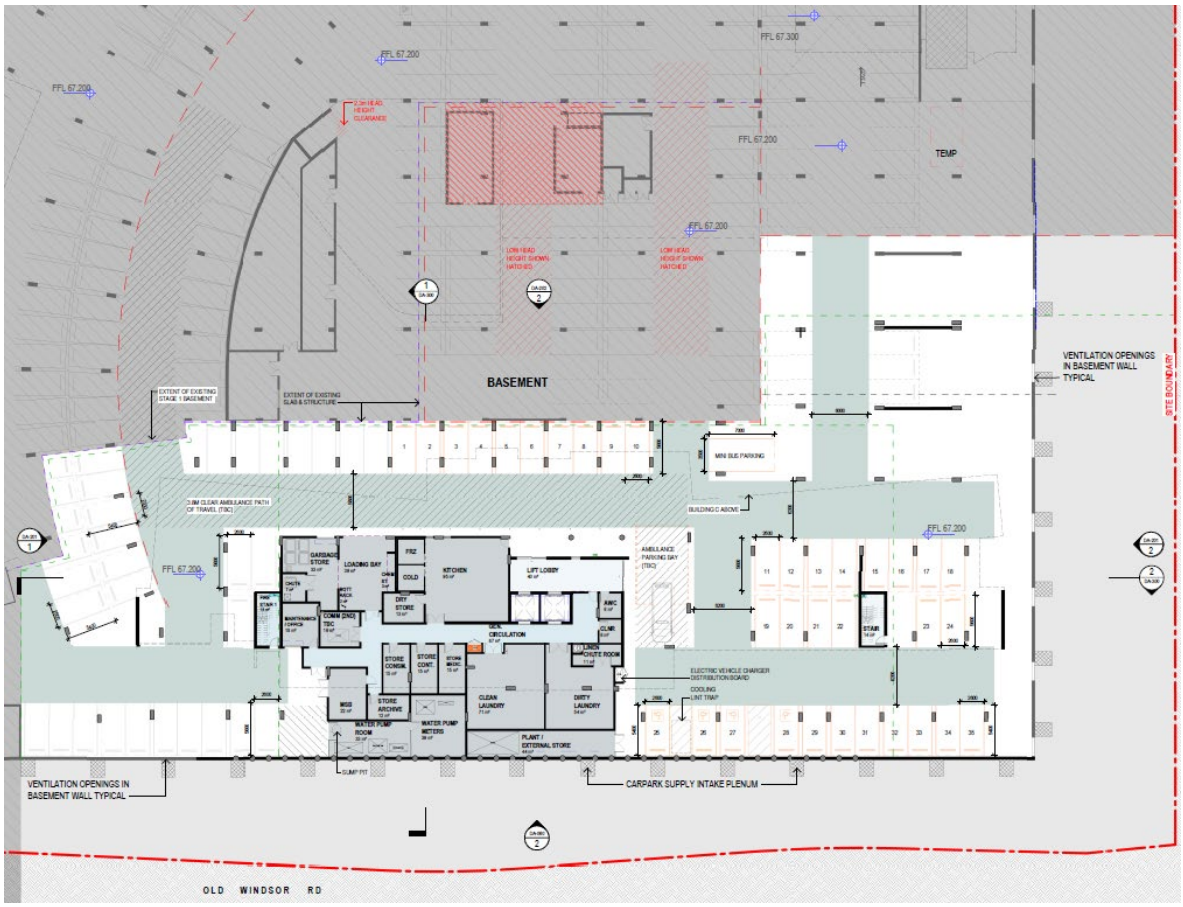
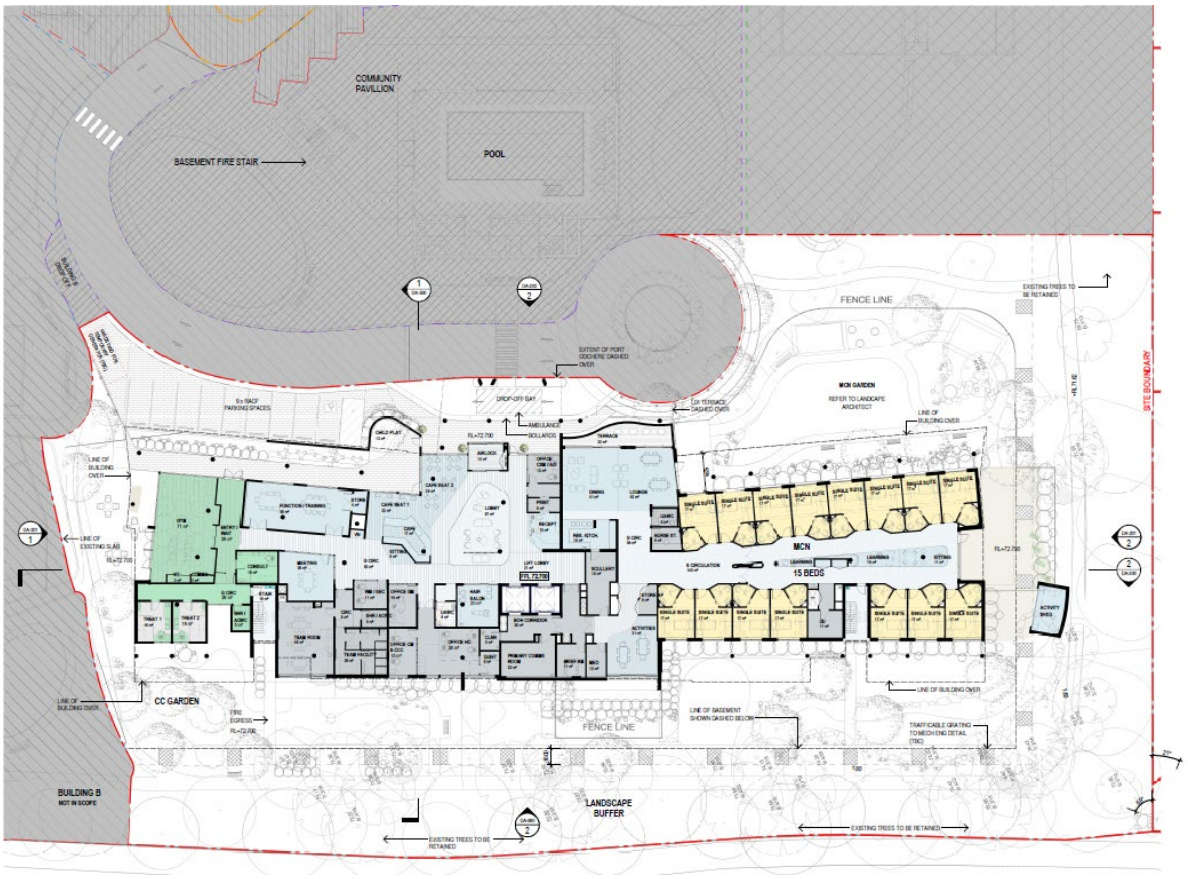


Figure 2 Proposed Basement Level.


COMMUNITY PAVILLION
POOL
BASEMENT FIRE STAIR
FENCE LINE
EXISTING TREES TO BE RETAINED
SITE BOUNDARY
MCN GARDEN
REFER TO LANDSCAPE ARCHITECT
LINE OF BUILDING OVER
EXTENT OF PORT COCHERE DASHED OVER
DROP-OFF BAY
AMBULANCE BOLLARDS
CH TERRACE DASHED OVER
5 x RACF PARKING SPACES
MCN
15 BEDS
CC GARDEN
LINE OF EXISTING SLAB
FIRE EGRESS
LINE OF BASEMENT SHOWN DASHED BELOW
TRAFFICABLE GRATING TO MECH ENG DETAIL (TBC)
BUILDING B
NOT IN SCOPE
LANDSCAPE BUFFER
EXISTING TREES TO BE RETAINED


ROOF BALLAST
SKYLIGHT
PRIVACY SCREEN
15 BEDS
LEVEL 1
15 BEDS
PRIVACY SCREEN

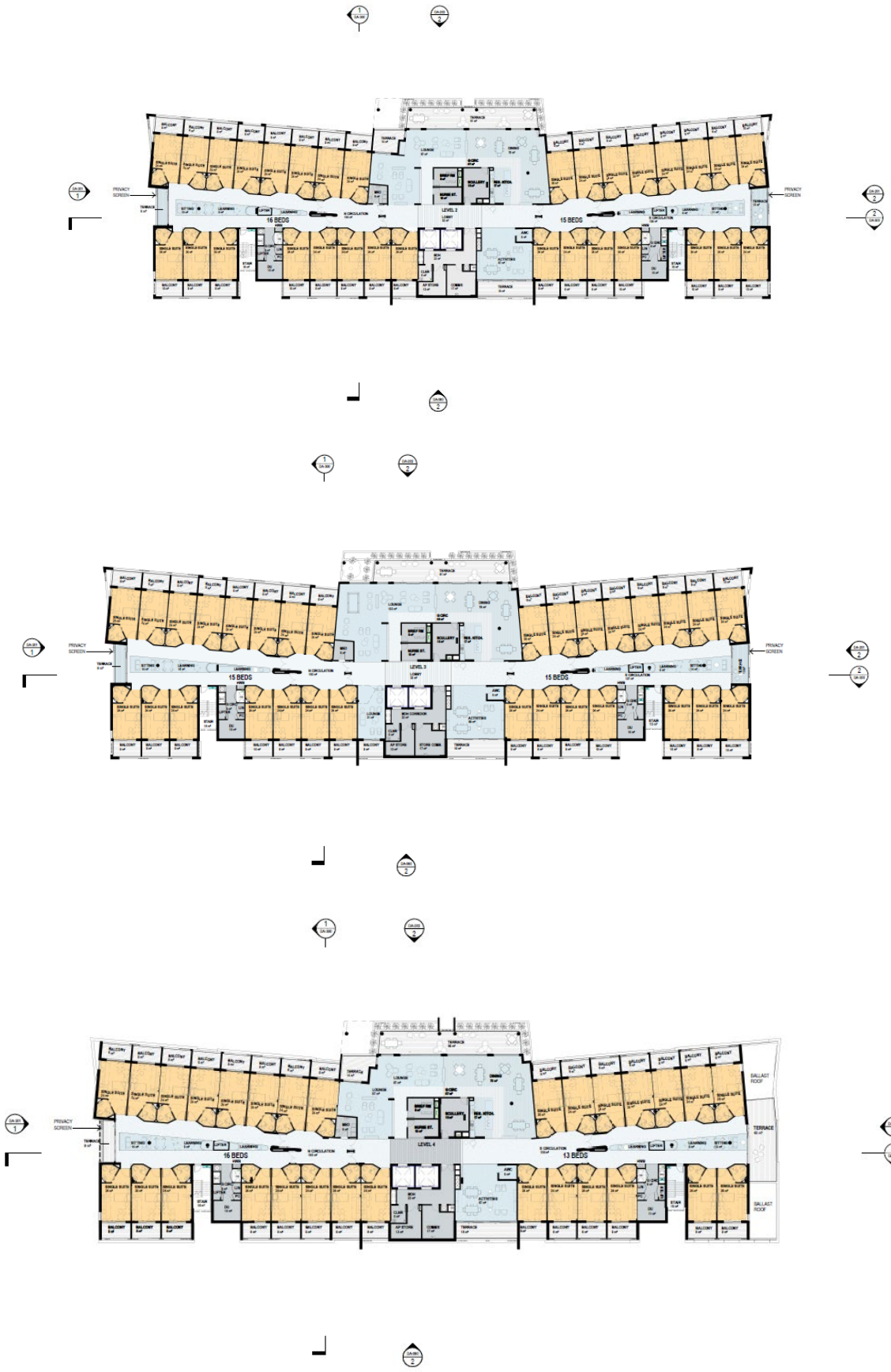


Figure 3 Proposed building Levels

3. Waste Minimisation and Management Plan Checklist.

APPLICANT DETAILS	
Application No.	**TBA**
Name	Opal HealthCare
Address	Level 11, 420 George Street, Sydney NSW 2000
PROJECT DETAILS	
Address of Development	26,28 and 30 Norfolk Drive Bella Vista NSW 2153
Existing Blocks and other structures currently on the site	Nil.
Description of Proposed development	Development of new aged care home for 135 residents.
This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this construction of this project. All records demonstrating lawful disposal of waste will be retained and need to be kept readily accessible for inspection by regulatory authorities such as Hills Shire Council, DECC and Work Cover NSW.	
Name	**Brian James Lennox.**
Signature	
Date	**30th October 2025**

Construction & Demolition (C&D) material is comprised of mixed heavy loads which usually contain a combination of timber, concrete, bricks, tile, rubble, metal, plastics, plasterboard, cardboard, and paper. This material stream is typically generated through all stages of construction and site clean-ups.

The following estimates for Demolition and Construction Waste are to be applied to this report.

DEMOLITION WASTE				
	Reuse	**Recycling after being taken from site.**	**Disposal**	
Type of waste generated	**Estimate Volume (m3) or Weight (t)**	**Estimate Volume (m3) or Weight (t)**	**Estimate Volume (m3) or Weight (t)**	**Specify method of onsite reuse, Contractor, and notional recycling outlet and/or notional waste depot to be used.**
Concrete – existing car park and stairs.	Nil	Nil	Nil	Part to be used as land fill. Balance to be removed from site and reused.
Brick and blockwork retaining walls.	Nil	Nil	Nil	Part to be used as land fill. Balance to be removed from site and reused.
Asbestos	Nil	Nil	Nil	Remove from site by a certified asbestos collection agency.
Scrap metal	Nil	Nil	Nil	Remove from site.
Excavated soil.	3,000m³	5,000m³ (VEMN).	500 m³	Part to be used as land fill on site. Balance to be removed from site cleaned and reused (VEMN). An element of topsoil assumed to be contaminated will be removed for disposal.
Other (doors, glazing etc).	Nil	Nil	Nil	Remove from site.

The removal of all demolition waste will be removed in a Work Safe Compliant manner.

Note: Selected **c**ommercial (demolition) waste, such as concrete, brick work and scrap metal will be collected by approved private waste contractors and taken to a recycled Building Materials Supplier for recycling and reuse.

Note: VENM refers to "Virgin Excavated Natural Material."

CONSTRUCTION WASTE				
	Reuse	**Recycling after being taken from site.**	**Disposal**	
Type of waste generated	**Estimate Volume (m3) or Weight (t)**	**Estimate Volume (m3) or Weight (t)**	**Estimate Volume (m3) or Weight (t)**	**Method of onsite reuse, Contractor, and notional recycling outlet and/or notional waste depot to be used.**
Timber.	2m³	25m³		Remove from site for reuse.
Concrete.	5m³	275m³	10m³	Remove from site for reuse.
Plaster / Plasterboard.		40m³		Remove from site for reuse.
Hebel.			4m³	Remove from site
Packaging (used plastics and pallet wrap.		10m³	5m³	Remove from site.
Containers (cans, plastic, glass, and drums).		10m³	3m³	Remove from site and sort to determine what can be recycled.
Plastic / PVC.		5m³	7m³	Remove from site.
Paper / Cardboard.		10m³		Remove from site
Other.			10m³	Remove from site

4. Waste Management and Reporting.

All demolition and construction waste will go to the Managing Contractor's Waste Management area except for salvaged re-usable timber and any metals which will be recycled at a local metal recycling company.

Friable asbestos which is required by law to be disposed of at a waste management facility licensed for this class of hazardous waste.

A representative of the Managing Contractor's project team will be responsible for collecting monthly waste reports and issuing them to the Client's Project Manager/Representative. These reports will measure the weight of waste generated of material by classification, total weight of waste, percentage by weight recycled and percentage by weight to landfill.

Sorting of demolition and construction waste materials:

It will be a requirement for the Managing Contractor to sort C&D waste volumes on site with an emphasise to divert demolition and construction materials often tipped at landfills and create recycled, eco-friendly products for use in residential, civil and infrastructure projects through sustainable recycling processes.

Local construction waste recycling centres as noted below could be employed in the sustainable redistribution and management of construction and demolition waste volumes.

- MET Recycling
  134 Carnarvon Street
  Silverwater NSW 2128
  Ph. 1300 638 123
  sales@metrecycling.com.au

- Metropolitan Demolitions Group
  396 Princess Highway,
  St. Peters. NSW. 2044
  Ph: 02 9519 3099
  weighbridge@metrodemo.com.au

- Wanless Waste Management
  Ph: 02 9826 1000
  enquiries@recyclingparks.com.au

Note: It is the responsibility of the Managing Contractor (who is generating the demolition and construction waste) to classify the waste into groups that pose risks to the environment and human health before being removed from site.

Mixing of waste:

Construction waste that has been inspected and sorted must not be mixed with any other construction waste at the C&D waste facility unless the other waste has been inspected and sorted at the C&D waste facility.

Waste storage requirements:

The following must be applied:

- Waste which has been classified into an individual listed waste type, must be stored in a separate storage area for that type of waste that is clearly labelled or signposted to indicate the individual type of waste being stored in that area.

- Each label or signpost must be legible and clearly visible. The labels or signposts at all waste storage areas containing waste intended to meet the requirements of a resource recovery order that is awaiting compliance test results, must also contain the words 'awaiting validation.

- If waste is being stored outside of an enclosed bay, each stockpile of waste must be clearly delineated and separated from stockpiles of other listed waste types by a minimum of three metres from the base of the stockpile.

At the waste storage area, trained personnel must do the following on each business day:

- Inspect each labelled or signposted C&D storage area to determine whether waste is being stored in the correct location.

- Record observations, including each incidence of waste being identified in the wrong storage area, along with the date, time, the role, and name of trained personnel conducting the inspection.

Asbestos Removal:

If asbestos is discovered on site, it is recommended that the Managing Contractor use a **licensed asbestos removalist** to do the job of removing any asbestos in a compliant manner. The asbestos removal agency shall follow strict safety precautions and use protective gear (PPE) through all removal, disposal, and decontamination processes.

After asbestos removal, the work area shall be decontaminated to remove all asbestos fibres and protect everyone's health. It will be important to minimise dust and stop that dust from spreading in the air.

Removed asbestos shall be taken to a waste facility that accepts asbestos waste.

Soft strip of internal fixtures and fittings:

Prior to soft stripping works commencing the Managing Contractors demolition team are to establish loading points and drop/loading zones.

The designated drop/loading zones are to be established and fully cordoned off using fencing displaying warning notices at vantage points. The location of the drop/loading zones are to be nominated in the Managing Contractors Construction Methodology.

Note: Materials are to be kept in their separate categories where possible for recycling purposes.

Skirting boards & door frames:

All selected skirting boards and door frames are to be removed by the Managing Contractors demolition team using pinch bars and suitable hammers. The items are to be prized from their place of fixing. Any obtrusions and nails are to be removed with all resultant materials then being transported utilizing the wheelbarrows and carrying by hand to the designated drop/loading zones.

Suspended ceilings:

The suspended ceilings are to be removed by the Managing Contractors demolition team working from mobile access platforms suitably positioned. As the ceilings are removed, they are to be lowered to ground in a controlled fashion. At ground level they are to be stacked for removal from site. As the works progress the suspension system is to be removed by the Managing Contractors demolition team working from mobile access platforms.

Working from platforms, the fixings are to be cut as flush to the ceiling as possible. The removed items are to be lowered to ground in a controlled fashion where they are to be transported drop/loading zones. Any material affected by friable ACM will be addressed within the Asbestos Management Plan.

Floor coverings:

Any carpet coverings are to be removed by the Managing Contractors demolition team using the mattock picks and shovels. Where the carpets are of a roll able nature these are to be cut into strips, whilst still laid, and then rolled up for disposal. Carpet tiles are simply to be lifted. Both the carpet tiles and rolls are to be bundled and taped.

All resultant materials are to be transported as much as possible using mechanical means otherwise, utilizing the wheelbarrows and carrying by hand to the designated drop/loading zones in a WH+S compliant manner.

Non load bearing stud partition walls:

Any traditional timber stud partitioning that is to be removed by the Managing Contractors demolition team, using suitable handheld tools, namely pinch bars, picks, and hammers. The wall structure is to be de-erected by removing the coverings using the hammers and bars.

Once exposed the remaining timber stud work is to be prized free. The resultant materials are to be removed to the designated drop/loading zones. The boards are to be lifted from their fixing rail/brackets and removed in the manner previously stated. Once exposed the remaining timber stud work is to be prized free and transported to the drop/loading zones.

All resultant materials are to be transported as much as possible using mechanical means otherwise, utilizing the wheelbarrows and carrying by hand to the designated drop/loading zones in a WH+S compliant manner.

Building Demolition:

Following the soft stripping of the interior rooms, amenities and storage areas, the initial demolition of the remaining structures will take place. This will entail the manual stripping of the roof cladding (metal cladding or terracotta tiles) and any wall cladding by demolition operatives working on and below the roof area from a combination of scaffolds and/or Elevated Work Platforms ('EWPs') and be utilizing a fall arrest system from on the actual roof structure. The roof and wall cladding will be passed to other demolition operatives at ground level where possible or a person working from an EWP inside the building and loaded into skip containers located below the roof stripping area.

External non-load bearing brickwork will then be pushed to the centre of the building and removed by excavator working in an exclusion zone with dust control measures in place. As the structure of the building may vary, processes will need to be tailored to each structure and method of construction.

The remaining structures are to be demolished by the excavator fitted with suitable demolition attachments. Assistance is to be offered by the attending excavators and bobcat fitted with suitable attachments. All demolition, processing and concrete/masonry cutting works may be damped down to function as a dust suppressant during the works should dust be an issue.

Working from one end of the development in a systematic manner, the excavator will effectively 'munch' the roof sections into smaller sections. The resultant 'munched' material will be allowed to fall onto the floor cordoned off working area. As the works progress the resultant associated walls and are to be removed, once the relevant section of the roof has been removed, and they have had their structural support properties removed.

The walls are to be pushed inwards onto the floor by the excavator. The process is to be repeated in this manner systematically working from one end to the other. The sequence is to be roof, internal walls, front wall, side walls and finally rear wall. These are to be simply pulled inwards onto the floor as the works progress.

At ground level the resultant elements are to be processed by the excavator into the separate waste categories for removal (general waste/timber/brick/concrete) and processing. Materials are to be loaded directly into awaiting skips or trucks and are to be removed at periodic intervals to promote a clean, tidy, and safe working environment. Separation of all crushable materials will be an ongoing process with stockpiles created at suitable points awaiting the removal from site to an approved facility.

Masonry walls elements to be removed as part of the new development will be demolished in a controlled manner with acoustic suppression layers placed to reduce the acoustic and vibration impact experienced throughout the remainder of the existing structures when felling walls. Masonry waste material will be transported to the load out site and transported off site by truck.

5. Site Management.

Site Security:

Site security will be managed by physical means of sorting and monitoring. Site personnel and approved visitors will gain access to the site via the sites main entrance to ensure no unauthorised access is gained during the works or out of hours.

Construction Waste Vehicular access to site will be monitored. A detailed site management plan will be developed by the Managing Contractor to ensure site security is established and maintained as necessary to prevent unauthorised vehicle access to the site during the design development process.

Waste removal vehicles will only be able to enter and exit the site during approved hours.

Dust, Noise and Vibration Control Measures:

Dust will be controlled as necessary to ensure the public and surrounding neighbours are exposed to the least possible impact during all phases of works. Recommendations received from the specialist acoustic consultant in the form of the Environmental Noise Impact Report will be incorporated into the relevant project plans for the onsite management of construction borne noise.

Public Safety:

Safety of the public will be treated with the utmost priority. Prevention of objects falling from heights during the construction of new structures will be a key consideration that will be addressed with safety management systems used by the Managing Contractor.

Works adjacent the neighbouring buildings will be addressed by establishing and reviewing of Safe work methods identified during the planning of the construction methodology and sequence to eliminate risk where possible and reduce risk to an acceptable level if elimination is not feasible.

Signage and site controls:

Appropriate Work Health and Safety signage will be employed through all stages of demolition and construction.

The use of safety signs for waste resource recovery must comply with AS1319 Safety signs for occupational environments. Safety signs must be used to regulate and control safety related to behaviour, warn of hazards, and provide emergency information, including fire protection information. Suitable signs should be decided for each development as required.

Boarding arrangements, material and appearance will follow standard industry practise for Hills Shire Council building sites. Hoarding locations will be subject to approval by the relevant authorities and will comply with the current Australian Standards. Appropriate safety and identification signage, lighting and signalling will be erected on these hoardings.

Neighbours / Stakeholders Strategy:

The Managing Contractor will manage the neighbours of 26,28 and 30 Norfolk Drive, Bella Vista, and communicate key construction milestones in particular relation to potential disruption during demolition, excavation, and construction.

The Managing Contractor will communicate with neighbours and stakeholders to ensure they are aware of the construction program prior to any significant works being undertaken.

Maintaining good relationships with surrounding neighbours and stakeholders will be treated as a significant priority and measure of the successful management of this project.

Waste collection vehicle movements:

All waste collection vehicle movements shall be conducted during approved working hours.

Waste collection vehicle movements in and out of the construction site shall be conducted in accordance with current EPA Better Practice Guidelines for waste vehicle movements.

Note: Waste collection vehicles must always enter and exit in a forward manner. Waste vehicle movements shall not impact on any passing traffic.

Transport requirements:

Construction waste must not be transported from the site unless it has been inspected, sorted, and stored in accordance with these Standards and the load of waste transported from the site facility consists solely of an individual listed waste type or waste that meets the requirements of a resource recovery order or the recovered fines specifications.

6. Construction Waste Skip bins.

Skip bins shall be used during the demolition of the existing development and construction of the new. Skip bin sizes are as noted below. It will be responsibility of the Managing Contractor to coordinate bin movements, Waste collection time, and location of bin collection/holding area all in accordance with Australian Standards.

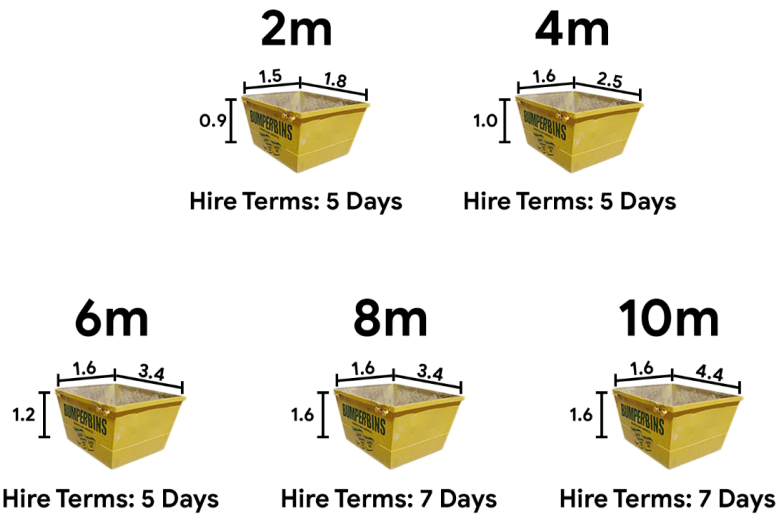


Figure 4 Proposed C&D waste bins.

Proposed C&D waste bin location.

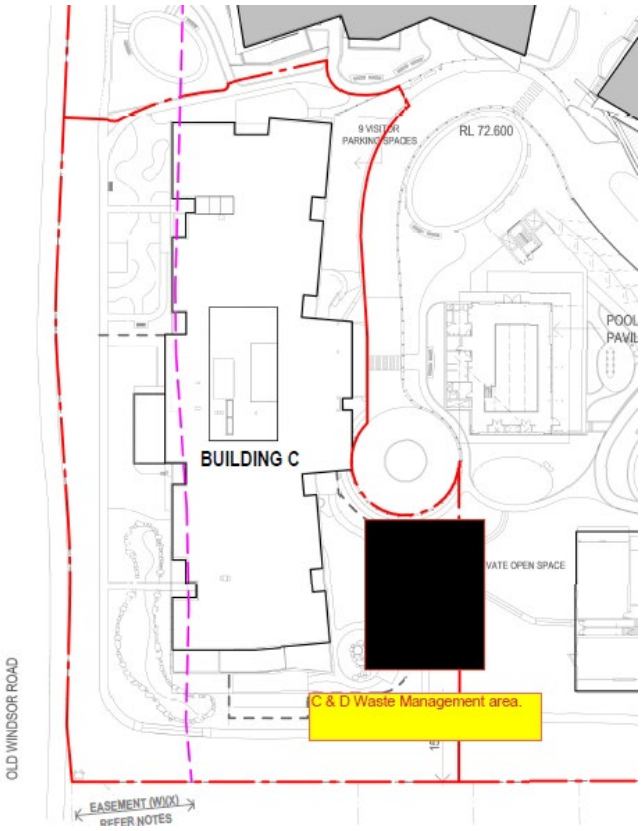


Figure 5 Proposed C&D Waste bin collection zone.

7. Conclusion.

This Construction Waste Management Plan 26,28 and 30 Norfolk Drive, Bella Vista, NSW is based on the following:

- Current NCC requirements.
- Current Work Health and Safety Requirements.
- AS4123.7-2006 mobile waste containers.
- AS2890.2 Parking facilities: off-street commercial vehicle facilities.
- The Hills Council – Waste Management requirements.
- EPA requirements for Safe Asbestos removal.
- EPA Waste Classification Guidelines - standards for managing construction and demolition waste in NSW.
- Australian Standard 1319:1994 Safety signs for the occupational environment.

Additionally, all documentation provided by UFD has always been done so based on being independent and always representing the Stakeholders best interests. Thought and consideration has been provided on how to reduce operational costs, consolidate labour costs, and increase safe work practices across the construction site of 26,28 and 30 Norfolk Drive, Bella Vista, NSW.

By Opal HealthCare moving ahead with the recommendations as noted in this report, UFD note that the Stakeholders of this seniors living development are rising to the challenge of creating an efficient construction & demolition waste management operation as part this development.