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Demolition & Construction Waste Management Plan

**Stage 1 – Redevelopment of Newington
College (SSD-78268465)**

April 2026

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1. Introduction

Waste Audit and Management Group Pty Ltd have been commissioned by the Council of Newington College (the Applicant) to prepare this Demolition and Construction Waste Management Plan (D&CWMP) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-78268465) for alterations and additions to the Newington College Senior Campus located at 200-244 Stanmore Road and 221-235 Stanmore Road, Stanmore.

This report has been prepared for Stage 1 works only, as requested by the SEARs, to calculate the expected waste types and volumes that would be generated based on projected activities during the demolition & construction phase; detail recommended systems for the management of the estimated waste profile; and review provision for recycled waste collection and outline waste practices to maximize recycling initiatives and ensure target material recovery rates are achieved.

The aim of this Plan is to ensure that all waste resulting from construction and demolition activities is managed in an effective and environmentally aware manner, specifically:

- To minimise the generation of waste to landfill
- To maximise waste avoidance and reuse of materials on site
- To ensure that an efficient recycling procedure is applied to waste materials
- To make employees and subcontractors aware of their waste management responsibilities

Preparation of this Demolition and Construction Waste Management Plan has been undertaken with reference to industry best practices. In particular, compliance with *Australian Standard AS2601: The Demolition of Structures is required under the Environmental Planning and Assessment Regulation 2000*, which:

- Sets out requirements for the planned demolition of buildings and certain other structures so that the risk of injury to workers, other site personnel and the public, and the risk of damage to adjacent property and the immediate environment is minimised;
- Covers the methods and safety procedures applicable to demolition work in general as well as procedures for some types of structures;
- Deals with manual and mechanical demolition techniques including those employing specialised earth-moving type machinery;
- Includes appendices covering the demolition of pre-stressed concrete structures, some contractual considerations, a checklist for contractors and qualifications for site personnel;
- Addresses safety and health issues under the headings of:
 - Health and safety of the public - covering general requirements, lighting, falling materials, fencing, hoardings and warning notices, scaffolding, overhead protection for footpaths, and hazardous materials and conditions;
 - Health and safety of site personnel - covering general safety, personal protective clothing and equipment, cutting and welding, fire protection, first aid, amenities, removal of hazardous material and electrical safety;
 - Protection of adjoining buildings and protection of immediate environment - covering requirements relating to access and egress, damage and structural integrity, vibration and concussion, weatherproofing, burning, dust control, noise control, protection of public roads and protection of sewers and water courses.

Section 143 of the *Protection of the Environment Operations Act 1997* requires waste to be transported to a place that can lawfully accept it. It will be the responsibility of the site's developer to ensure that all contractors:

- Provide details of their operating licence to transport waste
- Clearly specify where all wastes are to be transported
- Confirm the capacity of the nominated facilities to receive/manage the waste
- Retain demolition, excavation, and construction waste/recycling dockets on site to confirm which authorised waste/recycling facilities received the material for recycling and disposal
- Provide reports on management aspects (types, quantities and disposal pathways).

1.1 Description of the Site and Locality

The Newington College Senior Campus is located at 200-244 Stanmore Road, Stanmore and is bordered by Stanmore Road to the north, Newington Road to the south and College Lane to the west. The College boundary also includes the Concordia building to the north at 221-235 Stanmore Road. The main campus is legally described as Lot 8 in DP710369 and the Concordia site is legally described as Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028, and Lot 1 in DP526319.

Key features of the site include:

- The main campus site is a regular shaped allotment with an area of 8.7ha. The Concordia site (and access handle to Cavendish Street), immediately north of the main campus is irregular in shape and is 2,903sqm in area.
- The topography of the main campus is a defining characteristic, particularly the grassed slope from the historic Founders Building down to Johnson Oval. The site has an overall fall of approximately 18m from the north-west corner to south-east corner.
- The at-grade car park adjacent to the Concordia building sits approximately 2.8m above the Stanmore Road street level, and is accessed via Cavendish Street (to the rear).
- The existing school buildings are largely located along the College Lane and Newington Road edges of the site. Existing buildings generally range from 2-4 storeys in scale. The balance of the site comprises at-grade car parking and sporting facilities, including sporting ovals and tennis courts.
- The Concordia building across Stanmore Road is a two-storey building with basement and car parking accessed from Stanmore Road. An at-grade car park is located within the eastern portion of this site, with vehicular access from a driveway to Cavendish Street (to the north).
- The site has a primary frontage to Stanmore Road (which accommodates both vehicular and pedestrian access to the site) and a secondary frontage to Newington Road, which is generally limited to pedestrian access and service vehicles.
- The area surrounding the site is predominantly zoned R2 Low Density Residential and includes a combination of single dwellings and residential flat building ranging from 1-3 storeys in height. Stanmore Train Station is located approximately 220m to the north. An existing pedestrian bridge and signalised traffic lights provide pedestrian access over Stanmore Road to Stanmore Train Station, further north.

1.2 The Site



Source: Urbis 2024

1.3 Project Description

The SSDA seeks consent for staged alterations and additions to the Newington College Senior Campus. This report relates to Stage 1 works only.

Concept Proposal for the provision of new and upgraded facilities, including:

- Building envelope for the redevelopment of Sevington Courts to accommodate recreational facilities and teaching spaces (refer to detailed Stage 1 Works below).
- Building envelope for alterations and additions to Centenary Hall and development of an adjoining, four storey teaching and learning facility (College Lane building). This development will accommodate a cafeteria and dining hall, lecture theatre, multi-purpose teaching spaces and additional pastoral spaces.
- Building envelope for the redevelopment of the Concordia building to accommodate a performance theatre, multi-purpose gallery and exam centre, new teaching spaces and basement car parking. The Concordia redevelopment includes a new pedestrian bridge across Stanmore Road to the main campus.
- Landscaping design strategy across the campus.
- Car parking provision and circulation arrangements.
- Increase of 368 students and 45 full-time equivalent (**FTE**) staff.

Detailed Stage 1 works, including:

- Earthworks and the associated demolition of Sevington Courts.
- Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.
- Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.
- Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.
- Temporary car park during construction phase of Stage 1 Works.
- Tree removal and new landscaping adjacent to the Stage 1 development site.
- Increase of 368 students and 45 FTE staff.

1.4 SEARs Item

Application number: SSD-78268465		
Item	Description of Requirement	Report Section
20. Waste Management	▪ Identify, quantify and classify the likely waste streams to be generated during the construction and operation of the Stage 1 development.	Sections 5-6
	▪ Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of this waste.	Sections 4-7
	▪ Identify appropriate servicing arrangements for the site.	Section 8

SEARs are further addressed in the accompanying Operational Waste Management Plan and should be read in conjunction with this Demolition and Construction WMP.

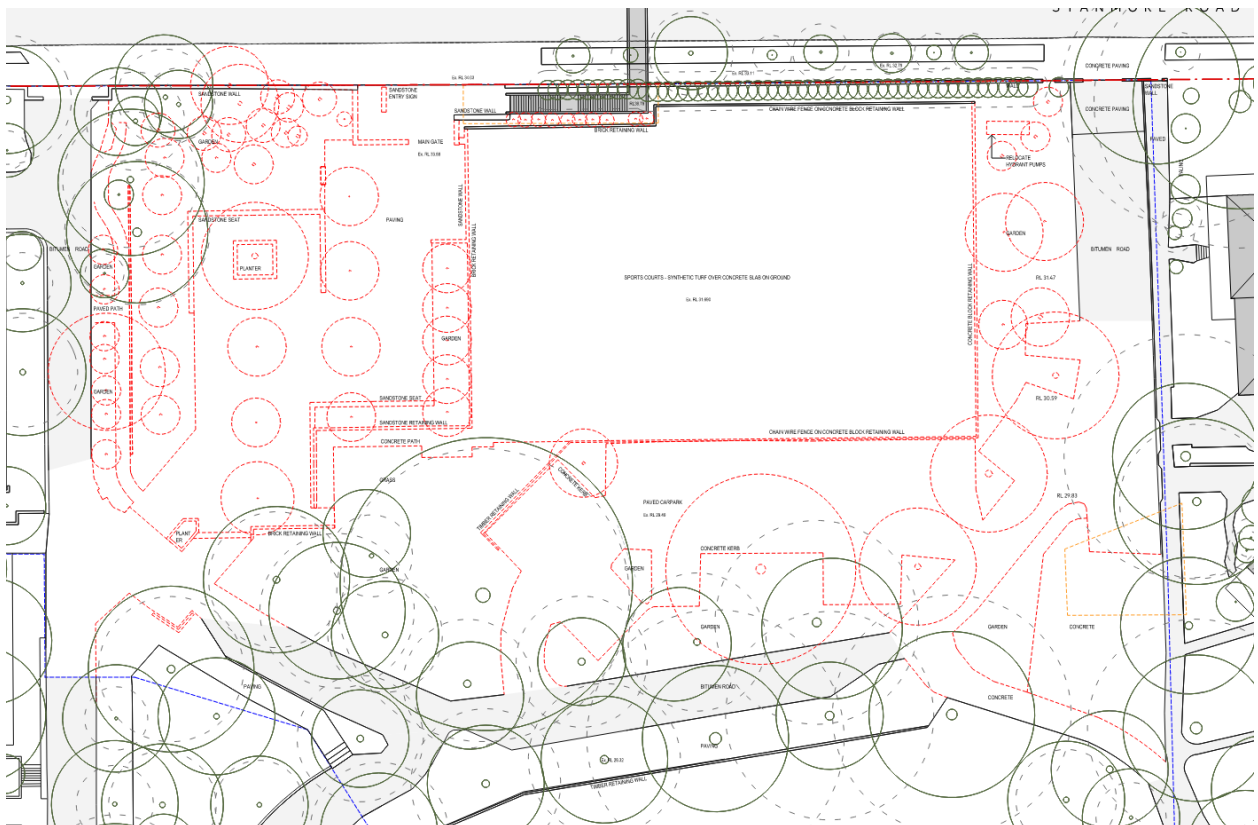
2. Reference Documents & Standards

This Demolition and Construction Waste Management Plan has been prepared in accordance with relevant local, state, and national waste management requirements. The following legislation, policies, and guidelines have been used as key references in the preparation of this Plan:

- *Inner West Council Website – Waste and Recycling Management Designing and Building Guidelines*
- *NSW EPA Better Practice Guide for Resource Recovery in Residential Developments (2019)*
- *NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (Dec 2012)*
- *NSW Waste and Sustainable Materials Strategy 2041*
- *NSW Waste Avoidance and Resource Recovery Strategy 2014–21*
- *Consideration has also been given to the Marrickville DCP 2011, notwithstanding that DCPs do not apply to State Significant Developments*

3. Stage 1: Demolition Plans

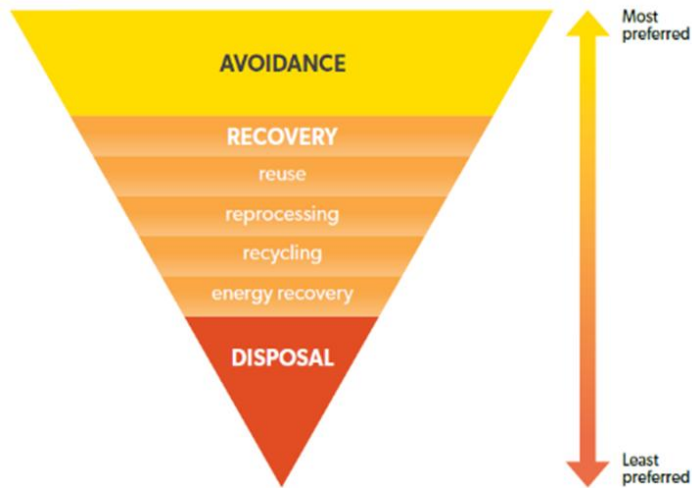
Stage 1 Demolition Plan as prepared by AJC Architects, dated 01/12/2025.



4. Waste Management Strategy

4.1 Waste Management Principles

The following waste hierarchy has been used to guide this waste management plan:



Avoid

Adopt sound work practices during the demolition and construction processes that avoid the creation of waste products in the first place

Reduce

Reduce the use of materials during the demolition process that require treatment or disposal

Reuse

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

- Implement systems to separate and store materials that can be reused onsite
- Identify the potential applications for reuse offsite and facilitate this process

Recycle and Recover

Identify all recyclable waste products to be produced on site:

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite

Note: In some cases, it may be more economical to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location

Treat and Dispose

Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities, ensuring the following:

- Chosen waste disposal contractor complies with OEH requirements
- Bins to be monitored for fullness and collected on an efficient schedule

4.2 Record Keeping

Records will be kept of all waste materials generated and either re-used on site or transported off-site. It will be a condition of appointment that all contractors provide these records and that they also contain details of the facilities that the materials are transported to. These records will be made available to the relevant authorities on request.

4.3 Materials Storage

All waste materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located so as to maximise the recovery of reusable/recyclable materials.

4.4 Liquid Waste

- Ensure water is used in moderation and no taps are left continuously running.
- Use any grey water produced on site for irrigation or for dust suppression.
- Only discharge clean water into storm water.
- Manage all wastewater and runoff in accordance with Sydney Water requirements.

4.5 Asbestos

The process for managing any materials suspected of being, or containing, asbestos is¹:

- i. Treat the material as asbestos unless proven otherwise
- ii. Do not disturb the material (i.e., shift or place into a container)
- iii. Seek advice from a suitably qualified laboratory to test the material(s) to determine if it is or is not asbestos
- iv. If determined not to be asbestos, then it can be managed as an inert waste
- v. If determined to be asbestos then it must be managed by a licenced contractor for packaging, removal and disposal
- vi. If the material has accidentally been uncovered, then the area should be cleared, barriers erected to prevent access, NSW WorkCover and EPA notified, and if the material is broken, it should be covered with a fine spray/mist of water.

For what has been conclusively identified as asbestos-containing materials (including soils), a specialist/licensed asbestos contractor will be used. As required, only workers trained in asbestos removal techniques will be allowed to manage the removal of asbestos-contaminated soil and any material contained in the buildings.

There are strict regulatory requirements under Clause 42 of the *Protection of the Environment Operations (Waste) Regulation 2005* that apply to management of asbestos waste, including:

- Waste must be stored on the premises in an environmentally safe manner.
- Non-friable asbestos material must be securely packaged at all times.
- Friable asbestos material must be kept in a sealed container.
- Asbestos-contaminated soil must be wetted down.
- All asbestos waste must be transported in a covered, leak-proof vehicle.
- It is illegal to re-use, recycle or dump asbestos waste.

¹ Alternatively, any material suspected of being asbestos can simply be classified as such, and then managed accordingly.

4.6 Hazardous Materials

If unexpected finds and/or suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, imported fill materials etc.) are encountered during remediation works/earthworks, the following actions are to be undertaken:

If unexpected finds and/or suspect materials are encountered:

- Works are to cease;
- An Environmental Consultant is to be engaged to take appropriate action; and
- If contamination is identified, the contaminated materials must be disposed of at an EPA licensed landfill facility with an appropriate waste classification.

5. Stage 1: Demolition Phase – Materials Streams

The table below shows the materials streams expected to be generated during the demolition process for existing structures on site for Stage 1 works, for Newington College at 200–244 Stanmore Road.

Specific disposal/recycling facilities are not shown, as a waste contractor has not yet been appointed for the project. All contractors and sub-contractors, once appointed, will be required to detail all intended and actual disposal facilities used, in order to ensure the principles of the waste hierarchy are upheld and maximum diversion from landfill is achieved.

The following table details estimated quantities, in cubic metres, of demolition waste to be generated, and the recommended management strategy for each type of material.

Table 1: Stage 1 Demolition Materials

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Excavation Material	8,460 m ³	No onsite reuse	Collected and used as clean fill by waste contractor with notification of location	Material that cannot be reused will be sent to landfill
Bricks/Pavers	50 m ³	No onsite reuse	Collected and recycled at recycling facility to be used in aggregate gravel products	No disposal to landfill
Concrete	10 m ³	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Misc. General Waste	30 m ³	No onsite reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Garden Organics	80 m ³	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Metals	20 m ³	No onsite reuse	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Plasterboard	-	No onsite reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling. Possible use as soil improver with gypsum etc. removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Ceiling Tiles & Materials	-	No onsite reuse	Material to be separated and stockpiled onsite and collected by the waste contractor for recycling	Material that cannot be recycled will be disposed of at landfill facility
Wood	-	Retained onsite for reuse in construction work	Material to be separated and stockpiled onsite for reuse	No disposal to landfill
Carpet	-	No onsite reuse	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Electrical Cabling & Fixtures	-	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Lighting and Fixtures	-	No on-site reuse	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Glazing	-	No on-site reuse	Recyclers consulted re: potential for recycling, possibly as Street base; windows should be removed intact as there is a higher potential for them to be reused	No disposal to landfill
Bathroom and Kitchen Tiles	-	No on-site reuse	Collected by contractor and disposed of at recycling facility or sold for reuse, if of sufficient quality	Material that cannot be reused will be disposed of at landfill facility
TOTAL VOLUME OF MATERIALS	8,650 m³	POTENTIAL RECOVERY	7,179 m³ 83%	

In total, the development's Stage 1 demolition phase will produce around 8,650 cubic metres of waste materials of which over 83% should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialised facility. Please note that the majority of the above percentage will be due to the excavation materials generated from the basement carpark excavation.

6. Stage 1: Construction Phase – Materials Streams

The table below shows materials streams expected to be generated during the construction process of Stage 1 at Newington College, 200-244 Stanmore Road, Stanmore. Specific disposal/recycling facilities have not been shown, as a waste contractor has not yet been appointed for the project. Waste contractors and sub-contractors, once appointed, will be required to detail intended and actual facilities used.

The following table details the estimated composition in cubic metres of construction waste to be generated, and the recommended management strategy for each type of material.

Table 2: Stage 1 Construction Waste Materials

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Used Pallets	38 m ³	Reused on site for storage where possible	Collected by contractor and disposed of at recycling facility	No disposal to landfill
Pallet Wrapping	11 m ³	No on-site reuse	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	Material that cannot be recycled will be disposed of at landfill facility
Paper/Cardboard Recycling	30 m ³	Reuse cardboard boxes for storage where possible	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
Timber Offcuts	18 m ³	Reuse for formwork where possible	Untreated recyclable timber will be collected and recycled at appropriate timber yard. Unrecyclable (treated) timber will be disposed of at landfill	Material that cannot be recycled will be disposed of at landfill facility
Plasterboard Offcuts	24 m ³	No on-site reuse	Material to be separated and stockpiled onsite and collected by the waste contractor for recycling for use as soil improver with gypsum etc. removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Concrete (Excess)	15 m ³	No on-site reuse	Collected by contractor and taken to concrete recycling facility	No disposal to landfill
General Waste (All Other Materials)	25 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Metal Offcuts, Roof Sheeting, Wiring, etc.	27 m ³	No on-site reuse	Collected by specialist metal subcontractor for separation into different metal types for recycling	No disposal to landfill
Glass (Excess)	12 m ³	No on-site reuse	Recyclers consulted as to potential for recycling	No disposal to landfill
Mixed Recyclables	19 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Floor Coverings	23 m ³	No on-site reuse	Disposed of into a designated bin and collected for recycling if of the required quality, or disposal to landfill if not	Material that cannot be recycled will be disposed of at landfill facility
TOTAL VOLUME OF MATERIALS	242 m³	POTENTIAL RECOVERY	200 m³ 83%	

In total, the development's Stage 1 construction phase will produce around 242 cubic metres of waste materials, of which over 83% should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialised facility.

7. Work Plan

The following summarises the principles for the work plan to be provided for demolition activities for the development. It will be a condition of appointment that the contractor(s) will develop a work plan and the requirement for submitting it following the appointment will be conditioned in the DA for lodgment with the reviewing authority.

A copy of AS 2601-2001 *The Demolition of Structures* will be kept on site, and during site induction all workers will be advised as to the requirements contained within the Standard.

It is recommended that the following requirements are included in the work plan:

Proposed Demolition Methods

- The contractor will detail all machinery that will be used on-site as well as for transporting materials off-site, including vehicles to be used by waste/recycling contractors
- All operators of machinery will be required to provide evidence of licences and insurances to operate machinery
- All machinery will have to be demonstrated to be in good working order
- Safe work method statements will be required for all aspects of the demolition

Estimated Time for Work to be Completed

It is difficult to state with accuracy the actual time for the demolition activities to occur (i.e., be completed), due to issues such as weather and other unforeseen issues. Once the contractor(s) have been appointed a timeframe for demolition activities will be developed.

Hours of Operation

Hours of all demolition activities will be restricted to what is required by Council and any other relevant obligations.

All contractors will be required to ensure that hours of operation, noise, dust and other adverse impacts, do not cause nuisance to these other premises.

Sediment Control Measures

All drains located on or off-site that could have any sediment flow to them will be protected by bunding. The type of bunding used will depend on the location.

Contractors will be responsible for undertaking activities that minimise sediment generation and this will be required to be included in their work plan as to the methodologies to be used. All measures used for sediment control will be inspected daily.

Site Access

The site will be protected by fencing, and all gates locked when the site is not occupied. Access during working hours will be controlled by a gatekeeper, and there will be clearly signed and controlled entry and exit points. Site access will only be granted to those who have attended site induction and/or required to be on site due to their employing organizations requirements (e.g., Council or WorkCover officers).

8. Contractor Management

Each subcontractor working on the site will adhere to this waste management plan. The head contractor will ensure that each subcontractor:

- Takes practical measures to prevent waste being generated from their work
- Implements procedures to ensure any waste that is created will be actively managed and where possible recycled, as part of the overall site recycling strategy or separately
- Ensures that the right quantities of materials are ordered, minimally packaged and where practical pre-fabricated, and any oversupplied materials are returned to the supplier
- 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
- Engaging qualified contractors to remove waste and recycling materials from the site
- Coordinating subcontractors to maximise on site reuse of materials
- Regular monitoring of bins by site supervisors to detect any contamination or leakage
- Ensuring the site has clear signs directing staff to the correct location for recycling and stockpiling, and that each bin/skip/stockpile is clearly signposted
- Providing training to all site employees and subcontractors in regard to the waste management plan as detailed in Section 8

Should a subcontractor cause a bin to be significantly contaminated, the site manager will be advised through a non-conformance report and 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 contractor's quality management system.

9. Training and Education

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

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

As the author of this report, I certify that the proposed waste management measures for Stage 01 demolition and construction phases are appropriately addressed to ensure the safe, efficient, and compliant management and collection of all identified waste streams, in accordance with the requirements of the Inner West Council.

Luana Linke

A handwritten signature in black ink, appearing to read 'Linke', with a stylized flourish at the end.

Consultant

Waste Audit and Management Group Pty Ltd

13/04/2026