Demolition Waste Management Plan

45-53 Macleay Street, Potts Point

Time & Place

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Prepared by:

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Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	18 August 2025	Andrew Quinn	Miles Mason	Andrew Quinn

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Time & Place (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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1.0 Introduction

1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Time & Place (the Client) to prepare a demolition waste management plan (DWMP) in support of a state significant development application for the development of 45-53 Macleay Street, Potts Point.

This WMP applies to the waste generated from the demolition stage of the Development and has been prepared using information supplied by the Client. The site is in the City of Sydney Council area, has an area of 1,289 m^2 and is legally described as SP 934. The site currently accommodates a 10-storey residential flat building comprising 80 apartments and associated car parking.

The location of the site is shown in Figure 1 below.

Figure 1 Site location (source Nearmap)

The project seeks concept approval pursuant to section 4.22 of the *Environmental Planning and Assessment Act 1997* for a for a 13-storey shop top housing development comprising market and affordable housing above ground floor retail and three levels of basement parking.

1.2 Objectives

The principal objective of this WMP is to identify all potential waste likely to be generated at the Development site during the demolition phase, including a description of how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with the City of Sydney's (Council) requirements.

The objectives of this WMP are as follows:

- Identify potential waste types likely to be generated during the demolition phase of the Development
- Provide advice on how identified waste should be handled, identified, processed, disposed of, reused or recycled in accordance with Council requirements, relevant Australian codes and standards and better practice waste minimisation principles
- Encourage waste avoidance and minimisation through advice on design, ordering and planning, and
- Help implement safe and practical options for waste collection from the Development by Council or private waste servicing contractors.

1.3 Review of WMP

This WMP will be reviewed and updated:

- To remain consistent with waste and landfill regulations and guidelines
- If changes are made to site waste and recycling management, or
- To take advantage of new technologies, innovations and methodologies for waste or recycling management.

Copies of the original WMP and its future versions should be retained by the site manager. Changes made to the WMP, as well as the reasons for the changes made, should be documented by the site manager as part of the review process.

2.0 Response to SEARs

This WMP has been prepared in response to the requirements in the Secretary's Environmental Assessment Requirements (SEARs) dated 7 February 2025 and issued for SSDA (SSD-79316759). Specifically, this report has been prepared to respond to the SEARS requirements shown in Table 1 below.

Table 1 SEARs

Description of requirement	Section reference (this report)
15 Waste Management Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	For demolition and construction phases please refer to Section 5.0 How the development specifically complies with Council requirements is shown in Section 4.1
Identify the indicative servicing arrangements for the site	For site the clearance and construction phases please refer to Section 5.6

The WMP has been prepared to calculate waste quantities to ensure enough space is allowed for waste storage and that waste is properly handled during the demolition phase of the development.

The following documents have been used as a guide:

- Sydney Development Control Plan 2012
- City of Sydney's Guidelines for Waste Management in New Developments 2018[1] (Council Guideline) and
- NSW EPA (2014) Waste Classification Guidelines.[2]

3.0 Better Practice Waste Management and Recycling

3.1 Waste Management Hierarchy

This WMP has been prepared in line with the waste management hierarchy shown in Figure 2 which summarises the objectives of the *Waste Avoidance and Resource Recovery Act 2001.*

The waste management hierarchy comprises the following principles, from most to least preferable:

- Waste **avoidance**, prevention or reduction of waste generation. Achievable through better design and purchasing choices.
- Waste **reuse**, reuse without substantially changing the form of the waste.
- Waste **recycling**, treatment of waste that is no longer usable in its current form to produce new products.
- Energy **recovery**, processing of residual waste materials to recover energy.
- Waste **treatment** reduce potential environmental, health and safety risks.
- Waste **disposal**, in a manner that causes the least harm to the natural environment.

[1] https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/guidelines-waste-management-new-developments

[2] Available online from https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines

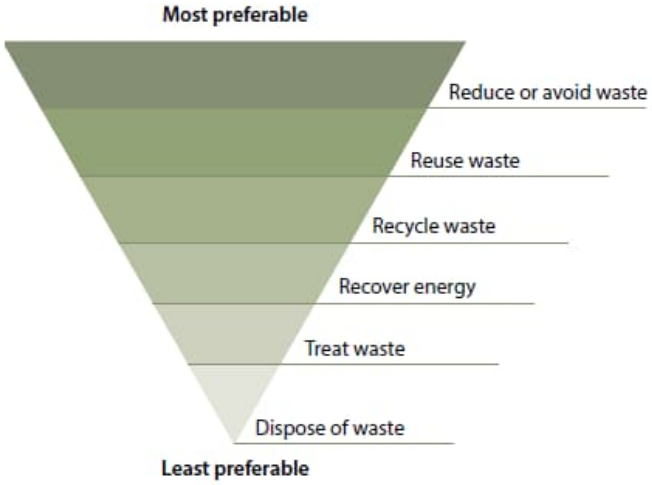


Figure 2 Waste management hierarchy

Image from NSW EPA (2014) NSW Waste Avoidance and Resource Recovery Strategy 2014-21.

3.2 Benefits of Adopting Better Practice

Adopting better practice principles in waste minimisation offers significant benefits for organisations, stakeholders and the wider community. Benefits from better practice waste minimisation include:

- Improved reputation of an organisation due to social and environmental responsibility.
- Lowered consumption of non-renewable resources.
- Reduced environmental impact, for example, pollution, from materials manufacturing and waste treatment.
- Reduced expenses from lower waste disposal.
- Providing opportunities for additional revenue streams through beneficial reuse.

4.0 Waste Legislation and Guidance

4.1 City of Sydney Requirements

4.1.1 Introduction

Requirements for waste management in new developments in the City of Sydney are covered in the City's *Guidelines for Waste Management in New Developments*.

The Guidelines require that a waste management plan be prepared for this development. The plan must show details of the handling of construction, demolition and ongoing waste outputs of the development.

4.1.2 Waste and Recycling Management Plan process[3]

A Waste and Recycling Management Plan is to be submitted with all development applications for new and change-of-use developments that will generate construction, demolition and operational waste.

Waste and Recycling Management Plan forms are provided at the end of [Council's Guidelines and Appendix A of this waste plan]*.*

Applicants need to complete these forms in accordance with the requirements included in these Guidelines and are to provide the following information in the Waste and Recycling Management Plan:

> *6 Details of the handling of construction, demolition and ongoing waste outputs of the development.*

4.1.3 Section F Construction and demolition waste requirements

1.1 The management of waste from construction and demolition activities is to be minimised by avoidance and reduction practices, re-use on-site and the recycling of materials.

1.2 A Waste and Recycling Management Plan detailing these practices is to be completed and included with any new DA (this includes DAs for the change-of-use of a development). The plan should include a target for resource recovery that aims to achieve a minimum 80 per cent recovery rate.

1.3 Materials should be sorted on-site for separate recycling collection. If this is not possible, sorting and recycling after the collection of mixed materials from construction and demolition is required. If the ability to recycle a material is adversely affected by being mixed with other waste types, the material is to be stored and collected separately.

1.4 On-site or off-site re-use of materials is allowed for unscheduled waste materials not hazardous to human health or safety. Any use of waste materials off-site is subject to the provisions within the Protection of the Environment Operations Act 1997 *and associated regulations.*

1.5 The Waste and Recycling Management Plan is to address construction and demolition waste and include:

> *1.5.1 Full disclosure of any asbestos-contaminated material known to be at the site, details of quantities, the licence details of any asbestos removalist, and the designated disposal site licensed to accept asbestos-related waste.*
>
> *1.5.2 Details regarding how all other waste is to be minimised within a development; and estimations of quantities and types of materials to be re-used or left over for removal from the site.*
>
> *1.5.3 Details regarding the types of waste and likely quantities of waste to be produced.*

[3] Page 8

1.5.4 Details to re-use or recycle at least 80 per cent of construction and demolition waste, either on-site or diverted for re-use and recycling, with receipts sufficient to demonstrate the target will be achieved.

1.5.5 Details of the off-site recycler's primary destination for materials for multi-unit residential developments over three storeys and all non-residential developments.

1.5.6 A site plan showing storage areas away from public access for re-usable materials and recyclables during demolition and construction, and the vehicle access to these areas.

1.5.7 Nomination of the role/person responsible for ensuring targets are met and the person responsible for retaining waste dockets from facilities.

1.5.8 Designation of appropriately licensed facilities to receive the development's construction and demolition waste.

1.5.9 Confirmation that all waste going to landfill is not hazardous.

4.2 Other legislation and guidelines

Other specifications that are relevant to this development are detailed in Table 2 below.

Table 2 Legislation and guidance

Legislation and Guidance	Objectives
State and National legislation and guidelines	
Building Code of Australia (BCA) and relevant Australian Standards	The BCA has the aim of achieving nationally consistent, minimum necessary standards of relevant health and safety, amenity and sustainability objectives efficiently.
Council of Australian Governments National Construction Code	The National Construction Code sets the minimum requirements for the design, construction and performance of buildings throughout Australia.
NSW EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012	These better practice guidelines present information on waste minimisation and resource recovery as well as information on commonly used waste management provisions. The guidelines also provide benchmarks for assessing waste production rates in Australia.
NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027	Replacing the *NSW Waste Avoidance and Resource Recovery Strategy (2014-21)*, the NSW Waste and Sustainable Materials Strategy 2041 focuses on the transition of NSW to a circular economy. The strategy focuses on minimising what is thrown away, and to use and reuse resources more efficiently, making them as productive as possible. The strategy identifies the need to identify infrastructure needs, the mandating of separation of some organic waste streams, and incentivising biogas generation from waste materials.
NSW EPA Resource Recovery Orders and Resource Recovery Exemptions	The NSW EPA has issued a number of resource recovery orders and resource recovery exemptions under the POEO (Waste) Regulation 2014 for a range of waste that may be recovered for beneficial re-use. These waste typically include those from demolition works. • Resource recovery orders present conditions which generators and processors of waste must meet to supply the waste material for beneficial re-use. • Resource recovery exemptions contain the conditions which consumers must meet to use waste for beneficial re-use.
NSW EPA's Waste Classification Guidelines 2014	The NSW EPA *Waste Classification Guidelines* assists waste generators to effectively manage, treat and dispose of waste to ensure the environmental and human health risks associated with waste are managed appropriately and in accordance with the *POEO Act 1997* and is associated regulations.
Protection of the Environment Operations Act (POEO) 1997 and Amendment Act 2011	The POEO Act 1997 and POEO Amendment Act 2011 are administered by the NSW Environment Protection Authority to enable the NSW Government to establish instruments for setting environmental standards, goals, protocols and guidelines. They

Legislation and Guidance	Objectives
	outline the regulatory requirements for lawful disposal of waste generated during the demolition, and operational phases of a development, as well as the system for licencing waste transport and disposal.
The Work Health and Safety Regulation 2017	The Work Health and Safety Regulation 2017 provide detailed actions and guidance associated with the topics discussed in *The Work Health and Safety Act 2011*. The primary aim of the regulation is to protect the health and safety of workers and ensure that risks are minimised in work environments. Workplaces are to ensure that they are compliant with the requirements specified in the regulations. The regulations discuss items such as actions that are prohibited or obligated in work environments, the requirements for obtaining licences and registrations, and the roles and responsibilities of staff in workplaces.
Waste Avoidance and Resource Recovery Act 2001	The *Waste Avoidance and Resource Recovery Act 2001* aims to promote waste avoidance and resource recovery and repeals the *Waste Minimisation and Management Act 1995*. Specific objectives of the *Waste Avoidance and Resource Recovery Act 2001* include: • encouraging efficient use of resources • minimising the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste • ensuring industry and the community share responsibility in reducing/dealing with waste, and • efficiently funding of waste/resource management planning, programs and service delivery. As of 2016, the addition to the Act of Part 5 defines the legislative framework for the 'Return and Earn Container Deposit Scheme' whereby selected beverage containers can be returned to State Government authorities for a monetary refund.

5.0 Demolition Waste and Recycling Management

5.1 Targets for Resource Recovery

Targets for new development are expected to contribute to state-specific targets. The NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021) sets a target of 80% average recovery rate from all waste streams by 2030. Analysis by the NSW EPA (2022-2023) indicates that construction and demolition waste recovery rates in 2022-2023 were 73%.[4]

It is anticipated that the waste minimisation measures in the following sections will assist the Development to meet these targets. Waste reporting and audits can be used to determine the actual percentage of waste that have been recycled during the demolition stage of the Development.

5.2 Waste Streams and Classifications

Demolition is likely to generate the following broad waste streams:

- Demolition waste,
- Packaging waste, and
- Work compound waste from on-site employees.

A summary of likely waste types generated from demolition activities, along with their waste classifications and proposed management methods, is provided in Table 3 below.

[4] https://www.epa.nsw.gov.au/your-environment/waste/waste-overview/waste-performance-data

Table 3 Potential waste types and their management methods

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Demolition and Construction		
Sediment fencing, geotextile materials	General solid waste (non-putrescible)	Reuse at other sites where possible or disposal to landfill
Concrete	General solid waste (non-putrescible)	Off-site recycling for filling, levelling or road base
Bricks and pavers	General solid waste (non-putrescible)	Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling
Gyprock or plasterboard	General solid waste (non-putrescible)	Off-site recycling or returned to supplier
Sand or soil	General solid waste (non-putrescible)	Off-site recycling
Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium	General solid waste (non-putrescible)	Off-site recycling at metal recycling compounds and remainder to landfill
Conduits and pipes	General solid waste (non-putrescible)	Off-site recycling
Timber – treated	General solid waste (non-putrescible)	Reused for formwork, bridging, blocking, propping or second-hand supplier
Timber - untreated		Off-site recycling, chip for landscaping, sell for firewood, reused for floorboards, fencing, furniture, mulched secondhand supplier and remainder to landscape supplies.
Doors, windows, fittings	General solid waste (non-putrescible)	Off-site recycling at secondhand supplier
Insulation material	General solid waste (non-putrescible)	Off-site disposal
Glass	General solid waste (non-putrescible)	Off-site recycling, glazing or aggregate for concrete production
Asbestos	Special waste	Off-site disposal to a licensed landfill facility.
Fluorescent light fittings and bulbs	General solid waste (non-putrescible)	Off-site recycling or disposal, contact *FluoroCycle* for more information[5]
Paint	Liquid waste	Off-site recycling, Paintback collection[6] or disposal
Synthetic rubber or carpet underlay	General solid waste (non-putrescible)	Off-site recycling, reprocessed for other uses
Ceramics including tiles	General solid waste (non-putrescible)	Off-site recycling
Carpet	General solid waste (non-putrescible)	Off-site recycling, disposal or reuse
Packaging		

[5] Available online from http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/waste/lamp-mercury.html

[6] Available online from https://www.paintback.com.au/

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Packaging materials, including wood, plastic, including stretch wrap or LDPE, cardboard and metals	General solid waste (non-putrescible)	Off-site recycling
Wooden or plastic crates and pallets	General solid waste (non-putrescible)	Reused for similar projects, returned to suppliers, or off-site recycling. Contact *Business Recycling* for more information[7]
Work Compound and Associated Offices		
Food Waste	General solid (putrescible) waste	Dispose to landfill with general garbage
Recyclable beverage containers, such as glass and plastic bottles, aluminium cans and steel cans	General solid waste (non-putrescible)	Recycling at off-site licensed facility or at NSW container deposit scheme 'Return and Earn' facility[8]
Clean paper and cardboard	General solid waste (non-putrescible)	Paper and cardboard recycling at off-site licensed facility
General domestic waste generated by workers such as soiled paper and cardboard, food and polystyrene	General solid waste (non-putrescible) mixed with putrescible waste	Disposal at landfill
Plant Maintenance		
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups. Containers were previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming.	Hazardous waste	Transport to comply with the transport of Dangerous Goods Code applies in preparation for off-site recycling or disposal at licensed facility
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups. Containers have been cleaned by washing or vacuuming.	General solid waste (non-putrescible)	
Air filters and rags	General solid waste (non-putrescible)	Off-site disposal
Oil filters, drained	General solid waste (non-putrescible)	Off-site recycling
Lead-acid or nickel-cadmium batteries	Hazardous waste	Off-site recycling, Contact the Australian Battery Recycling Initiative[9] for more information
Other batteries	General solid waste (non-putrescible)	

For further information on how to classify a waste type refer to the NSW EPA (2014) *Waste Classification Guidelines*[10]*.* Further information on managing demolition waste is available from the NSW EPA.[11]

[7] Available online from https://businessrecycling.com.au/

[8] Available online from http://returnandearn.org.au/

[9] http://www.batteryrecycling.org.au/home

[10] Available online from https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines

[11] http://www.epa.nsw.gov.au/your-environment/waste/industrial-waste/construction-demolition

5.3 Buildings for Demolition

Figure 3 below shows the building for demolition. The building occupies 1277.2 m^2 on the corner of Macleay Street and McDonald St. Of this area, 921.6 m^2 is a two-storey carpark and 355.61 m^2 is a ten-story brick and concrete residential tower.

Figure 3 Buildings for demolition

5.4 Demolition Waste Types and Quantities

In the absence of demolition waste generation rates in Council's Guidelines, SLR has used the 'Blocks of flats' demolition waste generation rates from The Hills Development Control Plan 2012, for estimating the type and quantities of waste generated from the demolition activities. The waste generation rates used for this Development are provided in Table 4.

Table 4 Demolition waste generation rates

Rate Type	Floor Area (m^2)	Waste types and quantities (m^3)				
		Timber	Concrete	Bricks	Metal	Other
Block of Flats	1,000	22	813	655	9	26

The waste generation rates in Table 4 are used to estimate the quantities of demolition waste. The areas for the tower and car park were calculated from SDT Explorer, the NSW Government's spatial visualisation product.

The estimated quantities of demolition waste are shown in Table 5 below.

Table 5 Estimated quantities of demolition waste

Part of Property	Area (m^2)	Levels	Waste types and quantities (m^3)				
			Timber	Concrete	Bricks	Metal	Other
Residential tower	356	10	78	2,891	2,329	32	92
Car park	922	2	56	2,056	1,657	23	66
Total	**1,277**		**134**	**4,947**	**3,986**	**55**	**158**

5.5 Waste Avoidance

In accordance with better practice waste management, the Building Contractor, Building Designer and/or equivalent roles should:

- Communicate strategies to handle and store waste to minimise environmental, health and amenity impacts.
- Use leased equipment rather than purchase and disposal.
- Implement measures to prevent the occurrence of windblown litter, dust and stormwater pollution.
- Ensure subcontractors are informed of and implement site waste minimisation and management procedures.

5.6 Waste Storage and Servicing

5.6.1 Waste Segregation and Storage

Waste materials from demolition activities are to be separated at the source and stored separately on-site.

It is anticipated that contractors will provide bins and areas on-site for the sorting, recycling and disposal of building waste materials and indicated on the site plans or drawings. Enough space should be for separate storage, for example, separate skip bins or appropriately managed stockpiles, of the following waste types:

- Landfill waste - Non-recyclable general waste.
- Recyclable waste -
  - Bricks, concrete and scrap metal
  - Metal and steel, in a condition suitable for recycling at metal recycling facilities
  - Timber
  - Glass
  - Hardstand rubble
  - Paper and cardboard

  - General co-mingled recycling waste and
- Reusable materials and
- Excavation materials.
  - Uncontaminated excavation spoil, if present
  - Contaminated excavation spoil, if present
- Hazardous waste, if present.

If there is insufficient space on-site for full segregation of waste types, the Site Manager, or equivalent role, should consult with the waste and recycling collection contractor to confirm which waste types may be co-mingled prior to removal from the site.

5.6.2 Waste Storage Areas

Waste storage areas will be accessible and allow enough space for storage and servicing requirements. The storage areas will also be flexible in order to cater for change of use throughout the demolition phase. Where space is restricted, dedicated stockpile areas are to be delineated on the site, with regular transfers to dedicated skip bins for sorting.

All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that the waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas are to be kept clean and in a good state of repair.

Where a skip is required and on-site constraints do not enable it to be located on the property, a separate application for a road occupancy license is required.

In accordance with better practice waste management, areas designated for waste storage should:

- Allow for appropriate vehicular access to enable the removal of waste materials for reuse, recycling and/or disposal.
- Allow unimpeded access by site personnel and waste disposal contractors
- Consider environmental factors which could potentially cause an impact to the waste storage, such as slope, drainage and the location of watercourses and native vegetation
- Not present hazards to human health or the environment.

In accordance with good practice stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

5.6.3 Waste Servicing and Record Keeping

Documentation, such as receipts or weighbridge dockets, for the transport and disposal of waste and recycling materials from the site must be retained.

The Site Manager or equivalent role is to:

- Keep records of waste disposal, waste or tipping receipts or dockets, at a minimum:
  - Descriptions and estimated amounts of all waste materials removed from site

  - Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables
  - Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility, and
  - Waste classification documentation for materials disposed to off-site recycling or landfill facilities.
- Ensure demolition occurs in accordance with the relevant Australian Standards
- Ensure targets for waste diversion and recovery are met
- Arrange for suitable waste collection contractors to remove any waste from site
- Provide designated areas on the site sufficient colour coded or labelled storage bins, containers or stockpiles for separated and any left-over waste from the demolition process in locations with convenient vehicular access for removal by the waste contractor
- Ensure waste bins are not filled beyond recommended filling levels
- Ensure that all bins and loads of waste materials leaving site are covered
- Remove waste during hours approved by Council.

If skips and bins are reaching capacity, removal and replacement should be organised as soon as possible. All site generated building waste collected in skips and bins will leave the site and be deposited in the approved site lawfully able to accept them.

5.6.4 Contaminated or Hazardous Waste Management

For details on the presence of asbestos and other hazardous materials and how they are to be handled, please refer to:

- Preliminary (Stage 1) Site Contamination Investigation dated 12 February 2025 prepared by JK Environments Pty Ltd
- Remediation Action Plan dated 12 February 2025 prepared by JK Environments Pty Ltd
- Detailed Site Investigation dated 13 February 2025 prepared by JK Environments Pty Ltd.

5.7 Reuse, Recycling and Disposal

Effective management of demolition waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only waste that cannot be cost effectively reused or recycled are to be sent to landfill or appropriate disposal facilities.

In accordance with best practice waste management, the following specific procedures should be implemented:

- Maximise reuse and recycling of materials and minimise disposal of materials to landfill.
- Ensure waste is minimised by the reuse and recycling of materials on-site.

- Identify and nominate opportunities to reuse materials from the demolition phase for the proposed new use as well as potential waste materials, such as recyclable packaging, off-cuts and other excess materials as part of the demolition process.
- Reuse timber formwork or waste corrugated iron as formwork and examine the useability of other materials for productive purposes.
- Maximise reuse and recycling of materials from demolition which can be assisted by deconstruction, where the various building components are carefully dismantled and sorted.
- Temporary stockpiling of surplus materials for use in later stages.
- Building waste materials shall be reused, recycled or disposed to approved landfill sites.
- Store waste on site appropriately to prevent cross-contamination and guarantee the highest possible re-use value.
- Consider the potential of any new materials to be re-used and recycled at the end of the Development's life.
- Retain used crates for storage purposes unless damaged.
- Recycle cardboard, glass and metal waste.
- Recycle or dispose of solid waste timber, brick, concrete, asphalt and rock, where such waste cannot be re-used on site, to an appropriately licenced construction and demolition waste recycling facility or an appropriately licenced landfill.
- Deliver batteries and florescent lights to drop off-site recycling facility.
- Return excess materials and packaging to the supplier or manufacturer.
- Dispose of all garbage via a council-approved system.

Records of the waste volumes recycled, reused or removed off-site are to be maintained. Details of how this waste will be re-used, recycled or disposed of and the name and contact details for each receiving waste facility are required. Dockets or receipts verifying recycling and/or disposal in accordance with the WMP must be kept and presented to relevant authorities when required. Records of the waste quantities disposed off-site to landfill must show that all waste going to landfill is not hazardous.

Where possible, all disassembled materials should be sold for reuse. Where not possible, parts will be sent for recycling and reused off-site. Delivery of items to an appropriately licenced landfill is to be considered as a last resort. For reuse and recycling recommendations for demolition materials, refer to Table 3.

Should further information on types and quantities of demolition waste be required, SLR recommends that a demolition quantities survey is undertaken by a qualified professional.

5.8 Waste Disposal Sites

Table 6 below lists waste disposal facilities in Sydney that accept demolition waste. It will be a matter for the demolition contractor as to which facility demolition waste will be delivered to.

Table 6 Waste Disposal Facilities

Name	Address	Distance from the Development	
Cleanaway Artarmon Resource Recovery Centre	12 Lanceley Place, Artarmon	14 minutes	10.4 km
BINGO Industries Recycling Centre	10 McLachlan Ave, Artarmon	15 minutes	10.6 km
WSKIPS	1 Bay Street, Botany	16 minutes	11.6 km
BINGO Industries Alexandria Recycling Centre	76 Burrows Rd, Alexandria	17 minutes	8.1 km
Banksmeadow Recycling	38 McPherson St, Banksmeadow	19 minutes	12.7 km
Cleanaway Ryde Resource Recovery Centre	145 Wicks Road, North Ryde	20 minutes	16.6 km
Cleanaway Rockdale Resource Recovery Centre	5 Lindsay Street, Rockdale	23 minutes	16.7 km
Wastewood Local Recycled Timber	1 Mitchell St, Marrickville	25 minutes	11.2 km
Sydney Transwaste Industries	160 Arthur Street, Homebush West	28 minutes	19.6 km
BINGO Industries Recycling Centre	3-5 Duck St, Auburn	29 minutes	24.8 km
Recycled Building Centre	264 Mort Street, Granville	30 minutes	24.9 km
Waste 360	Cosgrove Rd, Strathfield South	31 minutes	19.2 km
Concrete Recyclers (Group) Pty Ltd	14 Thackeray Street, Camellia	31 minutes	26.7 km
BINGO Industries Recycling Centre	35 Wentworth Street, Greenacre	31 minutes	23.2 km
REMONDIS Australia - Taren Point	2 Bay Road, Taren Point	32 minutes	24.8 km
Cleanaway Belrose Resource Recovery Centre	Crozier Road, Belrose	32 minutes	21.9 km
REMONDIS Seven Hills Resource Recovery Facility	29 Powers Rd, Seven Hills	33 minutes	36.2 km
BINGO Industries Recycling Centre	20 Hearne St, Mortdale	33 minutes	27.9 km
BINGO Industries Recycling Centre	37-51 Violet St, Revesby	33 minutes	29.7 km
Benedict Recycling	Challenger Drive, Belrose	34 minutes	22.8 km
Greenwood Landfill & Waste Recovery Facility	Mona Vale Rd, St Ives	36 minutes	26.0 km
Kimbriki Resource Recovery Centre	1 Kimbriki Road, Ingleside	39 minutes	27.6 km
Benedict Recycling	33-39 Riverside Road, Chipping Norton	39 minutes	36.9 km
Breen Resources Pty Ltd	330 Captain Cook Drive, Kurnell	42 minutes	32.0 km
Cleanaway Lucas Heights Resource Recovery Centre	Little Forest Road, Lucas Heights	43 minutes	41.2 km
Veolia Wetherill Park Resource Recovery Centre	20 Davis Road, Wetherill Park	44 minutes	38.8 km
BINGO Industries Recycling Ecology Park	1 Kangaroo Ave, Eastern Creek	46 minutes	42.9 km
Dial a Tip	32 Saggart Field Road, Minto	48 minutes	52.3 km
Rock and Dirt Recycling	Racecourse Rd, Clarendon (South Windsor)	55 minutes	59.2 km

More facilities can be found in the Western Sydney Recycling Directory: Construction and Demolition Waste 2023.[12]

[12] https://wsroc.com.au/downloads/download/3-reports/357-the-western-sydney-recycling-directory-construction-and-demolition-waste-2023

5.9 Site Inductions

All staff, including sub-contractors and labourers, employed during the demolition phases of the Development must undergo induction training regarding waste management for the Site.

Induction training is to cover, as a minimum, an outline of the WMP including:

- Legal obligations and targets
- Emergency response procedures on-site
- Waste priorities and opportunities for reduction, reuse and recycling
- Waste storage locations and separation of waste
- Procedures for suspected contaminated and hazardous waste
- Waste related signage
- The implications of poor waste management practices, and
- Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.

It is the responsibility of the Site Manager or Building Contractor to notify Council of the appointment of waste removal, transport or disposal contractors.

5.10 Signage

In accordance with better practice waste management, standard signage is to be posted in all waste storage and collection areas. All waste containers should be labelled correctly and clearly to identify stored materials.

Signs approved by the NSW EPA for labelling of waste materials are available online[13] and should be used where applicable. A selection of signs prepared by NSW EPA is provided in Figure 4.

Figure 4 Examples of NSW EPA labels for waste skips and bins

[13] NSW EPA approved waste materials signage https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs

5.11 Monitoring and Reporting

The following monitoring practices should be undertaken to improve demolition waste management and to obtain accurate waste generation figures:

- Conduct waste audits of current projects where feasible.
- Note waste generated and disposal methods.
- Look at past waste disposal receipts.
- Record this information to track waste avoidance, reuse and recycling performance and to help in waste estimations for future waste management plans.

Records of waste volumes recycled, reused or contractor removed are to be maintained. This can include dockets or receipts verifying recycling and disposal in accordance with this WMP. This evidence should also be presented to regulatory bodies when required.

Daily visual inspections of waste storage areas will be undertaken by site personnel and inspection checklists and logs recorded for reporting to the Site Manager on a weekly basis or as required. These inspections will be used to identify and rectify any resource and waste management issues.

Waste audits are to be carried out by the Building Contractor to gauge the effectiveness and efficiency of waste segregation procedures and recycling and reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training will be undertaken and signage re-examined.

5.12 Roles and Responsibilities

All personnel have a responsibility for their own environmental performance and compliance with all legislation. It will be the responsibility of the Building Contractor to implement the WMP, and an employee and subcontractor responsibility to ensure that they always comply with the WMP.

Where possible, an Environmental Management Representative should be appointed for the Development. Suggested roles and responsibilities are provided in Table 7.

Table 7 Suggested roles and responsibilities for demolition waste management.

Responsible Person	General Tasks
Demolition Site Manager	Ensuring plant and equipment are well maintained.
	Ordering only the required amounts of materials.
	Keeping materials segregated to maximise reuse and recycling.
	Ultimately responsible for routinely checking waste sorting and storage areas for cleanliness, hygiene and safety issues, contaminated waste materials, and also ensuring that all monitoring and audit results are well documented and carried out as specified in the WMP.
Demolition Environmental Manager or equivalent	Approaching and establishing the local commercial reuse of materials where reuse on-site is not practical.
	Establishing separate skips and recycling bins for effective waste segregation and recycling purposes.

Responsible Person	General Tasks
	Ensuring staff and contractors are aware of site requirements.
	Provision of training of the requirements of the WMP and specific waste management strategies adopted for the Development.
	Contaminated waste management and approval of off-site waste transport, disposal locations and checking licensing requirements.
	Approval of off-site waste disposal locations and checking licensing requirements.
	Assessment of suspicious potentially contaminated materials, hazardous materials and liquid waste.
	Monitoring, inspection and reporting requirements.

Appendix A Council Demolition Waste and Recycling Management Plan Form

Demolition Waste Management Plan

45-53 Macleay Street, Potts Point

Time & Place

SLR Project No.: 610.30495.00003

18 August 2025

B. Demolition Waste and Recycling Management Plan

Refer to the Construction and Demolition Waste Requirements.

Site Address:	45-53 Macleay St, Potts Point	**DA Number:**	
Does demolition contain asbestos?		☐ Yes	■ No
All asbestos waste is to be managed in accordance with provisions of the NSW *Work Health and Safety Regulation* 2011 and the City of Sydney *Asbestos Policy*.		☐ Tick ☑ if under 10 m²	
		☐ Tick ☑ if over 10 m²	
WorkCover Licence No. and Class			
Demolition contractor details			
Licensed landfill			

General demolition waste

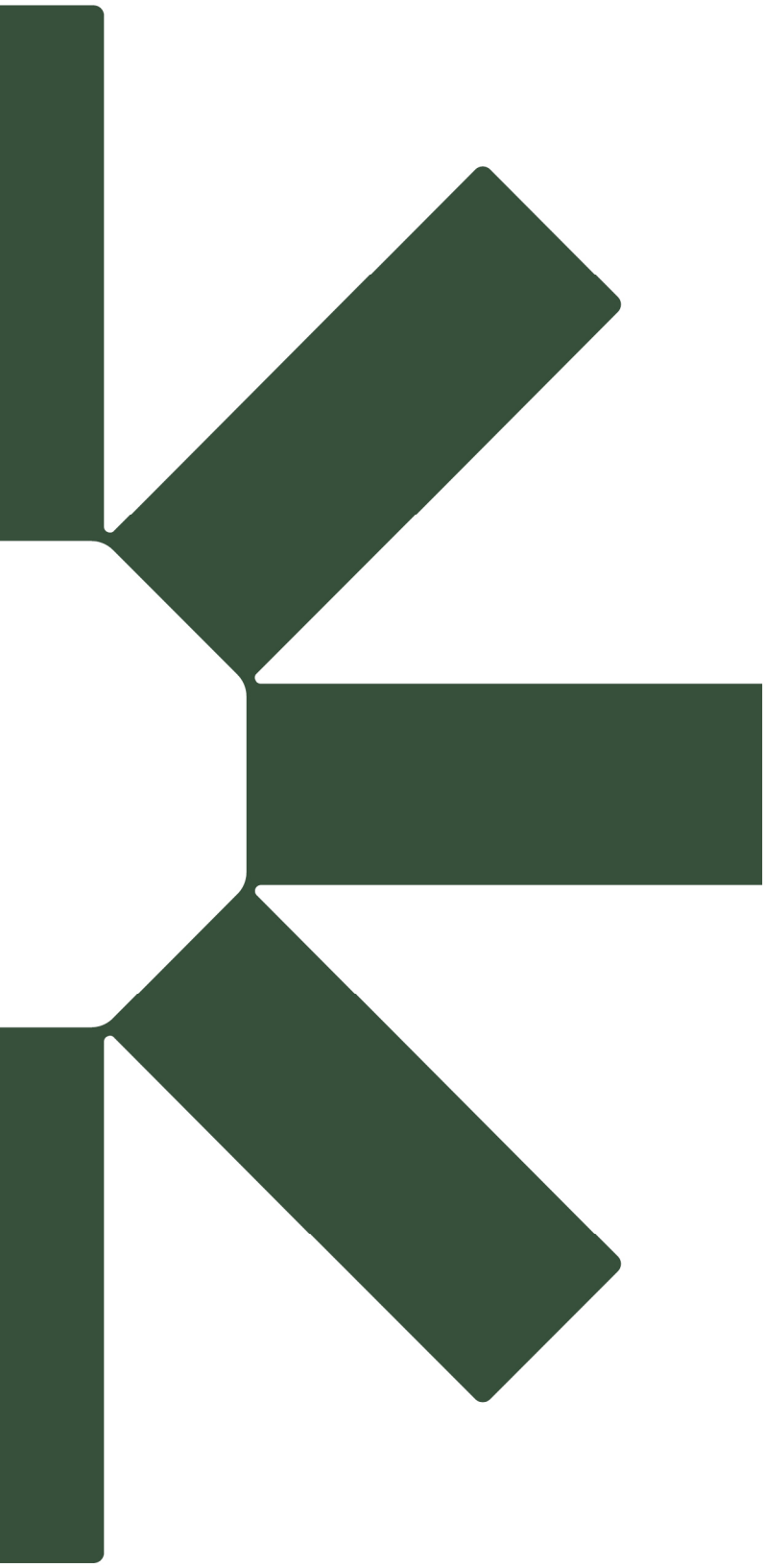
			How will you manage this waste?				
Type of Material	**Less than 10 m³**	**Please specify estimated volumes if more than 10 m³**	**Re-use on-site**	**Recycle** (separate collection from site)	**Recycle** (off-site separation)	**Landfill**	**% of material diverted from landfill**
Bricks	☐	3986	☐	☐	■	☐	98 %
Concrete	☐	4947	☐	☐	■	☐	98 %
Tiles	☐		☐	☐	☐	☐	%
Timber (clean)	☐	134	☐	☐	■	☐	98 %
Timber (treated)							%
Plasterboard	☐		☐	☐	☐	☐	%
Metals (ferrous)	☐	55	☐	■	☐	☐	98 %
Metals (non-ferrous)	☐		☐	☐	☐	☐	%
Mixed recycling	☐	158	☐	☐	■	☐	98 %
		Total diversion of waste from landfill (needs to be minimum 80% diversion):					98 %

Principal Off-Site Recycler/s	Off-Site Recycler's Primary Markets for Materials (for residential developments over three storeys and all non-residential developments)	Principal Licensed Landfill Site
Please refer to the attached waste management plan		

Declaration

Name of applicant (please print):

Signature of applicant: Date:



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