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Demolition and Construction Waste Management Plan

**For residential development at
9-21 Beaconsfield Parade, Lindfield**

Rev 0 5/5/2025

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1 Introduction

This Demolition and Construction Waste Management Plan (DCWMP) has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 27 March 2025 and issued for the SSDA (SSD-81623209) and KuRing Gai Council's waste management requirements. This document responds to the SEARs requirement issued below:

17. Waste Management

- Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.
- Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.

Aims and objectives of this DCWMP are to: -

- Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices,
- Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building,
- Maximise waste reduction, material separation, and resource recovery in all stages of the development

This DCWMP is prepared in accordance with:

- Ku-ring-gai Local Environmental Plan 2015,
- Ku-ring-gai DCP 2015,
- The Secretary's Environmental Assessment Requirements (SEARs),
- All Conditions to be issued under the approved of the State Significant Development Consent,
- The Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

All employees and contractors working at site during demolition and construction of the development will be instructed to implement this management plan.

This Demolition and Waste Management Plan has been carefully developed to ensure that the demolition process is conducted with precision, minimal environmental impact, and full compliance with local laws. It also outlines the detailed procedures for managing waste generated during demolition.

This WMP applies only to the construction and demolition stages of the project. The requirements outlined in this WMP must be implemented on-site during such stages and may be subject to review upon any change to Construction Management Plans or design.

2 Site Summary:

The site consists of 9 detached homes in 9 land lots as below:

1. 9 Beaconsfield Pde, Lindfield
2. 11 Beaconsfield Pde, Lindfield
3. 15 Beaconsfield Pde, Lindfield
4. 15A Beaconsfield Pde, Lindfield
5. 17 Beaconsfield Pde, Lindfield
6. 19 Beaconsfield Pde, Lindfield
7. 19A Beaconsfield Pde, Lindfield
8. 19B Beaconsfield Pde, Lindfield
9. 21 Beaconsfield Pde, Lindfield

The scope of demolition and construction works includes:

- Demolition of all existing homes including:
 - o 9 detached single/two storey houses
 - o 7 swimming pools
 - o 2 detached garages
 - o a tennis court
 - o multiple internal driveways and hardstand areas.
 - o Existing vegetation and about 21 trees
- Excavation of the site and construction of 378 apartment units in 3 main blocks, 2 basement levels, up to 10 levels and associated civil and landscape works.



The site has frontage to Beaconsfield Parade only along its whole southwestern front.

3 Legislative Requirements

This plan should be implemented alongside existing environmental procedures. It also addresses specific asbestos related legislative requirements and guidelines in approved industry standards. As such, all operations and activities conducted on the site must comply with the provisions of relevant NSW environmental legislation and occupational health and safety (OH&S) legislation, as well as any further requirements imposed by the relevant authorities, including but not limited to:

- Australian Government, Department of Sustainability, Environment, Water, Population and Communities. Construction and Demolition Waste Guide – Recycling and Re-use Across the Supply Chain. (2014, November).
- NSW Environment Protection Authority (NSW EPA) Waste Classification Guidelines Part 1: Classifying Waste (2014).
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021.
- Australia's National Waste Policy 2018
- Occupational Health and Safety Act 1997;
- Protection of the Environment Operations Act 1997;
- WHS Regulation 2017.
- WHS Act 2011.
- Safework Australia Code of Practice: How to Manage and Control Asbestos in the Workplace (2022).
- Safework Australia Code of Practice: How to Safely Remove Asbestos (2022).
- NSW Environment Protection Authority (NSW EPA) Waste Classification Guidelines Part 1: Classifying Waste (2014).
- NSW and EPA Excavated Natural Material Order (ENM 2014).
- Contaminated Land Management Act 1997 (CLM Act).
- Protection of the Environment Operations Act 1997 (POEO Act).
- Environmental Planning and Assessment Act 1979 (EP&A Act).
- Protection of the Environment Operations (Underground Petroleum Storage Systems Regulation 2019.

4 Waste Management Practices

The following practices during construction and demolition stages are recommended, where applicable:

- Waste segregation and sorting
- Recycling of materials that cannot be re used on site such as plumbing, timber, brick, tiles, concrete.
- Reuse materials if possible
- All hazardous material is handled and disposed of in accordance with Safework and EPA requirements.
- Composting organic waste
- Landfill diversion

- Proper disposal of non-recyclable waste.
- Construction and demolition debris management
- Training and education
- On-site waste management facilities located to enable easy access for on-site movement and collection. Sufficient space for the quantity of waste generated and careful source separation of recyclable materials
- All skip bins leaving the site will be covered with a suitable tarpaulin to reduce spillage of waste while in transit. All waste generated on site will be transported to an approved and appropriately licensed resource recovery facility and/or landfill site. Finally, reduce the amount of waste produced.

4.1 Waste Management Hierarchy:

- Avoidance: Design to allow minimum waste and choosing more sustainable practice.
- Reduction: Implementing more efficient construction methods to reduce material waste.
- Reuse: Reuse the materials as feasible
- Recycling: Recycle the non-reusable material.
- Disposal: Dispose of non-recycle waste accountably.

4.2 Waste Streams

The management of waste streams plays a pivotal role in the construction and demolition industries, as they generate a wide variety of materials that require careful handling. These waste streams include:

- Demolition waste: Concrete, bricks, timber, metal, glass, etc.
- Construction waste: Packaging materials, off-cuts, excess materials, etc.
- Hazardous waste: Paints, solvents, asbestos, contaminated soils, etc.
- Excavation waste: Soil and rubble

4.3 Waste Management Procedures

1. Waste Identification:
 - Categorize the waste as hazardous or non-hazardous.
 - Inspect the materials to be demolished or discarded
 - Label and store waste according to its classification
2. Waste Segregation
 - Set up clearly labelled bins or containers for different waste types.
 - Ensure that containers are clearly marked and located in easy to access areas to prevent contamination.
3. On-site waste management
 - Securely store hazardous and non-hazardous waste in designated, safe areas away from public access

- Ensure that waste is stored in containers or equipment that are sturdy and appropriate for the type of material.
- Ensure proper signage to assist workers in proper waste segregation.
- Arrange for regular waste collection using licensed waste contractors to reduce safety hazards.

5 Demolition

5.1 General

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable.

In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse and the recycling of material, particularly during the course of demolition and construction works.

This section describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

5.2 Buildings To be Demolished:

As described in part 2 of this report, 9 detached houses are to be demolished. There are also 7 swimming pools and one tennis court to be demolished.

8 houses are single-storey homes. One is double storey.

5.3 Recycling and disposal details during Demolition

The below table outlines the approach for recycling and disposal of materials during demolition, including estimates of waste and recyclables, site plans for sorting and storage, and strategies for reusing or recycling waste, with the understanding that actual quantities may vary due to site conditions and unforeseen events.

Material	Quantity	Re-use %	Re-use application	Disposal facility
Excavated Material	1,530,000 tons / 850,000 m ³	100%	Classified as VENM or ENM and exported as fill material.	Quarries
Topsoil	1440 tons / 800 m ³	60%	Reuse for site landscaping, top-dressing, or garden beds	Aussie Skips Bingo Industries Eco Resource Recovery
Bricks	330 tons	75-90%	Clean and remove mortar for reuse in new footings or	Bingo Industries Concrete Recyclers

			internal walls; crush and reuse as aggregate or drainage	Eco Resource Recovery Kimbriki Resource Centre
Concrete	2110 tons	100% recycled	Crushed for use as aggregate in new construction or as road base	Bingo Industries Concrete Recyclers Eco Resource Recovery
Pavers	20 tons	To be determined	Reuse in paving, garden areas, or as aggregate	Kimbriki Resource Centre Concrete Recyclers Eco Resource Recovery
Terracotta roof tiles	146 tons	To be determined	20% to be reused as roof tiles. 80% to be crushed and reused in landscaping or drainage aggregates	Roof Tiles Recyclers Roof Bros Tile recyclers
Metal / Steel	70-80 tons	100% recycled	Reuse as scrap metal or repurposed for new steel products	Kimbriki Resource Centre Eco Resource Recovery Blacktown Scrap Metal
Timber	80-1000 tons	To be determined	Reuse in construction, joinery, or repurpose as timber mulch	Eco Resource Recovery Aussie Skips

It is noted that the quantities of materials detailed in this section are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer.

5.4 Mitigation Measures for Excavated Waste

Excavation waste consists of any unwanted material generated from excavation activities such as a reduced level dig, site preparation, levelling, excavation of foundations, basements, tunnels and service trenches.

For excavated materials:

- Wherever applicable, excavation material will be reused as part of the development.
- Excavation material that is not natural (virgin) material will be transported to an approved landfill site or off-site recycling depot.
- A waste classification assessment of the fill material to be undertaken prior to it being acceptable for waste disposal purposes.
- Transportation routes for excavation material removed from site will be identified and used

5.5 Mitigation Measures for Hazardous Waste

Hazardous waste materials, particularly asbestos waste and asbestos containing material (ACM). During construction and demolition phases of the project, certified and qualified contractors would be engaged to identify and removal all hazardous materials / contaminated waste and disposed of appropriately.

- Identification: Identify and properly segregate hazardous waste.
- Handling: Strict safety protocols for handling and storing hazardous materials e.g. delineated & covering stockpiles, sediment fencing and ensuring trucks are covered once loaded to be followed.
- Removal & Disposal: Licensed contractors for the removal and disposal of hazardous waste to be used. If an unexpected find occurs during demolition or excavation works, the unexpected find protocol below to be actioned.

5.6 Unexpected Finds Protocol and Mitigation Measures

Asbestos (General):

Should any asbestos material not previously identified to exist within the site be uncovered, the unexpected find protocol is to be implemented.

Procedures for responding to incidents involving the inadvertent discovery of suspected asbestos containing materials is provided in the Unexpected Asbestos Find Procedure located below:

- Works within close proximity to the affected area are to cease immediately with the area being cordoned off as required.
- An Occupational Hygienist will inspect the potential asbestos contamination and implement specific control recommendations based on the nature and quantity of material.
- Engage a Class A or Class B licensed asbestos removalist is recommended to undertake the asbestos removal works under asbestos conditions based on the nature and quantity of material.
- If removal works are completed, a suitably qualified Occupational Hygienist should undertake an asbestos clearance inspection to ensure the area is safe to reoccupy. The asbestos-containing materials is to be removed to an NSW EPA licensed landfill approved to accept asbestos contaminated waste. If asbestos-containing materials are found outside of the removal area management options may be employed to ensure safety of personnel and community.

Contaminated Soils:

- General Unexpected Finds Protocol: The Unexpected Finds Protocol is designed to provide guidelines for dealing with unexpected discoveries of Contaminated Soils (heavy metals & hydrocarbons), Groundwater, Buried Building Materials, Underground Storage Tanks (UST) with associated lines, Asbestos, Odors, and Staining during construction or excavation activities. It aims to ensure the safety of workers, protect the environment, and comply with relevant regulations. This protocol should be implemented alongside existing health and safety procedures.
- Identification & Reporting: Workers and contractors should be trained to identify signs of contamination, such as unusual odours, discoloration, or the presence of hazardous materials. In addition, if any suspicious materials or conditions are encountered, work should be immediately halted in the affected area, and workers should report the findings to the project supervisor or site manager.

- **Evaluation & Risk Assessment:** Upon receiving a report of an unexpected find, the project supervisor or site manager should evaluate the situation promptly. Also, an initial risk assessment should be conducted to determine the potential hazards posed by the findings and the appropriate actions required.
 - **Expert Consultation:** In cases where the findings are uncertain or potentially hazardous, it is advisable to consult with relevant experts, such as environmental consultants, occupational hygienists or geotechnical engineers. These experts can provide guidance on further investigations, sampling, and testing procedures to accurately assess the extent of contamination and associated risks. The objective of the assessment strategy will be to determine the nature of the material, whether it is hazardous, and if so, work through the classification and remediation process. Assessment will be undertaken based on the suspected contaminated material and submitted to a NATA accredited laboratory for detection or relevant analytes. These will include but are not limited to; Total Recoverable Hydrocarbons (TRH), Monocyclic Aromatic Hydrocarbons (Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)), Polycyclic Aromatic Hydrocarbons (PAH), trace metals and asbestos. Analytical results will be compared with the relevant NEPM assessment criteria and guideline limits.
 - **Safety Measures:** If the initial evaluation or expert consultation indicates potential health and safety risks, appropriate safety measures should be implemented to protect workers, the public, and the environment. These measures may include the use of personal protective equipment (PPE), barricading the area, isolating contaminated materials, and implementing containment measures.
 - **Compliance with regulations:** It is essential to comply with all applicable local, state, and federal regulations regarding the handling, removal, transportation, and disposal of contaminated materials. b. Adequate permits, licenses, and notifications should be obtained before commencing any remediation or disposal activities.
 - **Remediation & Disposal:** Depending on the nature and extent of contamination, a remediation plan should be developed in consultation with relevant experts. Remediation techniques may include excavation and removal of contaminated soils, groundwater treatment, encapsulation or removal of asbestos, or other appropriate measures. If stockpiled material is required to be removed off-site, the appropriate waste classification is to be undertaken prior to the removal of contaminated materials from the site. Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014). All remediation and disposal activities should be carried out by trained professionals and in compliance with applicable legislation.
 - **Documentation & Records:** Accurate and detailed records should be maintained throughout the process, including findings, actions taken, test results, and disposal documentation. These records are crucial for compliance purposes, future reference, and potential legal requirements.
9. **Training & Awareness.** All workers involved in construction or excavation activities should receive appropriate training on the identification and handling of unexpected finds. Regular communication and awareness programs to be conducted to keep workers informed about potential hazards and the importance of reporting any suspicious findings e.g Morning prestart talks.

- Ongoing Evaluation: The Waste Management Plan should be evaluated and updated periodically to incorporate new information, industry best practices, and lessons learned from previous incidents. Feedback from workers, experts, and regulatory agencies should be considered to improve the effectiveness and efficiency of the protocol.

5.7 On-site Storage of Materials

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for:

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide the DPHI with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

Roles and Responsibility

Outlined below are the key roles, company and their representatives who will implement this waste management plan, to minimise environmental impact, comply with regulatory requirements, and promote sustainable practices.

- Project Manager: Oversee implementation of the WMP and ensure its compliance.
- Site Supervision: Monitor daily waste management practices and ensure staff training.
- Workers: Follow waste management procedures and participate in waste reduction efforts.
- Construction Site Management: Responsible for promoting good environmental and WH&S management, organise waste collections as required, organise replacement or maintenance requirements for bins.
- Site Staff / Contractor: Ensure adequate separation and disposal of waste streams in compliance with the WMP, abide by all relevant OH&S legislation, regulations, and guidelines.

Training and Awareness

Induction Training: Provide waste management training to all new site workers. Ongoing Training to be conducted, regular refresher training and updates on waste management procedures to be ensured

Monitoring and Reporting

- Waste Tracking: Maintain records of waste types, quantities, and disposal/recycling methods. Records of waste volumes recycled, reused or contractor removed are to be maintained.
- kept and presented to Council or the EPA when required.

- **Regular Audits:** Perform regular site audits to ensure adherence to the WMP and effectiveness of segregation procedures and recycling / re-use initiatives. Compare projected waste quantities with actual waste quantities produced and identify any issues.
- **Reporting:** Report environmental incidents, non-compliance issues and corrective actions taken. All environmental incidents are to be dealt with promptly to minimise potential impacts. An incident register must be always maintained on-site and should include the contact details of the 24-hour EPA Pollution line.

Review and Improvement

- **Review:** Regularly review and update the WMP to address new challenges and improve waste management practices.
- **Feedback:** Collect feedback from project stakeholders to identify areas for improvement.

Emergency Procedures & Contracts

- **Spill Response:** Implement procedures for the containment and clean-up of spills, especially for hazardous materials.
- **First Aid:** Ensure availability of first aid kits and trained personnel for emergencies.