



Waste Management Plan Construction & Demolition

78 Lockwood Road, Erskine Park
Data Centre (SSD-82211208)

March 2026

Project

Waste Management Plan (Construction & Demolition)
78 Lockwood Road, Erskine Park - Data Centre (SSD-82211208)

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1 Introduction

This **Construction and Demolition Waste Management Plan** report has been prepared by **NULOOP** on behalf of STACK Infrastructure to accompany a State Significant Development Application (SSDA) for a proposed data centre development at 78 Lockwood Road, Erskine Park (the site).

The site is located in the Penrith Local Government Area (LGA) and is approximately 40km west of the Sydney Central Business District (CBD), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport.

The site is an irregular shaped 7.7-hectare lot bounded to the north by Lenore Drive and to the east by an E2 Environmental Conservation corridor that follows Ropes Creek. The site relies upon access from a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at Figure 1.

Figure 1: Aerial Photograph of Site



Source: Urbis GIS, 2025

The project comprises the construction of a data centre development including the following key components:

- Site preparation and bulk earthworks.
- Construction of a three-storey data centre comprising two buildings, with a maximum height of 26.5 metres and a total gross floor area (GFA) of approximately 56,506m², including technical data halls, office and administrative areas, and ancillary circulation space.

- At grade car park undercroft (34 parking spaces) within the building footprint and overflow parking (44 parking spaces) comprising 78 parking spaces.
- Landscaping and associated public domain works.
- Separate generator gantry accommodating 188 backup generators.
- Business identification signage zones.
- Extension and augmentation of physical infrastructure and utilities, as required including new on-site substation towards the north of the lot and water storage tanks integrated within the building footprint.
- Off-site works comprising the delivery of two 330kV transmission lines from the TransGrid Sydney West Substation site to the subject site, utilising existing road reserve along Lenore Drive.

1.1 SEARs relevant to this report

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 11 April 2025 issued for the SSDA (SSD-82211208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 1. SEARs for Waste Management	
Issue and Assessment Requirements	Response
Identify, quantify, and classify the likely waste streams to be generated during construction and operation.	Refer to Section 2 Waste Generation Estimates Operational aspects have been addressed in a separate Operational Waste Management Plan document.
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste.	Refer to: • Section 3 Waste Management Strategy • Section 4 Waste Management Systems
Identify appropriate servicing arrangements for the site.	Refer to: • Section 4 Waste Management Systems

2 Waste Generation Estimates

2.1 Generation Overview

This plan aims to ensure that all waste resulting from construction and demolition activities is managed effectively and is environmentally aware. Specifically,

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

The following floor areas have been considered when calculating waste generation during each demolition and construction stage.

Table 2 Demolition and construction floor area for each development stage

Activity/Stage	m ² (estimate)	Works Description
Demolition ¹	N/A	The project does not require any demolition activities.
Construction ²	43,313	450 MW including a building height of 26.5 m, substation, water storage, ancillary infrastructure and landscaping

2.2 Demolition

This report does not cover the testing and classification of any excavated material. Where necessary, the project managers should conduct separate specialist testing.

This project does not include demolition activities; therefore, no data generation or composition data has been provided.

¹ Based on available information provided in 250516_78 Lockwood Road Consultant Brief.

² Based on available information provided in Linesight Project Description 10.03.2026.

2.3 Construction

The quantity of waste materials generated onsite is estimated based on the information provided to **NULOOP**. Therefore, the systems that will be implemented must incorporate flexibility to allow for variation in the total quantities generated. During the construction phase, active site management will ensure that all waste/recyclable materials are disposed of appropriately and that all waste receptacles are of sufficient capacity to manage onsite activities.

Table 3 below details the estimated composition, by weight, of construction waste to be generated.

Table 3 Composition of construction waste by weight (tonnes)

Material	Tonnes
Timber	10
Concrete	84
Bricks	66
Gyprock	18
Sand/Soil ³	192
Metal	24
Other	20
TOTAL	414

³ Any material from cut & fill is addressed under the construction management plan.

3 Waste Management Strategy

The waste hierarchy is the guiding principle for optimal waste management practices. The following demonstrates most preferable (avoidance) to least preferable (disposal) practices.

3.1 Avoid and Reduce

Minimise the production of waste materials in the construction process by:

- Assessing and taking into consideration the resultant waste from different design and construction options.
- Purchasing materials that will result in less waste, which have minimal packaging, are pre-cut, or fabricated.
- Not over ordering products and materials.

3.2 Reuse

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

- Identify all waste products that can be reused.
- Put systems in place to separate and store reusable items.
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse.

3.3 Recycling

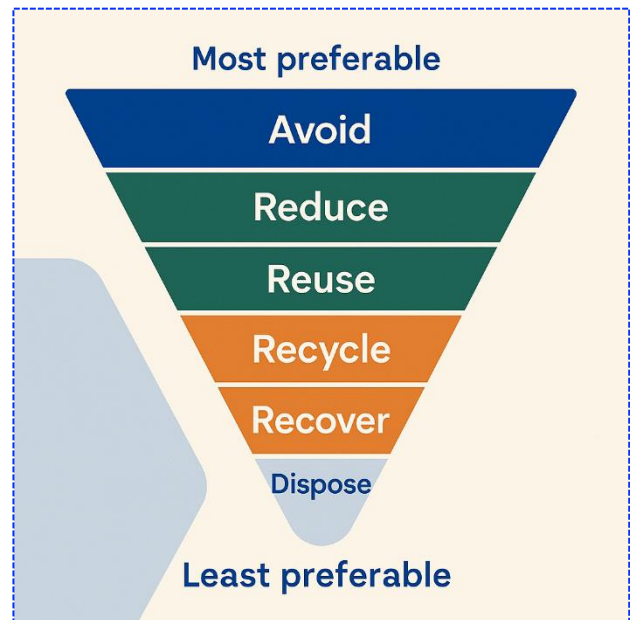
Identify all recyclable waste products to be produced on site.

- 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.

3.4 Disposal

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

- Ensure the chosen waste disposal contractor complies with WHS requirements.
- Implement regular collection of bins.



4 Waste Management Systems

The quantities of construction and demolition waste materials have been estimated using industry guides for predicting waste quantities, as per Appendix 1. The figures below are estimates and are used as a guide for designing the waste management systems on-site. These figures will be adjusted according to the final building material selection and quantities, and the waste management systems will be adjusted as necessary.

4.1 Onsite and Offsite Systems

The following table details the expected waste materials and management systems for the construction phase of the project. Estimated generation is based across the entire project.

Table 4 Waste management systems (construction)

Material	Onsite re-use by weight (T)	Offsite recycling by weight (T)	Offsite disposal by weight (T)	Potential processing/ disposal site (see Table 7)	Method of management
Timber		10		A, B	Delivered off-site to timber recycler. Onsite reuse options include reuse as floorboards, fencing, furniture, or mulch as appropriate.
Concrete		84		A, B	Separated where possible and taken to a concrete recycling facility, it is deposited onsite directly into skips or trucks to be removed from the site. Onsite reuse options include filling, levelling or road base.
Bricks		66		A, B, D	Stockpiled onsite, then transported to a brick recycling facility. Onsite reuse options include cleaning for reuse, rendering over or crushing for landscaping or driveways.
Gyprock		18		A, B	Stockpiled onsite and collected by plasterboard supplier/recycler or taken to an appropriate recycling facility
Sand/Soil		192		A, B	Delivered to off-site to sand/soil recycler.

Material	Onsite re-use by weight (T)	Offsite recycling by weight (T)	Offsite disposal by weight (T)	Potential processing/ disposal site (see Table 7)	Method of management
Steel/Metal		24		A, B, C	Stockpiled and collected as required by specialty metal recycler or taken to appropriate C&D facility for separation and recycling
Other/ Residual general waste (incl. fittings, fixtures etc)			20	A, B, C	Collected by the contractor and disposed at the appropriate landfill

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

NULOOP has provided some potential options below for consideration.

Table 5 Potential recovery facility options

Site code	Site	Materials processed
A	BINGO Industries Recycling Ecology Park and Landfill 1 Kangaroo Ave, Eastern Creek, NSW	Construction and demolition, Furniture and Fittings, Garden and Landscape, Industrial & Manufacturing, Metals, Paper and Cardboard, Plastics, Rubber
B	Recycle Assist 25 Bromley Road, Emu Heights, NSW	Ashphalt/Bitumen, Bricks, Concrete, Metals, MDF, Pallets, Particleboard, Plasterboard, Sand, Soil, Timber – untreated, Vegetation
C	Veolia Wetherill Park Resource Recovery Centre 20 Davis Road, Wetherill Park	Vegetation, Metal, Paint
D	Cleanaway 48 Quarry Road, Erskine Park	Bricks, Concrete, Packaging (plastic)

4.2 Waste Storage and Collection

A designated waste storage area will collect all waste and recyclables. This area will feature appropriate signage to identify it to construction workers and prevent unauthorised access.

The designated waste storage area during the demolition and construction stage is located in SYDE internal vacant spaces of the building. The skip bin location is to be at existing loading docks and above hoarding at an established construction zone on Pymont St., Surrounded by B-class hoarding for protection.

Appendix 2 details skip bins of various that a nominated waste contractor can order. To maximise segregation, the following separate bins will be considered for this development:

- Soil, aggregate and brick
- Metals
- Timber
- Paper & cardboard (during construction)
- Vegetation
- General waste

Waste will be regularly removed from the site to minimise the stockpile size. Construction staging plans must allow for the relocation of the waste storage area as the development progresses.

Waste storage areas should:

- Be in an accessible area for on-site movement, transfers, and collection.
- Have containers stored on a hardstand area with appropriate sediment control measures to mitigate runoff into stormwater.
- Easily accessible spill kits so any spillages in the waste storage area can be treated immediately.
- Have appropriate space allocated for the quantity of waste generated and separation of recyclable materials.
- Allow space for required on-site treatment facilities, such as compaction equipment, if needed.
- Provide acceptable weather protection and be enclosed if necessary to reduce airborne litter and litter entering the stormwater system.
- Store contaminated or hazardous wastes in a secure area with appropriate signage.
- Be secured and lockable.
- Be well-ventilated and located near a sewer for drainage purposes.
- Have clear signage and labelling to ensure appropriate use.

4.3 Hazardous Wastes

Contractors should be aware of potentially hazardous materials during demolition and recovery activities. A remediation Action Plan should be followed for the specific provisions and protocols pertaining to the management, remediation, and removal of any potentially hazardous wastes (e.g., asbestos, lead paint, etc.).

Hazardous construction materials should be disposed of per WorkSafe NSW and Environment Protection Authority requirements. To avoid risk to the environment and any breach of legislation, this development endeavours to uphold the following practices:

- Early identification and reporting of hazardous waste
- Any disposal and off-site transfer of classified hazardous waste and contaminated materials must be recorded in the Waste Data File and or tracked per Part 4 of the Protection of the Environment Operations (Waste) Regulation 2014.
- Suspicious activities of involved stakeholders (waste generator, transporter, or receiver) can be reported to the Environment Line at 131 555.
- Ensure waste is transported to a place that can lawfully accept it under Section 143 of the Protection of the Environment Operations Act 1997.
- Always take reasonable precautions and exercise due diligence to prevent or minimise the commission of any offence.
- Keep accurate written records such as:
 - who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste)
 - copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).
- If hazardous and/or contaminated wastes are identified on-site during the stages of construction and excavation, the Site Supervisor must immediately stop all works and contact a qualified hazardous/contaminated waste contractor before continuing all on-site activities.

4.4 Training and Education

All site employees and sub-contractors must attend a site-specific induction outlining the proposed development's waste management procedures and explaining the practical aspects of the waste reduction and recycling strategies described in the WMP.

All employees must clearly understand which products are being reused or recycled on-site and where they are stockpiled. They should also be made aware of waste reduction efforts related to packaging.

The site manager will post educational signage concerning the on-site recycling activities in breakout areas and lunchrooms.

Appendix 1: Assumptions

Waste Generation Estimates

As no standard generation rate has been specified by the Local Government Area Development Control Plan, The Hills Shire Council Development Control Plan Appendix A (2012) has been utilised.

The following table provides estimated waste quantities for the *demolition*. The most suitable building type profile in the guideline is *Factory*.

Table 6: Estimated Waste Quantities for Demolition⁴

Material	Tonnes per 1,000m ²
Sandstone	N/A
Concrete	448
Bricks	205
Timber/Cyprock	4
Steel	23
Roof Tiles	N/A
Other	18

The following table provides estimated waste quantities for the *construction*. The most suitable building type profile in the guideline is *Factory*.

Table 7: Estimated Waste Quantities for Construction

Material	Tonnes per 1,000m ²
Timber	0.25
Concrete	2.10
Bricks	1.65
Cyprock	0.45
Sand/Soil	4.80
Metal	0.60
Other	0.50

⁴ Based on industry knowledge and consultation with the developer, **NULOOP** has reduced the demolition waste generation rate by 75% as there will be minimal demolition to the main structure of the development.

Appendix 2: Skip Bin Size Guide

SKIP BIN SIZE	EQUIVALENT TO	
 2 m ³	8 wheelie bins	2 box trailers
 3 m ³	12 wheelie bins	3 box trailers
 4 m ³	16 wheelie bins	4 box trailers
 5 m ³	20 wheelie bins	5 box trailers
 6 m ³	24 wheelie bins	6 box trailers
 8 m ³	32 wheelie bins	8 box trailers
Measurements are a guide only as bin shapes vary.		

SKIP BIN SIZE	EQUIVALENT TO	
 10 m ³	40 wheelie bins	10 box trailers
 12 m ³	48 wheelie bins	12 box trailers
 20 m ³	80 wheelie bins	20 box trailers
 25 m ³	100 wheelie bins	25 box trailers
 30 m ³	120 wheelie bins	30 box trailers
Measurements are a guide only as bin shapes vary.		



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