



Stage 2a – 27 Railway St, Corrimal NSW  
Residential Development  
**Built-Form Scope.**

## CONSTRUCTION WASTE MANAGEMENT PLAN

9/10/2025  
Revision B

Client

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Legpro 70 Pty Ltd ATF Legpro 70 Unit Trust

Architect

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DKO

[www.dko.com.au](http://www.dko.com.au)



## SCOPE

A Waste Management Plan (WMP) has been prepared for the built form scope to support a State Significant Development Application (SSDA) for Stage 2a, 27 Railway Street, Corrimal NSW.

This WMP applies only to the **construction** phase of the proposed development. The requirements outlined in this WMP must be implemented on site during construction and may be subject to review upon any change to the design. Construction waste management requirements will also be subject to review as part of the Construction Management Plan.

**Demolition** works will be proposed as a separate application, please refer to the **civil scope** of the **Demolition WMP** provided by Elephants Foot Consulting (EFC) as a separate document. The waste management for the **operational** phase of the development is not addressed in this report. An operational WMP has been provided by EFC as a separate document.

## REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	24/09/2025	E. Abetian	T. McPherson	Draft
B	09/10/2025	T. McPherson	J. Parker	Amendment

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## 1 ACKNOWLEDGEMENT OF COUNTRY

Elephants Foot Consulting acknowledges that every project we work on takes place on First Peoples Land. We recognise Aboriginal and Torres Strait Islander People as Traditional Custodians of this land. We pay respect to ancestors and Elders, past and present.

## 2 LEGISLATION AND GUIDANCE

Information provided in this WMP comes from a wide range of construction waste management guidance at the local, state, and federal levels. The primary sources of guidance include:

- Wollongong Development Control Plan 2009; Part E – General Controls Chapter E7: Waste Management
- 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 Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

### 2.1 Waste Diversion Targets

To quantify and measure this sustainable approach to waste management, the NSW WARR Strategy 2014-2021 outlines specific targets in order to clarify the state's long-term goals and priorities. These targets were supported by industry, community, state, and local governments during the Strategy's consultation phase, and include:

- Increasing construction and demolition recycling rates to 80%
- Increasing waste diverted from landfill to 75%
- Reducing litter by 40%
- Reduce illegal dumping incidents by 30%

### 2.2 Report Objectives

Throughout this report, EFC aims to encourage where practical, having regard to the design, and the site constraints, the following waste management practices for the duration of the construction stage of the development:

- Re-use of excavated material on-site and disposal of any excess to an approved site;
- Green waste mulched and re-used on-site as appropriate, or recycled off-site;
- Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- Plasterboard waste returned to supplier for recycling;
- Framing timber re-used on site or recycled off-site;
- Windows, doors and joinery recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Plumbing, fittings and metal elements recycled off site;
- Ordering accurate quantities of materials and prefabrication of materials where possible;
- Re-use of formwork;
- Careful source separation of off-cuts to facilitate re-use, resale or recycling.

## 2.3 Limitations

This report has been prepared by EFC for the sole purpose of providing a Construction Waste Management Plan (CWMP) to support a development application. The report is provided with the following limitations:

- This report is for the sole use of Legpro 70 Pty Ltd ATF Legpro 70 Unit Trust (including their officers, employees and advisers) and should not be used or relied upon by any other party without prior written consent from EFC;
- Drawings, estimates and information contained in this report have been prepared by analysing information, plans and documents supplied by the client, or nominated third parties. Any assumptions based on the information contained in the report are outside the control of EFC;
- The calculations presented in the report are estimates only. The amount of waste generated will be dependent on the approach taken by site management, including the levels of training and education offered to site staff and the actions and attitudes of staff themselves.
- The site manager will make adjustments as required based on actual waste volumes (e.g. if waste volumes are greater than estimated, then waste storage capacity and collection frequencies will increase accordingly) and increase the amount of waste storage and collection frequency accordingly;
- The report has been prepared with all due care and attention; however, no assurance or representation is made that the WMP reflects the actual outcome. EFC will not be liable to for any plans or outcomes that are not suitable for purpose, whether as a result of incorrect or unsuitable information or otherwise;
- EFC offer no warranty or representation of accuracy or reliability of the WMP unless specifically stated;
- Examples of equipment provided in this report should be reviewed by the appropriate equipment supplier who will assess the correct equipment for supply. Reference to any other business or product besides EFC and EFC equipment is for information purposes only, and is not officially endorsed or recommended by EFC.

### 3.0 EXECUTIVE SUMMARY

This Construction Waste Management Plan (C&D WMP) has been prepared by T. McPherson to accompany a State Significant Development Application (**SSDA**) which seeks development consent for the construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 affordable housing apartments).

The SSDA is referred to as the Stage 2a Built Form SSDA (SSD-83789711). The Stage 2a Built Form SSDA implements the second built form stage of the urban renewal of the former Corrimal Coke Works site. The project will deliver vibrant and contemporary residential-led urban renewal, which celebrates the site’s industrial history and leverages its highly accessible and strategic location in proximity to Corrimal town centre and local amenities and services.

The proposal will deliver high amenity residential dwellings of various sizes and typologies, including a dedicated affordable housing building. The Stage 2a Built Form SSDA is submitted concurrently with a separate (but interrelated) Stage 2-4 civil works SSDA (SSD-86131212), which comprises the construction of the Central Park, the Southern Park, and roads, drainage and stormwater infrastructure, and paper subdivision.

This C&D WMP has been prepared to address the requirements of [17 # Waste Management]. This Stage 2a Built Form SSDA was declared as State Significant Development (**SSD**) in the State Significant Development Declaration Ministerial Order (No 10) 2025 (dated 30 June 2025) at Clause 5(1)(n) in Schedule 1 (Amendment SSD Declaration Order 2025 (No 5)).

SEAR17: Waste Management	Section
<ul style="list-style-type: none"> <li>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</li> </ul>	Refer to sections 4.4 4.5, and 5.1.
<ul style="list-style-type: none"> <li>Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</li> </ul>	Refer to section 6.

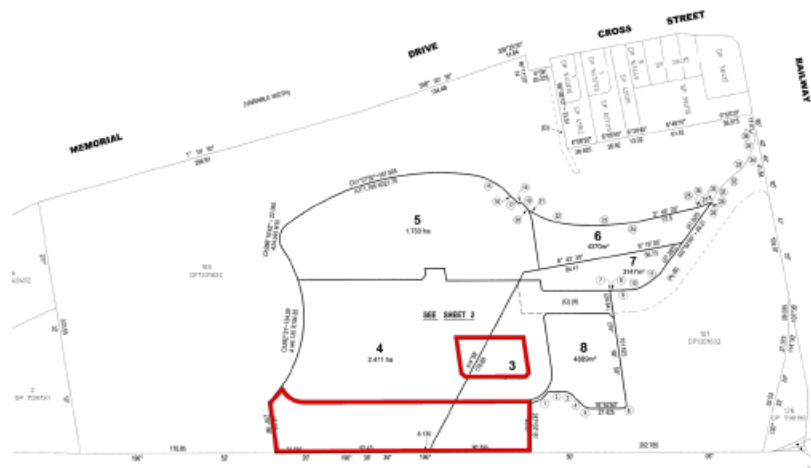
### 3.1 PROJECT AND SITE DESCRIPTION

Descriptor	Site Details
Proponent / Applicant	Legpro 70 Pty Ltd ATF Legpro 70 Unit Trust ( <b>Legacy</b> )
Site Ownership	Illawarra Coke Company
SSD Reference	SSD-83789711 [SEARs issued 12 May 2025]
Project Name	<b>Corrimal Coke Works - Stage 2A – Built Form</b>
Street Address	Corrimal Coke Works, 27 Railway Street, Corrimal
Country	<p>Dharawal Country The Stage 2a Built Form SSDA seeks consent for the following:</p> <ul style="list-style-type: none"> <li>• Construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 x affordable housing units). The unit typologies, per residential flat building, are as follows:             <ul style="list-style-type: none"> <li>o <b>Building 2.1</b> - 30 x apartments (8 x one-bedroom, 17 x two-bedroom, and 5 x three-bedroom units)</li> <li>o <b>Building 2.2</b> - 57 x affordable housing apartments (3 x one-bedroom, 27 x two-bedroom, and 27 x three-bedroom units)</li> <li>o <b>Building 2.3</b> - 59 x apartments (16 x one-bedroom, 31 x two-bedroom, and 12 x three-bedroom units)</li> <li>o <b>Building 2.4</b> - 60 x apartments (12 x one-bedroom, 32 x two-bedroom, and 16 x three-bedroom units)</li> </ul> </li> <li>• Construction of three (3) separate single-level basements as follows:             <ul style="list-style-type: none"> <li>o <b>Basement 01</b> (to service Building 2.1)                 <ul style="list-style-type: none"> <li>– 41 x residential car parking spaces</li> <li>– 6 x visitor car parking spaces</li> <li>– Bicycle parking spaces</li> <li>– Motorcycle parking spaces</li> <li>– Waste and recycling storage areas</li> </ul> </li> <li>o <b>Basement 02</b> (to service Building 2.2)                 <ul style="list-style-type: none"> <li>– 34 x residential car parking spaces</li> <li>– 11 x visitor car parking spaces</li> <li>– Bicycle parking spaces</li> <li>– Motorcycle parking spaces</li> <li>– Waste and recycling storage areas</li> </ul> </li> <li>o <b>Basement 03</b> (to service Building 2.3 and Building 2.4)                 <ul style="list-style-type: none"> <li>– 151 x residential car parking spaces</li> <li>– 24 x visitor car parking spaces</li> <li>– Bicycle parking spaces</li> <li>– Motorcycle parking spaces</li> <li>– Waste and recycling storage areas</li> </ul> </li> </ul> </li> <li>• Creation of a series of deep soil areas and communal open space areas (including lawns and play areas, BBQ areas, and seating spaces) and accessible open space areas within Stage 2a.</li> <li>• Staged construction of the residential flat buildings, as follows:             <ul style="list-style-type: none"> <li>o Stage ...: Building 2.1</li> <li>o Stage ...: Building 2.2</li> <li>o Stage ...: Buildings 2.3 and 2.4</li> </ul> </li> </ul>
Existing Legal Description	<p>The existing legal property description of the former Corrimal Coke Works site is Lot 101 DP1301632, Lot 201 DP1308649, Lot 202 DP1308649, and Lot 103 DP1301632 (registered titles). The former Corrimal Coke Works site boundary extent is identified in <b>blue</b> below.</p> <p>The proposed works associated with the Stage 2a Built Form SSDA extend across Lot 201 DP1308649 (part) and Lot 202 DP1308649 (part).</p> <p>The land to which the Stage 2a Built Form SSDA relates is identified in <b>red</b>.</p>



**Note.** On [... September 2025], Wollongong City Council approved a development application for the paper subdivision of the former Corrimal Coke Works site to create eight (8) new Torrens Title lots (DA-2025/388). The new lots are described as Lot 1 – Lot 8 in DP1313981.

The new lots have not yet been registered with the NSW Land Registry Services. However, it is anticipated that formal registration will occur prior to the determination of the subject SSSA. **For information only**, the below identifies in **red** the land to which the Stage 2a built form SSSA **will** relate at the point the newly created lots (approved by DA-2025/388) are formally registered.



Site Area

The area of the land to which the Stage 2a Built Form SSSA relates is 10,597 sqm. This land is identified in the image above in **red**.

**Note.** For the purposes of assessing the proposed development to which the subject Stage 2a Built Form SSSA against the numerical development standards and planning controls in the relevant environmental planning instruments, the site area is ... sqm. This comprises the combined area of the three proposed residential lots which will be created by the Torrens subdivision in the concurrent Stage 2-4 Civil Works SSSA, being:

- Proposed Lot 201 (Building 2.1) - ... sqm [DKO to confirm]
- Proposed Lot 203 (Building 2.2) - ... sqm [DKO to confirm]
- Proposed Lot 204 (Buildings 2.3 and 2.4) - ... sqm [DKO to confirm]

	More broadly, the area of the Corrimal Coke Works site is 18.2 hectares.
Existing Development	<p>Existing features across the Corrimal Coke Works site are as follow:</p> <ul style="list-style-type: none"> <li>• Structures and infrastructure associated with the former coke work production have been demolished under the Demolition DA (DA-2022/1249).</li> <li>• Towradgi Creek forms the southern boundary of the site and drains in a west to east direction. A tributary of the Creek traverses the site. The western portion of the site is occupied by scattered bush and stockpiling areas.</li> </ul> <p>Separate development applications (<b>DAs</b>) have been lodged to Wollongong City Council, and either have been determined or are under assessment. These DAs propose works relating to subdivision, built form (apartment buildings), bulk earthworks, and vegetation management.</p>
Heritage	<p>The site, in part, is subject to the following heritage listings:</p> <ul style="list-style-type: none"> <li>• Local heritage listing in the Wollongong LEP 2009 (ID 6607); and</li> <li>• State heritage listing on the State Heritage Register in the NSW Heritage Act 1977 ('Corrimal Coke Works Site', Item No. 02061).</li> </ul>
Local Context	<p>The site has an irregular rectangular configuration and is bounded by:</p> <ul style="list-style-type: none"> <li>• East boundary: main southern railway line (Corrimal Train Station)</li> <li>• West boundary: dual carriageway (Memorial Drive)</li> <li>• North boundary: Railway Street</li> <li>• South boundary: Towradgi Creek</li> </ul>
Regional Context	<p>The site is approximately 1km to the east of the Corrimal Town Centre. Corrimal is approximately 6.5 kilometres north of Wollongong City Centre. The site is located within close proximity to education and recreation facilities, including the Corrimal High School, Corrimal East Public School, Robert Ziems Park, Corrimal Memorial Park, Towradgi Beach Park, and Bowls and Recreation Club.</p>

## 4 GENERAL WASTE MANAGEMENT PROVISIONS

### 4.1 Stakeholder Roles and Responsibilities

All stakeholders have a responsibility for their own environmental performance and compliance with all legislation.

The Construction Contractor will be responsible for implementing this WMP, although site staff have a responsibility to ensure their own compliance at all times. Where possible, an Environmental Management Representative (EMR) should also be appointed for the project to help ensure compliance. The following table demonstrates the primary roles and responsibilities of the respective stakeholders:

*Table 1: Stakeholder Roles and Responsibilities*

Roles	Responsibilities
<b>Site Management</b>	<ul style="list-style-type: none"> <li>• Organise waste collections as required;</li> <li>• Organise replacement or maintenance requirements for bins;</li> <li>• Investigate and ensure prompt clean-up of illegally dumped waste materials;</li> <li>• Notify the Principal Certifying Authority (Council) of the appointment of waste removal, transport or disposal contractors for waste tracking purposes;</li> <li>• Ensure waste related equipment is well maintained;</li> <li>• Ensure accurate calculations so only the required amount of materials are ordered;</li> <li>• Ensure segregation of materials to maximise reuse and recycling;</li> <li>• Check waste sorting and storage areas routinely for cleanliness, hygiene, contamination and OH&amp;S issues;</li> <li>• Ensure all monitoring and audit results are well documented and are carried out as specified in the WMP;</li> <li>• Ensure effective signage, communication and education is provided to site staff/contractors;</li> <li>• Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities;</li> <li>• Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers;</li> </ul>
<b>Site Staff/Contractors</b>	<ul style="list-style-type: none"> <li>• Ensure adequate separation and disposal of waste streams in compliance with the WMP;</li> <li>• Abide by all relevant OH&amp;S legislation, regulations, and guidelines;</li> <li>• Attend training and inductions as required;</li> <li>• Clean and transport bins as required;</li> <li>• Carry out daily visual inspections of waste storage areas;</li> <li>• Organise, maintain and clean the waste storage areas;</li> </ul>
<b>Environmental Management Representative (EMR)</b>	<ul style="list-style-type: none"> <li>• Approach and establish the local commercial reuse of materials where reuse on-site is not practical;</li> <li>• Establish separate skips and recycling bins for effective waste segregation and recycling purposes;</li> <li>• Ensure staff and contractors are aware of site requirements;</li> <li>• Provision of training of the requirements of the WMP and specific waste management strategies adopted for the development;</li> <li>• Contaminated waste management and approval of off-site waste transport, disposal locations and check licensing requirements;</li> <li>• Arrange assessment of suspicious potentially contaminated materials, hazardous materials and liquid waste;</li> <li>• Monitor, inspect and report requirements.</li> </ul>
<b>Waste Collection Contractors</b>	<ul style="list-style-type: none"> <li>• Provide a reliable and appropriate waste collection service;</li> <li>• Provide feedback to site management regarding contamination of waste streams;</li> <li>• Work with site management to customise waste systems where possible.</li> </ul>

## 4.2 Monitoring and Reporting

It is recommended that the following measures be taken to improve construction waste management in future and to provide more reliable waste generation figures:

- Compare projected waste quantities with actual waste quantities produced.
- Conduct waste audits of current projects (where feasible).
- Note waste generated and disposal methods.
- Look at past waste disposal receipts.
- Record this information to help in waste estimations for future waste management plans.

Records of waste volumes recycled, reused or contractor removed are to be maintained. Additionally, dockets/receipts verifying recycling/disposal in accordance with the WMP must be kept and presented to Council or the EPA if and when required.

Daily visual inspections of waste storage areas will be undertaken by site personnel and inspection checklists/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/reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training should be undertaken and signage re-examined.

All environmental incidents are to be dealt with promptly to minimise potential impacts. An incident register must be maintained on-site at all times and should include the contact details of the 24-hour EPA Pollution line. Likely incidents to occur during the construction stage of the development may involve fuel or chemical spills, seepage or mishandling of hazardous waste, or unlicensed discharge of pollutants to environment.

### 4.3 Opportunities for Reuse and Recycling

There are many opportunities to reduce the volume of waste generated during the built form. Adaptive reuse of building materials should be encouraged, with significant consideration given to methods of reusing or recycling materials onsite as well as sourcing used or recycled materials from elsewhere to be used on site.

The site should facilitate where practical reuse and recycling by 'deconstruction', whereby various materials are carefully dismantled and sorted. Any unwanted reusable materials can be taken to a second-hand building centre, reducing waste disposal costs.

Materials that are individually wrapped should also be avoided where possible, with preference given for materials that can be delivered in returnable packaging such as timber pallets.

The table below gives examples of potential reuse and recycling options for the materials likely to be used/generated in construction at this development:

*Table 2: Potential Reuse/Recycling Options for Construction Materials*

Material	Reuse/Recycling Potential
<b>Asphalt</b>	Hot in-place recycling or reprocessed into Reclaimed Asphalt Pavement (RAP).
<b>Bricks</b>	Cleaned and/or rendered for reuse, crushed for fill, sold or provided to a recycled materials yard
<b>Cardboard Packaging</b>	Recycled at a paper/cardboard recycling facility
<b>Carpet</b>	Cleaned and reused for the same purpose, reused in landscaping or garages/sheds, recycled at an appropriate processing facility
<b>Concrete, Masonry, Spoil</b>	Reused on-site as fill, levelling or crushed for road base
<b>Doors, Windows, Fittings</b>	Reused in new or existing buildings or sent to second-hand supplier
<b>Glass</b>	Recycled at a glass recycling facility, aggregate for concrete production, crushed for termite barrier, reused as glazing
<b>Green Waste (Organics)</b>	Mulched, composted for reuse, trees chipped for use in landscaping or removed carefully and reused onsite or sold
<b>Hardwood Beams</b>	Reused as floorboards, fencing, furniture or sent to second-hand timber supplier
<b>Insulation Material</b>	Reprocessed to remove impurities and reused for the same purpose or as off-cuts, compressed for ceiling tile manufacture
<b>Metal, Steel/Copper Pipe</b>	Recycled at a metal recycling facility, melted into secondary materials for structural steel, roofing, piping etc. copper sold for re-use
<b>Other Timber</b>	Reused in formwork, ground into mulch for garden or sent to second-hand timber supplier
<b>Plasterboard</b>	Crushed for reuse in manufacture of new plasterboard, returned to supplier or used in landscaping
<b>Plastics</b>	Reused as secondary materials for playgrounds, park benches etc.
<b>Roof Tiles</b>	Cleaned and reused, crushed for reuse for landscaping and driveways or sold or provided to a recycled materials yard
<b>Soil</b>	Stockpiled onsite for reuse as fill
<b>Synthetic &amp; Recycled Rubber</b>	Reused for the same purpose or reprocessed for use in manufacture/construction of safety barriers, speed humps
<b>Topsoil</b>	Stockpiled onsite for reuse in landscaped areas

#### 4.4 Management of Hazardous Waste Materials

For the purpose of this report, hazardous waste materials include any waste that poses a hazard or potential harm to human health or the environment, particularly asbestos waste and asbestos containing material (ACM). The general advice provided in this report is superseded by any specific hazardous materials or remediation control plans prepared for the project.

During the construction phase of the development, there must be a commitment to engage qualified and certified contractors to remove all contaminated/hazardous materials (e.g. asbestos) and dispose of all contaminated/hazardous waste at an appropriately licenced facility, where applicable.

In the event that any contaminated or hazardous materials are unexpectedly uncovered during excavation works, the Site Manager is to stop work immediately in that location and contact the relevant hazardous waste contractor prior to further works being undertaken in the area.

The following general mitigation measures will apply:

- Contaminated material stockpiled on site will be minimised as far as possible and should be stored on HDPE liner, in a bunded location which is protected from inclement weather;
- Sediment fences should be installed around the base of stockpiles and the stockpiles should be covered. Where excavated material requires validations, samples should be taken for NATA laboratory testing as per the requirements of the contamination assessment prior to restoration works, backfilling exercises and disposal;
- Any trucks carrying contaminated materials should be securely and completely covered immediately after loading the materials (to prevent windblown emissions and spillage) and must be licensed by the NSW Environmental Protection Authority (EPA);
- Decontamination of all equipment prior to demobilisation from the site is important so that contaminated materials are not spread off-site.

#### 4.5 Management of Excavation Waste

For the purpose of this report, excavation waste consists of any unwanted material generated from excavation activities such as a reduced level dig, site preparation and levelling and the excavation of foundations, basements, tunnels and service trenches. This will typically consist of soil and rock. The general advice provided in this report is superseded by any specific hazardous materials or remediation control plans prepared for the project.

All excavated material generated on this site may be re-used in the landscaping or used on other sites as fill material, provided no contamination is present. If sandstone is found to be present, this may be sold or incorporated into the building design.

The following measures and safeguards will apply to the development for excavated material:

- Wherever practical, 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 should 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 SITE SPECIFIC WASTE MANAGEMENT PROVISIONS

### 5.1 CONSTRUCTION WASTE VOLUMES AND MANAGEMENT

Waste generated during the construction stage (built form) of the development will be managed by the principal contractor and sub-contractors, with materials being reused and recycled wherever possible. Where neither reuse nor recycling are possible, waste will be disposed of as general waste at a licensed landfill site.

Recyclable material generated during construction will largely consist of off-cuts and discarded bricks, timber, steel, concrete, tiles, plasterboard, and piping, as well as packaging materials. It is important to note that source separation of waste on-site may offer cost savings when compared to the disposal of mixed waste at landfill sites. Further cost savings may be achieved through the use of reusable and recycled-content materials and by reusing materials.

The construction waste management practices are consistent with the construction/traffic management in the Preliminary Construction Pedestrian Traffic Management Plan for the built form scope (refer to reports prepared by Bitzios).

The table below illustrates the anticipated volumes of materials generated at this development during the construction stage. Volumes have been advised by our client.

*Table 3: Construction Waste Conversion*

Material	Volume (m3)	*Tonnes (t)	**Approx. Percentage Recovered
Bricks	21.7	26.0	100%
Tiles	14.0	14.0	100%
Concrete	447.5	671.2	100%
Timber	117.3	22.3	33%
Plasterboard	261.4	52.3	50%
Metals	652.3	326.2	100%
<b>Totals</b>	<b>1514.1</b>	<b>1111.9</b>	

\*The conversion of materials from volume to tonnes is based on the information provided in a consultation paper published by WA Department of Water and Environmental Regulation

<<https://www.der.wa.gov.au/images/documents/our-work/consultation/current-consultation/Consultation%20Sheet%20Approved%20method%20for%20recyclers.pdf>>

\*\*The percentage of recycled waste is estimated by BINGO, and is based on the average quantities of materials received and recovered at their facilities.

The table below illustrates how the construction materials will be managed, and estimates percentage of materials diverted from landfill.

Table 4: Construction Waste Management

Type of Material	Less than 10m <sup>3</sup>	Estimated Tonnage	How Waste will be Managed			Estimated Tonnage of Material Diverted from Landfill
			Reuse On-Site	Recycle	Landfill	
Bricks	<input type="checkbox"/>	26.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26.0
Tiles	<input type="checkbox"/>	14.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.0
Concrete	<input type="checkbox"/>	671.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	671.2
Timber	<input type="checkbox"/>	22.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.4
Plasterboard	<input type="checkbox"/>	52.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26.1
Metals	<input type="checkbox"/>	326.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	326.2
<b>Total</b>		<b>1111.9</b>	<b>Total</b>			<b>1070.8</b>
<b>Total Diversion of Waste from Landfill (Minimum 80%)</b>						<b>96.3%</b>

## 5.2 POTENTIAL CUMULATIVE IMPACTS OF CONSTRUCTION WASTE

This section identifies the potential cumulative impacts of construction waste arising from the current development, in conjunction with surrounding existing developments, proposed projects, and future stages. The assessment has regard to the NSW Government's Cumulative Impact Guidelines', with consideration given to overlapping waste generation, infrastructure capacity, and environmental risks across the broader precinct.

Table 5: Potential Cumulative Impacts

Type of Assessment	Example	Refer to for Mitigation:
<b>Incremental Waste Impact</b>	Increased activities may also increase load/volumes of waste processing systems	Waste Management Consultant / Environmental Planner
<b>Combined Waste Impact</b>	Waste from multiple concurrent projects (e.g. demolition, excavation, packaging) affecting local waste systems	Environmental Impact Assessor / Waste Management Consultant
<b>Future Stage Impact</b>	Projected waste from future stages compounding current disposal and recycling demands	Strategic Planner / Project Manager / Waste Consultant
<b>Infrastructure Load Assessment</b>	Strain on local waste facilities due to overlapping construction timelines across developments	Civil Engineer / Waste Infrastructure Specialist / Council Liaison
<b>Environmental Spillover Risk</b>	Increased risk of litter, runoff, or illegal dumping from clustered construction activity	Environmental Scientist / Contamination Specialist / Site Auditor

Note: The consultant allocations outlined in the 'refer to' table are indicative only and may vary depending on the consultants engaged at each project stage.

As this development may be located adjacent residential buildings currently under construction or proposed, they are likely to share infrastructure networks that will collectively increase demand on waste management systems, vehicle circulation, and local services. Potential cumulative impacts may include increased waste vehicle traffic leading to local congestion, overburdened waste handling infrastructure, and intensified odour or noise issues if operational practices are not well coordinated across developments.

A structured waste collection system will be implemented, with ad-hoc servicing options (e.g. increased collection frequencies) to avoid peak periods and align with surrounding development activity. This approach aims to minimise potential impacts on local amenity and traffic.

## 6 MITIGATION MEASURES

The following information provides mitigation measures associated with the development, which would be required to be conditioned during the design phase:

### Training/Site Inductions

All staff employed during the demolition and construction stages of the development must undertake site-specific induction training regarding the procedures for waste management. Employees of the head contractor will undertake a specific induction outlining their duties and how they are to enforce the waste management procedures.

Induction training will include the following at a minimum:

- Legal obligations;
- Emergency response procedures on site;
- Waste storage locations and separation of waste;
- Litter management in transit and on site;
- The implications of poor waste management practices;
- Correct use of general-purpose spill kits;
- Responsibility and reporting (including identification of personnel responsible for waste management and individual responsibilities).

### Materials Selection and Ordering

- Selection of all materials will be undertaken by architectural designers;
- Prefabrication of materials off-site where possible;
- Materials requirements are to be accurately calculated to minimise waste from over-ordering;
- Materials ordering process is to aim at minimisation of materials packaging;
- Material Safety Data Sheets (MSDS) are to accompany all materials delivered to site, where required, to ensure that safe handling and storage procedures are implemented.

### Waste Avoidance Opportunities

- Limiting unnecessary excavation;
- Selection of construction materials taking into consideration to their long lifespan and potential for reuse;
- Ordering materials to size and ordering pre-cut and prefabricated materials;
- Reuse of formwork;
- Planned work staging;
- Use of naturally ventilating buildings to reduce ductwork;
- Reducing packaging waste on-site by returning packaging to suppliers where possible, purchasing in bulk and requesting cardboard or metal drums rather than plastics;
- Requesting metal straps rather than shrink wrap and using returnable packaging such as pallets and reels;
- Reduction of PVC use;
- Use of low VOC (volatile organic compounds) paints, floor coverings and adhesives;
- Use of fittings and furnishings that have been recycled or incorporate recycled materials;
- Use of building materials, fittings and furnishings with consideration to their longevity, adaptation, disassembly, reuse and recycling potential.

## Site Procedures

- Excavated materials will be used onsite where practical;
- Green waste will be mulched and reused in landscaping either onsite or offsite;
- Concrete, tiles and bricks will be reused or recycled offsite;
- Steel will be recycled offsite; all other metals will be recycled where economically viable;
- Framing timber will be reused on-site or recycled off-site;
- Windows, doors and joinery will be recycled off-site where possible;
- Plumbing, fittings and joinery will be recycled off-site where possible;
- Plasterboard will be re-used in landscaping on-site or returned to the supplier for recycling where possible;
- All used crates will be stored for reuse unless damaged;
- All glass that can be economically recycling will be;
- All solid waste timber, brick, concrete, rock, plasterboard and other materials that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Provision for the collection of batteries, fluorescent tubes, smoke detectors and other recyclable resources will be provided on site;
- Beverage container recycling will be provided on-site for employee use;
- All waste and recycling will be disposed of via council approved systems.

## General Requirements

All waste management facilities onsite should:

- Be conveniently located to enable easy access for on-site movement and collection;
- Be incorporated with other loading/unloading facilities;
- Have sufficient space for the quantity of waste generated and careful source separation of recyclable materials;
- Have sufficient space to contain any on-site treatment facilities, such as compaction equipment;
- Have adequate weather protection and, where required, be enclosed or undercover;
- Be secure and lockable;
- Be well-ventilated and drained to the sewer;
- Be clearly sign-marked to ensure appropriate use.

## Waste and Recycling Receptacles

A sufficient quantity of skip bins should be provided for the separate storage of each type of C&D material generated on site. This will assist in maximising source separation and resource recovery, while reducing the costs and quantity of materials disposed of at landfill.

The size of the receptacles should be appropriate to the nature of waste generated and the available storage area. In general, the following options would be acceptable:

Bin Size	Access	Dimensions
2.5m	Top loading	 H: 1.0m L: 2.0m W: 1.2m
3m	Drop door walk-in	 H: 1.0m L: 2.4m W: 1.5m
4m	Drop door walk-in	 H: 1.2m L: 2.6m W: 1.6m
5m	Drop door walk-in	 H: 1.4m L: 3.0m W: 1.6m
6m	Double doors walk-in	 H: 0.9m L: 4.0m W: 2.0m

Source: Aussie Bins

If the developer chooses to adopt a traditional waste management strategy, whereby waste is deposited into commingled skip bins to be sorted offsite, [a single skip bin would be considered sufficient for purpose]. However, if the site is to pursue source separation, dedicated skips for the following materials are recommended:

- Timber;
- Plasterboard;
- Concrete;
- Bricks;
- Scrap metal;
- General waste.

Separate receptacles for the safe disposal of hazardous waste types (i.e. light bulbs, batteries, etc) will also be provided where applicable. Where possible, additional bins will be provided in common areas for the collection of commingled recyclables such as beverage containers (glass, plastic, aluminium), paper products, recyclables food containers, etc. Specialised bins for cigarette butts should also be provided.

### Safety and Signage

The following safety measures should be considered for the waste storage area:

- Location should not interfere with sight lines of drivers entering or leaving the site;
- Skip bins should be clearly visible and located in well-lit areas;

- Safe paths of travel should be designated using reflective tape, barriers and cones;
- Skip bins must be secured and must not be over-filled to reduce risk of injury through bins moving and falling objects.

Standard signage will be installed in all waste areas, with all skip bins colour coded and labelled appropriately on all sides to allow clear identification of the type of waste to be deposited into each bin.

Refer to the EPA's website for standard construction waste and recycling signs:

[www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm](http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm)

### Space and Siting Requirements

The waste storage area will be located [adjacent to the entrance to the site] to enable access and allow sufficient space for the required skip bins and servicing requirements. The storage area will also be flexible in order to cater for change of use throughout demolition and construction works.

Where space is restricted, dedicated stockpile areas will be allocated onsite, with regular transfers to the dedicated skip bins for sorting and collections.

The position of the designated waste holding area onsite may change according to building works and the progression of the development. Access, visual amenity and WHS will always be integral to the selection of waste storage area locations. Any stockpile locations will take into account slope and drainage factors to avoid contamination of stormwater drains during rain events.

### Servicing and Transport

The frequency of waste removal from site will be determined by the volume of materials deposited into the dedicated skip bins. Skip bins will be monitored on a daily basis by the Site Manager to ensure they do not overflow. If skip bins are reaching capacity, removal and replacement should be organised for within 24 hours.

All skip bins leaving the site will be covered with a suitable tarpaulin to reduce spillage of waste while in transit.

All waste collection for construction works will be conducted between approved hours as per Council requirements (typically between 7am and 7pm Monday to Friday, and between 7am and 1pm on Saturdays). All waste generated on site will be transported to an approved and appropriately licensed resource recovery facility and/or landfill site.

## Recycling Directory

Construction materials removed from site will need to be managed in accordance with the provisions of current legislation and may include segregation by material type classification in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste* and disposal at facilities appropriately licensed to receive the particular materials.

Please find the below recommendations for recycling drop off locations for all materials likely to be generated at this development. Only the nearest locations are provided. See [www.businessrecycling.com.au](http://www.businessrecycling.com.au) for additional locations:

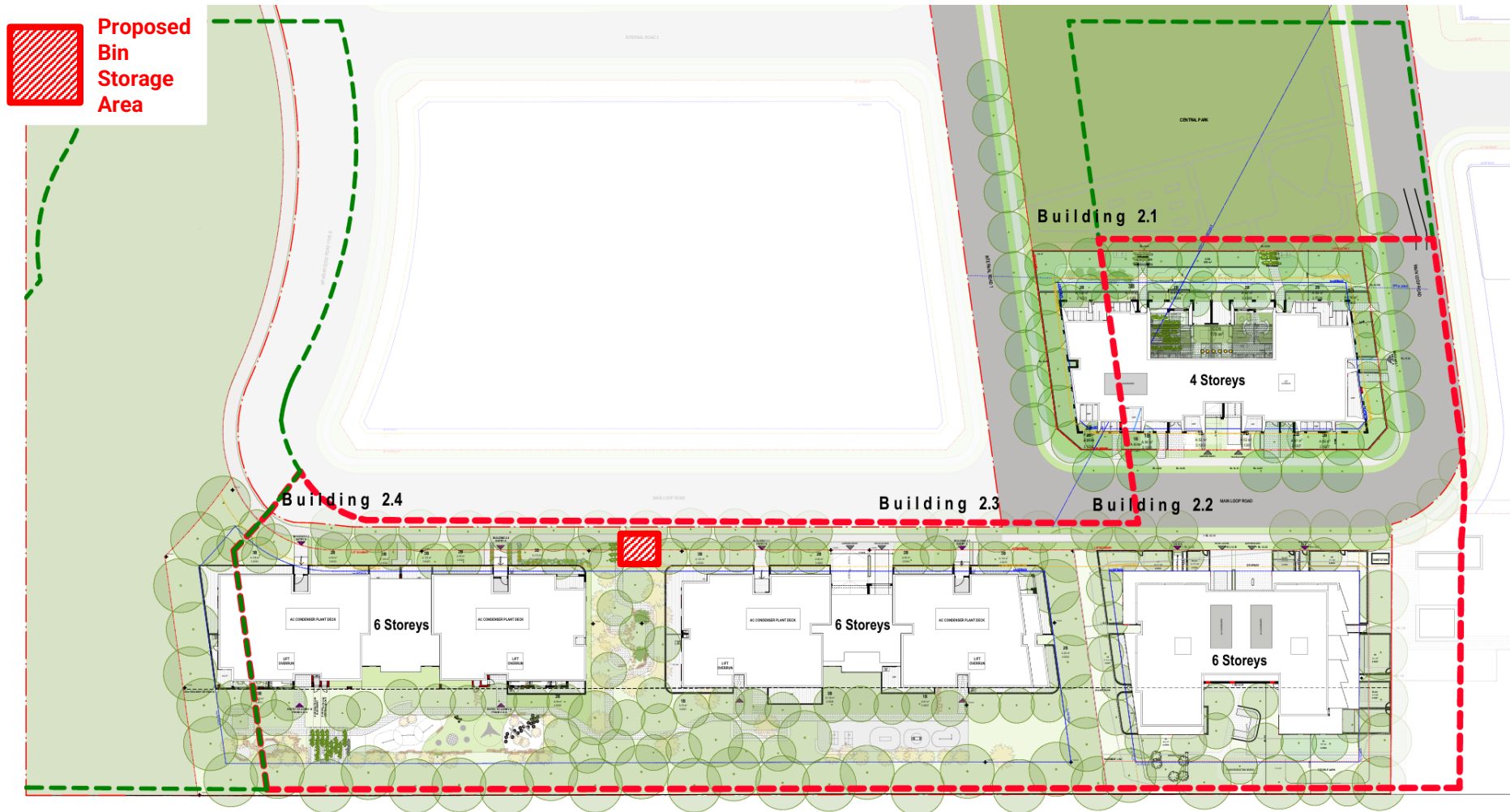
Table 6: Recycling Directory

	Business Name	Suburb	Distance (km)
<b>Bricks</b>	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9
	SCE Recycling	Warrawong	13.1
<b>Tiles</b>	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9
	SCE Recycling	Warrawong	13.1
<b>Concrete</b>	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9
	SCE Recycling	Warrawong	13.1
<b>Timber</b>	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9
	Soilco	Kembla Grange	13.8
<b>Plasterboard</b>	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9
	Remondis Australia (Taren Point)	Tarent Point	44.1
<b>Metals</b>	InfraBuild Recycling	Unanderra	10.2
	Benedict Recycling	Unanderra	10.5
	Bingo Recycling Centre	Kembla Grange	12.9

### 6.1 Concluding Statement

This report provided by EFC provides a comprehensive construction waste management plan, supporting the SSDA application and ensuring environmentally responsible development. This report effectively supports the SSDA application along with the SEARs requirements under Item #17, addressing waste management requirements and promoting sustainability. This conclusion confirms the report's support for the SSDA application and requirements, providing a robust waste management framework.

## 6.2 Site Plans



Note: the proposed bin location is indicative only, this may change based on site logistics.