Foresight Environmental

105 Miller Street – Education Scheme

North Sydney, NSW 2060

Construction & Demolition Waste Management Plan

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DISCLAIMER

This report is based on information provided **Investa,** coupled with Foresight Environmental's knowledge of waste generated within the education sector. To that extent this report relies on the accuracy of the information provided to the consultant. It has been compiled by Foresight Environmental on behalf of **Investa.**

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1. Introduction

This Construction & Demolition Waste Management Plan (C&DWMP) has been prepared by Foresight Environmental to support a State Significant Development Application (SSDA) to Department of Planning and Heritage Council (the Council) for alterations and additions to 105 Miller Street, Sydney (the Site).

The report has been prepared in accordance with the following guidelines:

- North Sydney Development Control Plan 2013
- Green Star Buildings, Version 1: Revision C
- Better Buildings Partnership Operational Waste Guidelines

This document plan details how 105 Miller Street, North Sydney – Education Scheme will manage the waste and recycling generated during the construction and demolition phases of the development.

1.1 Site Location and Context

The site is located at 105-153 Miller Street, North Sydney within the North Sydney Council Local Government Area (LGA). North Sydney is a major commercial district on the Lower North Shore of Sydney. It is located 3km north of the Sydney CBD. The site is approximately 300m from the existing North Sydney Railway Station and is located directly to the south of the future Victoria Cross Metro Station.

1.2 Site Description

The site is rectangular in shape and comprises a single lot which is legally described at Lot 2 in DP 792740. The site has a total area of 6,640m2 and dimensions of approximately 65m along the northern and southern boundaries and approximately 100m along the eastern and western boundaries. The site is located to the southeast of the Pacific Highway, Miller Street and Mount Street junction, with two main road frontages including Miller Street (west) and Denison Street (east). This site is the largest single site in North Sydney for redevelopment. The site adjoins two public open spaces, being Brett Whitely Plaza to the south, and the Miller Street Special Area (incorporated on the site) to the west.

2. Green Star Buildings

105 Miller Street is targeting a 5-star Green Star rating. The table below outlines the criteria and where to find the deliverable within the report.

Table 1 – Green Star: Project specific for key sites and identified precincts

CREDIT 2 – RESPONSIBLE CONSTRUCTION		DELIVERABLE
Points: 1	• 90% of construction and demolition waste is diverted from Landfill, and waste contractors and facilities comply with the Green Star Construction and Demolition Waste Reporting Criteria.	Section 4.5

3. Waste Generation Estimates

The aim of this C&DWMP is to ensure that all waste resulting from construction and demolition activities is managed in an effective and environmentally aware manner. Specifically:

- To maximize the reuse and recycling of demolition 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 quantities of construction and demolition waste materials have been estimated using industry guides for predicting waste quantities. 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. The waste management systems will be adjusted as necessary.

Please note the approximate percentage of recovered waste listed in the tables below is only indicative and has been derived from various resource recovery centres in the Sydney district, and as such it is high level

and subject to change. Once the specific waste contractor for the site is known, a more detailed analysis can be calculated.

3.1 Demolition

The testing and classification of any excavated material is not covered in this report. Where necessary separate specialist testing should be conducted by the project managers.

If acid sulphate soils are present on site, a separate management plan will need to be prepared for handling and disposal of such soil.

3.1.1. Estimating Waste Quantities – Demolition

To generate demolition waste generation estimates, the following method was used:

1. Quantify waste materials using *Estimated Development Cost Education Scheme March 2025 – Education Update (CP03) (R0),* prepared by WTP Australia Pty Ltd.
2. Demolition includes (but is not limited to) the following:
    a. Siteworks
    b. Scaffolding
    c. Demolition
    d. Hazardous material removal
    e. Façade removal
3. Use quantities to estimate demolition wastage generation based on material percentages derived from industry standards[1].

The table below details the results - the estimated composition by volume of demolition waste to be generated.

Table 2 – Estimated composition of demolition waste by volume

MATREIAL	m^3	TONNES	Approx. % Recovered
Vinyl	1.80	3.00	100
Asbestos	3.00	-	0
Glazing	35	88	100
Timber (inc. plywood)	69	76	33 – 100*
Plasterboard	120	90	94
Carpet	473	710	100

[1] waste-management-guidelines-chapter-1-demolition-sep22.pdf (nsw.gov.au)

Tiles	563	845	100
General Residual – Flooring	982	982	20
Brick	3,136	4,076	100
Metals (steel, aluminium)	6,180	30,900	100
General Residual – Services	9,636	9,636	20
Concrete	12,973	32,432	100
TOTAL	**33,697**	**79,838**	**-**

**Untreated timber has approximately 100% recovery rate, whereas treated timber is closer to 33%.*

Table 3 – Estimated fixtures and fittings - demolition

MATREIAL	No. of	m	m²
Joinery	-	34	-
Vanity Unit	-	131	-
Sinks	1	-	-
Sliding Doors	3	-	-
Glazed and Single Door	8	-	-
Showers	10	-	-
Leaf and Half Door	14	-	-
Urinals	42	-	-
Hand Basin	101	-	-
Double Doors	131	-	-
Water Closets	154	-	-
Toilet/Shower Partitions	159	-	-
Single Doors	523	-	-
Removal of retail and commercial tenancy fitout not included above	-	-	24,282
TOTAL	**467**	**165**	**24,282**

Table 4 – Estimated hazardous materials - demolition

MATREIAL	No. of	m²
Friable Asbestos - General	-	9
Friable Asbestos – Units	3	-
Friable Asbestos – Doors	4	-
Non-Friable Asbestos	-	436
Non-Friable Asbestos – Tanks	2	-
Non-Friable Asbestos – Units	4	-
TOTAL	**13**	**545**

Note – please see Section 7.4.1 for more details on disposing of asbestos wastE

3.2 Construction

Active site management during the construction phase will ensure all waste/recyclable materials are disposed of appropriately and that all waste receptacles are of sufficient capacity to manage onsite activities. All materials ordered during the construction phase of development will be carefully measured to ensure no over ordering and materials are used efficiently. Table 5 below details the estimated composition by volume of construction waste to be generated.

3.2.1. Estimating Waste Quantities – Construction

To generate construction waste generation estimates, the following method was used:

1. Quantify materials using *Estimated Development Cost Education Scheme March 2025 – Education Update (CP03) (R0),* prepared by WTP Australia Pty Ltd.
2. Areas for construction include:
    a. Main Towers (Levels Lower Ground – 23).
    b. External services (Footpaths, Landscaping & Planting)
3. Use these quantities to estimate construction wastage generation based on material percentages derived from industry standards[2].

Table 5 – Estimated composition of construction waste by volume

MATERIAL	m^3	TONNES	Approx. % recovered
Paint	0.04	0.04	100
Steel	0.32	2.41	100
Waterproofing	0.44	0.35	0
Lawn	3.30	1.33	100
Glazing	4.00	10	100
Paving	6	13	100
Insulation	12	5	0
General Residual	23	23	20
Carpet	23	69	100
Plasterboard	33	25	94
Tiles	32	49	100
Concrete	963	2408	100
TOTAL	**1,099**	**2,604**	**-**

[2] Waste Management Plan Application Template.doc (live.com)

4. Waste Management Strategy

Consideration of waste management during all phases of the development will provide the best opportunity to minimise the volume of waste generated throughout the project's lifetime. Whilst recycling and reuse of materials are important aspects of waste management, waste minimisation techniques incorporated into construction can prevent materials from being brought onto the site that will eventually become waste.

Figure 1: Waste Hierarchy

The demolition and construction teams will implement this Waste Management Plan, incorporating the following best practice management techniques as a minimum.

4.1 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. Where possible, arrange for packaging to be removed by the delivery company;
- Not over ordering products and materials;
- Ordering materials cut to size to reduce waste material onsite.

4.2 Reuse

- Ensure that wherever possible, materials are reused either on site or offsite.
- Identify all waste products that can be reused.
- Any demolition and excavation materials should be salvaged and retained onsite for re-use where possible.
- Put systems in place to separate and store reusable items.
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse.

4.3 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 efficient to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location. See Section 4.5 below for further details

4.4 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 OEH requirements.
- Implement regular collection of bins.
- Maintain records of both recycled and general waste volumes being transferred offsite or reused onsite.
- The only materials to be sent to landfill are those that cannot be recycled due to contamination, legal requirements, or lack of facilities to enable recycling.

4.5 Green Star Compliance

To achieve the Green Star credit point in Responsible Construction, which will ensure operational and spatial efficiency throughout the course of the project, the appointed waste contractor will be selected on the basis that they are able to achieve >90% diversion from landfill through effective sorting of recyclable materials at an appropriately licensed Construction & Demolition recycling facility. Through this process, the onsite

management of waste becomes far more streamlined by enabling the majority of materials to be disposed together rather than allocating individual bins or stockpiles for different material types.

It will be critical that waste contractors and waste processing facilities comply with the Green Star Construction and Demolition Waste Reporting Criteria (please visit Green Star website for free download of the criteria). The Green Star Construction and Demolition Waste Reporting Criteria should be read in full, but in summary, the recommended supporting evidence to be included in submission is as follows:

- Compliance Verification Summaries from waste contractor(s) and waste processing facilities as detailed in the *Green Star Construction and Demolition Waste Reporting Criteria* document.
- Demolition or Site Drawings indicating the structures on site at time of purchase, extent of demolition and retained structure and façade.
- Cumulative waste report generated from the monthly waste reports provided by the waste contractor over the entire duration of construction and demolition works.

5. Waste Management Systems

5.1 Onsite and Offsite Systems

Onsite separation of the various waste streams is encouraged to lower recycling costs so to avoid additional fees for sorting at appropriate facilities – this is particularly relevant for higher value recycling stream i.e. metal. However, to maximise operational and spatial efficiency, it is highly likely that the majority of materials will be disposed together and will be collected for separating and processing at an offsite recycling facility.

The following tables combine the estimated volumes for each component of the development as the recycling practices are to be replicated during each respective phase.

5.1.1. Demolition

Table 6 – Demolition Waste Management Systems

MATERIAL	ESTIMATED VOLUME (m^3)	ONSITE (RE-USE OR RECYCLE)	OFFSITE (OFFSITE CONTRACTOR) RECYCLING
Bricks	**3,136**	Crushed and reused onsite as aggregate/road base where possible	Removed from site as required for recycling/reuse at C&D facility for processing.
Concrete	**12,973**		

Asbestos	**3**		Please refer to Section 6.4.1 for details on Asbestos management.
Timber	**69**	Reused in formwork, ground into mulch for garden	Timber products and off cuts should be separated and free from contamination to be collected by contractor to be processed/reused
Vinyl	**1.8**		Stockpiled onsite and collected by vinyl/carpet/tile supplier/recycler or taken to appropriate recycling facility
Carpet	**473**		
Tiles	**563**		
Plasterboard	**120**	-	Stockpiled onsite and collected by plasterboard supplier/recycler or taken to appropriate recycling facility
Glazing	**35**		Collected by contractor to be sorted and re-processed at an appropriate C&D recycling facility into recycled products where possible
Metals	**6,180**	-	Stockpiled and collected as required by specialty metal recycler or taken to appropriate C&D facility for separation and recycling, melted into secondary materials for structural steel, roofing, piping, etc
General Residual Waste – Flooring and Services	**10,618**	-	Collected by contractor to be sorted and re-processed at an appropriate C&D recycling facility into recycled products where possible

5.1.2. Construction

Table 7 – Construction Waste Management Systems

MATERIAL	ESTIMATED VOLUME (m^3)	ONSITE (RE-USE OR RECYCLE	OFFSITE (OFFSITE CONTRACTOR) RECYCLING
Metals (Steel, etc)	**0.32**		Stockpiled and collected as required by specialty metal recycler or taken to appropriate C&D facility for separation and recycling, melted into secondary materials for structural steel, roofing, piping, etc
Waterproofing/Paint	**0.44**		Stockpiled and collected as required by paint waste contractor for recycling

Plasterboard	**33**		Collected by contractor to be sorted and re-processed at an appropriate C&D recycling facility into recycled products where possible
Glazing	**4.00**		
General Residual Waste	**23**		
Carpet	**23**		
Tiles	**32**		
Paving	**6**	Crushed for road base where possible	Removed from site as required for recycling/reuse at C&D facility for processing.
Concrete	**963**		
Green Waste – Lawn	**3.30**	Mulched and reused onsite where possible (landscaping)	Separated where possible and taken to appropriate organic processing facility i.e. Australian Native Landscapes

It should be noted that there are multiple offsite recycling/disposal facilities available for the appropriate processing of the materials detailed above and the facility choice will depend largely on the waste contractor/supplier engaged. See section 7.

If the above reduce, reuse, recycle protocols are adhered to then the activity will be on track to achieve 90% recovery of demolition and construction waste.

6. Onsite Management Protocols

6.1 Waste Storage and Collection

Designated waste storage areas will be established for the collection of all waste and recyclables. The waste storage areas shall have appropriate signage to clearly identify the area to construction workers and to prevent unauthorised access to the area.

Stockpile size or bin numbers should be minimised by regular removal of waste from site and construction staging plans must allow for the waste storage area to move within the site as the development progresses if necessary.

The waste storage areas do not have to be enclosed. However, bins should be covered where possible to prevent transmission of dust and fine particles, odour, wind impacts, vermin and vandalism or theft. Bins will be stored on a hardstand area with appropriate sediment control measures implemented to mitigate run-off

into stormwater. Any spillages in the waste storage area should be treated immediately using a spill kit. Contaminated or hazardous wastes should be stored in a secure area with appropriate signage.

6.2 Stripout Waste Management

Research shows that stripout works during office refurbishment can create approx. 63 tonnes of material per 1000m3 (Better Buildings Partnership). Despite these materials being predictable in composition and high in value, very little of them are reused or recycled. But with separation and aggregation, materials can have a second life or be repurposed into new products and avoid landfill, amongst other benefits.

The BBP recommend 10 steps to best practice (see Appendix 1 for detailed list), and the BBP Stripout Waste Resources Workbook, which can be found here is an invaluable tool that provides a range of templates, suggested targets, and a reuse and recycling facility directory.

6.3 Site Waste Control and Management

To ensure adequate site environmental standards are maintained, it is recommended that the following controls be implemented and enforced by the proponent:

1. All waste generated during the project is assessed, classified and managed in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" (DECCW, December 2009).
2. The body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste or spoil from the vehicle or trailer.
3. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorized plant leaving the site, is removed before the vehicle, trailer or motorized plant leaves the premises.
4. Appropriate control measures to eliminate/minimise the airborne emission of dust and fibres, such as:
    a. Dust screening barrier around site and relevant areas within site;
    b. Cover stockpiles;
    c. Water suppression.

6.4 Hazardous Wastes

All HAZMAT waste needs to be managed within the requirements of the WHS Act, WHS Regulation, and subordinate Codes of Practice, Australian Standards and guidelines. A Hazardous Buildings Materials (HAZMAT) assessment of nominated buildings and areas at the Development Site was undertaken by JBS&G

Australia Pty Ltd (JBS&G), who determined that some HAZMATs were identified and/or suspected and should be considered during the risk assessment for proposed work at the Development Site. Please refer to the full HAZMAT Report for breakdown of specific HAZMATs and detailed findings.

During any demolition and material recovery activities, contractors should beware of potentially hazardous materials. Hazardous construction materials should be disposed of in accordance with the Environmental Protections Act (EPA) guidelines in order to protect the environment and personnel. In order 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.
- Reporting of any suspicious activities of involved stakeholders (waste generator, transporter or receiver) to including handling waste unlawfully or illegally dumping waste through the EPA Environment Line on 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.
- Take all reasonable precautions and exercise due diligence at all times to prevent/minimise 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).

6.4.1. Asbestos

The HAZMAT report detected asbestos (please refer to the full HAZMAT Report for detailed findings) – the below summarises what to do when asbestos is identified:

- Ensure that the asbestos waste is contained and labelled in accordance with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS) before it is removed and is then disposed of as soon as practicable.

- Ensure that personal protective equipment (PPE) that was used and is contaminated with asbestos, is sealed, decontaminated, labelled, and disposed of in accordance with the Work, Health and Safety Regulations (WHS). If this is not reasonably practicable, the PPE must be laundered in accordance with the WHS. PPE that is not clothing and cannot be disposed of must be decontaminated and kept in a sealed container until it is reused for the purposes of asbestos-related works.
- Asbestos waste must be transported and disposed of in accordance with the NSW Environmental Protection Act (EPA) requirements. Asbestos waste can only be disposed of at a site licensed by the EPA, and it must never be disposed of in the general waste system. See the NSW Government website for detailed asbestos transport and disposal information.

For the purposes of this report, the following is recommended at a minimum to manage the risk of asbestos during the demolition/construction phase:

- Identify all asbestos and asbestos containing material and record in an asbestos register for the project.
- Assess the risk of exposure to airborne asbestos.
- Eliminate or minimise the risks associated with asbestos by implementing control measures.
- Continually review control measures to ensure they are effective.

If asbestos is identified a detailed asbestos management plan is required to be prepared for the project which must:

- Identify the location of asbestos and any naturally occurring asbestos.
- Include decisions—and reasons for them—about the management of asbestos at the site, for example safe work procedures and control measures.
- Outline procedures for incidents and emergencies involving asbestos, including who is responsible for what.
- Be maintained with up-to-date information.
- Be accessible to any worker who has carried out or intends to carry out work at the workplace and any health and safety representatives who represent workers at the site.
- Provide information, consultation and training responsibilities to workers carrying out work involving asbestos.

6.5 Contracts and Purchasing

Each subcontractor working on the site will be required to adhere to this Waste Management Plan (C&DWMP).

The Head Contractor will ensure each subcontractor:

- Takes practical measures to prevent waste being generated from their work.
- Implements procedures to ensure waste resulting from their work will be actively managed and where possible recycled, as part of the overall site recycling strategy.
- Implements source separation of off cuts to facilitate reuse, resale, or recycling.

The Site Manager will be responsible for:

- Ensuring there is a secure location for on-site storage of materials to be reused on site, and for separated materials for recycling off site.
- Ensuring all skips/bins/stockpiles are clearly labelled identifying which material is suitable for each receptacle.
- Engaging appropriate waste and recycling contractors to remove waste and recycling materials from the site.
- Co-coordinating between subcontractors, to maximise on site reuse of materials.
- Monitoring of bins on a regular basis by site supervisors to detect any contamination or leakage.
- Ensuring the site has clear signs directing staff to the appropriate location for recycling and stockpiling station/s. And that each bin/skip/stockpile is clearly sign posted.
- Providing training to all site employees and subcontractors in regard to the WMP as detailed in section 6.6 below.
- Should a subcontractor cause a bin to be significantly contaminated, the Site Manager will be advised by a non-conformance report procedure. The offending subcontractor will then be required to take corrective action, at their own cost. The non-conformance process would be managed by the Head Contractors' Quality Management Systems.
- Retaining demolition and construction waste dockets to confirm and verify which facility received the material for recycling or disposal.

6.6 Training and Education

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

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

The site manager will post educational signage in relation the recycling activities on site in breakout areas, lunchrooms etc.

7. Construction Waste Facilities

The following waste recycling facilities provide disposal options within reasonable distance to the project. It is the responsibility of the site manager to ensure that the chosen facilities can accept the material being sent to it.

BINGO RECYCLING CENTRE - Alexandria

CONTACT	MATERIALS ACCEPTED
76 Burrows Road Alexandria Alexandria Recycling Centre | Bingo Industries	• Vegetation • Concrete • Bricks • Scrap Metal

WANLESS WASTE MANAGEMENT - Artarmon

CONTACT	MATERIALS ACCEPTED
1 - 5 Whiting Street, Artarmon NSW Artarmon https://wanless.com.au/construction-waste/	• Concrete • Iron & Steel and Other Metals • Wood

BINGO RECYCLING CENTRE – Artarmon

CONTACT	MATERIALS ACCEPTED
10 McLachlan Avenue Artarmon Artarmon Recycling Centre | Bingo Industries	• Asphalt • Concrete • Timber • Bricks

8. Conclusion

The details of this waste management plan confirm that the waste facilities and construction and demolition waste strategy for 105 Miller Street, North Sydney – Education Scheme, adequately cater for the asset's waste management requirements and are in line with the relevant authority guidelines.

Appendix

Appendix 1: BBP Stripout waste guidelines – 10 steps to best practice

10 steps to best practice

1	**Set a corporate recycling target for refurbishment**	All BBP members are committed to pursuing 60%, and aspirationally 80%, recycling rates in refurbishment projects
2	**Agree on responsibility for make-good and handover date**	Confirming the handover date well in advance allows the clear allocation of responsibility and greatly increases the potential to recover value from rehoming and recycling efforts
3	**Document furniture in the tenancy using the inventory template (2d)**	Furniture inventories should be made available to the market as early as possible, as generally the longer the lead time, the greater the furniture able to be recovered
4	**Evaluate tender responses with consideration for proposed resource recovery plan and achievable recycling rate**	Contractors presenting more extensive Resource Recovery Plans and/or better recycling outcomes for the project should be preferred
5	**Tender refurbishment works according to BBP model clauses**	Tender documents should include corporate targets for refurbishment recycling (as per 3a), the *'Resource Recovery Plan'* template in the BBP Stripout Waste Guidelines – Resources Workbook and a breakdown of assessment criteria – including the weighting given to the Resource Recovery Plan and expected recycling rate in tender response assessment
6	**Divert unwanted furniture using the Reuse and Recycle Directory (3b)**	The BBP maintains a list of potential businesses, charities and education facilities able to receive unwanted furniture
7	**Contract work according to the resource recovery plan and support the contractor to plan material separation**	Contractors should be held to the fulfillment of their Resource Recovery Plan and present evidence of having delivered it
8	**Validate the Resource Recovery Report from the contractor and confirm recycling rate**	Contractors waste reporting should be made according to the *'Resource Recovery Report'* and will include any furniture rehomed by the outgoing tenant or building owner prior to demolition
9	**Develop Project Case studies to highlight good practice and learnings**	Case studies are essential in recording and sharing learnings from products and are also encouraged to recognise best practice
10	**Specify pre-used furniture and recyclable materials in the new fitout**	The BBP encourages its members to consider the end of life cost and impact of the fitouts installed in the built environment