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Demolition and Construction Waste Management Plan

**241-245 Pennant Hills Road, Carlingford
State Significant Development
Application (SSD-84699461)**

September 2025

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1 Introduction

This Demolition and Construction Waste Management Plan has been prepared by Waste Audit and Management Group Pty Ltd on behalf of Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust for the construction and operation of a mixed-use development including infill affordable housing (the proposal) on land at 241-245 Pennant Hills Road, Carlingford (the site).

This report has been prepared to calculate the expected waste types and volumes that would be generated based on projected activities during the demolition & construction phase; detail recommended systems for the management of the estimated waste profile; and review provision for recycled waste collection and outline waste practices to maximize recycling initiatives and ensure target material recovery rates are achieved.

This report accompanies a State Significant Development Application that seeks approval for the demolition and construction of a mixed-use residential and commercial development including infill affordable housing, which involves the following:

- Site preparation works, including demolition of existing structures, vegetation removal as necessary, and bulk excavation.
- Construction and operation of a mixed-use development comprising commercial premises, gymnasium, child care centre and shop top housing as follows:
 - One 18-storey building (Building A) in the Northeast corner of the site; and two 4-5 storey buildings (Building B & C) along the western edge of the site.
 - A publicly accessible through site link between Pennant Hills Road and Felton Road.
 - 6 commercial tenancies at ground floor
 - A three-storey gymnasium within the southern portion of Building C
 - A 98 place child care centre located on level 01 of Building A
 - 2680m² of communal open space in the following locations:
 - the roof of Building A, B and C,
 - the two-storey podium of Building A
 - the publicly accessible through site link
 - A total of 136 residential apartments across the three buildings, including 25 infill affordable apartments,
- Provision of three levels of basement parking with a total of 263 car parking spaces comprising:
 - 151 residential car parking spaces (including 24 accessible spaces);
 - 30 commercial car parking spaces (including 4 accessible spaces);
 - 25 child care parking spaces (including 4 accessible spaces);
 - 26 gymnasium parking spaces (including 2 accessible spaces);
 - 28 visitor car parking spaces (including 12 accessible spaces); and
 - 3 car share spaces.
- Street tree planting and landscaping, extension and augmentation of services and infrastructure as required. For a detailed project description, refer to the Environmental Impact Statement prepared by Planning Direction.

2 The Site

The site is identified as 241-245 Pennant Hills Road, Carlingford within the City of Parramatta Local Government Area (LGA). It is situated in the western portion of the Carlingford Local Centre and is located approximately 18km northwest of the Sydney Central Business District (CBD).

The site is an irregular triangular shape and comprises approximate frontages of 140m to Pennant Hills Road to the southeast, 100m to Felton Road to the north and 135m to the adjoining properties to the west. The site comprises a total area of 6331m², with the entirety of the site under single ownership.

The site is described in **Table 1** below and illustrated in the Site Aerial Map in **Figure 1** following.

Table 1 Site Description

Reference	Street address	Legal description	Area
1	241-245 Pennant Hills Road	Lot 1 DP805059	-
2	241-245 Pennant Hills Road	Lot 2 DP805059	-
3	241-245 Pennant Hills Road	Lot 5 DP805059	-
4	241-245 Pennant Hills Road	Lot 6 DP805059	-
total			6331m ²



Figure 1 Site Aerial Map



Source: Nearmap, edits by Kennedy Associates Architects

SEARs Requirements Declaration

Declaration		
Name	Luana Linke	
Qualifications	Waste Management Consultant	
The undersigned declares that this Demolition and Construction Waste Management Report has been prepared in response to the following SEARs requirements issued for the Project on 26 September 2025 for SSD-84699461.		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
17	Waste Management	
	17.1 Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. 17.2 Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Sections 3, 5 and 6 Sections 5, 6 and 7
Signed 		
Dated 26 Sept 2025		

SEARS are further addressed in the accompanying Operational WMP and should read in conjunction with this Demolition & Construction WMP.

The aim of this Plan is to ensure that all waste resulting from construction and demolition activities is managed in an effective and environmentally aware manner, specifically:

- To minimise the generation of waste to landfill
- To maximise waste avoidance and reuse of materials on site
- To ensure that an efficient recycling procedure is applied to waste materials
- To make employees and subcontractors aware of their waste management responsibilities

Preparation of this Demolition and Construction Waste Management Plan has been undertaken with reference to industry best practices. In particular, compliance with *Australian Standard AS2601: The Demolition of Structures is required under* the Environmental Planning and Assessment Regulation 2000, which:

- Sets out requirements for the planned demolition of buildings and certain other structures so that the risk of injury to workers, other site personnel and the public, and the risk of damage to adjacent property and the immediate environment is minimised;
- Covers the methods and safety procedures applicable to demolition work in general as well as procedures for some types of structures;
- Deals with manual and mechanical demolition techniques including those employing specialised earth-moving type machinery;

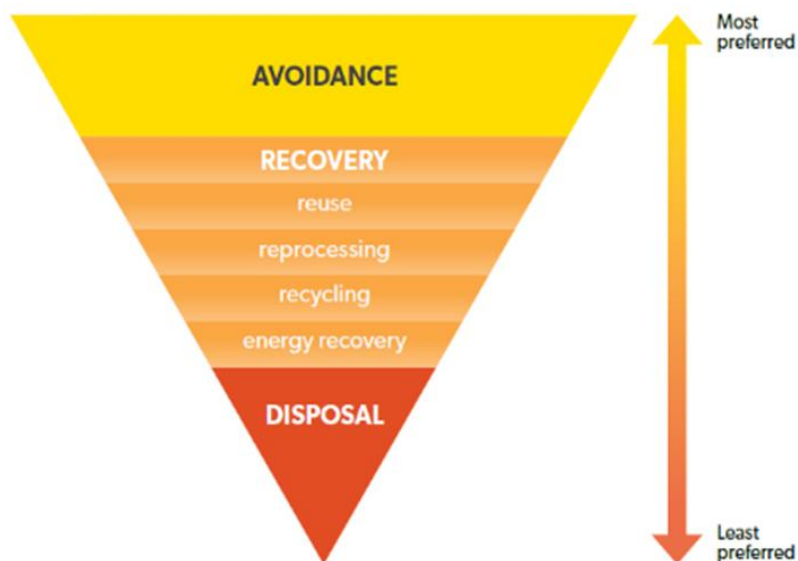
- Includes appendices covering the demolition of pre-stressed concrete structures, some contractual considerations, a checklist for contractors and qualifications for site personnel;
- Addresses safety and health issues under the headings of:
 - Health and safety of the public - covering general requirements, lighting, falling materials, fencing, hoardings and warning notices, scaffolding, overhead protection for footpaths, and hazardous materials and conditions;
 - Health and safety of site personnel - covering general safety, personal protective clothing and equipment, cutting and welding, fire protection, first aid, amenities, removal of hazardous material and electrical safety;
 - Protection of adjoining buildings and protection of immediate environment - covering requirements relating to access and egress, damage and structural integrity, vibration and concussion, weatherproofing, burning, dust control, noise control, protection of public roads and protection of sewers and water courses.

Section 143 of the *Protection of the Environment Operations Act 1997* requires waste to be transported to a place that can lawfully accept it. It will be the responsibility of the site's developer to ensure that all contractors:

- Provide details of their operating licence to transport waste
- Clearly specify where all wastes are to be transported
- Confirm the capacity of the nominated facilities to receive/manage the waste
- Retain demolition, excavation, and construction waste/recycling dockets on site to confirm which authorised waste/recycling facilities received the material for recycling and disposal
- Provide reports on management aspects (types, quantities and disposal pathways).

3 Waste Management Strategy

The waste management hierarchy below has been used to guide the waste management plan.



Avoid

Adopt sound work practices during the demolition and construction processes that avoid the creation of waste products in the first place

Reduce

Reduce the use of materials during the demolition process that require treatment or disposal

Reuse

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

- Implement systems to separate and store materials that can be reused onsite
- Identify the potential applications for reuse offsite and facilitate this process

Recycle and Recover

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

Treat and Dispose

Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities, ensuring the following:

- Chosen waste disposal contractor complies with OEH requirements
- Bins to be monitored for fullness and collected on an efficient schedule

3.1 Record Keeping

Records will be required to be kept of all wastes and recyclables generated and either re-used on site or transported off-site. It will be a condition of appointment that all contractors provide these records and that they also contain details of the facilities that the materials are transported to. These records will be made available to relevant authorities on request.

3.2 Materials Storage

All waste and recycling materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located to maximise recovery of reusable/recyclable materials.

3.3 Liquid Waste

- Ensure water is used in moderation and no taps are left continuously running.
- Use any grey water produced on site for irrigation or for dust suppression.
- Only discharge clean water into storm water.
- Manage all wastewater and runoff in accordance with Sydney Water requirements.

3.4 Asbestos

The Hazardous Materials Survey is being conducted by an alternative consultant and is therefore not part of the scope of this report.

The general management process for materials suspected of containing asbestos is:

- I. Treat the material as asbestos unless proven otherwise.
- II. Do not disturb the material (i.e., shift or place into a container)
- III. Seek advice from a suitably qualified laboratory to test the material(s) to determine if it is or is not asbestos.
- IV. If determined not to be asbestos, then it can be managed as an inert waste.
- V. If determined to be asbestos then it must be managed by a licenced contractor for packaging, removal, and disposal.
- VI. If the material has accidentally been uncovered, then the area should be cleared, barriers erected to prevent access, NSW Workcover and EPA notified, and if the material is broken, it should be covered with a fine spray/mist of water.

For what has been conclusively identified as asbestos-containing materials (including soils), a licensed contractor will be used to manage the removal of any asbestos-contaminated soil and other material contained in the buildings.

There are strict regulatory requirements under Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005 that apply to management of asbestos waste, including:

- Waste must be stored on the premises in an environmentally safe manner.
- Non-friable asbestos material must be always securely packaged.
- Friable asbestos material must be kept in a sealed container.
- Asbestos-contaminated soil must be wetted down.
- All asbestos waste must be transported in a covered, leak-proof vehicle.
- It is illegal to re-use, recycle or dump asbestos waste.

4 Demolition Plan

Demolition Plan prepared by Kennedy Associates Architects



5 Demolition Phase

Table 2 shows estimated quantities in m³ of demolition waste to be generated, and the recommended management strategy for each type of material.

It is recommended that opportunities for reusing this material either on site or at an off-site location, or locations, be further investigated. Specific disposal/recycling facilities have not been shown, as a waste contractor has not yet been appointed for the project. All contractors and sub-contractors, once appointed, will be required to detail all intended and actual disposal facilities used, in order to ensure the guiding principles of the waste hierarchy are upheld and maximum diversion from landfill is achieved.

Table 2: Demolition Waste - Expected Materials Streams

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Excavation Materials	45,000	No on-site reuse or recycling	Collected by contractor and disposed of at recycling facility. Where exported contaminated material is captured onsite – further mitigation requirements will need to be implemented.	No disposal to landfill
Bricks/Pavers	70	No onsite reuse or recycling	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Wood	100	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Plasterboard	20	No onsite reuse or recycling	Separated and stockpiled onsite and collected by contractor for recycling. Possible use as soil improver with gypsum removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Structural Concrete	30	Separated onsite and crushed for use in pavement and/or temporary access road construction	Collected by contractor and taken to recycling facility	No disposal to landfill
Structural Steel	15	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Window Glass	6	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Cabinetry	15	No onsite reuse or recycling	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Carpet	5	No onsite reuse or recycling	Disposed of into a designated bin and collected for recycling if of the required quality, or disposal to landfill if not	Material that cannot be recycled will be disposed of at landfill facility
Garden Organics	50	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Ceiling Tiles	5	No onsite reuse or recycling	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Bathroom Tiles	4	No onsite reuse or recycling	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Metal Ductwork, Lighting Fixtures	5	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Plumbing Pipework, Fixtures	15	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Misc. General Waste	150	No onsite reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Electrical Pipework, Fixtures	5	No onsite reuse or recycling	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Electrical Wiring	5	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
TOTAL VOLUME OF MATERIALS	45,500 m ³			
POTENTIAL RECOVERY	>99.67 %			

In total, the development's demolition phase will produce around 45,500 cubic metres of waste materials, of which over 99 % by volume can potentially be diverted from landfill if the demolition process is properly managed. Please note, the majority of this percentage will be from the excavation materials from the bulk excavation for basement levels.

6 Construction Phase

Table 3 shows estimated quantities in m³ of construction waste to be generated, and the recommended management strategy for each type of material.

All contractors and sub-contractors, once appointed, will be required to detail disposal facilities used, in order to ensure the guiding principles of the waste hierarchy are upheld and maximum diversion from landfill is achieved.

Table 3: Construction Waste - Expected Materials Streams

Materials on Site		Destination		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse or Recycle)	Offsite (Reuse or Recycle)	Disposal (Landfill)
Used Pallets	50	Reused on site for storage where possible	Collected by contractor and disposed of at recycling facility	No disposal to landfill
Mixed Recyclables	50	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by contractor for recycling	No disposal to landfill
General Waste (All Other Materials)	60	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by contractor for disposal	Disposal to landfill
Timber Offcuts	60	Reuse for formwork where possible	Untreated recyclable timber will be collected and recycled at appropriate timber yard. Unrecyclable (treated) timber will be disposed of at landfill	Material that cannot be recycled will be disposed of at landfill facility
Plasterboard Offcuts	30	No on-site reuse	Separated and stockpiled onsite and collected by contractor for recycling. Possible use as soil improver with gypsum removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Concrete (Excess)	20	Separated on site and crushed for use in temporary access road construction	Collected by contractor and taken to concrete recycling facility	No disposal to landfill
Floor Coverings	15	No on-site reuse	Collected in designated bin and sent for recycling if of required quality; otherwise sent to landfill	Material that cannot be recycled will be disposed of at landfill facility
Metal Offcuts, Sheeting, Wiring, etc.	15	No on-site reuse	Collected by specialist metal subcontractor for separation into different metal types for recycling	No disposal to landfill

Materials on Site		Destination		
Glass (Excess)	15	No on-site reuse	Recyclers consulted as to potential for recycling	No disposal to landfill
TOTAL VOLUME OF MATERIALS	315			
POTENTIAL RECOVERY	>80.9 %			

In total, the development's construction phase will produce around 315 cubic metres of waste materials, of which over 80% by volume should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialised facility.

7 Contractor Management

Each subcontractor working on the site will be required to adhere to this Waste Management Plan. The Head Contractor will ensure each subcontractor:

- Takes practical measures to prevent waste being generated from their work.
- Implements procedures to ensure any waste that is created will be actively managed and where possible recycled, as part of the overall site recycling strategy or separately
- Ensures that the right quantities of materials are ordered, minimally packaged and where practical prefabricated, and any oversupplied materials are returned to the supplier.
- 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.
- Engaging qualified contractors to remove waste and recycling materials from the site.
- Coordinating subcontractors to maximise on site reuse of materials.
- Regular monitoring of bins by site supervisors to detect any contamination or leakage.
- Ensuring the site has clear signs directing staff to the correct location for recycling and stockpiling, and that each bin/skip/stockpile is clearly signposted.
- Providing training to all site employees and subcontractors regarding the WMP as detailed in Section 7 below.

Should a subcontractor cause a bin to be significantly contaminated, the Site Manager will be advised through a non-conformance report and 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 Contractor's Quality Management System.

8 Training and Education

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

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

As the author of this report, I certify that the proposed waste management measures for both the demolition and construction phases are appropriately addressed to ensure the safe, efficient, and compliant management and collection of all identified waste streams, in accordance with the requirements of Parramatta City Council.

Luana Linke



Waste Consultant

Waste Audit and Management Group Pty Ltd

26/09/2025