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Demolition & Construction Waste Management Plan

Seniors Housing at 132-134 Beecroft Rd,
Beecroft (SSD-86878982)

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Site Address

The site is located at 132-134 Beecroft Road, Beecroft, legally described as Lot F in Deposited Plan 15298 and Lot C in Deposited Plan 317843.

The site is located within the Hornsby Local Government Area, approximately 23 kilometres north-west of Sydney's Central Business District and around 1 kilometre south-west of Beecroft Train Station. The site has a total area of approximately 7,911 square metres.

The site is located on Beecroft Road and is surrounded by detached residential dwellings to the south, east, and west. It is rectangular in shape and currently accommodates a 77-bed residential aged care (RAC) facility and a single dwelling house.

The site is situated within the Beecroft-Cheltenham Heritage Conservation Area.

The current site context is illustrated in the image below.



Figure 1: Aerial view of the site (Source: Nearmap)

1. Introduction

This Demolition & Construction Waste Management Plan has been prepared to support a state significant development application (SSDA) (ref. SSD-86878982) for the proposed development known as 'Beecroft Seniors Housing SSDA' located at 132-134 Beecroft Road, Beecroft.

The proposal involves the demolition of the existing Thompson Healthcare facility and the construction of a new, high-quality, purpose-built residential aged care facility comprising 134 beds. The development also includes a range of supporting amenities for residents, such as an ancillary cinema, bar, salon, and café (for resident use only), along with staff facilities, upgraded landscaping, parking provisions, engineering works, and site remediation.

Under the State Environmental Planning Policy (Planning Systems) 2021, this senior's housing development constitutes state significant development (SSD).

A proposal for SSD requires the preparation of an Environmental Impact Statement (EIS). This report has been prepared in support of the EIS and its purpose is to provide the measures to be implemented to manage, reuse, recycle and safely dispose of demolition and construction waste, including in accordance with any council waste management requirements. The report also identifies appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.

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).

Proponent

The landowner and Proponent is as follows:

- Thompson Healthcare No. 2 Holdings Pty Ltd C/- Northside Construction

Project reference number

The SSD project reference number is SSD--86878982.

Table 1: SEAR

Item	Description of Requirement	Report Section
17. Waste Management	• Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Section 2
	• Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Section 5 & 6

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

SSD Development Description

Beecroft Seniors Housing SSDA involves the demolition of the existing on-site buildings and structures including the existing RAC facility and the construction of a new, fit for purpose residential aged care facility.

The proposed development will incorporate:

- Demolition of the existing residential aged care (RAC) facility and relocation of the existing dwelling on the site.
- Construction of a new three-storey RAC facility accommodating 134 beds.
- Provision of ancillary communal facilities for resident use, including lounge and dining areas, a salon, café, function room, cinema, and gym.
- Staff facilities, including offices, meeting rooms, and amenities.
- Kitchen and laundry facilities to support operational needs.
- Nurse stations and serveries located on each level to facilitate resident care.
- A new driveway accessed from Beecroft Road, providing direct access to the RAC facility entrance. A basement level incorporating 55 car parking spaces, an ambulance bay, and associated services, with vehicle access via a driveway from Beecroft Road along the site's western boundary.
- Extensive landscaping treatments throughout the site, and new boundary fencing.
- Site preparation works, including earthworks and stormwater management.

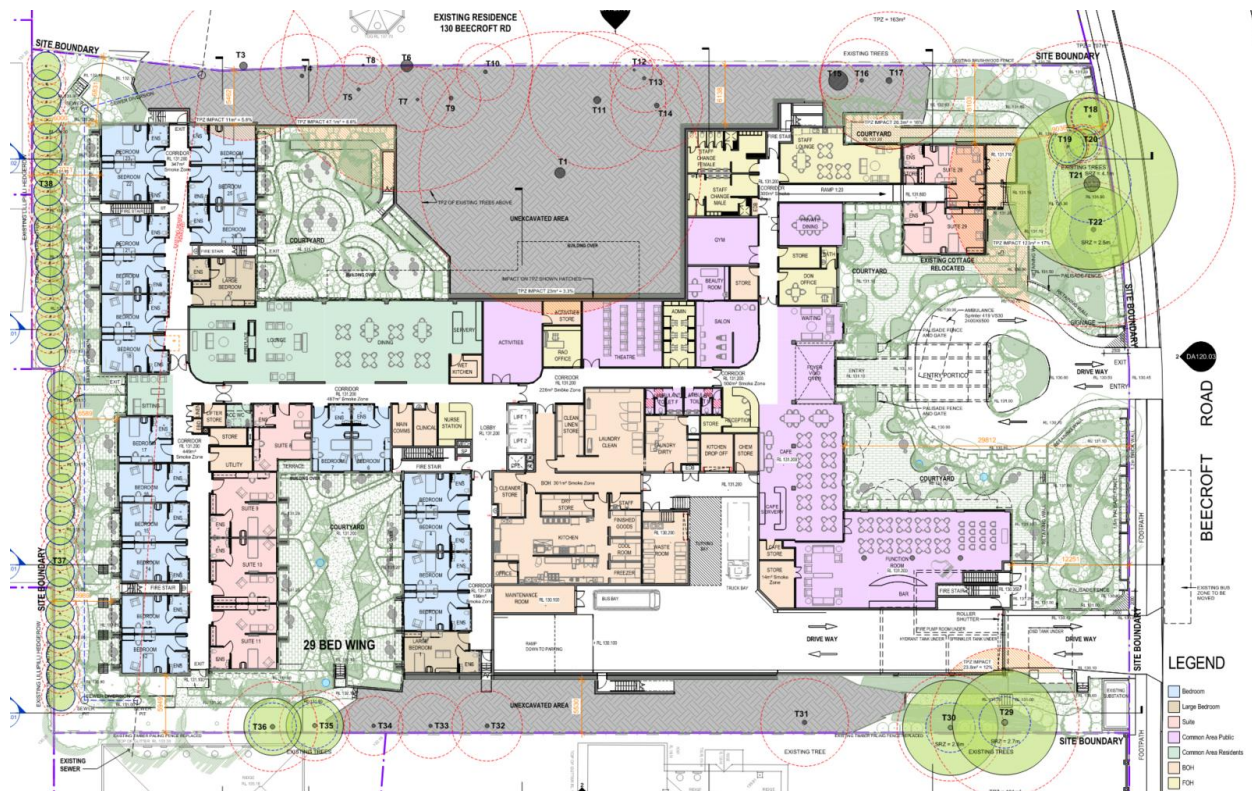
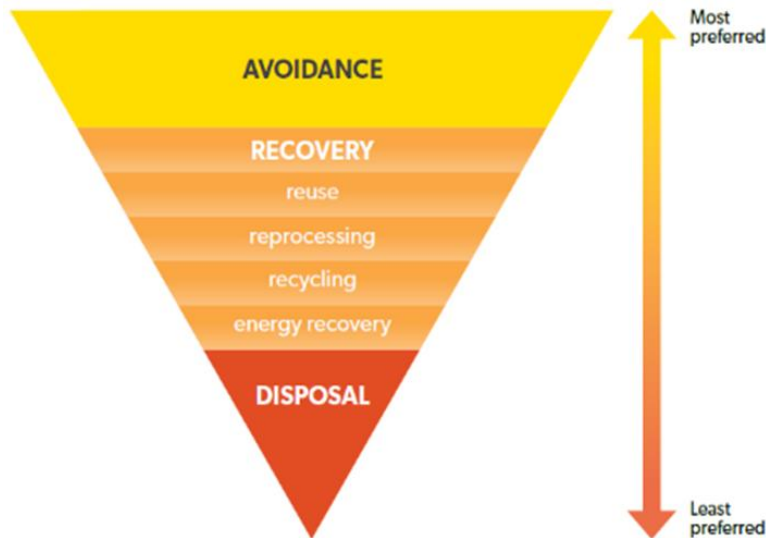


Figure 2: Proposed ground floor site plan (Source: MDP)

2. Waste Management Strategy

2.1 Waste Management Principles

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

2.2 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.

2.3 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.

2.4 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

2.5 Asbestos

A separate Contamination Report prepared by others outlines the presence and extent of asbestos-containing materials found on the site. This report should be consulted for detailed information.

3. Demolition Phase

Table 1 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 1: 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	5,900 m ³	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	304 m ³	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
Structural Timber	44 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Plasterboard	8 m ³	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	20 m ³	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/ Metal Roof Sheeting	25 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Glazing	8 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Carpet/ Floor Coverings	4 m ³	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

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Garden Organics	40 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Bathroom/Kitchen Tiles	2 m ³	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
Plumbing Pipework, Fixtures	14 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Misc. General Waste	10 m ³	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 m ³	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 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
TOTAL VOLUME OF MATERIALS	489 m ³			
POTENTIAL RECOVERY	>81.5 %	398 m ³ potentially be diverted from landfill		

In total, the development's demolition phase will produce around 489 cubic metres of waste materials, of which over 81.5% by volume can potentially be diverted from landfill if the demolition process is properly managed. Please note, excavation materials for the proposed development's basement has not been included in the total figure, as the volume of excavated material would be disproportionately large and would prevent accurate calculation of recycling rates for the other demolition materials

4. Construction Phase

Table 2 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 2: 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	21 m ³	Reused on site for storage where possible	Collected by contractor and disposed of at recycling facility	No disposal to landfill
Pallet Wrapping	8 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by contractor for recycling	No disposal to landfill
Mixed Recyclables	11 m ³	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)	14 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by contractor for disposal	Disposal to landfill
Timber Offcuts	10 m ³	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	13 m ³	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)	9 m ³	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	13 m ³	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.	16 m ³	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)	8 m ³	No on-site reuse	Recyclers consulted as to potential for recycling	No disposal to landfill
TOTAL VOLUME OF MATERIALS	123 m ³			
POTENTIAL RECOVERY	>80.0 %	98 m ³ potentially be diverted from landfill		

In total, the development's construction phase will produce around 123 cubic metres of waste materials, of which over 80.0% 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.

5. 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 pre-fabricated, 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 in regard to the WMP as detailed in Section 7 below
- Non-conformance processes would be managed by the Head Contractor's Quality Management System.

6. Training and Education

All site employees and sub-contractors may 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 in regard to packaging.

I Luana Linke, confirm this Demolition and Construction Waste Management Plan addresses the requirement of SEAR No. 17 and relevant State and local legislation, policies, and guidelines including, but not limited to, the Hornsby Shire Council Waste Minimisation & Management Guide and NSW Waste and Sustainable Materials Strategy 2041. I further confirm that none of the information contained in the Demolition and Construction Waste Management Plan is false or misleading.

Luana Linke

A handwritten signature in black ink, appearing to read 'Linke', with a stylized flourish at the end.

*Consultant
Waste Audit and Management Group Pty Ltd
November 28, 2025*