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St George Private Hospital Expansion

119 – 129 Princes Highway and 2 Hogben Street, Kogarah, and 1 South Street, Kogarah

Demolition & Construction Waste Management Plan

State Significant Development,
Application Number SSD-86969958

Prepared for Akalan Projects Pty Ltd

October 2025

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1. Introduction

1.1 Purpose of this Report

This Demolition and Construction Waste Management Plan has been prepared on behalf of Akalan Projects Pty Ltd in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department.

For reporting purposes, the site subject to the new health services facility (hospital) is referred to herein as the 'clinical tower site' and the main hospital campus is referred to as such. This report provides an assessment of demolition and construction waste and responds to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 30 June 2025 in relation to the project.

1.2 Site Location and Context

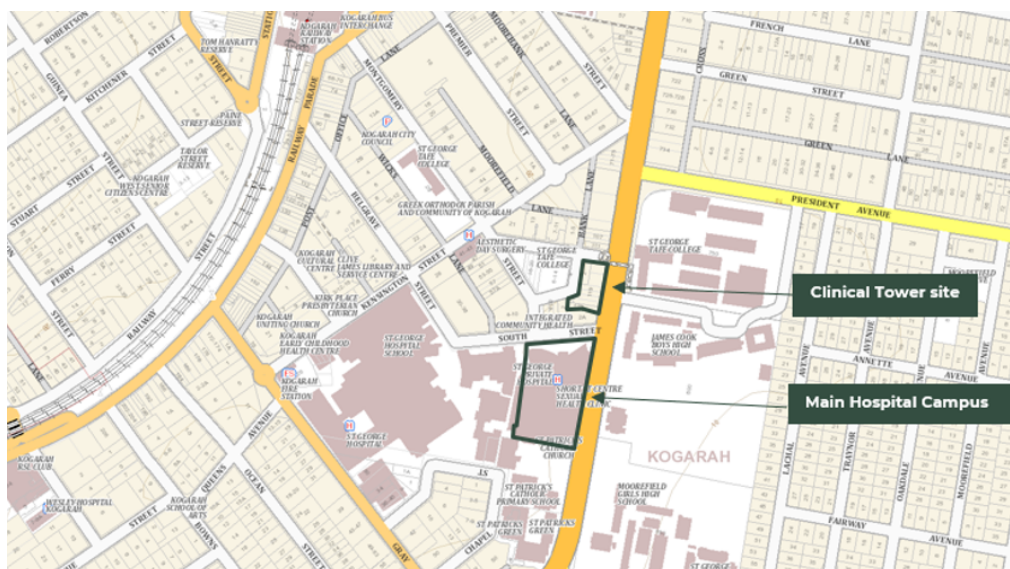
The sites are in the Georges River Local Government Area (LGA), within the Kogarah town centre.

The clinical tower site is adjoined to the south by an existing multi-storey health services facility, which forms part of the St George Private Hospital campus. South Street separates this facility from the main hospital campus, though a connecting sky-bridge provides pedestrian access between the buildings. Further west is the St George Public Hospital, and other surrounding development comprises a mix of commercial premises (typically at ground floor) and medium and high-density residential premises.

On the opposite (eastern) side of Princes Highway is a mix of educational premises including Moorfield Girls High School, James Cook Boys Technology High School, St George High School, and a TAFE NSW campus. Surrounding development on this side of Princes Highway primarily constitutes low density residential premises.

Kogarah Train Station is south-west of the site, approximately 500m away. There is a pedestrian bridge that extends from Hogben Street over the Princes Highway, which provides direct access to the eastern side of the highway. The sites are approximately 1.7km from Brighton Le Sands Beach, and approximately 3.5km from Sydney Airport. Refer to Figure 1 for a site context map.

Figure 1. Site Context (Source: Six Maps)



1.3 Site Description

Clinical Tower Site

The proposed new health services facility (hospital) will be located on land that is bound by three road frontages, being Princes Highway to the east (a classified road), Hogben Street to the north, and Bank Lane to the west. This site comprises eight adjoining allotments of land, known as 119-129 Princes Highway, Kogarah, and 2 Hogben Street, Kogarah.

The site currently accommodates a hard-stand parking lot, providing approximately 90 car parking spaces and a two-storey commercial premises (subject to separate demolition), which is attached to the existing multi-storey health services facility at 2 South Street, Kogarah.

Figure 2. Site Aerial Extract (Source: Metro Map, modified by Patch)



Main Hospital Campus

The existing hospital is located at 1 South Street, Kogarah which is also known as 1A South Street, Kogarah. This site is bound by two road frontages, being South Street to the north and Princes Highway (a classified road) to the east.

The site accommodates the St George Private Hospital's main campus, with vehicular access provided off South Street. Refer to Figure 3 for a site aerial extract.

Figure 3. Main Hospital Site Aerial Extract (Source: Metro Map, modified by Patch)



1.4 Overview of Proposed Development

The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department.

In summary, approval for the following is sought for the clinical tower site:

- Site preparation works and bulk earthworks, including tree clearing;
- Construction of a seven (7) storey health services facility (hospital) equating to a total approximate GFA of 9,952 sqm GFA;
- Construction of a five (5) level basement carpark including a radiation oncology unit, providing a total of 241 parking spaces;
- Ancillary office, amenities, and loading dock provisions;
- Basement storage and a substation; and
- Landscaping works.

The proposed clinical tower development is depicted in Figure 4.

Figure 4. Clinical Tower Development Render (Source: Fitzpatrick Partners)



In addition, approval for the following is sought for the main hospital campus:

- Construction of an emergency department at the northern end of the existing hospital, to be operated between 24 Hours per day, seven days a week;
- Alterations to South Street frontage, to facilitate ambulance bay and access requirements; and
- Associated internal re-configurations.

The proposed main hospital development is depicted in Figure 5.

Figure 5. Main Hospital Campus Development Render (Source: Fitzpatrick Partners)



1.5 SEARs Relevant to this Report

This report has been prepared to respond to the Planning Secretary's Environmental Assessment Requirements (SEARs) for *Hospitals, Medical Centres, and Health Research Facilities*.

Table 1 references the sections of the report addressing each requirement:

Table 1: SEARS Requirements

Item	Description of Requirement	Report Section
Item 18. Waste	Identify, quantify and classify the likely waste streams to be generated during construction and operation	OpWMP Sections 5-6 D&CWMP Sections 4-5
	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste	OpWMP Sections 5-7 D&CWMP Sections 4- 5
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site	OpWMP Section 13 OpWMP Appendix 6
	If buildings are proposed to be demolished or altered, provide a hazardous materials survey	See separate report

SEARS are further addressed in the accompanying report and should be read in conjunction with the Operational 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.

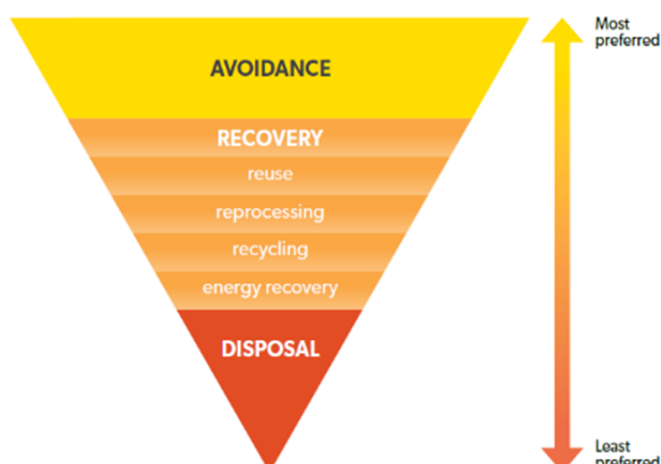
Section 143 of the *Protection of the Environment Operations Act 1997* requires waste to be transported to a place that can lawfully accept it. It will be the responsibility of the site's developer to ensure that all contractors:

- 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

3.1 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

3.2 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.

3.3 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.

3.4 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

3.5 Asbestos

The general management process for materials suspected of containing asbestos is¹:

- 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

¹ Alternatively, any material suspected of being asbestos can simply be classified as such, without testing, and then managed accordingly.

- 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 securely packaged at all times.
- 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 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	10,000 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 may need to be implemented.	No disposal to landfill
Paving/ Asphalt	30 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
Wood	8 m ³	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)
Structural Concrete	10 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
Garden Organics	20 m ³	No onsite reuse or recycling	Collected by contractor and taken to recycling facility	No disposal to landfill
Misc. General Waste	12 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, Wiring, Fixtures	3 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
TOTAL VOLUME OF MATERIALS	88 m ³			
POTENTIAL RECOVERY	>86.3 %			

Excavation materials are yet to be classified and therefore omitted from the total demolition materials. In total, the development's demolition phase will produce around 88 cubic metres of waste materials, of which over 86 % by volume can potentially be diverted from landfill if the demolition process is properly managed.

5. 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

Type of Material	Cubic Metres (m ³) and Disposal/Treatment Outcome		
	Onsite (Reuse)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Timber	Reuse for formwork where possible	120 m ³	0 m ³
		Recycled at timber yard	
Steel	N/A	70 m ³	0 m ³
		Recycled at steelworks	
Concrete	N/A	108 m ³	0 m ³

Type of Material	Cubic Metres (m³) and Disposal/Treatment Outcome		
	Onsite (Reuse)	Offsite (Reuse/Recycle)	Disposal (Landfill)
		Recycled at materials recovery facility	
Recyclable Packaging & Containers	N/A	46 m³	0 m³
		Recycled at materials recovery facility	
Used Pallets	Reuse on site for materials storage	45 m³	0 m³
		Recovered for reuse	
General Waste	N/A	N/A	50 m³
			Disposal to landfill
Plasterboard	N/A	27 m³	0 m³
		Recycled at materials recovery facility	
Floor Coverings	N/A	19 m³	0 m³
		Recycled at materials recovery facility	
Recyclable Cardboard & Paper	N/A	18 m³	0 m³
		Recycled at materials recovery facility	
Glass	N/A	10 m³	0 m³
		Recycled at materials recovery facility	
Total Materials Generated/ Resource Recovery	The development's construction stage will produce around 513 m³ of materials, of which around 461 m³ or 90% can potentially be diverted from landfill and recovered for beneficial on-site and off-site reuse and/or reprocessing.		

6. 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.

7. 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.

8. Mitigation Measures

The selection of mitigation techniques is dependent on site-specific conditions, regulatory requirements, and specific contaminants or geotechnical issues. Measures may include:

1. Soil Remediation

Where soil is contaminated with pollutants or hazardous substances, soil remediation methods can be used. These can include measures such as excavation and removal of contaminated soil, soil washing (using water or chemicals to remove contaminants), bioremediation (using microorganisms to break down contaminants), or chemical treatment (such as soil flushing or stabilisation).

2. Containment Systems

When not feasible or practical to remove or remediate contaminated materials, containment measures can be implemented to prevent the spread of contaminants. This can involve the construction of impermeable barriers, such as slurry walls or geomembranes, to isolate contaminated areas from the surrounding environment. Additionally, engineered caps or covers may be used to prevent exposure to contaminated soil.