



13-15 Oxford Street, 17 Oxford Street and 2 Verona  
Street, Paddington  
Mixed Use Development

## CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN

18/11/2025  
Report No. 707927  
Revision B

Client

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17 Oxford Street Pty Ltd

Architect

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## SCOPE

A Waste Management Plan (WMP) must be submitted with all development applications for new developments and changes of use that are expected to generate construction, demolition, or operational waste.

This WMP addresses only the **construction** and **demolition** phases of the proposed development. The requirements outlined must be implemented on-site throughout these phases and may be reviewed if there are any design changes. Construction and demolition waste management provisions will also be reviewed as part of the Construction Management Plan.

Waste management for the **operational** phase of the development is outside the scope of this report and must be addressed in a separate Operational Waste Management Plan.

## REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	28/10/2025	S Butts	T McPherson	Draft
B	18/11/2025	S Butts	T McPherson	Final

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## 1 ACKNOWLEDGEMENT OF COUNTRY

Elephants Foot Consulting acknowledges the Traditional Custodians of the land on which we work - the Aboriginal and Torres Strait Islander Peoples. We pay our respects to Elders past and present, and recognise their continuing connection to land, waters, and culture.

## 2 INTRODUCTION

### 2.1 Background

Elephants Foot Consulting (EFC) has been engaged to prepare this Waste Management Plan for 17 Oxford Street PTY LTD, addressing the construction and demolition waste generated by the mixed-use development located at 13-15 Oxford Street, 17 Oxford Street and No 2 Verona Street, Paddington.

Effective waste management strategies and auditing are essential on construction sites to support strong sustainability outcomes. EFC believes that a successful waste management strategy should achieve three key objectives:

1. **Promote responsible source separation** to minimise waste sent to landfill through the implementation of convenient and efficient waste management systems.
2. **Ensure adequate waste provisions and robust procedures** that can adapt to potential changes during the operational phase of the development.
3. **Comply with all relevant Australian Standards, council codes, policies, and guidelines.**

### 2.2 Site Summary

The proposed development is located within the local government area (LGA) of City of Sydney. The site is currently occupied by:

- 3 mixed use buildings

The proposed works include:

- 1 building with 6 levels, a ground floor and 3 basement levels
  - 44 residential flat units in total, separated into 3 cores;
    - Core 1 has 14 units
    - Core 2 has 19 units
    - Core 3 has 11 units
  - 4 residential terrace units
  - 2 retail tenancies with a total GFA of 490m<sup>2</sup>
  - Creative/cultural tenancies with a total GFA of 1707m<sup>2</sup>

All figures and calculations in this report are based on area schedules provided by the client and reflected in the architectural drawings.

### 2.3 Site Description and Location

This Construction and Demolition Waste Management Plan has been prepared by Elephants Foot Consulting on behalf of 17 Oxford Pty Ltd (the Applicant) to accompany a State Significant Development Application (SSDA) for a mixed-use development with infill affordable housing. The site is located at 13–15, 17 Oxford Street, and 2 Verona Street, Paddington, within the City of Sydney local government area (LGA).

The site occupies a corner position at the intersection of Oxford Street and Verona Street and has a total area of 2,533sqm. The site comprises three allotments legally described as Lot 1 in DP 75105 (2 Verona Street), Lot 1 in DP 137013 (17 Oxford Street), and Strata Plan 22113 (13–15 Oxford Street).

Figure 1: Aerial Photograph of Site



Source: Urbis 2025

The SSDA seeks consent for:

- The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- Construction of a seven-storey, mixed use infill affordable housing development comprising:
  - Apartments located along the Oxford and Verona Street frontages including:
    - o 30 market dwellings; and
    - o 14 affordable housing dwellings, to be managed by a registered Community Housing Provider for a minimum of 15 years.
  - Four Terraces on the existing 2 Verona Street lot.
  - Cultural and creative uses (including cinema/bar) at basement and ground levels.
  - Ground level retail.
  - Two levels of basement car parking.
  - Associated landscaping including a central landscaped courtyard and rooftop communal open space.

## 2.4 SEARS RESPONSE

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 15 July 2025 issued for the SSDA (SSD 87245208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

*Table 1: SEARs Response Table*

Item	Description of Requirement	Section Reference
17. Waste Management	<i>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</i>	Sections 3 to 4
	<i>Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</i>	Sections 3 to 4

## 2.5 Legislation and Guidance

This Waste Management Plan (WMP) draws on a range of guidance materials at the local, state, and federal levels, relevant to construction and demolition waste management. The key references include:

- Sydney Development Control Plan 2012
- *Construction and Demolition Waste Guide – Recycling and Re-use Across the Supply Chain* (Australian Government, Department of Sustainability, Environment, Water, Population and Communities, November 2014)
- *NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014–2021*
- *NSW Waste and Sustainable Materials Strategy 2041 (WaSM 2041)*
- *NSW Waste Classification Guidelines (2014)*
- *Australia’s National Waste Policy (2018)*

## 2.6 Waste Diversion Targets

This WMP supports the sustainable handling of construction and demolition waste in alignment with state policy objectives. Two key strategies guide the targets outlined in this section:

### **NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014–2021**

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

### **NSW Waste and Sustainable Materials Strategy 2041 (WaSM 2041)**

- Achieve an average 80% resource recovery rate across all waste streams by 2030, including construction and demolition waste
- Reduce total waste generated per person by 10% by 2030
- Halve the amount of organic waste sent to landfill by 2030
- Triple the plastics recycling rate by 2030
- Reduce litter by 60% by 2030

## 2.7 Report Objectives

This report aims to promote best-practice waste management throughout the demolition and construction phases of the development, having regard to site conditions, material types, and design constraints. Where practical, the following measures are encouraged:

- Reuse of excavated material on-site, with any surplus directed to an approved facility
- Mulching and reuse of green waste on-site where suitable, or off-site recycling
- On-site reuse or off-site recycling of bricks, tiles, and concrete
- Returning plasterboard waste to suppliers for recycling
- Reuse of framing timber on-site or recycling off-site
- Off-site recycling of windows, doors, and joinery
- Safe disposal of all asbestos, hazardous, or intractable waste in accordance with SafeWork NSW and EPA requirements
- Recycling of plumbing, fixtures, and metal elements off-site
- Accurate ordering of materials and use of prefabricated components to minimise off-cuts and surplus
- Reuse of formwork wherever feasible
- Source separation of off-cuts to enable reuse, resale, or recycling

## 2.8 Limitations

This report has been prepared by Elephants Foot Consulting (EFC) solely for the purpose of providing a Construction and Demolition Waste Management Plan (C&D WMP) in support of a development application. It is subject to the following limitations:

- This report is intended solely for use by 17 Oxford Street PTY LTD (including its officers, employees, and advisers) and must not be relied upon by any other party without the prior written consent of EFC.
- Drawings, estimates, and information within this report are based on plans and documentation provided by the client or nominated third parties. Any assumptions made using that information are outside EFC's control.
- All waste calculations presented are indicative estimates only. Actual waste volumes may vary depending on site management practices, including staff training, education, and operational behaviours.
- The site manager is responsible for adjusting waste storage capacity and collection frequencies as required, based on actual waste volumes observed during construction and demolition.
- While this report has been prepared with due care, no representation or warranty is made that the WMP will reflect actual project outcomes. EFC accepts no liability for outcomes that may be unsuitable or inaccurate due to reliance on third-party information or unforeseen factors.
- Unless explicitly stated, EFC makes no warranty or representation regarding the accuracy or reliability of the information contained herein.
- Equipment examples referenced in this report are for illustrative purposes only. Selection and supply must be confirmed with the appropriate supplier. Reference to any third-party business or product does not imply endorsement by EFC.

### 3 GENERAL WASTE MANAGEMENT PROVISIONS

#### 3.1 Stakeholder Roles and Responsibilities

All stakeholders are responsible for managing their environmental performance and complying with all relevant legislation.

The Construction Contractor will have primary responsibility for implementing this WMP. However, all site personnel must ensure they comply with the plan and associated environmental requirements at all times.

Where feasible, an Environmental Management Representative (EMR) should be appointed to support implementation and monitor compliance.

The following table outlines the key roles and responsibilities of each stakeholder:

*Table 2: Stakeholder Roles and Responsibilities*

Roles	Responsibilities
<b>Site Management</b>	<ul style="list-style-type: none"> <li>• Organise waste collections as required</li> <li>• Arrange replacement or maintenance of bins</li> <li>• Investigate and ensure prompt clean-up of illegally dumped waste materials</li> <li>• Notify the Principal Certifying Authority (Council) of the appointment of waste removal, transport or disposal contractors for waste tracking purposes</li> <li>• Ensure waste-related equipment is well maintained</li> <li>• Accurately calculate material requirements to avoid over-ordering</li> <li>• Ensure segregation of materials to maximise reuse and recycling</li> <li>• Routinely check waste sorting and storage areas for cleanliness, hygiene, contamination, and WHS issues</li> <li>• Ensure monitoring and audit results are documented and carried out as specified in the WMP</li> <li>• Provide effective signage, communication, and education to site staff and contractors</li> <li>• Provide staff/contractors with equipment manuals, training, WHS procedures, risk assessments, and PPE for waste management activities</li> <li>• Assess manual handling risks and prepare a control plan for waste and bin transfers</li> </ul>
<b>Site Staff/Contractors</b>	<ul style="list-style-type: none"> <li>• Separate and dispose of waste streams in compliance with the WMP</li> <li>• Abide by all relevant WHS legislation, regulations, and guidelines</li> <li>• Attend training and inductions as required</li> <li>• Clean and transport bins as required</li> <li>• Carry out daily visual inspections of waste storage areas</li> <li>• Organise, maintain, and clean waste storage areas</li> </ul>
<b>Environmental Management Representative (EMR)</b>	<ul style="list-style-type: none"> <li>• Establish local commercial reuse of materials where on-site reuse is not practical</li> <li>• Provide separate skips and recycling bins for effective waste segregation</li> <li>• Ensure staff and contractors are aware of site requirements</li> <li>• Deliver training on WMP requirements and waste management strategies adopted for the development</li> <li>• Manage contaminated waste, approve off-site waste transport and disposal locations, and check licensing requirements</li> <li>• Arrange assessment of potentially contaminated, hazardous, or liquid waste materials</li> <li>• Monitor, inspect, and report as required</li> </ul>
<b>Waste Collection Contractors</b>	<ul style="list-style-type: none"> <li>• Provide a reliable and appropriate waste collection service</li> <li>• Give feedback to site management regarding contamination of waste streams</li> <li>• Work with site management to customise waste systems where possible</li> </ul>

### 3.2 Monitoring and Reporting

The following measures are recommended to improve demolition and construction waste management and to provide more reliable waste generation figures:

- Compare projected waste quantities with actual waste produced
- Conduct waste audits of current projects (where feasible)
- Record waste generated and disposal methods
- Review past waste disposal receipts
- Maintain records to inform future waste management plans

Records of waste volumes recycled, reused, or removed by contractors must be kept. Dockets/receipts verifying recycling and disposal in accordance with the WMP are to be retained and made available to Council or the EPA upon request.

Daily visual inspections of waste storage areas will be undertaken by site personnel, with checklists/logs submitted to the Site Manager weekly or as required. These inspections will assist in identifying and rectifying any resource or waste management issues.

Waste audits are to be carried out by the Building Contractor to assess the effectiveness of waste segregation and recycling/reuse initiatives. Where audits indicate procedures are ineffective, additional staff training should be provided and site signage reviewed.

All environmental incidents must be managed promptly to minimise potential impacts. An incident register is to be maintained on-site at all times and include the 24-hour EPA Pollution Line contact details. Potential incidents during demolition and construction may include fuel or chemical spills, seepage or mishandling of hazardous waste, and unlicensed discharge of pollutants to the environment.

### 3.3 Opportunities for Reuse and Recycling

There are many opportunities to reduce waste volumes during demolition and construction. Adaptive reuse of building materials should be encouraged, with consideration given to both reusing or recycling materials on-site and sourcing used or recycled materials from external suppliers for use in the development.

Where practical, the site should facilitate reuse and recycling through ‘deconstruction’, in which materials are carefully dismantled and sorted. Unwanted but reusable items can be taken to second-hand building centres, helping to reduce disposal costs.

Where possible, individually wrapped materials should be avoided. Preference should be given to products supplied in returnable or reusable packaging, such as timber pallets.

The table below provides examples of potential reuse and recycling options for materials likely to be generated or required during demolition and construction of this development:

*Table 3: Potential Reuse/Recycling Options for Construction Materials*

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

### 3.4 Management of Hazardous Waste Materials

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

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

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

The following general mitigation measures will apply:

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

### 3.5 Management of Excavation Waste

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

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

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

- Wherever practical, excavation material will be reused as part of the development;
- Excavation material that is not natural (virgin) material will be transported to an approved landfill site or off-site recycling depot;
- A waste classification assessment of the fill material should be undertaken prior to it being acceptable for waste disposal purposes;
- Transportation routes for excavation material removed from site will be identified and used.

## 4 SITE SPECIFIC WASTE MANAGEMENT PROVISIONS

### 4.1 Demolition Waste Volumes and Management

Demolition waste volumes were estimated using benchmark waste generation rates published by Camden Council (2019) and Shoalhaven City Council (2012). As there are no state-wide demolition waste benchmarks currently available in NSW, these local government figures represent the most robust and recognised guidance for estimating waste generation.

The steps taken in our calculations were as follows:

1. **Establish demolition GFA** – total area of existing buildings scheduled for demolition.
2. **Apply benchmark rates** – published average waste generation rates (m<sup>3</sup>/m<sup>2</sup> and t/m<sup>2</sup>) applied to demolition GFA in line with Camden and Shoalhaven guidelines.
3. **Material breakdown** – proportions for each material stream allocated in line with Camden and Shoalhaven guidelines.
4. **Diversions assumptions** – recovery rates assigned to each material stream based on available processing capacity in NSW (EPA, *Waste and Resource Recovery Infrastructure Strategy 2017–2021*) and established industry practice in the construction and demolition sector.

The table below presents the estimated demolition waste volumes by material stream, expressed in both cubic metres (m<sup>3</sup>) and tonnes (t).

Table 4: Demolition Waste Volumes and Management

Demolition Waste Summary				
Material	Volume (m <sup>3</sup> )	Mass (t)	Recovery %	Diverted (t)
Excavation Material	0	0	100%	0
Green Waste	30	9	95%	9
Bricks	438	701	90%	631
Tiles	10	18	90%	16
Concrete	2853	6846	95%	6504
Timber	601	360	80%	288
Plasterboard	729	364	30%	109
Metals	10	80	98%	78
Asbestos	0	0	0%	0
Residual Waste	868	261	10%	26
Other Waste	10	5	20%	1
<b>Total Diversion (%)</b>				<b>89%</b>

Based on our calculations, 89% of demolition waste is expected to be diverted from landfill, exceeding the NSW WARR Strategy target of 80%.

The following table outlines the disposal pathways for each waste stream expected to arise during the demolition phase. It identifies whether materials can be reused on site, recycled through established recovery facilities, or must be directed to landfill. This breakdown demonstrates the application of industry best practice and compliance with NSW recycling infrastructure capacity.

Table 5: Demolition Waste Disposal Pathways

Demolition Disposal Pathways				
Material	Reuse on site	Recycled	Landfilled	Notes
Excavation Material	Yes	Yes	No	Clean spoil reused as backfill or sent as clean fill
Green Waste	Yes	Yes	No	Mulch/compost
Bricks	Possible	Yes	Residual	Crushed to aggregates
Tiles	No	Yes	Residual	Crushed to aggregates
Concrete	Possible	Yes	Minimal	Crushed for road base/aggregate
Timber	Possible	Yes	Yes	Untreated timber recyclable; treated to landfill
Plasterboard	No	Yes	Residual	Specialised gypsum recycling
Metals	No	Yes	No	Scrap metal recovery
Asbestos	No	No	Yes	Licensed disposal only
Residual Waste	No	Limited	Yes	Unrecyclable mixed waste
Other Waste	Yes	Yes	Yes	Depends on material type

The above allocations indicate that the majority of demolition waste can be diverted from landfill through reuse and recycling, significantly reducing the environmental impact and supporting compliance with project diversion targets.

## 4.2 Construction Waste Volumes and Management

Construction waste volumes were estimated using benchmark waste generation rates published by Camden Council (2019) and Shoalhaven City Council (2012). As there are no state-wide construction waste benchmarks currently available in NSW, these local government figures represent the most robust and recognised guidance for estimating waste generation.

In addition, excavation waste has been calculated separately. The methodology was as follows:

1. **Establish new GFA** – total area of new construction works.
2. **Apply benchmark rates** – published average waste generation rates (m<sup>3</sup>/m<sup>2</sup> and t/m<sup>2</sup>) applied to the new GFA.
3. **Material breakdown** – proportions for each material stream allocated in line with Camden and Shoalhaven guidelines.
4. **Excavation waste** – calculated separately using the following formula:  
 Excavation volume (m<sup>3</sup>) = Basement area (m<sup>2</sup>) × Excavation depth (m)  
 Excavation mass (t) = Excavation volume (m<sup>3</sup>) × 1.8 t/m<sup>3</sup>
5. **Diversion assumptions** – recovery rates assigned by material stream based on available processing capacity in NSW (EPA, *Waste and Resource Recovery Infrastructure Strategy 2017–2021*) and established industry practice in the construction and demolition sector.

The table below presents the estimated construction waste volumes by material stream, expressed in both cubic metres (m<sup>3</sup>) and tonnes (t).

Table 6: Construction Waste Volumes and Management

Construction Waste Summary				
Material	Volume (m <sup>3</sup> )	Mass (t)	Recovery %	Diverted (t)
Excavation Material	60466	108839	100%	108839
Green Waste	21	6	95%	6
Bricks	143	229	90%	206
Tiles	16	29	90%	26
Concrete	385	924	95%	877
Timber	98	59	80%	47
Plasterboard	42	21	30%	6
Metals	1282	10256	98%	10051
Residual Waste	16	5	10%	0
Other Waste	273	137	20%	27
<b>Total Diversion (%)</b>				<b>99%</b>

Based on our calculations, 99% of construction waste is expected to be diverted from landfill, exceeding the NSW WARR Strategy target of 80%.

The following table outlines the disposal pathways for waste streams expected during the construction phase of the project. Materials are categorised according to their most suitable management option, including reuse on site, recycling, or landfill disposal where no recovery options are available. This approach ensures construction waste is managed in line with industry practice and contributes to achieving the project's waste diversion targets.

*Table 7: Construction Waste Disposal Pathways*

Construction Disposal Pathways				
Material	Reuse on site	Recycled	Landfilled	Notes
Excavation Material	Yes	Yes	No	Clean spoil reused as backfill or sent as clean fill
Green Waste	Yes	Yes	No	Mulch/compost
Bricks	Possible	Yes	Residual	Crushed to aggregates
Tiles	No	Yes	Residual	Crushed to aggregates
Concrete	Possible	Yes	Minimal	Crushed for road base/aggregate
Timber	Possible	Yes	Yes	Untreated timber recyclable; treated to landfill
Plasterboard	No	Yes	Residual	Specialised gypsum recycling
Metals	No	Yes	No	Scrap metal recovery
Residual Waste	No	Limited	Yes	Unrecyclable mixed waste
Other Waste	Yes	Yes	Yes	Depends on material type

As shown above, most construction waste streams can be effectively reused or recycled, ensuring that landfill disposal is limited to residual materials and supporting the achievement of high diversion rates.

### 4.3 Recycling Directory

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

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

Table 8: Recycling Directory

	Business Name	Suburb	Distance (km)
<b>Excavation Material</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	Banksmeadow Recycling	Banksmeadow	8.2
	Cleanaway Artarmon Resource Recovery Centre	Artarmon	8.2
<b>Green Waste</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	Banksmeadow Recycling	Banksmeadow	8.2
	Cleanaway Artarmon Resource Recovery Centre	Artarmon	8.2
<b>Bricks</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	WSKIPS	Botany	6.2
	Metropolitan Demolitions and Recycling	St Peters	6.2
<b>Tiles</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	WSKIPS	Botany	6.2
	Metropolitan Demolitions and Recycling	St Peters	6.2
<b>Concrete</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	WSKIPS	Botany	6.2
	Metropolitan Demolitions and Recycling	St Peters	6.2
<b>Timber</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	Ironwood Australia	Roselle	5.4
	WSKIPS	Botany	6.2
<b>Plasterboard</b>	BINGO Industries Recycling Centre	Alexandria	4.5
	WSKIPS	Botany	6.2
	Banksmeadow Recycling	Banksmeadow	8.2
<b>Metals</b>	Australian Metal Co Pty Ltd	Alexandria	3.4
	BINGO Industries Recycling Centre	Alexandria	4.5
	Sims Metal - Alexandria	Alexandria	5.4

## 4.4 Site-Specific Operational Measures

### Training/Site Inductions

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

Induction training will include the following at a minimum:

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

### Materials Selection and Ordering

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

### Waste Avoidance Opportunities

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

## Site Procedures

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

## 4.5 Location and Design of Waste Management Facilities

### General Requirements

All waste management facilities onsite should:

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

### Waste and Recycling Receptacles

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

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

Bin Size	Access	Dimensions
2.5m	Top loading	
3m	Drop door walk-in	
4m	Drop door walk-in	
5m	Drop door walk-in	
6m	Double doors walk-in	

Source: Aussie Bins

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

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

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

### Safety and Signage

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

- Location should not interfere with sight lines of drivers entering or leaving the site;
- Skip bins should be clearly visible and located in well-lit areas;
- Safe paths of travel should be designated using reflective tape, barriers and cones;
- Skip bins must be secured and must not be over-filled to reduce risk of injury through bins moving and falling objects.

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

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

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

### Space and Siting Requirements

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

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

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

### Servicing and Transport

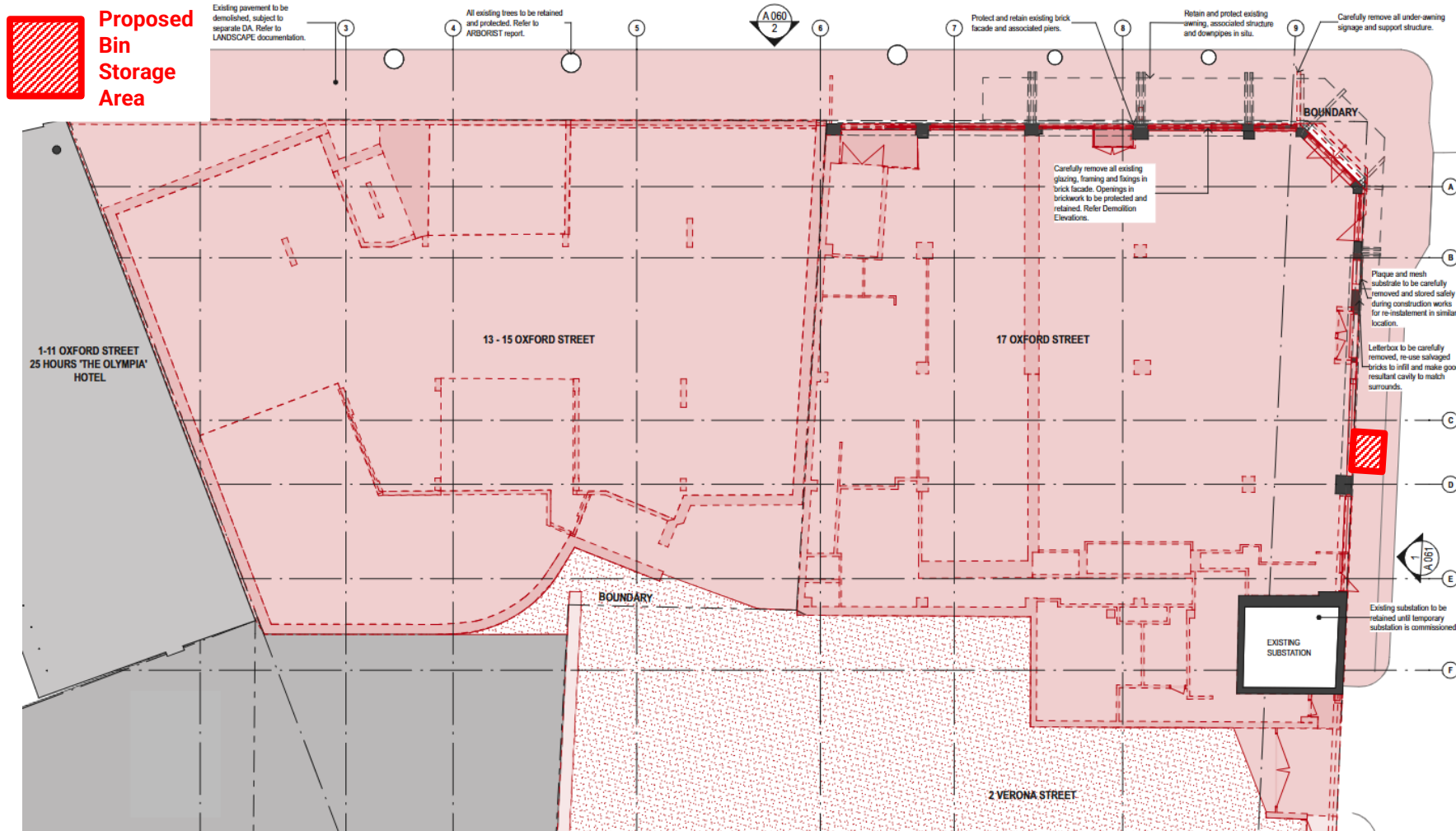
The frequency of waste removal from site will be determined by the volume of materials deposited into the dedicated skip bins. Skip bins will be monitored on a daily basis by the Site Manager to ensure they do not overflow. If skip bins are reaching capacity, removal and replacement should be organised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

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

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

## 4.6 Site Plans

### Existing Structures



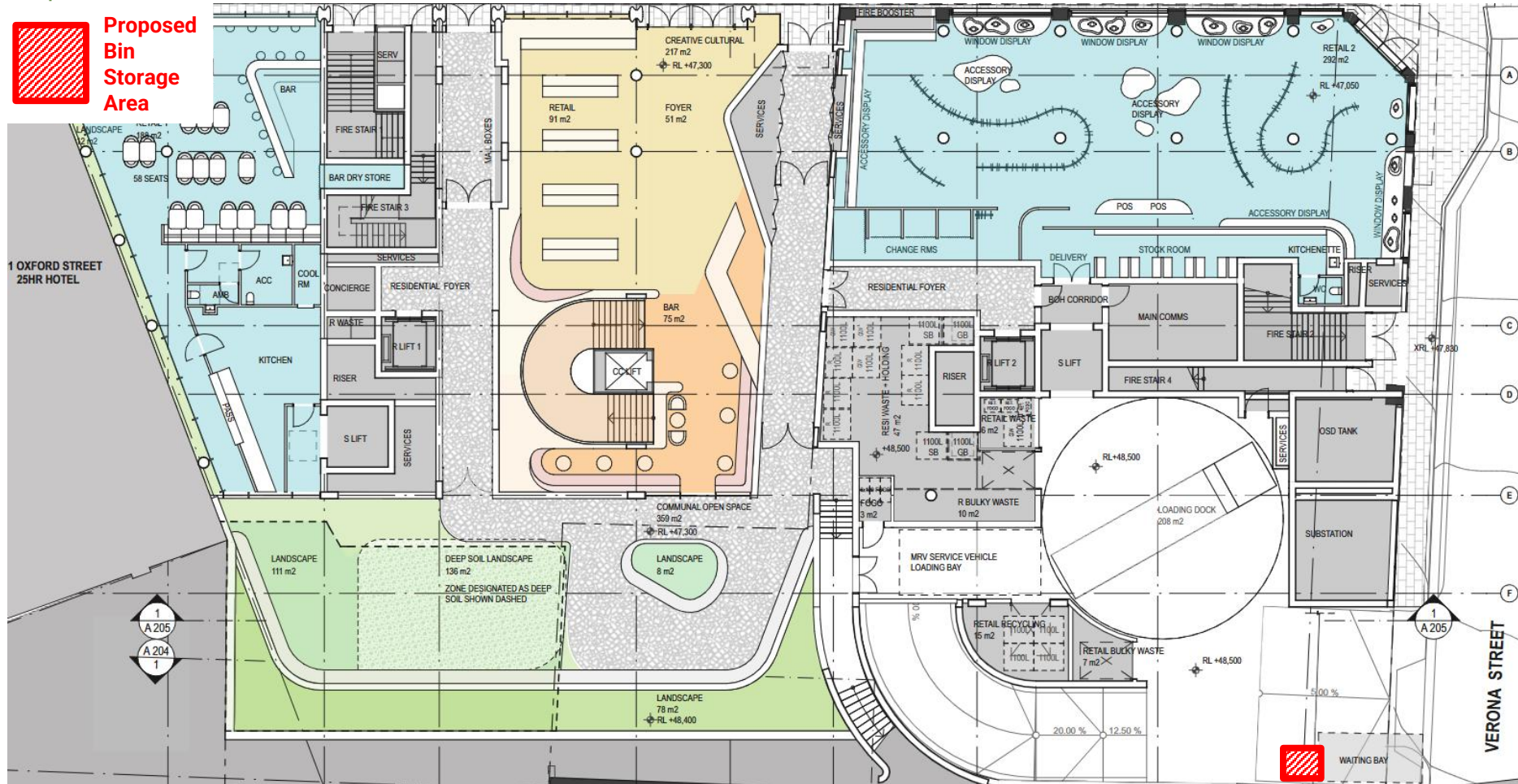
Source: TonkinZulaikhaGreer, Excavation and Demolition Plan Ground Floor, Drawing no. A 052, 17/11/2025

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

Proposal



**Proposed Bin Storage Area**



Source: TonkinZulaikhaGreer, Ground Floor Plan, A 103, 17/11/2025

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