



WASTE MANAGEMENT PLAN

PROJECT NAME:	SSDA and Concurrent Rezoning Mixed Use Development
SITE ADDRESS:	10 Dangar Street, Wickham
REVISION:	01
ISSUE DATE:	30/03/2026

REGISTER OF REVIEW - MASTER				
REVISION	DATE	SECTION	DESCRIPTION OF AMENDMENTS	AMENDED BY
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REGISTER OF REVIEW - PROJECT				
REVISION	DATE	SECTION	DESCRIPTION OF AMENDMENTS	AMENDED BY
01	18/03/26		SSDA Submission	KT

APPROVALS			
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ACKNOWLEDGEMENT OF UNDERSTANDING

Project team personnel are to be inducted into this plan before starting work on the project. Insert your name and role in the register below, then sign and date to acknowledge that you have read and understood the company requirements and agree to implement the procedures as applicable to your role. Note: Nominated approvers who have signed above are not required to sign below.

NAME	POSITION	SIGNATURE	DATE

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1. Introduction & Purpose of this Plan

1.1 Introduction

This Waste Management Plan is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Wickham Pty Ltd (UPG) (the Applicant), to support a State Significant Development Application (SSDA) and concurrent Rezoning Report for the construction of a 43-storey mixed-use development at 10 Dangar Street, Wickham (the site). The site is located within the Newcastle local government area (LGA) and occupies a prominent corner position immediately north of the Newcastle Interchange.

The project has been selected by the NSW Housing Delivery Authority (HDA) as a key development to help accelerate the delivery of well-located, diverse and affordable housing in New South Wales. Commencing in early 2025, the HDA plays a coordinating role across government agencies, focusing on unlocking complex sites through strategic planning, infrastructure coordination, and streamlined assessment pathways.

Following the Applicant's expression of interest (EOI 240837), the HDA considered and recommended to the Minister for Planning and Public Spaces (the Minister) that the project be declared SSD under Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act) on 23 June 2025. Following this recommendation, the development was declared by the Minister to be SSD pursuant to the State Significant Development Declaration Order 2025 (No 10), Part 2, Section 1(a), dated 30 June 2025.

1.2 Purpose

The purpose of the Waste Management Plan is to outline Urban's requirements for the effective management of waste to prevent pollution and ensure compliance with all relevant local authority obligations. This plan provides clear guidance on the identification, handling, segregation, storage, and disposal of waste generated throughout the construction process. It establishes the measures necessary to minimise waste at its source, promote recycling and resource recovery, and ensure environmentally responsible practices across all work fronts. By implementing this plan, Urban seeks to maintain a controlled and compliant construction environment, reduce environmental impact, and uphold best-practice waste-management standards.

2. Project Background & The Site

2.1 Background

The site was identified under the Wickham Master Plan 2017 as a strategically significant location for increased development capacity, given its proximity to the Newcastle Interchange and its potential to support high-density, mixed-use development. The Master Plan proposed an uplift in planning controls, increasing the permissible building height from 45m to 60m, and the FSR from 5:1 to 6:1, subject to the delivery of public domain improvements, including a 3-metre southern setback adjacent to the transport interchange.

This strategic vision was subsequently reaffirmed in the Wickham Master Plan 2021 Update (PP-2021-1506) and further refined in the 2022 amendment, which supported additional incentive-based planning controls. The Community Infrastructure Incentives in Wickham Planning Proposal (PP-2022/1541), endorsed by Council in March 2022 (and subsequently approved 08 November 2022), proposed:

- An incentive FSR of 7:1 for Area E (the site),
- A maximum incentive building height of 60m, and
- Community infrastructure requirements.

In alignment with these strategies, the site has been subject to successive development consents as outlined in the Environmental Impact Statement (EIS) prepared by Beam Planning. These prior consents have been physically commenced through demolition and excavation works and establish the maximum envelope for basement structures. This SSDA will adopt and refine these commenced elements to expedite the assessment process, continue construction progress on the site, and ensure continuity with previously endorsed planning outcomes.

The scope of the Waste Management Plan encompasses all activities undertaken by Urban and its Subcontractors that generate, handle, store, transport, or dispose of waste throughout the duration of the project. It applies to every stage of construction, including site establishment, excavation, structural works, fit-out, and demolition or strip-out activities where applicable. The plan covers all waste streams—general, recyclable, hazardous, contaminated, and construction-specific materials—and defines the responsibilities, procedures, and controls required to manage these streams effectively. This scope extends to all personnel on site, ensuring consistent implementation of waste-minimisation initiatives, regulatory compliance, and adherence to Urban's environmental and operational objectives.

2.2 The Site

The site is located at 10 Dangar Street, Wickham, within the Newcastle LGA. The site benefits from triple street frontages, with a primary street frontage of approximately 64m to Dangar Street, and secondary street frontages of approximately 61m to Hannell Street and 50m to Charles Street.

The surrounding locality comprises a diverse mix of land uses including residential, commercial, and light industrial uses, reflecting the area's ongoing transition. The site's frontage to Hannell Street, a major arterial road, supports high levels of connectivity to the broader metropolitan area. The site is located immediately north of the Newcastle Interchange, providing bus, rail and light rail services. Strategically, the site sits at the intersection of the Newcastle West End, Wickham, and Honeysuckle precincts, positioning it to support the city's transition to a higher-density, mixed use metropolitan centre.

The site is currently vacant following demolition works approved under DA2018/01197 (as modified). Figure 1 illustrates the location of the site.

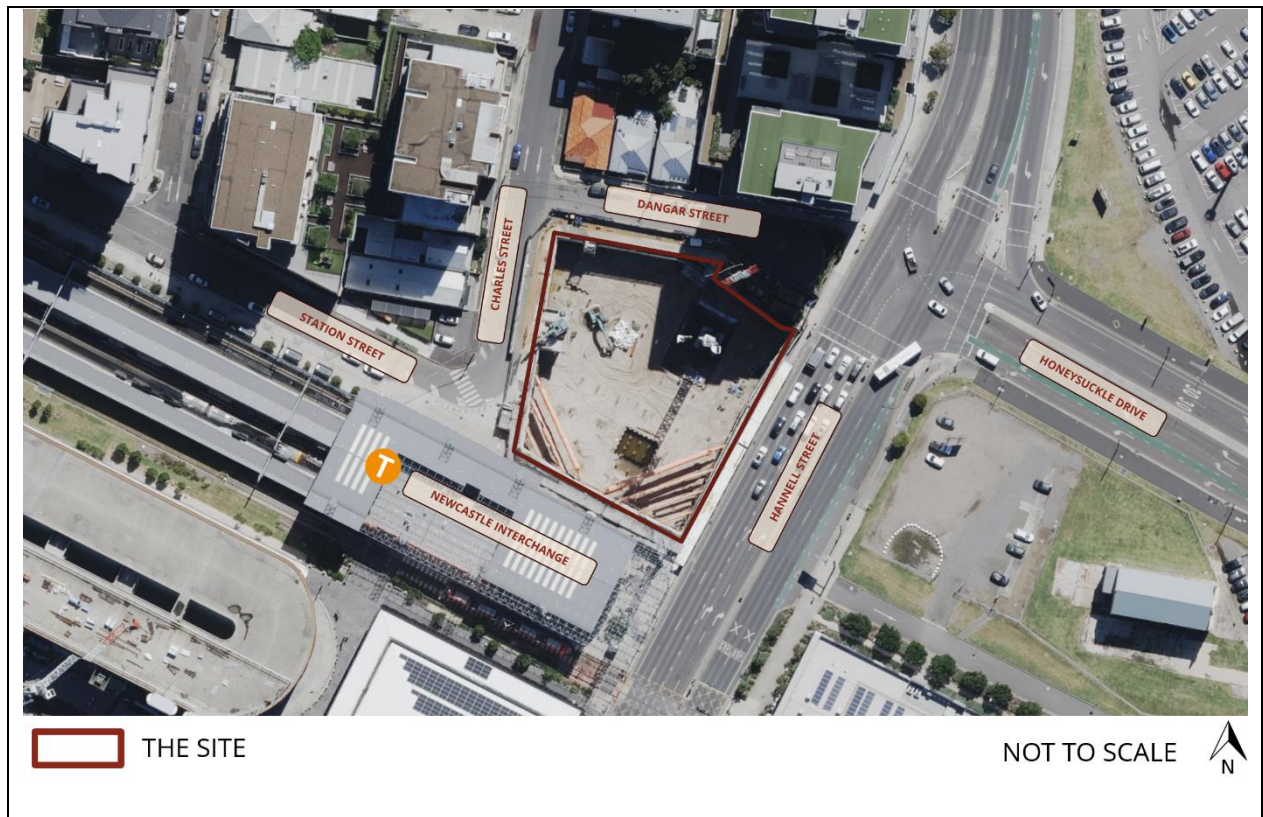


Figure 1 – Aerial Photo

3. The Proposal

3.1 Rezoning Proposal

To facilitate the proposed development described in Section 3.2, a concurrent Rezoning Proposal is sought to make the following amendments to the Newcastle Local Environmental Plan 2012 (Newcastle LEP 2012) in relation to the site:

- Amend Clause 7.9 to permit a maximum building height of RL152 on the site; and,
- Amend the Clause 7.9A to permit a maximum FSR of 14.4:1 on the site.

3.2 State Significant Development Application

The proposed amendments to the Newcastle LEP 2012, as outlined above, will facilitate the following development, proposed via a concurrent SSDA. Specifically, the proposed works sought under the SSDA include:

- Construction of a 43-storey (+ plant) mixed-use tower, comprising:
 - 245 residential apartments
 - 99 co-living units
 - Ground floor retail premises, to all three street frontages
 - A hotel component within the podium
 - Basement car parking
- Associated landscaping and public domain improvements, including the provision of a pedestrian through-site link that runs east/west adjacent to the Newcastle Interchange.

It is noted that the project will commit to providing 15% of the residential GFA as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

The proposed SSDA will seek consent for the use of basement structures and enabling works approved under DA2018/01197 (as modified).

For a detailed description of the proposed development, refer to the EIS prepared by Beam Planning, and the Architectural Drawings prepared by SJB Architecture.

4. Relevant SEARs/Rezoning Requirements

This Waste Management Plan addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) and Guidance for Concurrent Rezoning Report: SSD Housing issued for the project set out in the table below.

Table 1 SEARs Compliance Table

Requirement	Response/ Location in Report
SEARs Requirement	
17. Waste Management	This report.
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	

Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.

Rezoning Requirement <i>(if relevant)</i>	
Not Applicable	Not Applicable
Additional Assessment Requirements <i>(if relevant)</i>	
Not Applicable	Not Applicable

5. Specific Requirements

5.1 General Waste

Waste generated on the construction sites shall be avoided or recycled wherever practicable in accordance with the Waste Management Hierarchy detailed in the Urban Risk Management Procedure and as detailed within the Waste Minimisation Plan.

The method of waste management shall be either of the following processes as determined by the project team:

- Waste sorting and recycling shall be carried out by the waste contractor and records provided to Urban to enable the monitoring and review of waste recycling targets, OR
- Where sufficient storage area is available waste management shall be adopted through the use of at the workplace sorting and separation bins for recyclable materials, and non-recyclable waste materials.

In addition, the Project Manager/Site Manager or nominated representative shall assure:

- Material is reused wherever practicable, in particular top soil
- The establishment of a workplace waste management area(s) for sorting and segregating waste where available space allows
- Waste minimization identification and awareness for all workplace personnel via the Workplace Induction Manual
- Recyclable materials are reprocessed wherever practicable, e.g. plasterboard off cuts and steel reinforcement
- Subcontractors, where practicable, identify areas where they can reduce waste and reuse materials in their respective trades
- Waste management is included in subcontractor Safe Work Method Statement (SWMS), or equivalent, where waste forms a part of their activity
- Pollution and damage to the environment is prevented
- The safety and health of employees, Subcontractors and the public is protected
- Prescribed waste, e.g. hazardous or contaminated material, asbestos, aqueous waste (paint washout residue/sludge), shall be removed by a licensed contractor and dockets retained at the workplace for audit verification purposes. Further detail is described in the Urban Hazardous Waste Disposal Procedure

For construction, the use of building materials that are fully recycled or include post-consumer recycled material in production will be considered wherever practicable. Suppliers of building materials will be encouraged to nominate packaging minimization and reuse initiatives, as part of product supply to a construction workplace. Bulk handling and reusable/returnable transport containers shall also be encouraged e.g. timber pallets.

Works that constitute a 'material' risk to the environment or generate significant waste streams will be recorded in the Workplace Risk Assessment and where required subcontractors shall submit a SWMS, or equivalent, prior to commencing work.

This will include as a minimum:

- Two practical measures associated with the works to prevent waste
- Two waste streams resulting from the works which can be recycled and will be actively managed as part of a waste reduction plan
- Consideration of alternative products containing recycled material, which conform to the design specification that could be utilized in the works in place of more traditional materials

Additional separation bins shall be provided for workplace amenity waste streams. Material collected shall include:

- Food waste
- Glass & Aluminium
- Steel cans and PET (recyclable plastic)
- Paper/cardboard
- Sand pots to outdoor designated smoking areas to capture cigarette butts

In addition, a Waste Minimisation Plan will be developed for all construction sites.

5.2 Washout Areas

Washout areas shall be minimised and water recycling for these activities encouraged where possible. For paint washout refer to item 2.8 and 2.9. Where waste is required to be discharged from the workplace to sewer a trade waste agreement may need to be obtained from the relevant water authority. Discharge to sewer is to be conducted in accordance with local water authority requirements.

5.3 Recycled Materials

Where practicable suppliers are encouraged to nominate products that include a post-consumer recycled component and ability/opportunity for recycling of unused components.

5.4 Induction

Waste minimisation will be incorporated into the site induction. Where segregated waste streams are initiated onsite it will be the responsibility of everyone onsite to assure that waste materials go into the correct bins to prevent co-mingling and contamination of waste streams.

5.5 Reporting

The following reporting will take place for any construction sites:

- The Project Manager/Site Manager, or nominated Urban representative, will coordinate waste recycling, recovery and disposal of all waste during all of the construction stages. This may include engaging a specialist waste management contractor that will provide the number and size of bins removed; tonnage (by weight) removed, and tonnage (by weight) recycled for general waste – the information shall be reported on a monthly basis via the Project Control Group report.
- The waste system (bins/signage/education) will be in place prior to any major waste generation works and will be included in the workplace induction.
- A process for the verification of disposal of potentially hazardous (prescribed) waste will be maintained to assure appropriate disposal of this material. Copies of all tipping/disposal documentation for hazardous waste will be retained at the workplace for audit verification purposes and tonnage (by weight) removed shall be reported on a monthly basis via the Project Control Group report

5.6 Water Discharges from Concrete Works

Concrete work is recognised as a significant environment risk. To prevent contamination of surrounding waterways or the stormwater system with concrete washings the Site Manager and other appointed Urban personnel will assure the implementation of the following controls:

- Wherever practicable concrete pumping will be undertaken away from stormwater inlets, watercourse or other environmentally sensitive areas
- Where the above is not practicable temporary bunding, drain seals or other environment barriers will be in place before commencing pumping operation
- An impervious plastic lining will be placed below the pump's hopper to contain any possible spillage or droppings
- A spill kit will be retained at the workplace for emergency incident clean up
- Two basic options are to be decided on construction workplaces:
 - Concrete wash downs will not be provided at the workplace and by agreement with the supplier, concrete trucks will 'washout' at the concrete supplier's facility (preferred), OR
 - A dedicated wash down area will be provided which is fitted with an impervious floor and sufficient swales, hay bales and other barriers to contain slurry residues.

5.7 Hazardous Waste

Where waste material classified as hazardous is located at the workplace and is identified as part of any hazardous materials survey, the material shall be disposed from the workplace in accordance with the Urban Hazardous Waste Disposal Procedure.

Control measures to minimise the potential risks and environment impacts associated with hazardous waste shall include:

- Conducting a hazardous materials survey where such material is reasonably expected (e.g. age of structure or pre-existing uses) or where such a requirement is outlined in the conditions of contract

- Identification of any hazardous materials to be recorded in the workplace induction, and any relevant exclusion zones related to the position of such materials
- Containment or encapsulation of any hazardous materials identified or exposed during construction works
- Removal and disposal in accordance with relevant legislative requirements and Jurisdictional Legislative requirements; and
- The retention of records of disposal of hazardous materials (prescribed waste) as required by legislation in each Jurisdiction

5.8 Paint & Other

Painting is recognised as a significant environment risk. To prevent contamination of surrounding waterways or the storm water system by the disposal of paint and associated wastes and to minimise the effects of paint off gassing on indoor air quality the Project Manager/Site Manager and other appointed Urban personnel shall assure the implementation of the following controls:

- Paint Selection – low emission or low off-gassing paint recommended to the Client to minimise impact on indoor air quality and occupant health
- Use of acrylic paints only where practicable and agreed by the Client
- Application of any oil-based enamel finishes off of the workplace or in a dedicated area where practicable or agreed by the Client
- Paint storage areas to include:
 - A secure/lockable area where paints can be stored without risk of vandalism, theft or damage
 - Appropriate washout facilities to contain paint residue
 - A fire extinguisher positioned at the entry point to the storage area in the case of enamel paints and thinners
 - Warning signs to AS1319 where flammable goods are stored
 - A well-ventilated storage area

5.9 Water-Based Paints Waste Management

Where water-based paints are used at the workplace the following is to be considered.

Do:

- Provide dedicated paint wash out areas
- Transfer as much paint from rollers, brushes and trays back into the paint containers at the end of the day or job
- Transfer the water used to clean one roller tray into the next tray to be cleaned, and so on
- Spin brushes and roller sleeves (if possible) into a waste paint drum before washing them

- Let the waste paint dry and dispose of it as solid waste
- Wash brushes and roller sleeves in a bucket or drum using as little water as possible
- Re-use the water used to clean painting equipment where practicable (for example, use it for cleaning again the following day)
- Place all wastewater from equipment cleaning into larger drums and allow the solids to settle
- Siphon wastewater (after solids have been allowed to settle) to reuse for wash out or tip on a flat, grassy area or area of soil that can retain the liquid; in a place where it will not drain to any sewer, storm water drain or natural waterway
- Dispose of solid waste by sealing it and placing it for disposal with other hazardous waste

6. Site Specific Information

6.1 Waste Management Targets

Waste generated on site shall be avoided or recycled wherever practicable in accordance with the Waste Management Hierarchy detailed in Resource Management Hierarchy in section 3.5 below. Waste targets are > 95% diversion of waste from landfill by recycling, reuse, design or other methods.

The method of waste management shall be either of the following processes, or both as determined by the Project Manager:

- Waste sorting and recycling shall be carried out by the waste contractor and records provided to Urban to enable waste targets to be determined
- Where sufficient storage area is available waste management shall be adopted through the use of on-site sorting and separation bins for recyclable materials, and non-recyclable waste materials.

Description	Details
Project Name	SSDA and Concurrent Rezoning Mixed Use Development
Address	10 Dangar St, Wickham, NSW, 2293
Site Size (m2)	2,904m ²
Floor Area of Building (m2)	Approx 42,000m ²
Is there a Demolition component?	No
Under the Demolition contractor's Waste Minimisation Plan, what are the possible limitations to obtaining optimum waste management?	N/A
Plan Prepared By	Kirk Thompson
Responsibility for Plan	Kirk Thompson
Specific contractual requirements?	Nil
Possible limitations and barriers for optimum waste management	Nil
Proposed number and location of bins taking into consideration space available including front lift bins for unavoidable waste material	This will vary through the lifecycle of the project

6.2 Waste Prevention Planning

The Project Manager shall assure:

- Material is reused wherever practicable, in particular topsoil
- The establishment of a waste management area(s) for sorting and segregating waste where available space allows (for construction workplaces)
- Recyclable materials are reprocessed wherever practicable, e.g. plasterboard off cuts, steel reinforcement and concrete
- Subcontractors identify areas where they can reduce waste and reuse materials in their respective trades (waste avoidance initiatives to be provided by each Subcontractor in the SWMS or equivalent)
- Prescribed waste, e.g. hazardous or contaminated material, asbestos, aqueous waste (paint washout residue/sludge), shall be removed by a licensed contractor and dockets retained at the workplace for audit verification purposes; and
- Pollution and damage to the environment is prevented.

The use of building materials that are fully recycled or include post-consumer recycled material in production will be considered wherever practicable in design stages. Bulk handling and reusable/returnable transport containers shall also be encouraged, e.g. timber pallets.

6.3 Communication and Education

Urban will conduct an on-site pre-construction meeting with Subcontractors that generate medium- to high-volume waste streams. The purpose of this meeting is to reinforce the commitments made by each Subcontractor regarding workplace waste-management goals and requirements, and to ensure that their operatives clearly understand the expected standards.

Waste-prevention and recycling initiatives are discussed at all Subcontractor Coordination Meetings, where waste management is a standing agenda item. This provides a consistent forum to reinforce workplace goals, monitor compliance, and communicate progress to date.

As each new Subcontractor commences on the construction workplace, they are provided with a copy of the Waste Minimisation Plan. Subcontractors are responsible for ensuring that all their operatives and any secondary contractors comply with the requirements of this plan.

All Subcontractors are also informed during the workplace induction of the importance of maintaining clean and uncontaminated waste streams, and the need to avoid mixing rubbish or other materials across designated waste categories.

6.4 Evaluation

The Project Manager will review the Project Control Group report to assure that the waste targets achieved are in accordance with this waste minimisation plan.

Waste will be a standard item in Health Safety Environment auditing to assure waste is being managed to meet objectives and targets.

6.5 Control of Environmental Risk

The extent of controls and their physical characteristics for the environment is based on the Resource Management Hierarchy outlined in figure below. Avoidance of the use of resources is the primary objective of this process.



6.6 Estimated Waste Quantities

No. of Apartments:	245 units; 171 hotel rooms
No. of Levels:	43
No. of Basements:	3
Estimated Tonnage of Waste:	6,142

Waste Composition	Total Volume Expected Waste (%)	Potential to Avoid, Reduce, Recycle, Reuse (%)	Method
Excavation Material	6,000 t	(99%) (Dependent on soil classification)	Waste Recycle Company (Bingo)
Soil / Clay	Included in Excavation Material		Waste Recycle Extract (Resource Co)
Green Waste	Nil		
Bricks / Block	17 t	100%	Waste Recycle Company (Bingo)
Tile / Stone	3 t	100%	Waste Recycle Company (Bingo)
Concrete	26 t	100%	Waste Recycle Company (Bingo)
Metal / Steel	26 t	100%	One steel recycling
Timber	20 t	100%	Waste Recycle Extract (Resource Co)
Cardboard / Paper	5 t	100%	Polly Trade
Plasterboard	25 t	100%	Regyp
Waste to Landfill			Waste Recycle Extract (Resource Co)
Asbestos	Nil		
Food scrap	20 t	0%	Suez Environment
TOTAL (T)	6,142 t	6,122 t	