

142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington – Construction and Demolition Waste Management Plan

A Submission to Toohey Miller

9 December 2025



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Version History

Ver	Date	Status	Author	Approver	Signature
0.1	08/11/2025	Draft	Andre Gabagat	Tejeshwari Arjun	-
0.2	18/11/2025	Review	Tejeshwari Arjun	-	-
1	09/12/2025	Final	Tejeshwari Arjun	James Cosgrove	

Disclaimer

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In the spirit of reconciliation MRA Consulting Group acknowledges the Traditional Custodians of Country throughout Australia and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander peoples and to Elders past, present and emerging.

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Glossary

Terminology	Definition
AS	Australian Standard
C&D	Construction and Demolition
C&I	Commercial and Industrial
DA	Development Application
DCP	Development Control Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority
LGA	Local Government Area
MGB	Mobile Garbage Bin
MRA	MRA Consulting Group
VENM	Virgin Excavated Natural Material
WDCP	Woollahra Development Control Plan 2015
WLEP	Woollahra Local Environmental Plan 2014
WMP	Waste Management Plan
WSP	Waste Service Provider

1 Executive Summary

This Construction and Demolition Waste Management Plan has been prepared by MRA Consulting Group to accompany a detailed State Significant Development Application (SSDA) for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington. The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

This report has been prepared to accompany the EIS submitted for SSD DA, SSD-97528708.

This report concludes that the proposed development is suitable and warrants approval, subject to the implementation of the construction and demolition waste management measures outlined in this WMP. Additional measures are recommended to further promote waste avoidance through design, material purchasing, and construction techniques.

Table 1: Mitigation measures for construction and demolition waste management

Mitigation Measure	Design	Construction	Operational	Relevant Section of the Report
Implementation of the construction and demolition waste management measures outlined in this report.		X		Sections 3, 4
Additional measures to promote waste avoidance during excavation and construction.	X	X		Section 4.1

Following the implementation of the above mitigation measures, any impacts will be acceptable and appropriate.

2 Introduction

This Construction and Demolition Waste Management (hereafter referred to 'Waste Management Plan' (WMP)) has been prepared by MRA Consulting Group to accompany a detailed SSDA for the proposed mixed use residential flat building and shop development proposal at for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

The SSDA seeks development consent for:

- Demolition of all structures and buildings on the site, except for the dwelling on 13 Gipps Street, and removal of vegetation on the site excluding vegetation on 13 Gipps Street.
- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
 - Car parking spaces;
 - Motorcycle spaces;
 - Bicycle spaces;
 - Garbage storage;
 - Loading space;
 - Plant rooms; and
 - Apartment storage.
- Ground floor shops;
- A total of approximately 40 dwellings, comprised of:
 - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
 - Market build-to-sell dwellings
- Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.
- Provision of pedestrian access to the development will be provided from Bethel Lane.

Notable site works relevant to this WMP also include demolition of the existing:

- Three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings;
- Row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street; and
- Associated hardstand areas, ancillary structures, and site vegetation.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing dated 3 November 2025 and issued for the SSD DA (SSD-97528708). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2: Planning Secretary's Environmental Assessment Requirements

SEARs Item	Description of Issue and Assessment Requirements	Sections in this Report
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	Sections 3, 4, and 5
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Appendix A

This report addresses the requirements of Consent Authority (NSW Department of Housing, Planning and Infrastructure (DPHI)) and conforms to the following environmental planning instruments and reference documents:

- Woollahra Local Environment Plan 2014 (WLEP)
- Woollahra Development Control Plan 2015 (WDCP)

The WMP has been prepared in accordance with the WDCP 2015, and states the following objectives relevant for waste management during construction and demolition phases:

- To ensure that sustainable waste and recycling management is considered at the demolition and construction stages of development.
- To minimise waste during the demolition of buildings or structures.
- To encourage building design and construction techniques that minimise waste generation.

This WMP addresses waste generation, and storage associated with the demolition and construction works of the proposed use and is used to inform the building design to deliver best practice waste management at the demolition and construction phases of the development.

This WMP is used to inform the building design to deliver best practice waste management and promote sustainable outcomes at the of the development. The WMP addresses waste generation, and storage associated with through redevelopment of the proposed site. The waste management requirements for the operational phases of the project have been addressed separately by MRA in a separate report.

2.1 Site Description

The site is irregular in shape and situated at 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington within the Woollahra Local Government Area (LGA). It has a site area of 2,172.4m². The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

The site is well located with a bus station directly in front of the site on Oxford Street which provides services to Bondi Junction, Rozelle and Marrickville Metro Station and less than 600m away further east of Oxford Street, bus services are provided to the Sydney CBD. The broader context includes a mix of uses of various heights, form and age. The site comprises of three (3) street frontages, including a northern frontage to Gipps Street, eastern frontage to Shadforth Street and southern frontage to Oxford Street.

Existing development on the site currently comprises of a detached two (2) storey rendered residential dwelling at 13 Gipps Street, a three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street. Notably, there are two vehicular accessways to Gipps Street.

Figure 1: Site and surrounding area



Source: Nearmap, 2025.

2.2 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents, including the NSW Waste and Sustainable Materials Strategy (NSW EPA, 2021), and National Waste Policy: Less Waste, More Resources (DAWE, 2018). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

2.3 Assumptions

This report is a Construction and Demolition WMP, forming part of the development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final design set for the development plan from the project architect, Smart Design Studio, 03/12/2025;
- Waste and recycling volumes are based on information Green Building Council of Australia (2021) *Construction & demolition waste reporting criteria*; and
- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.

3 Construction and Demolition

Demolition and construction activities at the site will generate a range of construction and demolition (C&D) waste. Throughout the development process, all materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes.

Waste storage during construction operations will involve some stockpiling of reusable material, as well as placement of wheeled bins for the separation of construction materials for recycling. A bin for residual waste or contaminated material will also be made available at the site for disposal where necessary. Bins may require alternative placement across construction operations to facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

A waste storage area shall be designated by the demolition or construction contractor and shall be sufficient to store the various waste streams expected during operations. Waste storage areas will be kept clear to maintain access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste, for ease of recovery and reuse of materials.

Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

3.1 Demolition Waste

The proposed development will require demolition of existing structures prior to commencement of excavation and construction operations. Demolition works will include:

- Three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings;
- Row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street; and
- Associated hardstand areas, ancillary structures, and site vegetation.

Table 3 outlines the expected demolition waste quantities to be generated at the site, in addition to the appropriate management methods for each material type. Other materials with limited reuse potential, either on or off-site, will be removed in bulk bins for recycling at an appropriately licensed and capable recycling facility.

Table 3: Demolition waste generation estimates

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Vegetation	30 – 50	✓	✓	✓	-	0%	100%	Onsite: Mulched / chipped on site and used for landscaping. Offsite: Removed landscaping contractor facility for chipping / mulching and re-use.
Concrete	300 – 400	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Glass	10 – 25	✓	✓	✓	-	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	300 – 400	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	15 – 30	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways.

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
								Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (treated)	25 – 50	✓	✓	✓	-	0	100	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Clean)	10 – 20	✓	✓	✓	-	50	50	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Plasterboard	20 – 40	-	✓	✓	-	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	10 – 25	-	✓	✓	-	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Floor covering	10 – 20	-	✓	✓	✓	50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	25 – 50	-	-	-	✓	100%	-	Resource recovery dependant on facility destination capability.

Type of Material	Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Hazardous Waste	Unknown	-	-	-	✓	100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated							>80%	

3.2 Construction Waste

Construction waste will be generated from the following proposed activities:

- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
 - Car parking spaces;
 - Motorcycle spaces;
 - Bicycle spaces;
 - Garbage storage;
 - Loading space;
 - Plant rooms; and
 - Apartment storage.
- Ground floor shops;
- A total of approximately 40 dwellings, comprised of:
 - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
 - Market build-to-sell dwellings
- Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.
- Provision of pedestrian access to the development will be provided from Bethel Lane.

Table 4 outlines indicative volume-to-weight conversion factors for common construction materials.

Table 4: Indicative volume-to-weight conversion factors for common construction materials

Building waste material	Tones per m ³	Waste as % of the total material ordered
Soil/aggregate	1.4 – 1.6	–
Bricks	1.2	5–10%
Concrete	1.5	3–5%
Tiles/ceramics	0.5 – 1	2–5%
Timber	0.3	5–7%
Plasterboard	0.2	5–20%
Metals	0.15 – 0.9	–

Source: Green Building Code of Australia C&D Waste Criteria.

Table 5 outlines the estimated waste generation rates for materials through the construction of the proposed development, in addition to the appropriate management methods for each material type.

The information below presents multiple options for materials reuse, recycling and disposal where applicable (e.g. return to manufacturer, recycled at construction and demolition (C&D) processor, or disposed of in landfill if contaminated).

Table 5: Construction waste generation estimations

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	12,500 – 15,000	✓	✓	✓	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Disposal: Removal of any contaminated material for appropriate treatment or disposal.
Bricks/pavers	5 – 15	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	125 – 175	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Timber (clean/treated)	5 – 10	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Plasterboard	5 - 15	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.
Floor covering	<10	✓	✓	✓	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.

Type of Material	Estimated Volumes (m³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Fixtures and fittings	Minor	✓	✓	✓	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Electronic waste	Minor	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	30 – 50	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	15 – 30	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Total % Diversion from Landfill Estimated						>90%	

3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 6).

Table 6: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	The following are local skip bin operators for consideration in the management of excavation and construction waste for the site: • 7 Skips; • Aussie Skips; • Action Skip Bins; • Bingo Industries; • Empire Bins; Or another supplier as elected by the building contractor.
Principal Off-Site Recycler	The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site: • Bingo Alexandria Transfer Station; • Banksmeadow Recycling; Or another appropriate facility as elected by the waste management contractor.
Principal Licensed Landfill Site	• Bingo Eastern Creek Or other appropriate facility as elected by the waste management contractor.

3.4 Site Documentation

This WMP will be retained on-site during the construction phases of the development, along with other waste management documentation (e.g. contracts with waste service providers).

Responsibility for the WMP, waste documentation and processes during the excavation and construction phases will be with the site manager or builder.

A logbook that records waste management and collection will be maintained on site, with entries including:

- Time and date of collections;
- Description of waste and quantity;
- Waste/processing facility that will receive the waste; and
- Vehicle registration and company name.

Waste management documentation, the logbook and associated dockets and receipts must be made available for inspection by an authorised Council Officer at any time during site works.

4 Construction and Demolition Waste Management Systems

4.1 Avoidance and Reduction of Waste

The excavation and construction contractor will be required to avoid waste generation and endeavour to reuse materials where possible, thereby minimising waste generation.

During the civil works phase, the final site levels should consider reducing the volume of surplus soil in the “cut” so that the potential for soil requiring disposal off-site is minimised.

During the construction phase, waste generation will be avoided through strategic selection of materials during design and purchasing, considering options to reduce waste generation for the development. This includes procurement of materials that are prefabricated, use minimal packaging, and are suitable for reuse across the site. Selection of construction materials will also consider the use of recycled items where practicable.

Opportunities to avoid wastes generated by construction include:

- A procurement policy is to be developed that incorporates waste-avoidance measures, including:
 - Ordering site-specific or prefabricated items to minimise surplus materials;
 - Reusing or recycling salvaged and excess construction materials, where possible;
 - Minimising packaging from suppliers or opting for returnable packaging;
 - Selecting materials with recycled content.
- Waste stream estimates are to be refined to ensure adequate on-site storage and segregation.
- Estimated material quantities are to be reviewed and refined to avoid over-ordering

4.2 Waste Storage, Handling, Transport, and Disposal

4.2.1 Storage

Considering the nature of the proposed works, waste management infrastructure should include the retention of several skip bins for the storage of separated demolition and excavation material. Waste should be placed in designated bins and collected on a regular schedule, as bins become full.

Recyclable materials would be source-separated onsite, where possible, in labelled bins according to the type of material (e.g., masonry, metals, paper, and plastics), to enable improved recovery rates.

All problems and hazardous wastes would be stored in separate areas or bins, as they may require special treatment. Asbestos must be stored in a separate container and wrapped in thick plastic. Any flammable liquids would be stored in a bunded area; however, this is not likely to be necessary at the site.

Separate site Mobile Garbage Bins (MGBs) would be retained on site to collect general waste and recycling associated with the use of the site by C&D personnel. As this waste stream will primarily consist of office-type and staff-related waste, a minimum provision of 2 × 240 L MGBs each for general waste and recycling is recommended, with bin numbers to be adjusted in accordance with the expected size of the construction crew.

4.2.2 Handling

The handling of waste would be dependent on the waste type.

- Inert waste would be collected for recycling or disposal, as appropriate.
- Any soils that are tested and deemed to be contaminated would be sent to an appropriate facility for management and disposal.
- Virgin Excavated Natural Material (VENM) and Excavated Natural Material (ENM) may be reapplied to the land onsite. VENM may be applied to land off-site without a resource recovery order and exemption. ENM requires a resource recovery order and exemption to be applied to land offsite.

- Asbestos can only be disposed of in landfills that are licensed to receive it. It must be handled and transported in a specific manner as outlined in the management measures below.
- Problem wastes include tyres, paint, car batteries, gas bottles, oils and chemicals, which would be disposed of at facilities that are able to receive these materials.

The Business Recycling website businessrecycling.com.au provides a directory of locations where waste can be recycled or safely disposed of.

All material generated would be separated where possible, to maximise resource recovery potential and reduce the need for disposal of residual materials to landfill. Any material deemed unsuitable for reuse or recovery would be disposed of at an appropriately licensed landfill.

4.2.3 Recycling of Materials

The reuse and recovery potential for the expected waste product includes (but is not limited to) the methods outlined in Table 7.

Table 7: Expected waste streams during C&D activities related to preliminary infrastructure works

Waste Material	Reuse or recovery Potential
Brick, Rubble, Stone, Ceramic, Tile, etc.	Sent to C&D processing facility for crushing and reuse as fill material.
Virgin Excavated Natural Material	Reuse as fill material.
Excavated Natural Material	Reuse as fill material. Compliance with ENM order and exemption is required for offsite application.
Timber (treated and non-treated)	Sent to organics processor or C&D processing facility for mulching for reuse.
Metals (ferrous & non-ferrous)	Fixtures and fittings returned to manufacturer for reuse (if applicable) or recycling at materials recycling facility.
Plastic	Recycling at materials recycling facility.
Paper & cardboard	Recycling at materials recycling facility.
Eligible residual or non-recoverable material	Processing at appropriately licensed energy from waste (EfW) as technology becomes readily available.
Asbestos	Disposal at a facility licensed to receive asbestos.
Hazardous and problem waste streams	Disposal/recycling at a facility which is able to accept the particular type of waste.

4.2.3.1 Asbestos

The handling of asbestos requires special precautions due to the hazardous nature of the material. Any handling of asbestos waste must be performed in accordance with Clause 42 of the *Protection of the Environment Operations (POEO) Act 1997*.

Before commencing any work, a risk assessment should be carried out. Safe work procedures would be devised that minimise exposure.

Handling requirements include:

1. Keep asbestos damp but prevent excess runoff water.
2. Asbestos should be collected, labelled and sealed using plastic or leak-proof containers.
3. Storage would be at a secure site in labelled, lined bins or a leak-proof container.
4. Asbestos-containing materials should be removed from the site as soon as practicable and/or collected and stored in a manner approved by the EPA or an appropriate disposal authority.
5. Transport would be in a covered, leak-proof vehicle or a manner approved by the OEH.
6. Disposal in a manner and at a site approved by OEH or an appropriate disposal authority.
7. Vehicles must be cleaned before leaving the landfill site.

4.2.4 Transport

Section 143 of the POEO Act 1997 requires that waste is transported to a place that can lawfully accept it. Both the owner of the waste and the transporter are legally responsible for proving the waste was transported to a lawful place.

To show that waste has been lawfully disposed of records should be kept of the following:

1. All demolition and construction waste dockets must be kept which show which facility received the material for recycling or disposal.
2. Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste).
3. Copies of waste dockets/receipts from the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).
4. Transport of waste materials is managed by a licensed operator.

Audits may be conducted by Council to verify that dockets have been kept and waste recycled and disposed of as described within the Waste Management Plan.

4.2.5 Disposal

The disposal of waste is recommended after recycling options have been implemented. Materials may only be disposed of materials to a facility which is licensed to take the particular type of waste.

1. The majority of waste onsite is inert, dry, non-putrescible waste which may be taken to any licensed landfill.
2. Stabilised asbestos in a bonded matrix may be taken to an inert waste Class 1 landfill or a solid waste landfill class 1 or 2.
3. The Planet Ark Business Recycling directory or “Recycling Near You” websites can be consulted to find facilities that accepts a particular type of waste for recycling or disposal.
4. The EPA website “Facilities that accept household asbestos” has a list of facilities that will accept asbestos. It is recommended to contact the facility first.

4.3 Management Measures

4.3.1 General Measures

The following general site management measures are recommended for preliminary site works:

- Uncontaminated soils may be reused onsite to even out cut and fill;
- It is recommended that organic waste from the clearing of trees be chipped and reapplied as mulch or delivered to an organics processor;

- No vegetation would be pushed into or applied to ecologically sensitive areas;
- Materials would be reused or recycled wherever possible;
- Separate bins would be provided for source separation of waste types where possible;
- Residual waste would be disposed of at a licensed landfill;
- Litter on the site would be managed daily to maintain a tidy environment;
- The disposal of nightsoil from portable toilets would be managed by a licensed contractor;
- Transport of waste would be managed by a licensed operator;
- Records would be kept of the transport and disposal of materials;

4.3.2 Hazardous Waste Management

- Hazardous and problem wastes would be stored separately onsite and disposed of or treated at a facility licensed to receive and manage the material or substance;
- If contaminated soils are present at the site, they would be disposed of to a licensed landfill or otherwise remediated for beneficial reuse. For example:
 - Soils determined to contain contaminants may be remediated on site through piling and aeration over time if suitable; or
 - Contaminated soils can be taken to a specialist soil wash plant capable of removing contaminants such as hydrocarbons through flocculation and other processes, therefore creating a reusable product.
- If asbestos is found onsite it would be disposed of in the following manner:
 - A risk assessment would be conducted to determine appropriate management measures,
 - Asbestos waste would be disposed of in a landfill which is licensed to receive asbestos waste,
 - Asbestos waste would be wetted, wrapped in 200um thick plastic, and sealed with tape before it is transported,
 - It would be clearly labelled as “asbestos waste”,
 - It would be transported in a covered, leak-proof vehicle,
 - Copies of receipts from landfills where asbestos was taken would be retained, and
 - If the amount of asbestos is more than 10m², a qualified asbestos removalist would be engaged.

4.4 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia 1994). Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in each waste storage area or where waste materials will be separated at the source. At a minimum, signage should indicate:

- Details regarding acceptable recyclables;
- *No standing* and *danger* warnings apply to the area surrounding waste storage areas;
- Contact details of the waste contractor; and
- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix B).

4.5 Prevention of pollution and litter reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), the following measures are also recommended:

- Maintenance of open and stockpile areas;

- Ensuring waste storage areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content;
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or accessing the site.

4.6 Roles and Responsibilities

It is expected that all construction personnel will commit to the WMP and be responsible for their own actions in adhering the waste management objectives. Waste management criteria (such as those contained in this report) is to be contractually binding for all contractors working on the site.

The nominated Construction Site Manager will be the key person responsible for implementation of the WMP and adherence to applicable legislation, guidelines, licensing and development conditions outlined herein.

5 Assessment and Findings

The following table presents a summary of the assessment of the proposed construction and demolition waste management systems against the control specified in WDCP 2015 Chapter E5.2 – Demolition and Construction Phase.

Table 8: Assessment of proposed construction and demolition waste management systems

WDCP Controls	Assessment
C1 A SWMMP is submitted with the development application and includes the following: a) The estimated volume of waste generated, separately identified for demolition, construction, and operational phases; b) The estimated volume of waste to be reused, recycled or disposed of, separately identified for demolition, construction, and operational phases; c) Details on how waste and recyclables will be stored and collected during demolition and construction; and d) Measures for waste avoidance incorporated into design, material purchasing, and construction techniques for the proposed development.	Table 3 and Table 5 of this WMP present the estimated volumes of waste generated and the proportions to be recycled or disposed of during the demolition and construction phases. Details of storage, handling, transport, and disposal of different waste streams are outlined in Section 4. Opportunities to avoid waste generation, through design, material purchasing, and construction techniques, are identified in Section 4.1.
C2 Development reuses or recycles salvaged materials onsite where possible. C3 Development reuses or recycles excess construction materials where possible.	Management measures promoting reuse and recycling of recovered or excess construction materials are proposed in Table 3 and Table 5, as well as addressed in Section 4.1.
C4 Prefabricated components and recycled materials are used in the building where possible. C5 Site disturbance and excavation are minimised.	Opportunities to avoid waste generation, through design, material purchasing, and construction techniques, are identified in Section 4.1.

Additionally, management of waste generated onsite according to waste management measures presented in this WMP will adhere to the directives of the NSW Strategy and will assist in achieving the target of 80% diversion from landfill in the C&D sector, as highlighted in Table 3 and Table 5.

6 Mitigation Measures

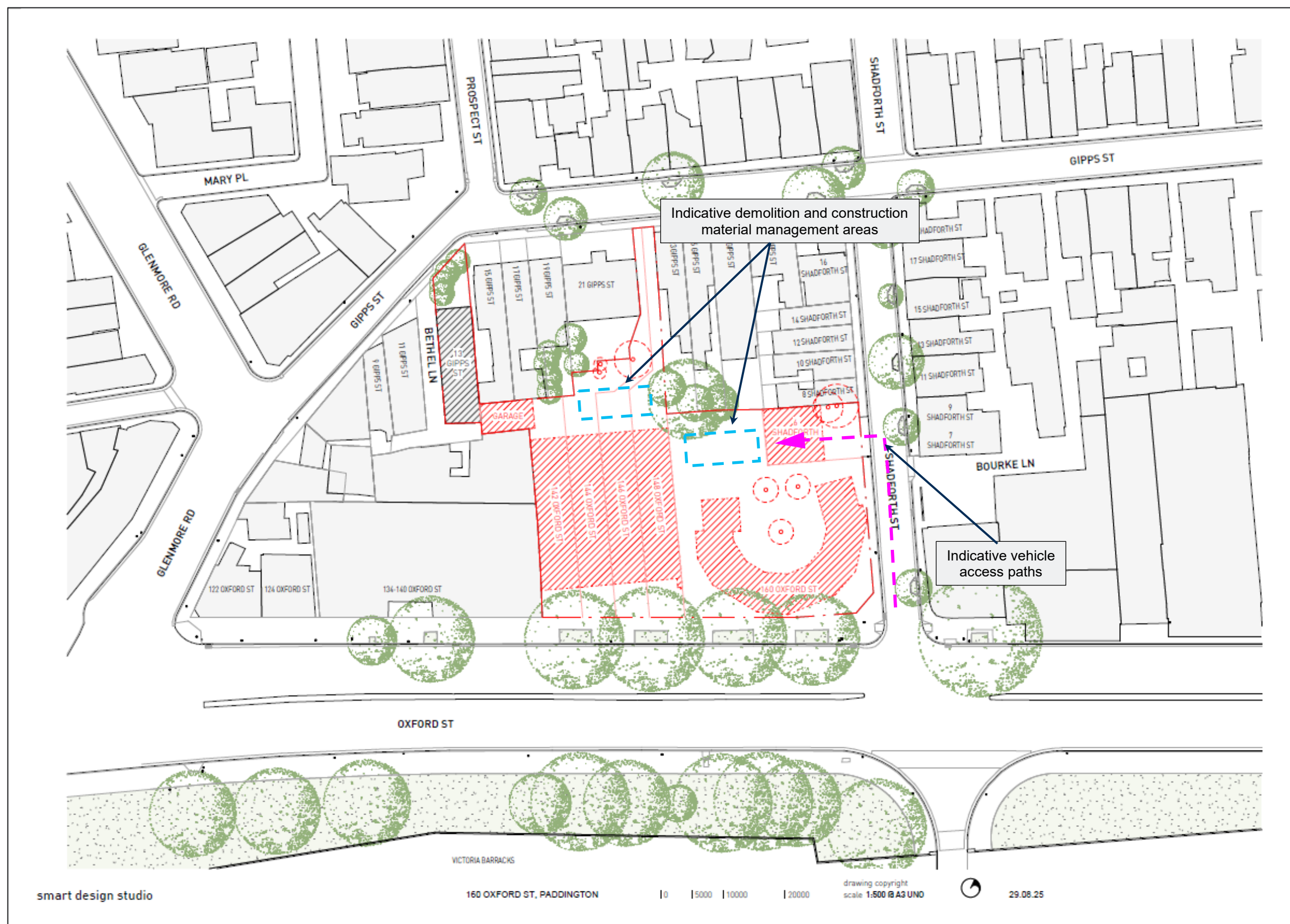
This report concludes that the proposed development is suitable and warrants approval, subject to the implementation of the construction and demolition waste management measures outlined in this WMP. To further promote waste avoidance through design, material purchasing, and construction techniques, the following mitigation measures are recommended:

- The excavation and construction contractor is to minimise waste generation and maximise reuse of materials where practicable.
- Opportunities to reduce surplus soil from excavation (“cut”) are to be considered to minimise off-site disposal.
- A procurement policy is to be developed that incorporates waste-avoidance measures, including:
 - Ordering site-specific or prefabricated items to minimise surplus materials;
 - Reusing or recycling salvaged and excess construction materials, where possible;
 - Minimising packaging from suppliers or opting for returnable packaging;
 - Selecting materials with recycled content.
- Waste stream estimates are to be refined to ensure adequate on-site storage and segregation.
- Estimated material quantities are to be reviewed and refined to avoid over-ordering

7 References

- Australian Department of Sustainability, Environment Water, Population and Communities (2011) Construction and Demolition Waste Guide - Recycling and Re-use Across the Supply Chain.
- Department of Environment, Climate Change & Water (2010) House deconstruction fact sheet: Bricks and concrete removal.
- Department of the Environment and Energy (2018) National Waste Policy: Less Waste, More Resources.
- Green Building Council of Australia (2021) Construction & demolition waste reporting criteria.
- NSW EPA (2021) NSW Waste and Sustainable Materials Strategy 2041.
- NSW EPA (2014) Waste Classification Guidelines.
- NSW EPA (2016) Recycling Signs, Posters and Symbols. Available at: <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>.
- NSW Government (1979) Environmental Planning and Assessment Act.
- NSW Government (1997) Protection of the Environment Operations Act.
- NSW Government (2000) Environmental Planning and Assessment Regulation.
- NSW Government (2001) The Waste Avoidance and Resource Recovery Act.
- NTC Australia (2017) Australian Code for the Transport of Dangerous Goods by Road & Rail Edition 7.5, Melbourne, Australia.
- Woollahra Development Control Plan 2015
- Woollahra Local Environmental Plan 2014
- WorkCover (2011) Managing Work Environment Facilities Code of Practice.

Appendix A Proposed Demolition Plans



Source: Smart Design Studio, 2025.

Appendix B Standard Signage

Waste Signage

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the NSW EPA.

Standard symbols for use in signage, bin facade and educational materials are promoted through the NSW Environment Protection Authority. They are available for download from the NSW EPA website (NSW EPA 2016b), in black and white and colour versions. The Australian Standard series AS 4123 (Part 7) details colours for mobile waste containers (Standards Australia 2008).

Figure 2: Examples of standard signage for bin uses



Safety Signs

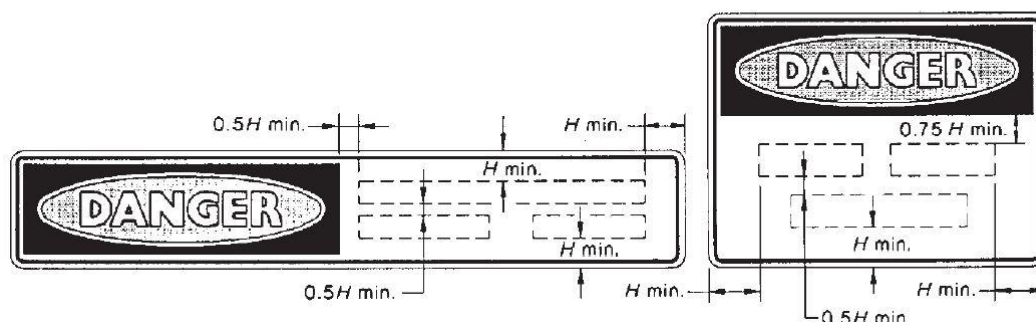
The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Clear and easy to read 'NO STANDING' and 'DANGER' warning signs must be fixed to the external face of each waste and recycling room where appropriate.

Figure 3: Example and layout of safety signage



(d) Horizontal

FIGURE D5 TYPICAL ARRANGEMENTS OF DANGER SIGNS



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