



2-4 Gladstone Street & 357-363 Crown Street,
Wollongong NSW

Amending DA
SSD-97973958

CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN

2/02/2026
Report No. 4499
Revision B

Client

Wollongong Developments No.5 Pty Ltd.

Architect

BKA Architecture

<https://bka.com.au/>

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 applies only to the **early works** scope (preparation works, excavation, and construction of shoring walls). The waste management for the **operational** phase of the development is not addressed in this report. An operational WMP has been provided as a separate document.

REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	27/01/2026	M. Al Hakim	T. McPherson	Draft
B	02/02/2026	T. McPherson	J. Parker	Updated Plans

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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

This Construction and Demolition Waste Management Plan (C&D WMP) has been prepared by Elephants Foot Consulting (EFC) on behalf of Wollongong Developments No 5 Pty Ltd (the 'Applicant'). This C&D WMP supports an Early Works State Significant Development Application (SSDA)(SSD-97973958) as an Amending SSDA to DA-2023/156 for a mixed-use shop top housing development at No. 357-359 and 363 Crown Street, and No. 2 & 4 Gladstone Avenue, Wollongong (the Site).

This Amending DA seeks approval for the undertaking of early construction works comprising bulk excavation and shoring works to enable the excavation of basement parking areas, The approval of DA-2023/156 included the carrying out of the nominated early works across part of the site. This application seeks consent to extend the area of those approved works to certain other areas of the site. For a further detailed project description, please refer to the Environmental Impact Statement prepared by Planning Ingenuity.

This report should be read in conjunction with the Environmental Impact Statement prepared by Planning Ingenuity, plans of the proposed works prepared by BKA Architecture, and the other accompanying documents that form part of the State Significant Development Application.

The purpose of this C&D WMP is to establish an effective framework for managing waste throughout the construction phases of the development. This plan aims to promote responsible source separation to minimise the amount of waste sent to landfill, ensure that adequate waste facilities and adaptable procedures are in place to accommodate operational changes, and confirm compliance with all relevant Australian Standards, council codes, policies, and guidelines.

Site Description

The site is situated at No. 357-359 & 363 Crown Street and No. 2 & 4 Gladstone Avenue, Wollongong. The site is located within the Wollongong Local Government Area (LGA) approximately 70km south of the Sydney CBD.

It is a well-located site, approximately 100m walking distance from the Wollongong Railway Station which provides access to numerous destinations including Sydney, Port Kembla, Shellharbour and Kiama. The site is in close proximity to the Wollongong Health Precinct including Wollongong Public and Private Hospitals. Wollongong TAFE and Wollongong University are approximately 2km from the site.

Public open spaces near the site include Rotary Park, the Beaton Park Leisure Centre and MacCabe Park in the city centre.

The site consists of the following parcels of land and is legally described as in **Table 1**.

Table 1 Site Legal Description	
Street Address	Lot/DP
357-359 Crown Street, Wollongong	Lot 2/DP 201949
363 Crown Street, Wollongong	Lot 1/DP 201949
2 Gladstone Avenue, Wollongong	Lot 6/DP 14480
4 Gladstone Avenue, Wollongong	Lot 7/DP 661845

The land is wholly owned by Wollongong Developments No 5 Pty Ltd. The site is irregular shape with an area of approximately 6,514m², with road frontages to Crown Street and Gladstone Avenue and an unnamed laneway near Frederick Street. In addition, the site benefits from a right of carriageway over the adjacent site to the west providing vehicle access to Parkinson Street.

An aerial of the site is provided in **Figure 1**.



Figure 1 Aerial image showing site and surrounding area

Secretary's Environmental Assessment Requirements

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARs) for SSD-97973958. Specifically, this report has been prepared to respond to those SEARs outlined in **Table 2** below.

Issue and Requirements	Section Referenced
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Refer to sections 3.3, 4.1 and 4.2.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Refer to sections 4.1, 5.1 and 5.2.

2.1 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:

- Wollongong Development Control Plan 2009
- *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)*

2.2 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

2.3 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 and disposal of excess to an approved site;
- Green waste mulched and re-used on-site as appropriate, or offsite;
- Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- plasterboard waste to suppliers for recycling
- Framing timber on-site or recycling off-site
- Windows, doors, and joinery recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Plumbing, fixtures, and metal elements off-site
- Ordering accurate quantities of materials and prefabrication of materials where possible;
- Reuse of formwork wherever feasible
- Careful source separation of off-cuts to facilitate reuse, resale, or recycling

2.4 Limitations

This report has been prepared by Elephants Foot Consulting (EFC) solely for the purpose of providing Early Works Waste Management Plan in support of an SSDA. It is subject to the following limitations:

- This report is intended solely for use by Wollongong Developments No.5 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.

2.5 SEARS REPORTING REQUIREMENTS

This Early Works Waste Management Plan has been prepared to address the *Planning Secretary's Environmental Assessment Requirements* (SEARs) issued by the Department of Planning, Housing and Infrastructure (DPHI) for the subject SSDA, with specific SEAR(s) identified in the table below.

Issue and Requirements	Section Referenced
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Refer to sections 3.3, 4.1 and 4.2.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Refer to sections 4.4 and 4.4.

3 GENERAL WASTE MANAGEMENT PROVISIONS

3.1 Stakeholder Roles and Responsibilities

All stakeholders have a responsibility for their own environmental performance and compliance with all legislation.

The Construction Contractor will be responsible for implementing this WMP, although site staff have a responsibility to ensure their own compliance at all times. Where possible, an Environmental Management Representative (EMR) should also be appointed for the project to help ensure compliance. The following table demonstrates the primary roles and responsibilities of the respective stakeholders:

Table 2: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Site Management	<ul style="list-style-type: none"> • Organise waste collections as required; • Organise replacement or maintenance requirements for bins; • Investigate and ensure prompt clean-up of illegally dumped waste materials; • Notify the Principal Certifying Authority (Council) of the appointment of waste removal, transport or disposal contractors for waste tracking purposes; • Ensure waste related equipment is well maintained; • Ensure accurate calculations so only the required amount of materials are ordered; • Ensure segregation of materials to maximise reuse and recycling; • Check waste sorting and storage areas routinely for cleanliness, hygiene, contamination and OH&S issues; • Ensure all monitoring and audit results are well documented and are carried out as specified in the WMP; • Ensure effective signage, communication and education is provided to site staff/contractors; • Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities; • Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers;
Site Staff/Contractors	<ul style="list-style-type: none"> • Ensure adequate separation and disposal of waste streams in compliance with the WMP; • Abide by all relevant OH&S legislation, regulations, and guidelines; • Attend training and inductions as required; • Clean and transport bins as required; • Carry out daily visual inspections of waste storage areas; • Organise, maintain and clean the waste storage areas;
Environmental Management Representative (EMR)	<ul style="list-style-type: none"> • Approach and establish the local commercial reuse of materials where reuse on-site is not practical; • Establish separate skips and recycling bins for effective waste segregation and recycling purposes; • Ensure staff and contractors are aware of site requirements; • Provision of training of the requirements of the WMP and specific waste management strategies adopted for the development; • Contaminated waste management and approval of off-site waste transport, disposal locations and check licensing requirements; • Arrange assessment of suspicious potentially contaminated materials, hazardous materials and liquid waste; • Monitor, inspect and report requirements.
Waste Collection Contractors	<ul style="list-style-type: none"> • Provide a reliable and appropriate waste collection service; • Provide feedback to site management regarding contamination of waste streams; • Work with site management to customise waste systems where possible.

3.2 Monitoring and Reporting

It is recommended that the following measures be taken to improve the recycling potential as a process of the early works, and to provide more reliable waste generation figures:

- Compare projected waste quantities with actual waste quantities produced.
- Conduct waste audits of current projects (where feasible).
- Note waste generated and disposal methods.
- Look at past waste disposal receipts.
- Record this information to help in waste estimations for future waste management plans.

Records of waste volumes recycled, reused or contractor removed are to be maintained. Additionally, dockets/receipts verifying recycling/disposal in accordance with the WMP must be kept and presented to Council or the EPA if and when required.

Daily visual inspections of waste storage areas will be undertaken by site personnel and inspection checklists/logs recorded for reporting to the Site Manager on a weekly basis or as required. These inspections will be used to identify and rectify any resource and waste management issues.

Waste audits are to be carried out by the Building Contractor to gauge the effectiveness and efficiency of waste segregation procedures and recycling/reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training should be undertaken and signage re-examined.

All environmental incidents are to be dealt with promptly to minimise potential impacts. An incident register must be maintained on-site at all times and should include the contact details of the 24-hour EPA Pollution line. Likely incidents to occur during the early works stage of the development may involve fuel or chemical spills, seepage or mishandling of hazardous waste, or unlicensed discharge of pollutants to environment.

3.3 Opportunities for Reuse and Recycling

There are many opportunities to reduce the volume of waste generated during the early works phase. Adaptive reuse of building materials should be encouraged, with significant consideration given to methods of reusing or recycling materials onsite as well as sourcing used or recycled materials from elsewhere to be used on site.

The site should facilitate where practical reuse and recycling by 'deconstruction', whereby various materials are carefully dismantled and sorted. Any unwanted reusable materials can be taken to a second-hand building centre, reducing waste disposal costs.

Materials that are individually wrapped should also be avoided where possible, with preference given for materials that can be delivered in returnable packaging such as timber pallets.

The table below gives examples of potential reuse and recycling options for the materials likely to be used/generated in the early works stage of the development:

Table 3: Potential Reuse/Recycling Options for Construction Materials

Material	Reuse/Recycling Potential
Asphalt	Hot in-place recycling or reprocessed into Reclaimed Asphalt Pavement (RAP).
Concrete, Masonry, Spoil	Reused on-site as fill, levelling or crushed for road base
Hardwood Beams	Reused as floorboards, fencing, furniture or sent to second-hand timber supplier
Metal, Steel/Copper Pipe	Recycled at a metal recycling facility, melted into secondary materials for structural steel, roofing, piping etc. copper sold for re-use
Other Timber	Reused in formwork, ground into mulch for garden or sent to second-hand timber supplier
Plasterboard	Crushed for reuse in manufacture of new plasterboard, returned to supplier or used in landscaping
Plastics	Reused as secondary materials for playgrounds, park benches etc.
Soil	Stockpiled onsite for reuse as fill
Synthetic & Recycled Rubber	Reused for the same purpose or reprocessed for use in manufacture/construction of safety barriers, speed humps
Topsoil	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 civil works stage 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 Early Works Waste Volumes and Management

Waste generated during the early works stage of the development will be managed by the principal contractor and sub-contractors, with materials being reused and recycled wherever possible. Where neither reuse nor recycling are possible, waste will be disposed of as general waste at a licensed landfill site.

Recyclable material generated during civil works will largely consist of off-cuts and discarded material including concrete, shoring walls (steel), and excavation material. It is important to note that source separation of waste on-site may offer cost savings when compared to the disposal of mixed waste at landfill sites. Further cost savings may be achieved through the use of reusable and recycled-content materials and by reusing materials salvaged from the demolition stage of the development.

The table below illustrates the anticipated volumes of materials generated at this development during the civil works stage. Volumes have been advised by our client.

Table 4: Early Works Waste Conversion

Material	Volume (m3)	*Mass (t)	**Appx. Percentage Recovered
Excavation Material	257	461	100%
Concrete	36.25	87	95%
Metals	120.75	966	98%
Totals	414	1514	

*The conversion of materials from volume to tonnes is based on the information provided in a consultation paper published by WA Department of Water and Environmental Regulation
<<https://www.der.wa.gov.au/images/documents/our-work/consultation/current-consultation/Consultation%20Sheet%20Approved%20method%20for%20recyclers.pdf>>

**The percentage of recycled waste is estimated by BINGO and is based on the average quantities of materials received and recovered at their facilities.

The table below illustrates how the materials will be managed and estimates percentage of materials diverted from landfill during the early works.

Table 5 Early Waste Management

			How Waste will be Managed			
Type of Material	Less than 10m ³	Estimated Tonnage	Reuse On-Site	Recycle	Landfill	Estimated Tonnage of Material Diverted from Landfill
Excavation Material	<input type="checkbox"/>	461	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	461
Concrete	<input type="checkbox"/>	87	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	87
Metals	<input type="checkbox"/>	966	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	966
Total		1514	Total			1514
Total Diversion of Waste from Landfill (Minimum 80%)						98%

4.1 POTENTIAL CUMULATIVE IMPACTS OF CONSTRUCTION WASTE

This section identifies the potential cumulative impacts of construction waste arising from the current development, in conjunction with surrounding existing developments, proposed projects, and future stages. The assessment has regard to the 'NSW Government's Cumulative Impact Guidelines', with consideration given to overlapping waste generation, infrastructure capacity, and environmental risks across the broader precinct.

Table 6: Potential Cumulative Impacts

Type of Assessment	Example	Refer to for Mitigation:
Incremental Waste Impact	Increased activities may also increase load/volumes of waste processing systems	Waste Management Consultant / Environmental Planner
Combined Waste Impact	Waste from multiple concurrent projects (e.g. demolition, excavation, packaging) affecting local waste systems	Environmental Impact Assessor / Waste Management Consultant
Future Stage Impact	Projected waste from future stages compounding current disposal and recycling demands	Strategic Planner / Project Manager / Waste Consultant
Infrastructure Load Assessment	Strain on local waste facilities due to overlapping construction timelines across developments	Civil Engineer / Waste Infrastructure Specialist / Council Liaison
Environmental Spillover Risk	Increased risk of litter, runoff, or illegal dumping from clustered construction activity	Environmental Scientist / Contamination Specialist / Site Auditor

Note: The consultant allocations outlined in the 'refer to' table are indicative only and may vary depending on the consultants engaged at each project stage.

As this development may be located adjacent residential buildings currently under construction or proposed, they are likely to share infrastructure networks that will collectively increase demand on waste management systems, vehicle circulation, and local services. Potential cumulative impacts may include increased waste vehicle traffic leading to local congestion, overburdened waste handling infrastructure, and intensified odour or noise issues if operational practices are not well coordinated across developments.

A structured waste collection system will be implemented, with ad-hoc servicing options (e.g. increased collection frequencies) to avoid peak periods and align with surrounding development activity. This approach aims to minimise potential impacts on local amenity and traffic.

5 MITIGATION MEASURES

The following information provides mitigation measures associated with the development, which would be required to be conditioned during the design phase:

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.

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 commingled 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 commingled 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

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.

5.1 Recycling Directory

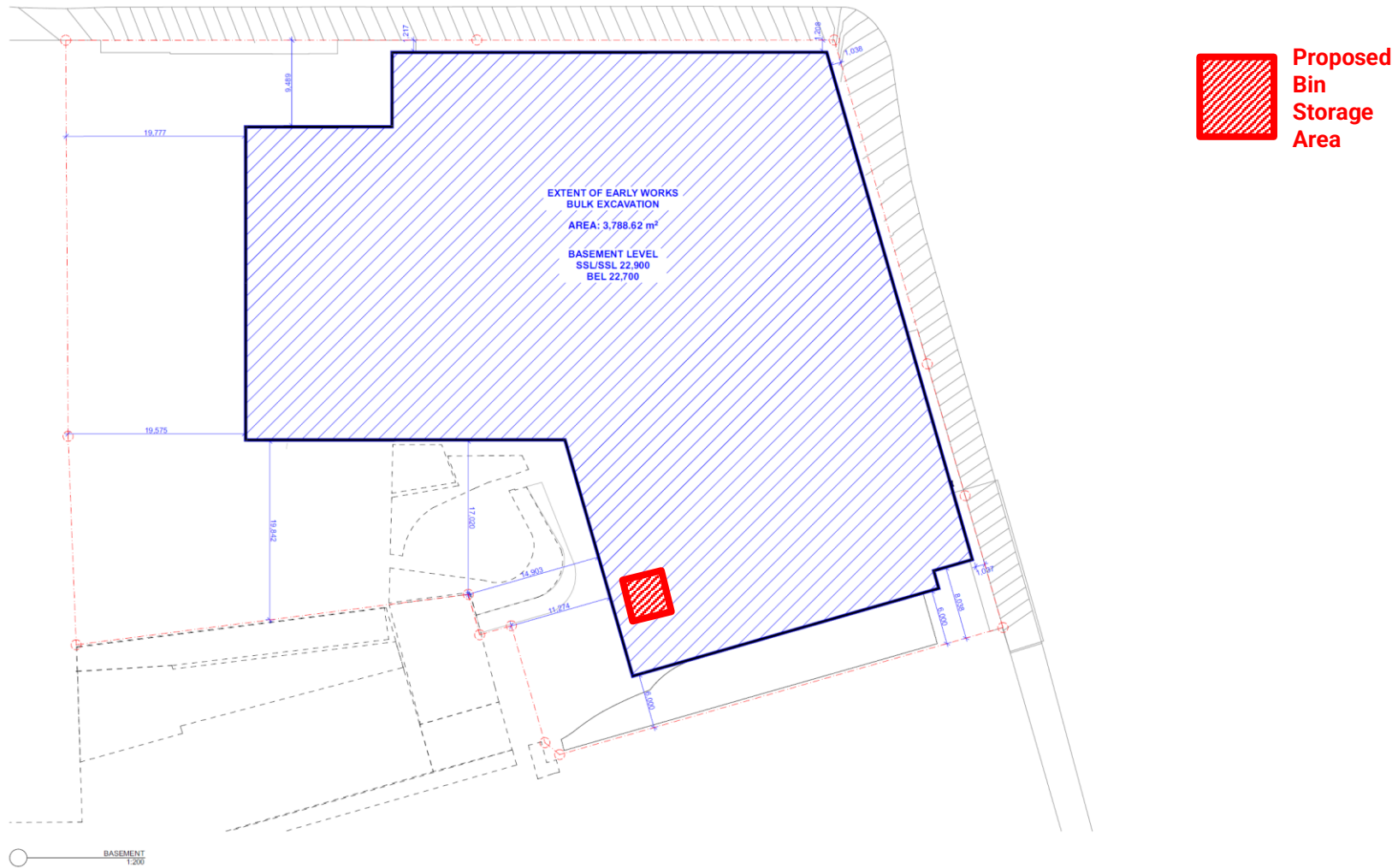
Construction and demolition materials removed from site will need to be managed in accordance with the provisions of current legislation and may include segregation by material type classification in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste* and disposal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

Table 7: Recycling Directory

	Business Name	Suburb	Distance (km)
Excavation Material	Benedict Recycling	Unanderra	5.1
	SCE Recycling	Warrawong	7.1
	BINGO Industries Recycling Centre	Kembla Grange	8.7
Concrete	Benedict Recycling	Unanderra	5.1
	SCE Recycling	Warrawong	7.1
	BINGO Industries Recycling Centre	Kembla Grange	8.7
Metals	Benedict Recycling	Unanderra	5.1
	BINGO Industries Recycling Centre	Kembla Grange	8.7
	REMONDIS Australia	Picton	36.9

5.2 Site Plans



Note: the proposed bin location is indicative only, this may change based on site logistics.
Source: BKA Architecture, Bulk Excavation – Basement (30.01.2026 – Project no. 22003).