

# WASTE MANAGEMENT PLAN

84 BRYANT STREET,  
PADSTOW

02/05/2025

## COMPLETED BY:

CAMPBELL HILL GROUP PTY LTD

## PROPOSED DESCRIPTION:

Demolition of existing structures and  
construction of a 2-storey warehouse,  
over a basement

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# PART 1 – OVERVIEW AND PROPOSAL

## 1.1 Introduction

This Waste Management Plan (WMP) outlines the comprehensive approach to managing all waste and materials generated during the demolition, construction, and ongoing operations of the building on the site.

The aims and objectives of this Waste Management Plan (WMP) are to:

1. Comply with all State and Local Government regulations regarding waste management and minimization practices
2. Encourage the use of recyclable materials throughout the excavation, construction, and ongoing operations of the building,
3. Maximize waste reduction, material separation, and resource recovery at every stage of the development,
4. Ensure that waste and recycling storage facilities are appropriately sized, hygienic, accessible, and suited to the building's intended use, and
5. Provide efficient waste and recycling services for the completed buildings that prioritize the health, safety, and convenience of all stakeholders.

The proposed development site is located within the  
City of Canterbury Bankstown (LGA).

This Waste Management Plan is in accordance with:

- The relevant Local Environmental Plan (LEP) and Development Control Plan (DCP) of the local council governing residential developments.
- The Council's Waste Management Guidelines for residential properties, specifying storage, collection, and recycling requirements.
- All Conditions of Complying development certificate (CDC) issued by the local council regarding waste management for the project.
- Relevant provisions of the State Environmental Planning Policy (SEPP) as applicable to residential developments.
- Industry best practices for waste minimization, separation, and disposal, ensuring environmental sustainability and public health safety.

This Waste Management Plan has been developed for a complying development certificate application to be submitted to **City of Canterbury Bankstown** for the construction of a 2-storey warehouse, over a basement located at **84 Bryant Street, Padstow**.

This Waste Management Plan (WMP) has been prepared to accompany the complying development certificate package for submission to Council. The documentation has been developed in accordance with the architectural drawings prepared by Campbell Hill Group Pty Ltd.

## 1.2 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically created for the development outlined below:

PROPOSED DESCRIPTION-	Demolition of existing structures and construction of a 2 storey warehouse, over a basement
LOCATION-	84 Bryant Street Padstow
AREA- (refer to survey)-	545.1m <sup>2</sup>

## 1.5 APPLICANTS DETAILS

APPLICANT - Sam Darwich

C/ - Campbell hill Group Pty Ltd

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## 1.6 PROPOSAL

The project involves demolishing the current single-storey dwelling and replacing it with a two-storey warehouse facility, complete with a basement. This development aims to deliver contemporary, sustainable warehouse space that complies with local council planning regulations, supporting the area's residential expansion

The project consists of

1. Demolition of all existing dwellings and structures.
2. Excavation of the site to facilitate basement construction.
3. Construction of the building.
4. Development of new roads, landscaping, driveways, concrete pathways, and other associated infrastructure.
5. Ongoing utilization of the building.

The Council requires the submission of a demolition, construction, and operational waste management plan that outlines how all waste generated during these phases will be stored, disposed of, and managed. This Waste Management Plan has been developed to meet the Council's requirements while ensuring that all waste management activities related to the development adhere to best practice industry standards.

# PART 2 - DEMOLITION

## 2.1 DEMOLITION

Sydney is facing an escalating waste management challenge, which is increasingly unsustainable. In accordance with current NSW waste management legislation, this Waste Management Plan (WMP) aims to promote waste avoidance, reuse, and recycling, particularly during the demolition and construction phases.

Sections 2.2 on pages 6 through 12 of this WMP detail the waste management procedures during the demolition of existing structures. These processes must be followed in conjunction with the Development Consent issued for the proposal, and it is the developer's responsibility to ensure compliance.

All materials removed from the site will be transported in accordance with the Protection of the Environment Operations Act (1997).

Approved receptacles of suitable size will be provided on-site for the collection of food scraps, beverage containers, and other waste generated by workers.

## 2.2 BUILDINGS TO BE DEMOLISHED

- **84 Bryant Street:** a single-storey fibro dwelling with tile roof and a single storey brick building with metal roof, single storey clad building with metal roof, concrete areas, metal fence and metal shelter.



## 2.3 MANAGEMENT OF HAZARDOUS MATERIALS

Given the age and construction of the existing buildings on the site, there is a reasonable likelihood of hazardous building materials, including asbestos, being present. Therefore, the generation, storage, treatment, and disposal of hazardous waste will be carried out in compliance with relevant waste legislation enforced by the NSW EPA, as well as applicable work health and safety (WHS) regulations administered by SafeWork NSW.

All friable and non-friable asbestos-containing materials will be handled and disposed of off-site at an EPA-licensed waste facility by a contractor licensed by the EPA. This process will adhere to the requirements outlined in the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1: Classifying Waste (EPA 2014), along with any subsequent amendments.

All friable hazardous waste generated during the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the EPA, as well as the following provisions:

- a) Work Health and Safety Act 2011,
- b) NSW Protection of the Environment Operations Act 1997 (NSW)
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification, and Management of Liquid and Non-Liquid Wastes.

## 2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details outline the approach for managing all materials involved in the demolition of the building:

- a) An estimate of the types and volumes of waste and recyclables to be generated,
- b) Strategies for reusing and recycling demolished waste materials, as well as the disposal locations for residual wastes, and
- c) The total percentage of demolition waste expected to be reused or recycled.

It is important to note that the quantities of materials outlined in this section on page 6 are estimates based on current industry standards and quantity analyses. These estimates may vary due to site constraints, weather conditions, and other unforeseen factors associated with the demolition, such as theft, accidents, or other incidents beyond the developer's control. Regardless of these factors, the developer will provide the Council with detailed information regarding any significant variations.

Demo Stage 1: Demolition of garage

### Excavated Materials

Volume / Weight	20 m <sup>3</sup>
On Site Reuse	To be Determined
Percentage Reused or Recycled	50%
Off Site Destination	Refer to Part 2.7 on page 9

### Bricks

Volume / Weight	18 m <sup>3</sup>
On Site Reuse	To be determined
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 9

### Concrete

Volume / Weight	25 m <sup>3</sup>
On Site Reuse	Nil – all to be disposed of, or processed off-site
Percentage Reused or Recycled	85% - 95%
Off Site Destination	Refer to Part 2.7 on page 9

**Timber**

Volume / Weight	0
On Site Reuse	0
Percentage Reused or Recycled	0
Off Site Destination	0

**Plasterboard and fibro**

Volume / Weight	16 m <sup>3</sup>
On Site Reuse	To be determined
Percentage Reused or Recycled	20-30 % (dependent on asbestos content)
Off Site Destination (asbestos)	Refer to Part 2.7 on page 9.

**Metals / Steel / Guttering & Downpipes**

Volume / Weight	12 m <sup>3</sup>
On Site Reuse	To be determined
Percentage Reused or Recycled	98%
Off Site Destination	Refer to Part 2.7 on page 9

**Roof Tiles / Tiles**

Volume / Weight	10 m <sup>3</sup>
On Site Reuse	To be determined
Percentage Reused or Recycled	60%-70%
Off Site Destination	Refer to Part 2.7 on page 9

**Fixture & Fittings (Doors Fittings, Other Fixtures, etc)**

Volume / Weight	3 m <sup>3</sup>
On Site Reuse	To be determined
Percentage Reused or Recycled	50%
Off Site Destination	Refer to Part 2.7 on page 9

It is important to note that the quantities of materials specified in this section (Part 2.2) are estimates based on current industry standards and quantity analysis. These estimates may vary due to construction constraints, weather conditions, and other unforeseen circumstances related to the demolition of the buildings, which are beyond the developer's control, including but not limited to theft, accidents, and other incidents.

Notwithstanding the above, the developer will inform the Council of any significant variations in this regard. The facilities and agencies designated to receive the specified materials have been recognized within the NSW waste industry as approved locations for accepting these materials, as outlined in each respective table. The developer acknowledges that they will bear all costs related to the transportation and receipt of these materials.

While the developer is not obligated to utilize any of the nominated facilities or agencies, if alternative arrangements are made, it is the contractor's responsibility to ensure that any surplus materials removed from the site are disposed of or processed appropriately.

The developer will maintain a written record of all documentation related to the transportation, disposal, and processing of all materials associated with the demolition of structures on the site.

## **2.5 ON-SITE STORAGE OF MATERIALS**

During the demolition and construction phases of the project, a designated area will be set aside on-site as a compound for storing materials before their removal. This compound will include:

- Sorting of materials
- Segregation of potentially hazardous materials that need to be disposed of
- Recovery equipment, including concrete crushers, chippers, and skip bins
- Storage for materials
- Access for transportation equipment.

Suitable vehicular access will be established both on and off-site, as well as to the compound, to facilitate the efficient removal of reusable, recyclable, and waste materials.

## **2.6 DEMOLITION – EXCAVATED MATERIAL**

All excavated materials removed from the site due to the demolition of the buildings must be classified in accordance with the NSW Waste Classification Guidelines set forth by the Department of Environment, Climate Change and Water before removal, transportation, and disposal at an approved waste management facility.

All relevant details must be communicated to the Principal Certifying Authority (PCA).

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying the application.



## **2.7 LICENSED WASTE MANAGEMENT AND RECYCLING FACILITIES.**

The facilities listed below are properly licensed to accept the materials specified in Tables 1 to 10 on pages 6 to 9:

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel: 02 9486 3512.
2. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. Tel: 1300 651 116.
3. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow. Tel: 1300 424 646.
4. Jacks Gully Waste Management Centre, Richardson Road, Narellan. Tel: 1300 651 116.
5. Veolia Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel: 8887 6112.

The facilities and agencies designated to receive the materials listed above are licensed and capable of accepting the specified materials. The appointed contractor understands that they will be responsible for any costs associated with the transportation and receipt of these materials.

Based on this information, it is expected that between 75% and 85% of all materials in excess of construction needs will be recycled or reused, exceeding the Council's required targets.

While the contractor is not obligated to use any of the nominated facilities or agencies, if alternative arrangements are made, it is their responsibility to ensure that all demolished materials removed from the site are disposed of or processed appropriately.

The developer will maintain written records of all documentation related to the transportation, disposal, and processing of all materials exceeding the construction needs. Furthermore, during the building construction phase, efforts will be made to minimize the amount of excess materials generated.

# **PART 3 - CONSTRUCTION**

## **3.1 CONSTRUCTION – GENERALLY**

Upon completion of all demolition works, construction of the building will begin with the excavation of the site for the basement levels. All materials generated from these activities will be disposed of in accordance with the information provided in this Waste Management Plan (WMP).

Additionally, any materials used in the construction of the building that are not needed for incorporation shall be recycled, reused, or disposed of in accordance with these provisions and the requirements of the Protection of the Environment Operations Act (1997). The developer will bear overall responsibility for ensuring compliance with these regulations.

Mobile bins of suitable size will be provided on-site for the collection of food scraps, beverage containers, and other waste generated by workers.

### 3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details outline how all materials surplus to the construction of the building will be managed:

- a) An estimate of the types and volumes of waste and recyclables expected to be generated,
- b) A site plan indicating sorting and storage areas for construction waste, along with vehicle access to these areas (refer to Part 3.3 of this Plan),
- c) Strategies for reusing or recycling excavated and other surplus materials, as well as the disposal locations for residual waste (see below), and
- d) The total percentage of surplus construction waste that will be reused or recycled.

#### Excavated Materials

Volume / Weight	80 m <sup>3</sup>
On Site Reuse	TBA
Percentage Reused or Recycled	40% (see above comments)
Off Site Destination	Refer to Part 3.5 on page 13.

#### Bricks

Volume / Weight	0
On Site Reuse	TBA
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 13.

#### Concrete

Volume / Weight	50 m <sup>3</sup>
On Site Reuse	TBA
Percentage Reused or Recycled	95%
Off Site Destination	Refer to Part 3.5 on page 13.

**Timber**

Volume / Weight	6 m <sup>3</sup>
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	60%
Off Site Destination	Refer to Part 3.5 on page 13.

**Plasterboard and fibro**

Volume / Weight	5 m <sup>3</sup>
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	30%
Off Site Destination	Refer to Part 3.5 on page 13

**Metals / steel / guttering and downpipes**

Volume / Weight	4 m <sup>3</sup>
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	98%
Off Site Destination	Refer to Part 3.5 on page 13

The quantities of materials outlined in this section (Part 3.2) are estimates based on current industry standards and may vary due to construction constraints, weather conditions, and unforeseen events beyond the developer's control, such as theft or accidents. Regardless, the developer will inform the Council of any significant variations.

The nominated facilities and agencies are recognized within the NSW waste industry as suitable for accepting the specified materials.

The developer understands that all costs related to the transportation and receipt of these materials will be their responsibility.

While there is no obligation to use the nominated facilities, if alternative arrangements are made, it is the developer's responsibility to ensure proper disposal or processing of any excess construction materials removed from the site.

The developer will maintain written records of all documentation related to the transportation, disposal, and processing of materials associated with the demolition of all structures on site. Furthermore, efforts will be made to minimize excess building materials during construction.

### **3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS**

During the construction of the buildings, a designated area will be set aside on-site as a compound for storing materials before their removal. This compound will include:

- Material sorting
- Segregation of potentially hazardous materials for disposal
- Recovery equipment, such as concrete crushers, chippers, and skip bins
- Storage for materials
- Access for transportation equipment.

Adequate vehicular access will be provided both on and off-site, as well as to the compound, to facilitate the efficient removal of reusable materials, recyclables, and waste.

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying the application.

### **3.4 CONSTRUCTION – EXCAVATED MATERIAL**

All excavated materials removed from the site due to construction activities must be classified in accordance with the NSW Waste Classification Guidelines set by the Department of Environment, Climate Change and Water before removal, transportation, and disposal at an approved waste management facility. All relevant details must be reported to the Principal Certifying Authority (PCA).

### **3.5 LICENSED WASTE MANAGEMENT AND RECYCLING FACILITIES.**

The facilities listed below are properly licensed to accept the materials specified in Tables 1 to 11 above:

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel: 02 9486 3512.
2. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. Tel: 1300 651 116.
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4. Jacks Gully Waste Management Centre, Richardson Road, Narellan. Tel: 1300 651 116.
5. Veolia Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel: 8887 6112.

The facilities and agencies designated to receive the materials listed are licensed and capable of accepting the specified materials. The appointed contractor acknowledges that they will be responsible for any costs associated with the transportation and receipt of these materials.

It is expected that between 75% and 85% of all materials in excess of construction needs will be recycled or reused, exceeding the Council's required targets.

The contractor is not obligated to use any nominated facility or agency; however, if alternative arrangements are made, it will be their responsibility to ensure proper disposal or processing of all demolished materials removed from the site.

The developer will maintain written records of all documentation related to the transportation, disposal, and processing of materials exceeding the construction needs.

Additionally, every effort will be made during construction to minimize excess building materials.

# **PART 4 - SUMMARY**

## **4.1 SUMMARY**

In summarizing this proposal, the following key points are presented:

1. Compliance with Council Requirements: This Waste Management Plan (WMP) has been meticulously developed and documented to meet the specific requirements set forth by the Council, ensuring alignment with local regulations and standards.
2. Licensed Waste Services: All waste and recycling services will be conducted by a licensed private waste collection contractor, ensuring professional handling and compliance with environmental regulations.
3. Adequate Waste Facilities The plan emphasizes the importance of designing waste and recycling storage facilities that are adequately sized, appropriate for the intended use of the building, and hygienic, with safe and easy access for users.

By adhering to these principles, the Waste Management Plan seeks to establish a sustainable and effective framework for managing waste and recycling within development, ultimately contributing to a healthier environment.

The measures outlined in this Waste Management Plan are designed to ensure that all activities related to waste management will be conducted effectively and efficiently. This approach prioritizes health, safety, and convenience, aligning with acceptable community standards and the specific requirements of the Council. By implementing these strategies, we aim to foster a sustainable environment that meets the needs of the community while adhering to regulatory guidelines.