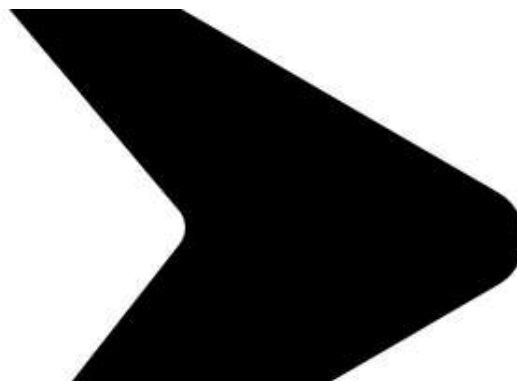




A message from the
**Construction Occupations
Registrar**



Construction Note: 2026/01

May 2026

Construction notes have been developed to raise awareness and educate the building and construction industry about common issues identified on building sites and best practice approaches to address them.

The issues outlined in these notes have been identified through compliance assessment by Access Canberra, feedback from the community, legislative reform across the City and Environment Directorate. Importantly, we welcome your input, if you have come across an issue that needs clarification or to provide feedback **email us:** CAMHR@act.gov.au

BA requirements for demolition waste management plans

Demolition waste management plans are required to be submitted to the building certifier under the *Building Act 2004* and must form part of the building approval:

Section 26 (2) (c)

When an application for building approval is submitted to the building certifier, it must be accompanied by a waste management plan if the work involves demolition of a building, or alteration of a BCA class 3 – 9 building.

Section 29 (4)

If a waste management plan is required to accompany the application, it must list the demolition material, and state the material will be disposed of, if practicable, at a recycling facility.

Dictionary

waste management plan, in relation to building work that involves the demolition or alteration of a building, means information that includes—

- (a) the extent of work to be undertaken; and
- (b) the nature and amount of waste that will be generated; and
- (c) the place to which each kind of waste will be taken by the builder, or the builder's agent, for reuse, recycling or disposal; and
- (d) any other information prescribed under the regulations.

The table at the back of this Construction Note is an optional template for the Waste Management Plan.

Updated consultation requirements

A recent change to development application submission requirements has removed the need for a demolition waste management plan to be provided as part of the development application.

Previously, under Section 22 of the *Building (General) Regulation 2008*, a certifier would need to satisfy themselves that sufficient consultation with ACT NoWaste had occurred through the development application process, or alternatively, ensure that consultation requirements had been satisfied prior to issuing the building approval.

As of 12 January 2026, consultation regarding demolition waste management plans is [no longer required by ACT NoWaste](#).

Given these changes, a building certifier can be reasonably satisfied that consultation requirements for demolition waste management plans under section 22 of the Building Regulations have been met. This removes the potential delay of 10 working days for the consultation process for demolition waste management plans that are no longer required through the development approval process. To be clear, the consultation process is also not required for development that is exempt from requiring development approval.

Also note that while the waste management plan is to accompany the building approval registration, regardless of whether the building certifier stamps the plan, the building certifier is not approving the plan itself.

More information regarding the changes to the development application process can be found at Engineering Advisory Note [EAN 29](#).

Below is an optional template for Construction and Demolition Waste Plan.

To view and/or print the below template please [see page 98 of the Development Control Code](#) - For best practice waste management in the ACT 2019.

Type of Material Generated	ON-SITE				OFF-SITE				DISPOSAL AT LANDFILL						
	Estimated		Actual (to be provided at WAE)		Proposed Reuse and Recycling On-site	Estimated		Actual (to be provided at WAE)		Name of Receiving Recycling Outlets or Reuse Sites or Both	Estimated		Actual (to be provided at WAE)		
	Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)		Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)		Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)	Vol (m ³)
Excavation Material															
Bricks															
Concrete															
Timber (specify)															
Plasterboard/Gyprock															
Metals (specify)															
Cardboard															
Plastics															
Mixed Waste															
Other (specify)															
Total															
Percentage of Total															

TABLE 3.2 - CONSTRUCTION WASTE

Type of Material Generated	ON-SITE				OFF-SITE				DISPOSAL AT LANDFILL						
	Estimated		Actual (to be provided at WAE)		Proposed Reuse and Recycling On-site	Estimated		Actual (to be provided at WAE)		Name of Receiving Recycling Outlets or Reuse Sites or Both	Estimated		Actual (to be provided at WAE)		
	Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)		Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)		Vol (m ³)	Wt (T)	Vol (m ³)	Wt (T)	Vol (m ³)
Excavation Material															
Bricks															
Concrete															
Timber (specify)															
Plasterboard/Gyprock															
Metals (specify)															
Cardboard															
Plastics															
Mixed Waste															
Other (specify)															
Total															
Percentage of Total															

You have received this email from the ACT Construction Occupations Registrar as our records indicate you hold a current construction occupation licence to undertake work in the ACT building and construction industry. If you do not hold a current licence, or believe you have received this email in error, please email us at: cwpl@act.gov.au to be removed from future communications or to **unsubscribe**.