



DigiCo SYD1

Operational Waste Management Plan

OWMP



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1. INTRODUCTION

1.1. Purpose of this Report

This **Operational Waste Management Plan** report has been prepared on behalf of HDI SYD1 Property Holdings Pty Limited (DigiCo) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

The SSDA seeks approval for intensification of the existing data centre development at the site. Specifically, the SSDA seeks consent for the vertical expansion of two existing data centres at the site known as SYD1W (western facility) and SYD1E (eastern facility). The vertical expansion would allow for the intensification of the data centre to provide for a 88MW facility.

This report provides an assessment of the way in which the proposed development will manage the waste and recycling generated during the demolition and construction phases of the development and responds to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 8 May 2024 in relation to the project.

1.2. Site Location and Context

The site is located within the suburb of Ultimo, within the City of Sydney Local Government Area (LGA).

The locality is characterised by a mix of uses, as shown in **Figure 1**. This includes lower density terrace housing with heritage value on the west side of Harris Street, mid-rise residential development to the south, the International Convention Centre to the east, and higher residential densities and tourist accommodation buildings to the north. The site is less than 1km from the Sydney CBD and Darling Harbour which contain high rise commercial and residential towers, waterfront areas, public reserves, and numerous shops and entertainment premises.

The subject site is within a highly accessible locality, less than 250m from the Exhibition Centre light rail stop which connects to Central Station, and approximately 800m from Pyrmont Bay ferries. The location will also be an approximate 10 minute walk from the future Pyrmont metro station along the Sydney Metro West route.

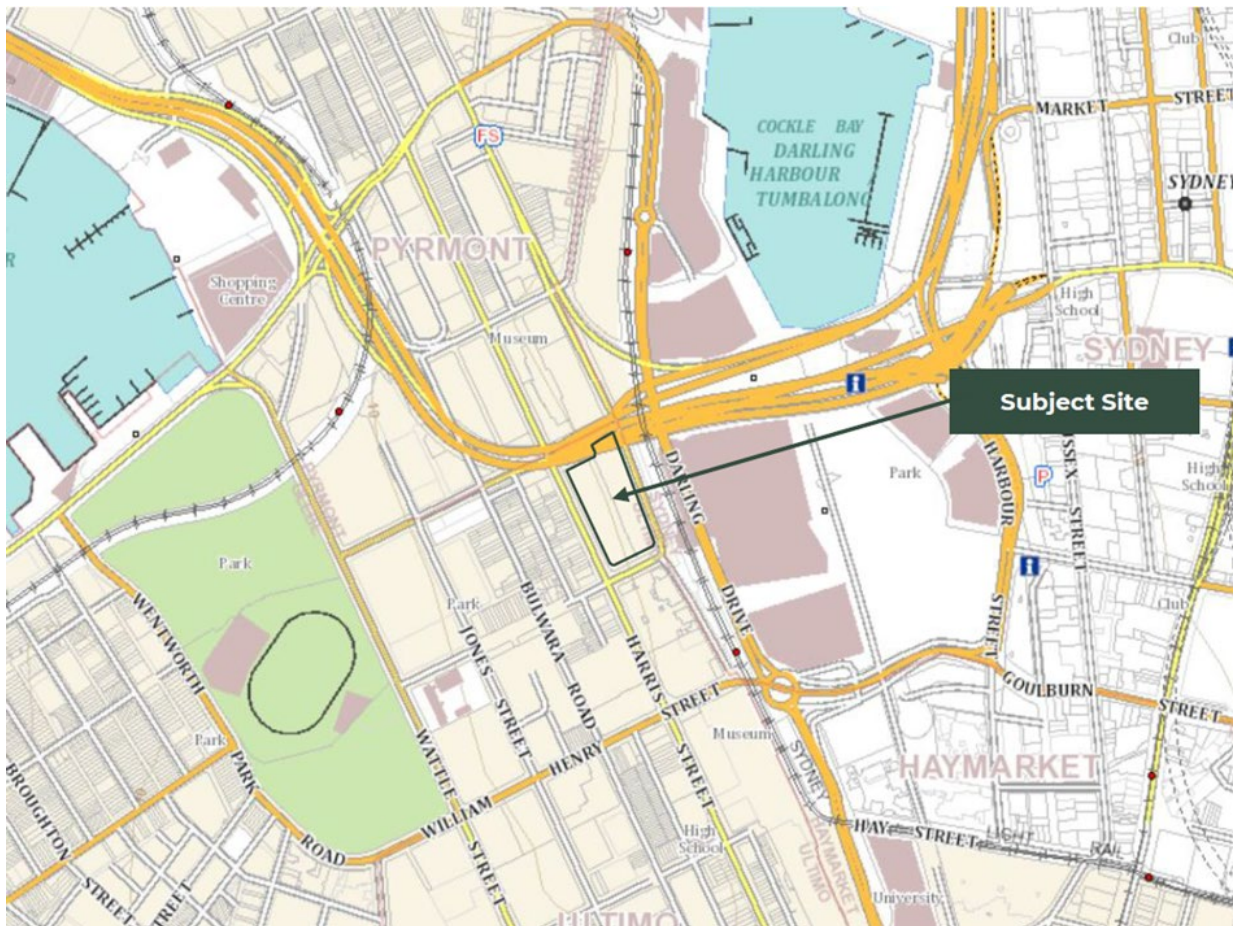


Figure 1: Site Context Map

Source: Six Maps

1.3. Site Description

The subject site comprises an entire block and is made up of two parcels of land, known as 392-422 Harris Street (on the western side) and 273 Pyrmont Street (on the eastern side). The western side comprises the data centre referred to as SYD1W, and the eastern side comprises the data centre referred to as SYD1E.

As shown in [Figure 2](#) below, the site is generally in a rectangular form, with frontages to Harris Street to the west, Quarry Street to the south, Pyrmont Street to the east, and both Fig Street and the Western Distributor to the north (with the Western Distributor constructed in a viaduct above Fig Street).



Figure 2: Aerial Image of the subject site and surrounds

Source: MetroMap

1.4. Overview of proposed development

The SSDA seeks approval for intensification of the existing data centre development at the site. Specifically, the SSDA will seek consent for the vertical expansion of two existing data centres at the site known as SYD1W (western facility) and SYD1E (eastern facility) and data hall densification works. The vertical expansion would allow for the intensification of the data centre to provide for a 88MW facility.

In summary, approval for the following is sought for development comprising:

- Augmentation and vertical extension to the data centre facilitating the installation of electrical and mechanical equipment;
- Conversion of existing building floor space into additional electrical rooms or conversion of plant/mechanical space;
- Increase in the total megawattage of the data centre from 42.5MW to 88MW;
- Installation of an additional 24 generators, achieving a total of 66 generators across the site.

1.5. SEARs relevant to this report

This **Operational Waste Management Plan** has been prepared to respond to the SEARs issued for the DigiCo expansion project. The SEARs that are relevant to this **Operational Waste Management Plan** assessment are provided below.

Table 1. SEARs for Waste Management		
Issue and Assessment Requirements	Documentation	Response
Identify, quantify, and classify the likely waste streams generated during construction and operation.	-	Refer to Section 2 Waste Generation Estimates Construction aspects have been addressed in a separate Construction & Demolition Waste Management Plan document.
Provide the measures to be implemented to manage, reuse, recycle, and safely dispose of waste.	-	Refer to: - Section 3 Waste Management Systems - Section 4 Waste & Recycling Storage Areas
Identify appropriate servicing arrangements for the site.	-	Refer to: - Section 5 Collections - Section 6 Internal Management Protocols

The upcoming development will not lead to a rise in operational waste generation at this site, as no new waste-generating areas will be established. Existing waste management practices will proceed as usual.

2. WASTE GENERATION ESTIMATE

APC has reviewed the following key documents to inform waste requirements for this development:

- City of Sydney, Development Control Plan, Section 3 (2012)
- City of Sydney, Guideline for Waste Management in New Developments (2018)
- EPA NSW, Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (2012)

The proposed development at Global Switch Sydney is the augmentation and expansion of the current data centre. As such, key waste generation areas will be in the office and administration areas for this type of development.

Since no new office or administrative spaces are being created, the site will not produce any extra operational waste, and the current waste management systems will be adequate.

3. WASTE MANAGEMENT SYSTEMS

The tables below detail the systems and collection frequencies required to manage the waste volumes for this property. **Equipment selection, bin numbers, and clearance frequency are based on current operations.**

Table 2 Recommended equipment and collection frequency – SYDW

Waste Stream	Bin Type	No of Bins/units	Clearance Frequency per week	Capacity (L)	Estimated additional volume/ week	Footprint per bin m ²	Total bin Footprint m ²
General Waste	MGB - 660L	3	2	3,960	0	0.93	2.79
Mixed Recycling	MGB - 660L	1	1	660	0	0.93	0.93
Total bin footprint (m ²)							3.72
Recommended Room Size – including circulation space (m ²)							5.58
Bin room size (m ²)							25.00

Table 3 Recommended equipment and collection frequency – SWDE

Waste Stream	Bin Type	No of Bins/units	Clearance Frequency per week	Capacity (L)	Estimated additional volume/ week	Footprint per bin m ²	Total bin Footprint m ²
General Waste	MGB - 660L	1	1	660	0	0.93	0.93
Mixed Recycling	MGB - 660L	1	1	660	0	0.93	0.93
Total bin footprint (m ²)							1.86
Recommended Room Size – including circulation space (m ²)							2.79
Bin room size (m ²)							18.00

Typical bin sizes and dimensions have been provided in Appendix 1.

The above tables demonstrate ample capacity to cater for all waste expected to be produced at each building.

3.1. Other waste/ recycling

The following waste streams are unlikely to be generated regularly but can be collected on call as needed:

- **E-waste** – Facilities management staff collect e-waste and consolidate it for specialty contractors, who handle recycling on an as-needed basis, typically through the appointed waste contractor.
- **Bulky waste** – tenants must inform facilities management staff of any bulky waste that must be removed from the site, including material generated during defit or refurbishments.
- **Contractor/delivery waste** – Waste generated on-site by contractors or deliveries must be returned unless prior consent has been arranged with facilities management.

4. WASTE AND RECYCLING STORAGE AREAS

4.1. Waste Storage Area Locations

The waste and recycling storage room is located adjacent to the loading dock on the ground floor of each building.

The waste rooms meet the following requirements:

- The waste storage rooms provide ample storage space for the systems detailed in Section 3.
- Open straight onto the loading bay, allowing bins to be moved straight to the collection vehicle with minimal manual handling
- The travel path to the main waste room is accessible without stairs Lifts connect the waste-generating floors to the bin room floors.
- Doorways in the waste room exceed 1.5 metres in width via the roller door.
- Ample space for bulky waste storage.
- The room can be accessed by an MRV (rear-lift) waste truck (refer to section 5 for specifications).

The figures below highlight the waste rooms for each building.

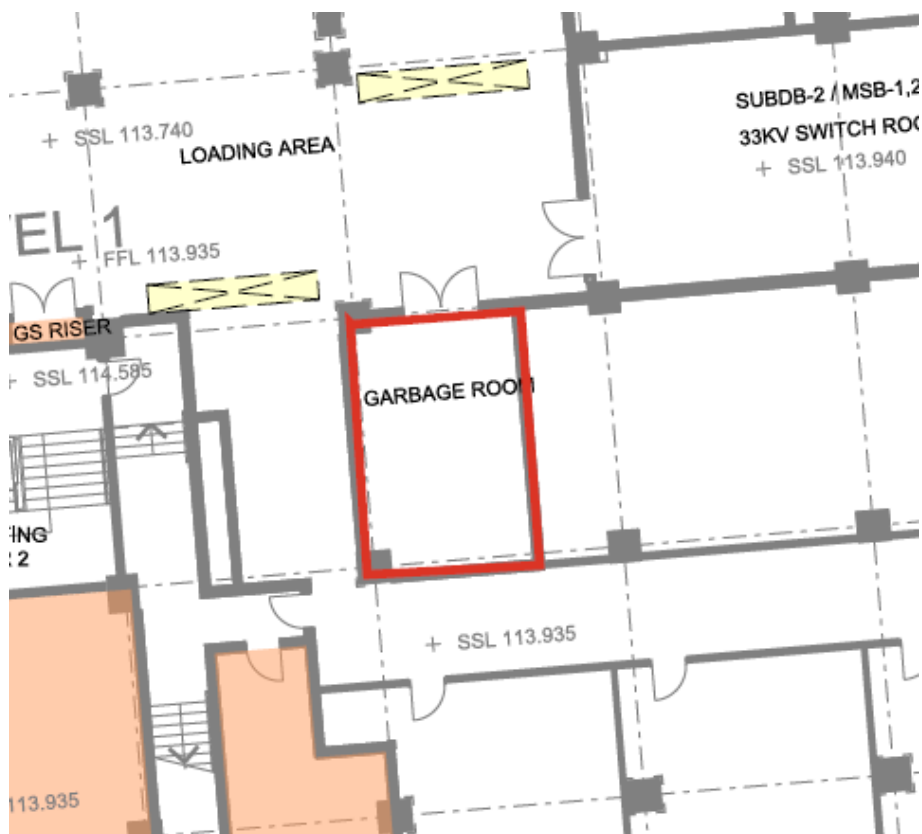


Figure 3 Waste storage area location on Level 1 SYDW – Drawing ar1202

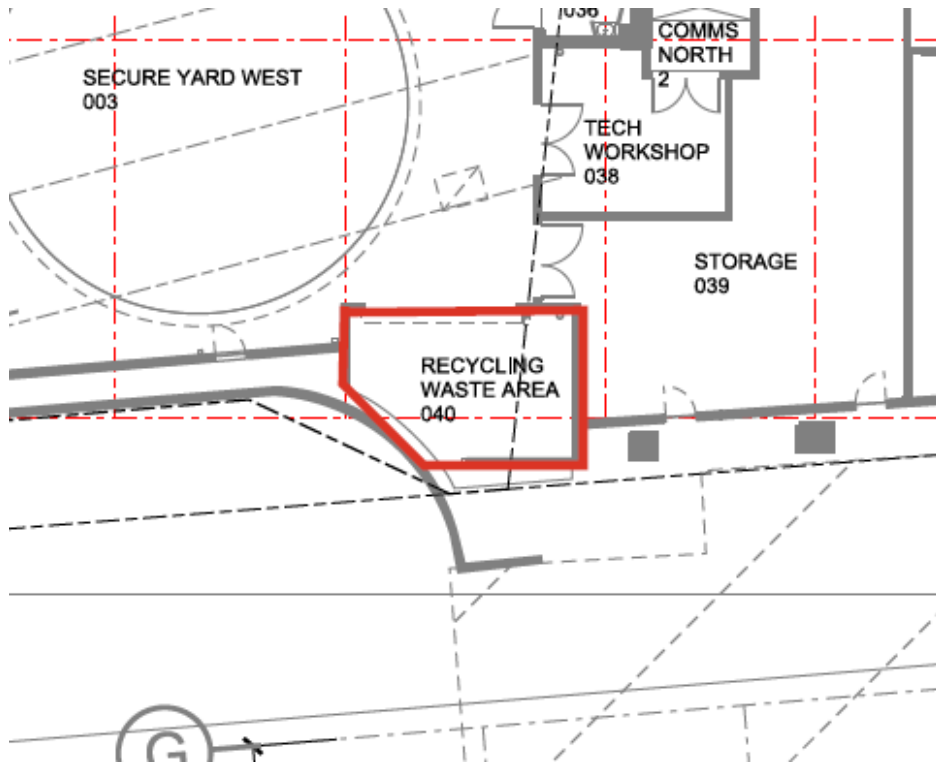


Figure 4 Waste storage area location on ground floor SYDE – Drawing ar-1201

4.2. Waste Storage Area Design Requirements

The main waste and recycling storage room has the following features:

- Ventilation: The bin storage rooms is ventilated to external air or mechanically exhausted in accordance with AS 1668.2-2002
- Vermin Prevention:
 - The bin storage rooms feature tightly fitted doors
 - Opening is vermin-proof
 - Cleaners are to ensure that bin lids are closed when unattended
- Doors: The room is fitted with a close-fitting self-closing door that is openable from inside the room without using a key. The doors are finished with a smooth-faced, impervious material that is capable of being easily cleaned
- Noise: Waste collection timings and schedules are performed per EPA NSW Protection of the Environment Operations [Noise Control] Regulation 2017.
Waste contractors also abide by the following regulations to ensure minimal noise impacts on the neighbouring properties.
- Floor: Structural concrete slab with smooth epoxy topping finish with coved wall and floor junctions. Graded drains to approved sewer connections – fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation
- Walls: Brick work/concrete block or similar finished in a light coloured, washable paint
- Ceiling: Structural concrete slab over
- Lighting: Base building lighting with switches inside and outside the waste room (sensors may also be used)
- Water Supply: cold tap and hose connection
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed

The ongoing maintenance and upkeep of the waste storage room is the responsibility of the cleaning/building management staff. They are tasked with ensuring bins are stored neatly and are cleaned as required.

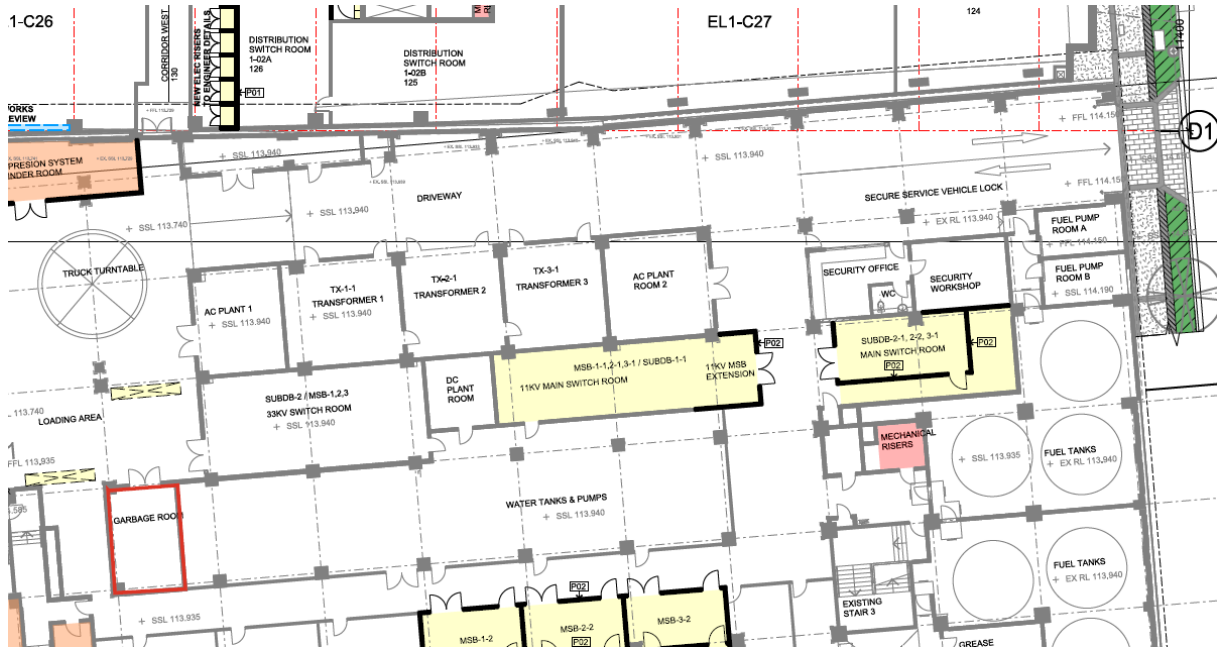


Figure 6 Waste storage area locations – Level 1 SYDW – Drawing ar1202

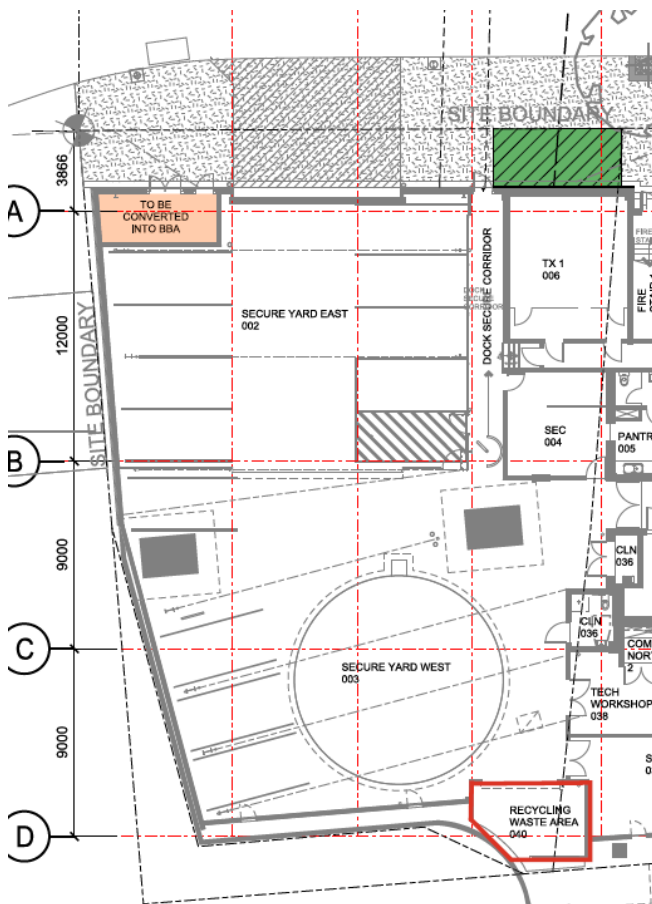


Figure 7 Waste storage area locations – All Buildings - ground floor SYDE – Drawing ar-1201

6. INTERNAL MANAGEMENT PROTOCOLS

The details provided in this section outline a high-level management of material generated inside the development.

- Key responsibilities have been outlined in section 6.1, and
- Best practice segregation systems, signage and colour coding has been outlined in sections 6.2 & 6.3.

6.1. Responsibilities

Table 4 Stakeholders and responsibilities

Stakeholder	Responsibilities / Management Protocol
Facility Manager	<ul style="list-style-type: none"> • The facility manager would be responsible for overseeing operational waste management within the development. Responsibilities would include: <ul style="list-style-type: none"> ○ Training of tenants, staff, cleaners and contractors to utilise waste management systems appropriately. ○ Ensure adequate provision of bin receptacles with adequate colour coding and signage.
Tenants in office & administration areas	<ul style="list-style-type: none"> • A centralised “bin-hub” will be utilised on each floor to eliminate personal desk bins thus reducing contamination rates and cleaner costs. Section 8.1 provide examples of bin-hub configurations on the floor and integrated into cabinetry. • Tenants will be responsible for separating their waste and recyclables into the correct bin provided on their floor. • Tenants will manage the disposal of secure paper through dedicated secure 240L bins on their office floors which be collected by the tenant-managed secure paper contractor.
Cleaners	<ul style="list-style-type: none"> • Cleaners will be responsible for regular collection of the material in the bin-hubs located on each office floor. They will transfer all material to the waste storage area adjacent to the dock via the goods lift after the close of business each night as part of their daily cleaning activities. All materials will be decanted into the larger bins provided within the waste storage area. • Cleaners will monitor any non-secure paper bins on tenant floor and when full, they will transfer to the waste storage area for collection. They will then be returned once emptied to be available for use during normal business hours. • Cleaners will monitor for any ongoing contamination of the recycling stream and report this back to the Facility Manager.

6.2. Segregation Systems

The following provides examples of segregation systems that could be adopted. Appendix 3 provides a full list of waste management suppliers.

Bin hubs - waste/ recycling "multisort" bins (60L or 90L)



Bin hub "multisort" bins integrated into cabinetry



Recycling wall hub – modular system



Battery recycling tube



Source: <https://www.sourceseparationsystems.com.au/>

6.3. Signage & Colour Coding

Signage and colour-coding can greatly increase recovery rates and reduce contamination. This should be consistent in tenant areas and in the waste room.

CitySwitch provides the following resources to support office-based businesses.

- Signage²
- Waste guide for offices³



Figure 8 Stream appropriate signage



Figure 9 Stream appropriate signage

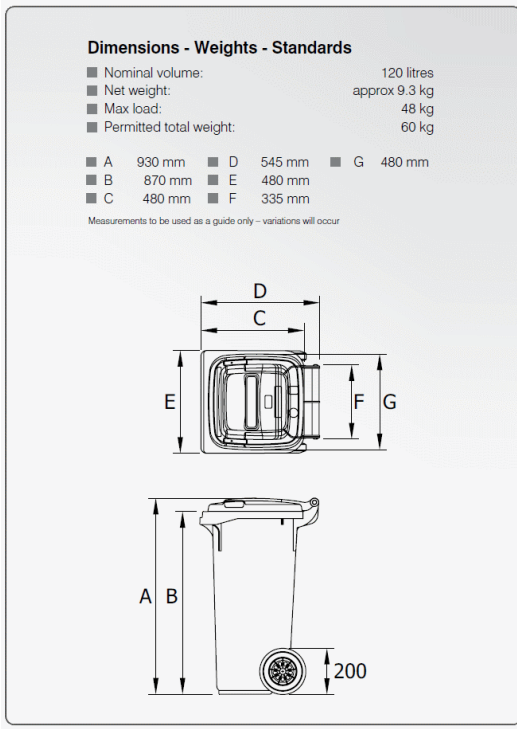
² [How to reduce waste: the dos and don'ts of signs \(cityswitch.net.au\)](https://www.cityswitch.net.au/how-to-reduce-waste-the-dos-and-donts-of-signs)

³ [Waste guide for offices: Shifting to a circular economy \(datocms-assets.com\)](https://www.datocms-assets.com/waste-guide-for-offices-shifting-to-a-circular-economy)

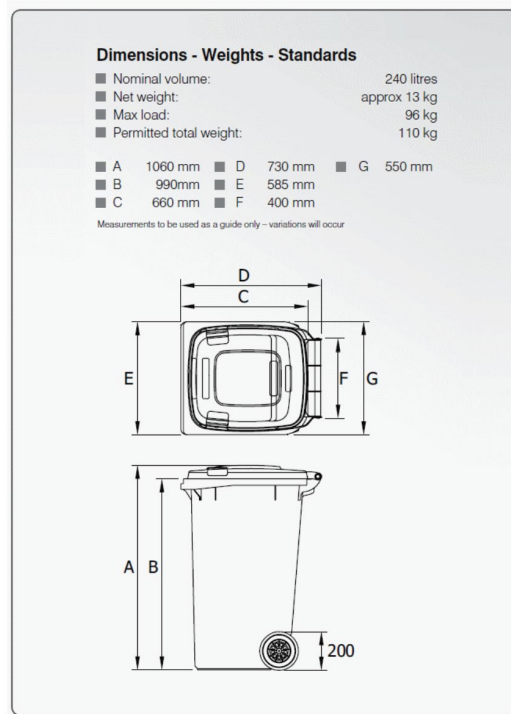
APPENDIX 1 – BIN DIMENSIONS

The following bin dimensions are industry standard bin sizes; however, sizing may vary by manufacturer.

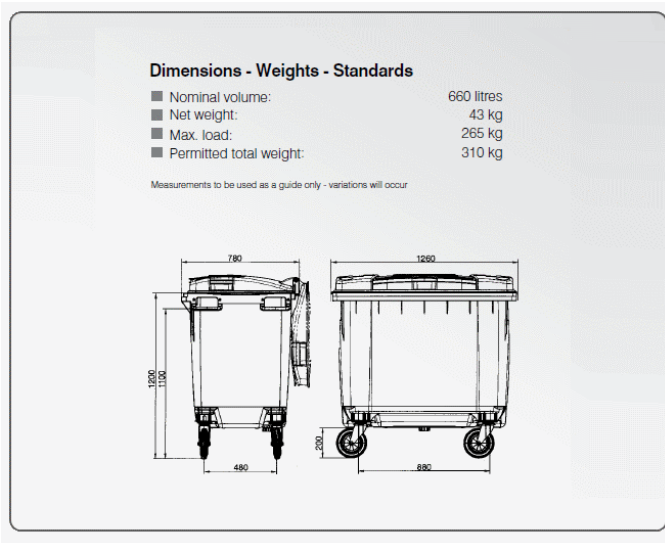
120-litre MGB



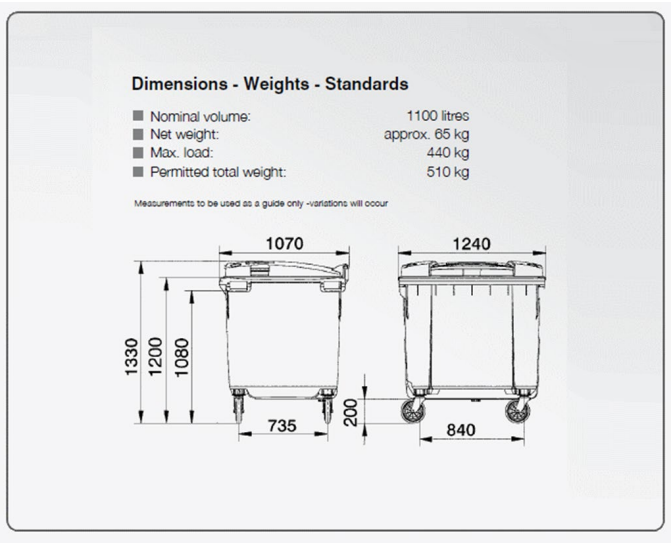
240 -litre MGB



660-litre MGB



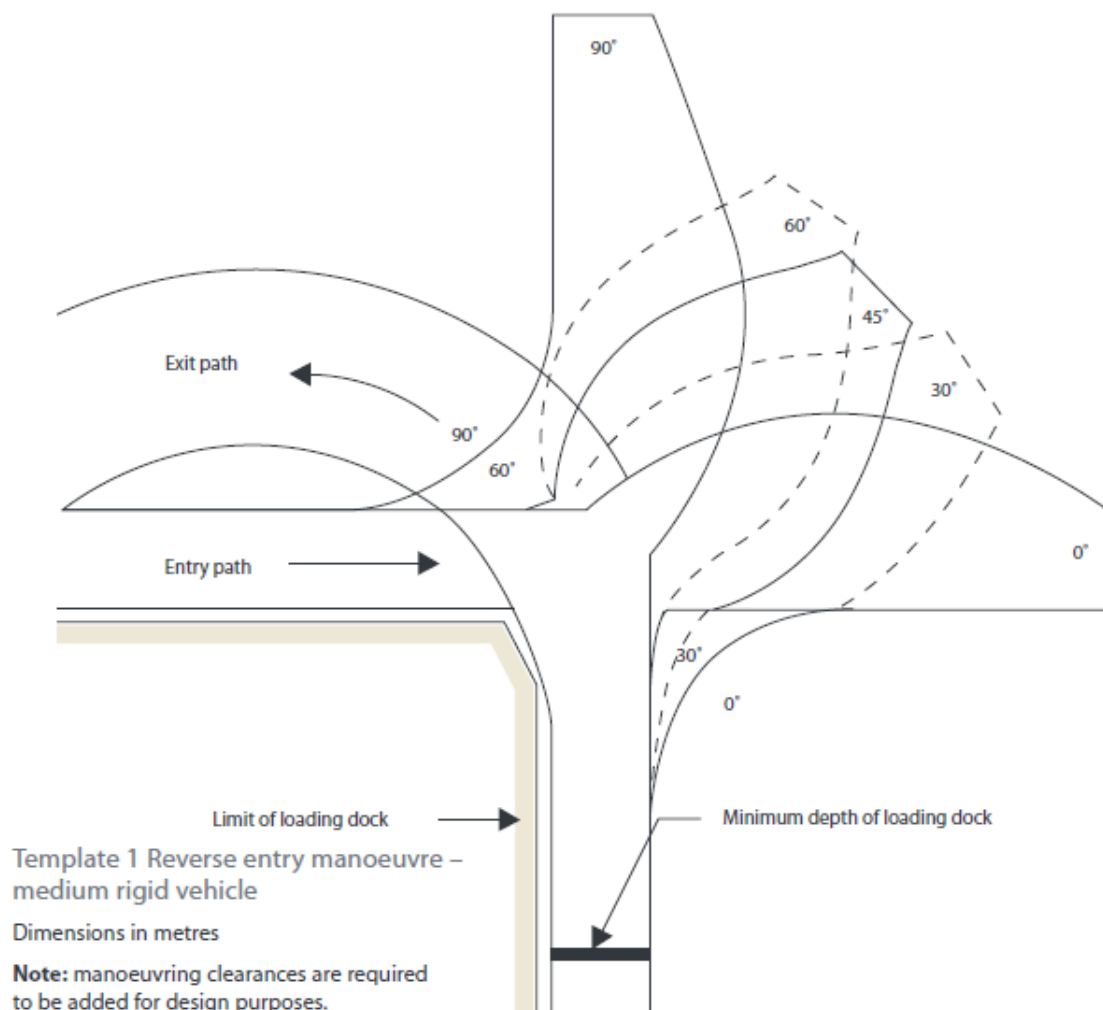
1100 -litre MGB



APPENDIX 2 – MEDIUM RIGID VEHICLE MANOEUVRING

The following MRV specifications and turning circle template is from EPA NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (2012).

Vehicle class	Overall length (m)	Design width (m)	Deign turning radius (m)	Swept circle (m)	Clearance (travel) height (m)
Medium rigid vehicle	8.80	2.5	10.0	21.6	4.5



APPENDIX 3 – SUPPLIER LIST

Bin Equipment

- Sulo MGB Australia [wheelie bin] - 1300 364 388
- Method Recycling [bin stations] – 0499 980 455
- Source Separation System [bin stations] - 1300 739 913

Waste Collection

- Bingo – 1300 424 646
- Cleanaway - 13 13 39
- JJ Richards - 1300 971 325
- Veolia Environmental Services - 132 955
- Wanless - 1300 926 537
- Wasteflex [broker] - 1300 927 833

Speciality Waste Collection

- Shred X [Secure paper & document destruction] – 1300 156 954
- Iron Mountain [Secure paper & document destruction] – 1300 156 954
- Terracycle [Specialty recovery items] – 1800 983 324