

SYD08 57 Station Road, Seven Hills

Waste Management Plan

4 April 2022

Rev_2

LCI Consultants





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Revision	Drafted	Reviewed	Date issued
Rev_0	A Bremner	J Campbell	24 February 2022
Rev_1	A Bremner	-	24 February 2022
Rev_2	A Bremner	-	4 April 2022

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Glossary of terms and acronyms

Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
General Waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
MGB	Mobile Garbage Bin – A wheeled bin with a lid often used for kerbside collection of waste or recyclables. (Often called a 'wheelie bin').
MRB	Mobile Recycling Bin – A wheeled bin ("wheelie" bin) with a lid often used for kerbside collection of recyclables (similar to an MGB). Generally have a different colour body and/or lid to MGBs.
Organic waste	Separated food and/or 'green' material (e.g. grass clippings or vegetation prunings).
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	The transfer of a product to another user, with no major dismantling or processing required. The term "reuse" can also be applied in circumstances where an otherwise disposable item is replaced by a more durable item hence avoiding the creation of waste (e.g. using a ceramic coffee mug in place of disposable cups).

1 Introduction

1.1 Purpose

This Waste Management Plan has been prepared on behalf of Lehr Consultants International (Australia) Pty Ltd (LCI) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

LCI is seeking to secure approval for the construction of a new data storage centre development on the site known as 57 Station Road, Seven Hills, located within the Blacktown City Council local government area (LGA). The proposed development will comprise the erection of a new two-storey data centre at the rear of the site, associated plant and equipment, car parking areas, landscaping, and civil works.

This report provides a waste management assessment and responds to the Industry Specific Secretary's Environmental Assessment Requirements (SEARs) issued by DPE on 23 December 2021. An outline of the SEARs relevant to this waste management assessment, and how they have been responded to, is summarised in the table below.

Issue and Assessment Requirements	Documentation	Response
18. Waste Management - Identify, quantify and classify the likely waste streams to be generated during construction and operation. - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. - Identify appropriate servicing arrangements for the site. - If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Waste Management Plan	- Section 2 - Section 2 - Section 4 - Hazardous Materials Survey (arranged separately)

1.2 Site location

The site is within the Blacktown local government area (LGA), however is on the boundary of the Parramatta LGA also. The site is in the Seven Hills Industrial Area, approximately 3.8km east of the Blacktown CBD and 6.8km west of the Parramatta CBD, and approximately halfway between Toongabbie and Seven Hills railway stations.

1.3 Site description

The site is located on land known as 57 Station Road, Seven Hills, described legally as Lot B / DP 404669. The site is rectangular in shape with an area of 2.57ha and a northeast-southwest orientation. It is a corner lot with a frontage of around 111m to Station Road to the southwest,

and 242m to McCoy Street road reserve to the southeast. The majority of the McCoy Street road reserve is unformed, with a formed 80m long driveway providing access to the adjoining McCoy Park.

The site is currently occupied by a range of buildings and structures associated with the previous industrial uses. An HV transmission tower is also located on the Site in the south, at the corner of Station Road and McCoy Street. Vehicular access is provided via three separate crossings along Station Road.

1.3.1 Overview of Approved Development

The Site is subject to an existing development approval, issued by Blacktown City Council under DA-21-01058 on 10 January 2022. The development consent permits:

Removal of trees, bulk earthworks, stormwater drainage works and construction of a single storey data centre to operate 24 hours a day 7 days a week with ancillary offices, on-site parking and associated landscaping.

The existing approval permits tree removal, bulk earthworks, and drainage works across the entirety of the site, with the construction of a data centre on approximately the front third as depicted in the figure below. The balance of the site is the location of the proposed SSDA, excluding bulk earthworks.



Figure 1: Site Plan for approved data centre on Site, under DA-21-01058

Source: DEM architects

1.4 Overview of proposed development

The SSDA seeks approval for the construction and use of a new data storage premises at the rear of the site. The particulars of the Proposal are as follows:

- Construction of a new two-storey 19.2 MW data centre at the rear of the Site including ancillary office space
- A total floor area of 8,076 sqm, of which 5,980 sqm is active floor space (2,096 sqm is plant/storage etc.)
- Provision of external plant in plant yards to the west, north and south of the proposed data hall, as well as rooftop plant, which will be screened
- Provision of 12 generators
- Capacity for up to 280,000 L of diesel fuel storage
- Operation to take place 24 hours a day, 7 days a week
- New vehicular circulation to provide access to Station Road, connecting into new driveways already approved under DA-21-01058

1.5 Background

This WMP has been prepared based on the following information:

- Architectural plans provided by LCI Consulting (received 24/02/2022)
- Planning Secretary's Environmental Assessment Requirements – Data storage centres dated 23 December 2021
- Blacktown City Council requirements for waste management and liaison

1.6 Context

This site has been designed for efficient and effective waste management, the storage and collection of waste and recyclables has been carefully considered including key factors such as:

- The waste and recyclables materials likely to be generated
- Safety for all operatives involved in waste management
- Access to bins and storage is convenient and safe
- Access for trucks for waste collection is via loading dock
- Local council requirements – bin stores are fully enclosed
- Amenity (odours and noise)
- Building managers will be responsible for the ongoing management of waste and recycling services

2 Waste and recycling generation

Management of waste and recycling has been considered for the following:

- i. Construction works (demolition completed as part of previous, adjacent project)
- ii. Operational building

2.1 Construction and demolition works

The previous shed structures on the site have already demolished and the site cleared during preparation for the adjacent site works (SYD09). As such there will be no demolition phase for this building.

The construction will be a standard portal frame steel and tilt-up concrete to form the warehouse.

The appropriate types of receptacles for waste/recyclables will be leased to the site contractor by the waste service provider as needed.

This project does not yet have a construction contractor or a quantity surveyor engaged. Estimates of waste generation have been calculated based on the project cost estimates plan, using standard waste density calculations to derive volumes and a standard wastage percentage.

Table 1 shows the estimated volume, tonnes and destination of waste anticipated to be generated from the construction phase of the project.

Table 1: Estimated volume (m³) and destination of materials from the construction phase

Material type	Estimated volume (m ³)	Estimated Tonnage (t)	Recycling (off-site) (m ³)	Waste disposal (m ³)
Earthworks (excavation of soil/sand)	34,000	26,000	32,000	2,000
Concrete	1,000	900	1,000	
Metal reinforcement/fencing	65	100	65	-
Asphalt	60	40	60	-
Sand	100	65	100	-
HDPE membrane	46	46	46	-
Blockwork/kerbing	10	7	10	-
Sundries, packaging	100	77	30	70
TOTAL	35,367	27,394	15,920	765

Facilities listed below (Table 2) have been identified as local operators capable of providing services as needed. The construction contractor may have other local facilities which may be substituted depending upon site requirements at the time of construction.

Table 2: Construction waste principle off-site recyclers

Material	Destination facility	Processing
Heavy recyclable materials (brick, rubble, sand etc.)	AusTip recycling facility	Crushed and screened for production of fill, roadbase etc.
Cardboard/ paper / plastic	JJ Richards	Separated and reprocessed
Timber, green waste, soil	Clean and Green Organics/ Organic Recycling Group	Screened, mulched, composted into soil conditioners and compost products
Metals	Sell & Parker/ CMI/ SIMS/ Sydney Copper Scraps	Sorted and sent for reprocessing into new metal
Brick/concrete	AusTip recycling facility	Crushed and screened for production of fill, roadbase etc.
Plasterboard	ReGyp	Re-processed into gypsum products by shredding/screening
General waste	Eastern Creek landfill	Disposal

2.2 Operational waste and recycling

Waste and recycling likely to be generated from the operational phase of the development has been calculated based on waste generation information provided by other similar sites operated by the client and other sites that Encycle have worked on. Based on 5,980 m² of data centre (GFA) which includes a small administration/staff area, the bin requirements are provided in Table 3.

Table 3: Operational waste and recycling

	Bin size (L)	Number of bins	Collection frequency
General waste	1100	2	Weekly
Commingled recycling	240	1	Weekly
Cardboard	1100	2	Twice weekly
Soft plastic	1100	1	As required
E-waste (cabling)	240	1	As required
Timber pallets	1 m ² space for stacking	Intermittent	As required

3 Bin storage: location and amenity

3.1 Construction waste and recycling

Bins, skips and other site receptacles and storage areas will be planned and located around the site according to the phase of the demolition and construction and the materials types and quantities being generated. Construction waste storage areas will be located at the development site as required.

3.2 Operational waste and recycling

The location and layout of the bin store for the SYD08 data centre is shown in Figure 2. Waste and recyclables will be either transferred directly to the bin store or collected in small bins (e.g. in the administration area) and transferred by cleaners at the end of the working day. The bin store can be accessed via roller shutters and the rear lift waste collection vehicle can park adjacent to the bin store in the loading bay.

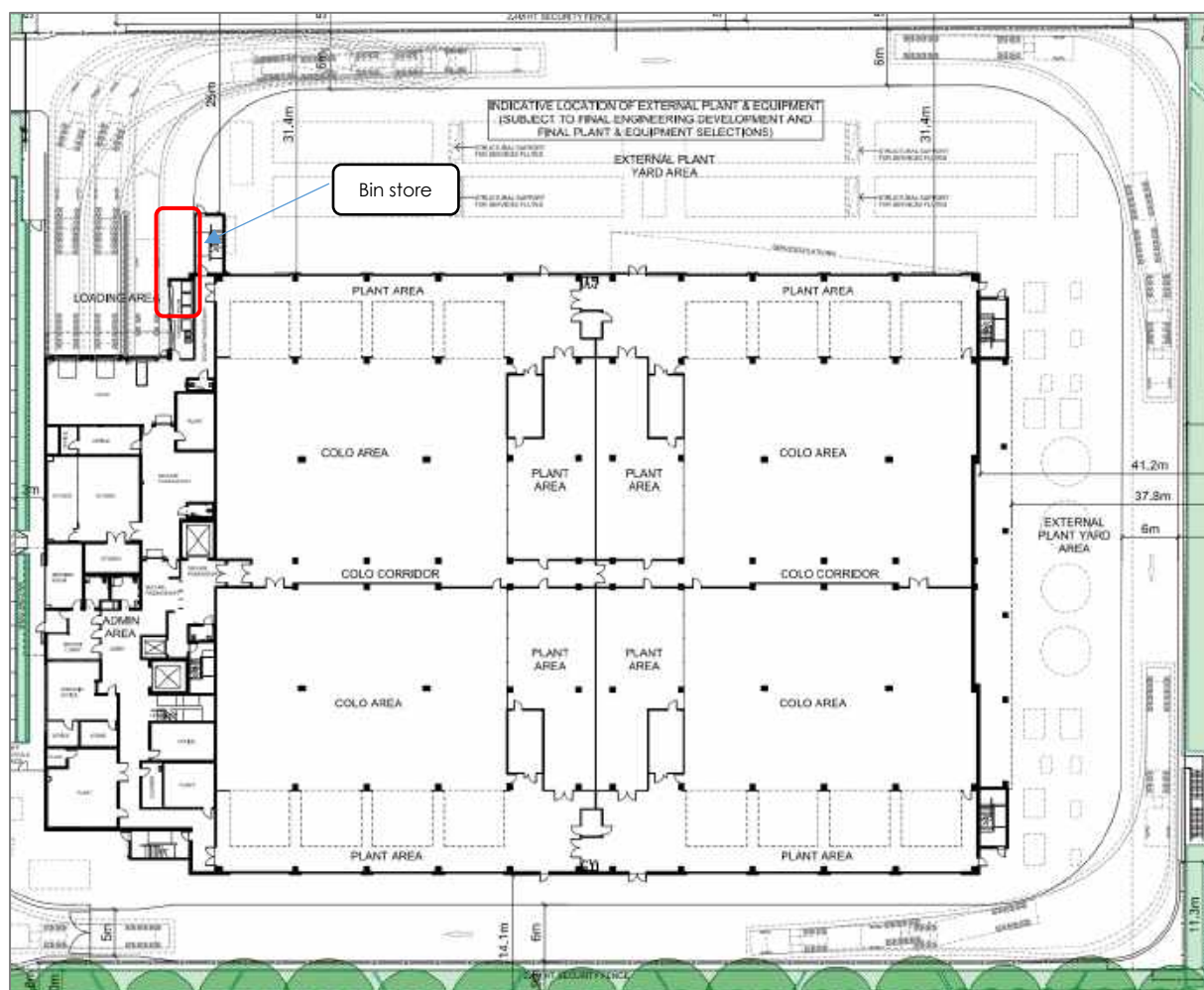


Figure 2: Location of the bin store

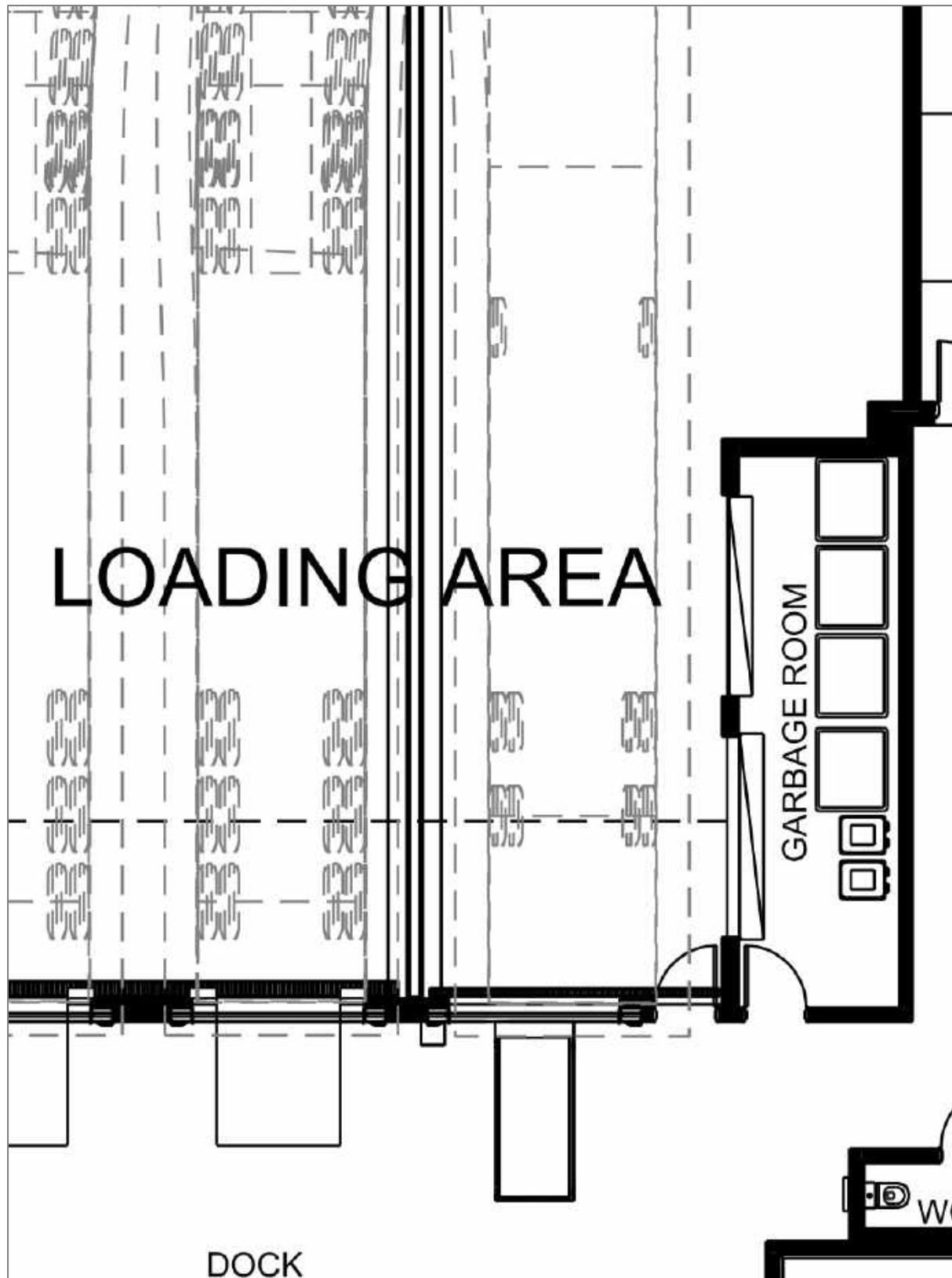


Figure 3: Layout of the bin store

Private Service Providers will service the waste and recycling bins at the data centre when operational. A range of rear-lift vehicles will have access to the bins. Access to the loading bays are suitable for a 12 m Heavy Rigid Vehicle as a minimum and is adequate for rear-lift waste collection vehicles. Swept paths are shown in Figure 4.



5 Ongoing management

5.1 Management of construction sites

The construction contractors will be responsible for managing the construction waste. They will be responsible for establishing appropriate waste storage areas and in making sure waste and recycling is removed from site and taken to an appropriate processor/disposal site.

All staff working at the site will be made aware of the correct use of the skips and bin systems. Ongoing reporting and awareness of the systems will be included in site 'toolbox' meetings.

5.2 Management of operational data centre building

The data centre will have staff on-site with responsibility for overseeing the waste management systems at this site. The relevant staff will be responsible for overseeing the waste management systems and will work closely with the waste service provider regarding the schedule for collection and presentation of bins. The staff member will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly.

All staff on site will be made aware through a body corporate document (or equivalent) of the waste and recycling systems and how they should be used.