

Attachment A28

Preliminary Waste Management Plan Commercial Scheme



Stockland Piccadilly Complex – Commercial

133 Castlereagh Street

Sydney NSW 2000

Planning Proposal Waste Management Plan

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DOCUMENT INFORMATION				
Client	Stockland			
Prepared by	Foresight Environmental			
Document name	Stockland Piccadilly Complex, Sydney: Commercial Scheme - Planning Proposal Waste Management Plan			
REVISION	REVISION DATE	AUTHOR	REVIEWED BY	DETAILS/COMMENTS
1	8 October 2024	Sophie Rutherford	Scott Ebsary	Draft report for review
2	22 November 2024	Sophie Rutherford	Scott Ebsary	Report edits as per Pier Property Corporation review
3	22 July 2025	Sophie Rutherford	Scott Ebsary	Updated to reflect Commercial scheme
4	29 July 2025	Sophie Rutherford	Scott Ebsary	Updated with comments from PPC

DISCLAIMER

This report is based on information provided by **Stockland**, coupled with Foresight Environmental's knowledge of waste generated within the commercial sector. To that extent this report relies on the accuracy of the information provided to the consultant. It has been compiled by Foresight Environmental on behalf of **Stockland**.

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1. Introduction

This Planning Proposal Waste Management Plan (PPWMP) has been prepared by Foresight Environmental to accompany a planning proposal seeking to amend the Sydney Local Environmental Plan 2012 (the LEP) relevant to the land known as 'Stockland Piccadilly Complex' located at 133-145 Castlereagh Street, Sydney (the site) and legally described as Lot 10 in DP828419.

The report has been prepared in accordance with the following guidelines:

- The City of Sydney Guidelines for Waste Management in New Developments Council 2018

This PPWMP accompanies a planning proposal seeking to amend the Sydney Local Environmental Plan 2012 (the LEP) relevant to the land known as 'Stockland Piccadilly Complex' located at 133-145 Castlereagh Street, Sydney (the site) and legally described as Lot 10 in DP828419.

The planning proposal seeks to prescribe site specific LEP provisions, including amending the floor space ratio development standard, as well as concurrently preparing a site-specific Development Control Plan (DCP) to guide the future development. The DCP will establish building envelopes for the site, as well as other key assessment criteria including the establishment of a through-site link and parking and vehicular access.

The intended outcome of the proposed amendments to the LEP and DCP is to facilitate the redevelopment of the site for either an all-commercial development or a mixed-use development, together with an activated ground plane, basement car parking and associated facilities. The proposal will retain the structure of the majority of the existing commercial tower as well as the basement structure. The proposal facilitates additional commercial floor space capacity in Central Sydney while also delivering improved public domain outcomes. Such outcomes will include a rectified Solar Access Plane breach to Hyde Park, a northerly aligned direct through-site link between Pitt and Castlereagh Street and enhanced pedestrian amenity and activation at the ground plane.

2. Operational Usage

The table below details the development profile, and the areas as they relate to waste - the **waste generating areas** of the development that will form the basis of the waste generation estimates and subsequent equipment/management recommendations. The figures in Table 1 do not represent the total square meters of the new development - only the areas that will actually contribute to waste generation. Note: these areas are based on approximate information provided at the time of writing and are subject to change through the respective future DA processes for each.

Table 1 - Total Area waste profile

TYPOLOGY	NLA (m ²)	GFA (m ²)	COUNT	USAGE/ASSUMPTIONS
Retail	-	1,103	-	All food & beverage
Third Space	-	185	-	Wellness centre
Commercial	85,972	-	-	Premium grade office space
Wesley Centre	-	7,293	-	Conference Centre

3. Operational Waste Generation Estimate

The projected waste profiles below are based on the information provided regarding the proposed development and the intended uses of all workspaces and food service areas, the Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities ¹, and Foresight Environmental's benchmark data from similar developments². Based on the estimated waste profile and in line with industry-leading best practice, the following primary streams will be implemented throughout the facility for everyday operational waste:

- Landfill
- Food waste (Organics)
- Mixed Recycling (plastics, glass, aluminium, steel)
- Cardboard/paper
- Cooking Oil

¹ <https://www.epa.nsw.gov.au/resources/managewaste/120960-comm-ind.pdf>

² [Foresight Environmental currently reports the ongoing operational waste data for over 7million m² of Australian A and B grade commercial/retail/industrial/mixed use property. This extensive database provides the most current and detailed information on real-world waste generation performance and trends available and enables very accurate modelling for prospective property developments](#)

In addition to the above “common” streams, the following streams are likely to be generated in a more ad-hoc manner during ongoing operation:

- Secure paper
- Paper Hand Towels
- Toner cartridge recycling
- E-waste
- Bulky Waste
- See Section 6.2.2 for further details on management protocols for these streams.

3.1 Retail Waste

The following table shows the estimated waste profile for all retail areas based on the assumptions in Table 1.

Table 2 - Waste Generation Estimate: Retail

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	88	837	615	5,862	2,667	25,401
Organics	113	405	794	2,836	3,441	12,291
Mixed Recycling	37	610	256	4,269	1,110	18,497
Paper & Cardboard	40	1,151	282	8,055	1,222	34,905
Cooking Oil	6	6	40	44	172	189
TOTAL	284	3,009	1,987	21,065	8,612	91,283

3.2 Third Space Waste

The following table shows the estimated waste profile for all commercial areas based on the assumptions in Table 1.

Table 3 - Waste Generation Estimate: Wesley Mission Conference Centre

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	0.16	1.51	1.1	11	5	46
Mixed Recycling	0.05	0.88	0.37	6	2	27
Paper/Cardboard	0.05	1.51	0.37	11	2	46
TOTAL	0.26	3.89	2	27	8	118

3.3 Commercial Waste

The following table shows the estimated waste profile for all commercial areas based on the assumptions in Table 1.

Table 4 - Waste Generation Estimate: Commercial

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	550	7,860	2,751	39,301	11,921	170,306
Organics	371	4,127	1,857	20,633	8,047	89,411
Mixed Recycling	220	786	1,100	3,930	4,769	17,031
Paper	83	1,376	413	6,878	1,788	29,804
Cardboard	151	4,323	757	21,616	3,278	93,669
TOTAL	1,376	18,472	6,878	92,358	29,804	400,220

3.4 Wesley Centre Waste

The following table shows the estimated waste profile for the Wesley Centre areas based on the assumptions in Table 1.

Table 5 - Waste Generation Estimate: Wesley Centre

WASTE STREAM	KG/DAY	L/DAY	KG/WEEK	L/WEEK	KG/MONTH	L/MONTH
Landfill	42	12,039	292	2,778	1,264	12,039
Organics	17	1,806	117	417	506	1,806
Mixed Recycling	21	13,307	146	3,071	632	13,307
Paper/Cardboard	25	21,671	175	5,001	758	21,671
TOTAL	104	48,822	729	11,267	3,160	48,822

4. Waste Management Systems

The following tables show the preliminary recommended bin systems and required spatial provisions for the management of waste within 133 Castlereagh Street, based on the data presented in Section 3 above (Tables 3 - 5). The systems and collection frequency demonstrate capable capacity for the projected waste generation. See Appendix 1 for Mobile Garbage Bin (MGB) specifications.

4.1 Retail, Wesley Centre and Third Space Waste Management Systems

Table 6 - Recommended equipment and indicative collection frequency

Waste Stream	Bin Type	Size (L)	Bins in waste room	Weekly Collection frequency	Weekly Capacity	Estimated (L) per week	Footprint per bin (m ²)	Total footprint (m ²)
Landfill	MGB	1100	3	3	9,900	8,651	1.69	5.07
Organics	MGB	120	10	3	3,600	3,253	0.27	2.7
Mixed Recycling	MGB	660	4	3	7,920	7,346	1.05	4.2
Paper/Cardboard	MGB	1100	4	3	13,200	13,067	1.69	6.76
Cooking Oil	TANK	200	1	As Needed	200	44	1.50	1.50
E-waste	MGB	240	1	As Needed	240	Ad Hoc	0.43	0.43
Bin Wash Area*							3.00	-
Bulky Waste Area							8.00	8.00
TOTAL BIN FOOTPRINT								28.66
Recommended area required for bin storage and operational movement								43.00

*Bin wash area is a nominated space to wash bins, but as bins can be moved across/through this space, the bin wash footprint is not included in the total footprint.

4.2 Commercial Waste Management Area

Table 7 - Recommended equipment and indicative collection frequency

Waste Stream	Bin Type	Size (L)	Bins in waste room	Weekly Collection frequency	Weekly Capacity (L)	Estimated (L) per week	Footprint per bin (m ²)	Total footprint (m ²)
Landfill	MGB	1100	12	3	39,600	39,301	1.69	20.28
Organics	MGB	120	12	3	4,320	3,930	0.27	3.24
Mixed Recycling	MGB	660	4	3	7,920	6,878	1.05	4.20
Paper/Cardboard	MGB	1100	13	3	42,900	42,249	1.69	21.97
E-waste	MGB	240	3	As Needed	720	Ad Hoc	0.43	1.29
Bin Wash Area*							3.00	-
Bulky Waste Area							16.00	16.00
TOTAL BIN FOOTPRINT								66.98
Recommended minimum area required for bin storage and operational movement								100.47

*Bin wash area is a nominated space to wash bins, but as bins can be moved across/through this space, the bin wash footprint is not included in the total footprint.

5. Waste Management Areas

The areas detailed above indicate the total footprint and spatial requirements for the different waste management areas, and the figures below show the current locations of the waste management areas for the various stakeholders.

5.1 All Waste Management Areas: Level P1 & Level S

Figures 1 and 2 below show the locations of the waste storage areas that will cater for all the areas of the development; Retail, Wesley Centre, Third Space, and Commercial.

Figure 1: Location of waste management area - Level P1

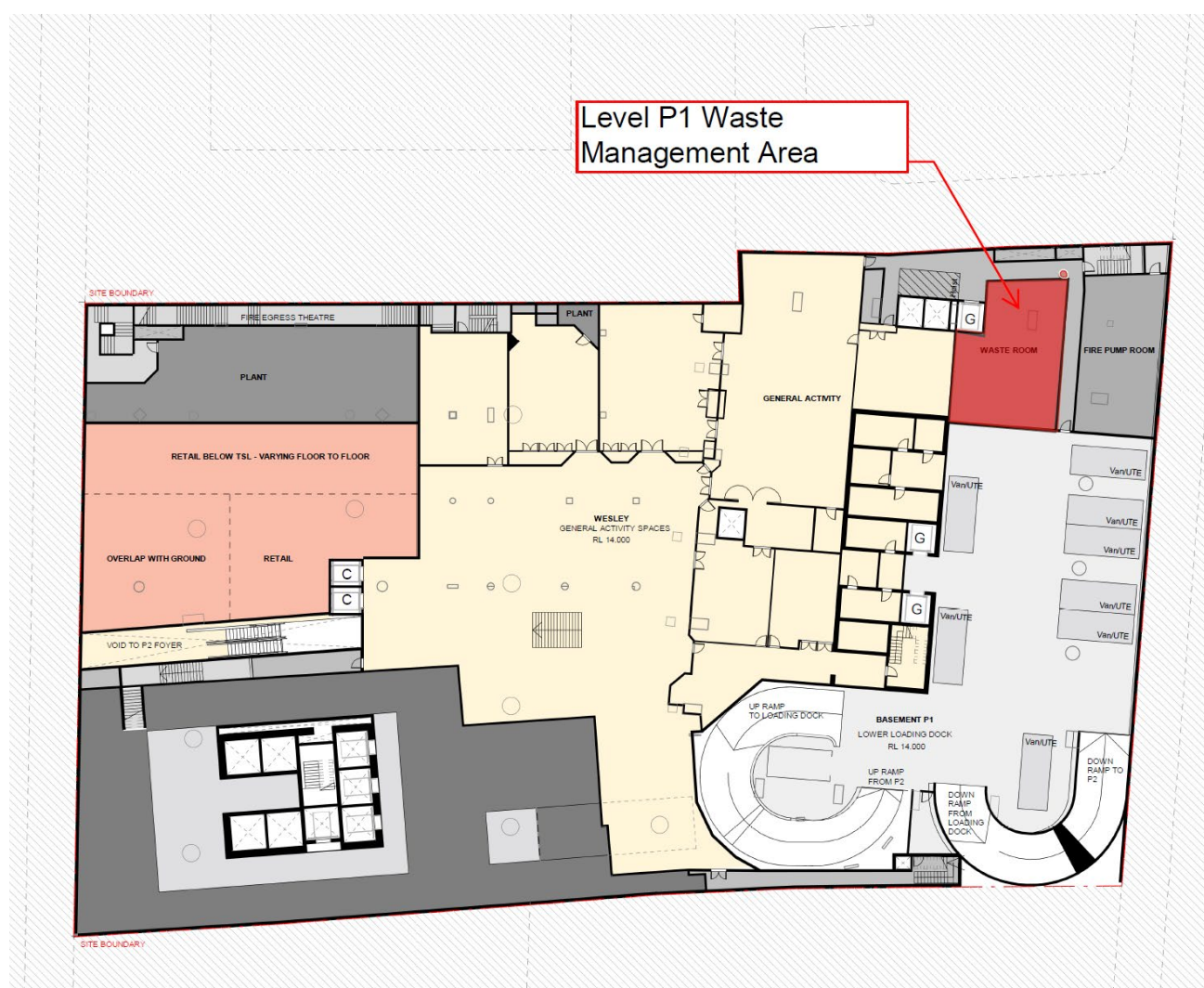
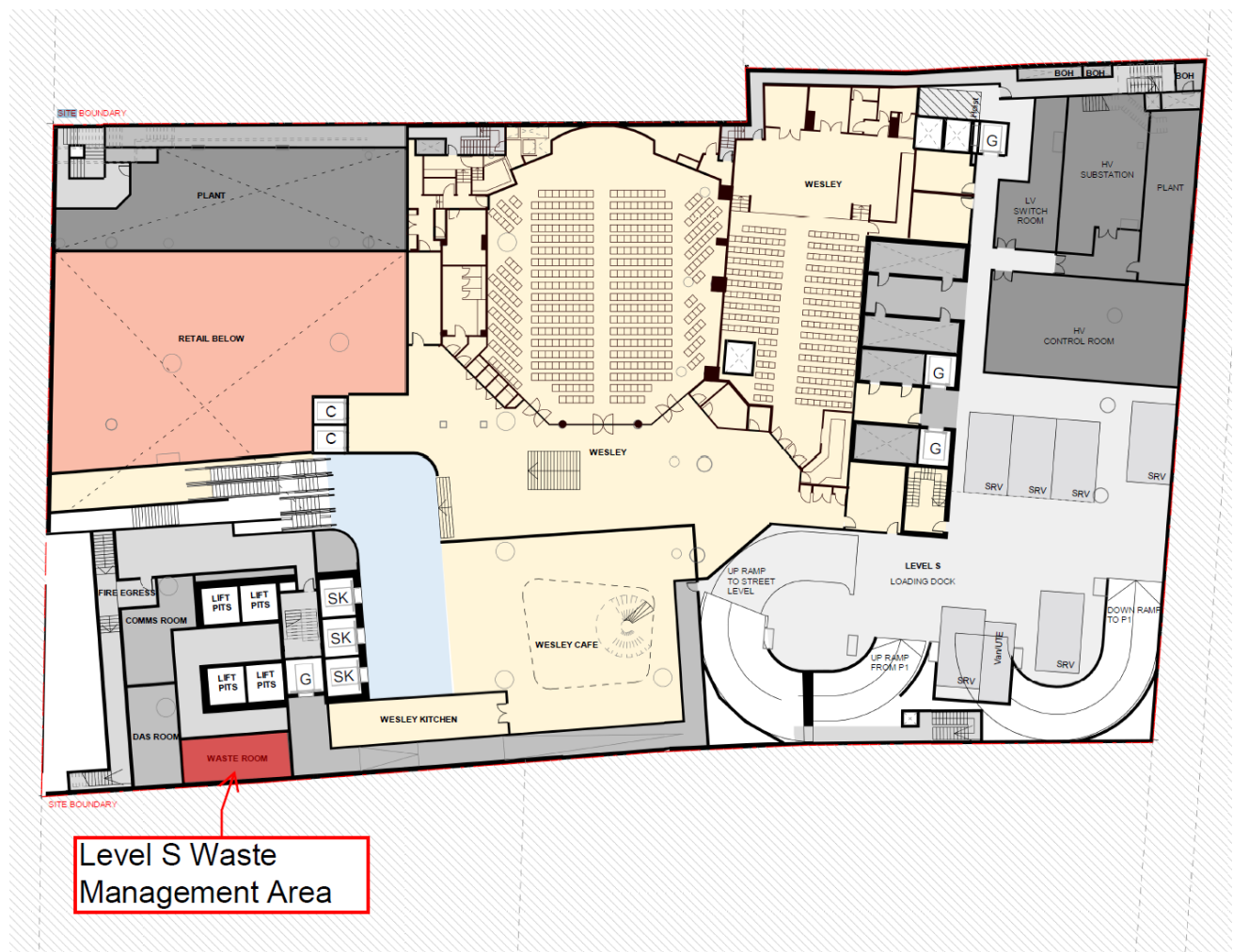


Figure 2: Location of waste management area - Level S



5.2 Waste Room Amenity

The waste management areas will have the following features:

- Ventilation: The bin storage rooms will be mechanically exhausted in accordance with AS 1668.2-2012
- Vermin and Odour Prevention:
 - Opening will be vermin proof
 - Cleaners are to ensure that bin lids are closed when unattended
- Noise: Noise will not be an issue due to the location of the waste management area away from public spaces.
- Floor: Structural concrete slab with smooth epoxy topping finish with coved wall and floor junctions and bunding. 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 finished with exposed concrete - a rigid, smooth faced impermeable material capable of being easily cleaned.
- Lighting: Base building lighting with switches inside and outside waste area (sensors may also be used).
- Water Supply: Cold tap and hose connection servicing graded bin wash areas and cleaner's sink.
- Electrical: Waterproof GPOs.
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed (see Section 6.4 on signage below).



5.3 Signage

All waste and recycling streams will be differentiated with clear signage on all bins and on walls within the waste management areas. Below are examples of signage that will be used on bins, in waste areas, and retail back of house areas.

Figure 3: Stream appropriate signage



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Planning Proposal Waste Management Plan

6. Onsite Management Protocols

6.1 Waste systems

It is anticipated that each component will be responsible for the internal management and disposal of waste into the systems provided within their respective waste management area. The following points provide high-level details on how each component would be managed:

- Retail: retailers largely responsible for the internal management of their own waste and recycling within their immediate back of house area - retailers also responsible for transferring waste and recycling to their waste management area as required throughout each day.
- Wesley Mission Conference Centre: The conference centre will be responsible for the internal management of their facilities which will include the transfer of waste and recycling to their waste management area as required (similar to the way commercial cleaners service the commercial areas).
- Commercial: conventional bin hub set up throughout tenant floors - bin hubs are then serviced/emptied by base building cleaners each night and waste and recycling is transferred to waste management area for disposal into the systems provided.

It is highly recommended that a detailed operational guideline is prepared that outlines the expectations and best practice procedures for the internal management, transfer and disposal of waste for all stakeholders within the development to ensure operational consistency is delivered across the different components - to be completed during design development.

6.2 Waste Streams

6.2.1. Primary Waste Streams

The following table provides additional details of the proposed primary streams.

Table 8 - Primary tenant streams and management protocol

WASTE STREAM	ACCEPTABLE ITEMS	NOT ACCEPTABLE ITEMS
Landfill	Putrescible waste (non-hazardous)	Hazardous materials such as batteries, E-waste and liquids
Food Waste (Organics)	Food Scraps, Coffee Grounds, tea bags, flowers, herbs & garden trimmings, wooden or bamboo chopsticks and cutlery.	Plastic including straws, butter sachets, cling wrap, meat packaging. Biodegradable bags, polystyrene cups, grease trap waste, aluminium foil, coated cardboard, metal, tin, glass, paper hand towel.
Mixed Recycling	Empty glass, aluminium, plastic, steel bottles/cans/containers	All other items
Paper & Cardboard	Office Paper, Envelopes, Manilla Folders, Newspapers, Magazines, Cardboard	Plastic bags, food, waxed cardboard, polystyrene, food-soiled cardboard

6.2.2. Secondary Waste Streams

The following protocols are in place to manage additional streams.

Table 9 - Management Protocol for additional streams

WASTE STREAM	MANAGEMENT PROTOCOL
Secure Paper	Tenant-managed secure paper recycling services will likely be implemented throughout tenant floors. This service will be the responsibility of the tenant to organise collection with their appointed contractor. These bins are typically serviced by the specialist contractor directly from the tenant floor where they are located upon request by the tenant. Tenant secure paper bins will not be stored in any waste management areas - but ideally building management will facilitate the weighing of these bins prior to collection in collaboration with the tenant and their secure paper provider.
Paper hand towel recycling	In an effort to reduce waste generation volumes, a paper hand towel free system in bathrooms should be considered. Replacing hand towels with a system such as the 'Airblade' produced by Dyson ³ or the "Jet Towel" produced by Mitsubishi Electric ⁴

³ Information gathered from <http://www.dysonairblade.com.au/>

⁴ Information gathered from <http://www.mitsubishielectric.com/bu/handdryer/products/index.html>

	may prove to be more environmentally (and economically) efficient than a paper hand towel system. If a paper hand towel system is chosen, then it should be confirmed with the appointed waste contractor which recycling stream is most appropriate for this material.
Toner cartridge recycling	Where cartridges are generated recycling systems should be implemented. Typically, a free service provided by Planet Ark for example is sufficient – this system will consist of a large cardboard box located within the print rooms which will be collected by Planet Ark upon request by the facilities manager.
E-Waste	An E-waste collection service will be provided upon request by 133 Castlereagh Street facilities management. E-waste will be collected by cleaning staff and transferred to the waste areas to be stored for collection by the waste contractor. Measures should be taken to avoid generating E-waste and take-back programs with the supplier or reuse programs with charities or schools are encouraged.
Bulky Waste	Bulky waste is recyclable items that are too large to fit into bins, and include items such as furniture, whitegoods, electronics, pallets, strip-out waste and similar items so that storage in a public place is completely avoided. Items are stored here, and then private collection is arranged on an as needed basis.

7. Collection

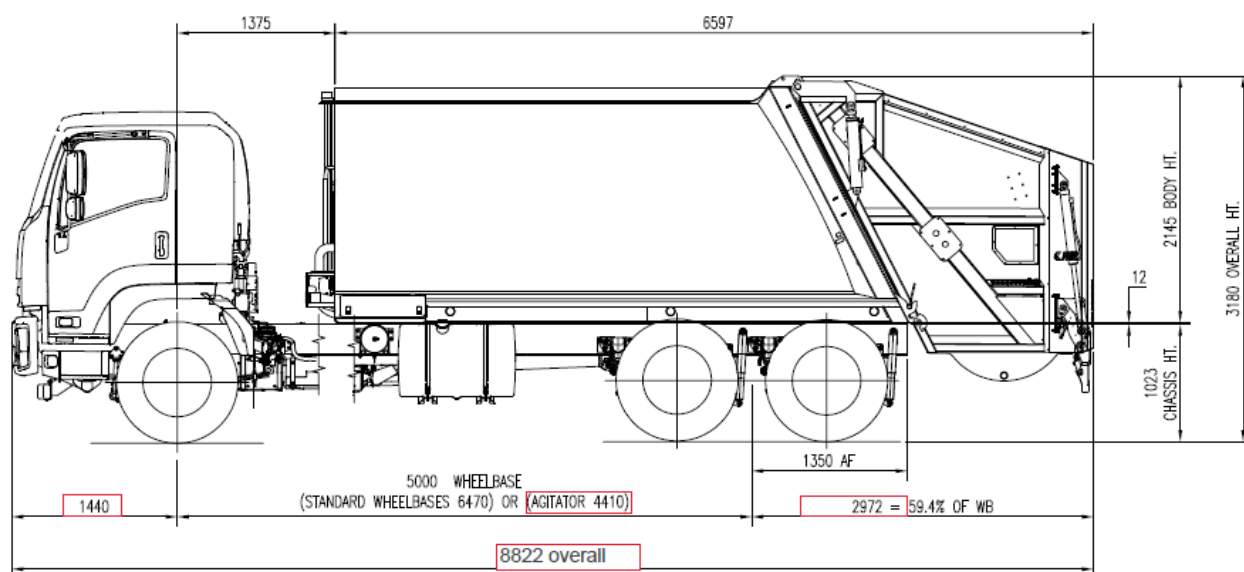
7.1 Waste Collection Practices

Utilising a commercial waste contractor affords the development sufficient flexibility regarding collection schedules and the appropriate final collection frequencies will be determined in consultation with the waste contractor once appointed – recommended collection frequencies have been detailed in Tables 6 & 7 above based on the estimated waste profile however once operational, collection schedules may need to be adjusted accordingly depending on actual waste generation. The waste contractor engaged will be required to comply with all site safety requirements issued by centre management regarding safe access, onsite movement, traffic management etc.

7.2 Waste Collection Vehicles

The site will be serviced by a SRV, which will enter the loading dock from Castlereagh Street and drive down to the loading dock area/s. Figure 4 below shows the indicative specifications of the collection vehicles which will be used by the appointed waste contractor to collect waste and recycling from the site.

Figure 4: Indicative small rigid rear-lift truck specifications



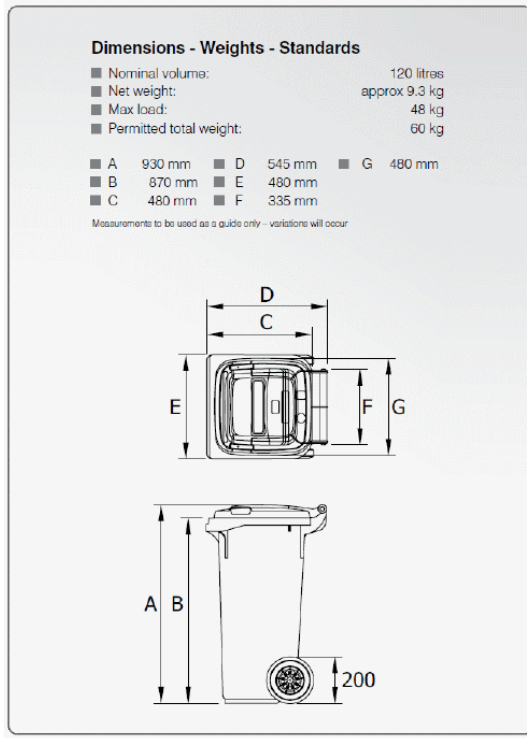
8. Conclusion

The details of this waste management plan confirm that the proposed waste facilities can adequately accommodate the indicative required equipment for the effective management of waste from all components of the Stockland Piccadilly Complex, Sydney: Commercial Scheme development. It is anticipated that further detailed design will follow in future stages, including a detailed DA, to capture the detailed specifications of the required equipment and the associated detailed spatial design requirements of all the waste management areas.

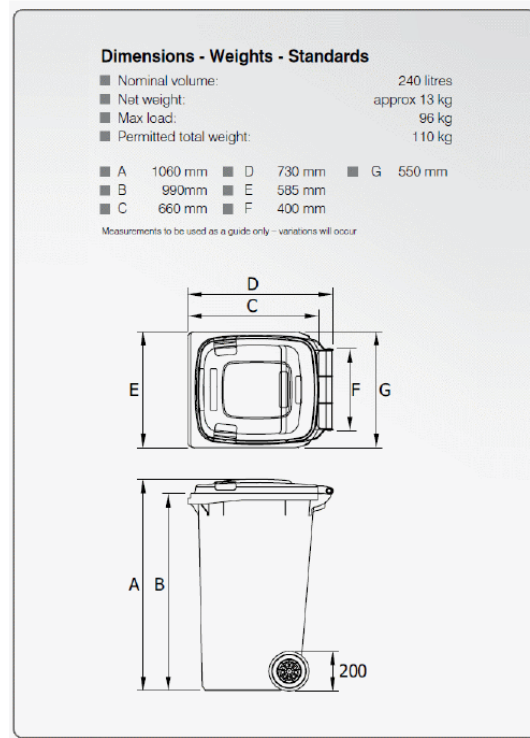
Appendix

Appendix 1: MGB Specifications (SULO)

120L MGB



240L MGB



660L MGB



1100L MGB

