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May 31, 2021

Jennifer Cooper
Director
URBIS
Angel Place, Level 8, 123 Pitt Street
Sydney, NSW 2000

90-102 Regent Street, Redfern (SSD-10382) – Waste Management

Dear Jennifer,

This letter addresses the issues raised in **Point 6. Waste Management** in the City of Sydney's letter to DPIE dated 21/5/21.

Council Contention:

Waste loading area and arrangements are not in line with the Guidelines for Waste Management in New Developments 2018. The current design does not meet the requirements for a Council collection. Access and loading areas must be built to accommodate a City waste truck as per the required specifications detailed in the Guidelines and demonstrate a maximum 10 metre travel distance between the storage point and collection point for all waste and recycling bins and bulky waste.

Response:

The design of the development precludes the use of Council's collection service due to vehicle access issues and turning circles. The size and layout of the site, and narrowness of William Lane, will not permit use of a standard Council HRV collection vehicle; as Council cannot guarantee being able to provide a smaller vehicle, the development must rely on private collection by SRV. It is common for developments in the City of Sydney LGA facing similar issues to employ private collectors for residential waste and recycling.

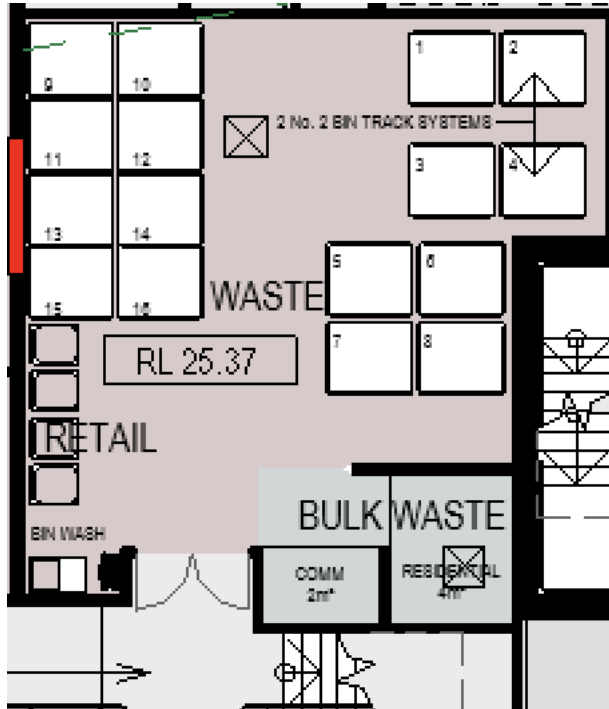
Enlarging the loading dock to enable entry of a HRV collection truck is not possible due to significant entry height restrictions and flood height levels within the loading dock.

Council Contention:

There must be separation between residential and commercial waste/recycling storage areas. These waste storage areas and bulky waste storage areas must be separated and clearly labelled on the architectural plans. At least 2 square meters of commercial bulky waste storage space must be provided for the retail space as well as space in close proximity to retail premises to store re-usable items such as crates and pallets so that storage in the public space can be avoided.

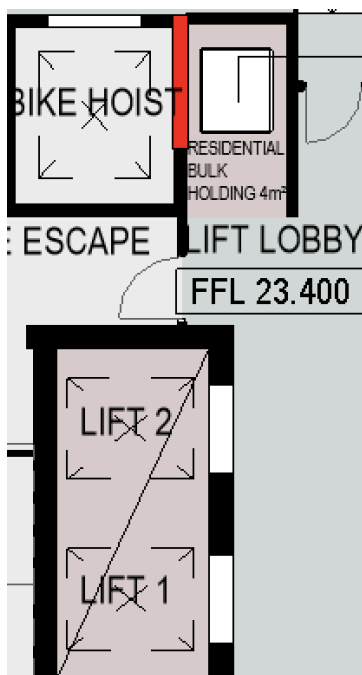
Response:

Residential and commercial waste/recycling storage areas are separated and clearly shown on architectural drawings as shown below:



A temporary 4 square metre holding room will be constructed in the Basement for bulky residential waste. As shown below this room is in close proximity to the residential lifts: residents will deposit items in this room and Building Management will transfer the material to the main 4 square metre residential bulky waste storage room on Lower Ground level.

A separate 2 square metre commercial bulky waste storage space will also be located in this area. Entry to both rooms will be from the main waste storage room and will be accessible only to authorised users (i.e. retail tenancies and Building Management).



Council Contention:

The City does not support the compaction of waste within the bin (bin press). Compaction is supported for general waste only with the use of an above bin compaction device.

Response:

Any compaction taking place will be applied to general waste only. As a private contractor will be used, compaction may not be required, since bin collections will take place multiple times per week. If compaction is applied, the private contractor will supply purpose-built reinforced bins.

Council Contention:

The Waste Management Plan (WMP) must provide details of the ongoing management of the chute systems including bin transfers, rotation and arrangements for periodic servicing or chute failure. Additionally, WMPs for demolition and construction must be submitted. These plans are to include location of material storage areas for reusable materials and recyclables during demolition and construction; estimation of percentage of materials to be reused or recycled.

Response:

An updated Operational WMP will be submitted with details of ongoing management of the chute systems at occupation certificate stage.

Demolition and construction WMPs have already been submitted.

Please let me know if you have any further questions.

Sincerely,



Peter Hosking
Director, Waste Audit & Consultancy Services (Aust) Pty Ltd
May 31, 2021