

**Iglu**  
**Waste Management Plan**  
80-88 Regent Street, Redfern

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**20 August 2018**

**Iglu Pty Ltd (ACN: 146 695 436)**  
Level 4  
68 York Street  
Sydney NSW 2000



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## Attachments

Appendix A –

- Site Plan – A01.001 [A]
- Ground Floor Plan – A01.101 [A]
- Mezzanine Floor Plan – A03.102 [A]
- Level 1 Floor Plan – A03.103 [A]
- Garbage Room Plan - Extract

# 1 Introduction

## 1.1 Purpose of Plan

This Waste Management Plan ("Plan") sets out waste management policies and processes for the operation phase of the proposed Iglu student accommodation development to be located at 80-88 Regent Street, Redfern ("Redfern II Project"). Iglu opened in February 2018 the new student accommodation building at 66 Regent Street Redfern ("Redfern I") which is adjacent to this property. Iglu intends to consolidate the two properties and the future combined buildings will be operated as a single entity with the main entry, reception and administration functions located in Redfern I. The communal areas within level 1 of each building will be connected forming the main thoroughfare link between the two buildings.

The aims of this Plan are as follows:

- To protect the health and safety of building occupants and staff;
- To minimise the environmental impact of waste generation treatment & disposal;
- To reduce waste handling & disposal volumes/costs;
- To foster commitment from all staff and occupants to actively participate in (Avoid), Reduce, Reuse and Recycle programs ("3 Rs");
- To comply with statutory and Council policies and codes relating to waste management.

Waste management requirements during the construction phase of the Redfern II Project are separately addressed in the Construction & Traffic Management Plan.

## 1.2 Project Description

The Redfern II Project proposes the following :-

- site preparation works;
- construction and use of an 18-storey building comprising: -
  - 265 student accommodation beds within 185 units, arranged as follows:
    - 163 x studio units;
    - 6 x loft units; and
    - 16 x 6-bed cluster units.
  - communal student facilities including study areas, games room, rooftop terrace and laundry facilities;
  - 3 ground floor retail tenancies (with mezzanines);
  - a single commercial tenancy (with mezzanine);
- landscaping works including terrace planting; and
- extension and augmentation of services and infrastructure as required.

As noted earlier, the proposal will operate as an integrated campus with the adjoining Iglu facility at 66 Regent St Redfern (Iglu Redfern I) which commenced operations in February 2018.

The retail areas (approximately 383m<sup>2</sup> in total) are currently proposed to be 3 retail premises including the mezzanine areas.

The commercial suite on Marian St will be an area of approximately 417m<sup>2</sup> including the mezzanine area.

This proposal is categorised as a boarding house under the City of Sydney Boarding Houses Development Control Plan.

## 2 Estimated Waste Generation

### 2.1 Student Accommodation

The following waste volumes have been assessed by reference to the waste and recycling generation rates for “Boarding House, Guest House” set out in Appendix B of Council of the City of Sydney’s *Policy for Waste Minimisation in New Developments*.

#### 2.1.1 General Waste

Number of Occupants	General Waste Generation Rate (litres/occupant/week)	General Waste Volume (litres/week)
265	40	10,600
<b>Total</b>		<b>10,600</b>

#### 2.1.2 Recyclable Waste

Number of Occupants	Recyclable Waste Generation Rate (litres/occupant/week)	Recyclable Waste Volume (litres/week)
265	20	5,300
<b>Total</b>		<b>5,300</b>

### 2.2 Retail & Commercial Areas

The following waste volumes have been assessed by reference to the waste and recycling generation rates for retail areas set out in Appendix B of Council of the City of Sydney’s *Policy for Waste Minimisation in New Developments*.

#### 2.2.1 General Waste

Areas of Retail (m <sup>2</sup> )	General Waste Rate (litres/100m <sup>2</sup> /day)	General Waste Volume (litres/week)
Commercial – 417	10	292
Retail – Food – 244	80	1,367
Retail – Other – 139	50	487
<b>Total</b>		<b>2,146</b>

#### 2.2.2 Recyclable Waste

Area of Retail (m <sup>2</sup> )	Recyclable Waste Rate (litres/100m <sup>2</sup> /day)	Recyclable Waste Volume (litres/week)
Commercial – 417	10	292
Retail – Food – 244	50	854
Retail – Other – 139	50	487
<b>Total</b>		<b>1,633</b>

### **3 Student Accommodation Waste Management**

#### **3.1 Iglu Hospitality Operations**

The proposed development will be professionally managed and operated by Iglu Pty Limited and its on-site hospitality team. The property will operate under the direction of the General Manager who will be responsible for all hospitality and building operation functions including the supervision of waste management at the property. The General Manager will be supported by a suitable number of operational staff.

#### **3.2 Waste Storage**

Waste bins and recyclable storage areas will be provided in the units to provide storage for daily waste output.

The bin store will be located on the ground floor of the building and will have direct frontage to the existing loading dock in Redfern I that is accessed off William Lane via a roller shutter door. Travel path from the cluster and studio units to the bin store will be via the lifts via an access corridor from the lobby to the bin store.

Both the student accommodation and retail bin store rooms in Redfern II have direct access to the loading dock through double doors. The loading dock will serve both buildings. This external loading dock roller shutter will be locked during day to day operation of the building.

Please refer to the Architectural DA Drawings for locational and dimensional details of the student accommodation bin store.

Construction of the student accommodation bin store will be in accordance with sections A21-A30 and A37-A42 of Council of City of Sydney's *Policy for Waste Minimisation in New Developments*.

#### **3.3 Waste Handling Procedures**

##### **3.3.1 General Waste**

Residents of the building will carry their general waste from their cluster and studio units to the bin store. General Waste will be contained in 6 x 660L mobile garbage bins (colour-coded red to indicate General Waste) and will be collected on an as-needs basis by a private contractor via the loading dock with roller shutter access off William Lane.

##### **3.3.2 Recyclable Waste**

Residents of the building will carry their recyclable waste from their cluster and studio units to the bin store. Recyclable Waste will be contained in 2 x 660L for mixed recyclables and 2 x 660L for paper/cardboard mobile garbage bins (colour-coded yellow for mixed recyclables and blue for paper / cardboard) and will be collected on an as-needs basis by a private contractor via the loading dock with roller shutter access off William Lane.

### **3.3.3 Waste Collection Procedure**

The private contractor is already servicing Iglu Redfern I. The private contractor has a security key card that opens the external roller shutters to the loading dock to enable direct access for collection from within the loading dock off William Lane.

Iglu's cleaning contractor will have placed the mobile garbage bins in the loading dock ready for collection. Collection will generally occur no earlier than 6 am to avoid noise disruption.

Iglu's cleaning contractor will be responsible for washing down and deodorising the mobile garbage bins and the bin store rooms after each collection.

### **3.4 Garden Organic Waste**

Garden Organic Waste from the landscaped terraces will be removed from site by the landscape contractor engaged to maintain the landscaped areas.

## **4 Retail Waste Management**

### **4.1 Retail Operations**

The proposed development will be professionally managed and operated by Iglu Pty Limited, and the retail areas whilst leased to separate operators will be owned by Iglu and managed by Iglu's on-site hospitality team. The property will operate under the direction of the General Manager who will be responsible for all building operation functions including the supervision of retail waste management at the property.

### **4.2 Retail Waste Storage**

There is a separate retail bin store located on the ground floor of the building again with direct access to the Redfern I loading dock.

The retail and commercial tenants will place garbage in the retail bin stores on an as-needs basis during their daily operations.

Refer to the Architectural DA Drawings for locational and dimensional details of the retail bin stores.

Construction of the Retail Bin Store will be in accordance with sections A21-A30 and A37-A42 of Council of City of Sydney's *Policy for Waste Minimisation in New Developments*.

### **4.3 Waste Handling Procedures**

#### **4.3.1 General Waste**

The retail and commercial tenants will carry their general waste from their respective tenancies via the access corridor to the retail bin stores. General Waste will be contained in 6 x 660L mobile garbage bins (colour-coded red to indicate General Waste) and will be collected on an as-needs basis by a private contractor via the loading dock off William Lane.

#### **4.3.2 Recyclable Waste**

The retail and commercial tenants will carry their recyclable waste from their respective tenancies via the access corridor to the retail bin stores. Recyclable Waste will be contained in 2 x 660L mobile garbage bins for mixed recyclables and 2 x 660L mobile garbage bins for paper/cardboard (colour-coded yellow for mixed recyclables and blue for paper and cardboard) and will be collected on an as-needs basis by a private contractor via the loading dock off William Lane.

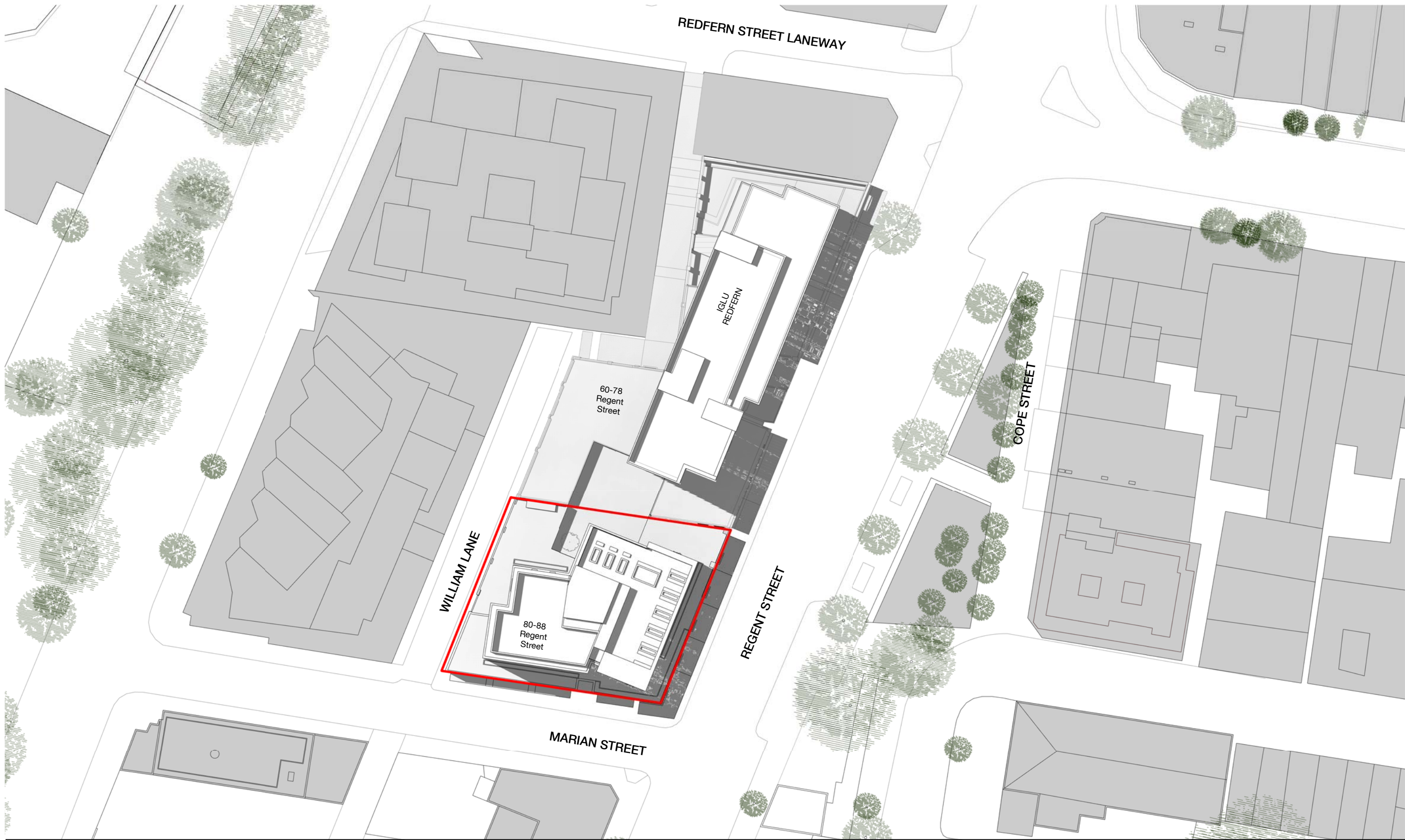


## **5 Review and Update**

This Plan will be reviewed at least annually to ensure that waste management practices at the consolidated operation of Iglu Redfern I & II are kept up-to-date with contemporary waste management practices and comply with statutory and Council policies and codes.

## **6 Bibliography and Acknowledgments**

Council of the City of Sydney's *Policy for Waste Minimisation in New Developments*



Iglu Regent St

### Site Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



Scale

1 : 500

@ A3

Drawn

JC

Checked

MH

Project no.

s12174

Status

Development Application

Plot Date

10/08/2018 12:23:58 PM

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A01.001

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A

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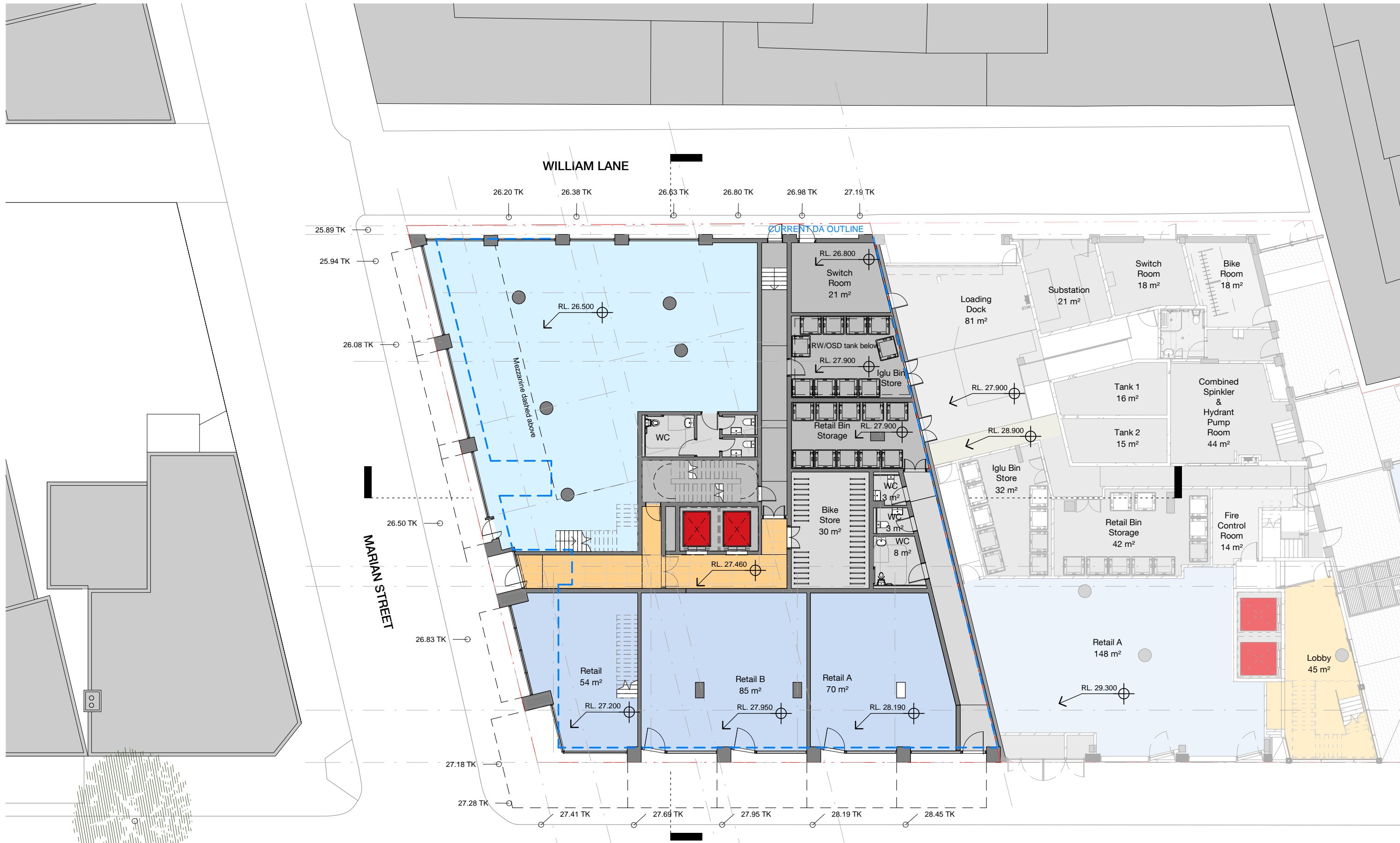
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A		Date 1 Development Application		



Iglu Regent St

### Ground Floor Plan

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1 : 200

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A03.101

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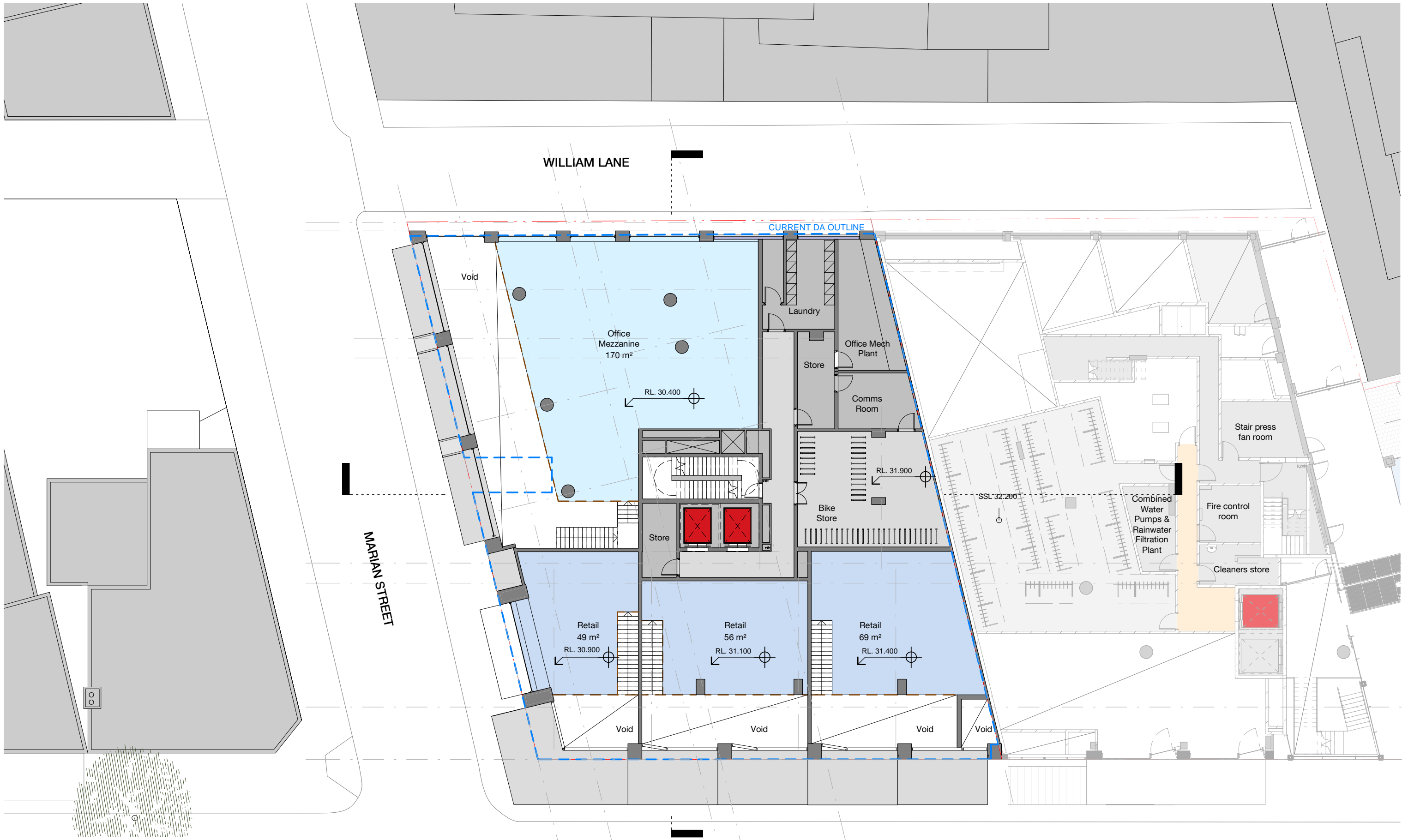
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Iglu Regent St

### Level 00 Mezzanine

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A03.102

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### Level 01

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RW/OSD tank below

RL. 27.900

Iglu Bin  
Store

Retail Bin  
Storage

RL. 27.900