



Iglu

Waste Management Plan

8 John Street, Mascot



14 April 2020

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

Table of Contents

1	Introduction	2
1.1	Purpose of Plan	2
1.2	Project Description	2
2	Estimated Waste Generation	3
2.1	Student Accommodation	3
3	Student Accommodation Waste Management	4
3.1	Iglu Hospitality Operations	4
3.2	Waste Storage	4
3.3	Waste Handling Procedures	4
3.4	Garden Organic Waste	5
4	Review and Update	6
5	Bibliography and Acknowledgments	7
6	Appendix A	8

Attachments

Appendix A –

- Lower Ground – A03.0G1
- Upper Ground – A03.0G2
- 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 6-8 John Street and 13B Church Avenue, Mascot ("8 John Street Project").

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 Refuse, Reduce, Reuse, Repair, Re-purpose, Recycle and Recover program ("7R Strategy");
- To comply with statutory and Council policies and codes relating to waste management.

Waste management requirements during the construction phase of the 8 John Street Project are separately addressed in the Construction & Demolition Traffic Management Plan.

1.2 Project Description

The 8 John Street Project proposes the following:

- site preparation works;
- construction and use of an 8 to 12 storey building comprising: -
 - 435 student accommodation beds within 185 units, arranged as follows:
 - 213 x studio units; and
 - 37 x 6-bed cluster units.
 - communal student facilities including study areas, games room, rooftop terrace and laundry facilities;
- landscaping works including terrace planting; and
- extension and augmentation of services and infrastructure as required.

This proposal is categorised as a boarding house under the Bayside Council 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 for “Boarding House” set out in Bayside Council Development Control Plan Part 7A - Shared Accommodation.

2.1.1 General Waste

Number of Occupants	General Waste Generation Rate (litres/occupant/week)	General Waste Volume (litres/week)
435	40	17,400
Total		17,400

2.1.2 Recyclable Waste

Number of Occupants	Recyclable Waste Generation Rate (litres/occupant/week)	Recyclable Waste Volume (litres/week)
435	20	8,700
Total		8,700

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.

Dual rubbish chutes will provide the ability for residents to dispose of waste bins and recycling on any given floor. The rubbish chutes will transfer waste to a collection point in the Waste Rooms. Waste Rooms (i.e. x2 number Waste Rooms rooms) will be located on the lower ground floor with connections to the Loading Dock. Iglu contractors have direct access to the Waste Room through double doors on lower ground level

The Loading Dock will be made available as a waste collection point and is accessed via a driveway off Church Avenue.

Please refer to the Architectural DA Drawings for locational and dimensional details of the Waste Rooms.

3.3 Waste Handling Procedures

3.3.1 General Waste

Residents of the building will carry their general waste from their cluster or studio units to the rubbish chute located on any given floor. General Waste will be contained in 8 x 1,100L 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 Church Avenue.

3.3.2 Recyclable Waste

Residents of the building will carry their mixed recyclables 'comingled' waste from their cluster or studio units to the rubbish chute located on every floor. Residents of the building will carry their paper and cardboard waste from their cluster or studio units to the storage space located on every floor, where it will be collected on an as-needs basis by an Iglu cleaning contractor and transported to the Waste Rooms. Recyclable Waste will be contained in 2 x 1,100L for mixed recyclables and 2 x 1,100L 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 access off Church Avenue.

3.3.3 Waste Collection Procedure

A private contractor will service the 8 John Street Project. The private contractor has direct access to the loading dock to enable collection from within the property.

Iglu's cleaning contractor transport the mobile garbage bins to the loading dock ready for collection. Collection will generally occur no earlier than 7am and no later than 3.30pm to avoid noise disruption.

Iglu's cleaning contractor will be responsible for washing down and deodorising the mobile garbage bins on a monthly basis and the Waste Rooms on a weekly basis.

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.

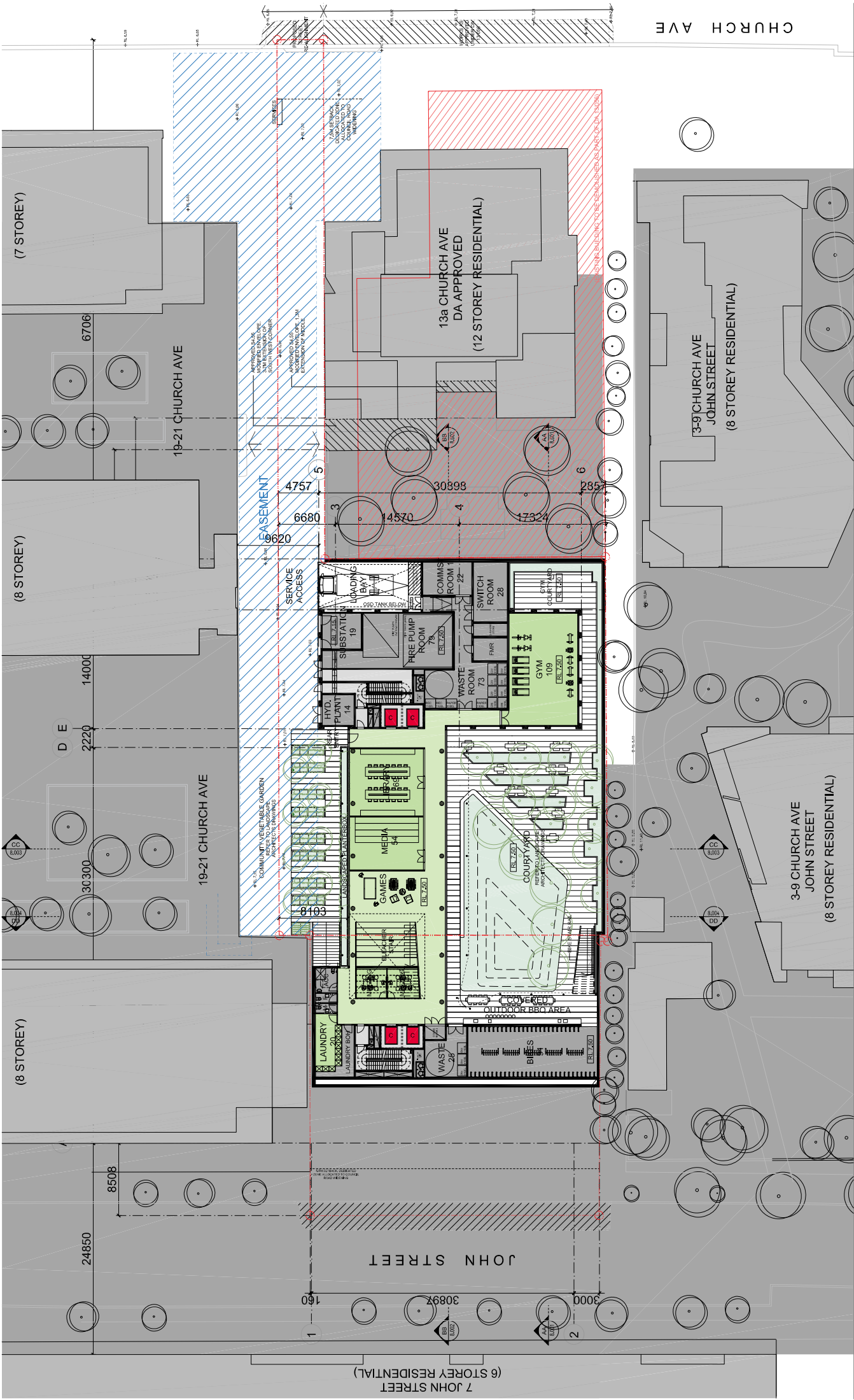
4 Review and Update

This Plan will be reviewed at least annually to ensure that waste management practices at 8 John Street are kept up-to-date with contemporary waste management practices and comply with statutory and Council policies and codes.

5 Bibliography and Acknowledgments

Council of Bayside Council, *Waste and Cleaning Services Guide 2019*

6 Appendix A



8 John St
Mascot

Scale: 1:200@A1 1:400@A3
Drawn: JM Checked:
Project No: S12324
Status: FOR INFORMATION
File Date: 14/6/2023 2:12:49 PM
File No: 20230514_13a Church Ave
Drawing No: 20230514_13a Church Ave

20/03/21 REVISED DA ISSUE JM
15/12/21 DA ISSUE JM

Revision Date Description Initial Checked

20/03/21 REVISED DA ISSUE JM
15/12/21 DA ISSUE JM

Revision Date Description Initial Checked

