

LEIGH DESIGN

*waste management plans for
all urban developments*

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WASTE MANAGEMENT PLAN

**Proposed Masterplan:
2-28 Montague Street and 80 Munro Street,
South Melbourne, Victoria**

**Prepared for:
Gurner 2-28 Montague St Pty Ltd**

Document Control

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WASTE MANAGEMENT SUMMARY

- The operator, as defined below, shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall sort their waste and dispose garbage and recyclables via the chutes and/or directly into collection bins (Hotel and Serviced Apartment housekeepers shall transfer waste on behalf of the guests).
- Waste shall be collected at the onsite Loading Bays (the operator shall present full bins at the Ground Level Bin Stores in coordination with each collection).
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the Owners Corporation, who shall manage site operations (via cleaners, housekeepers, staff, and contractors, if required).

User: refers to residents/guests and commercial tenants, who shall utilise the waste system.

1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This masterplan shall consist of three towers for residential apartments, hotel, serviced apartment and retail tenancies. The number of residences and commercial floor-areas are stated in Table 1 (below). For future planning applications, detail waste management plans shall be provided for each building.

1.2 Estimated Garbage and Recycling Generation

The following table summarises the waste estimate (m³/week):

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Commingled Recycling
Tower 1 Apts (1 bed)	No. of units = 20	1.40	1.40
Tower 1 Apts (2 bed)	No. of units = 156	12.48	12.48
Tower 1 Apts (3 bed)	No. of units = 48	5.76	5.76
Tower 2 Apts (1 bed)	No. of units = 39	2.73	2.73
Tower 2 Apts (2 bed)	No. of units = 52	4.16	4.16
Tower 2 Apts (3 bed)	No. of units = 24	2.88	2.88
Tower 3 Apts (1 bed)	No. of units = 63	4.41	4.41
Tower 3 Apts (2 bed)	No. of units = 155	12.40	12.40
Tower 3 Apts (3 bed)	No. of units = 48	5.76	5.76
T1 Serviced Apartments	No. of units = 64	2.24	2.24
T2 Serviced Apartments	No. of units = 56	1.96	1.96
T3 Serviced Apartments	No. of units = 60	2.10	2.10
T1-3 Serv Apts Amenities	area (m ²) = 200	0.20	0.10
T2 Hotel Rooms	No. of rooms = 144	5.04	5.04
T2 Hotel Lobby	area (m ²) = 175	0.18	0.09
T1 Childcare	area (m ²) = 577	2.02	0.69
T1 Retail (café)	area (m ²) = 276	2.90	2.90
T1 Retail (2x shops)	area (m ²) = 270	0.95	0.34
T1 Retail (conv. store)	area (m ²) = 137	0.48	0.17
T2 Car Showroom (services)	area (m ²) = 902	7.22	1.40
T2 Car Showroom (sales)	area (m ²) = 1100	1.32	0.88
T2 Car Showroom (café)	area (m ²) = 187	1.96	1.96
T2 Retail (café)	area (m ²) = 197	2.07	2.07
T2 Retail (shop)	area (m ²) = 182	0.64	0.23
T2 L28 F&B (restaurant)	area (m ²) = 431	19.91	9.96
T2 L28 F&B (bar)	area (m ²) = 200	0.70	0.25
T2 L28 F&B (BOH)	area (m ²) = 200	0.20	0.10

Waste Source	Base Qty (est.)	Garbage	Commingled Recycling
T3 Retail (café)	area (m ²) = 285	2.99	2.99
T3 Retail (5x shops)	area (m ²) = 848	2.97	1.06
TOTAL (m³/wk)		110.01	88.50

Note: The assumed uses/areas are listed above. In general, waste figures are based on Council Guidelines. However, in the absence of published Council guidelines, discretionary rates have been adopted for the hotel, childcare, car showroom, and amenity/BOH areas.

1.3 Collection Services

In order to avoid a high number of Council kerbside bins, a private contractor shall be engaged to collect waste within the subject land. The operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

Note: Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.

1.4 Location, Equipment, and System Used for Managing Waste

The waste management system is summarised as follows:

- Apartment receptacles for garbage and recycling.
- Waste receptacles located at residential amenity areas.
- Hotel receptacles at rooms and internal areas.
- Tenancy receptacles at internal areas.
- Three Garbage Chutes and three Recycling Chutes (in pairs at each tower), each with upper level intakes and Bin Store discharge. Optional bin-index systems could be considered for each chute.
- Bin Stores and Loading Bays at Ground Floor (Tower 1 and 2).
- Three Bin Stores at Basement 2 (one per tower).
- Collection bins (kept within the Bin Stores - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, glass, aluminium, steel, and plastics).

Green Waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost.

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the operator. Charities could be contacted to collect items that are in good condition.

Food and beverage tenants shall arrange the storage of used cooking oil and its collection by a recycler. The operator shall organise Grease Interceptor Trap servicing (if any).

Office managers shall arrange for the appropriate disposal of secured paper and toner/printer cartridges.

For vehicle services, the manager shall arrange for the appropriate disposal of tyres, motor parts, waste oil/coolant, etc.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m²
T1 Resi Apts (shared bins)	Garbage	7	1,100	3	11.2
	Recycling	7	1,100	3	11.2
	Charity	1	240	At Call	0.5
	Hard Waste	2	-	At Call	3.0
T2 Resi Apts (shared bins)	Garbage	4	1,100	3	6.4
	Recycling	4	1,100	3	6.4
	Charity	1	240	At Call	0.5
	Hard Waste	-	-	At Call	2.0
T3 Resi Apts (shared bins)	Garbage	8	1,100	3	12.8
	Recycling	8	1,100	3	12.8
	Charity	1	240	At Call	0.5
	Hard Waste	-	-	At Call	3.0
T1-3 Serv Apts (shared bins)	Garbage	3	1,100	3	4.8
	Recycling	3	1,100	3	4.8
	Hard Waste	-	-	At Call	2.0
T2 Hotel (dedicated bins)	Garbage	2	1,100	3	3.2
	Recycling	2	1,100	3	3.2
	Hard Waste	-	-	At Call	1.5
T2 Childcare (dedicated bins)	Garbage	1	1,100	3	1.6
	Recycling	1	660	3	1.2
	Hard Waste	-	-	At Call	1.5
T1 Retail (shared bins)	Garbage	2	1,100	3	3.2
	Recycling	2	1,100	3	3.2
	Hard/Other Waste	-	-	At Call	2.0

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m ²
T2 Car Showroom (shared bins)	Garbage	4	1,100	3	6.4
	Recycling	2	1,100	3	3.2
	Hard/Other Waste	-	-	At Call	4.0
T2 Retail (shared bins)	Garbage	8	1,100	3	12.8
	Recycling	4	1,100	3	6.4
	Hard/Other Waste	-	-	At Call	6.0
T3 Retail (shared bins)	Garbage	2	1,100	3	3.2
	Recycling	2	1,100	3	3.2
	Hard/Other Waste	-	-	At Call	2.0
Net Waste Storage Area (excludes circulation), m²:					149.7

Notes:

- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The plans shall illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately and the operator shall stipulate procedures for effective management of the available space.

1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1250	1240	780	43	130
1100	1330	1240	1070	65	210

Notes:

- * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) flat-lid bins. Also, steel 660/1100L bins could be adopted, STCA.
- For 1100L bins, flat lids are recommended (instead of dome lids). However, the operator shall consult with the waste collection contractor to specify and select the appropriate lid.
- Also, bins that receive waste under the chutes shall be reinforced to withstand loads from waste falling at high speed.

Table 4: Port Phillip / South Melbourne Colour Coding

Bin	Garbage	Commingled Recycling
Lid	Burgundy	Yellow
Body	Burgundy	Green

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labeled to identify the waste generator and site address.

2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Residents shall dispose sorted garbage and recyclables via dedicated chutes (available at each apartment level), in accordance with instructions from the chute supplier. For wastes unsuitable for chute disposal, residents shall transfer sorted waste directly to the Bin Stores (access via lift/stairs if required).

The operator shall maintain waste receptacles from residential amenity areas (if required, using a suitable trolley and the lift).

Hotel and Serviced Apartment housekeepers shall transfer sorted waste from rooms/work/amenity areas to the collection bins (using a suitable trolley and the lift).

Retail tenants shall dispose sorted waste into allocated collection bins kept within the Bin Stores (if required, using a suitable trolley and the lift).

Note: The operator shall have access to the Bin Stores to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach them. Also, the operator shall monitor the filling of the bins under the chutes and change these when full.

2.2 Collection Arrangements and Access to Waste Facilities

- In coordination with each collection, the operator shall transfer waste bins between the Basement Bin Stores and the Ground Floor Bin Stores. Given the limited space at the Ground Floor, bin-placement shall be coordinated with the corresponding truck.
- A private contractor shall collect waste at the onsite Loading Bays.
- Collection staff shall have access to the Ground Floor Bin Stores and transfer bins to the truck and back to the stores.
- The garbage and recycling collection shall be carried-out by rear-lift vehicles (nom. 6.4m long, 2.1m high, and 6.4 tonnes gross vehicle mass, needing a 2.3m high clearance when collecting 660L bins and needing a 2.5m high clearance when collecting 1100L bins).

Notes:

- For lateral bin transfers, the operator shall consider providing mechanical assistance via a suitable tug (refer to Sections 5 and 6).
- For vertical bin transfers between floors, a suitable hoist shall be provided.

3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Chutes and waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- As specified in Council's Local Law No. 1, domestic waste must be collected between the following hours:
 - 6:30am to 8:00pm Monday to Saturday;
 - 9:00am to 8:00pm Sunday; and
 - 6:30am to 8:00pm on Public Holidays.
 - Note: Refer to local laws for detailed requirements.
- As specified in Council's Local Law No. 1, industrial, trade, and commercial wastes must be collected between the following hours:
 - 7:00am to 8:00pm Monday to Saturday; and
 - 9:00am to 8:00pm Sunday and Public Holidays.
 - Note: Refer to local laws for detailed requirements.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

3.3 Ventilation, Washing, and Vermin-Prevention Arrangements

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668. For chute ventilation, a fan with riser to a rooftop exhaust shall be utilised.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the operator shall engage a contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute. Include a floor waste and hosecock near each chute outlet.

The operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

Chutes shall be sized and designed as recommended by a reputable chute manufacturer (chutes are proprietary items). The chute supplier shall fix safe-operating instructions to each intake-door and place a warning sign on each chute outlet.

For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Also, access to each chute outlet shall be restricted to trained personnel only (these areas shall be suitably fenced and kept locked).

4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer, and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins or chute. For nappy disposal, sturdy plastic bags shall be used. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin/chute. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions to Maintain & Improve the Waste System

The operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste bins shall be collected within the subject land.

4.4 Arrangements for Bins/Equipment Labelling and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: www.sustainability.vic.gov.au.
- The operator shall publish/distribute “house rules” and educational material to:
 - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
 - Improve facility management results (lessen equipment damage and chute blockages, reduce littering, and achieve cleanliness).
 - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Act 1970* includes principles of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The operator shall promote the observance of the acts (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Observe the waste hierarchy in the *Environment Protection Act 1970* (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment, and g) disposal.
- Peruse the Sustainability Victoria website: www.sustainability.vic.gov.au.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

5 SUPPLEMENTARY INFORMATION

- The operator shall ensure that bins are not overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
 - Comply with Worksafe Victoria’s Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
 - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
 - Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Chute discharge	Strike & debris from falling waste	PPE, staff training, and signage, maintain access restrictions. Include a suitable curtain/skirt and a locked mesh fence around the discharge zone of the chute
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

6 CONTACT INFORMATION

City of Port Phillip (local Council), ph 03 9209 6777

Waste Wise Environmental (private waste collector), ph 03 9359 1555

Kartaway (private waste collector), ph 1300 362 362

iDump (private waste collector), ph 1300 443 867

Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149

FJP Safety Advisors Pty Ltd (OH&S consultant), ph 03 9255 3660

Electrodrive Pty Ltd (tug & trailer supplier – for bin transfers), ph 1800 033 002

Warequip (tug supplier – for bin transfers), ph 1800 337 711

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

One Stop Garbage Shop (bin supplier), ph 03 9338 1411

Wastedrive Equipment (steel bin supplier), ph 02 9630 9333

Wastech Engineering Pty Ltd (chute supplier), ph 1800 465 465

Elephant's Foot (chute supplier), ph 02 9780 3500

ASI JD MacDonald Pty Ltd (chute supplier), ph 03 8558 7200

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

7 LIMITATIONS

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.