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# Waste Management Plan

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Proposed Mixed Use Development

11-27 Dorcas Street, South Melbourne

Prepared for  
Time & Place Property Pty Ltd

September 2024

G34426R-02D (WMP)

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# 1. Introduction

Traffix Group has been engaged by Time & Place Property Pty Ltd to prepare a Waste Management Plan for the Proposed Mixed Use Development at 11-27 Dorcas Street, South Melbourne.

This Waste Management Plan is intended to provide as a guidelines and strategies for the proposed development and may be subject to the ongoing updates, post-development.

# 2. Proposal

The Proposal is for a mixed-use development on the site as set out in the following table.

*Table 1: Development Schedule*

	Use	Area/Size/No.
Residential	Studios/One-bedroom apartments	61 no.
	Two-bedroom apartments	130 no.
	Three-bedroom apartments (Inc. Penthouse)	52 no.
	<b>Total</b>	<b>243 no.</b>
Commercial	Café	176 m <sup>2</sup>
	Retail (shop)	321 m <sup>2</sup>
	<b>Total</b>	<b>497 m<sup>2</sup></b>
Residential Amenities		<b>323 m<sup>2</sup></b>

Waste collection for residential and commercial uses will occur on-site within the loading bay, provided at lower ground level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.

A dual chute system for residents is provided at each building level and terminate into the chute discharge area provided at the lower ground level. Garbage and recycling waste will be accommodated within the chutes (separate chute for each waste stream).

A shared residential waste storage area is provided at the lower ground level for glass and FOGO waste. Small caddy bins will be provided at each residential level for residents to dispose of FOGO and glass waste. This waste will be manually transferred to the waste room which is directly accessible to the delegated staff through the lifts.

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A separate hard waste storage area is provided at lower ground. This waste will be collected via a private contractor as required.

A copy of the development plans prepared by Bates Smart Architects (dated September 2024) is attached at Appendix A.

### 3. Waste Management Plan

#### 3.1. Waste Systems

The waste management systems of the proposed development are comprised of the following components:

- Immediate smaller bins within individual dwellings and tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB's) on chutes,
- A dual chute system for garbage and recyclable waste (excluding glass) at each residential level,
- Mobile Garbage Bins (MGB's) within the respective waste storage areas at lower ground level, and
- Manual transfer of FOGO, glass and hard waste at lower ground level within the respective waste storage areas as required.

#### 3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered separately to reduce landfill at the source.

The waste generated by the proposed development shall be separated and managed into the following waste streams:

##### Residential Component

- General Garbage Waste,
- Food and Organics/Green Waste,
- Glass Recycling, and
- Other Commingled Recycling (inc. Paper & Cardboard).

##### Commercial Component

- General Garbage Waste,
- Food and Organics/Green Waste,
- Other Commingled Recycling (including glass), and
- Paper and Cardboard Waste.

The proposed management of each of the streams/systems is detailed below.

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Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	Commercial Waste
<b>Garbage</b>	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the appropriate chute provided at each residential level.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the commercial waste storage area at lower ground level.
<b>Recycling</b>	Residents will dispose of recyclable items directly into the appropriate chute provided at each level. Cardboard items shall be folded where appropriate.	Staff will dispose of loose recyclable items directly into the recycling bin within the commercial waste storage area at lower ground level.
<b>FOGO</b>	Small caddy bins (80/120L) will be provided at each residential level for residents. Building management staff will be responsible to dispose of organic waste directly into the organic bins from small caddy bins within the shared residential waste area at lower ground level as required.	Staff will dispose of organic waste directly into the organic bins within the commercial waste storage area at lower ground level.
<b>Glass</b>	Small caddy bins (80/120L) will be provided at each residential level for residents. Building management staff will dispose of glass waste directly into the glass bins from small caddy bins within the shared residential waste area at lower ground level as required.	Glass waste generation by commercial tenancies is anticipated to be very low and therefore, it can be accommodated within the commingled recycling bin provided.
<b>Paper &amp; cardboard</b>	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the commingled recycling bin. Transfer to occur via the commingled recycling chute (except for large cardboards).	Staff will dispose of loose cardboard directly into the paper & cardboard bin within the commercial waste storage area at lower ground level. Cardboard shall be folded appropriately.
<b>Hard Waste</b>	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. A temporary hard waste storage area is provided at lower ground level and will be collected via a private contractor.	The commercial tenancies will dispose of any hard waste via a private contractor on a required basis.

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Waste Type	Waste Management	
	Residential Waste	Commercial Waste
Other	<p>Residents will dispose of electric waste (within onsite e-waste bin) including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Port Philip Resource Recovery Centre (Corner of White and Boundary Streets, South Melbourne VIC 3205). E-waste must not be disposed in landfill.</p> <p>Residents will dispose of any e-waste and charity goods within the onsite charity and e-waste bin as required. Collection will occur via private contractor.</p>	<p>Staff will dispose of any electric waste including batteries, phones, computers etc. with the assistance of the property manager via the private contractor as required.</p>

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

The proposed land uses have been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 3 sets out the expected waste generation for the Proposed Mixed-Use Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
<b>Residential</b>		
One-bedroom apartments	80L per apartment/week	80L per apartment/week
Two-bedroom apartments	100L per apartment/week	100L per apartment/week
Three-bedroom apartments	120L per apartment/week	120L per apartment/week
<b>Commercial</b>		
Café	300L/100m <sup>2</sup> floor area/day	200L/100m <sup>2</sup> floor area/day
Retail	50L/100m <sup>2</sup> floor area/day	50L/100m <sup>2</sup> floor area/day

An estimate of the total waste generated by the proposed development is detailed in Table 4.

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Table 4: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
<b>Residential</b>			
One-bedroom apartments	61 no.	4,880L per week	4,880L per week
Two-bedroom apartments	130 no.	13,000L per week	13,000L per week
Three-bedroom apartments	52 no.	6,240L per week	6,240L per week
Residential amenities	323m <sup>2</sup>	32L per week	32L per week
<b>TOTAL WASTE GENERATED</b>		<b>24,152L per week</b>	<b>24,152L per week</b>
<b>Commercial</b>			
Café	176 m <sup>2</sup>	3,696L per week	2,464L per week
Retail	321 m <sup>2</sup>	1,124L per week	1,124L per week
<b>TOTAL WASTE GENERATED</b>		<b>4,820L per week</b>	<b>3,588L per week</b>

### 3.3.2. Considering Alternative Waste Streams

As previously detailed, the Victorian Government's Circular Economy Policy: Recycling Victoria, requires food organics (FOGO), glass and paper & cardboard waste have been considered separately to reduce landfill.

Consideration of separate waste streams from the development is summarised in Table 5. The separated waste ratios are based on the values provided within the City of Melbourne Guidelines and having experience with similar developments.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential dwelling	65%	35%	80%	20%	-
Café	70%	30%	60%	-	40%
Retail	100%	-	50%	-	50%

Based on the preceding, the development is expected to generate the following waste volumes.

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Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Comingled	Glass	Paper & Cardboard
<b>Residential</b>						
Dwellings	243 no.	15,699L	8,453L	19,322L	4,830L	-
<b>TOTAL WASTE GENERATED</b>		<b>24,152L / week</b>		<b>24,152L / week</b>		
<b>Commercial</b>						
Café	176 m <sup>2</sup>	2,587L	1,109L	1,478L	-	986L
Retail	321 m <sup>2</sup>	1,124L	-	562L	-	562L
Subtotal		3,711L	1,109L	2,040L	-	1,547L
<b>TOTAL WASTE GENERATED</b>		<b>4,820L / week</b>		<b>3,588L / week</b>		

### 3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies – Residential

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	15,699L	1,100L	5 no.	3
FOGO	8,453L	240L	12 no.	3
Recycling	19,322L	1,100L	6 no.	3
Glass	4,830L	240L	7 no.	3

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Table 8: Waste Bins and Collection Frequencies – Commercial

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	3,711L	660L	1 no.	3
		1,100L	1 no.	
Recycling	2,040L	1,100L	1 no.	3
FOGO	1,109L	240L	3 no.	2
Paper & Cardboard	1,547L	1,100L	1 no.	2

Overall, the proposed mixed-use development requires the following bins:

### Residential

- 11 x 1,100L bins,
- 2 x 660L bins, and
- 19 x 240L bins.

### Commercial

- 3 x 1,100L bins,
- 1 x 660L bin, and
- 3 x 240L bins.

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Further details regarding the waste equipment required for the development are detailed in Table 9.

Table 9: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) <sup>Note 1</sup>	Bin Lid Colour <sup>Note 2</sup>	Bin Body Colour <sup>Note 2</sup>
Garbage	660L	1,200 x 1,260 x 780mm	Red	Dark Green
	1,100L	1,330 x 1,240 x 1,070mm		
Recycling	660L	1,200 x 1,260 x 780mm	Yellow	
	1,100L	1,330 x 1,240 x 1,070mm		
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240L	1,060 x 585 x 730mm	Purple	
Paper & cardboard	1,100L	1,330 x 1,240 x 1,070mm	Blue	

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.

Note 2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

3.4.1. Waste Area and Access

The proposed development provides a chute discharge area at upper ground level which will be secured and accessed via trained personnel only.

Separate waste storage areas for residential and commercial uses are provided at upper ground level which can be accessed internally via the lifts. The waste storage areas and access route are illustrated at Figure 1.

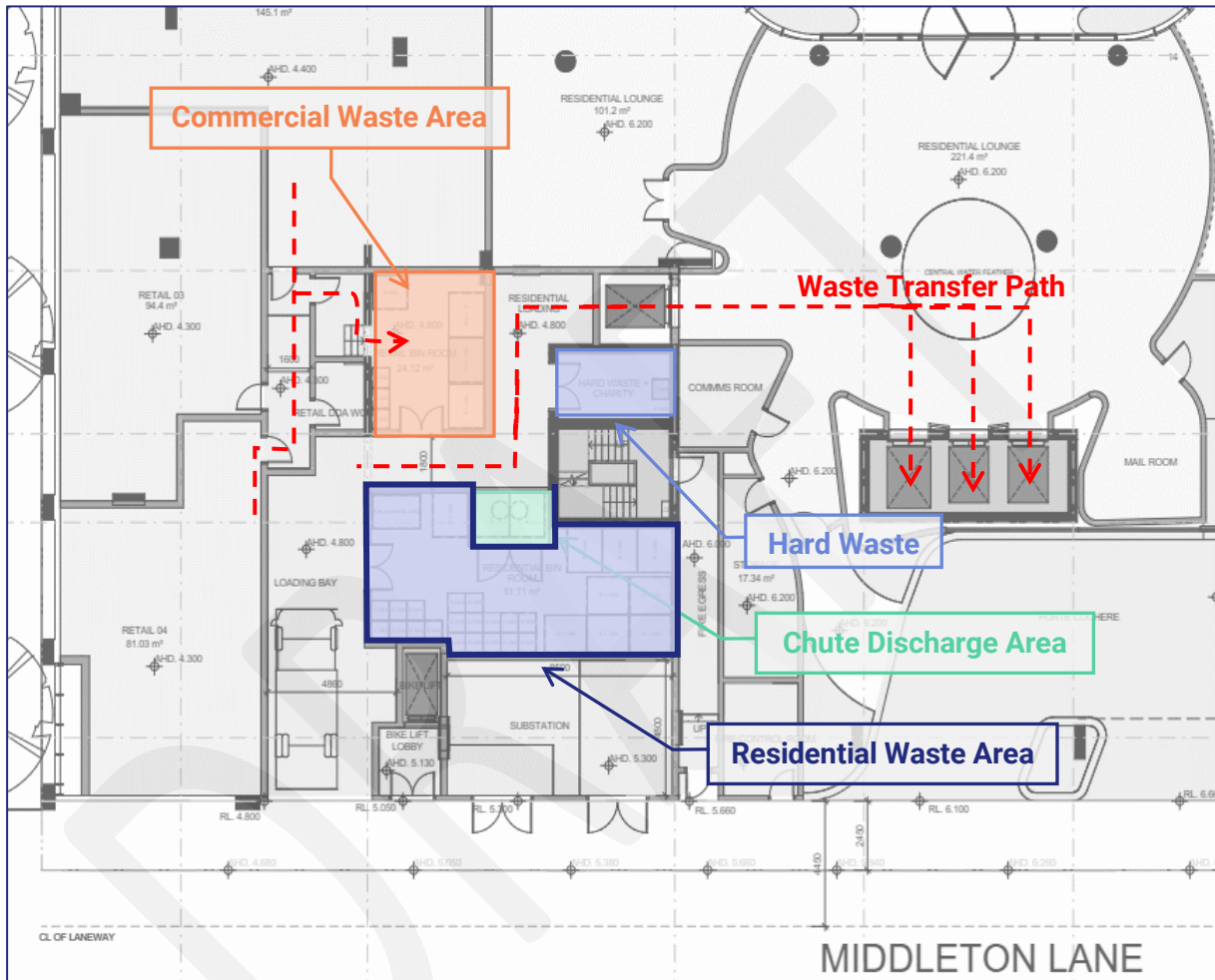


Figure 1: Proposed Waste Area & Pedestrian Access Route

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Typical residential floor showing access to the chute room is shown in the following figure.

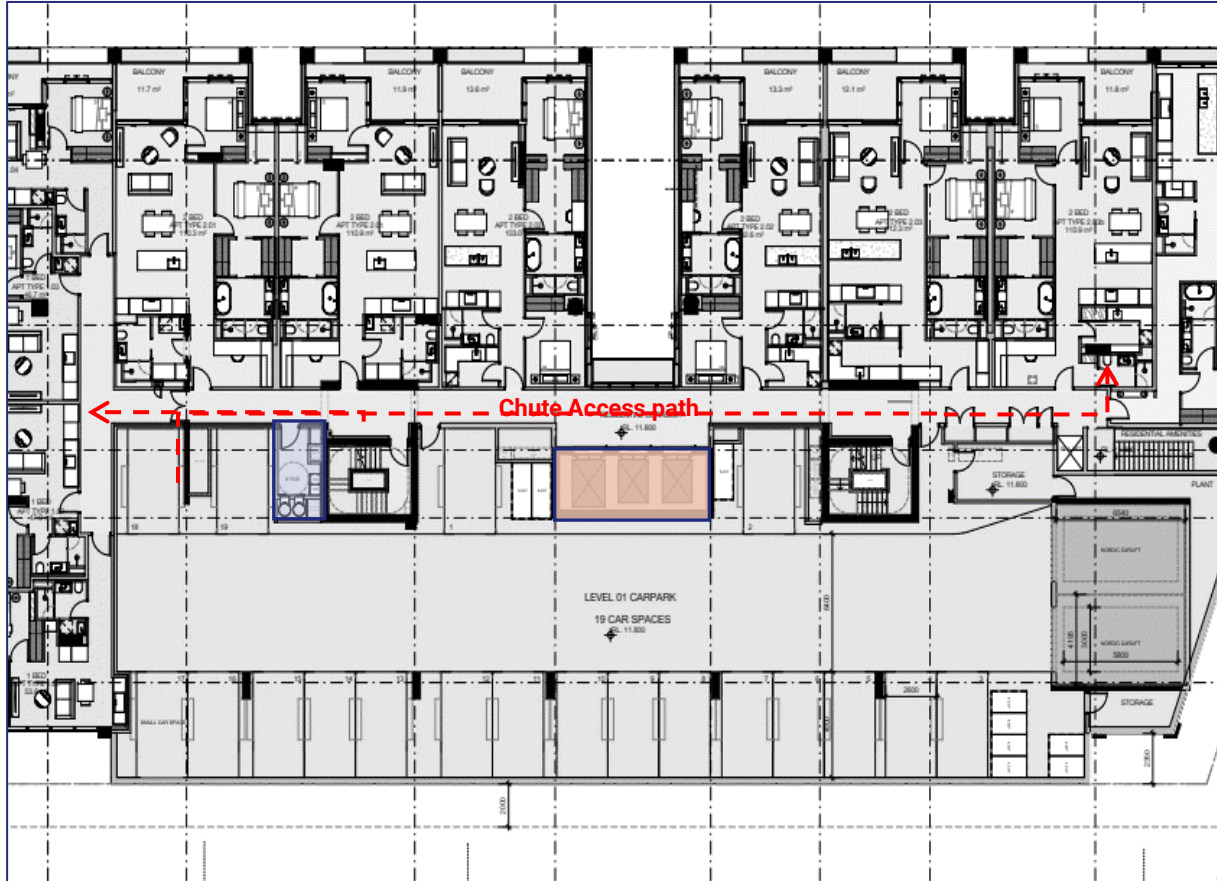


Figure 2: Typical residential level showing chute access path by residents

Table 10 details the waste area requirements based on the waste equipment proposed.

Table 10: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Residential	240L	0.43m <sup>2</sup>	17	7.31m <sup>2</sup>	51.71m <sup>2</sup>
	660L	0.99m <sup>2</sup>	2	1.98m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	9	11.97m <sup>2</sup>	
Hard waste area		4-5 m <sup>2</sup>			

Note 1: Net area required is calculated from the dimensions of the bins.

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Table 11: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Commercial	240L	0.43m <sup>2</sup>	3	1.29m <sup>2</sup>	24.12m <sup>2</sup>
	660L	0.99m <sup>2</sup>	2	1.98m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	3	3.99m <sup>2</sup>	

Note 1: Net area required is calculated from the dimensions of the bins.

Based on the above, sufficient space is provided for on-site waste storage within the proposed development.

### 3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 3.

The signage will help guide and encourage staff and residents of the proposed development to dispose of waste correctly into the appropriate waste streams.

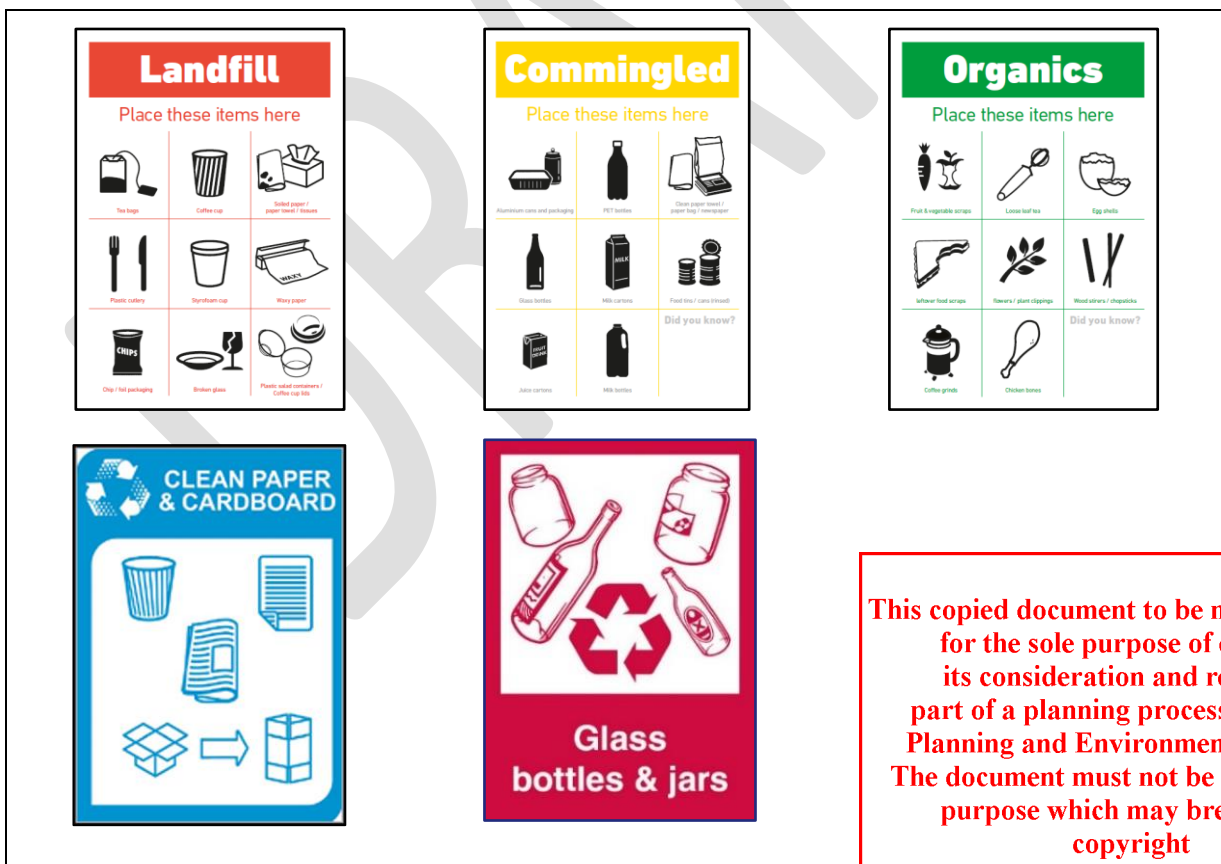


Figure 3: Waste Signage Examples

### 3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the loading bay provided at lower ground level. A private contractor will be engaged to collect the waste via a Mini-Hino rear loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will reverse within the loading bay and prop temporarily whilst the bins are emptied and exit the site in a forward direction.

Waste collection will be undertaken outside of the peak loading and unloading times of the development to minimise disruption and ensure there is sufficient space for the transfer of bins to and from the waste vehicle.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini rear loading waste vehicle within the site.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the site in a forward direction is attached at Appendix B.

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## 4. Amenity Impacts

It is the responsibility of the building management to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

### 4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

### 4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the building manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

#### Domestic Waste Collection

- Collections occurring once a week should be restricted to the hours 6am – 6pm Monday to Saturday,
- Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday

#### Industrial Waste Collection

- Collections occurring once a week should be restricted to the hours 6:30am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays
- Collections occurring more than once a week should be restricted to the hours 7 am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays

### 4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

### 4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for proper washing and cleaning of bins. Alternatively, appropriate washing facilities including water supply and hose shall be provided for the regular washing of the bins and waste area by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.



## 5. Ongoing Maintenance & Sustainability Initiatives

### 5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the building manager for the ongoing operation and maintenance of the Waste Management Plan.

The building manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the building manager will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the building manager.

### 5.2. Waste Reduction Strategies

The building manager will be responsible to encourage staff and residents of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 4 below.

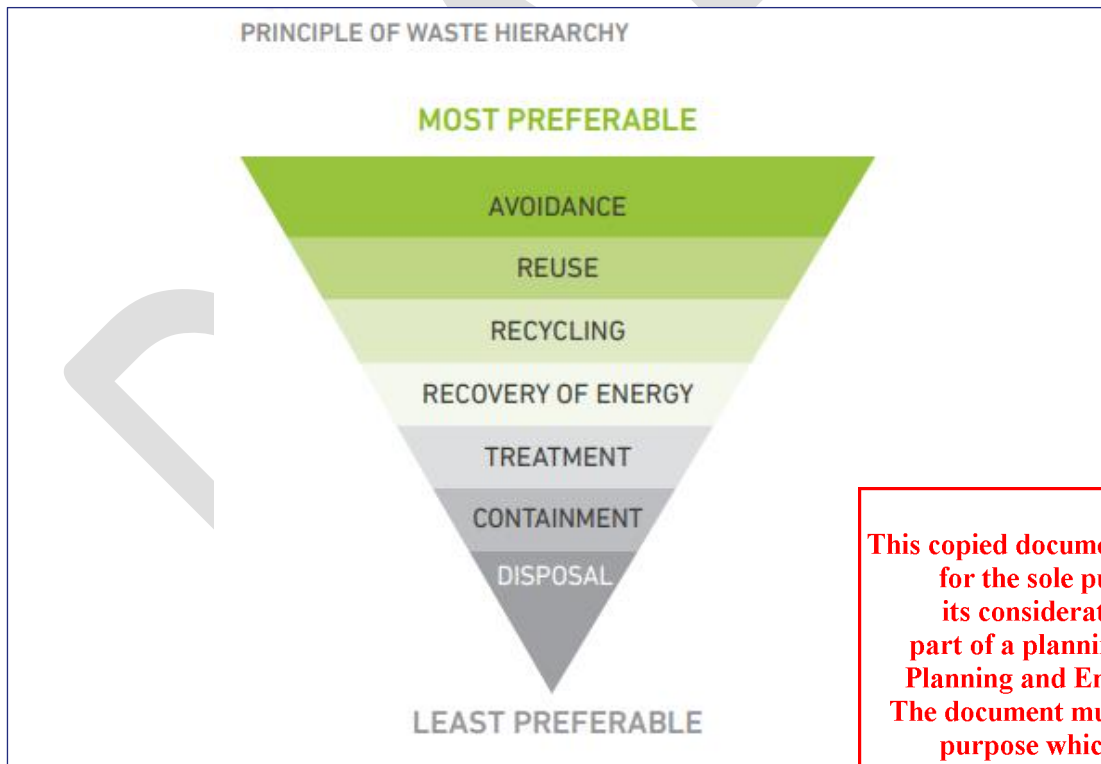


Figure 4: Sustainability Victoria's Waste Management Hierarchy

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Additionally, the building manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

### 5.3. Waste Management Rules

It will be the responsibility of the building manager to ensure all staff and residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

### 5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The building manager will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

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## 6. Contact Information

Table 12 provides a list of common waste collection service contractors and waste equipment suppliers. The building manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

*Table 12: Supplier Contact Information*

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

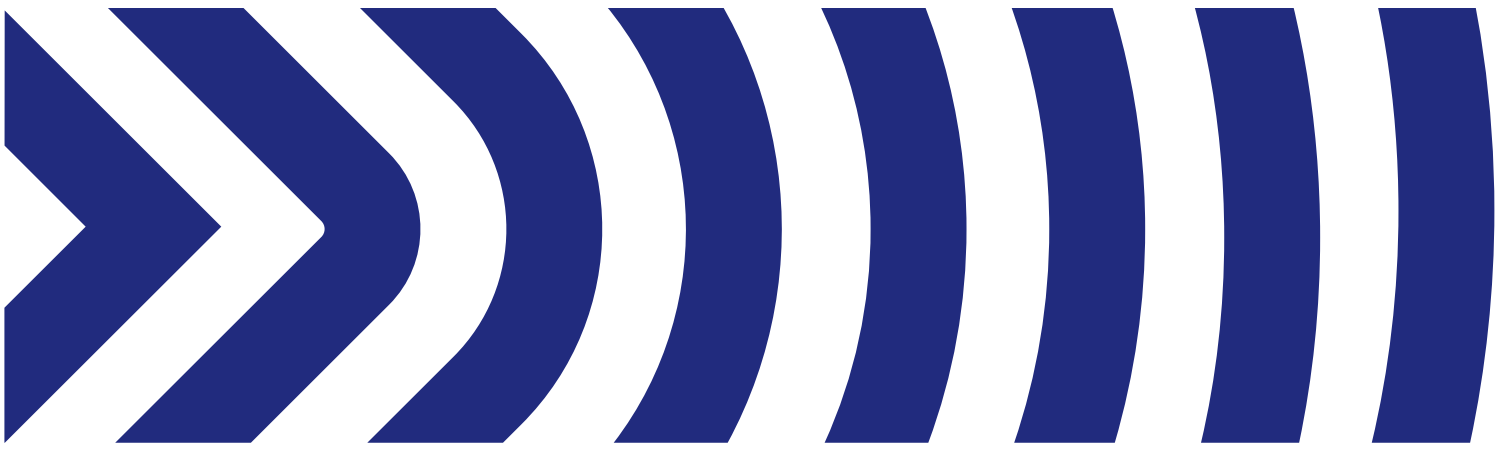


# Appendix A

## Development Plans

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# Appendix B

## Swept Path Diagrams

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