Leigh Design

waste management plans for all urban developments

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Waste Management Plan

Proposed Development:

10-16 Selwyn Street, Elsternwick, Victoria

Prepared for:

Pace Development Group Pty Ltd

Document Control

Report Date: 23 September 2024

Prepared By: Leonardo Russi, BEng (Mech), MEng (Env)

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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 safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall deposit sorted waste into the chutes and/or into designated collection bins. Trained Supermarket staff shall transfer waste into the baler and operate the units.
- Waste shall be collected within the development. The collection contractor shall transfer bins between the waste areas and the truck.
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the Owners Corporation and/or Facility Management, who shall manage site operations (via cleaners and contractors, if required).

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

1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This development shall consist of residential apartments and commercial tenancies (refer to Table 1).

1.2 Estimated Waste Generation

The following table summarises the estimate for major waste streams:

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Food	Recyc.	Glass
Apartments (1 bed)	No. of units = 45	2,340	1,260	2,520	1,080
Apartments (2 bed)	No. of units = 62	4,030	2,170	4,340	1,860
Apartments (3 bed)	No. of units = 41	3,198	1,722	3,444	1,476
Supermarket	area (m^2) = 3477	14,567	767	41,376	0
BWS	area (m^2) = 156	546	0	546	0
Food and drink	area (m^2) = 105	4,123	728	1,176	294
Café	area (m^2) = 32	571	101	358	90
Office	area (m^2) = 312	207	11	218	0
Place of Assembly	area (m^2) = 677	2,133	237	427	47
TOTAL (Litres/Week)		**31,715**	**6,995**	**54,406**	**4,847**

Note: Residential and Retail waste figures are based on Sustainability Victoria Guidelines. Supermarket waste figures are based on information provided by Supermarket operators from similar facilities.

1.3 Collection Services

Based on the anticipated waste volume, a private contractor shall be required to collect waste. The Operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

1.4 Location, Equipment, and System for Managing Waste

The waste management system is summarised as follows:

- Apartment receptacles for garbage, recycling, glass, and organics (with option for the latter as a benchtop caddy).
- Tenancy receptacles at internal areas.

- Two Garbage Chutes and two Recycling Chutes (in pairs), each with residential level intakes and Bin Store discharge. Bin-index systems shall be considered for each chute.
- Two Residential Bin Stores (one located at Basement Level 3 and another one located at Basement Level 3).
- BWS Bin Store located within the tenement.
- Retail Waste Area located within the shared Loading Bay.
- Supermarket Waste Area within the Supermarket Loading Bay.
- Collection bins (kept within the above waste storage areas - 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: Two types of bins shall be provided for residential and selected commercial uses. One type of bin for glass and a second type for all other recyclables (paper, cardboard, aluminium, steel, and plastics). All recyclables shall be commingled into the available recycling bins until a glass-only service becomes available.

Note: The supermarket shall include separate streams to recycle plastic-wraps/bags and cardboard via baler.

Organics: Users shall place organic waste into Organics bins (a small caddy shall be employed at each tenement). Certified compostable liners shall be adopted for bins and/or caddies. Any excess garden waste from communal areas shall be collected and disposed by the landscape maintenance contractor.

Putrescible: This Supermarket-specific waste stream (including fish, offal, fat, bones, etc.) shall be managed in accordance with Council and state regulations. The storage, collection, and disposal shall be arranged with the assistance of a specialised contractor.

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals, detox items, etc) shall be organised with the assistance of the Operator.

These items shall remain within the development until the Operator arranges a private collection from the subject land in accordance with requirements from the relevant authority. In particular e-waste must not be disposed in landfill. Also, the Operator shall organise charity waste collections of unwanted items that are in good condition.

Food and drink tenants shall arrange the storage of used cooking oil and its collection by a recycler. The Operator shall organise Grease Interceptor Trap servicing.

The supermarket shall arrange the storage and collection of cooking oil, if any. Also, the Grease Interceptor Trap, if any, shall be serviced periodically.

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

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	Collection Frequency	Net Area m²
Apartments (shared bins)	Garbage	6	1,100	2/week	9.6
	Food Organics	12	240	2/week	6.0
	Recycling	6	1,100	2/week	9.6
	Recycling - Future Glass	12	240	2/week	6.0
	Charity Bins	2	240	At Call	1.0
	Hard/E-Waste	-	-	At Call	3.0
Supermarket (dedicated system)	Garbage	5	1,100	3/week	8.0
	Food Organics	2	240	3/week	1.0
	Recycling	1	240	3/week	0.5
	Future Glass	1	240	3/week	0.5
	Cardboard (baler and 6 pallets)			2/week	15.0
	Hard/E-Waste/Other	-	-	At Call	3.0
BWS (dedicated bins)	Garbage	1	240	3/week	0.5
	Recycling	2	240	3/week	1.0
	Hard/E-Waste/Other	-	-	At Call	1.0
Food and drink / Café / Office / Place of Assembly (shared bins)	Garbage	3	1,100	3/week	4.8
	Food Organics	2	240	3/week	1.0
	Recycling	1	1,100	3/week	1.6
	Recycling - Future Glass	1	240	3/week	0.5
	Hard/E-Waste/Other	-	-	At Call	3.0
Net Waste Storage Area (excludes circulation), m²:					**76.6**

Notes:

- The Cardboard Baler shall be sourced by the Supermarket Operator.
- Allow additional space for bin-index systems (also, spare bins shall be considered). For each bin index, please allow a min 150mm clearance all around (plus space to load the bins onto each unit). Index sizes vary between manufacturers.
- Bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- The Operator shall source charity bins.
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed.

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

The enclosed drawings 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
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 flat-lid bins.
- Bins that receive waste under chutes shall be reinforced to withstand loads from waste falling at high speed.

Table 4: Glen Eira Colour Coding

Bin	Garbage	Food & Garden	Recycling	Glass (TBC)
Lid	Red	Lime	Yellow	Purple
Body	Green	Green	Green	Green

Table 4: AS 4123.7-2006 Plastic Bin Colour Coding

Bin	Garbage	Recyclables	Green Waste
Lid	Red	Yellow	Lime Green
Body	Dark Green / Black	Dark Green / Black	Dark Green / Black

Note: Victorian publications illustrate bins with lime-green lids for food/green waste and purple lids for glass bins. Private bins shall be labelled 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 (e.g. organics, bulky waste, future-glass, etc), residents shall transfer sorted waste directly to the Bin Store (access via lift/stairs if required). The Operator shall assist residents to dispose large cardboard items.

Commercial tenants shall dispose sorted waste into collection bins located within their designated waste storage area (if required, using a suitable trolley). Trained supermarket staff shall load cardboard into the baler and operate the unit.

Note: The Operator shall have access to waste areas to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach the bins. 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

- A private contractor shall collect waste within the onsite Loading Bays and within internal carparks at Basement Levels 3 and 4.
- Collection staff (driver and assistant) shall have access to the waste areas and transfer bins to the truck and back to the waste areas.
- Bin 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 2.5m high clearance when lifting 1100L bins). Cardboard bales shall be collected by rear-lift vehicles (nom. 8.8m long, 4m operational height, and 24 tonnes gross vehicle mass).
- Waste collections shall be carried-out during off-peak traffic periods.

The enclosed drawings illustrate the waste system. Also, the enclosed swept paths illustrate truck access.

3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Rear-lift bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- For private services, the hours of waste collections shall be as specified in Council's local laws. Also, Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

Victorian EPA Noise Control Guideline Publication 1254.2 May 2021 (excerpt)

[Section] 5. Domestic [and Commercial] Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- Collection occurring once a week should be restricted to the hours: 6am to 6pm Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours: 7am to 6pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The Operator shall be responsible for:

- Promoting adequate waste practices and avoiding waste-dumping (see Sect. 4).
- 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

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- 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 suitable contractor to wash bins in a mobile bin-wash vehicle). 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.

Chutes, associated shafts, and discharge areas/bin-indexes shall be sized and designed as recommended by a reputable chute manufacturer (chutes and associated equipment are proprietary items). The chute supplier shall fix safe-operating instructions to each intake-door and place a warning sign on each chute outlet and compactor/bin-index. Each bin-index shall include appropriate safety features to ensure safe operation must not overload or damage bins.

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 and bin-index shall be restricted to trained personnel only (these areas shall be suitably fenced and kept locked). The Operator shall train staff and waste collectors concerning hazards associated with the chute discharge areas and bin-index systems.

The cardboard baler supplier shall provide training to all users and include appropriate safety features, operating instructions, and signage to ensure safe operation and prevent unauthorised use. Access to the baler shall be restricted to trained personnel only.

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

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. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin/chute/baler. Bagged recycling is not permitted. In addition, the Operator shall seek and implement relevant waste disposal instructions from Council and/or the waste collector.

Refer to Section 1.4 for all other waste streams and details of the waste system. Also, Section 2 outlines waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions Including Maintenance & Improvements

The development's owner/applicant shall appoint an Operator whilst providing the planning permit, this report, and any other relevant documentation associated with the waste system.

The Operator shall be responsible for managing the waste system and for developing and implementing safe operating procedures (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 shall be collected within the subject site.

4.4 Communication Strategy - Arrangements for System Labelling and Ensuring Users and Staff are Aware of How to Use the 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 how to sort waste with care to minimise contamination of various waste streams.

- For safety when disposing waste and shifting bins, the Operator shall develop and provide safety instructions.

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Amendment Act 2018* (and the principal EPA Act of 2017) includes fundamentals 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 *Environment Protection Amendment Act 2018* principle of waste management hierarchy, which states that waste should be managed in accordance with the following order of preference, so far as reasonably practicable: a) avoidance, b) reuse, c) recycling, d) recovery of energy, e) containment, and f) waste 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 observe local laws and ensure that bins aren't 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/disposing waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Waste/bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit waste/bin weight. Provide mechanical assistance to transfer bins
Baler operation	Crush/strike/cut and shear points	Staff training, signage and warning system, maintain access restrictions
Chute discharge and bin-index operation	Strike & debris from falling waste, and crush/strike/cut by moving bin system and shear points	PPE, staff training, signage and warning system, maintain access restrictions. Include a suitable curtain/skirt around the discharge zone of the chute and a locked mesh fence around the bin-index
Bin transfers and collections. User access to waste areas and loading areas	Vehicular strike/run-over (and equipment hazards listed above)	PPE. Develop a Hazard Control Plan. Maintain visibility. Use a mechanical bin-tipper. Designate Loading Bays as Shared Zones
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuvring 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

Glen Eira City Council (local Council), ph 03 9524 3333

Waste Wise Environmental (private waste collector), ph 1300 550 408

Kartaway (private waste collector), ph 1300 362 362

CSC Waste & Recycling (private waste collector) ph 1300 499 927

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

PuraAir (odour control equipment supplier), ph 1300 972 736

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

Electrodrive (tug & trailer supplier – for bin transfers), ph 1300 934 471

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

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

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

Wastech Engineering (chute and baler supplier), ph 1800 465 465

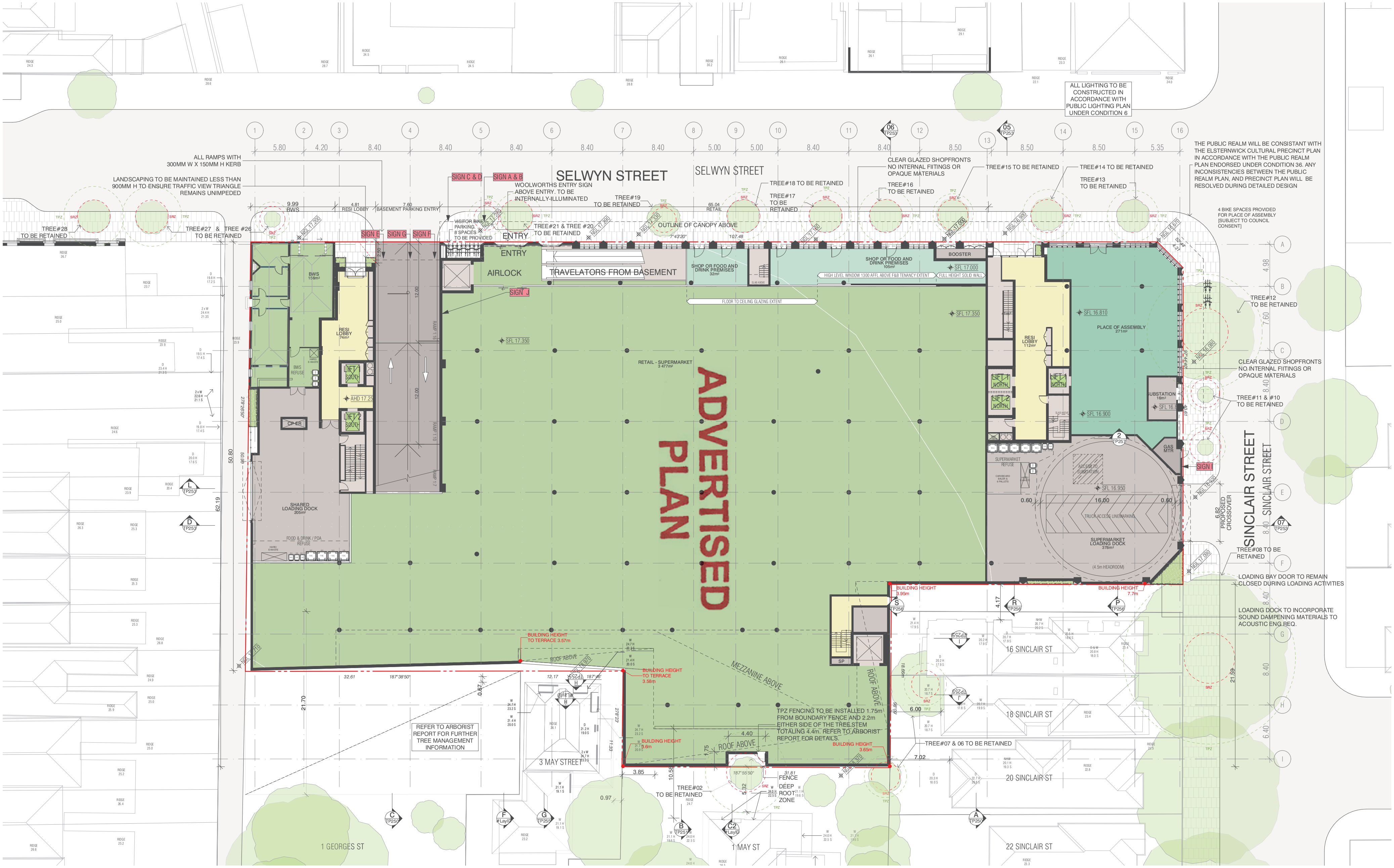
Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

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/ongoing use of the development (excludes demolition/construction phases). In particular, for occupation and fit-out phases, owners shall determine specific waste procedures.
- Drawings and information supplied to us.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's patronage, occupancy rate, waste generation intensity, the user's disposition toward waste and recycling, and the resident'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.



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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE

PROJECT

SELWYN ST ELSTERNWICK 2
10-16 SELWYN STREET
ELSTERNWICK VICTORIA 3185

DRAWING TITLE

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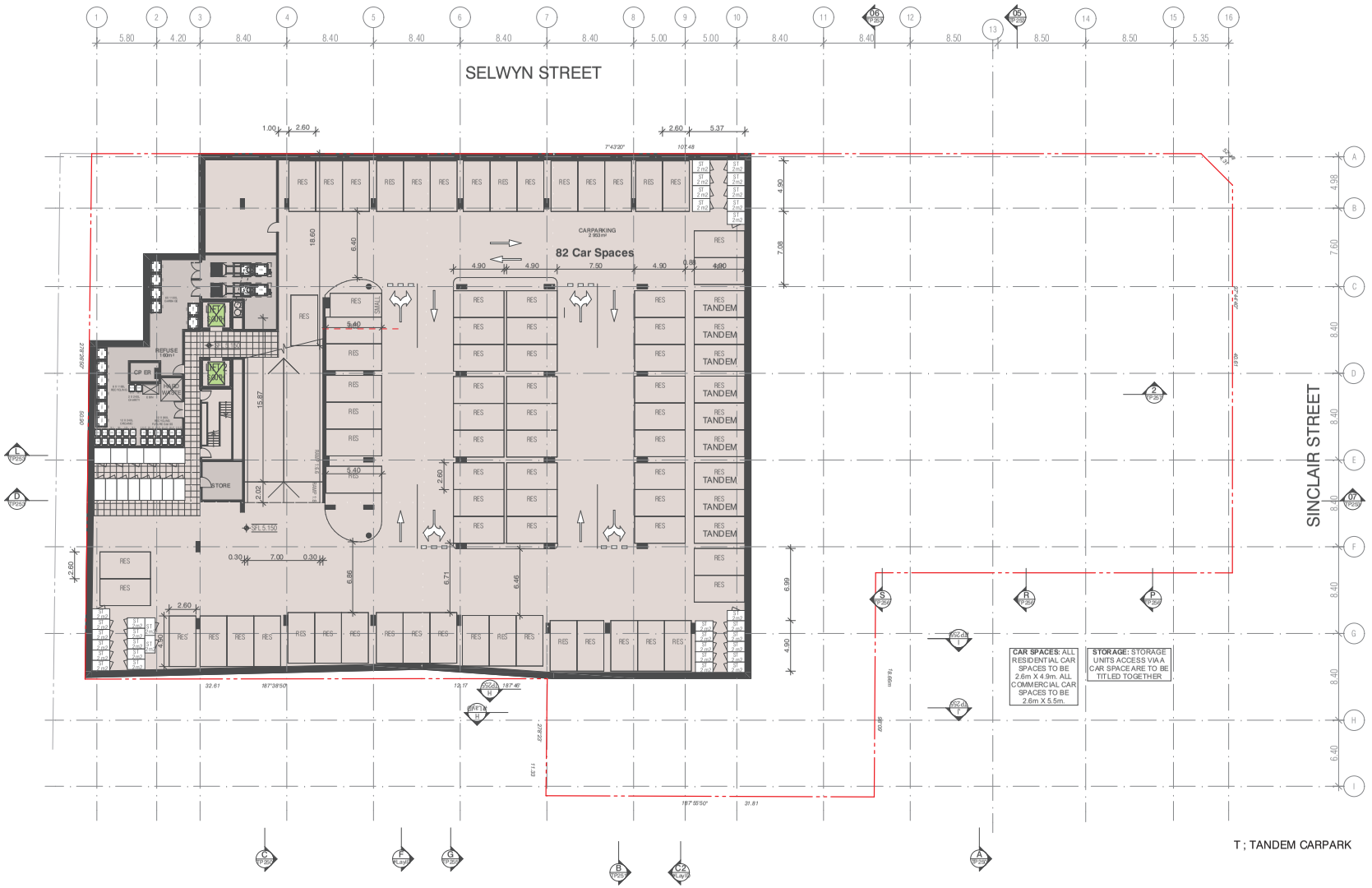
REV.

DRAWING NO.

ADVERTISED PLAN



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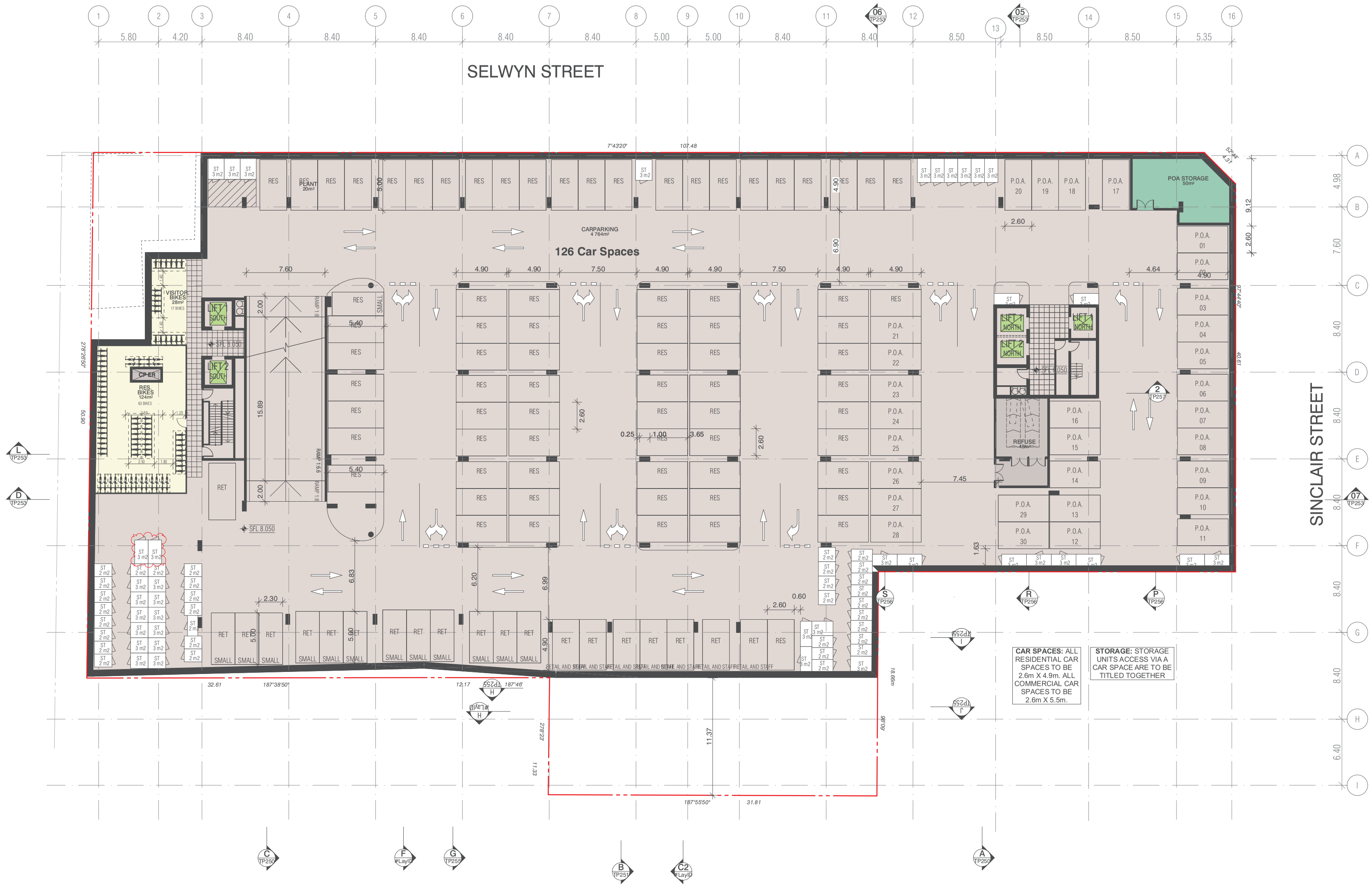

ADVERTISED PLAN

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SELWYN ST ELSTERNWICK 2
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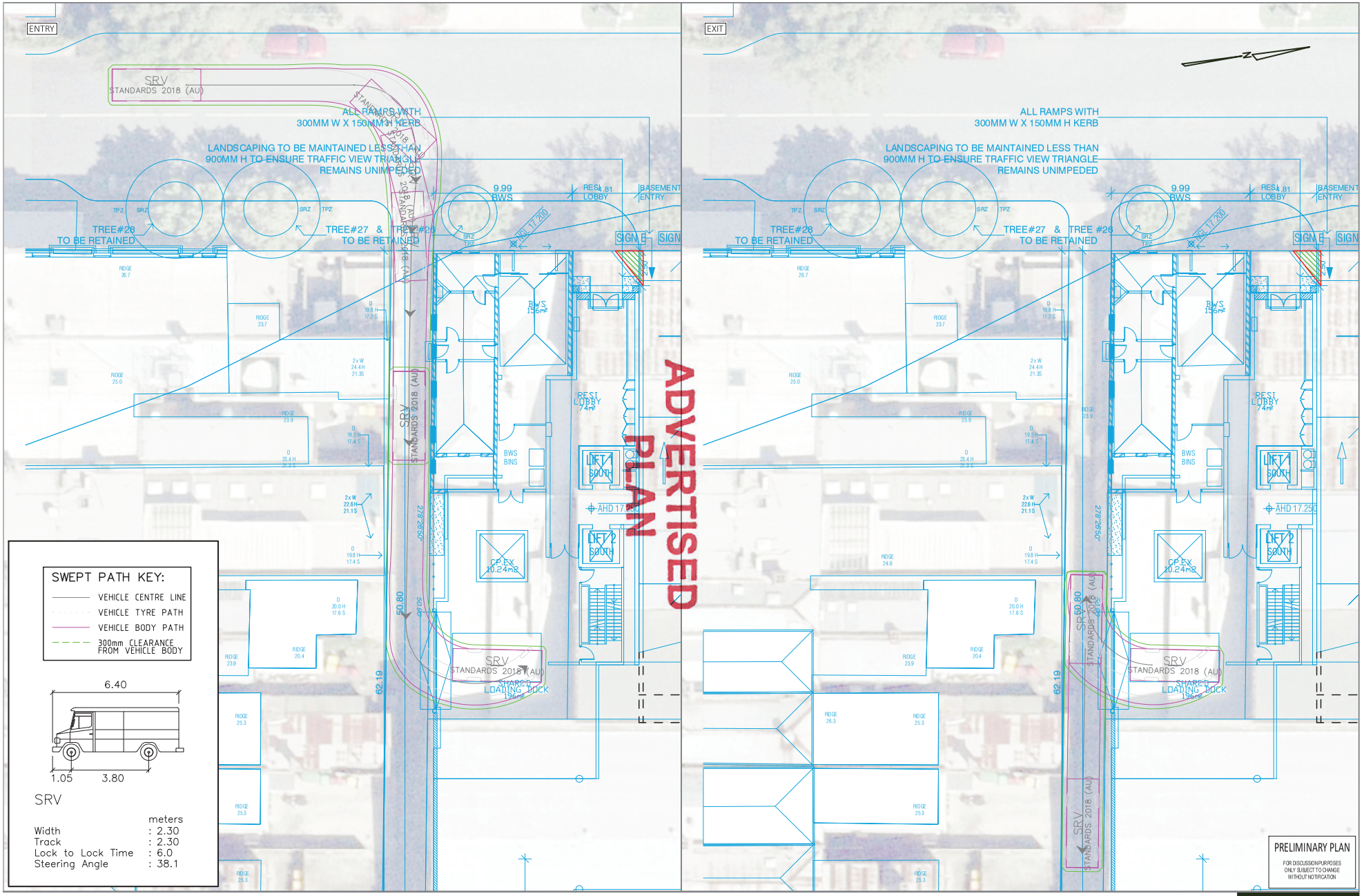

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Transport Advisory

10-16 SELWYN STREET, ELSTERNWICK
CAR PARK COMPLIANCE REVIEW
GROUND
SWEPT PATH ASSESSMENT

SCALE 0 2.5 5.0 1:250 @ A3
DRAWING NO. 24075-01-P2
DATE OF ISSUE 19 September 2024
DESGINED BY Z.YANG
REVIEWED BY K.WILLIAMS

SHEET
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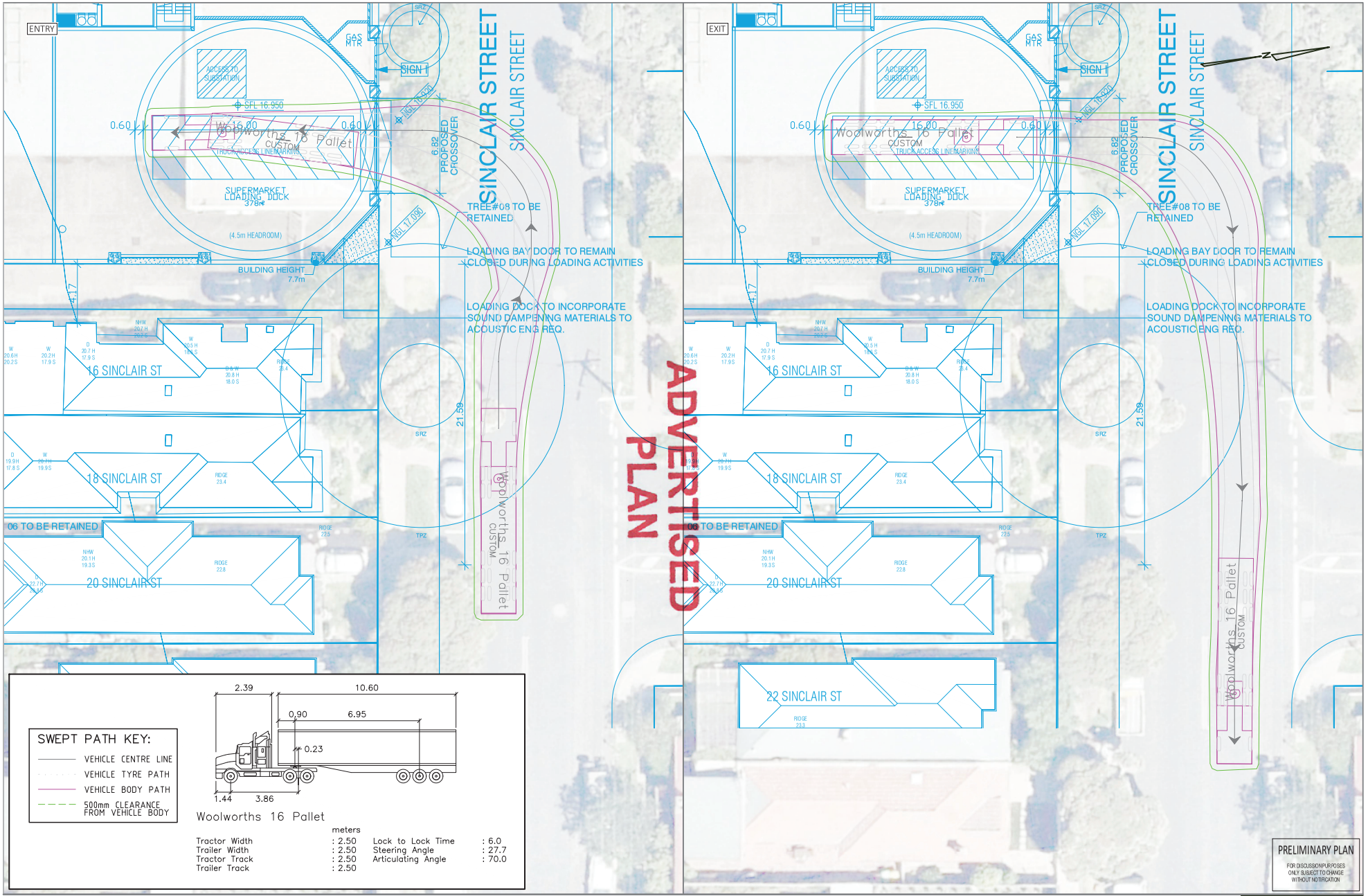

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SHEET
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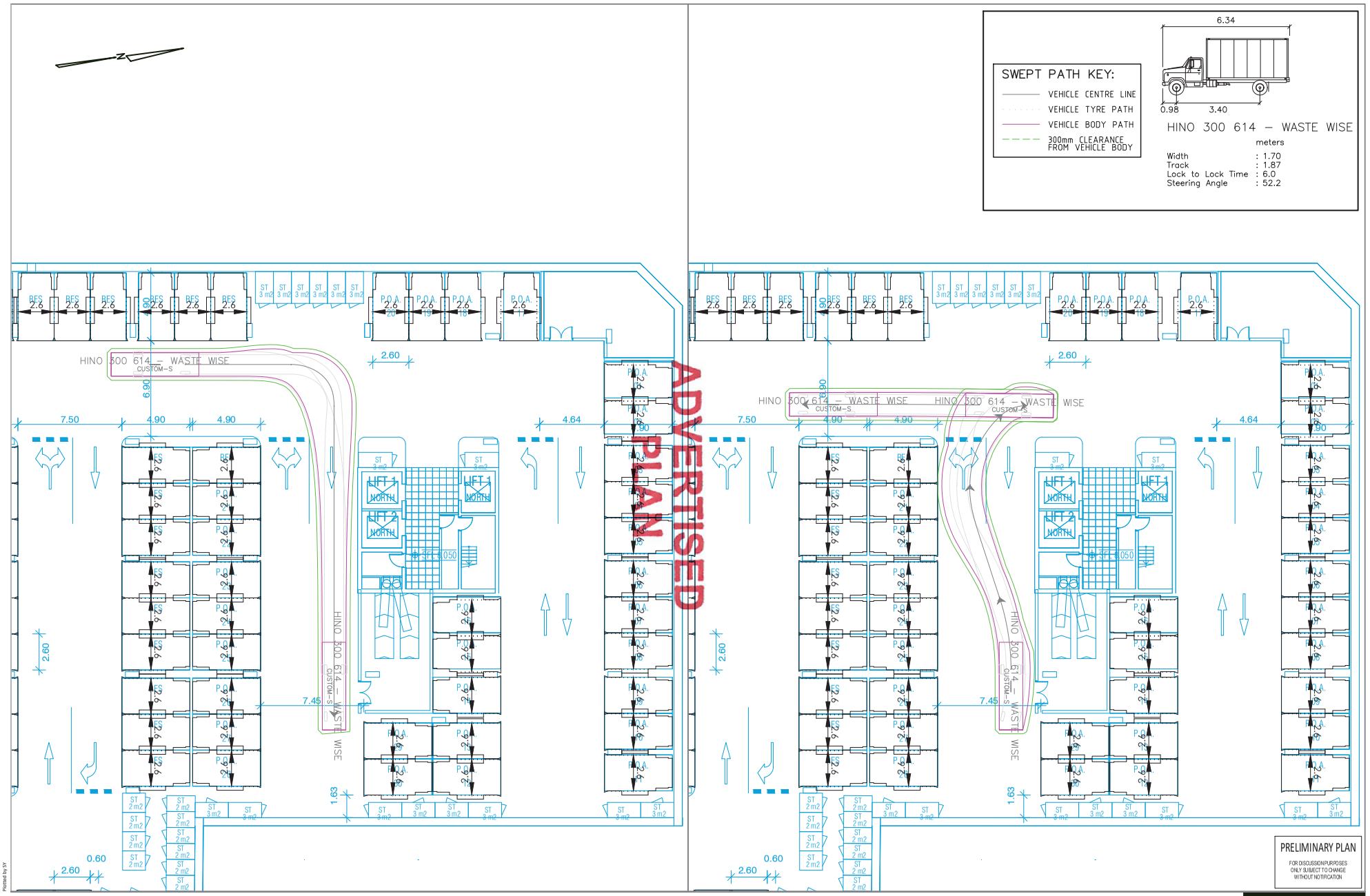

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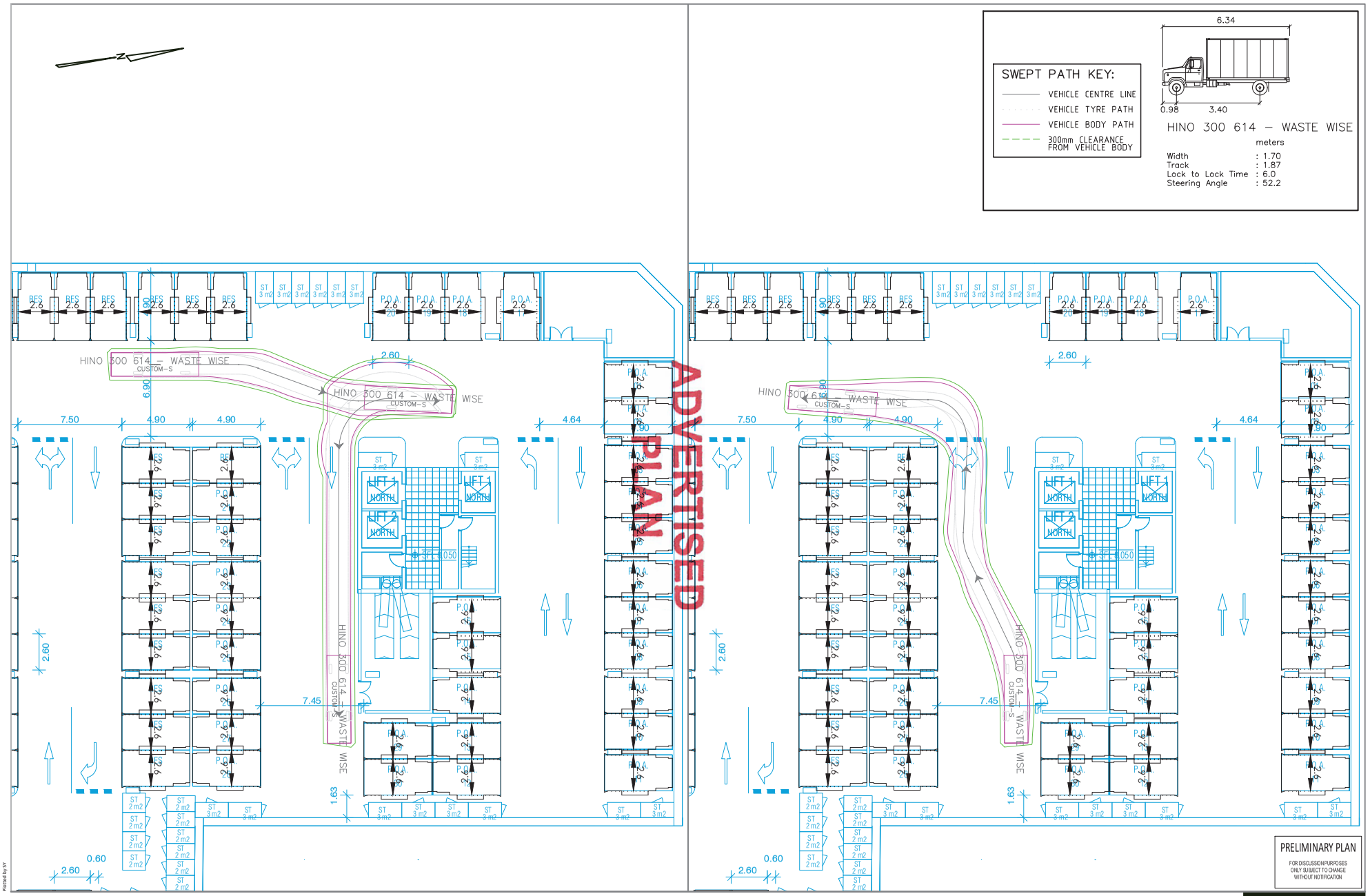
10-16 SELWYN STREET, ELSTERNWICK
CAR PARK COMPLIANCE REVIEW
BASEMENT 3
SWEPT PATH ASSESSMENT

SCALE 1:250 @ A3
DRAWING NO. 24075-01-P2
DATE OF ISSUE 19 September 2024
DESGINED BY Z.YANG
REVIEWED BY K.WILLIAMS

SHEET
13 OF 18



eukai
Transport Advisory

10-16 SELWYN STREET, ELSTERNWICK
CAR PARK COMPLIANCE REVIEW
BASEMENT 3
SWEPT PATH ASSESSMENT

SCALE 1:250 @ A3
DRAWING NO. 24075-01-P2
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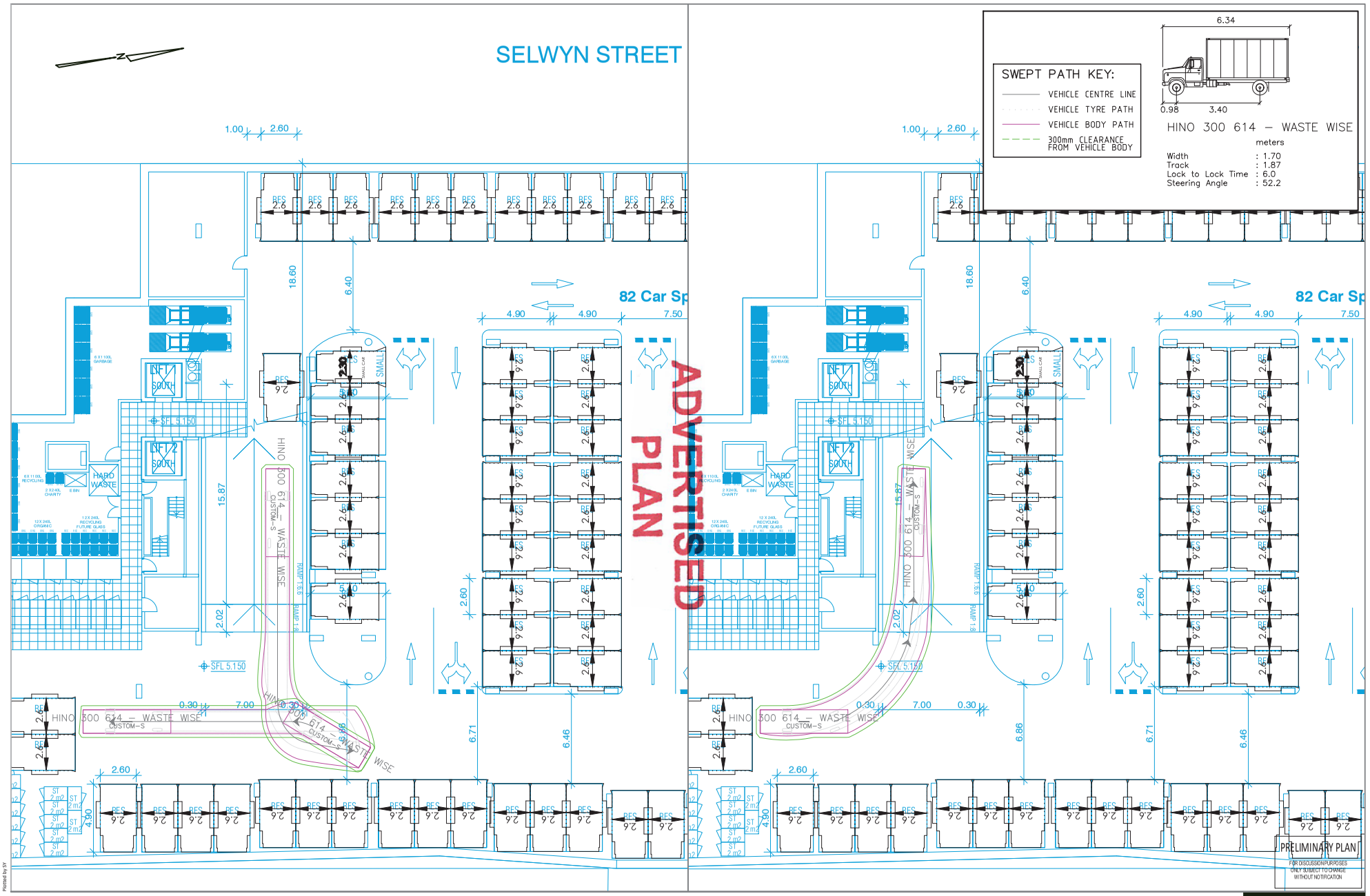

eukai
Transport Advisory

10-16 SELWYN STREET, ELSTERNWICK
CAR PARK COMPLIANCE REVIEW
BASEMENT 4
SWEPT PATH ASSESSMENT

SCALE 1:250 @ A3
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