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618 CLAYTON ROAD, CLAYTON SOUTH WASTE MANAGEMENT PLAN

PREPARED FOR

TROON GROUP

UPDATED FINAL B | 23 NOVEMBER 2023

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618 CLAYTON ROAD, CLAYTON SOUTH

WASTE MANAGEMENT PLAN

DOCUMENT INFORMATION:

Issue: Updated Final B
Date of Issue: 23 November 2023
Client: Troon Group
Reference: MGA23038

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1. INTRODUCTION

1.1 BACKGROUND

MGA Traffic Pty Ltd was commissioned by Troon Group to prepare a Waste Management Plan

to accompany a planning permit application currently being sought for a proposed industrial development on land located at 618 Clayton Road in Clayton South.

The proposal includes the construction of 4 warehouses (9 tenancies in total) totalling 48,569sqm accessed via a new private road extending east from Clayton Road.

1.2 SCOPE OF WORKS

The following assessment has been undertaken on plans prepared by Watson Young and responds to the waste management elements:

- Waste Systems
- Waste Generation Rates
- Waste Capacity & Collection Information
- Bin, Storage & Collection Area Details
- Signage
- Waste Related Amenity

1.3 NOTES

- Waste generation calculations presented in this report are estimates only.
- The site operator shall make all necessary adjustments to the waste management plan as required, based on the observed regular post construction operation.
- The 'Operator' or 'Site Operator' refers to the body corporate or owner's corporation who manage and operate the communal elements of the site. Management may be via use of staff and/or sub-contractors / private companies as required.
- The 'Commercial Operator' refers to the management of the individual on-site commercial tenancies who manage and operate the specific elements of the individual tenancies. Management may be via use of staff and/or sub-contractors / private companies as required.
- Both the site operator and commercial operator shall make all necessary adjustments to the waste management plan as required, based on the observed regular post construction operation.
- This plan does not consider waste management associated with the demolition and/or construction stages of the project.
- This report is not intended to determine/forecast any associated waste related operational costs.

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2. WASTE MANAGEMENT PLAN

2.1 WASTE STREAMS

Waste generated by the development shall be sorted on-site into the following waste streams.

TABLE 2.1: WASTE STREAMS

Waste Stream	Description
General Waste	General waste (placed in tied plastic bags) shall be placed within bins contained in the waste / bin store area. Each individual commercial tenant shall provide covered, leak proof waste receptacles for the temporary storage of general waste.
Co-Mingled Recycling	All paper and non-paper recyclables (PET, glass, aluminium, steel and HDPE containers) shall be commingled and placed into recycle collection bins located within the bin store area. All recyclable material shall be compacted (cardboard boxes and plastic containers crushed or flattened) as practical. Each individual commercial tenant shall provide separate covered, leak proof waste receptacles for the temporary storage of co-mingled recycling waste.
E-Waste	An E-waste ban to landfill commenced 1 July 2019, as such each individual commercial tenant shall make provision for the temporary storage of e-waste. A bin shall be provided within each tenancy to accommodate small e-waste items. Larger e-waste items should be disposed as per the appropriate hard waste guidelines.
Food Organics	Each individual commercial tenant shall make provision for the temporary storage of Food Organics. In addition to a large bin within the bin store area, smaller waste receptacles appropriately lined with biodegradable liners shall be placed around office and warehouse lunchrooms and other eating areas.
Garden Waste	A private contractor engaged by each individual commercial tenant will be responsible for removing any associated green waste from common and private spaces as part of any landscaping management services.
Hard & Tenant Specific Waste	No specific hard waste storage area is provided within each individual commercial tenant responsible for the disposal of hard waste. Tenant specific waste (including industrial or process waste) is not included within the waste management plan with individual tenants to arrange for the collection of tenant specific waste if required. Given the nature of the development, each individual commercial tenant provides sufficient area for the temporary storage of hard waste.

2.2 WASTE GENERATION RATES

Weekly waste generation estimates for the development have been sourced from Sustainability Victoria and are nominated below:

- Garbage 10L per 100sqm per day
- Co-mingled Recycling 10L per 100sqm per day

2.3 WASTE GENERATION ESTIMATES

Warehouse range between approx. 5,000sqm and 6,000sqm in size. Based on the upper limit, individual commercial tenancies could generate up to 3,000L of both general and co-mingled recycle waste per week (based on a 5-day work week).

As such, each warehouse will be provided with 1x 3,000L general waste skip, 1x 3,000L commingled recycle waste skip. In addition, 240L e-waste and food organics bins shall also be provided for the disposal of smaller e-waste items and food organics.

The waste generation estimates are based on industry accepted rates. Should the garbage allowance be exceeded, the initial course of action should be to review on-site waste practices to ensure the following:

- If general waste is being exceeded, ensure that recyclable waste is separated as appropriate.
- Should recycling be exceeded, staff are instructed to ensure that all cardboard boxes and plastic containers are crushed or flattened before being placed into the recycle bin(s). Mechanical devices are available to assist in the reduction of recyclable waste volumes.

Following this, an audit on the waste being generated can be used to either increase capacity of the on-site waste bins (where possible) or increase the frequency of collections. Conversely, waste audits may also be undertaken to review waste generation with a view to reducing waste collection frequency if the estimated waste generation rates are excessive and do not meet operational demands.

The collection responsibilities for the various waste streams associated with the commercial component of the development are nominated in Table 2.2.

TABLE 2.2: COLLECTION RESPONSIBILITIES

Waste Stream	Collection Description
General Waste & Co-Mingled Recycling	Council waste collection services are not suitable given the high waste volumes generated by the development, as such, the development will be subject to private waste collection for all elements. It shall be the responsibility of each warehouse operator to arrange private waste collection. Private waste collections should be arranged to occur outside of peak commuter traffic periods and at differing times to Council's waste collection schedule. It is the responsibility of staff (specific to each individual warehouse) to transfer general and co-mingled recycle waste from within each warehouse to the large bins in the bin store areas. All general waste shall be placed in plastic bags, tied and placed into the general waste bin with all recyclable material shall be compacted (cardboard boxes and plastic containers crushed or flattened) and placed in the co-mingled recycle bin within the bin store area.
Hard Waste	Hard waste collections shall be arranged by each individual commercial tenant on an as needed basis.
E Waste	E waste collections shall be arranged by each individual commercial tenant on an as needed basis.
Food Organics	Food Organics collections shall be arranged by each individual commercial tenant on an as needed basis noting that timely disposal and washing of bins is required to eliminate any potential odour and vermin concerns.
Garden Waste	A private contractor engaged by individual commercial tenant will be responsible for removing any associated green waste from common and private spaces as part of any landscaping management services.

It is noted that the collection of any tenant specific waste (including industrial or process waste) shall be arranged by the specific commercial operator and collected by an appropriately qualified private waste collection operator.

2.4 WASTE CAPACITY

Based on the nominated waste estimates and allowances provided, Table 2.3 assesses the number and type of bins required to service the development.

TABLE 2.3: WASTE CAPACITY & COLLECTION FREQUENCY

Waste Type	Bin Type / Size	Collections (per week)	No. of Bins	Weekly Capacity	Estimated Weekly Volume
Warehouses (per tenancy) [1]					
Garbage	4,500 L	1	1	3,000 L	Up to 3,000L
Co-Mingled Recycling	4,500 L	1	1	3,000 L	Up to 3,000L
E-waste	240L	As required	1	Not Applicable	
Hard Waste	Not Applicable	As required	Not Applicable		

[1] Bins to be stored within each individual tenancy.

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2.5 IMPACT OF FUTURE WASTE STREAMS

Recycling Victoria is the Victorian Government's circular economy policy and action plan for waste and recycling. It outlines a plan of reform to the recycling system, transforming how the economy uses materials and how the state reuses, repairs and recycles.

A key component to the circular economy is the aim to reduce waste by establishing a strong waste and recycling system.

The system will include access to four core waste and recycling services:

- Combined food and garden organics
- Glass
- Combined paper, plastic, and metals
- Residual waste.

The plan also aims to standardise waste collection bins (including bin lid colours), and collection services across Victoria. However, the Plan admits that a standard four-bin service may not be suitable for some developments.

Having consideration for the above and the state government policies on the reduction and recycling of waste, the waste allowances and bin area(s) nominated in this document are considered sufficient given:

- The introduction of additional waste streams (such as glass) will see the reduction and diversion of waste from existing streams.
- The reduction / diversion of waste from existing streams will reduce existing bin number and size requirements providing for surplus space to accommodate additional waste streams.
- The reduction in bin requirements associated with existing streams will provide space to accommodate waste bins for additional waste streams.
- The BOH areas in each warehouse are sufficient to accommodate additional waste bins or a reconfiguration of existing bin types to accommodate any additional waste streams

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3. WASTE STORAGE, EQUIPMENT & COLLECTION

3.1 BIN DETAILS

Table 3.1 provides details of the bins used for waste storage including size (capacity and dimensions) and colour.

All bins associated with the development shall be sourced and provided by each individual commercial tenant. Information on bin suppliers is provided in Section 5.1 of this report.

TABLE 3.1: BIN DETAILS

Type	Capacity (Litres)	Colour Coding		Dimensions			Floor Area Required
		Body	Lid [2]	Height	Width	Depth	
Warehouses (Individual Waste Bins – per tenancy)							
Garbage	3m (3,000 L)	Black	Red	1.3m	1.8m	1.5m	2.7sqm per bin
Comingled Recycling	3m (3,000 L)	Black	Yellow	1.3m	1.8m	1.5m	2.7sqm per bin
Food Organics	240 L	Black	Green	1.1m	0.6m	0.8m	0.48sqm per bin
E-Waste	240 L	Not Applicable		1.1m	0.6m	0.8m	0.48sqm per bin

[1] Bin colours (in particular bin bodies) for private waste collections are typically set by the private contractor who supplies the bins as part of their collection services. Bins are generally coloured to match the branding of the waste collection company.

[2] Lid colours for bins may are also typically set by the private contractor who supplies the bins however lid colours are generally in accordance with the colour coding outlined in AS 4123.7-2006.

The following figures provide a visual example of the typical waste collection bins and equipment required to service the development.

FIGURE 3.1: TYPICAL 3M³ (3,000L) BIN



(Note: Colour not indicative of those required by Council)

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3.2 BIN STORAGE AREA DETAILS

Table 3.2 outlines the requirements and suitability of the on-site bin store area based on the calculated number of bins required to service the estimated waste generated by the development.

TABLE 3.2: BIN STORAGE AREA REQUIREMENTS

Waste Type	Area Required [1]	Area Provided
Garbage	2.7 sqm	Each tenancy provides ample area for the storage of the required waste bins.
Recycling	2.7 sqm	
E-waste	0.48 sqm	
Food Organics	0.48 sqm	
Total	6.36 sqm [2]	

[1] Based on bin measurements provided in Table 3.1.

[2] Excludes area required for circulation and access.

The development plans illustrate a 10sqm bin store area located within the hard stand area of each tenancy which provides sufficient space for on-site bin storage, as required by the above schedule.

3.3 WASTE EQUIPMENT

Given the bin sizes, mechanical assistance may be required to transfer bins around the site (as required) between the nominated waste store areas and the usage / collection points. A suitably rated forklift can be provided for each warehouse to enable the manoeuvring of large waste bins.

These pieces of equipment are often provided to service other components of the development.

3.4 VEHICLE ACCESS & ADEQUACY

Waste shall be collected onsite from within the loading / hardstand areas of each individual warehouse.

Waste vehicles accessing all warehouses shall enter via entry crossovers to the private access road, collect and egress via exit crossovers to the private access road and back to Clayton Road.

Waste shall be collected via front lift vehicles (nominally 11m in length and an operation height of up to 8.5m).

The development has been designed to allow for the access and circulation of 25m B-Doubles. The nominated waste collection vehicle is smaller and nimbler than the sites design vehicle, as such accessibility to the site for collection is considered satisfactory.

3.5 SIGNAGE

Bins will be clearly marked and signed to ensure correct disposal of the varying waste streams. Additional visual prompts may assist in the correct disposal. Signage examples are available here (www.sustainability.com.au).

3.6 REGULATIONS & OHS

The site operator, commercial operators and private waste contractors are governed by relevant Occupational Health and Safety (OH&S) legislation including compliance with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials.

Details are available via the Worksafe website with the link provided.

(<http://www.worksafe.vic.gov.au/pages/forms-and-publications/forms-and-publications/non-hazardous-waste-and-recyclable-materials>)

3.7 OTHER INFORMATION

It is noted that post development (or as constructed) conditions or commercial operator preferences can see the amendment of the bin types and numbers as specified in this report. Additional waste streams may also be introduced at the discretion of the site operators to improve environmental and waste management.

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4. WASTE RELATED AMENITY

4.1 VENTILATION, VERMIN PREVENTION & WASHING FACILITIES

The on-site bin store area shall feature (as a minimum) the following ventilation, vermin prevention & washing facilities:

- Adequate ventilation to prevent odours pervading the car park. Ventilation will be in accordance with Australian Standard AS1668.
- Tight fitting doors or other preventative measures to prevent vermin access to the bin store area.
- Water supply, hosecocks and appropriate wash facilities (hoses, nozzles etc.) for the regular maintenance and washing of bins and the bin store area.
- Appropriately drained and slip resistant surface to enable the safe washing of bins (Note: During washing, bins may encroach outside the bin store area temporarily. Washing of bins should occur outside of peak traffic times).

In addition to the above, all access doors and bin-lids shall be kept closed. Enforcement can be supplemented by adequate signage.

4.2 NOISE MINIMISATION

The following measures will assist in the minimisation of waste related noise:

- Collection bins shall be equipped with rubber castors for deduced noise during transfer.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Private waste collection should follow the criteria as outlined in the Victorian EPA Noise Control Guidelines ([Section 5 - Publication 1254.2 \(May 2021\)](#)) with collection times occurring between the following times:
 - 1 collection per week: 6:30am – 8pm Mon to Sat or 9am – 8pm Sun and public holidays
 - 2+ collections per week: 7am – 8 pm Mon to Sat & 9 am – 8pm Sun and public holidays

4.3 LITTER PREVENTION

The following measures will assist in the management and prevention of litter:

- Ensuring that the on-site waste areas are secure to avoid any unauthorised use and/or waste dumping within the on-site waste areas whilst maintaining adequate access for staff and operators.
- Preventing the overfilling of bins.

4.4 WASTE MINIMISATION

The commercial operators shall encourage the minimisation of waste through the implementation of strategies. Strategies may include the setting of waste reduction targets, implementation of additional waste streams and regular waste auditing.

Tips for reducing waste are available online on the Sustainability Victoria website (www.sustainability.vic.gov.au).

4.5 MAINTENANCE & MANAGEMENT OF WASTE FACILITIES

The site operator shall be responsible for the maintenance and management of all communal waste areas and facilities. The site operator shall organise the servicing and/or replacement of waste facilities as appropriate.

5. SUPPLEMENTARY INFORMATION

5.1 CONTACT INFORMATION

Below is a courtesy listing of some common contractors and equipment suppliers. The site operators are not obliged to procure goods and/or services from these companies.

TABLE 5.1: CONTACT INFORMATION

Category	Organisation	Use	Contact Information
Local Government / Authority	City of Kingston	Council	1300 653 356 info@kingston.vic.gov.au
	Workplace Health and Safety	OH&S Consultant	0425 802 669
Private Waste Collectors	CSC Waste & Recycling	Waste Collection	1300 499 927 www.cscwaste.com.au
	Waste Wise	Waste Collection	1300 550 408 www.wastewise.com.au
	iDump Waste Management	Waste Collection	1300 443 867 www.idump.com.au
	SUEZ Environment	Waste Collection	13 13 35 www.suez.com.au
	Citywide Waste	Waste Collection	03 9261 5000 www.citywide.com.au
	VISY Waste Management	Waste Collection	03 9359 7447 www.visy.com.au
	Veolia Environmental Services	Waste Collection	132 955 www.veolia.com.au
Equipment suppliers	Sulo MGB Australia-	Bin supplier	1300 364 388 www.sulo.com.au

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