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Waste Management Plan

Proposed Residential Development
11 Beach Street, Frankston

Prepared for
CAAMCo 11 Beach Street Pty Ltd

May 2024

G32463R-03B (WMP)

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Document Control

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1. Introduction

Traffix Group has been engaged by CAAMCo 11 Beach Street Pty Ltd to prepare a Waste Management Plan (WMP) for the Proposed Residential Development at 11 Beach Street, Frankston.

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

2. Proposal

The application proposes to redevelop the site for the purposes of a residential development.

The proposed development schedule is provided in Table 1.

Table 1: Proposed Development Schedule

Use		Proposed Scheme
Residential	1 bed dwelling	29 dwellings
	2 bed dwelling	32 dwellings
	3 bed dwelling	1 dwelling
	Total	62 dwellings

Vehicle access to the site is provided via modifications to the existing crossover off Beach Street.

A residential waste room is provided towards the north-eastern corner of the ground floor. Waste collection is proposed kerbside along the site frontage to Beach Street.

Private waste collection is proposed utilising a 6.4-metre-long rear loaded mini waste truck.

A copy of the amended scheme development plans prepared by Caleb Smith Architect (dated May 2024) is attached at Appendix A.

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3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins within individual dwellings for temporary storage of garbage, recycling, organics, glass waste, and paper & cardboard.
- Shared mobile garbage bins (MGBs) within the waste room at the Ground Floor Level.
- Dual chutes for general waste and commingled recycling.

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 help reduce landfill at the source.

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

- General Garbage Waste
- Food and Organics/Green Waste
- Glass Recycling
- Other Commingled Recycling

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 Component
Garbage	Each dwelling shall be provided with plastic bins for temporary storage of general waste. Residents will place general landfill waste in tied plastic bags and dispose of bagged garbage in garbage chute in each level.
Recycling	Each dwelling shall be provided with plastic bins for temporary storage of recyclable items. Residents will dispose of recycling directly to recycling chute provided at each level.
FOGO	Each dwelling shall be provided with plastic bins for temporary storage of organic waste. Residents shall dispose of organics waste directly to the FOGO bins provided in the waste room at the ground level.
Glass	Each dwelling shall be provided with plastic bins for temporary storage of glass items. Residents will dispose of glass directly to glass bins provided in the waste room at the ground level.
Hard Waste	Residents will dispose of hard waste into the hard waste room at the ground level.
E-waste	Residents will dispose of e-waste into the e-waste bin inside the residential waste room at the ground level.
Charity Goods	Residents will dispose of any charity goods into the charity bin provided inside the residential waste room at the ground level.

3.3. Waste Generation

The proposed land use has 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 residential development.

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Table 3: Waste Generation Rates

Type of premise	Waste Source	Garbage ^(Note 1)	Recycling ^(Note 1)
Residential	One-bedroom Dwelling	80L/dwelling per week	80L/dwelling per week
	Two-bedroom Dwelling	100L/dwelling per week	100L/dwelling per week
	Three-bedroom Dwelling	120L/dwelling per week	120L/dwelling per week

Note:

1. The waste generation rates are based on *Best Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainable Victoria

An estimate of the total waste generation for the development is detailed in Table 4.

Table 4: Expected Waste Generation for the Proposed Use

Type of premise	Waste Source	No./ Total Area	Garbage	Recycling
Residential	One-bedroom Dwelling	29	2,320L per week	2,320L per week
	Two-bedroom Dwelling	32	3,200L per week	3,200L per week
	Three-bedroom Dwelling	1	120L per week	120L per week
TOTAL		62	5,640L per week	5,640L per week

3.3.1. Considering Alternative Waste Streams

A number of different land uses across the site are expected to generate FOGO, glass and paper & cardboard waste as summarised in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling	
	General	FOGO	Commingled	Glass
Residential apartments	65%	35%	70%	30%

Based on the preceding assessment to proposal is expected to generate the following waste volumes as shown in Table 6.

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Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Comingled	Glass
Residential apartments	62 dwellings	3,666 L	1,974 L	3,948 L	1,692 L
TOTAL WASTE GENERATED		5,640 L / week		5,640 L / week	

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

Waste Source	Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential	Garbage	3,666 L/week	1100L 660L	3 1	1
	Recycling	3,948 L/week	1100L 660L	3 1	1
	FOGO	1,974 L/week	240L	9	1
	Glass	1,458 L/week	360L 660L	3 1	1

Overall, the proposed residential development requires 6 x 1100L bins, 3 x 660L bins, 3 x 360L bin and 9 x 240L bins.

Further details regarding the waste equipment required for the development are detailed in Table 8.

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Table 8: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) ^{Note 1}	Bin Lid Colour ^{Note 2}	Bin Body Colour ^{Note 2}
Garbage	1100L 660L	1,330 x 1,240 x 1,070mm 1,260 x 980 x 780 mm	Red	Dark Green
Recycling	1100L 660L	1,330 x 1,240 x 1,070mm 1,260 x 980 x 780 mm	Yellow	
FOGO	240L	585 x 430 x 730mm	Light Green	
Glass	360L 660L	680 x 580 x 848mm 1,260 x 980 x 780mm	Purple	

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 Frankston City Council.

3.4.1. Waste Area and Access

The proposed development provides a residential waste room at the ground floor level.

Access to the residential waste room for residents will be via residential lifts.

Waste collection will occur via a private contractor kerbside along Beach Street. It will be the responsibility of the building manager or private contractor to transfer bins between the waste store and the collection truck.

Table 9 details the waste area requirements based on the waste equipment proposed.

Table 9: Waste Area Requirements

Use	Waste Equipment	Net Area	Quantity	Net Waste Area Required	Waste Area Provided
Residential	1100	1.33	9	7.96	>20.5m ²
	660	0.98	3	2.95	
	360	0.58	3	1.73	
	240	0.43	9	3.84	
	Hard waste			4m ²	

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.

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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 1.

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



Figure 1: Waste Signage Examples

3.6. Waste Collection Arrangements

Waste collection is proposed to occur via a private contractor kerbside along Beach Street. It will be the responsibility of the building manager or the private contractor to transfer bins between the waste store and the collection truck.

The waste vehicle will prop temporarily on street whilst the bins are emptied.

The above noted waste collection arrangements are summarised in Figure 2.

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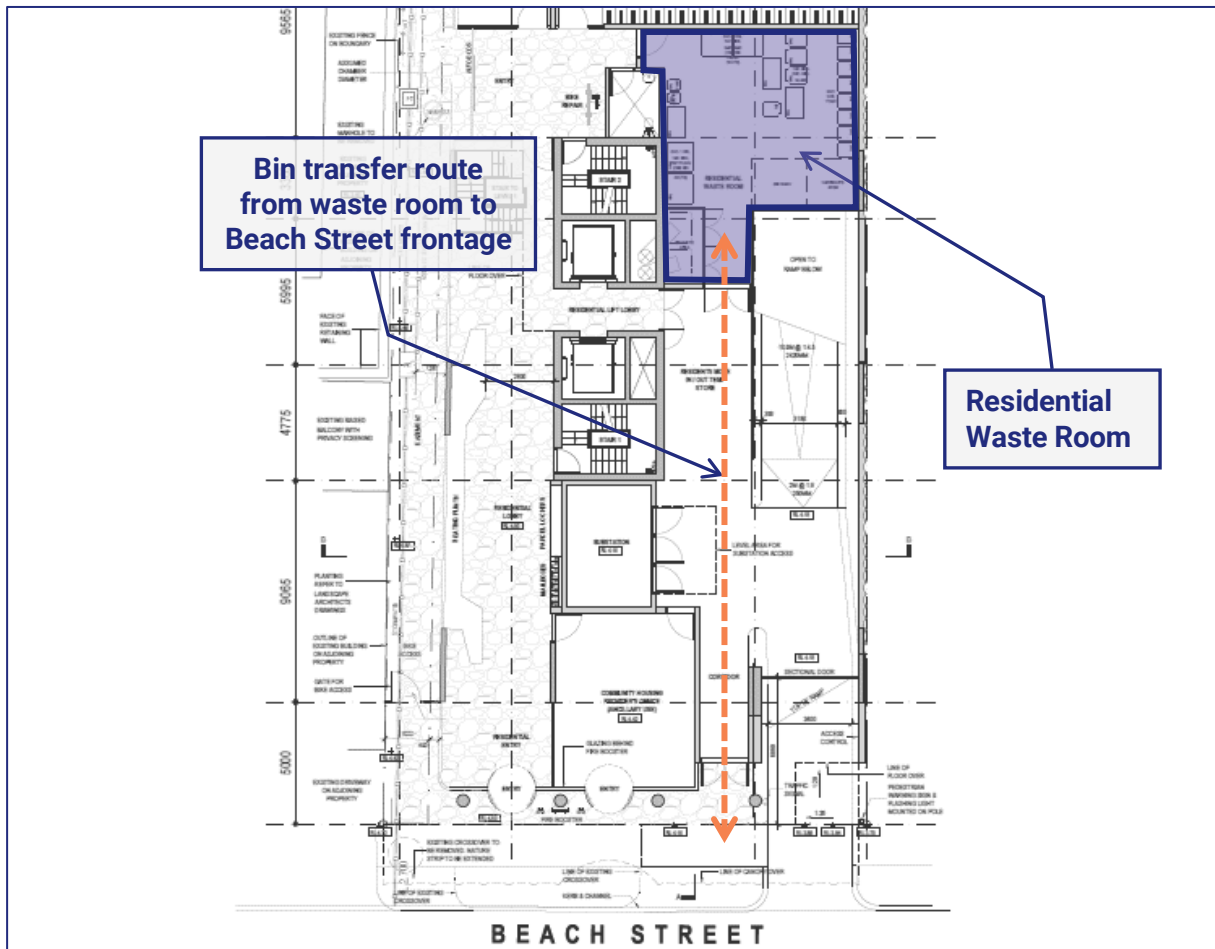


Figure 2: Waste Storage and Bin transfer route

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4. Amenity Impacts

It is the responsibility of the property manager 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 waste area in accordance with AS1668.2 to ensure waste-related odours are minimised.

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 property manager. Waste collection times should comply with the requirements under 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*

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

Appropriate washing facilities including water supply and hose will 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.

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5. Ongoing Maintenance and Sustainability Initiatives

5.1. Maintenance Management

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

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

As previously discussed, the garbage/recycling bin rotation underneath the chutes will be by using the linear track system. It will be the responsibility of the property manager to ensure that these linear track systems are operated and maintained correctly.

All ongoing costs are to be fully met by the owner(s) of the building.

5.2. Waste Reduction Strategies

The property manager will be responsible to encourage the 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 3 below.

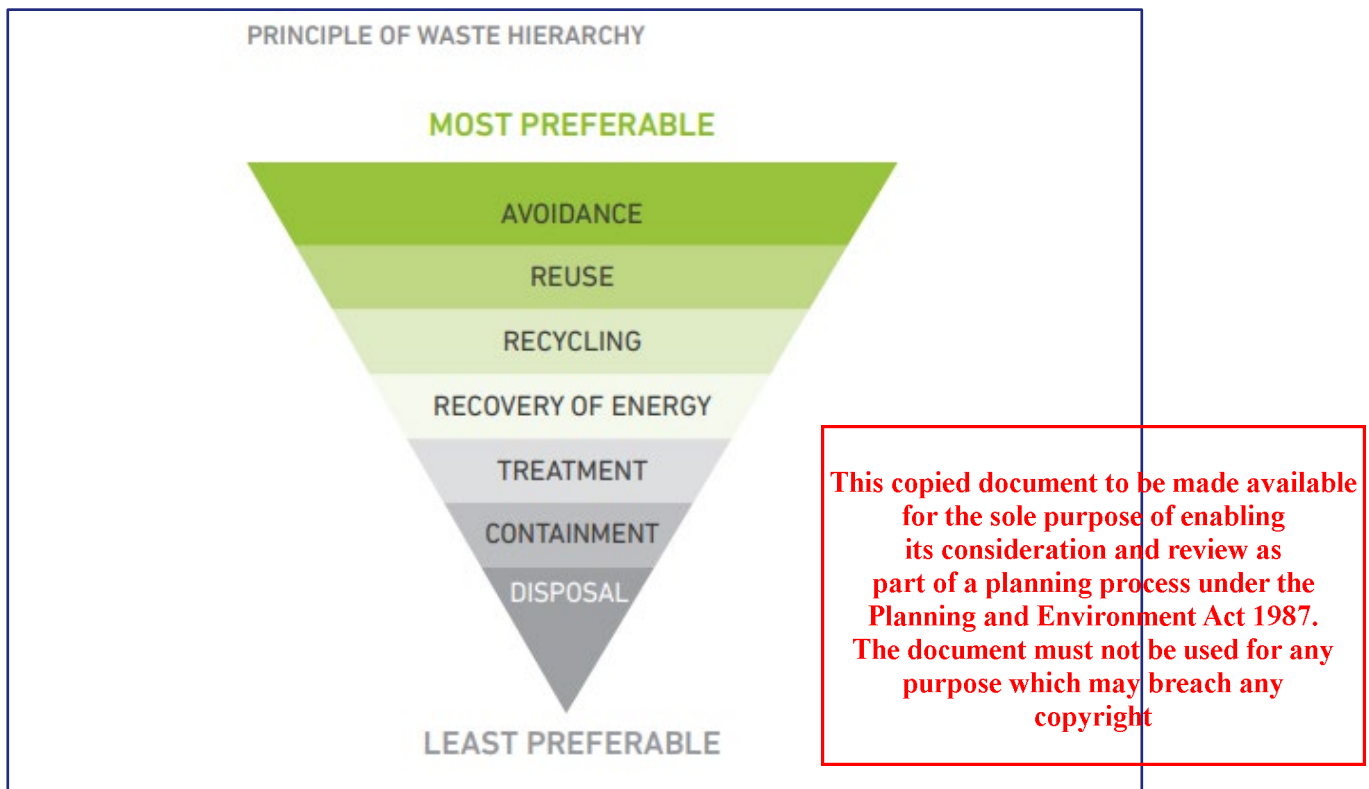


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the property 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 property manager to ensure all 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 property manager will be responsible for monitoring the Waste Management Plan. Where required, the property manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

5.5. Occupational Health and Safety Risk Assessment

Further to the occupation of the residential development, the property manager will ensure the waste collection arrangements comply with the relevant occupational health and safety (OH&S) guidelines including Worksafe Victoria’s *Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials* (June 2003).

Additionally, the property manager will ensure the nominated private contractor completes a risk assessment, provides staff training and implements safety procedures to address the risks associated with waste management activities, including manual bin handling, bin transfers and cleaning of waste equipment.

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6. Contact Information

Below is a list of common waste collection service contractors and waste equipment suppliers. The property manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers. Traffic Group does not make representations for the goods/services provided by the suppliers listed below.

Table 10: 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
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au

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Service Type	Business Name	Phone	Website
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.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

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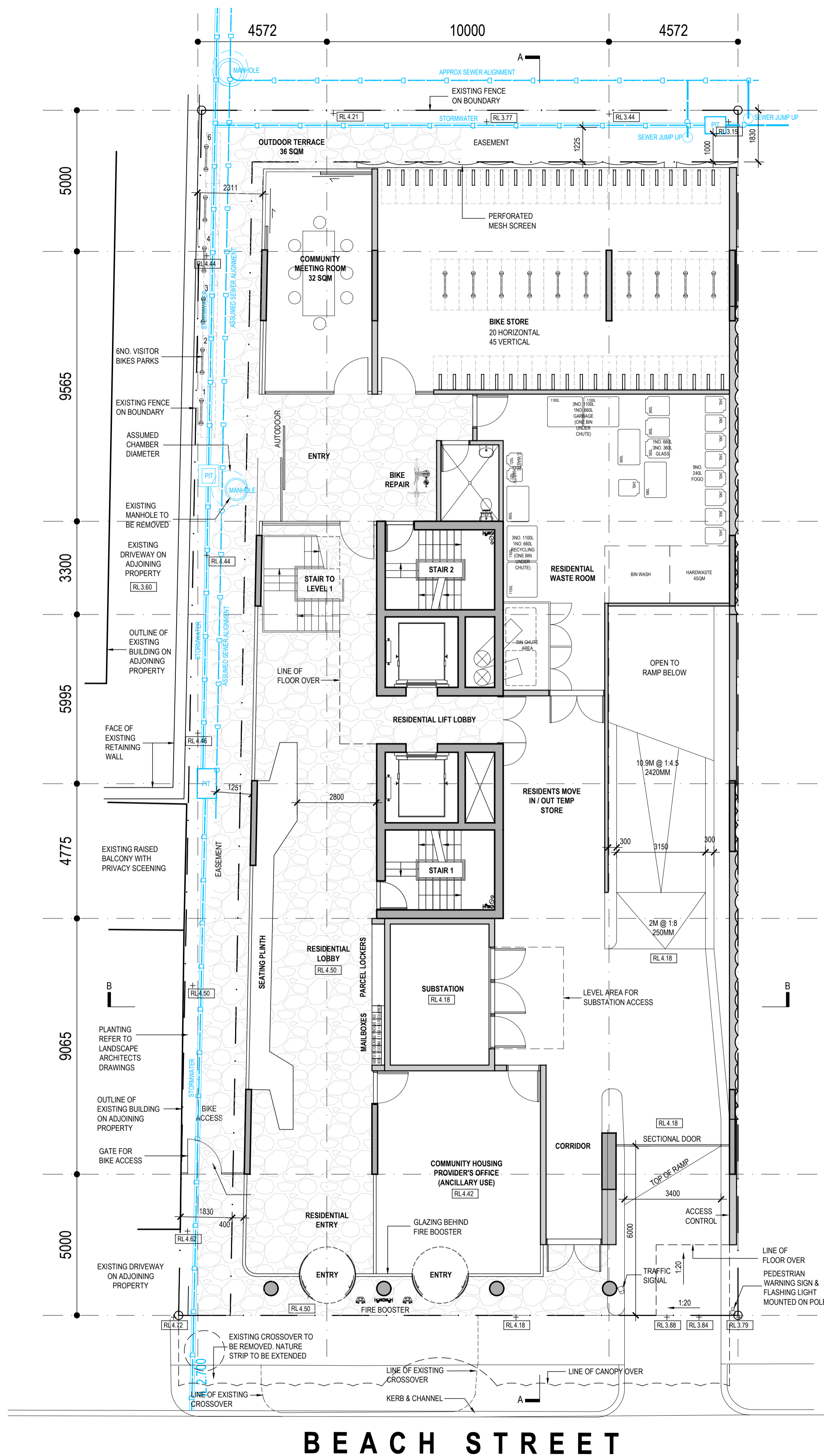
Appendix A

Development Plans

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REV	DATE	DESCRIPTION
A	21.04.23	ISSUED FOR PLANNING APPLICATION
B	22.08.23	ISSUED FOR PLANNING APPLICATION RFI
C	14.12.23	ISSUED FOR DVGA DISCUSSIONS
D	06.05.24	ISSUED FOR DFP SUBMISSION