

Traffix Group

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PLAN

Waste Management Plan

Proposed Residential Development
27-31 Plunkett Street, Bellfield

Prepared for
Ferencz Baranyay Architects Pty Ltd

March 2024

G33824R-02C(WMP)

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Document Control

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1. Introduction

Traffix Group has been engaged by Ferencz Baranyay Architects Pty Ltd to undertake a Waste Management Plan (WMP) for the proposed residential development at 27-31 Plunkett Street, Bellfield.

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 proposal is for a three-storey residential development for Homes Victoria comprising 25 dwellings, including:

- 15 x one-bedroom apartments,
- 8 x two-bedroom apartments, and
- 2 x three-bedroom apartments

Vehicle access to the ground level carpark is via a new double-width crossover to Plunkett Street, located near the site’s north-eastern corner.

Communal waste bins will be provided for the development, which will be stored within the shared waste area located at the north-western corner of the building.

Waste collection for the development is proposed on-site within the carpark via a private contractor using a 6.4m long, 2.1m high mini rear loader waste collection vehicle during off-peak periods.

A copy of the development plans prepared by Ferencz Baranyay Architects Pty Ltd (dated 04th March, 2024) is attached at Appendix A.

3. Waste Management Plan

3.1. 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. The following table sets out the expected waste generation for the proposed residential development.

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Table 1: Waste Generation

Waste Source	No.	Waste Generation Rate		Waste Generation	
		Garbage	Recycling	Garbage	Recycling
One-bedroom apartment	15	80/week	80L/week	1,200L/week	1,200L/week
Two-bedroom apartment	8	100L/week	100L/week	800L/week	800L/week
One-bedroom apartment	2	120L/week	120L/week	240L/week	240L/week
Total:				2,240L/week	2,240L/week

3.1.1. Alternative Waste Streams

In accordance with the Victorian Government’s *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO) have been considered separately in order to reduce landfill at the source.

Organic waste is included within the ‘garbage’ waste rates. Based on the Victorian Statewide Garbage Bin Audit – Food Waste 2016, approximately 35% of garbage waste from residential uses are organics.

Glass waste is included within the ‘recycling’ waste rates. Approximately 30% of recycling waste from the residential uses is considered as glass.

Based on the above, the development will generate the following waste streams:

- Garbage – 1,456L/week,
- FOGO – 784L/week,
- Commingled Recycling – 1,568L/week, and
- Glass Waste – 672L/week.

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3.2. Waste Equipment

Based on the determined waste generation, Table 2 provides a summary of the nominated waste storage provisions and the frequency of collection for each dwelling.

Table 2: Waste Bins and Collection Frequencies

Waste Source	Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential Development	Garbage	1,456L	1,100L	2	1
	Recycling	1,568L	1,100L	2	1
	FOGO	784L	240L	4	1
	Glass	672L	240L	3	1

Overall, the development requires 7 x 240L bins and 4 x 1,100L bins.

Further details regarding the waste equipment required for the development are detailed in Table 3.

Table 3: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions ¹ (H x W x D)	Bin Lid Colour ²	Bin Body Colour ²
Garbage	1,100L	1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	1,100L	1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240L	1,060 x 585 x 730mm	Purple	

Note:

- Bin capacity and dimensions are provided as an indicative dimension, sourced from Sulo.
- Bin lid and body colours are based on the bin colour scheme set out within the Better Practice Guide for Waste Management and Recycling in Multi-unit Developments.

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3.3. Waste Systems

The waste management systems of the proposed development comprise of immediate smaller bins within individual dwelling to temporarily store garbage and recyclable waste prior to transferring to the associated mobile garbage bins.

3.3.1. Waste Streams

The waste generated by the proposed development will be separated and managed into the following waste streams, as detailed below.

Table 4: Waste Streams

Waste Type	Waste Management
Garbage	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the shared garbage bins within the shared waste area on ground floor.
Recycling	Residents will dispose of recyclable items directly into the recycling bins within the shared waste area on ground floor. Cardboard items shall be folded where appropriate.
FOGO	Residents will dispose of organic waste directly into the organic bins within the shared waste area on ground floor.
Glass Waste	Residents will dispose of glass waste directly into the glass bins within the shared waste area on ground floor.
Hard Waste	Residents shall dispose of hard waste, including used furniture and white goods with the assistance of the property manager via a private contractor. A hard waste area is provided within the shared waste area on the ground floor for temporary storage of any hard rubbish.
Others	Residents shall dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Banyule Waste Recovery Centre (307-325 Waterdale Road, Bellfield VIC 3081). E-waste must not be disposed in landfill. Residents can dispose of any charity goods at the local op-shops or charity bins.

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3.3.2. Bin Storage Areas and Access

The proposed development provides a shared waste area on the ground floor for residents. Access to the waste area will be via the lifts/stairs, as required. The communal waste area is illustrated at Figure 1.



Figure 1: Shared Waste Area

Table 5 details the storage area requirements based on the waste equipment proposed.

Table 5: Bin Storage Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Bin Storage Area Provided
Residential Dwellings	240L	0.43m ²	7	3.01m ²	28m ²
	1,100L	1.33m ²	4	5.32m ²	
	Hard Waste		2m ²		

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

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

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3.4. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins, as illustrated in Figure 2. The signage will help guide and encourage residents and visitors to dispose of waste correctly into the appropriate waste streams.

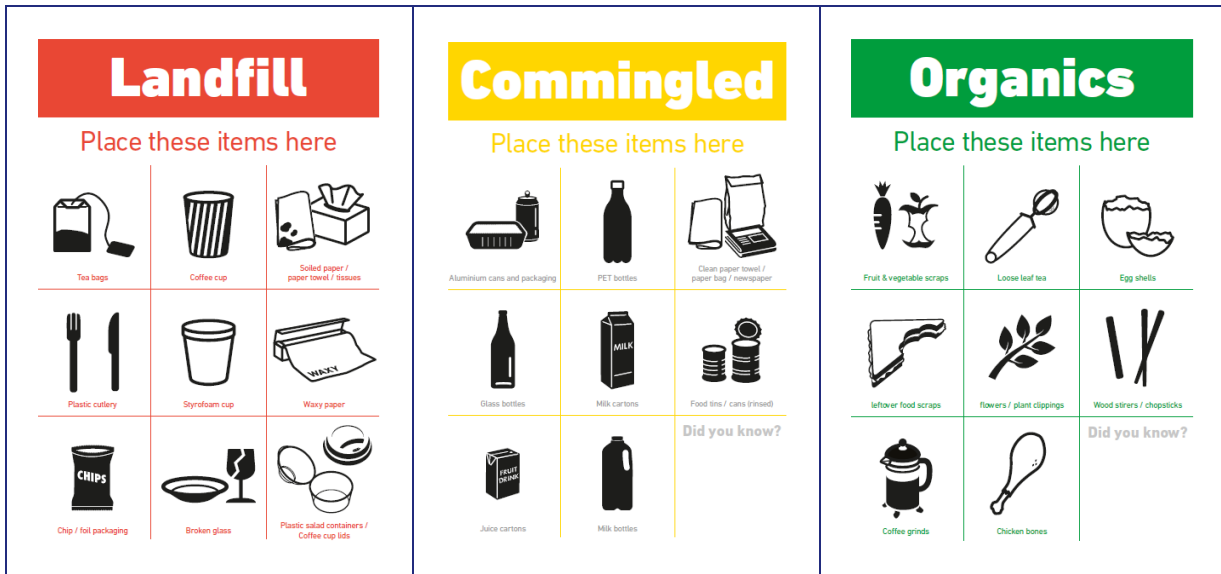


Figure 2: Waste Signage Examples

3.5. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will be undertaken on-site within the at-grade carpark. A private contractor will be engaged to collect waste via a mini rear loading waste collection vehicle (typically 6.4m long with 2.2m headroom clearance along its travel path).

The private contractor will enter the site and reverse into and prop temporarily within the aisle whilst the bins are emptied and exit the site in a forwards direction. Waste collection will be undertaken during off-peak periods to minimise disruptions to the carpark.

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. A minimum headroom clearance of 2.5m is provided within waste collection area to accommodate the rear lifting of bins.

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

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4. Amenity Impacts

It is the responsibility of the property owner/Owners Corporation to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

Ventilation/Odour Prevention

Bin storage area will be frequently cleaned to prevent the retainment of odours.

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 Owners Corporation. 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,*

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.

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 Owners Corporation for the ongoing operation and maintenance of the Waste Management Plan.

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

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

5.2. Waste Reduction Strategies

The Owners Corporation 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.

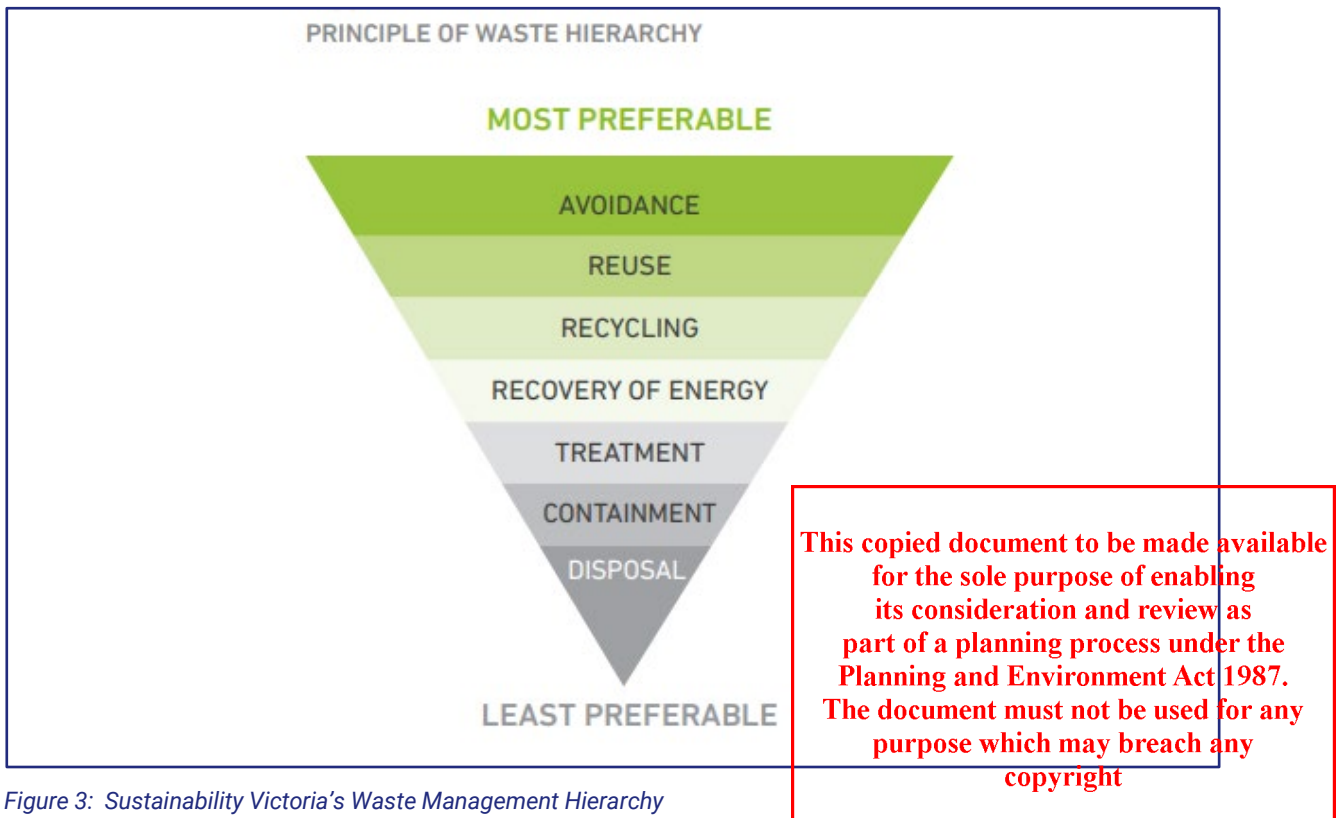


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the Owners Corporation 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.

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5.3. Waste Management Rules

It will be the responsibility of the Owners Corporation 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 3.1. The Owners Corporation will be responsible for monitoring the Waste Management Plan. Where required, the Owners Corporation 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 Owners Corporation 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 6: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	SUEZ	13 13 35	www.suez.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
	ToxFree	1300 869 373	www.toxfree.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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Waste Management Plan

27-31 Plunkett Street, Bellfield

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
	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

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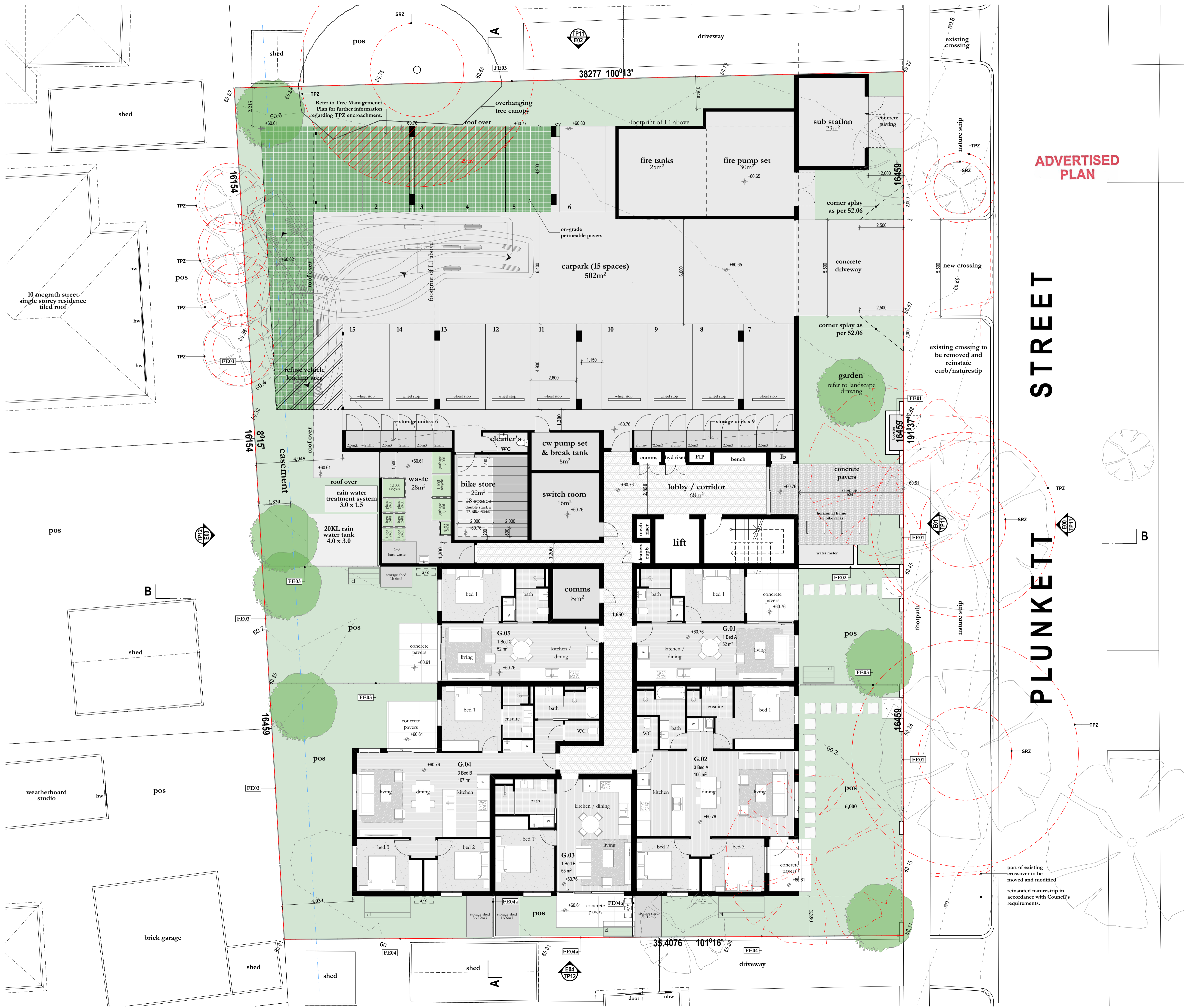


Appendix A

Development Plans

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- LEGEND**
- existing tree to be retained
 - existing tree to be removed
 - proposed tree - refer to landscape plan
 - concrete pavers
 - concrete paving
 - landscaped area
 - metal deck roof
 - integrated multibank letterbox
 - clothesline - wall hung fold down
 - EV charging station - wall mounted

- FENCE, BALUSTRADE AND SCREEN LEGEND**
- FE01 - New 1.5m high front fence - brick pillars (FM01) with vertical metal slats @ 45° (FM07).
 - FE02 - New 1.5m high masonry brick wall (FM01).
 - FE03 - New 2.1m high timber paling fence.
 - FE04 - New 2.4m high timber paling fence.
 - FE04a - New 2.4m high timber paling fence with 450mm high concrete sleeper retaining wall at base.
 - BAL01 - Metal slat balustrade (FM03) to achieve 1.0m high above FFL with metal solar/privacy shroud extending 500mm around balcony opening.
 - SCR01 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Matt Anthracite
 - SCR02 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Manor Red
 - SCR03 - Powdercoated metal roof plant screen to 1.8m high. Finish - Dover White
 - SCR04 - Powdercoated metal privacy shroud (FM05) extending 500mm past balcony opening.

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STREET
PLUNKETT

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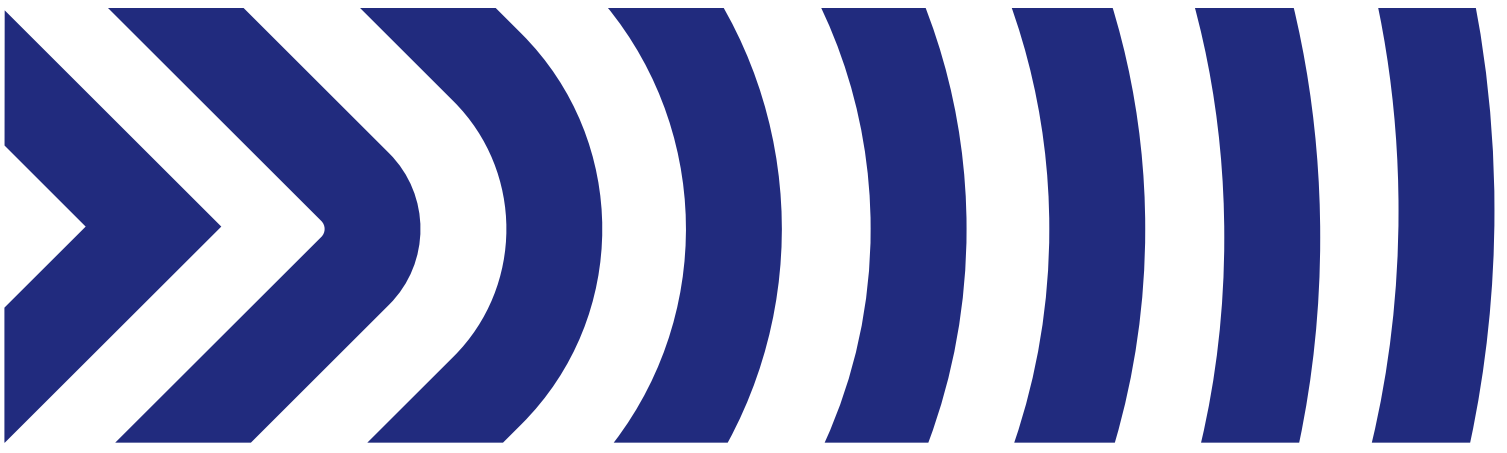
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TOWN PLANNING NOT FOR CONSTRUCTION

27-31 PLUNKETT ST, BELLFIELD
TP.07
Ground Floor Plan

SCALE	1:100 @A1
DATE	04/03/2024
DRAWN BY	FBA
PROJET	23009
REVISION	A



Appendix B

Swept Path Diagrams

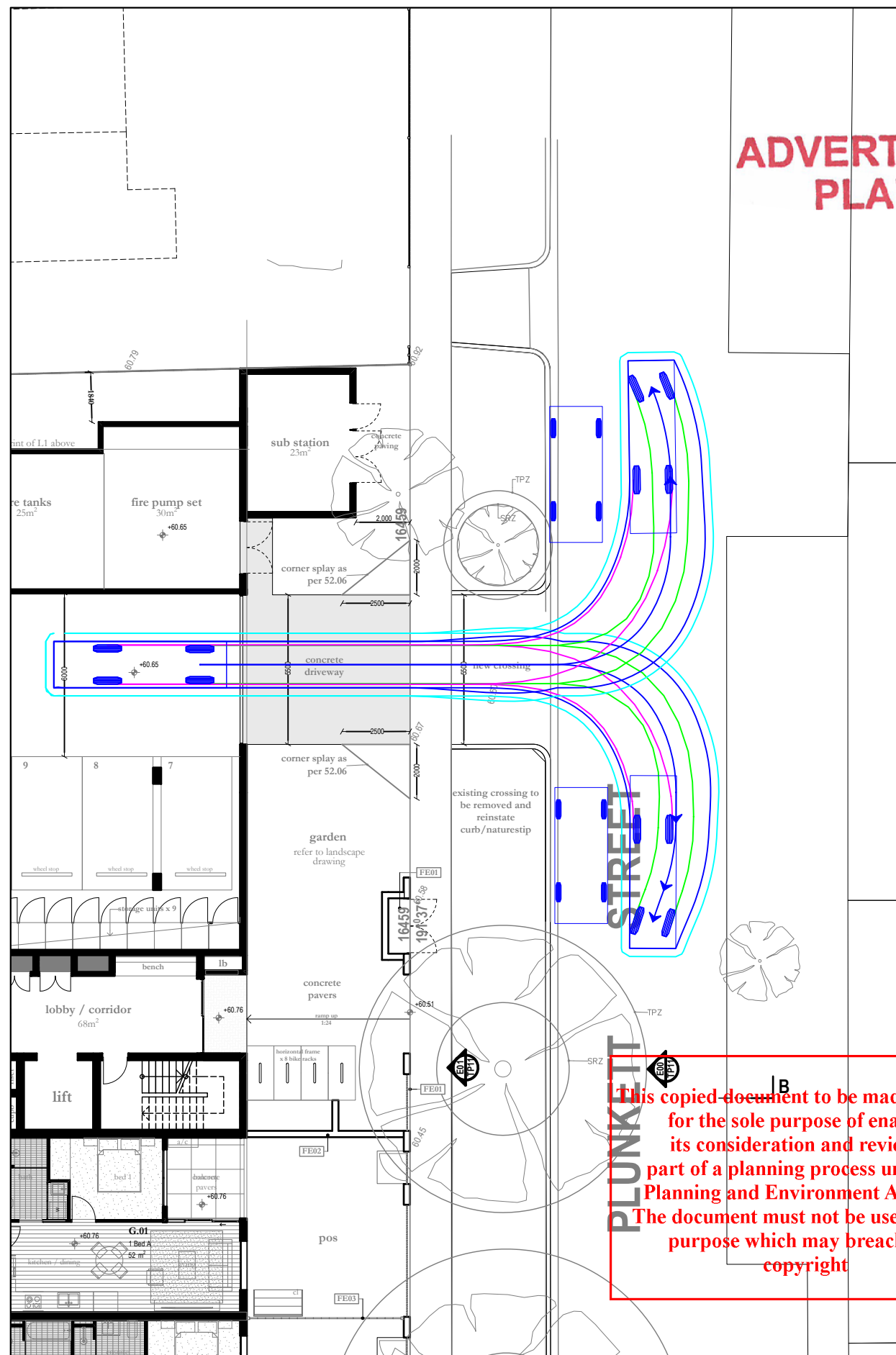
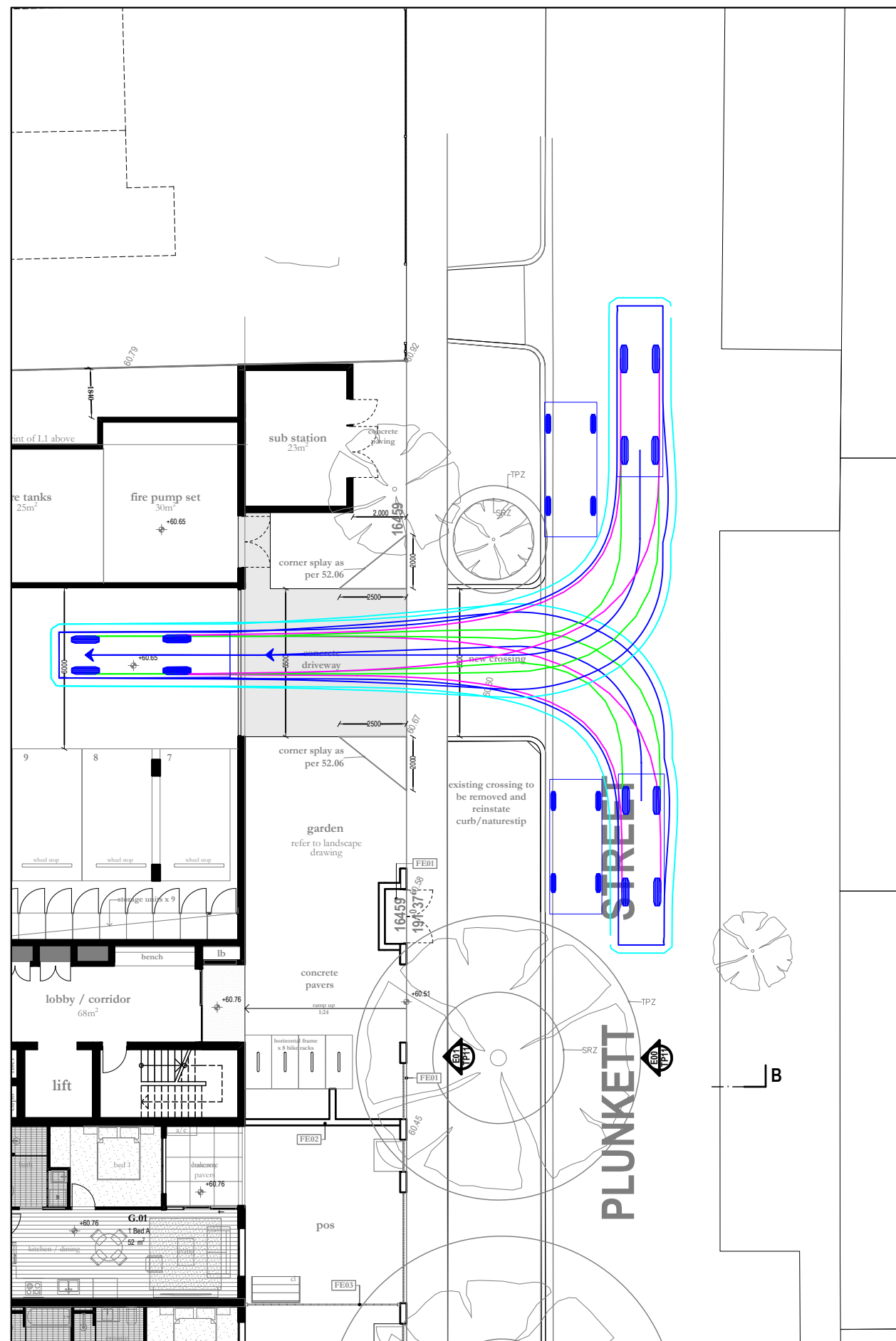
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SITE ACCESS - 6.4m WASTE COLLECTION VEHICLE - INGRESS

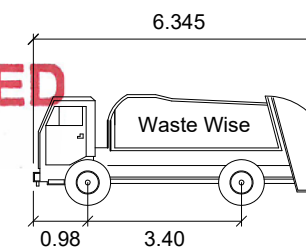
SITE ACCESS - 6.4m WASTE COLLECTION VEHICLE - EGRESS

VEHICLE PROFILE



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VEHICLE USED IN SIMULATION



Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

LEGEND

- REAR WHEELS
- VEHICLE BODY
- FRONT WHEELS
- BODY CLEARANCE

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REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	20/02/2024	TOWN PLANNING	K. EWE	M. WOOLLARD
B	05/03/2024	UPDATED PLANS	K. EWE	M. WOOLLARD

27-31 PLUNKETT STREET, BELLFIELD
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:
BASE INFORMATION FROM: "TP.07 Ground Floor Plan Rev A.dwg"
DRAWINGS BY: Ferencz Baranyay Architects, dated 04/03/2024

FILE NAME: G33824-01
SHEET NO.: 01

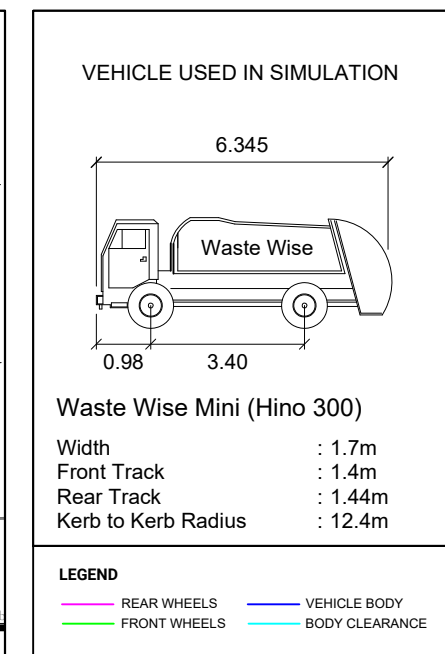
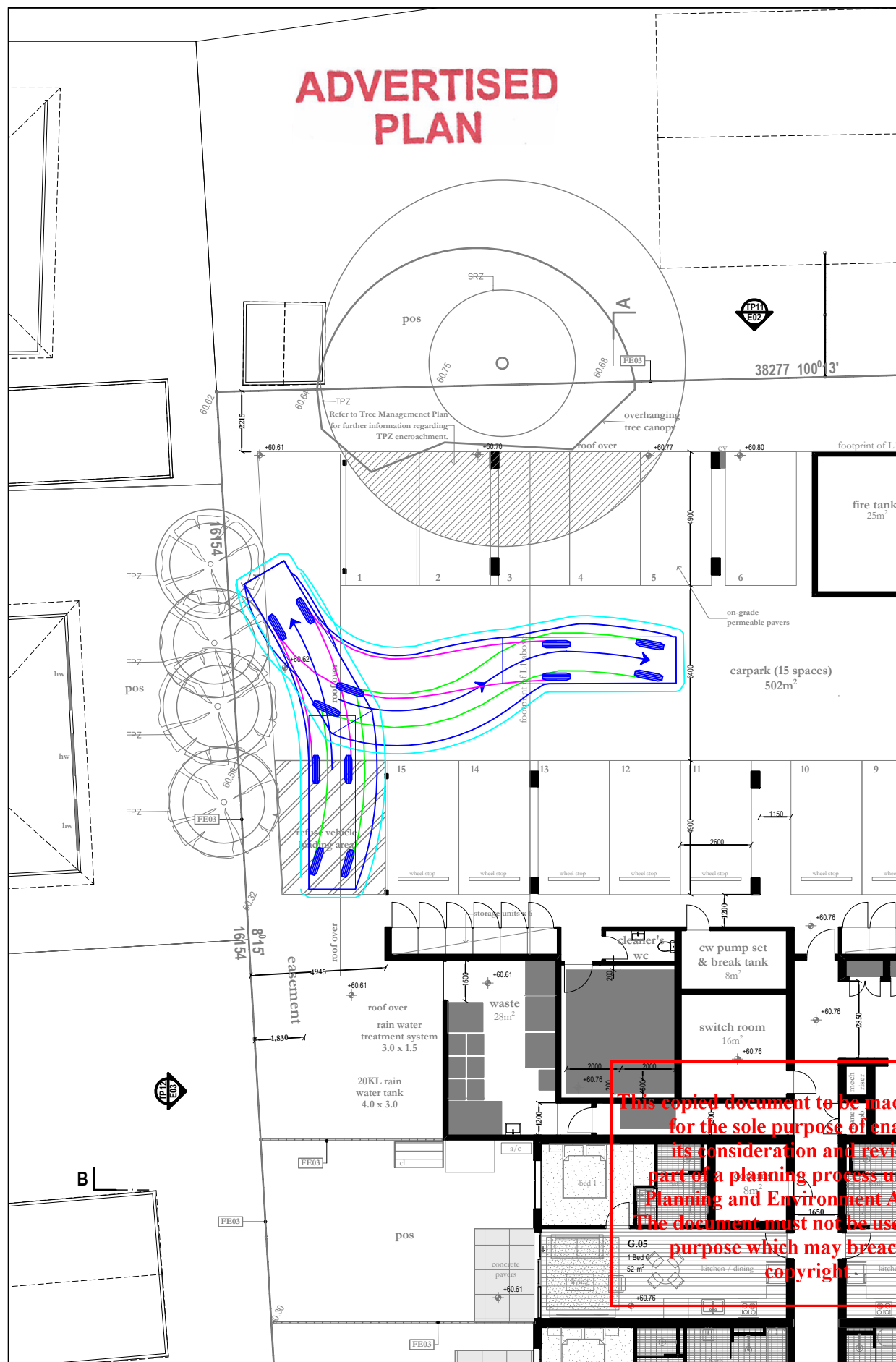
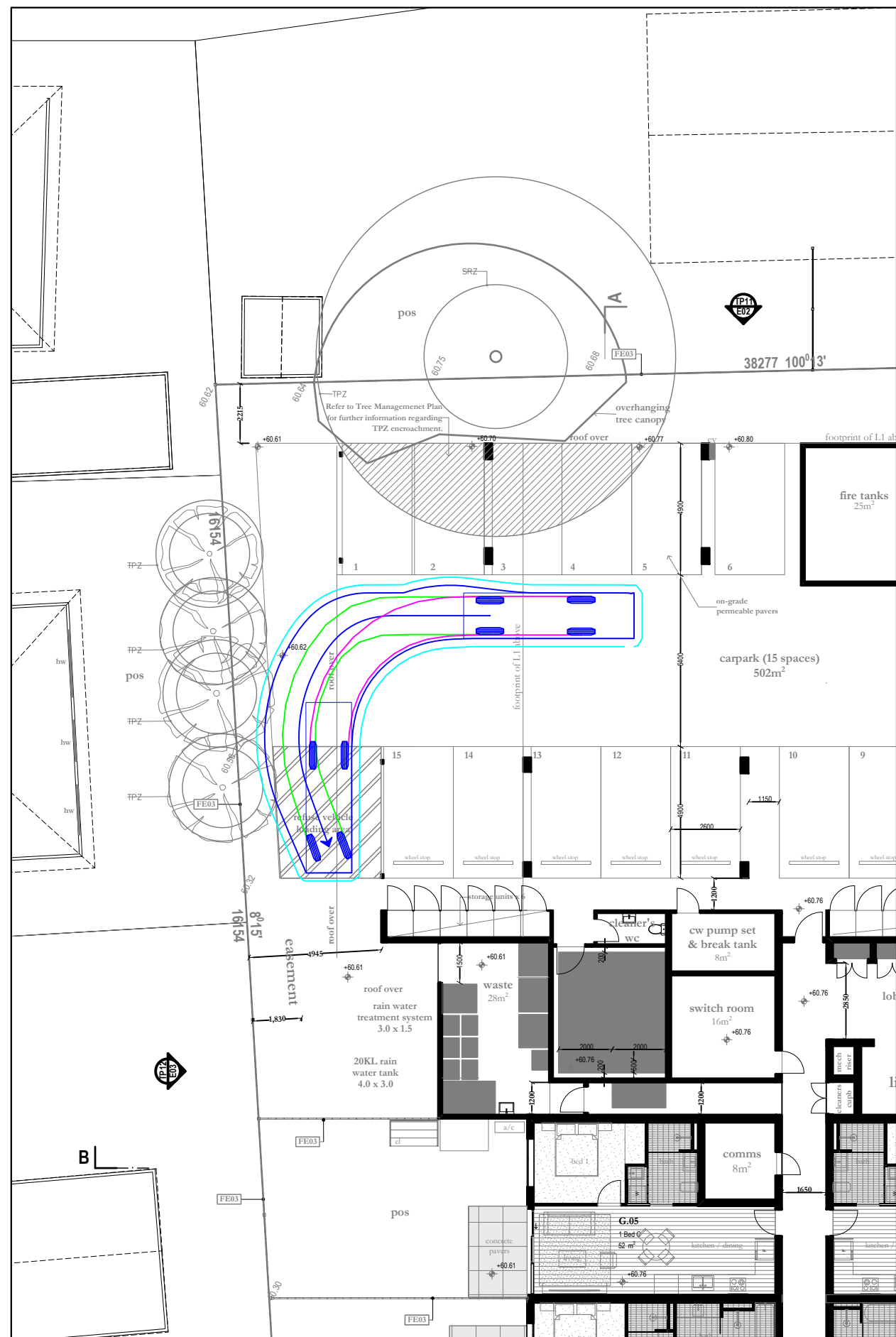


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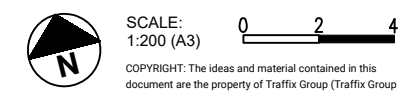
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REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	20/02/2024	TOWN PLANNING	K. EWE	M. WOOLLARD
B	05/03/2024	UPDATED PLANS	K. EWE	M. WOOLLARD

27-31 PLUNKETT STREET, BELLFIELD
 PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:
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 DRAWINGS BY: Ferencz Baranyay Architects, dated 04/03/2024

FILE NAME: G33824-01
SHEET NO.: 02



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