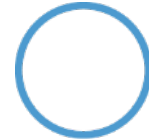


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38°00'07.8"S
145°13'44.5"E

Warehouse Development: 7 Princes Highway, Dandenong South



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Waste Management Plan

7 June 2024
Prepared for Aliro

IMP2203006WMP03F02

Impact

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1 Introduction

1.1 Engagement

IMPACT[®] have been engaged by Aliro to prepare a Waste Management Plan (WMP) for the proposed development at 7 Princes Highway, Dandenong South.

1.2 Scope of Engagement

This Waste Management Plan has been prepared to accompany a town planning submission.

In preparing this assessment we have referenced the following:

- Development plans prepared by Concept Y Architecture;
- City of Greater Dandenong's Waste Services Policy
- Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide'

2 Existing Conditions

2.1 Location

The subject site is located on the southern side of Princes Highway as illustrated in Figure 1 and Figure 2.

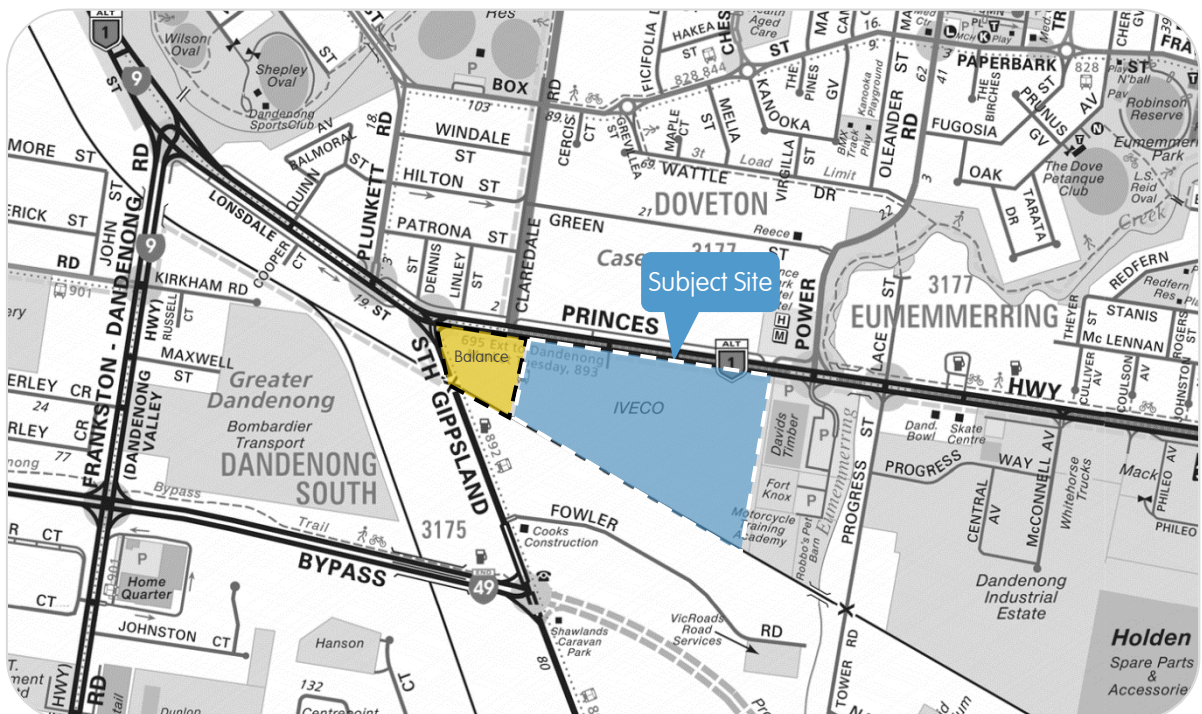


Figure 1 Location of Subject Site

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Figure 2 Aerial View of Subject Site

The site is irregular in shape. Land uses surrounding the subject site are primarily industrial in nature.

The subject land currently sits within a broader site, addressed as 1-27 Princes Highway, Dandenong South, which operates as an industrial facility, owned by Iveco.

2.2 Planning Zone

The subject site is located within the Commercial Zone (C2Z) as illustrated in Figure 3.

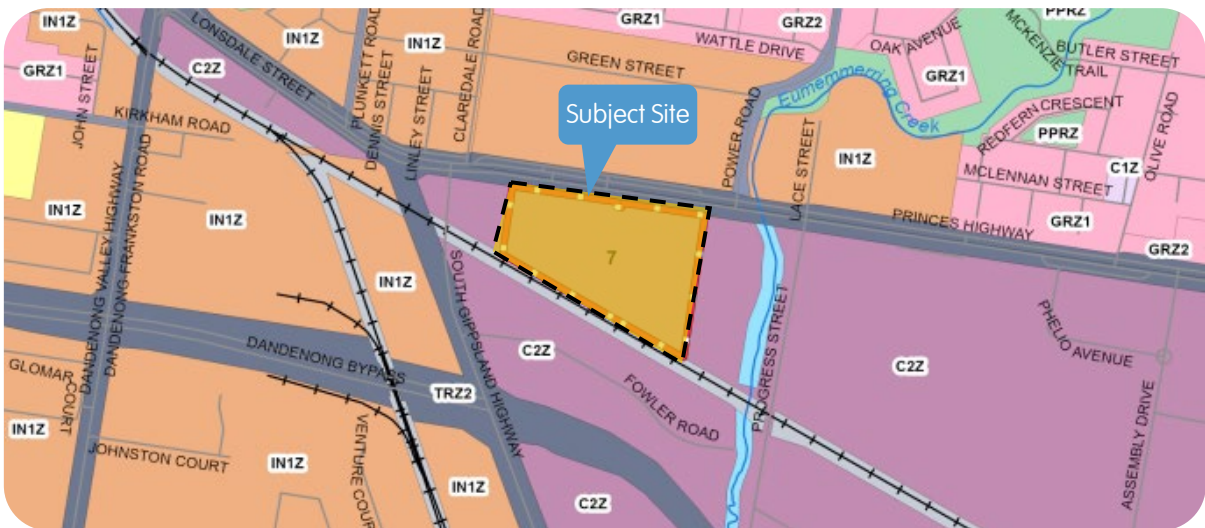


Figure 3 Land Use Planning Zone

The purpose of this zone is to, among other things, encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

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3 Development Proposition

3.1 Use and Yield

It is planned to redevelop the subject site as a primarily warehouse development.

This application is proposed to provide eight (8) separate warehouse tenancies with a total gross floor area (GFA) of 67,120 sq.m. A development summary is presented below in Table 1.

Table 1 Development Summary

Warehouse Tenancy	Warehouse Floor Area (sqm)	Ancillary Office Floor Area (sqm)	Total Floor Area (sqm)
Warehouse 1A	1,330	770	2,100
Warehouse 1B	3,270	260	3,530
Warehouse 2	1,320	230	1,550
Warehouse 3A	16,890	890	17,780
Warehouse 3B	6,390	490	6,880
Warehouse 3C	5,140	490	5,630
Warehouse 4	14,860	860	15,720
Warehouse 5	13,040	890	13,930
Total	62,240	4,880	67,120

The site layout plan is shown in Figure 4.

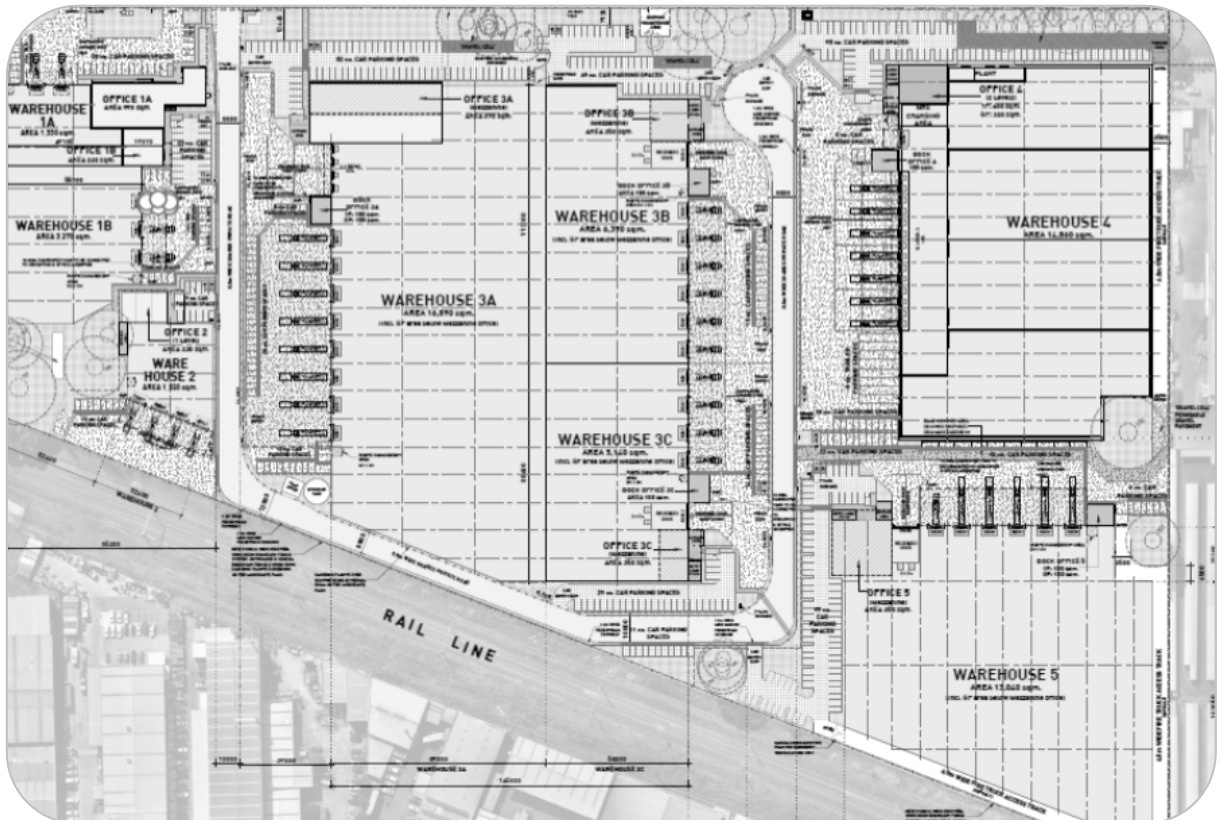


Figure 4 Site Layout Plan

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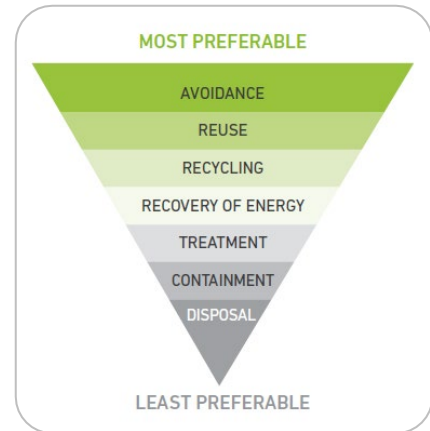
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4 Objectives

The primary objective of this WMP is to:

- Identify all potential waste streams likely to be generated on site; and
- Provide a description of how waste is likely to be stored, handled, processed and disposed of, or reused and recycled.

This WMP seeks to establish principles by which the design, provision and maintenance of services and infrastructure that enable garbage, recycling, organics and bulky waste services to be operated at the development site in the best possible way in order to improve resource recovery and align with the principles of waste hierarchy.



5 Waste Generation

Sustainability Victoria's 'Multi-unit and Commercial Development Waste and Recycling Generation Rates Calculator' suggests that Warehouse uses generate waste at the following rates:

- Garbage 10 L per 100 sqm / day
- Commingled Recycling 10 L per 100 sqm / day

The projected waste generation for each warehouse tenancy can be seen below in Table 2.

Table 2 Projected Waste Generation

Warehouse Tenancy	Area (sq.m)	Landfill (L)	Commingled (L)
Warehouse 1A	2,100	1,470	1,470
Warehouse 1B	3,530	2,471	2,471
Warehouse 2	1,550	1,085	1,085
Warehouse 3A	1,7780	12,446	12,446
Warehouse 3B	6,880	4,816	4,816
Warehouse 3C	5,630	3,941	3,941
Warehouse 4	15,720	11,004	11,004
Warehouse 5	13,930	9,751	9,751
Total	67,120	46,984	46,984

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6 Equipment and Systems

The bin allocation for each warehouse tenancy per waste stream is summarised below in Table 3 and their dimensions are shown in Table 4.

Table 3 Bin Allocation

Warehouse Tenancy	Garbage	Recycling
Warehouse 1A	1 x 2000 L	1 x 2000 L
Warehouse 1B	1 x 3000 L	1 x 3000 L
Warehouse 2	1 x 2000 L	1 x 2000 L
Warehouse 3A	3 x 4500 L	3 x 4500 L
Warehouse 3B	2 x 3000 L	2 x 3000 L
Warehouse 3C	1 x 4500 L	1 x 4500 L
Warehouse 4	3 x 4500 L	3 x 4500 L
Warehouse 5	3 x 4500 L	3 x 4500 L

Table 4 Bin Dimensions

Bin	Height	Depth	Width
2000 L Skip	865mm	1,400mm	1,830mm
3000 L Skip	1,225mm	1,505mm	1,805mm
4500 L Skip	1,570mm	1,605mm	1,805mm

Front lift bins are typically fitted with plastic lids, which are lighter and easier to lift. Bins can be provided with castors for ease of manual transport; alternatively, pockets can be fitted to bins to allow for them to be lifted by a forklift.

These features allow for the easy movement of bins on-site, namely prior to / following collection.

A private bin collection arrangement is proposed. Accordingly, bin colours will be adopted from options provided in AS4123.7 and labelled accordingly to identify the waste generator and site address.

6.1 Waste Bin Storage Location

Each warehouse tenancy is proposed to be provided with their own waste bin storage area. Waste storage areas are located within each tenancy's respective warehouse building in close proximity to the hardstand area. Each warehouse's waste storage area is shown in the site layout plan attached in a.

The discrete bin storage locations proposed will not detract from the visual amenity of the site and its surroundings, nor cause disruptions to on-site operations.

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6.2 Collection Frequency

The bin details and collection frequency for each waste type and stream are summarised in Table 5.

Table 5 Collection Frequency

Warehouse	Component	Weekly Waste Generation (L)	Bin Capacity	Collection Frequency
1A	Garbage	1,470	2,000 L	Once a Week
	Recycling	1,470	2,000 L	Once a Week
1B	Garbage	2,471	3,000 L	Once a Week
	Recycling	2,471	3,000 L	Once a Week
2	Garbage	1,085	2,000 L	Once a Week
	Recycling	1,085	2,000 L	Once a Week
3A	Garbage	12,446	13,500 L	Once a Week
	Recycling	12,446	13,500 L	Once a Week
3B	Garbage	4,816	6,000 L	Once a Week
	Recycling	4,816	6,000 L	Once a Week
3C	Garbage	3,941	4,500 L	Once a Week
	Recycling	3,941	4,500 L	Once a Week
4	Garbage	11,004	13,500 L	Once a Week
	Recycling	11,004	13,500 L	Once a Week
5	Garbage	9,751	13,500 L	Once a Week
	Recycling	9,751	13,500 L	Once a Week

6.3 Collection Arrangements

6.3.1 Waste Disposal

Staff will be responsible for manually transporting individual waste between tenancies and their proposed bin store area.

Garbage shall be placed within tied plastic bags prior to being transferred to the designated waste bin.

Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

6.3.2 Waste Collection

Waste shall be collected within the development, with a private waste collection contractor engaged. Waste bins shall be collected by a Front Lift Waste Collection Vehicle, similar to a Australian Standard heavy rigid vehicle. These vehicles typically require 5.5m-8.5m height clearance during waste collection, and have the following characteristics:

- Nominal Length: 12.5m
- Nominal Width: 2.5m
- Nominal Height (Travel): Maximum 4.5m

Each tenancy's bins shall be collected from within their own hardstand area to minimise conflict with operations of neighbouring warehouses.

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The waste collection vehicle shall enter each tenancy's hardstand area in a forward direction and circulate to the nominated waste collection point. It is noted that where bins are proposed to be collected underneath the canopy, the tenant shall ensure with the engaged waste contractor that the waste collection vehicle is capable of collecting waste beneath the overhead obstruction. If not, suitable placement of plans will be required such that there is no overhead obstruction while collecting.

Upon finishing waste collection, bin shall be transferred back to the waste storage area and the waste vehicle shall then exit the hardstand in a forward direction.

With respect to green waste, it is recommended that green waste generated by the garden areas of the site are collected by the garden maintenance contractors and disposed of by those contractors.

Note: The Owners Corporation shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

6.4 Amenity Management

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6.4.1 Washing, Ventilation and Vermin-Prevention Measures

Each tenant shall maintain, wash, sanitise/deodorise and arrange vermin prevention measures for their bin area as required.

6.4.2 Noise Reduction Measures

The hours of waste collections shall be as specified in Council's local laws and / or in accordance with the Victorian EPA Noise Control Guideline, which sets out the following requirements:

- 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

6.4.3 Stormwater Pollution Prevention

To prevent stormwater pollution, each tenant will be required to:

- Ensure all waste is disposed into bins;
- Ensure rubbish and recycling items are secured so they can't blow away;
- Keep bins closed to prevent animals from searching through waste; and
- Make sure any bin spillage is cleaned up using dry absorbent materials (such as sand, sawdust or paper towel, as required).

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6.4.4 Other Waste Streams

6.4.4.1 Hard Waste, Chemical Waste & Miscellaneous Items

It is expected that each tenant will arrange for the disposal of hard waste, chemical waste and miscellaneous waste streams (as required) with a private contractor for an agreed cost.

6.4.4.2 Garden Waste

The tenants shall engage a private contractor to maintain all landscaped areas. The appointed contractor will be directly responsible for the same-day disposal of any green waste.

6.4.4.3 Large Packaging

Generally, packaging can be broken up to fit within the commingled recycling bins provided to the tenant, noting provisions have been made for sufficient weekly extra capacity provided to cater for increases in both garbage and recycling waste streams.

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6.5 Contact Information

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6.5.1 Council

City of Greater Dandenong Local Council ph 03 8571 1000

6.5.2 Suppliers / Contractors

iDump:	Private Waste Collector	ph 1300 443 867
Kartaway	Private Waste Collector	ph 1300 362 362
Waste Wise Environmental	Private Waste Collector	ph 03 9359 1555
Sulo MGB Australia	Bin supplier	ph 1300 364 388

6.5.3 Other Useful Contacts

Sustainability Victoria	ph 1300 363 744
	Online: www.sustainability.vic.gov.au
Eco Waste Recycle Centre & Transfer Station	Online: www.ecowasterecycling.com.au
Cleanaway	Online: www.cleanaway.com.au

7 Limitations

This Waste Management Plan is intended to inform and accompany a town planning application.

The waste generation data presented in this report are estimates only based on the existing operations. Actual waste generation characteristics could vary month to month depending on demand and productivity. Accordingly, it is our expectation that the Building Manager / Site Operator will adjust the recommended strategy to respond to actual operational conditions post development. These adjustments could include, but are not limited to increasing the number of bins and or increasing the collection frequency - Subject to Council Approval.

To this end, Subject to 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 operation 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 systems (bin sizes / quantity / streams / collection frequency);
- Re-education of tenants;
- Revision of the services provided by the waste collector(s); and
- Any necessary statutory approval(s).

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APPENDIX A

Scaled Site Layout Plan

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NOTE:

- This concept plan is intended for Development Application only. No planning advice has been sought from statutory authorities in the preparation of this plan. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

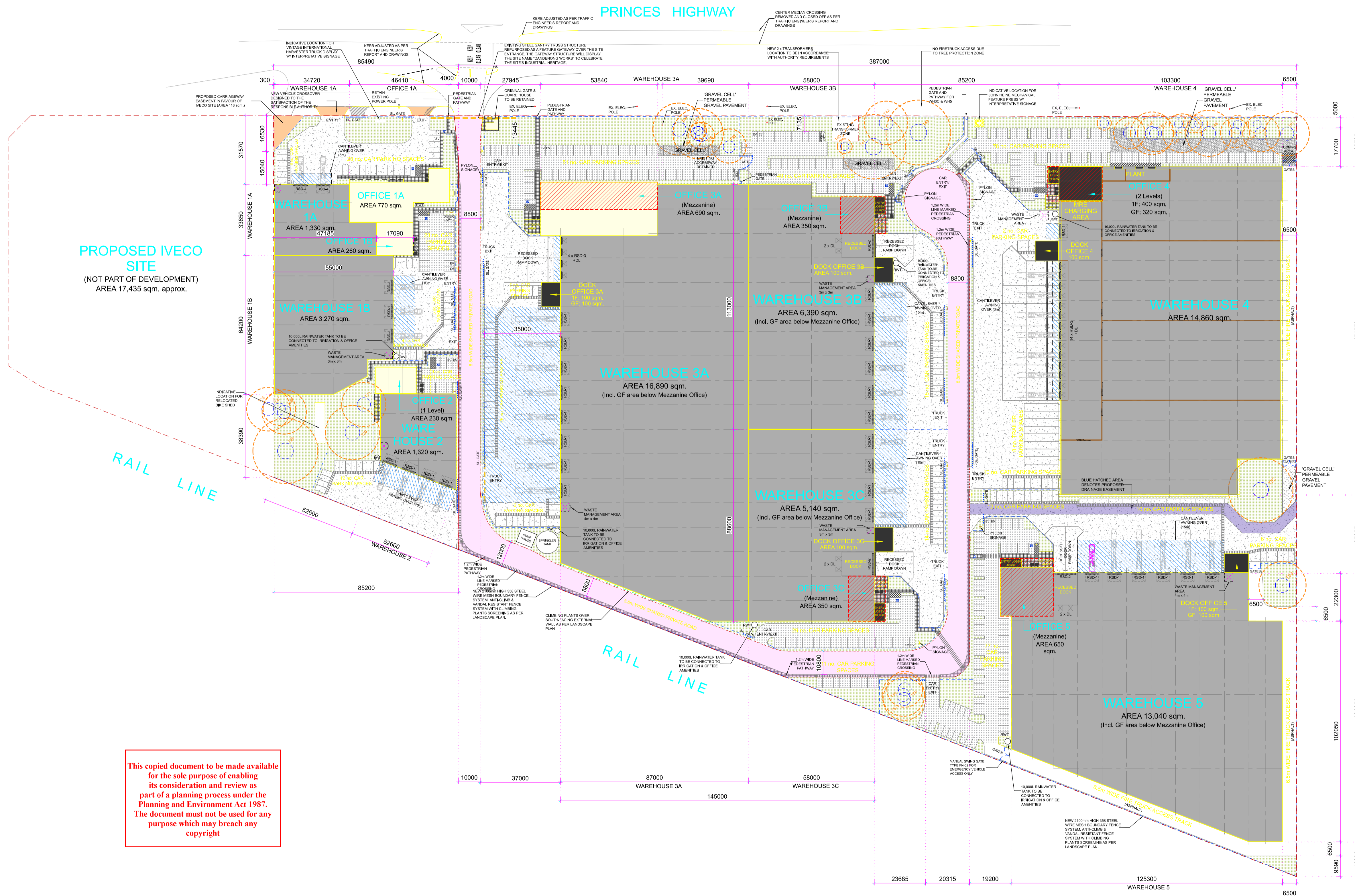
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

DEVELOPMENT SUMMARY

Estate Private Road Area	7,540	sqm.
Net Developable Site Area (Incl. Proposed Carriageway Easement in Favour of Iveco Site and Sub-station Lot)	114,787	sqm.
TOTAL SITE AREA	122,327	sqm. approx.
Total Warehouse Area	62,240	sqm. approx.
Total Office Area (Incl. Entry Lobby and Dock Office)	4,880	sqm. approx.
TOTAL BUILDING AREA	67,120	sqm. approx.
Total Heavy Duty Paving Area	23,660	sqm. approx.
Total Light Duty Paving Area	8,470	sqm. approx.
Total Permeable Paving Area (Gravel Cell Paving)	880	sqm. approx.
Total Cantilever Awning Area	3,820	sqm. approx.
Total Super Awning Area	3,240	sqm. approx.
Total Landscaping Area	12,000	sqm. approx.
Total Car Parking Provided	516	spaces

UNIT GFA SUMMARY

Warehouse 1A (incl. Office)	2,100	sqm. approx.
Warehouse 1B (incl. Office)	3,530	sqm. approx.
Warehouse 2 (incl. Office)	1,550	sqm. approx.
Warehouse 3A (incl. Office & Dock Office)	17,780	sqm. approx.
Warehouse 3B (incl. Office, Entry Lobby & Dock Office)	6,880	sqm. approx.
Warehouse 3C (incl. Office, Entry Lobby & Dock Office)	5,630	sqm. approx.
Warehouse 4 (incl. Office, Entry Lobby & Dock Office)	15,720	sqm. approx.
Warehouse 5 (incl. Office, Entry Lobby & Dock Office)	13,930	sqm. approx.
TOTAL BUILDING AREA	67,120	sqm. approx.



- 8.8m WIDE ESTATE PRIVATE ROAD
- EXTENT OF HEAVY DUTY PAVING AREA
- EXTENT OF LIGHT DUTY PAVING AREA
- EXTENT OF LANDSCAPE AREA
- EXTENT OF WAREHOUSE AWNING AREA
- EXTENT OF EXISTING BUILDING TO BE RETAINED
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION ZONE
- EXTENT OF SUPER AWNING PROP COLUMN
- EXTENT OF SUPER AWNING TRANSFER BEAM
- RSD-1 ROLLER SHUTTER DOOR 6mW x 6mH
- RSD-2 ROLLER SHUTTER DOOR 9.5mW x 6mH
- RSD-3 ROLLER SHUTTER DOOR 2.8mW x 3.3mH WITH DOCK LEVELLER
- RSD-4 GLAZED BI-FOLD DOOR 6mW x 6mH

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PROPOSED DEVELOPMENT

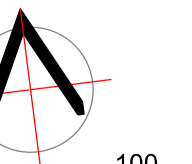
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 DEVELOPMENT APPLICATION
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