Traffix Group

Waste Management Plan

Proposed Mixed Use Development

200 Wells Street, South Melbourne

Prepared for

Pomeroy Pacific

April, 2021

G29542R-02B (WMP)

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Issue No.	Type	Date	Prepared By	Approved By
A	Draft	25/03/2021	Y. Leow	M. O'Shea
B	Final	22/04/2021	Y. Leow	M. O'Shea

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1. Introduction

Traffix Group has been engaged by Pomeroy Pacific to undertake a Waste Management Plan for the proposed mixed use development at 200 Wells Street, South Melbourne.

Panning Permit No. 906/2016 allows for an approved mixed use development.

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

2. Proposal

The proposal is for a multi-storey mixed use development. The table below summarises the development land uses.

Table 1: Development summary

Use	Size/No.
Residential	
Two-bedroom Apt.	50
Three-bedroom Apt.	31
Total	81
Commercial	
Commercial Tenancy 1	427m^2
Commercial Tenancy 2	124m^2
Office	5,076 m^2

Vehicle access to the basement carpark is proposed via a 7.3m wide accessway to Little Bank Street at the north-western corner of the site.

Waste Collection Facilities

Separate bin storage areas are provided for residents and commercial tenants within Basement Level 1.

A chute system is provided for the dwellings. Separate storage areas are provided for organics bins and hard rubbish.

Waste collection is to be undertaken within the basement carpark via a private contractor. The contractor shall prop within the access aisle adjacent to the bin rooms as required.

A copy of the development plans prepared by BatesSmart (dated April, 2021) is attached at Appendix A to this report.

3. Waste Management Plan

3.1. Waste Generation

The following table sets out the expected waste generation for the mixed use development.

Table 2: Waste Generation Rates

Waste Source	Garbage (Note 1)	Recycling (Note 1)
Residential		
Two-bedroom Apartment	100L/room per week	100L/room per week
Three -bedroom Apartment	120L/room per week	120L/room per week
Commercial		
Commercial tenancies[Note 2]	300L/100m² floor area/day	200L/100m² floor area/day
Office	10L/100m² floor area/day	10L/100m² floor area/day

Notes:

1. The waste generation rates are based on *Best Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainable Victoria.
2. For the purposes of a conservative analysis, the commercial tenancies are assessed as 'café'.

The following operating hours have been adopted for the proposed uses:

- commercial tenancies will operate seven days a week, and
- office will operate five days a week (Mon-Fri).

An estimate of the total waste generated by the proposed development is detailed in Table 3.

Table 3: Expected Waste Generation for the Proposed Development

Waste Source	Size/No.	Garbage	Recycling
Residential			
Two-bedroom Apartment	50	5,000L per week	5,000L per week
Three-bedroom Apartment	31	3,720L per week	3,720L per week
Residential Sub-total	**81**	**8,720L per week**	**8,720L per week**
Commercial			
Commercial tenancy 1	427m^2	8,967L per week	5,978L per week
Commercial tenancy 2	124m^2	2,604L per week	1,736L per week
Office (5 days per week)	5,034 m^2	2,517L per week	2,517L per week
Commercial Sub-total		**14,088L per week**	**10,231L per week**

Residential Component

Organics waste generation is included within the 'garbage' waste generation above.

Based on the Victorian Statewide Garbage Bin Audit – Food Waste 2016, approximately 35% of garbage waste from residential uses are organics.

Accordingly, the residential dwellings will generate a total of 3,052L of food organics waste and 5,668L of non-organics waste.

Any organics not accommodated within the dedicated organics bins can be accommodated within the general waste bins.

Commercial Component

Organics waste generation is included within the 'garbage' waste generation above.

A rate of 20% of garbage is adopted for the food organics waste for the commercial tenancies. Accordingly, it is expected that the two commercial tenancies will generate a total of 2,314L of organics waste and 9,257L of non-organics waste.

A rate of 50% of commingled recycling waste is adopted for paper & cardboard. Accordingly, it is expected that the office will generate a total of 1,259L of paper & cardboard. Any paper & cardboard waste not accommodated within the dedicate bin could also be accommodated within the commingled recycling bins.

Owner's Corporation will have the opportunity to increase/decrease the number of organics bins/paper & cardboard bins based on actual waste generation for these waste streams.

3.2. Waste Equipment

Based on those rates previously specified, Table 4 provides a summary of the waste storage requirements and the frequency of collection.

Table 4: 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	5,668L	1,100L	2	3
	Recycling	8,720L	1,100L	3	3
	Organics	3,052L	240L	4	4
Commercial Tenancies	Garbage	9,257L	1,100L	3	3
	Recycling	7,714L	1,100L	2	4
	Organics	2,314L	240L	3	4
Office	Garbage	2,517L	660L	2	2
	Recycling	1,259L	660L	1	2
	Paper/cardboard	1,259L	660L	1	2

Overall, the proposed mixed use development requires the following bins:

- Residential component – 4 x 240L bins (organics) and 5 x 1,100L bins (general waste and recycling).
- Commercial component – 3 x 240L bins, 4 x 660L bins and 5 x 1,100L bins.

Table 5: 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	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x1,070mm	Red	Dark Green
Recycling	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x1,070mm	Yellow	Dark Green
Paper & cardboard	660L	1,200 x 1,260 x 780mm	Blue	Dark Green
Organics	240L	1,060 x 585 x 730mm	Light Green	Dark Green

Notes:
1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
2. 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*.

3.3. Waste Systems

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

- Immediate smaller bins to temporarily store garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB) within the bin store,
- Dual-chute system for residential dwellings,
- MGBs, and
- Bin Store Area.

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 6: Waste Streams

Waste Type	Waste Management	
	Residential Apartments	Commercial
Garbage	Each dwelling shall be provided with plastic bins for temporary storage of waste. Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly to the appropriate chute in each building level.	Commercial tenants shall place general landfill waste in tied plastic bags and dispose of the bagged garbage directly to the commercial bin store at basement level 1.

Waste Type	Waste Management	
	Residential Apartments	Commercial
Food Organics	Residents shall dispose of organics waste directly to the organics bins within the residential bin store area at basement level 1. Kitchen caddies or equivalent will be provided to each dwelling to enable this to occur.	Commercial tenants shall dispose of organics waste directly to the organics bins within the commercial bin store area at basement level 1.
Recycling	Each dwelling shall be provided with plastic bins for temporary storage of recyclable items. Residents will dispose of recyclable items directly to the appropriate chute in each building level.	Commercial tenants shall dispose of loose recyclable items directly to the specific bin within the commercial bin store at basement level 1. Cardboard items shall be folded where appropriate.
Paper & cardboard	Residents will dispose of paper & cardboard items in the appropriate chute in each building level. Cardboard items shall be folded where appropriate.	Commercial tenants shall dispose of paper & cardboard items directly to the specific bin within the commercial bin store at basement level 1. Cardboard items shall be folded where appropriate.
Hard Waste	Residents shall dispose of hard waste including used furniture, white goods with the assistance of the Owners Corporation, whom can use up to 6 free collections via Council per year. A hard waste area is provided within the residential bin store room at ground floor level for temporary storage of any hard waste.	Commercial tenants shall dispose of hard waste via a private contractor on a required basis.
Green Waste	The Owners Corporation will be responsible for the collection and disposal of any garden organics via a landscape maintenance contractor.	
Other	Residents shall dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager/Owners Corporation or drop it off at Port Phillip Resource Recovery Centre (corner of White and Boundary Streets, South Melbourne). E-waste must not be disposed in landfill.	Commercial tenants shall dispose of electric waste including batteries, phones, computers etc via a private contractor on a required basis. Office waste including printer/toner cartridges can be collected via the cartridge supplier.

3.3.2. Dual Chute System

Dual waste chute system will be provided for residents on each level with residential dwellings. A dedicated chute will be provided for garbage and recycling which will terminate into the appropriate bins located in the bin store room within basement level 1. Skirting/equivalent system should be provided at the termination of the chutes to reduce the impact of materials falling into the bins. Additionally, residential bins are required to have reinforced bases to increase the durability of the bins.

The chutes shall be designed to the manufacturer's specifications and appropriate signage and instructions will be provided to residents to ensure correct and safe use of the chute system. Access to the chute outlet at basement level 1 will be secured and accessible to trained personnel only. Bins would be rotated as required by trained personnel.

3.3.3. Bin Storage Areas and Access

The proposed development provides separate bin storage areas for residents and commercial tenancies at ground floor level. Hard waste area will be provided separately.

Pedestrian access to the waste bin store areas will be via the lift/stairs.

The bin store areas are illustrated at Figure 1.

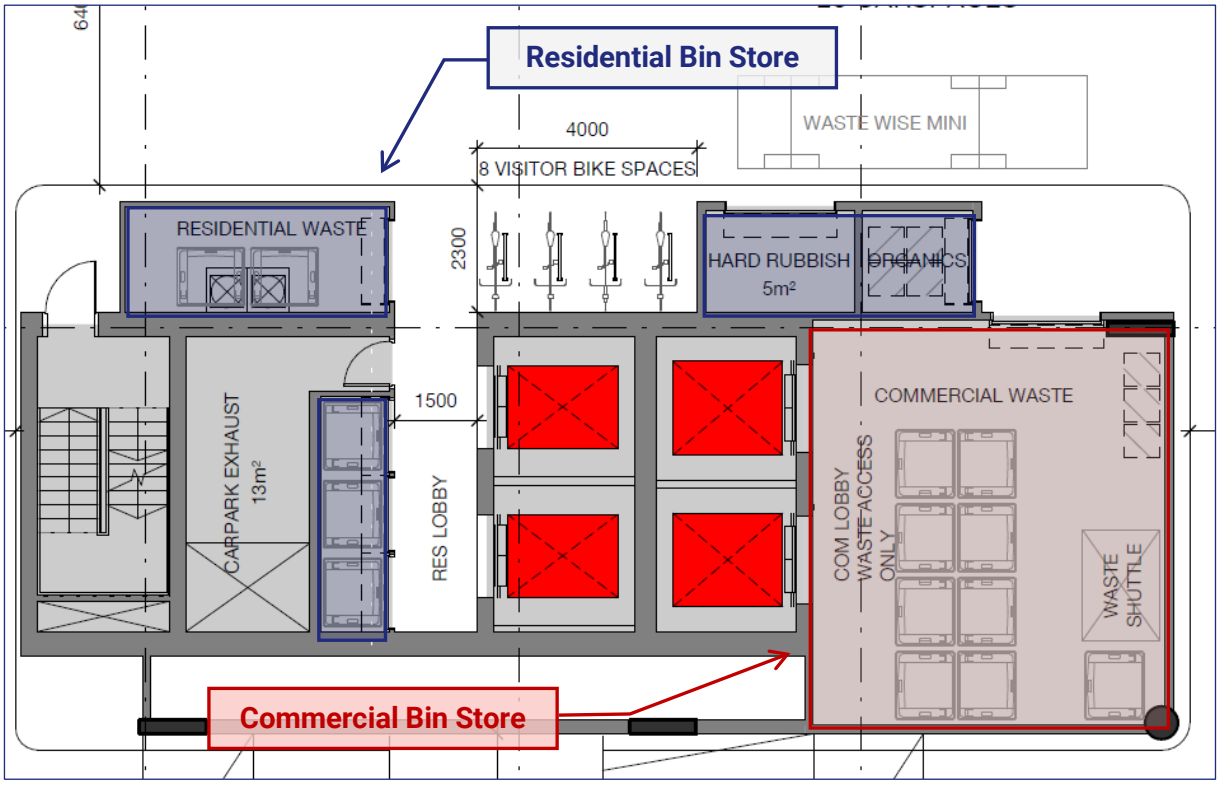


Figure 1: Proposed Bin Store Area

Table 7 details the storage area requirements based on the waste equipment proposed.

Table 7: Bin Store Area Requirements

Use	Waste Equipment	Net Area	Quantity	Net Waste Storage Area Required	Bin Store Area Provided
Residential Component	240L	0.43m^2	4	1.72m^2	23.0m^2
	1,100L	1.33m²	5	6.65m^2	
	Hard Waste	5m^2	1	5m^2	
Commercial Component	240L	0.43m^2	3	1.29m^2	46.7m^2
	660L	0.98m^2	4	3.92m^2	
	1,100L	1.33m²	5	6.65m^2	

Notes:
1. Net Floor Area required is calculated from the dimensions of the bins.

3.4. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins, within the bin storage area as illustrated in Figure 2.

The signage will assist in guiding and encouraging residents and staff of the proposed development to dispose of waste correctly into the appropriate waste streams.

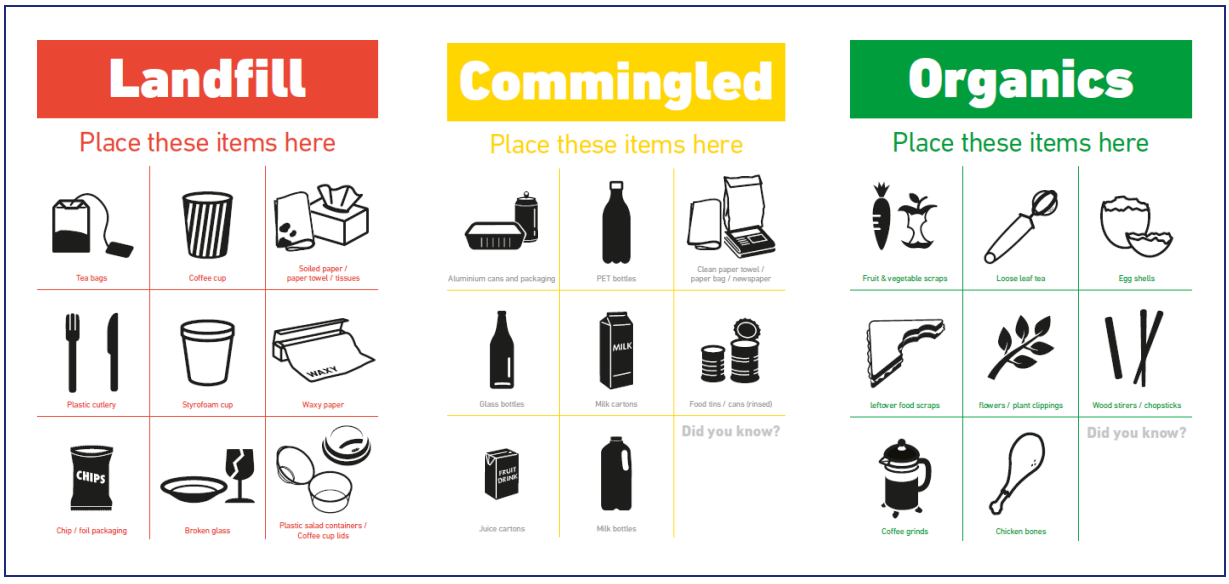


Figure 2: Waste Signage Examples

3.5. Waste Collection Arrangements and Vehicle Access

Garbage & Recycling Collection

It is proposed that waste & recycling collection will occur on-site within the basement carpark. A private contractor will be engaged to collect the garbage and recycling waste via a mini Hino rear loader or similar (typically 6.4m long with 2.2m headroom clearance along travel path).

The waste truck will prop temporarily within the accessway and transfer the bins from the bin store rooms to the waste truck. Waste collection will be undertaken three to four times a week for residential waste and three times a week for commercial waste.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini Hino rear loader within basement level 1. A minimum headroom clearance of 2.5m is provided within the waste collection area to accommodate the rear lifting of the bins.

Swept path diagrams demonstrating vehicle access of the 6.4m mini Hino rear loader accessing the waste collection area is attached at Appendix B.

4. Amenity Impacts

It is the responsibility of the Owners Corporation to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store area in accordance with AS1668.2 to ensure waste-related odours are minimised. Bin store areas and chutes will be frequently cleaned to prevent the retainment of odours. This will include the provision of a spray nozzle at the head of each chute to assist with cleaning.

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 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*

Industrial Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:30am — 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*

- *Collections occurring more than once a week should be restricted to the hours 7 am —8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*

Vermin Prevention & Washing Facilities

All access doors and bin lids will be kept closed at all times to prevent vermin access to the bin storage area.

Appropriate washing facilities including water supply and hose will be provided for the regular washing of the bins and bin store area by the Owners Corporation. Alternatively, an external waste bin cleaning contractor can be engaged for the washing of bins and waste areas.

Litter Management and Stormwater Pollution

The waste areas will be secured to prevent any unauthorised use of waste areas. Waste areas will be monitored by the Owners Corporation to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed.

5. Ongoing Maintenance and Suitable 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 and staff of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out within City of Port Phillip Waste Management Strategy 2018-28.

The hierarchy is detailed at Figure 3 below.

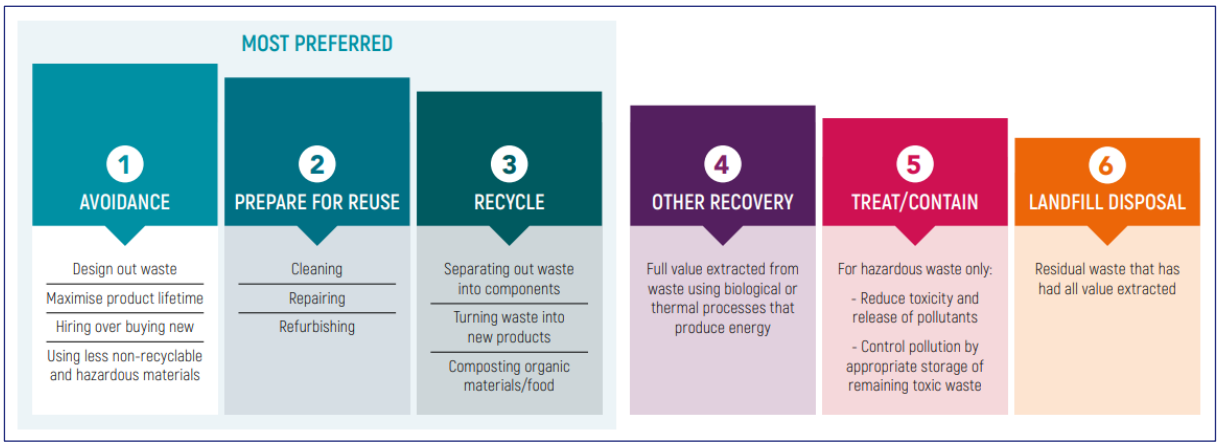


Figure 3: City of Port Phillip Waste Management Hierarchy

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.

5.3. Waste Management Rules

It will be the responsibility of the Owners Corporation to ensure all residents and staff 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.

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. Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

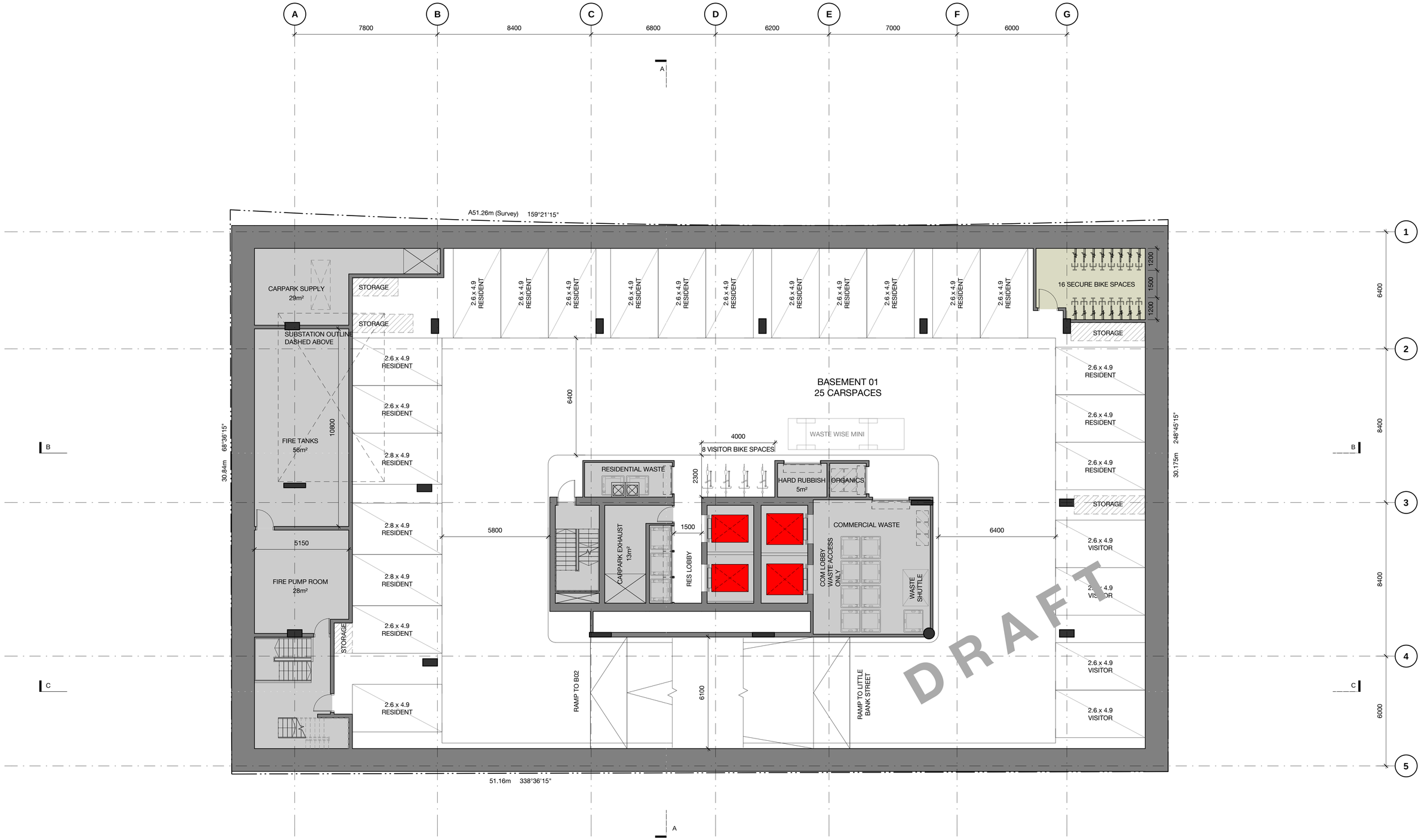
Table 8: Supplier Contact Information

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 (organics)	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

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

Appendix A

Development Plans



BASEMENT PARKING LEGEND			
LEVEL	CARPARK	MOTORBIKE	BICYCLE
B05	36	0	17
B04	34	0	16
B03	34	0	16
B02	30	0	66
B01	25	0	24
TOTAL	159	0	139

B01 PARKING ALLOCATIONS

- 21 NO. RESIDENTIAL
- 4 NO. VISITOR

POMEROY PACIFIC

Revision	Date	Description	Initial	Checked
A	22.04.2021	TOWN PLANNING	PG	TM

c:\temp\POMEROY PACIFIC_BS_ARCH_R2020_GRP.rvt

POMEROY PACIFIC
200 Wells Street, South Melbourne

Key Plan
Basement Level B01

Scale	1 : 100 @ A1	1 : 200 @ A3	
Drawn	PG	Checked	TM
Project no.	M12487		
Status	TOWN PLANNING		
Plot Date	22/04/2021 12:32:23 PM		
BIM			
Drawing no.	TP02.B01	Revision	A

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Bates Smart Pty Ltd ABN 70 004 999 400

BATESSMART

DRAWING KEY

Title boundary

Approved permit envelope (906/2016)

c:\temp\POMEROY PACIFIC_BS_ARCH_R2020_GRP.rvt

POMEROY PACIFIC

Revision	Date	Description	Initial	Checked
A	22.04.2021	TOWN PLANNING	PG	TM

POMEROY PACIFIC
200 Wells Street, South Melbourne

Key Plan
Ground Plan

Scale	1 : 100 @ A1 — 1:200 @ A3
Drawn	PG
Checked	TM
Project no.	M12487
Status	TOWN PLANNING
Plot Date	22/04/2021 11:58:04 AM
BIM	
Drawing no.	TP02.00
Revision	A

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Surry Hills NSW 2010 Australia
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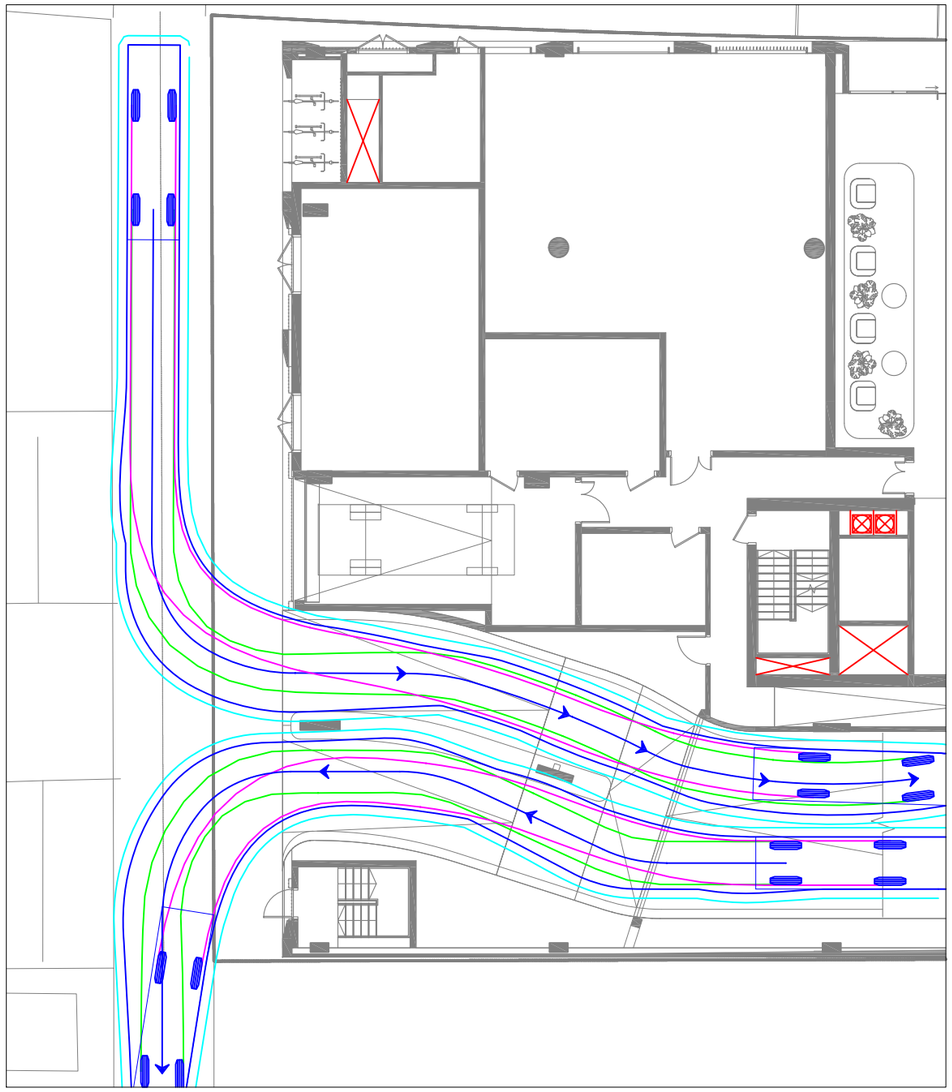
BATESSMART

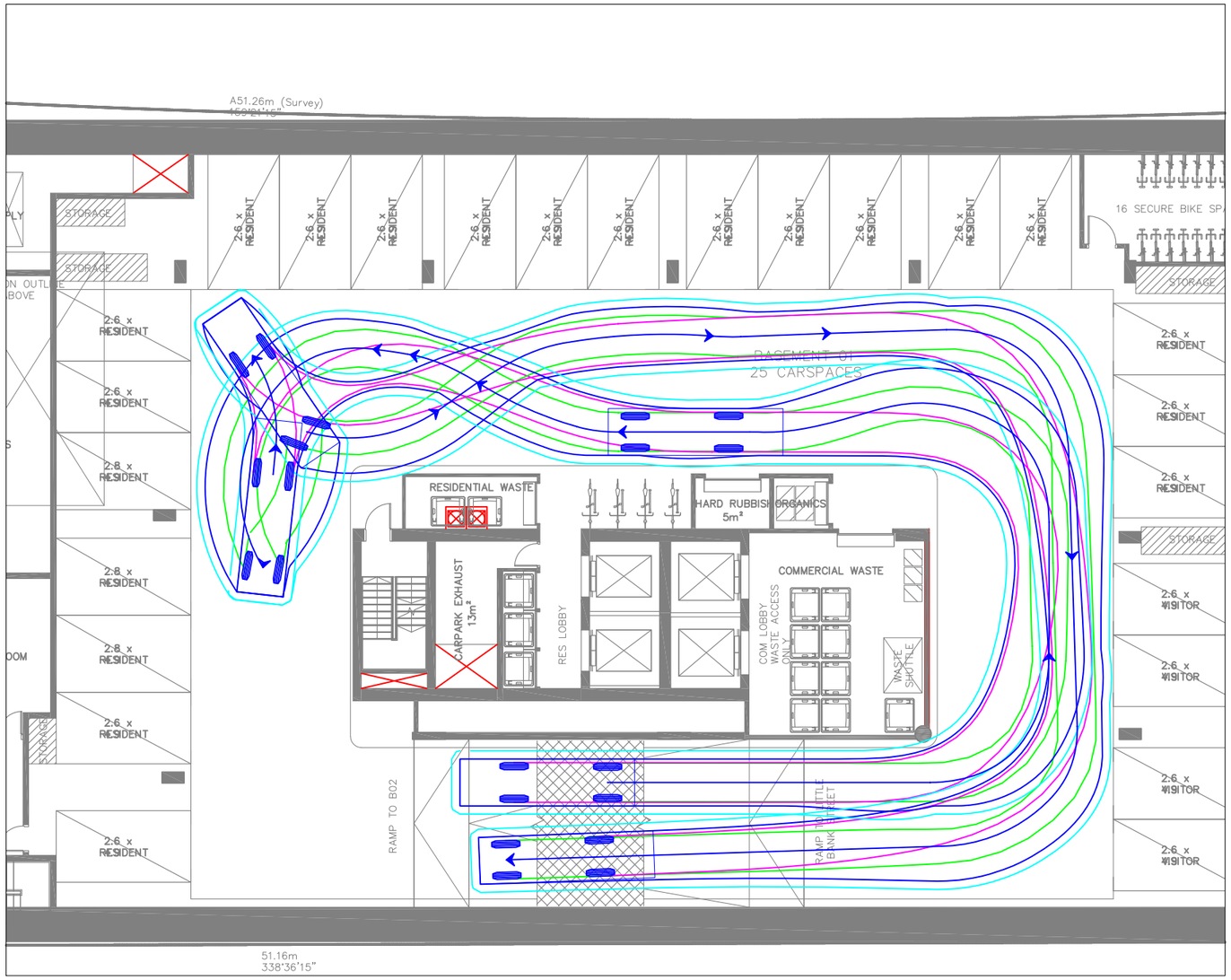
Appendix B

Swept Path Diagrams

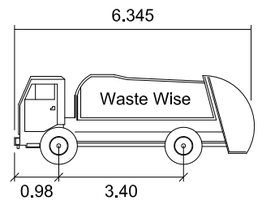
WASTE COLLECTION ACCESS



WASTE COLLECTION CIRCULATION - BASEMENT



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
- FRONT WHEELS
- VEHICLE BODY
- BODY CLEARANCE

N

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

REV.	REVISION NOTES	REVISION DATE
A	TOWN PLANNING	21/04/2021

GENERAL NOTES:
BASE INFORMATION FROM PLANS PREPARED BY BATESSMART DATED APRIL 2021

DESIGNED BY: J. COSSINS 21/04/2021
CHECKED BY: C. MORELLO 21/04/2021
FILE NAME: G29542-01-20210421.DWG
ISSUE: A

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200 WELLS STREET, SOUTH MELBOURNE

WASTE COLLECTION SWEPT PATHS

PROPOSED MIXED USE DEVELOPMENT

SCALE: 1:400 (A3) 0 4 8
SHEET NO.: 01/01
JOB NO.: G29542