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Merbo Project Management Pty Ltd

7th September 2021

Suite 1; 131 Bulleen Road

Bulleen North Vic 3104

Attention: Richard Merlino

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WASTE MANAGEMENT PLAN

1 BRIGHTON ROAD ST KILDA

PLANNING PERMIT NUMBER: 665/2016/A

AMENDMENT

I refer to your request for Waste Services. Based on Bruce Henderson Architects plans for 34 Apartments and 2 retail outlets the following Waste Management Plan is proposed.

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1). RESPONSIBILITY

The submission of this waste plan is consistent with the City of Port Phillip Council guidelines for preparing a Waste Management Plan and the guide to best practice for Waste Management in multi-unit developments.

1a). TENEMENTS

The proposed Development consists of 34 apartments; (9x 3 B/room; 25 x 2 B/Room) on 6 levels with 2 retail outlets (total area 335 m2) on the ground level.

There is a communal refuse room located on the ground level adjacent to the retail 1 area with 2 chutes from level 6 to the communal refuse room for residential tenants.

Each apartment will have 2 receptacles, 1 for general waste and 1 for recycling waste located within the kitchen cupboard area of each apartment for storage.

Residential tenants will transfer General waste in suitable bags and tied to the chutes on each level and deposit directly into the appropriately marked chutes.

Residential tenants will transfer Recycling waste to the chutes on each level and deposit directly into the appropriately marked chutes; no plastic bags are to be deposited into the recycle chutes.

Cardboard will be flattened and folded and taken directly to the communal refuse room on the ground level adjacent to the retail 1 area and deposit directly into the appropriately marked bins.

Bottles (glass) and organic/green waste will be taken directly to the communal refuse room on the ground level and deposit directly into the appropriately marked bins

Access to the communal refuse room on the ground level adjacent to retail 1 area is via lift or stairwell.

Retail areas will supply own bins in their areas; staff or person/s appointed by the retail management will transfer waste streams to the communal refuse room via the rear door of each area and deposit into the appropriately marked bins for retail tenants.

1b). The area required for collection at kerbside by Council at the maximum collection time would require approximately 50 metres of unobstructed length which is not available directly in front of this Development. These figures are as Metropolitan Councils agree that 1.1 metre is required for each MGB 240 Litre bin: therefore; a Private waste contractor will be appointed to manage and collect waste from within this development.

The Owner's Corporation will appoint a Private waste contractor with MINI rear loader waste vehicles within its fleet.

The Owner's Corporation will negotiate the supply, rental or purchase of bins from the Private waste collector or a reputable bin supplier.

The Owner's Corporation will appoint a Private waste provider to remove hard waste from the communal refuse room as required. Retail tenants are to arrange for any hard waste to be collected.

EACH RATEABLE TENEMENT IS LIABLE TO BE CHARGED FOR MUNICIPAL SERVICES IRRESPECTIVE OF THE LEVEL OF COLLECTION SERVICES PROVIDED BY COUNCIL.

COUNCIL WILL NOT BE RESPONSIBLE FOR HARD WASTE COLLECTIONS FROM THIS DEVELOPMENT.

1c)

The communal refuse room will be ventilated by extraction fan or a similar mechanical device and have available 24 hour sensor lighting for tenant safety, running water and a suitable grate for spillage or bin wash down.

The door on the communal refuse room for collection of bins must be a minimum of 1200mm wide to allow bins to fit through safely without causing damage to the surrounding structure.

1d) .

All aspects of the Waste Management System including the transfer of waste streams to chutes on each level for residents and transfer of waste streams to the communal refuse room on the ground level by residential tenants and retail tenants of the proposed Development will be the responsibility of the occupants/tenants or the Owner's Corporation-not the Private waste contractor.

2). WASTE GENERATION & ALLOCATION

2a). WASTE GENERATION-WEEKLY:

3 Bedroom 120 litres General garbage waste and 120 litres Commingled waste.

2 Bedroom 100 litres General garbage waste and 100 litres commingled waste.

1 Bedroom 80 litres General garbage waste and 80 litres commingled waste.

Retail (non-food): 50 litres per each 100 m2 of gross area of General waste and Commingled waste.

Figures for green/organic and glass will be determined however have been included under current guidelines from Sustainability Victoria.

Waste source	Waste stream	Waste total
Apartments (9 x 3b/r) (25 x 2b/r)	General waste	1080 Litres
	Commingled waste	1080 Litres
	General waste	2500 Litres
	Commingled waste	2500 Litres
Waste Total apartments		7160 Litres
Retail (335 m2)	General waste	1005 Litres
	Commingled waste	1005 Litres
Waste Total retail area		2010 Litres

2B). AVAILABLE SPACE

Waste source	Waste stream	Bin size	Number of bins	Collections per week	Bin area required
Apartments	General	1100L	2	2	3.00 m2
	Recycling	1100L	2	2	3.00 m2
	Cardboard	1100L	2	1	3.00 m2
	Organic/Green	240L	1	2	0.48 m2
	Glass	240L	1	as required	0.48 m2
	E-Waste	240L`	1	as required	0.48 m2
	Charity Bin	240L	1	as required	0.48 m2
Hard Waste					2.00 m2
Total area required for apartment bins					12.92 m2
Retail area	General	660L	1	2	0.98 m2
	Commingled	660L	1	2	0.98 m2
Total area required for retail bins					1.96 m2
Total area required for bins in this Development					14.88 m2

The communal refuse room shown on the current plans for this proposed development is 32 m2 and suitable in size and complies with guidelines set by Council.

Green waste will be removed from common areas of the Development by the proposed person/s appointed by the Owner's Corporation to care for the Landscaping of the proposed development.

Disposal of liquid waste/electronics and paint/chemicals etc. will be organised for tenants by the Owner's Corporation Management Team.

Green/organic waste and glass have been included into the above data and may be readjusted as the Development evolves; these waste streams as well as the charity bin and the E-waste will be shared between the residential and retail tenants.

This Waste Management Plan may be amended and requested in writing to City of Port Phillip Council to be reviewed if operational requirements change and reflect increased/decreased waste volumes and/or unforeseen requirements.

3). SERVICES & ALLOCATION

3a). BIN DETAILS

Capacity (Litres)	Height (mm)	Width (mm)	Depth (mm)	Empty (weight kg)	Maximum (weight kg)	Typical (ave. density kg)
120	930	480	550	9.30	44.00	37.00
240	1060	600	730	15.00	55.00	46.00
660	1220	1270	770	45.00	270.00	220.00
1100	1325	1360	1090	58.00	385.00	310.00

*Details are a guide only, variations will occur with different branding.

*Weight variations will occur subject to density when disposing of wet or compacted waste.

3b). RECOMMENDED BIN COLOUR CODING-METRO COUNCILS

Bins	Garbage	Commingled/Recycling	ORGANIC/GREEN	BOTTLES
Lid	Burgundy/Red	Yellow	Green	Purple
Body	Green	Green	Green	Green

4). NOISE & ODOUR MANAGEMENT, SAFETY & SIGNAGE

4a). NOISE & ODOUR MANAGEMENT

All bins are to be kept within the communal refuse room at all times accept during servicing.

(MGB) Mobile Garbage Bins have rubber wheels for quieter performance during operation.

Private waste contractors will ensure council and EPA guidelines are met at all times.

The Owner's Corporation will ensure this does occur.

Waste collection services offer little or no disturbance to all tenants including surrounding tenants.

Keeping lids closed at all times to prevent overfill of bin maintenance within the refuse area will assist in the control of odour and vermin management.

Professional bin cleaning contractors can be engaged on a regular basis, this will assist in the control of odour and vermin management.

4b). SAFETY & SIGNAGE

Bins will be identified by different colours. Stickers or embossing on each bin will clearly indicate the direction of each waste stream.

Signage on walls in the chute and communal refuse room will clearly assist tenants in the direction of each waste stream.

Conditions of entry to the communal refuse room will be displayed on the entrance for tenants to see prior to entry.

Advertising and promotional material will be on offer from Council and the Private waste contractor to remind tenants of their recycling obligation.

5). WASTE REMOVAL

5a). WASTE REMOVAL-

A **MINI** rear loader waste vehicle, 2.08 metres high, 6.35 metres long and 1.85 metres wide will drive into the laneway in a forward direction.

The vehicle driver will park outside of the wet area and proceed directly to the communal refuse room on the ground level, the driver will transfer bins to the rear of the vehicle, empty and return them to the communal refuse room as before. (swept path attached)

The Private waste collector will clean up any spillage that may occur during servicing.

Private waste vehicle drivers will ensure a bin is placed under each chute prior to departing the Development.

The vehicle will depart the Development in a forward direction into the laneway.

Collection times will be between 7.00am-7.00pm Monday to Friday and 9.00am-6.00pm Public holidays or as otherwise advised by Council under Local By-Laws and EPA guidelines.

Peak traffic hours are to be avoided wherever possible.

6). SUSTAINABILITY & SUMMARY

6a). Victoria's **Getting Full Value – Waste and Resources Recovery Policy 2013** sets targets for increasing the recovery rate of solid waste for refuse and recycling.

Further information can be sought from Sustainability Victoria website;
www.sustainability.vic.gov.au

Tenants should be made aware of this website on occupant to this Development and be encouraged to participate in the programs made available by the Owner's Corporation.

6b). SUMMARY:

The use of MGB 1100 Litre bins for Residential tenants and MGB 660 Litre bins for retail tenants is the most effective method of Managing waste at this Development

The use of the **MINI** rear loader waste vehicle to manoeuvre and collect in tight situations is the most effective method of servicing this Development.

7). CONTACTS

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