WASTE MANAGEMENT PLAN

Proposed Development:
176 Johnston Street and 300 Napier Street, Fitzroy, Victoria

Prepared for:
U2 Pty Ltd
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## WASTE MANAGEMENT SUMMARY

- The operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall sort their waste, and dispose garbage and recyclables into collection bins.
- Waste shall be collected on Napier Street. Independent Office tenants shall transfer collection bins between the building and kerbside. For Office Building tenants, the collection contractor shall transfer bins between the waste area and the truck.
- Council shall provide waste collection services for Independent Office tenants.
- A private contractor shall provide waste collection services for Office Building tenants.

## GLOSSARY

**Operator:** refers to the Owners Corporation/Building Management/Property Owners, who shall manage site operations (via cleaners, staff and contractors, if required).

**User:** refers to staff and commercial tenants, who shall utilise the waste system.
1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use
This development shall consist of commercial tenancies (floor-areas are stated in Table 1, below).

1.2 Estimated Garbage and Recycling Generation
The following table summarises the waste estimate (m$^3$/week):

<table>
<thead>
<tr>
<th>Waste Source</th>
<th>Base Qty (est.)</th>
<th>Garbage</th>
<th>Commingled Recycling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>area (m$^2$) = 1080</td>
<td>0.76</td>
<td>0.81</td>
</tr>
<tr>
<td>Retail (shop)</td>
<td>area (m$^2$) = 123</td>
<td>0.43</td>
<td>0.43</td>
</tr>
<tr>
<td><strong>TOTAL (m$^3$/wk)</strong></td>
<td></td>
<td><strong>1.19</strong></td>
<td><strong>1.24</strong></td>
</tr>
</tbody>
</table>

Notes:
- Commercial waste figures are based on adjusted Sustainability Victoria Guidelines.
- Office figures exclude terrace areas.

1.3 Collection Services

Independent Office Tenancies:
It is understood each tenancy shall be rated separately. Therefore Council shall provide waste collection services.

Office Building Tenancies:
In order to minimise space for onsite bin storage, a private contractor shall be engaged to collect waste utilising communal bulk bins. The operator shall choose a waste collection provider, negotiate a service agreement and pay for these services.

Notes:
- Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.
- Thirty days prior to occupation, the operator shall organise a site meeting with Council’s Waste Management Coordinator and demonstrate adequate implementation of this Waste Management Plan.
- The proposed Council waste service is predicated on the as-built development meeting Council’s operational requirements. Should these requirements not be met, the operator shall be required to organise a private waste service.
1.4 Location, Equipment and System Used for Managing Waste

The waste management system is summarised as follows:

- Tenancy receptacles at internal areas.
- Independent Office Bin Stores located at Ground Level (one in each tenancy, to future fit-out detail).
- Office Building Bin Store located at Ground Level.
- Collection bins (kept within the Bin Stores - refer to Table 2).

The various collection waste-streams are summarised as follows:

**Garbage:** General waste shall be placed in tied plastic bags and stored within bins.

**Recycling:** All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, glass, aluminium, steel and plastics).

**Green Waste:** Garden organics from communal landscaped areas shall be collected and disposed by the future landscape maintenance contractor. If required, the operator shall provide a shared bin for residents’ use when disposing green waste from private areas.

**Compost:** At this development, composting is considered impractical, as there would be minimal onsite demand for compost.

**Office Waste:**

- For the security of information printed on waste paper (intellectual property, sensitive material, and/or personal details), paper bins shall remain within each office (adjacent the photocopier or in the stationery cupboard) until transferred to a secured collection point (or swapped in-situ by a shredding/recycling contractor). Alternatively, office managers may utilise a paper shredder and dispose waste into the recycling bins (kept within the Bin Store).
- Office managers shall store spent printer/toner cartridges until collected for recycling by the cartridge supplier.
- Office managers shall ensure the recycling of electronic waste (computers and printers). The computer supplier or a suitable contractor shall be engaged to recycle/reuse outgoing units when supplying new ones.

**Other Waste Streams:** The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the operator.

These items (including e-waste) shall remain within the development until the operator arranges a private collection from the subject land in accordance with requirements from the relevant authority. In particular e-waste must not be disposed in landfill.
The following table summarises bin quantity/capacity, collection frequency and area requirements (based on Table 1):

### Table 2: Bin Schedule and Collection Frequency

<table>
<thead>
<tr>
<th>Waste Source</th>
<th>Waste Stream</th>
<th>Bin Qty</th>
<th>Bin Litres</th>
<th>Collections per Week</th>
<th>Net Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>T01 - Office (dedicated Council bins)</td>
<td>Garbage</td>
<td>1</td>
<td>80</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>120</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>1.0</td>
</tr>
<tr>
<td>T02 - Office (dedicated Council bins)</td>
<td>Garbage</td>
<td>1</td>
<td>80</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>120</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>1.0</td>
</tr>
<tr>
<td>T03 - Office (dedicated Council bins)</td>
<td>Garbage</td>
<td>1</td>
<td>80</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>120</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>1.0</td>
</tr>
<tr>
<td>T04 - Office (dedicated Council bins)</td>
<td>Garbage</td>
<td>1</td>
<td>80</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>120</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>1.0</td>
</tr>
<tr>
<td>T05 - Office (dedicated Council bins)</td>
<td>Garbage</td>
<td>1</td>
<td>80</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>120</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>1.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office Building Tenancies</th>
<th>Waste Stream</th>
<th>Bin Qty</th>
<th>Bin Litres</th>
<th>Collections per Week</th>
<th>Net Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>T06 - T09 Retail &amp; Offices (shared private bins)</td>
<td>Garbage</td>
<td>1</td>
<td>660</td>
<td>1</td>
<td>1.2</td>
</tr>
<tr>
<td></td>
<td>Recycling</td>
<td>1</td>
<td>660</td>
<td>1</td>
<td>1.2</td>
</tr>
<tr>
<td></td>
<td>Hard/Other Waste</td>
<td>-</td>
<td>-</td>
<td>At Call</td>
<td>2.0</td>
</tr>
</tbody>
</table>

**Net Waste Storage Area (excludes circulation), m²:** **14.4**

**Notes:**
- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- For municipal services, Council shall provide the bins (supply cost applies).
- Subject to stakeholders’ preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, privately-collected recyclables can be either commingled or split into bins for separate recycling streams.
1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The plans illustrate an 11m² area for Office Building bin storage, which is deemed sufficient for the above Bin Schedule.

Notwithstanding the above, collection days shall be staged appropriately and the operator shall stipulate procedures for effective management of the available space.

1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

<table>
<thead>
<tr>
<th>Capacity (litres)</th>
<th>Height (mm)</th>
<th>Width (across front, mm)</th>
<th>Depth (side on, mm)</th>
<th>Empty Weight (kg)</th>
<th>Average* Gross Weight (kg)</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
<td>860</td>
<td>450</td>
<td>530</td>
<td>9</td>
<td>19</td>
</tr>
<tr>
<td>120</td>
<td>930</td>
<td>480</td>
<td>545</td>
<td>10</td>
<td>26</td>
</tr>
<tr>
<td>660</td>
<td>1250</td>
<td>1240</td>
<td>780</td>
<td>43</td>
<td>130</td>
</tr>
</tbody>
</table>

Notes:
- * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) flat-lid bins.

Table 4: Yarra Colour Coding

<table>
<thead>
<tr>
<th>Bin</th>
<th>Garbage</th>
<th>Commingled Recycling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lid</td>
<td>Green</td>
<td>Yellow</td>
</tr>
<tr>
<td>Body</td>
<td>Green</td>
<td>Green</td>
</tr>
</tbody>
</table>

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labelled to identify the waste generator and site address.
2 ACCESS FOR USERS, COLLECTORS AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Users shall transfer waste from the internal receptacles to the bins located within their Bin Stores (if required, using a suitable trolley and the lift).

Note: The operator shall ensure the orderly-filling of bins to avoid a higher number of partially-filled ones, rotating the bins so that users are able to reach them. Also, the operator shall ensure that bins are not overloaded.

2.2 Collection Arrangements and Access to Waste Facilities

Independent Offices:
- Council shall collect waste on Napier Street (kerbside - site’s frontage).
- Prior to the collection, users shall transfer Council bins from their tenements to kerbside (returning the bins once the collection has taken place). Council’s instructions for kerbside bin-placement must be followed.
- The waste collection shall be carried-out by rear-lift vehicles (nom. 10.5m long and 4m operational height).

Office Building:
- A private contractor shall collect waste on Napier Street (site’s frontage).
- The collector’s assistant shall have access to the Bin Store, and transfer bins to the truck and back to the store (the driver shall remain with the truck).
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long and 4m operational height).

The collection point is illustrated as follows:

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Notes:
- Council may alter the proposed collection point (subject to operational needs).
- For improved safety, private waste collections and bin transfers shall be carried-out during off-peak traffic periods.
3 AMENITY, LOCAL ENVIRONMENT AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas. In particular, note the requirements of Yarra’s Environmental Local Law Part B, Sect. 10, and Part C, Sect. 17-29, which can be found at: www.yarracity.vic.gov.au.
- As specified in Council’s Local Law No. 3, private waste shall not be collected between: 8pm Sunday and 7am the following Monday; 8pm on any day between Monday and Friday inclusive and 7am on the following day; or 8pm any Saturday and 9am the following Sunday. Also, the waste collector shall protect the acoustic amenity by minimising noise during the collection.
- Municipal waste collections shall take place as per Council’s timing/schedule.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter, and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the private collection contractor to clean-up any spillage that might occur when clearing bins.
- Reporting to Council any spillage resulting from the collection of municipal bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

3.3 Ventilation, Washing and Vermin-Prevention Arrangements

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant and appropriately drained).
- A graded bin wash area, hosecock, hose and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the operator shall engage a contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.
3.4 Design and Aesthetics of Waste Storage Areas and Equipment

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety and security, to users, staff and contractors). Access doors shall feature keyless opening from within.

The design and construction, of waste facilities and equipment, shall conform to the Building Code of Australia, Australian Standards and local laws.
4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into collection bins. Cardboard shall be flattened, and recycling containers un-capped, drained and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted. Refer to Section 2 for waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions to Maintain & Improve the Waste System

The operator shall manage site operations (refer to the glossary in page 2). It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out, on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements or upgrades.

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Council bins shall be placed on the kerbside no-sooner than the night before the collection (and promptly returned to the storage areas after the collection).
- The private collection contractor shall transfer bins between the site and the truck (bins shall not be placed on the street).

4.4 Arrangements for Bins/Equipment Labelling, and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: www.sustainability.vic.gov.au.
- The operator shall publish/distribute “house rules” and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering and achieve cleanliness).
  - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.
4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Act 1970* includes principles of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The operator shall promote the observance of the acts (where relevant and practicable), and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Observe the waste hierarchy in the *Environment Protection Act 1970* (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment and g) disposal.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

For any future appropriate 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 operational 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 system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).
5 SUPPLEMENTARY INFORMATION

- The operator shall observe local laws and ensure that bins aren’t overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector, shall observe all relevant OH&S legislation, regulations and guidelines. The relevant entity shall define their tasks and:
  - Assess the Manual Handling Risk, and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
  - Obtain and provide to staff/contractors; equipment manuals, training, health and safety procedures, risk assessments and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

<table>
<thead>
<tr>
<th>Task (to be confirmed)</th>
<th>Hazard (TBC)</th>
<th>Control Measures (TBC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sorting waste and</td>
<td>Bodily puncture. Biological &amp;</td>
<td>Personal protective equipment (PPE). Develop a waste-sorting</td>
</tr>
<tr>
<td>cleaning the waste</td>
<td>electrical hazards</td>
<td>procedure</td>
</tr>
<tr>
<td>system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bin manual handling</td>
<td>Sprain, strain, crush</td>
<td>PPE, staff training. Maintain bin wheel-hubs. Limit bin</td>
</tr>
<tr>
<td>Bin transfers and</td>
<td>Vehicular strike, run-over</td>
<td>weight. Provide mechanical assistance to transfer bins</td>
</tr>
<tr>
<td>emptying into truck</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck access</td>
<td>Vehicular incident, strike, run-</td>
<td>PPE. Use a trained spotter. Develop a truck-manoeuvring</td>
</tr>
<tr>
<td></td>
<td>over</td>
<td>and traffic-control procedure</td>
</tr>
</tbody>
</table>

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures and controls (refer to Section 6).
6 CONTACT INFORMATION

City of Yarra (local Council), ph 03 9205 5555
Inner City Waste Management (private waste collector), ph 03 9521 3300
Speedie Waste (private waste collector), ph 03 9305 2265
Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149
FJP Safety Advisors Pty Ltd (OH&S consultant), ph 03 9255 3660
Electrodrive Pty Ltd (tug & trailer supplier – for bin transfers), ph 1800 033 002
Warequip (tug supplier – for bin transfers), ph 1800 337 711
Sabco Commercial (supplier of cleaner’s trolleys), ph 1800 066 522
Sulo MGB Australia (bin supplier), ph 1300 364 388
One Stop Garbage Shop (bin supplier), ph 03 9338 1411

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

7 LIMITATIONS

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

• Operational use of the development (excludes demolition/construction stages).
• Drawings and information supplied by the project architect.
• The figures presented in this report are estimates only. The actual amount of waste will depend on the development’s occupancy rate and waste generation intensity, the user’s disposition toward waste and recycling, and the operator’s approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
• This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies or to document operational/safety procedures.