



# Waste Management Plan

2019-1919-WMP

**Date:** 3<sup>rd</sup> March 2020

**Client:** Pitch Architecture + Design

**Address:** 33-37 Rupert Street, Collingwood

**Pages:** 14

**Your EcoResults Consultant:** Kirstie Rogerson

WMP

# Questions?

## We have answers.

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### Table of Contents

Purpose & Scope of Report	3
Section 1   Estimated Waste Generation Rates	6
Section 2   Bin Infrastructure & Size	7
Section 3   Bin Storage Area & Waste Sorting	8
Section 4   Collection Arrangements	10
Section 5   Waste Reduction Strategy	12
Section 6   Plan Implementation	13
Legal Statement	14
Swept Path Diagrams	15

Tracking	Date	Revision	Description
	12 <sup>th</sup> March 2020	1	Original report issue

## Purpose & Scope of Report

EcoResults has been engaged as Waste Management Consultants for the proposed development at 33-37 Rupert Street, Collingwood to ensure that the development meets current best practice and/or Local Council requirements with regards to waste management for general residential waste and recycling only.

- In preparing the Waste Management Plan (WMP), EcoResults has consulted with the City of Yarra Waste Management Plan Policy for MUD's, along with Sustainability Victoria's Waste Management Guidelines (2018) regarding waste management aspects of the design.
- This WMP outlines how the development will manage waste during its occupation and operation.
- The Operator is responsible for waste management and collection in accordance with the Local Law, this WMP and any planning permit conditions.
- If circumstances in the area change, such as OH&S, road construction, inappropriate use, excessive waste, etc., a review of the Waste Management Plan and collection process may be required by the Responsible Authority and an updated Waste Management Plan will be required for approval.
- This report is limited to an assessment of the proposed development as drawn and specified by Pitch Architecture + Design, 14/02/2020, provided to EcoResults.

## Project Information

Project Info	Property Address	33-37 Rupert Street, Collingwood
	Project Description	Office Building Development with Café
	Local Authority	City of Yarra
	Operator	Building Manager
	Street Frontage & Vehicle Access Point	Rupert Street
	Client   Contact	Pitch Architecture + Design   Juliana Junqueira

## Summary of Findings

	Waste Systems	Section
Project Info	The offices will generate an estimated 1,583L of general garbage waste weekly	1
	The offices will generate an estimated 1,583L of recycled waste weekly	1
	The cafe will generate an estimated 1,131L of general garbage waste weekly	1
	The cafe will generate an estimated 754L of recycled waste weekly	1
	The development will share 3 x 660L garbage bins	2
	The development will share 2 x 660L recycling bins	2
	A bin storage area has been provided on the ground floor	3
	Bin Users are responsible to sort their own waste and place garbage and recyclables in the correct chutes/bins	3
	All general waste will be collected twice weekly by private collection company	4
	All recycling bins will be collected twice weekly by private collection company	4
	Waste reduction strategy	5
	Plan implementation	6

## Section 1 | Estimated Waste Generation Rates

Offices		
Waste	Estimated Weekly General Waste	1,583L
	Estimated Weekly Recycling	1,583L

The above figures are based on Sustainability Victoria’s (SV) Waste Generation Guidelines (2018) at:

- an office will generate a total of 10L/100m<sup>2</sup> floor area/day of garbage and 10L/100m<sup>2</sup> floor area/day of recycling. (If the usage changes from an office, these figures will need to be revised).
  - There is a total of 10 offices which will operate 5 days a week and have a combined leasable area of 3,166m<sup>2</sup> with an estimated 1,583L garbage and 1,583L recycling contributing to the above weekly generation rates.

Café		
Waste	Estimated Weekly General Waste	1,131L
	Estimated Weekly Recycling	754L

The above figures are based on Sustainability Victoria’s (SV) Waste Generation Guidelines (2018) at:

- a café will generate a total of 300L/100m<sup>2</sup> floor area/day of garbage and 200L/100m<sup>2</sup> floor area/day or recycling.
  - The cafe on the ground floor will operate 6 days a week and has a leasable area of 63m<sup>2</sup> with an estimated 1,131L garbage and 754L recycling contributing to the above weekly generation rates.

## Section 2 | Bin Infrastructure & Size

	Waste Stream	No of bins	Vol (L)	Type Bin Size (mm)	Bin Lid Colour
Bin Info	Offices & Cafe				
	General Waste	3	660	1370W x 850D x 1250H	Red
	Commingled Recycling	2	660	1370W x 850D x 1250H	Yellow

Two chutes will exit into the waste room collecting waste and recycling from floors 1-9. Two 660L bins (one for general garbage and one for recycled waste) will be kept under the chutes at all times.

Bin infrastructure as outlined:

- is to be provided by a private waste collection company contracted by the Operator.
- will be in accordance with mobile garbage bin best practice.
- must be clearly labelled, colour coded and have signage explaining service use and placement.
- is to feature rubber castors on the wheels to minimise noise during transfers.

## Section 3 | Bin Storage Area & Waste Sorting

A 32.32m<sup>2</sup> waste room has been provided on the ground floor and is noted on the plans (refer to floorplans and figure 1 below). The area should have adequate lighting and adequate ventilation to prevent unwanted odours. Concrete walls should be sealed with an appropriate material to prevent odours being absorbed into the surfaces.

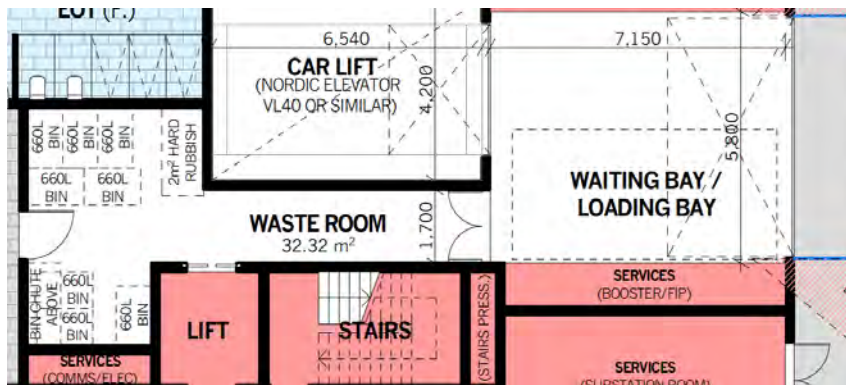


Figure 1 – Waste room on ground floor, with loading bay for collection purposes

The operator or person assigned by them will be responsible to:

- keep bins, storage area and chute regularly cleaned.
- arrange for regular cleaning of the bins and chutes by a private contractor.
- secure the bin storage area, prevent over filling of bins and removing any site litter or spillages.
- ensure garbage and recycling bins are always placed under the chutes while the chute flap is open.
- monitor the bins regularly and change the bins under the chute once full.
- ensure that a bin is placed under the chute in such a way to avoid spillage and overflow.
- ensure the chute flaps are always closed during transfer and collection of bins.
- ensure that adequate lighting is installed and maintained in the waste room.
- ensure adequate precautions are taken to prevent attracting vermin.
- arrange a minimum of one E-Waste/hard waste collection per year for the development through a private company, and well inform tenants of the dates and collection details.
  - due to the Victorian Government ban on e-waste in landfills from July 2019 across Victoria. E-Waste must be taken to a local drop-off point or collection arranged. For example, a recycling drop-off centre is located at 168 Roseneath St, Clifton Hill.
  - A 2m<sup>2</sup> hard waste storage area has been designated in the waste storage area. No hard waste shall be placed on kerbside.
  - Refer to: <https://www.yarracity.vic.gov.au/services/recycling-and-rubbish/recycling-drop-off-points> for more information, which should be passed onto the bin users.
- provide training to commercial staff regarding waste management and systems as outlined in this WMP.



Bin users will be responsible to:

- sort their own waste and place garbage and recyclables within the appropriate chute/bins.
  - Office and Café on the ground floor employees/cleaners should place their general garbage and recycling directly in the bins provided in the waste room.
  - Offices on levels 1 – 9 have access to a general garbage and recycling chute.
- ensure commingled recycling (mixed recycling), which includes plastics coded 1-7, glass, aluminium, tin cans, milk and juice cartons, paper including magazines and newspaper, cardboard in small amounts and folded down and placed within the correct bin/chute. **No plastic bags are to be deposited in the recycle bins.**
- place large items such as bulk cardboard directly in the waste room to be handled by the operator, so as not to block the chute.
- sort and separate waste items such as e-Waste, white goods, domestic volumes of household paints, household batteries, florescent tubes and mixed globes.
  - e-Waste and hard waste items must not be put in the garbage or recycling bins these items should be kept aside in the hard waste storage area provided and will be privately collected in a collection arranged by the Operator.

## Section 4 | Collection Arrangements

	Waste Stream	Collection Frequency	Collection Method
Collection	General Garbage	Twice Weekly	Private Collection
	Commingled Recycling	Twice Weekly	Private Collection

The Operator or person assigned by them will be responsible to:

- arrange a private waste collection company to collect the garbage and recycling a minimum of twice weekly from the site.
- arrange access for the private waste collection company to the bin storage rooms.
- ensure that the frequency of collection is adequate to prevent overfilling of bins.

The Private Waste Collection Company will be responsible to:

- arrange a small/mini waste (refer to figure 2 below for dimensions) truck to collect garbage and recycled waste from the loading bay with access via Rupert Street.
  - the waste truck should have sufficient safety equipment to ensure it can manoeuvre in a safe manner without harm to pedestrians or property. Swept Path Diagrams have been prepared (see below).
- ensure that collection takes place out of peak traffic times.
- endeavour not to block the road at any time and ensure the waste truck is parked in a safe manner.
- take the bins out of the waste room to loading bay for emptying and return the bins to the bin store after emptying.
- ensure a bin is placed under each chute at all times during the collection, or alternatively close the chute off during collection and reopening once an empty bin is in place.
- clean up any spillage that may occur as a result of collection.
- complete a JSA (Job Safety Analysis) before collection commences. This JSA will be provided to all contract staff who are assigned to collect waste from the site.
- observe Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) to protect the acoustic amenity of the development and surroundings.

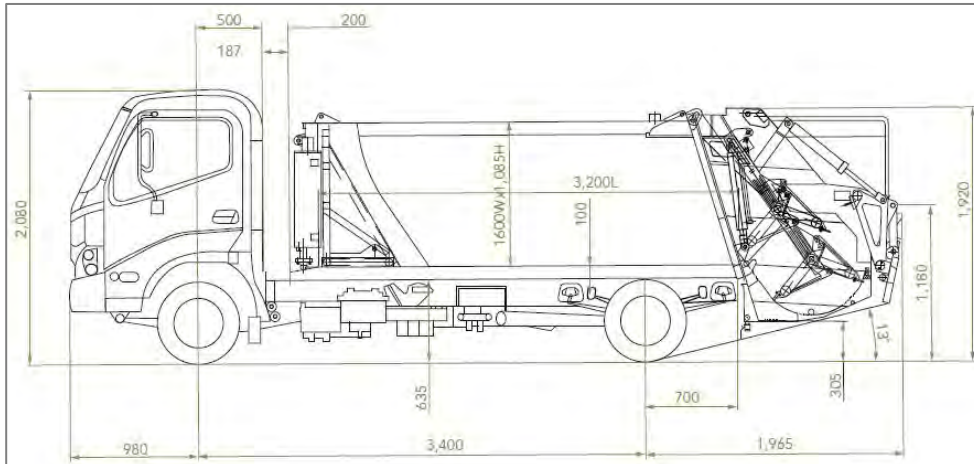


Figure 2: Mini Waste Truck Dimensions

Source: [www.wastewise.com.au](http://www.wastewise.com.au)\*

*\*Please note EcoResults does not have affiliation with Waste Wise and we do not recommend any particular private waste collection company*

### **Victorian EPA Noise Control Guideline Publication 1254 October 2008 (excerpt)**

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- Collection occurring once a week should restrict to: 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.

## Section 5 | Waste Reduction Strategy

The operator is to promote the observance of the Vic Government's "Getting Full Value" 2013 Waste and Resource Recovery Policy and encourage residents to observe the Environment Protection Act 1970 and Sustainability Victoria's guidelines including:

- Observing the waste hierarchy (in order of preference) as follows:
  - i) waste avoidance
  - ii) reuse
  - iii) recycle
  - iv) recovery of energy
  - v) treatment
  - vi) containment
  - vii) disposal
- Participating in council programs for waste minimisation
- Establishing waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in general waste bins
- Sharing results of these audits/targets with residents/staff
- Waste management rules or guidelines should be prepared outlining relevant components of the Waste Management Plan
- These should be adopted by the Owner's Corporation and displayed at the point(s) where residents access disposal facilities.
- They should include safe operation policies and procedures.

## Section 6 | Plan Implementation

All operators will be responsible to implement this Waste Management Plan. It is recommended that the operator review this WMP six months after occupancy, and each year thereafter to incorporate any changes to legislation or the local law.

A revision of the plan may also be required if it is not being implemented to the satisfaction of council with respect to:

- Compliance with planning permit conditions or the General Local Law; or
- The maintenance of health and amenity standards.

Additional printouts and information are attached to this report:

Swept Path Diagrams – Prepared by Traffix Group (26/02/20)

# Legal Statement

This Waste Management Plan (WMP) has been prepared by EcoResults as part of a Planning Permit Application or a Condition of a Planning Permit and is to be used strictly for Town Planning purposes. It is not to be used as part of any feasibility study or costing process, to document safety or operation procedures, or to forecast operational costs. The purpose of the report is to assess waste management during the operation of the development once complete and does not include waste management during the demolition and construction stage.

The waste production estimates given herein, and the actual waste production may vary, depending on a variety of factors beyond the control of the developer, designer or EcoResults, which factors include but are not limited to occupant disposition toward waste and recycling, and the residents handling of waste management. If actual waste volumes are greater than those estimated herein, the number of bins and/or collections per week should be increased accordingly. Any variation to the design or construction of the development will deem this WMP void unless the variations are assessed by EcoResults. Please contact EcoResults if there are any questions or variations that are required.

This WMP is limited to general waste and recycling from residential uses only. This WMP does not provide advice in relation to the storage, disposal or collection of toxic chemicals, liquids or gases, hazardous materials, contaminants, or pollutants, including but not limited to the storage, disposal or collection of sharps, or surgical, clinical, anatomical, cytotoxic, pharmaceutical, or hazardous waste. For advice regarding waste streams of this nature, the commercial operator of the facility will need to consult a Waste Contractor who is qualified and/or accredited to store, collect and/or dispose of the relevant waste stream, as well as any relevant state and local regulations, standards and laws.

EcoResults is not responsible for any loss or damage arising directly or indirectly from the use of this WMP:

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