

**ADVERTISED COPY**

# ***RB WASTE CONSULTING SERVICE***

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**RB/RBWC/2022-255**

[REDACTED]

**3<sup>rd</sup> November 2022**

C/- Bruce Henderson Architects Pty Ltd

162 Toorak Road

South Yarra Vic 3141

Attention: [REDACTED]

Email: [REDACTED]

## **WASTE MANAGEMENT PLAN**

**12-14 JOHNSON STREET & 1 MILL ROAD OAKLEIGH**

I refer to your request for Waste Services. Based on Bruce Henderson Architects plans for multi-unit/commercial Developments the following Waste Management Plan is proposed.

## **The Purpose of the Waste Management Plan (WMP) is to:**

**Demonstrate the Development of an effective waste management system that is compatible with the design of the commercial or multi-unit development (MUD) and the adjacent built environment. An effective waste management system is hygienic; clean and tidy; minimises waste going to landfill and maximises recycling.**

**Provide a waste management system that is supported by scaled drawings to ensure the final design and construction is compliant with the Waste Management Plan and is very verifiable.**

**Form a document that achieves effective communication of the waste management system so that all stake holders can be properly informed of its design; and the rolls and responsibilities involved in its implementation.**

**Stakeholders are defined (but not limited to): owners; occupiers; body corporate; property managers/real estate agents; Council; neighbours and collection contractors.**

**Ensure residents of MUD'S are not disadvantaged in their access to recycling and other responsible waste management options.**

**Avoid existing legacy issues that plague many MUD'S due to poor design and insufficient consideration for waste management.**

**Applicants and site operators should note that failure to comply with the endorses Waste Management Plan (WMP) can attract a fine under the City of Monash Local Law Mo.3.**

### **RESPONSIBILITY**

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

The proposed Development consists of 6 only levels of apartments; 13 x 1 bedrooms; 54 x 2 bedrooms and 3 x 3 bedrooms; a total of 70 apartments plus a ground level with 219 m<sup>2</sup> of retail area and 749 m<sup>2</sup> of commercial area.

There are 2 basement levels and an E-Diverter Chute system from level 6 to the first basement level apartment residents for garbage and recycling waste streams.

The existing land at 12-14 Johnson Street & 1 Mill Road Oakleigh) consists of 4 only Commercial/retail ground floor premises.

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## **1). RESPONSIBILITY**

### **1a). TENEMENTS**

Each apartment will have 3 receptacles, 1 for general waste and 1 for recycling waste and 1 for glass located within the kitchen cupboard area of the apartment for short time storage.

A 7 litre food waste bench top kitchen caddy will be provided by Council Services upon request.

Tenants will transfer General waste in suitable bags and tied, to the E-Diverter chutes on each level and deposit directly into the appropriately marked chutes.

Tenants will transfer Recycling waste to the E-Diverter chutes on each level and deposit directly into the appropriately marked chutes

Tenants will transfer green/ organic and glass waste streams in suitable containers to the refuse rooms on the 1<sup>st</sup> basement level and deposit into the appropriately marked bins.

No plastic bags are to be deposited into the recycling; organic or glass bins.

**The Owner's Corporation in communication with the commercial/retail tenants will appoint a Private waste collector with MINI rear loaders within its fleet to manage and collect waste from within the boundary of this Development.**

**1 private waste collector will limit the number of waste vehicles entering the site.**

**The Owner's Corporation in communication with the commercial/retail tenants will negotiate the supply; rental or purchase of bins from the private waste collector or a suitable bin supplier.**

Commercial/retail tenants will follow the same waste procedure as the apartment tenants (accept for chutes) and transfer all waste streams to the refuse rooms on the 1<sup>st</sup> level basement and deposit into the appropriately marked bins for those tenants.

Access to the refuse room on the 1<sup>st</sup> basement level refuse room is via lift or stairwell.

### **1b).**

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

#### **Hard Waste**

**This Development is ineligible for the collection of hard waste rubbish due to the area available at kerbside; therefore the Owner's Corporation will appoint a Private waste collector to collect hard waste from within the Development for residential tenants from the hard waste rubbish room located on the 1<sup>st</sup> basement level of the Development.**

**1c)**

The communal refuse rooms 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 rooms 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 the chute systems on each level of the apartments and the transport of green/organic and glass waste to the refuse room will be the responsibility of the occupants/tenants -not the Private waste collector.**

**All aspects of the Waste Management System including the transfer of waste streams to the refuse rooms on the 1<sup>st</sup> basement level will be the responsibility of the commercial/retail staff or janitors-not the Private waste collector.**

## **2). WASTE GENERATION & ALLOCATION**

The Victorian State Government have introduced a four (4) bin waste system to be in place by 2027-2030 and overseen by each Council/Shire in the State of Victoria.

Those waste streams are General garbage; Recycling; Green/Organic waste food and Glass.

Monash Council has introduced the first 3 waste streams and will advise rate payers of the glass waste introduction when it becomes active.

### **2a). WASTE GENERATION-WEEKLY-PRIVATE WASTE COLLECTOR**

**1 bedroom apartments have been calculated at 80 litres per general waste per week and 80 litres of recycling waste per week.**

**2 bedroom apartments have been calculated at 100 litres per general garbage waste per week and 100 litres of recycling waste per week.**

**3 bedroom apartments have been calculated at 120 litres of general garbage waste per week and 120 litres of recycling waste per week.**

**Organic/green waste has been calculated at 35% of general garbage waste and glass will be determined at a later date as a percentage of recycling waste; however bin space has been allocated.**

Retail outlets (non- food) has been calculated at 50 litres per 100 m2 per day by 6 days per week for both general garbage and recycling.

Commercial business has been calculated at 10 litres per 100 m2 per day by 5 days per week for both general garbage and recycling.

Organic/green waste has been calculated at 35% of general garbage and glass will be determined at a later date from recycling for both retail and commercial business.

Waste source	Waste stream	Waste total
Apartments (13 x 1 b/r)	General waste	1040 Litres
	Recycling waste	1040 Litres
(54 x 2 b/r)	General waste	5400 Litres
	Recycling waste	5400 Litres
(3 x 3 b/r)	General waste	360 Litres
	Recycling waste	360 Litres
<b>Waste Total General</b>		<b>6800 Litres</b>
<b>Recycling</b>		<b>6800 Litres</b>
Commercial (749 m2)	General waste	374 Litres
	Recycling waste	374 Litres
Retail (219 m2)	General waste	657 Litres
	Recycling	657 Litres

## 2B). AVAILABLE SPACE/COLLECTION

Waste source	Waste stream	Bin size	Number of bins	Collections per week	Bin area required
Apartments	General	1100L	2	2	2.96 m2
	Green/Organic	1100L	1	2	1.48 m2
	Recycling	1100L	3	2	4.44 m2
	Glass	TBD			TBD
	Donation	240L	1	as required	0.48 m2
Hard Waste					5.00 m2
<b>Total area required for bins</b>					<b>14.36 m2</b>

Commercial	General	240L	1	1	0.48 m2
	Green/Organic	120L	1	1	0.30 m2
	Recycling	360L	1	1	0.53 m2
	Glass	TBD			TBD
	E-waste	240L	1	!	0.48 m2
<b>Total area required for bins</b>					<b>1.79 m2</b>
Retail	General	660L	1	1	0.96 m2
	Organic	240L	1	1	0.48 m2
	Recycling	660L	1	2	0.96 m2
	Glass	TBD			TBD
<b>Total area required for bins</b>					<b>2.40 m2</b>

The communal refuse rooms shown on the current plans for this proposed development is residential near the West core; 15.00 m2. The residential refuse room near the East core 15.40 m2 and the hard waste room is 6.9 m2.

The retail refuse room is 14.3 m2 and the commercial refuse room is 11.5 m2.

All refuse room sizes are suitable in size and comply with guidelines set by Council.

Green waste in common areas will be removed from the proposed development by the 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 and clothing/textile waste etc. will be organised for disposal for tenants by the Owner's Corporation Management Team.

Clothing/textiles in good condition should be placed within the donation bin for a charity collection; all unwanted clothing/textiles should be taken to a local charity bin or the City of Monash Waste Transfer Station (Check Council website for locations)

E waste disposal must be placed within the e- waste bin and no other bin as incorrect disposal is unlawful in the State of Victoria

This Waste Management plan may be revised by Council if operational requirements change and reflect increased/decreased waste volumes and/or unforeseen requirements; by amending the WMP by an authorised person and sending it through the correct authority at Council.

### 3). SERVICES & ALLOCATION

#### 3a). BIN DETAILS

Capacity (Litres)	Height (mm)	Width (mm)	Depth (mm)	Empty (weight kg)	Maximum (weight kg)	Typical (aver density kg)
120	1000	500	600	9.30	44.00	37.00
240	1100	600	800	15.00	55.00	46.00
360	1100	680	848	21.00	154.00	
660	1200	1400	700	45.00	270.00	220.00
1100	1390	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	Recycling	Green/Organic	Glass
Lid	Red	Yellow	Lime Green	Purple

Body: All green bodies.

### 4). NOISE & ODOUR MANAGEMENT, SAFETY & SIGNAGE

#### 4a). NOISE & ODOUR MANAGEMENT

All bins are to be kept within the communal refuse rooms at all times except 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 overflow 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 communal refuse rooms will clearly assist tenants in the direction of each waste stream.

Conditions of entry to the communal refuse rooms will be displayed on the entrance for all 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-PRIVATE WASTE COLLECTOR**

**MINI** rear loader waste vehicles 2.08 metres high, 6.35 metres long and 1.85 metres wide will enter in a forward direction through the entrance ramp from Mill Road to the 1<sup>st</sup> level basement. The waste vehicle will reverse up to the Eastern refuse rooms for residential/commercial on basement 1. The driver/jockey will enter each waste area and collect the appropriate waste streams and transfer them to the rear of the vehicle, empty and return the bins as before. The driver/jockey will transfer bins from the residential/retail refuse rooms on the Western side of basement 1 and transfer them to the rear of the vehicle, empty and return them as before.

This procedure will take place twice weekly for each waste stream with the exception being glass; Council will advise required percentage of recycling to be glass waste.

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

The vehicle will depart the Development in a forward direction through the exit ramp into Mill Road. See swept path for waste vehicles. (swept path supplied)

Collection times will be between 9.00am-6.00pm 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). Recycling Victoria 2020-A new economy.**

Further information can be sought from Sustainability Victoria website;  
[www.sustainability.vic.gov.au](http://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 Waste Management Plan is the responsibility of the Developer to provide a copy of the endorsed Waste Management Plan to the builder.**

**The building operator is responsible for requesting a copy of the endorsed Waste Management Plan from Council if the Developer has failed to provide the WMP to the building operator**

The use of MGB bins for 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 from on site is the most effective method of servicing this Development.

**7). CONTACTS**

**MONASH CITY COUNCIL**

**293 SPRINGVALE ROAD**

**GLEN WAVERLY VIC 3150**

**TEL: (03) 9518 3555**

**WEBSITE: [www.monash.vic.gov.au](http://www.monash.vic.gov.au)**

**Waste Wise Environmental (Private waste contractor) (Bin cleaning)**

**Tel: 1300 550 408**

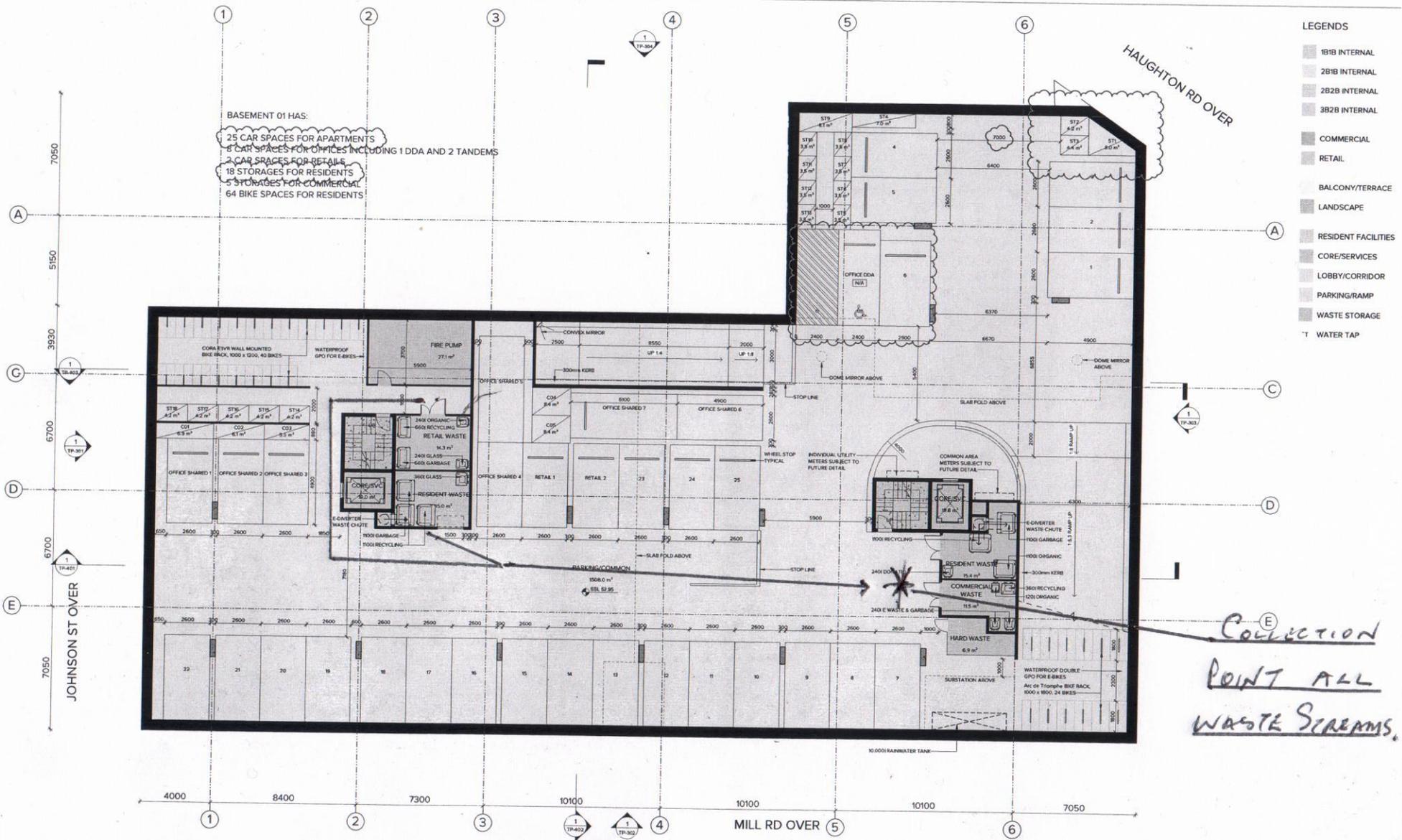
**Website: [www.wastewise.com.au](http://www.wastewise.com.au)**

**R B Waste Consulting Service**

**ABN: 88 363 141 893**

**Email:** [REDACTED]





BASEMENT 01 HAS:  
 25 CAR SPACES FOR APARTMENTS  
 8 CAR SPACES FOR OFFICES INCLUDING 1 DDA AND 2 TANDEMS  
 2 CAR SPACES FOR RETAIL  
 18 STORAGES FOR RESIDENTS  
 5 STORAGES FOR COMMERCIAL  
 64 BIKE SPACES FOR RESIDENTS

- LEGENDS
- 181B INTERNAL
  - 2B1B INTERNAL
  - 2B2B INTERNAL
  - 3B2B INTERNAL
  - COMMERCIAL
  - RETAIL
  - BALCONY/TERRACE
  - LANDSCAPE
  - RESIDENT FACILITIES
  - CORE/SERVICES
  - LOBBY/CORRIDOR
  - PARKING/RAMP
  - WASTE STORAGE
  - T WATER TAP

*Collection Point All Waste Streams.*



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Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawing area not to be used for construction. All Apartment and balcony areas are calculated on Gross Floor Area in accordance with the National Code of Measurement for Residential Property as published by the Property Council of Australia.

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	05.07.22	PLANNING PERMIT APPLICATION			
B	xx.10.22	APPLICATION AMENDMENT			

PROJECT:  
 PROPOSED MIXED-USE DEVELOPMENT  
 12-14 JOHNSON STREET & 1 MILL ROAD,  
 OAKLEIGH

DRAWING TITLE:  
 PROPOSED FLOOR PLAN - BASEMENT 1

DATE: 21/10/2022 JOB N°: 40007

SCALE: 1:100 @ A1 REVISION N°: B

DRAWN: BHA

DRAWING STATUS: TOWNPLANNING DRAWING N°: TP-204