

Waste Management Plan

40 Alma Road,
St. Kilda VIC

02/07/2024



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Waste Management Plan (WMP)

Proposed Residential Development

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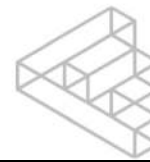
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DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	21/07/23	Draft issued for Client Review	PS	DG
1	24/07/23	Issued for Client Review: bin storage provided	PS	DG
2	01/07/24	Updated as per latest design - FCS 59042	JC	-
3	02/07/24	Updated as per client's comments - FCS 59380	JC	-



PURPOSE OF THE WASTE MANAGEMENT PLAN

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 development (residential or commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling.
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable.
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles 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 occupants of MUDs 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.

INTRODUCTION

Frater Consulting Services has been engaged to undertake a Waste Management Plan for the proposed residential development located at 40 Alma Road, St Kilda.

We have reviewed the plans for the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 40 Alma Road, St Kilda. The site is currently occupied by a cluster of residential buildings that is proposed to be retained and altered prior to the proposed development. It is located within an established residential area approximately 6 km southeast of the Melbourne CBD.

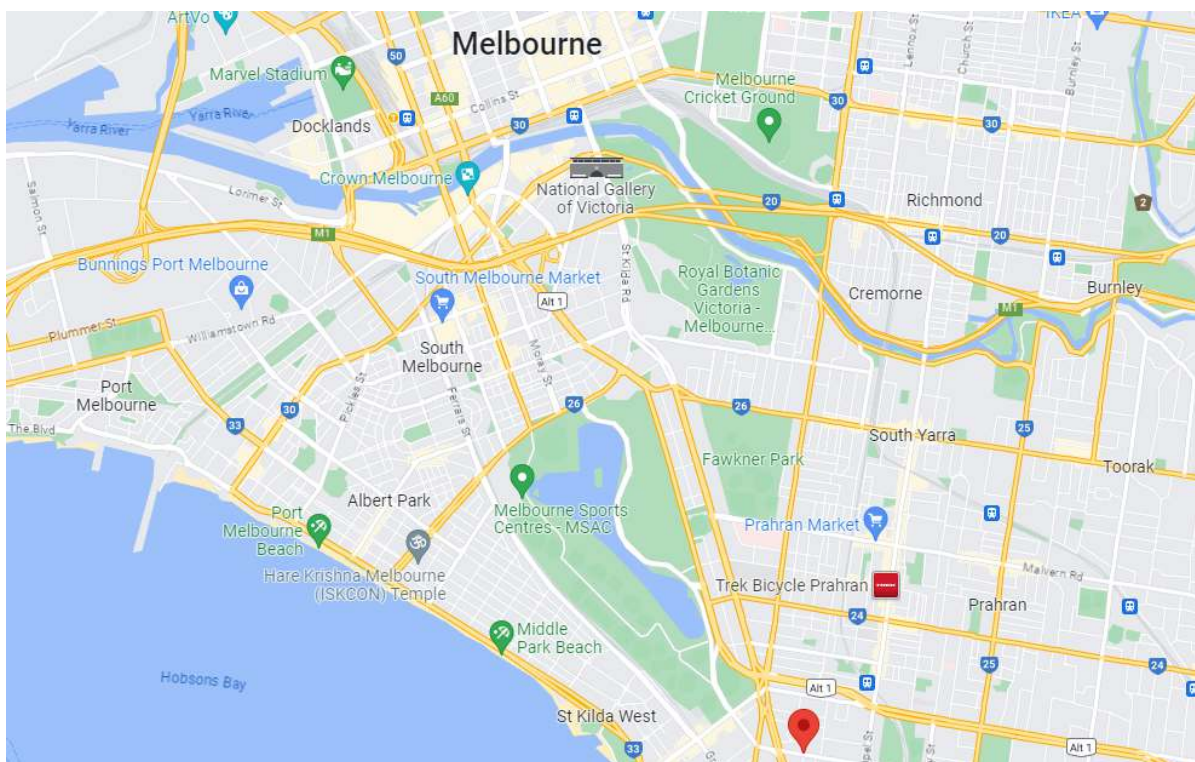


Figure 1: Location of the proposed development in St. Kilda in relation to Melbourne CBD

(Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of changing the use of the existing development to a Rooming House consisting of a total of 22 suites:

- Ground level: 8 suites (8 x 1 bedroom).
- First floor level: 3 suites (3 x 1 bedroom).
- Second-floor level: 11 suites (11 x 1 bedroom)

The area of the site is approximately 1,395.2m².

TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a residential development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Hard rubbish such as broken furniture and large objects; and
- Sundry waste types such as electronic waste.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of FOGO and glass waste for a 4-stream system.

WASTE GENERATION RATES

Listed below are the waste generation estimates for the development in accordance with the Port Phillip Waste Management Plan Guidelines

For each suite, as per Port Phillip Waste Management Plan Guidelines, generation rates:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste*
1-Bedroom	80 L/week	80 L/week	28 L/week

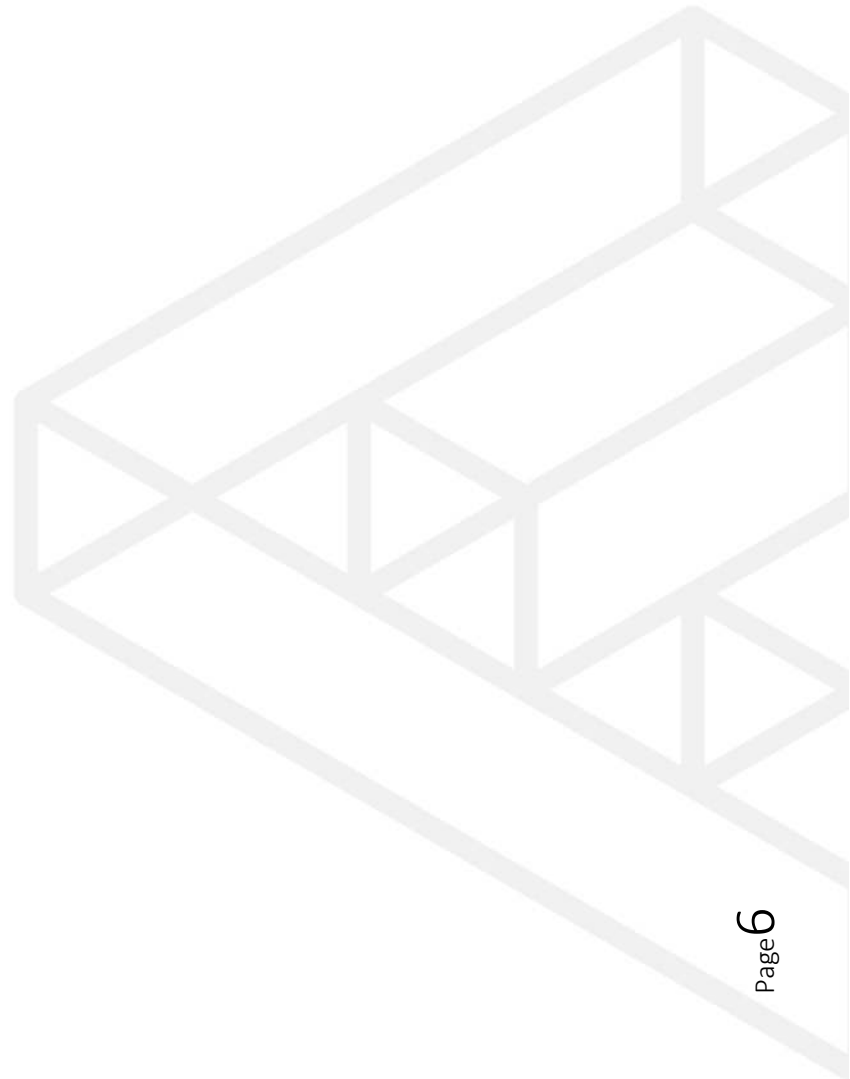
* Based on the audit carried out by Sustainability Victoria, which found that approximately 35% of the garbage bin is made of food waste.

Separate Glass Waste

The development will also be provided with an allocation for a future glass stream service. This is to be in line with the State of Victoria's recycling targets for 2030. Please note there are no set glass waste generation rates. **The allocation for four future 240L bin for glass will be provided within the dedicated bin storage area.** Glass collection services will be required to be provided once it is compulsory to start offering the service.

Based on the proposed Rooming House with 22x1 Bedroom, the total waste generated by the development is therefore:

Development	Rubbish Generation	Comingled Recyclables	Food Waste
22 x1 Bedroom	1,760L/week	1,760L/week	616L/week
Proposed Bin Type	240 L	240 L	240 L
Number of Bins	8 (shared)	8 (shared)	3 (shared)
Collection Frequency	Once per week (Council collection)	Once per week (Council collection)	Once per week (Council collection)

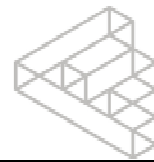


BIN TYPES

Below are the types of bins that the Council will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	240L	Red lid and dark green body	Garbage	The average dimensions are: Height 1.1m, Width 0.6m, Depth 0.8m Total floor area required: 0.528m ² /bin
	240L	Yellow lid and dark green body	Recycling	The average dimensions are: Height 1.1m, Width 0.6m, Depth 0.8m Total floor area required: 0.528m ² /bin
	240L	Light green lid and dark green body	FOGO	The average dimensions are: Height 1.1m, Width 0.6m, Depth 0.8m Total floor area required: 0.528m ² /bin
	240L	Purple lid and dark green body	Glass Waste	The average dimensions are: Height 1.1m, Width 0.6m, Depth 0.8m Total floor area required: 0.528m ² /bin

The Council will provide the bins for the development.



SIGNAGE

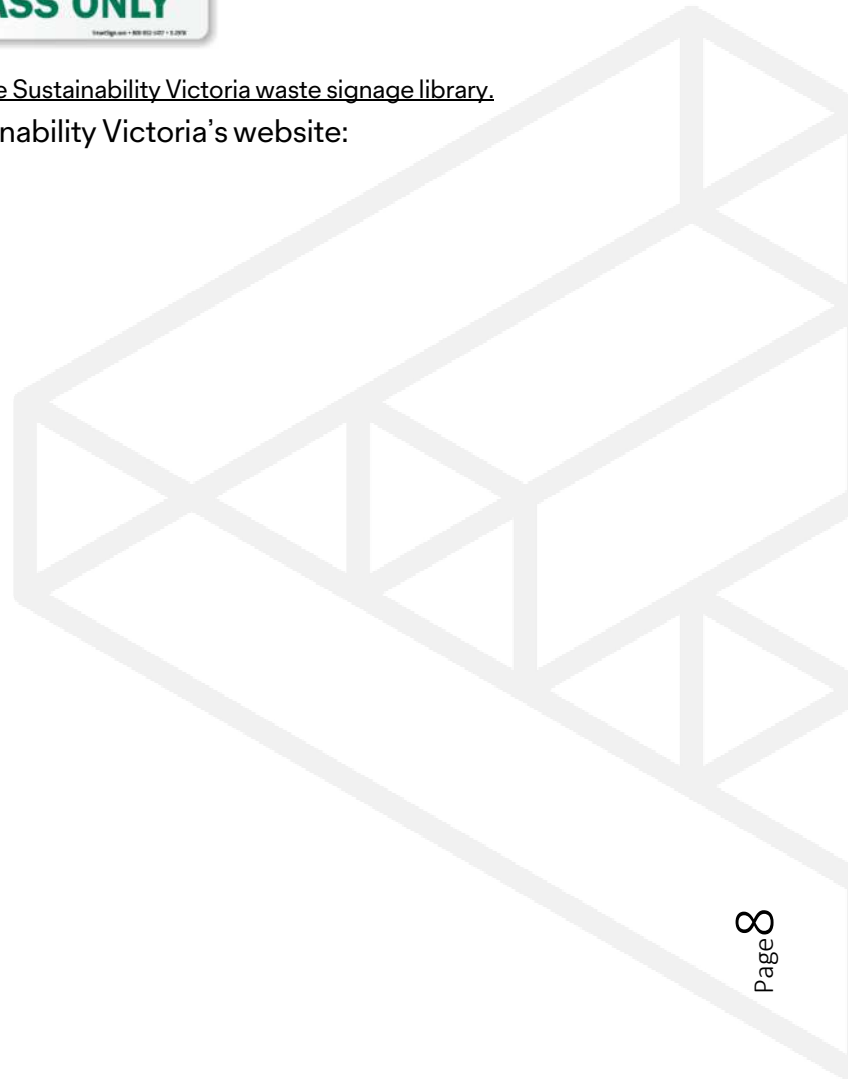
Signage is required at communal bin storage areas to encourage correct recycling and reduce waste going to landfill. Appropriate signage will be made available for the owner to install (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.



Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website:

<http://www.sustainability.vic.gov.au>.



WASTE STORAGE

8 x 240L bins for general rubbish (shared), 3 x 240L bin for food waste (shared) 8 x 240L bins for recycling will be provided for the development by Council. Additional space will be allocated for 4 x 240L bins for the future dedicated glass stream. Shared bins are proposed, and occupants will not be allowed to request individual bins for these streams.

All shared bins will be stored in dedicated communal storage within the common area of the site. This will make it easy to store and roll out the bins to their respective collection point on the collection day. The proposed storage area will be appropriately screened to protect visual amenities.

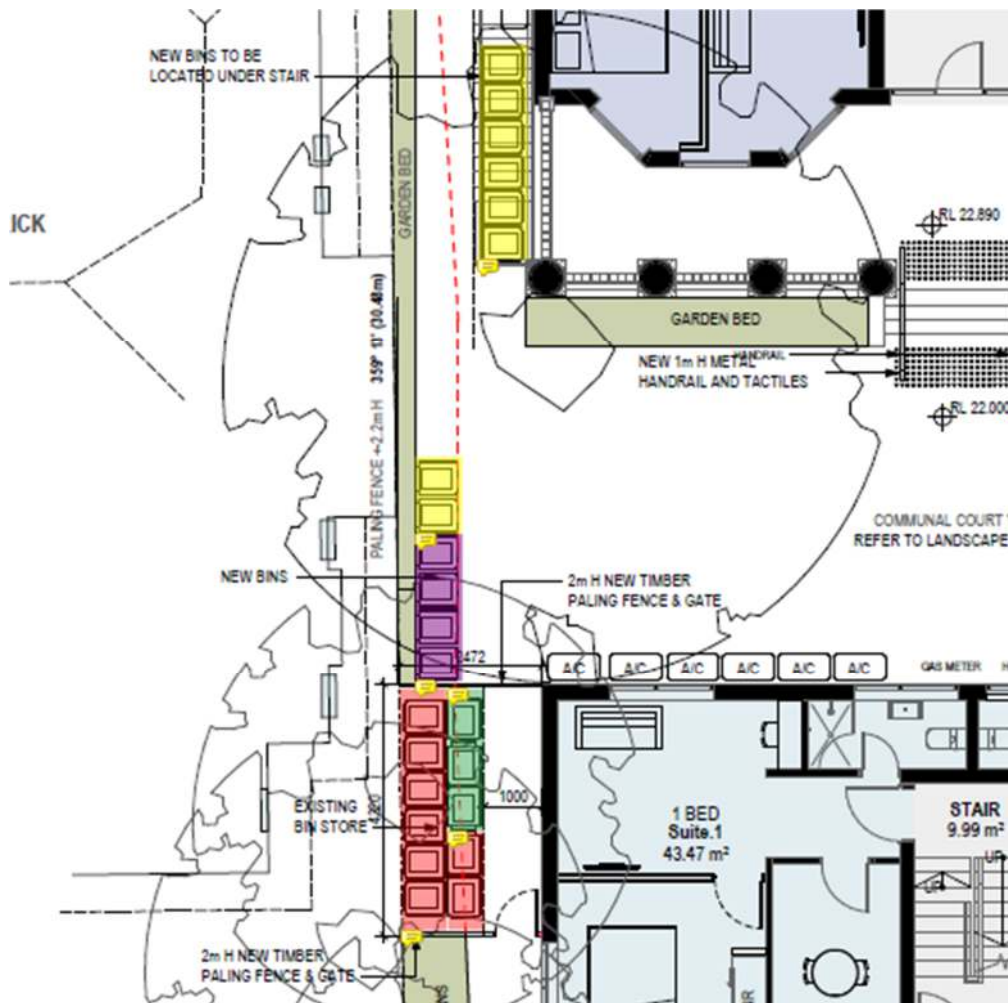


Figure 3: Shared bins location

Red (General Rubbish). Recyclables (Yellow). FOGO (Green) & Glass (Purple).

The storage area is outdoors and thus naturally ventilated, which will help reduce odours related to the waste. The staff, cleaner or building manager will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

WASTE COLLECTION & DISPOSAL

Council collection is proposed for the development.

Building manager will roll out their bins to the kerbside on the evening before collection day and put them back once empty. Sufficient kerbside space is available to present all bins with a minimum 500mm spacing between each bin, as shown in the following markup. A maximum of nineteen bins will be presented for collection.

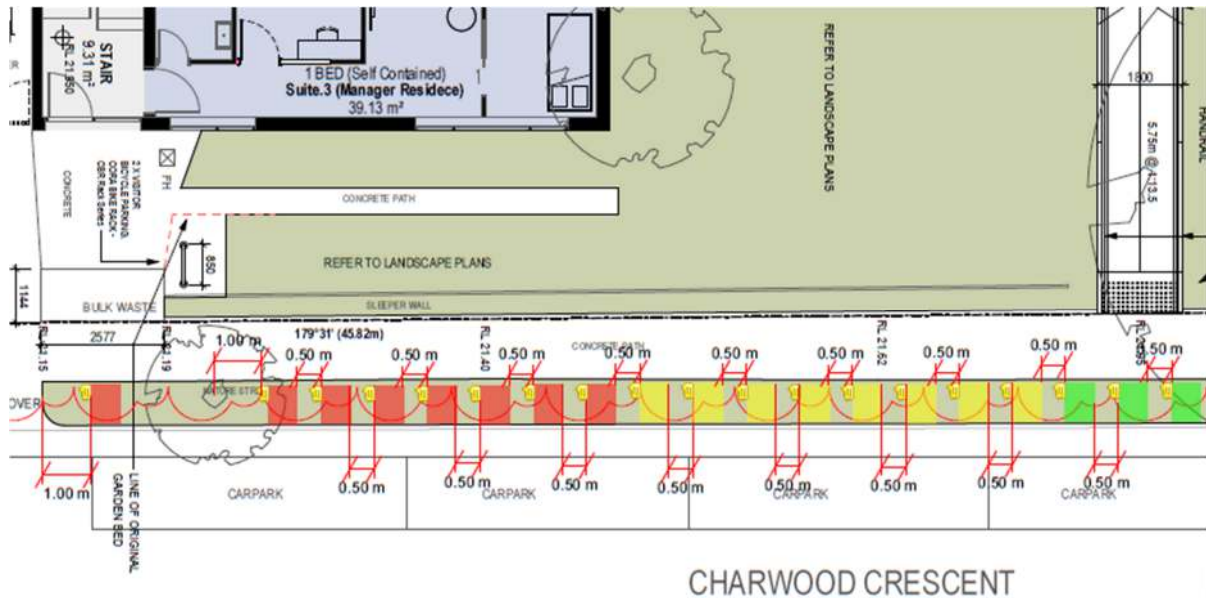


Figure 4: Bin presentation on the kerbside for council collection
General Rubbish (General Rubbish, Recyclables (Yellow) & FOGO (Green))

The collection will require separate trucks for each waste stream.

All waste streams will be collected by Council, with pickups made once per week for general waste, recycling, and food waste. Glass is assumed to be collected once per month.

The collection will be in accordance with EPA and the City of Port Phillip requirements to minimise any traffic disturbance for site occupants or visitors.

On collection days, the building manager must ensure no vehicles obstruct waste collection trucks from accessing the kerb for pickup.

OTHER WASTE TYPES

Hard and Green Waste

The development will have access to Council hard waste collection services. Council provides up to six free collections per year for the development.

For more information please visit: <https://www.portphillip.vic.gov.au/council-services/waste-recycling-and-rubbish/hard-and-green-waste-collection-services>

E-Waste

E-waste has been banned from landfills since 1st July 2019. Occupants will be required to dispose of their E-waste at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You* at <https://recyclingnearyou.com.au/electrical>.

The following section is sourced from the City of Port Phillip Waste and Recycling web page. Apart from the collection of recyclables from the bins provided, occupants can actively donate/dispose of other non-regular rubbish, such as electronic waste and large objects at the nearby Waste Transfer Station listed below:

Port Phillip Resource Recovery Centre (Transfer Station)

- Address: Corner of White and Boundary Streets, South Melbourne
- Phone: 03 9209 6686
- Opening Hours: Monday to Friday: 7.30am to 3.30pm, Saturday and Sunday: 9am to 1pm
- Closed on Public Holidays: Christmas Day 25 December 2019, Boxing Day 26 December 2019 & New Year's Day 1 January 2020

Free Disposal: Along with accepting general household rubbish for disposal, the Resource Recovery Centre accepts the following materials for recycling:

Oils - used motor oil (must be drained from the engine/gearbox) and used household cooking oils

Small car parts and car batteries

Green Waste (including leaves, clippings, pruning and small branches - NO SOIL)

Washing machines and other white goods (disposal free of charge to residents only)

Iron - small amounts (large amounts can be disposed of at Norstar Steel Recyclers, 191 Dougherty's Road, Laverton, telephone (03) 9369 2099)

Used plastic plant pots for re-use (these become available free of charge)

Electronic waste (including mobile phones, household batteries and light bulbs/fluorescents tubes)

Mattresses for recycling

Household chemicals (including paint - residential quantities only)

While there is no charge to dispose of small amounts of materials which can be recycled, charges apply to larger amounts for recycling. For example, a car boot load of cardboard (flattened) or green waste can be disposed of free of charge and a fee is charged for larger amounts.

Charges apply: All non-recyclable garbage incurs a fee for disposal

No: bricks, soil, rubble, concrete and other heavy building wastes, hazardous waste and wood

A summary of the charges for different types of waste can be consulted at <https://www.portphillip.vic.gov.au/council-services/waste-recycling-and-rubbish/resource-recovery-centre-and-depot> for more information.

Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

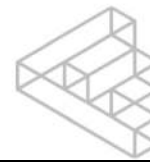
Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory offcuts for reuse as art materials. Free pick up.

Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.



PREVENTATIVE MEASURES

Disposal Procedures

The building manager/staff is to ensure that all internal general rubbish bin bags are tied up securely before being placed in the bins. They will also ensure that recyclables are placed in the yellow-lidded bins in a way that minimises potential litter and overflow (for example, crushing boxes, cans and plastic bottles).

Maintenance

As a minimum, the building manager/staff will be required to keep the bins neatly placed in the designated bin storage area. To further reduce the risk of litter, the building manager/staff will be asked to ensure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. The building manager/staff will be required to conduct periodic maintenance of their bins, such as wash-downs, and any necessary repairs/replacements will need to be organised with the council.

SUMMARY

Correct implementation and staff induction to the WMP will ensure all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored & collected efficiently and effectively without compromising the amenity, capacity, and tidiness of the storage areas. The council contractor will supply the bins and will be responsible for bin collection.