



Waste Management Plan

52 Golf Road, Oakleigh South

Reference: SH107607_V2

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Assessment of:

Approved Multi-dwellings Development

52 Golf Road, Oakleigh South, VIC 3167

Report commissioned by:

Golf Road Project Development Pty Ltd

Responsible authority:

Monash City Council

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Executive Summary

Sustainability House was engaged by Golf Road Project Development Pty Ltd to provide a Waste Management Plan (WMP) for a proposed multi-dwellings development in Oakleigh South.

The development is within the jurisdiction of the Monash City Council. As per planning requirements, Waste Management Plan needs to be prepared to the satisfaction of the Council. The WMP is required to assess the development's approach to waste management with respect to the local council law and other statutory requirements.

For this development, both garbage and commingled recycling bins will be stored within each dwelling (either in the garage or the private outdoor space). On collection days, the council waste collection service will collect the waste from the kerbside. There is sufficient space to allow the council waste contractor to manoeuvre the truck safely within the development without the need for unsafe turns.

The council waste contractor will collect garbage waste on a weekly basis, and recycling on a fortnightly basis. The regular collection day for this development is Friday as nominated by the City of Monash.

The development includes a communal garden with composting facilities that will be sized to accommodate the food and garden organic (FOGO) waste from all 91 dwellings. This facility will be managed by the owners' corporation with the input of the local community.

Glossary

Operator: the building manager or owner's corporation (including staff or contractors) who will manage site operations

Users: residents and commercial tenants who will utilise the waste system



1. Land Use Type

This document has been based on architectural drawings provided to us on in 23/05/2019. The proposed development consists of:

Townhouse Development

- 89 townhouse dwellings

Townhouse Type	Bedrooms	Qty
TH01	4	8
TH02	4	21
TH03	4	15
TH04	3	18
TH05	4	4
TH06	4	7
TH07	4	16
Total		89

2. Waste Generation

The following waste generation rates have been used:

Dwelling Type	Garbage in L	Commingled Recycling in L	Food & Garden Organic (FOGO) in L
Individual dwelling	120	240	120

These rates have been adopted from the City of Melbourne Waste Management Plan Guidelines 2017

Based on the above waste generation rates, the following total waste volume can be anticipated:

Dwelling Type	Qty	Garbage	Commingled Recycling	Food & Garden Organics (FOGO)
Total dwellings	89	10680	21360	10680



3. Waste System Summary

The waste management system is summarised as follows:

Residents

- Individual dwellings to manage their own garbage, commingled recycling, and food & garden organic (FOGO) waste using their own bins which will be stored in their private outdoor space or garage.
- Smaller bins may be used within their dwelling at the discretion of the individual residents.
- Individual residents to transfer the garbage and commingled recycling bins to the kerbside for regular collection by the local city council.
- Council kerbside collection for this site occurs every Friday.
- Individual residents to transfer the FOGO bins to the composting facilities at the communal garden. FOGO bins are to be emptied by the resident and bins returned to their dwelling.
- Hard waste storage area provided in their designated communal bin store area.
- Communal e-waste bins will be provided within the development in a suitable location (nearby to the communal composting facilities). Collection of this waste stream will be an 'at-call' basis.

Owners' Corporation Responsibilities

- The owners' corporation will ensure that the communal garden and composting facilities are tidy and well maintained for vermin and odour control.
- It is expected that the residential community will contribute to the ongoing maintenance of the communal garden and associated composting facilities.
- The owners' corporation will ensure that the communal e-waste bin area is tidy and well maintained, and will arrange for collection as required.

Waste Stream Summary

Garbage: All garbage to be stored in individual private bins for Council collection.

Commingled Recycling: All commingled recycling to be stored in individual private bins for Council collection. Recyclable items include paper, cardboard, PET, glass, aluminium, steel, and HDPE containers.

Food & Garden Organics (FOGO): Food and garden organic waste to be disposed of at the community composting facility as required by users.

Hard Waste: Hard waste collection will be managed by the City of Monash. Hard waste to be stored within individual dwellings and during collection periods, hard waste will be placed on the kerbside by individual residents in accordance with local council guidelines.

Electronic Waste: E-waste, including batteries, print cartridges and mobile phones, to be stored in communal bins and be collected on an 'at-call' basis.

Other Waste Streams: The disposal of other waste including paints and chemicals shall be the responsibility of each dwelling. Collection of this waste can be arranged on an 'at-call' basis if required.



Collection Arrangements and Access to Site

- Garbage and commingled recycling waste collection will occur as per regular Council collection services.
- Council collection services shall access the site under the conditions of the nominated license arrangement.
- Bins will generally be collection from the kerbside outside each townhouse dwelling.
- The truck size will be a Heavy Rigid Vehicle (HRV) with the following maximum dimensions:
 - 4.5m (H) x 2.5m (W) x 12.5m (L).
- Should the collection arrangement details depart from the above requirements, the proposed alternative shall be submitted to Council for prior approval.

Actions towards Victorian Government's 'Statewide Waste and Resource Recovery Infrastructure Plan' (SWRRIP)

As per SWRRIP 2018, one of the aims is extracting the materials that can be recovered thus reducing the waste that goes to the landfill. This aim can be achieved at the development and a local government level.

To comply with this requirement of SWRRIP, all the dwellings and the residents will:

- Separate household commingled recyclables and organics for recovery which is strictly as per the waste collector requirements.
- Generate recoverable material streams and residual waste.
- Improve operations and systems related to sorting waste at the development level.

4. Bin Schedule and Collection Frequency

Based on City of Melbourne waste generation rates, the anticipated waste volume for each dwelling is outlined in the table below. Space for hard waste has been allocated to each bin store and if necessary, the body corporate can arrange for green waste collection at call.

The following tables outline the bin schedules including details of collection, required volume for the effective management of waste removal and colour coding. Subject to preference and site constraints, bin sizes and quantities may be changed.

Waste Stream	Frequency
Garbage	Weekly
Commingled Recycling	Fortnightly
Food and Garden Organics	N/A (managed within development)
Hard Waste	Annually (or at-call user pays)
E-waste	At-call



5. Bin Storage & Signage

The town planning drawings provided show there is sufficient space for garbage and commingled recycling bins for each dwelling on the kerbside. The streetscape has allowed for a minimum of 2 lineal metres for each dwelling (i.e. 1 metre per bin).

Communal FOGO composting facilities and e-waste bins will be clearly signposted to ensure all residents are aware of these facilities. The following identifies the where these facilities will be located.



Location of communal FOGO composting and e-waste bin facilities



Example signage to be installed

6. Limitations

The purpose of this report is to document a Waste Management Plan, as part of a Town Planning Application. It has the following limitations:

- It relates only to operational waste (excludes demolition/construction stages)
- It is based on drawings provided
- Figures presented are estimates only; the actual amount of waste may vary depending on occupancy rates, waste generation intensity and the operator's approach to waste management.
- This report is not to be used for the purposes of estimating operational costs or to document operational or safety procedures.

