



URBAN WASTE
ENVIRONMENTAL
CONSULTANTS

*Waste Management Specialists for
Urban Developments*

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WASTE MANAGEMENT AND RECYCLING PLAN **Prepared For: 7-9 Nicholson Court Clayton**

I refer to your request for waste services. Based on the information received the following is a waste management and recycling plan for the above complex.

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1.0 - TENANTS:

The proposal consists of 32 Apartments developed on a six storey residential development including underground basement car park with (3 x 1-bedroom, 23 x 2-bedroom and 6 x 3-bedroom). The basement level will include a car park comprising 32 car spaces, a central waste storage area, bicycle spaces and storage cages.

AVAILABLE SPACE & WASTE GENERATION

WASTE GENERATION - RESIDENTIAL

Below table outlines the waste stream volumes as per Best Practice Waste Management Guide for Waste Management in Multi-Unit Developments 2010 at www.sustainability.vic.gov.au.

RESIDENTIAL	General Waste	Commingle Waste
1 BEDROOM	80 LITRES PER WEEK	80 LITRES PER WEEK
2 BEDROOM	100 LITRES PER WEEK	100 LITRES PER WEEK
3 BEDROOM	120 LITRES PER WEEK	120 LITRES PER WEEK

2.1(a) - RESIDENTIAL

Below table outlines the waste stream volumes for this complex as per Council guidelines

NUMBER OF APRTMENTS	TOTAL VOLUME GENERAL WASTE PER WEEK	TOTAL VOLUME RECYCLE WASTE PER WEEK
3 X 1 BEDROOM	240 LITRES PER WEEK	240 LITRES PER WEEK
23 X 2 BEDROOM	2,300 LITRES PER WEEK	2,300 LITRES PER WEEK
6 X 3 BEDROOM	720 LITRES PER WEEK	720 LITRES PER WEEK
TOTAL:	3,260 LITRES PER WEEK	3,260 LITRES PER WEEK

2.1(b) - BIN REQUIREMENTS & FREQUENCY COLLECTION – RESIDENTIAL

Standard bin allocation for this type of development will be 32 x 240L General and 32 x 240L Recycle bins therefore shared bins will be the preferred method. The below table outlines the number of bins and frequency of collections required for this complex. Also, the minimum required space allocated within the building refuse room

WASTE STREAM	BIN SIZE	REQ BINS	FREQUENCY	SPACE REQ SQ/M
GENERAL	660 LITRES	3	2	2.88
COMMINGLE	660 LITRES	3	2	2.88
E-WASTE	240 LITRES	1	MONTHLY	1.00
HARDWASTE				2.00
TOTAL SPACE REQ				8.76



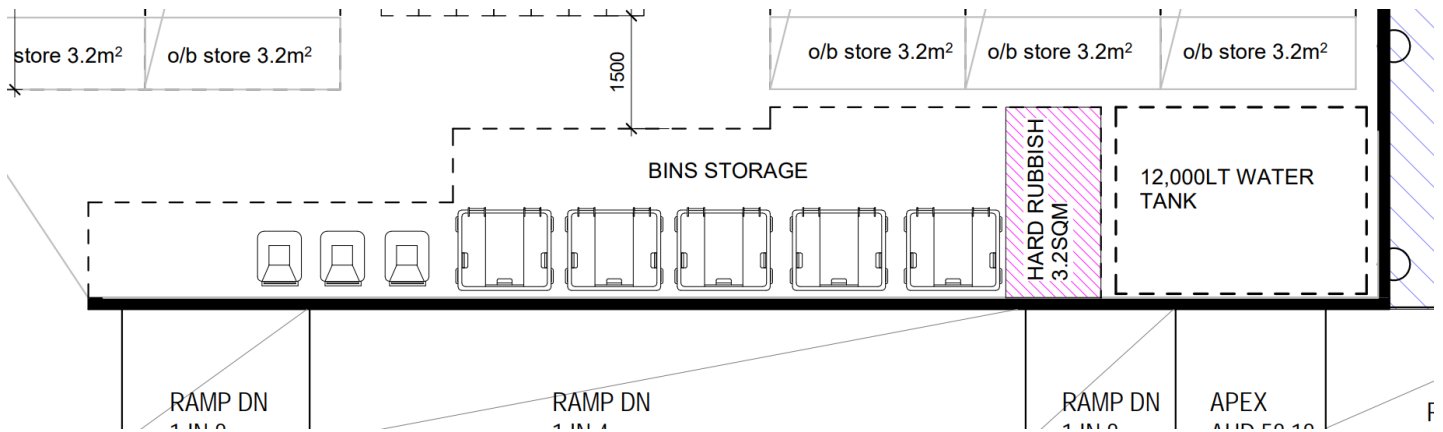
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SPACE ALLOCATION

Extract of drawing supplied by Pitard Group. As per the plans provided the bin room indicates this complex has enough space allocated for the ground floor refuse room to house the number of bins required to service this complex of 18.0 Square metres approx.



3.1 - COLLECTION SERVICES

3.1(a) - Residential Services:

Collection services will be provided by a private contractor for residential services. Service requires the waste contractor to collect and return residential bins to and from the refuse room.

The Owner's Corporation or Operator will appoint a private contractor to provide collection services and negotiate the supply or rental of bins.

Council's Waste Collection and Disposal Service Policy states that every rateable tenement is liable to pay a garbage charge irrespective of the level of waste collection services provided to the tenement by Council.



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4.1 - WASTE REMOVAL

A rear lift vehicle 2.08 metres high, 6.4 metres long and 1.7 metres wide will be the ideal vehicle used to service this complex. The vehicle will enter the ground level parking and park adjacent to the bin room.

The driver will enter the bin enclosure and transport bins to the vehicle, empty and return bins to the bin enclosure in a safe and timely manner. On conclusion the vehicle will leave the complex in a forward motion.

Collection of each waste stream will be two (2) weekly for both waste streams must be maintained.

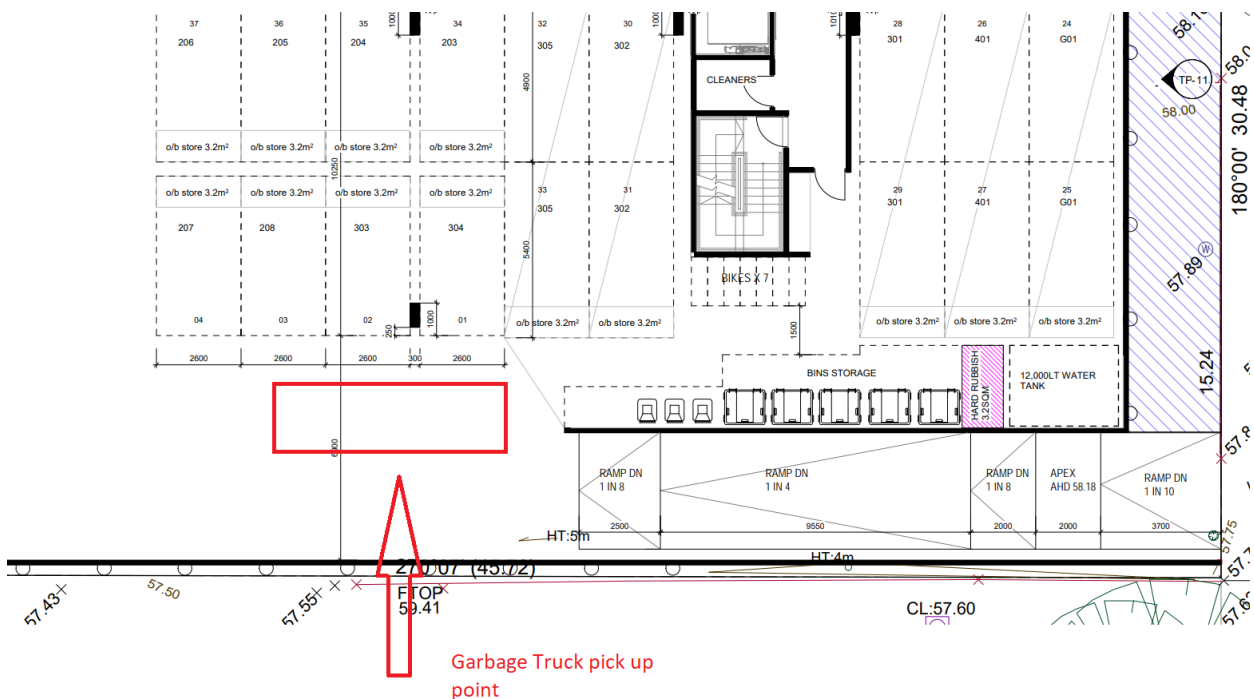
Residential tenants will dispose general waste and recycle waste directly into the bins located in the basement via the lift or stairwell. Larger items will also be carried down to the bin room for deposit. Access to the bin enclosure located on ground floor is via lift or stairwell for residential tenants.

Staff and operators will store their bins in the refuse room and dispose of both waste streams via the back of house door and corridor leading to the bin enclosure.

General garbage will be placed in suitable bags and tied whilst comingle waste will be deposited directly into the bins supplied. Cardboard will be flattened and folded prior to depositing.

This service can be altered to reflect increased/decreased waste volumes and/or unforeseen requirements. Collection times will be outside peak times between 7.00 am – 4.00 pm Monday to Saturday and 9.00 am – 5.00 pm on Sunday's or as otherwise advised by council. Waste collections, which is a relative quick activity (approximately 10 minutes) will take into consideration all tenants including surrounding residents.

4.1(a) – Collection Diagram





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5.1 - BIN DETAILS:

Capacity (litres)	Height (mm)	Width (mm)	Depth (mm)	Empty Weight (kg)	Typical (Avg Density Weight kg)
240	1072	582	740	8	45
660	1227	1216	775	55	150

*Details above are a guide only, variation will occur

*Weight variations will occur subject to density. Allow greater weight if disposing of wet or compacted waste.

5.1(a) - RECOMMENDED BIN COLOUR CODING:

Bin	Garbage/Food	Commingled Recycle	Paper/Cardboard
Lid	Red	Yellow	Blue
Body	Green	Green	Green

6.1 - BIN ROOM DETAILS:

The ground floor bin room area is approximately 20.28 square metres. The Bin room will be vented with a sump and have hot and cold-water access for the provision of bin cleaning and floor cleaning services.

6.1(a) - NOISE AND ODOUR MANAGEMENT, SAFETY AND SIGNAGE:

All bins will be kept within the bin stores for collection.

Private contract collectors will ensure noise control guidelines are always met. The Operators will oversee this does occur.

Professional bin washing contractors will be engaged on a regular basis.

Maintaining this standard will be the responsibility of caretaker/manager, cleaners or contractors.

SIGNAGE AND BIN USAGE:

Similar to council, bins will be identified by different colours. Stickers on each bin will clearly indicate the direction of each waste stream.



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Advertising and promotional material will be offered to remind tenants of their green obligation. A tenant brochure information kit to be provided to each tenant. Within the information kit, the tenants must be informed of the waste collection days and on the event the waste vehicle will be blocking the exit driveway for the period required to service the bins within the complex.

7.1 - TRANSFER, THEFT, VANDALISM AND SUSTAINABILITY Theft and Vandalism:

It is the responsibility of the Operators to protect the equipment from theft or vandalism by securing the bin areas and having doors locked when unattended. Label bins correctly with the complex address the private contractor will transfer bins immediately back to the bin store after collection has taken place.

Proposed Waste Treatment and Destination:

Waste Stream	Treatment	Destination
Commingled Recycle	Bin/Onsite Storage	Recycling Facility
General	Bin/Onsite Storage	Landfill



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Getting Full Value: The Victorian Waste and Resource Recovery Policy:

Getting Full Value: The Victorian Waste and Resource Recovery Policy sets targets for increasing the recovery rate of solid waste for reuse and recycling.

For developments, the strategy calls to ensure recycling is supported in design of new residential buildings and infrastructure.

As specified in this report, recycling is an integral part of the development's waste management system. However, recycling can be enhanced by in house initiatives.

The Owners' Corporation will establish and encourage reasonable recycling targets aiming at waste reduction/diversion from landfill. The following will be considered:

A program is to be put in place where all tenants on arrival, will be supplied with information on the most efficient ways of achieving the maximum recycling results. This will include a list of all recyclable products and steps which can easily be taken to minimise landfill. Information can be sought from the website "Sustainability Victoria" on management and resource efficiency.

All tenants should be made aware of this program.

Conduct periodical waste audits, the results should be assessed and shared with residents and tenants.

Monitor the development's recycling performance such as the amount of recyclables disposed in landfill bound bins.

Addressing Future Changes to Regulatory Requirements, or to the Development's Waste Pattern

For any future changes in regulatory requirements or changes to the development's waste patterns (waste composition, volume or distribution) the operator will be responsible for making the necessary adjustments to the waste management system to include:

Conduct waste audit and define a new strategy, revise the waste system (bin type/size/quantity/recycling streams) and consider the addition of equipment such as compactors.

Re-educate residents/tenants and revise the services provided by the collection contractor/s



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SUMMARY

Ongoing best practices and compliance management will assist the Owner's Corporation/Operator, building residents/tenancies and council in sustaining continual improvements. The waste operator must conduct a Safe Work Method Statement and review on an annual basis.

Garbage placed in tied plastic bags prior to transferring to collection bins or chutes, cardboard flattened, and recycling containers drained and rinsed prior to disposal into the appropriate bins.

Bagged recycling is NOT PERMITTED.

The operator will monitor the filling of garbage and recycling bins, making changes when full. Private collection vehicle drivers will have access to the ground level bin store.

Hard rubbish collections, green waste, liquid/electronic/detox waste will be disposed of with the assistance of the operator and appropriate contractor.

The members, managing agent and operator will be responsible for:

On-going management, cleaning, maintenance and upgrades.

Providing on-going information to residents/tenants.

Implementing sustainability and waste reduction/diversion initiatives.

Adjusting systems as a result of revised regulatory requirements or changes to the developments waste patterns.

Implementing adequate safe operating procedures.

8.1(a) - CONTACT INFORMATION

City of Monash - Phone 1300 653 356

Urban Waste (Private Waste – Phone 0429309269

Remondis (Private Waste) – Phone 1300 111 230

Eco-safe technology (Odour Control Equipment) – Phone 9706 4149

Elephants Foot P/L (Waste Equipment Designer and Manufacturer) – Phone - 1800 025 073

Should you require further information, please contact me directly on 0417 511 396. Regards,

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