

RB WASTE CONSULTING SERVICE

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RB/RBWC/021-2020

BCENTRAL

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C/- Bruce Henderson Architects

162 Toorak Road

South Yarra Vic 3141

Attention: John Scaramuzzino

Email: Jscara@bh-architects.com

WASTE MANAGEMENT PLAN

12-14 JOHNSON STREET OAKLEIGH

I refer to your request for Waste Services. Based on Bruce Henderson Architects plans for 6 levels of retail and office space, the following Waste Management Plan is proposed.

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1). 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 developments.

1a). TENEMENTS

The proposed development consists of 272m² of retail area on the ground level; 2785m² area of office space on levels 1-5 and a communal refuse room on the ground level adjacent to the loading dock.

Each retail/office area will supply their own bins for garbage; recycling and organic waste materials.

Cleaners or staff will empty bins into the clearly marked MGB 660Litre bins on the ground level community refuse room adjacent to the loading dock.

Cardboard will be flattened and folded prior to depositing into the appropriately marked bin.

Access to the communal refuse room on the ground level is via lift or stairwell from office areas and through the rear doors from the retail areas.

1b). Council waste vehicles will not enter the Development for collection of commercial waste therefore; a Private waste contractor will be appointed to manage and collect waste at this development.

The Building Management Team will appoint a Private waste contractor with MINI rear loader waste vehicles within its fleet.

The Building Management Team will negotiate the supply, rental or purchase of bins from the Private waste collector or a reputable bin supplier.

Security bins and hard waste removal will be organised by the retail/office area involved.

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

COUNCIL WILL NOT BE RESPONSIBLE FOR HARD WASTE COLLECTIONS FROM THIS DEVELOPMENT.

1c)

The communal refuse room 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 room 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 communal refuse room on the ground level of the proposed development will be the responsibility of the occupants/tenants or the Building Management Team-not the Private waste contractor.

2). WASTE GENERATION & ALLOCATION

2a). WASTE GENERATION-WEEKLY

Waste source	Waste stream	Waste total
Retail area (272m ²)	General waste	680 Litres
	Recycling waste	680 Litres
	Cardboard	660 Litres
Office area (2785m ²)	General waste	1393 Litres
	Commingled waste	1393 Litres
Waste Total		4806 Litres

2B). AVAILABLE SPACE

Waste source	Waste stream	Bin size	Number of bins	Collections per week	Bin area required
Retail	General	660L	1	1	0.96 m ²
	Recycling	660L	1	1	0.96 m ²
	Cardboard	660L	1	1	0.96 m ²
Office	General	660L	2	1	1.92 m ²
	Commingled	660L	2	1	1.92 m ²
	Organic	120L	1	1	0.30 m ²
	E-Waste	240L	1	as required	0.48 m ²
Total area required for					7.50 m²

**Recycling and Cardboard will be combined as Commingled waste for the office areas.
The communal refuse room shown on the current plans for this proposed development is 13.10m² and suitable in size and complies with guidelines set by Council.**

Green waste will be removed from the proposed development by the person/s appointed by the Building Management Team to care for the Landscaping of the proposed development.

Disposal of liquid waste/electronics and paint/chemicals etc. will be organised for tenants by the Building Management Team.

This service can be altered to reflect increased/decreased waste volumes and/or unforeseen requirements.

3). SERVICES & ALLOCATION

3a). BIN DETAILS

Capacity (Litres)	Height (mm)	Width (mm)	Depth (mm)	Empty (weight kg)	Maximum (weight kg)	Typical (ave. density kg)
120	1000	500	600	9.30	44.00	37.00
240	1100	600	800	15.00	55.00	46.00
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/Food	Commingled/Recycling
Lid	Green	Yellow
Body	Green	Green

4). NOISE & ODOUR MANAGEMENT, SAFETY & SIGNAGE

4a). NOISE & ODOUR MANAGEMENT

All bins are to be kept within the communal refuse room at all times accept 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 Building Management Team 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 room will clearly assist tenants in the direction of each waste stream.

Conditions of entry to the communal refuse room will be displayed on the entrance for 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-

A **MINI** rear loader waste vehicle, 2.08 metres high, 6.35 metres long and 1.85 metres wide will enter the ground floor via the entrance in a forward direction from Mills Street and reverse into the loading dock, the driver will enter the communal refuse room and transfer bins to the rear of the vehicle, empty and return them to the communal refuse room as before.

This procedure will take place weekly for each waste stream.

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

The vehicle will depart the Development in a forward direction into Mills Street.

Collection times will be between 7.00am-7.00pm Monday to Friday and 7.00am-6.00pm Public holidays or as otherwise advised by Council under Local By-Laws and EPA guidelines.

6a). Victoria's **Getting Full Value – Waste and Resources Recovery Policy 2013** sets targets for increasing the recovery rate of solid waste for refuse and recycling.

Further information can be sought from Sustainability Victoria website;
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 Building Management Team.

6b). SUMMARY:

The use of MGB 660 Litre bins for tenants waste 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 is the most effective method of servicing this Development.

7). CONTACTS

MONASH CITY COUNCIL

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