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Waste Management Plan (WMP)

28 Redbank Road, Stratford

Proposed Residential Development

13/02/2025



Waste Management Plan

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Proposed Residential Development

Document Control

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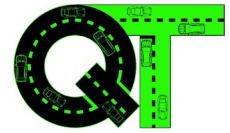


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1 Introduction

The submission of this Waste Management Plan (WMP) is consistent with Sustainability Victoria's "Waste Management and Recycling in Multi-Unit Developments."

The following WMP provides details on the proposal's expected waste generation, dimensions of waste receptacles and enclosures, collection frequencies and details on the type of collection proposed.

2 Proposal

General

The proposal is to construct 17 townhouses at 28 Redbank Road, Stratford. Table 1 outlines the key attributes of the development from a waste management perspective.

Table 1: Proposed Development Attributes

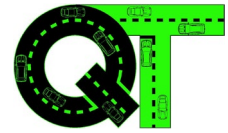
Attribute	Proposed
Land Use	
Dwellings	17 townhouses <ul style="list-style-type: none"> - 3 x 1-bedroom townhouses - 8 x 2-bedroom townhouses - 6 x 3-bedroom townhouses
Waste Parameters	
Storage Location	Within the private open space of each townhouse
Collection Location	Redbank Road
Collection Vehicle	Council waste collection vehicle
Collection Times	As per EPA guidelines

Bin Collection

Waste collection will be undertaken by council from Redbank Road. Bins will be transported to Redbank Road by each resident. Bins will be supplied by council.

Responsibilities

Responsibilities of the Owners Corporation, builder and residents are outlined in Section 7 of this WMP.



3 Waste Generation & Area Allowance

3.1 Waste Generation

The general waste and recycling generation rates are outlined in Sustainability Victoria's "Waste Management and Recycling in Multi-unit Developments Better Practice Guide" (2019).

The general waste and comingled recycling generation rates for the development are as follows.

- 1-bedroom units:
 - General waste: 80L / dwelling / week
 - Recycling: 80L / dwelling / week
- 2-bedroom units:
 - General waste: 100L / dwelling / week
 - Recycling: 100L / dwelling / week
- 3+ bedroom units:
 - General waste: 120L / dwelling / week
 - Recycling: 120L / dwelling / week

General waste includes food waste. It is estimated that food waste comprises approximately 35% of general waste.

Recycling includes glass waste. It is estimated that glass waste comprises approximately 25% of recycling.



Based on the above rates and the proposed use, the waste generation is calculated as follows.

Table 2: Waste Volumes

Use	Rate	No.	Weekly Volume
Unit (1 bedrooms)			
General Waste (excl. organics)	52 L / dwelling / week	3 dwellings	156 L / week
Recycling	60 L / dwelling / week		180 L / week
Glass	20 L / dwelling / week		60 L / week
Food Organics	28 L / dwelling / week		84 L / week
Unit (2 bedrooms)			
General Waste (excl. organics)	65 L / dwelling / week	8 dwellings	520 L / week
Recycling	75 L / dwelling / week		600 L / week
Glass	25 L / dwelling / week		200 L / week
Food Organics	35 L / dwelling / week		280 L / week
Unit (3+ bedrooms)			
General Waste (excl. organics)	78 L / dwelling / week	6 dwellings	468 L / week
Recycling	90 L / dwelling / week		540 L / week
Glass	30 L / dwelling / week		180 L / week
Food Organics	42 L / dwelling / week		252 L / week
Residential Total			
General Waste (excluding food organics)			1144 L / week
Recycling (excluding glass)			1320 L / week
Glass			440 L / week
Food Organics			616 L / week

Garden waste rates are not provided. Garden waste will be included with food organics in a combined FOGO bin.



3.2 Refuse Storage

The following table sets out the bin sizes required based on the waste generation of the proposed use.

Table 3: Required Bins

Waste Stream	Volume	Bins	Collections
General Waste (excluding Food Organics)	1144L / week	17 x 240L	Fortnightly
Recycling	1320L / week	17 x 240L	Fortnightly
Glass	440L / week	17 x 120L	Monthly
Organics (Food + Garden)	616L / week plus garden organics	17 x 240L	Weekly

Each townhouse is provided three 240L bins and one 120L bin, i.e. one bin per waste stream.

E-Waste

The Victorian Government has banned all e-waste from going to landfill as of July 2019. Therefore, e-waste cannot be disposed in any bin.

E-waste can be taken to waste transfer stations for disposal. This may incur a small fee.

Some electronics and office supply stores provide free drop off for computer and TV recycling. Contact the store or their website for more information.

Hard Waste

Hard waste disposal will be organised by individual residents directly from their lot. The accessway is designed to enable a waste collection vehicle to drive to the frontage of each lot.

Alternatively, residents may take their waste directly to a waste transfer station.

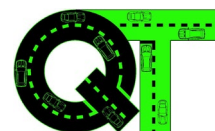
Before disposing items via hard waste, consider offering usable items to charity or advertise them online.

Hazardous Waste

Any toxic chemicals, asbestos or building materials must be disposed of by a qualified contractor.

Other

This WMP may be reviewed in writing to Council if operational requirements change and reflect increased/decreased waste volumes and/or unforeseen requirements.



4 Services & Allocation

4.1 Bin Details

The following figure outlines typical two-wheeled bin dimensions.

TABLE 15
MOBILE CONTAINERS WITH A CAPACITY FROM 80L TO 360L WITH TWO WHEELS

Bin Type	80L MGB	120L MGB	140L MGB	240L MGB	360L MGB
Height (mm)	870	940	1065	1080	1100
Depth	530	560	540	735	885
Width	450	485	500	580	600

Figure 1: Typical two-wheeled bin sizes (Source: Sustainability Victoria's "Waste Management and Recycling in Multi-unit Developments Better Practice Guide")

Bins will be stored within the private open space of each lot. There is sufficient space in each lot for four bins.

4.2 Bin Wash Areas

Each lot must have an outdoor tap and correct drainage to the sewer for cleaning bins. Water from washing bins and/or waste storage areas must not flow into the stormwater drain.

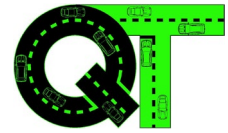
5 Waste Collection

5.1 Collection Procedures

Waste collection will be undertaken by council from Redbank Road.

Council has advised that 40m on Redbank Road is acceptable to accommodate the required bins. The diagram in Appendix A indicates approximately where this will be provided.

The bins will be transported to Redbank Road by each resident, on the morning or previous day as bin collection is scheduled. The resident will transport the bins back to their lot on the same day after bin collection. The resident will clean up any spillage that may result from transport of bins. The use of mobile garbage bins in a generally flat environment enables bins to be moved by hand.



6 Waste Management

6.1 Safety

Residents will be responsible for safety when transporting bins to the front of their lot for collection.

6.2 Disposal and Sorting

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins.

Cardboard shall be flattened, and recycling containers uncapped, drained and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Food organics should be disposed in compostable bags that are certified to AS 4736-2006 and AS 5810-2010. Any other type of bag, whether biodegradable, oxo-degradable or nondegradable, will contaminate the compost product.

6.3 Noise Management

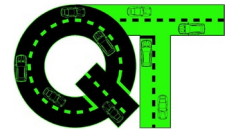
The following noise management requirements apply:

- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Mobile Garbage Bins (MGB) should have rubber wheels for quieter performance during operation.
- Collection will be in accordance with Council and EPA guidelines.
- Waste collection services should cause little or no noise disturbance to all surrounding residents.

6.4 Odour and Hygiene Management

The following odour and hygiene management requirements apply:

- Keep lids closed at all times to prevent overfill of bins within the bin storage areas. The bin storage areas should be kept free of clutter and dumped waste. This will assist in the control of odour and vermin.
- Professional bin cleaning contractors can be engaged on a regular basis. This will assist in the control of odour and vermin.



6.5 Security and Visual Amenity

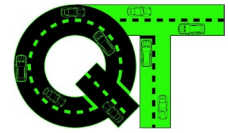
The following security and visual amenity requirements apply:

- The bin storage area is to be out of sight from the road or should be lockable.
- The bin storage area is to be adequately screened such that it is not readily visible from any public place, to improve visual amenity and minimise risk of vandalism.
- The bin storage area is to be well-lit to allow use after dark.
- Any internal waste storage areas should be designed to comply with the Building Code of Australia, with particular regard to fire prevention provisions.
- All bins are to be kept at the bin storage areas at all times except during servicing.

6.6 Signage

Bins will be colour-coded to designate the waste types in accordance with Council bin colours.

Advertising and promotional material will be on offer from Council to remind residents of their recycling obligation.



7 Waste Management Responsibilities

7.1 Owners Corporation Responsibilities

The Owners Corporation shall be responsible for the following:

- Ensure the residents are complying with regulatory requirements and any authority requirements.
- Ensure there are no gaps in terms of area of responsibility for the maintenance and management of waste facilities.
- Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements) if necessary.
- Update the WMP as required.

This should be reviewed on an annual basis to ensure proper management is occurring from the Owners Corporation requirements.

7.2 Resident Responsibilities

The Residents shall be responsible for the following, as applicable:

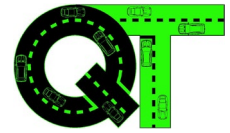
- Securing the waste areas to protect the equipment from theft and vandalism.
- Keeping bin lids closed to discourage overfilling and reduce risk of spillage.
- Monitoring for any littering or overfilled bins. If overfilled bins are regularly observed, additional bins or collections may be required.
- Ensure that the bins are:
 - Thoroughly cleaned at regular intervals.
 - Always kept in good order and in a clean and sanitary condition.
- Regularly transfer waste from bins in their dwellings to the external bins to prevent any overflowing of internal bins.

This should be reviewed on an annual basis to ensure proper management is occurring from the Residents' requirements.

8 Sustainability

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



9 Council & Contractors

The following provides a list of stakeholders that can be contacted for the various aspects of Waste Management.

Council

- Wellington Shire Council
1300 366 244
<https://www.wellington.vic.gov.au/contact-us>

Odour Management

- Eco-Safe Technologies – (03) 9706 4149

Bin Cleaning

- Melbourne Bin Cleaning – 1300 635 246
- Wheelie Bin Cleaning – 1300 800 621

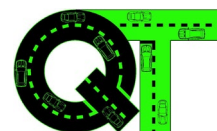
There is no obligation to use any of the above contractors, with the residents or Owners Corporation to choose appropriate contractors as required.

10 Conclusion

Waste collection will be undertaken by council from Redbank Road.

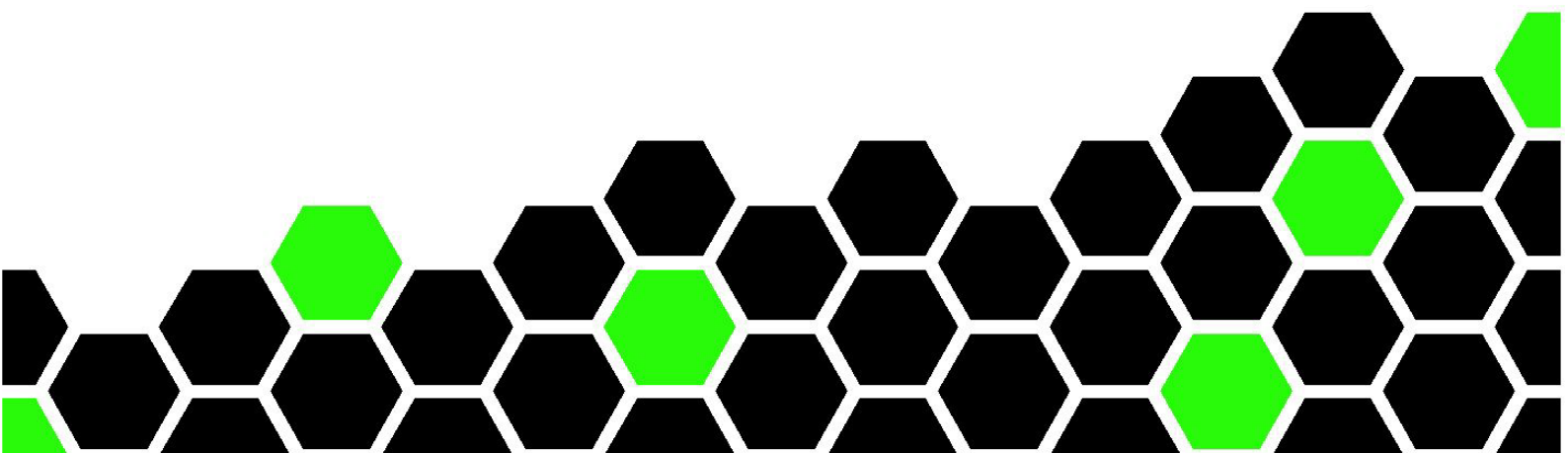
Residents will transport the bins to Redbank Road on the morning of or the day before collection. Residents will transport bins back into their lot on the same day after collection. The use of mobile garbage bins in a generally flat environment enables the bins to be moved by hand.

There is sufficient space on each lot to store four bins. Each waste stream will be collected fortnightly, weekly, or monthly. Hard waste will be organised by each resident on an as-needs basis.



Appendix A

Kerbside Bin Area





Notes	
- TOWNHOUSE FLOOR LEVELS TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL	
- ALL OVERLOOKING SITUATIONS AT GROUND LEVEL ARE SCREENED OUT BY FENCING. FENCES TO BE RAISED WITH SCREENS (IF REQUIRED), 1.7m ABOVE TOWNHOUSE FLOOR LEVELS	
- 1.7 x 1.7 x 2.1m HIGH GARDEN SHED. 6m³ REQUIRED EXTERNAL STORAGE IN EACH REAR YARD	
	CLOTHES LINE
	METERBOX LOCATION BOLLARD LIGHT
	GARDEN BED / NEW TREE'S, REFER TO LANDSCAPE PLAN
	GRASS / LAWN
	CONCRETE PAVING
	SECLUDED PRIVATE OPEN SPACE (25m² MIN. SHOWN)

Areas	Units 3 - 8		Units 1 - 2 Units 9 - 14		Unit 15		Units 16, 17	
	m²	sq	m²	sq	m²	sq	m²	sq
LIVING	115.8	12.43	84.1	9.03	77.3	8.30	65.6	7.04
GARAGE	22.6	2.43	22.8	2.45	27.0	2.90	28.4	3.05
PORCH	4.0	0.43	6.3	0.67	2.0	0.21	1.7	0.18
TOTAL	142.20	15.29	113.20	12.15	106.3	11.41	95.7	10.27

Notes	
17 DWELLINGS	
1 BEDROOM - 3	
2 BEDROOM - 8	
3 BEDROOM - 6	
3 x VISITOR CAR SPACES	
SINGLE GARAGE: 3.5 x 6.0m	

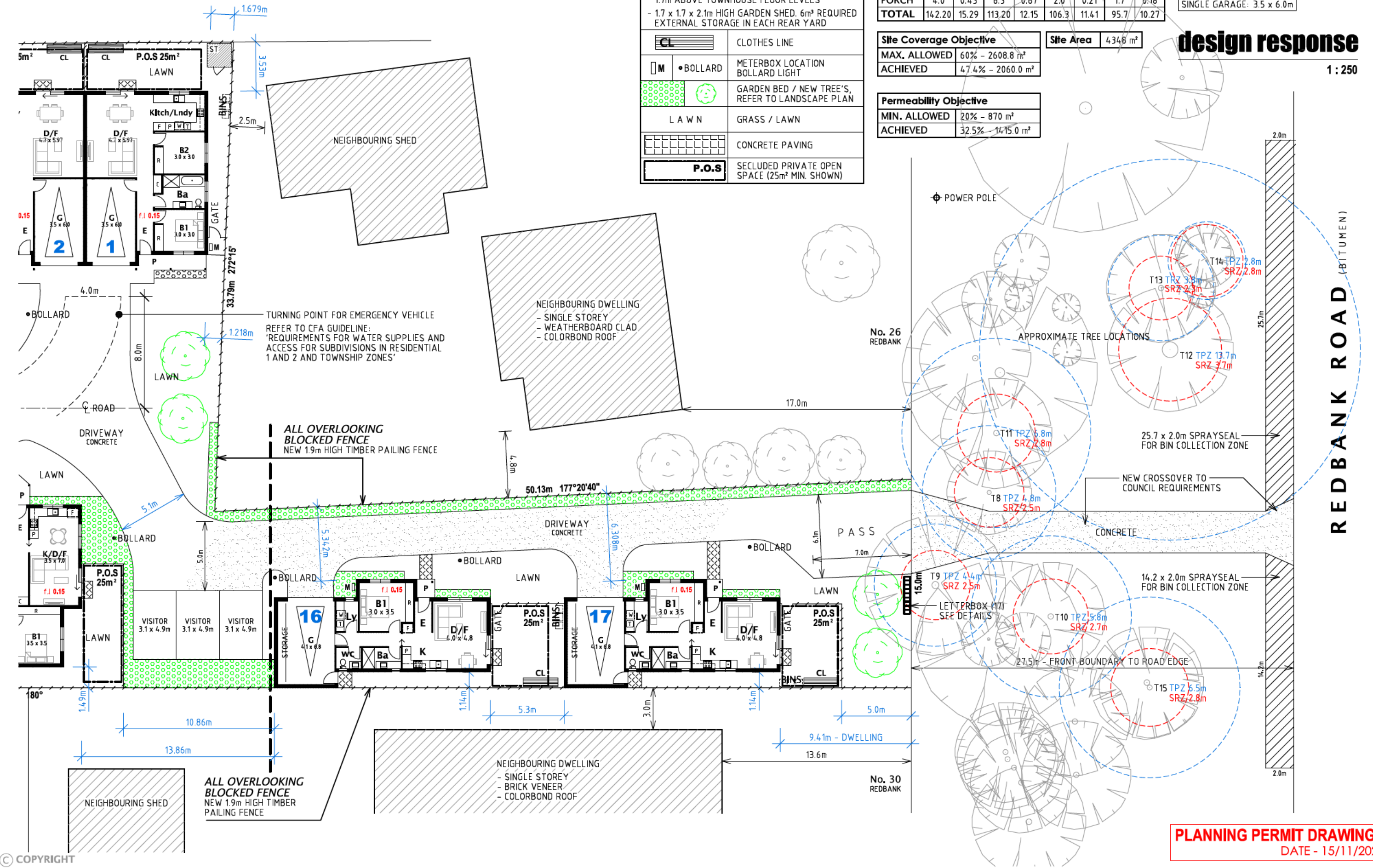
Site Coverage Objective	
MAX. ALLOWED	60% - 2608.8 m²
ACHIEVED	47.4% - 2060.0 m²

Site Area	4348 m²
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Permeability Objective	
MIN. ALLOWED	20% - 870 m²
ACHIEVED	32.5% - 1415.0 m²

design response

1:250



PLANNING PERMIT DRAWINGS
DATE - 15/11/2024

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

MF MATTHEW FRANKE
BUILDING DESIGN & DRAFTING

DP - AD 2

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

date
15.10.24

scale
1:250

job no.
202430

dwg no.
02

- DESIGN RESPONSE, PART 1