

Waste Management Plan

49 Smith Street, Highgate

Rev_0

Project No. 24 - 1523

Tetris Capital

7 June 2024





Encycle Consulting Pty Ltd

ABN 41 129 141 484

PO Box 6044

East Perth WA 6892

t: +61 8 9444 7668

www.encycle.com.au

JFerguson@encycle.com.au

Revision	Drafted by	Reviewed by	Date issued
Rev_0	K Oliver / J Ferguson	J Bradbury	07 June 2024

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1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	49 Smith Street, Highgate
Client	Tetris Capital
Architect	Architectus - Felix Oefelein
Project manager	Rocky Slater - Tetris Capital
Main point of contact	Rocky Slater - Tetris Capital
Planning status	DA submission
Overview of development	Residential 'Build to Rent' affordable housing development with 109 apartments
Architectural plans / area schedule / development information	Architectural plans and Area Schedule received from Architectus on 31 May 2024
Local Government discussions	<ul style="list-style-type: none">• Meeting with the City of Vincent held on the 11th April 2024 - with Mitchell Hoad, Town Planner.• Response to RFI received from City of Vincent on April 29th 2024

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the building design phase. Key factors considered at the design phase include:

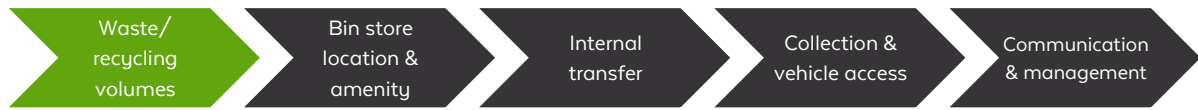
- Local government requirements for determining waste generation rates
- Waste and recycling volumes likely to be generated during building operation
- Number and types of bins required
- Bin store size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Project parameters

The development when operational will include the following:

- 4 levels
- 109 apartments (1 bed x 44, 2 bed x 65)

2.2 Local Government Guidelines

The following documents have been used in the development of this report:

- City of Vincent - Waste Guidelines for New Developments (2023)
- City of Vincent Health Local Law (2004)

2.3 Waste generation rates - residential

For residential waste, the City of Vincent Guidelines in addition to Encycle's experience and knowledge of the uses of multi-unit developments are used to calculate the estimated generation of waste, recycling and organics.

For residential waste and recycling the rates in Table 1 have been applied.

Table 1: Residential waste generation rates

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	80 L/unit/week	40 L/unit/fortnight	40 L/unit/fortnight
2 bedroom	120 L/unit/week	80 L/unit/fortnight	80 L/unit/fortnight

2.4 Number of bins required - residential

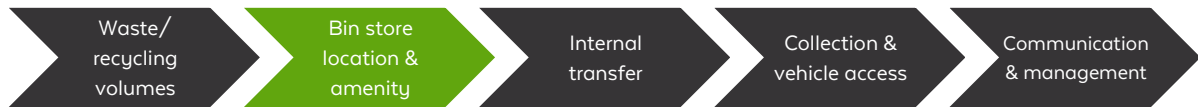
One bin store will be required to service the residential apartments of the building. The City have agreed that the bin store can be big enough to store one weeks' worth of waste instead of two weeks as stated in the City of Vincent policy requirements. The number of bins required for the residential waste are set out in Table 2.

Table 2: Number of bins to be stored in the residential bin store

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code*
General waste	240	11	3 x weekly	W
Commingled recycling	240	9	Twice weekly	CM
Food organics and garden organics (FOGO)	140	15	Twice weekly	FOGO
Cardboard recycling	660	1	As required	CB
Bulky general waste	8m ²	N/A	As required	B

The total area required to meet the City of Vincent's requirement to store one weeks' worth of waste for this building is 34m². The total bin store area is 42 m².

3 Bin store locations and amenity



3.1 Bin store location

The bin store will be located on the lower ground floor adjacent to Smith Street (refer Figure 1 and Figure 2) where bins will be presented for collection (refer Figure 3).



Figure 1: Lower ground floor plan showing the location of bin store

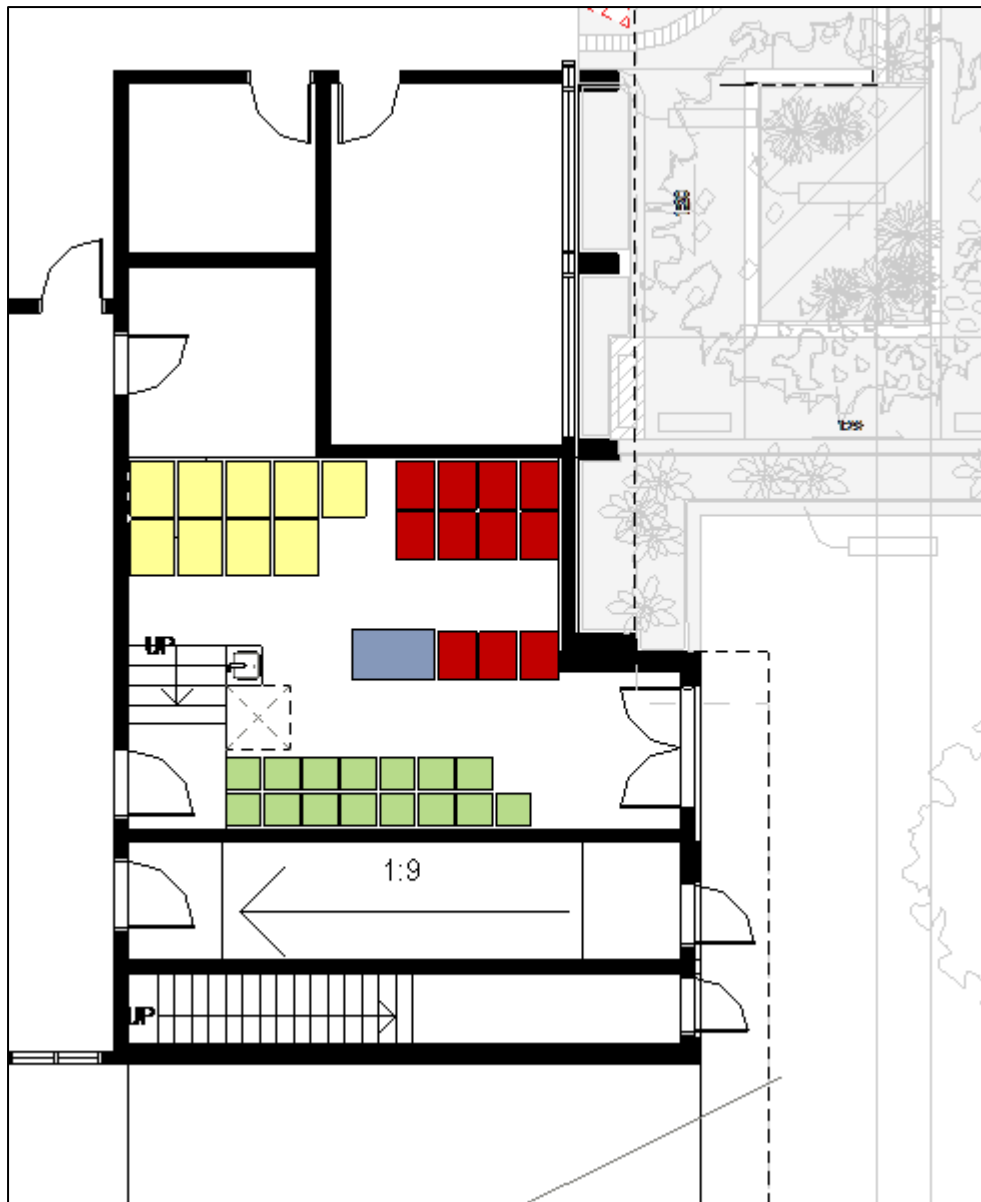


Figure 2: Lower ground floor plan of bin store

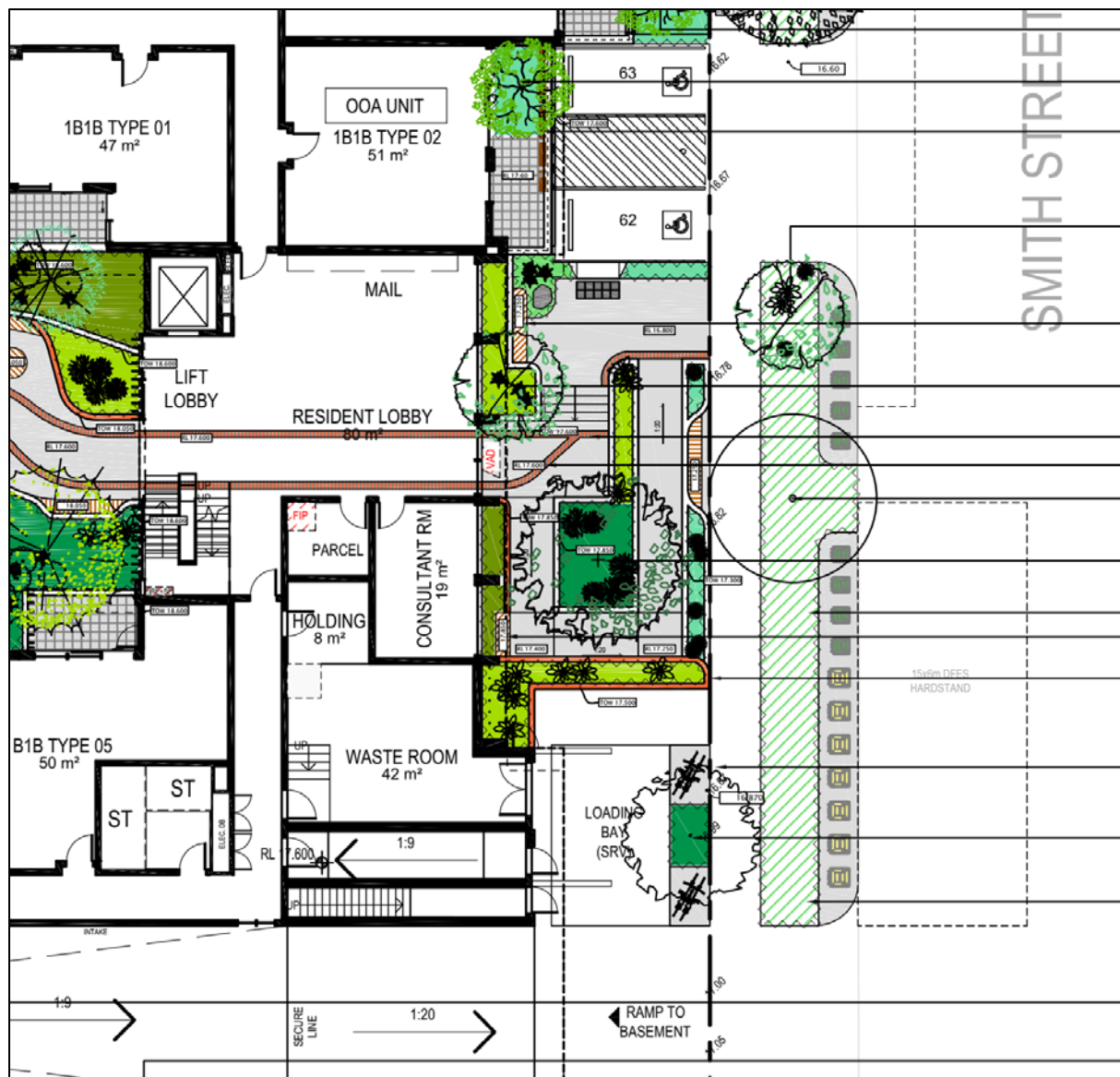


Figure 3: Bins presented on Smith Street for collection

4 Internal transfer



4.1 Transfer of waste from residential apartments to bin store

Residents will be responsible for storing waste, recyclables and FOGO separately within their apartment and transferring to the bin store.

A bulk general waste bin is provided for bulky general waste such as white goods, furniture etc. waiting collection via the Verge Valet system.

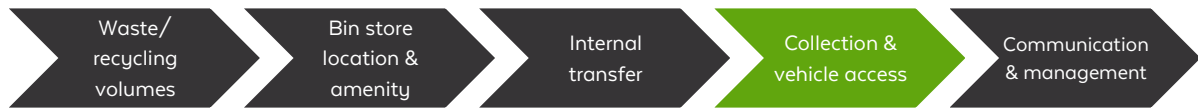
4.2 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 3.

Table 3: Bin transfer requirements

Bin transfer requirements	
User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:14) and other potential hazards between points of waste generation, storage and collection. Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the development with minimal reversing or manoeuvring.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access



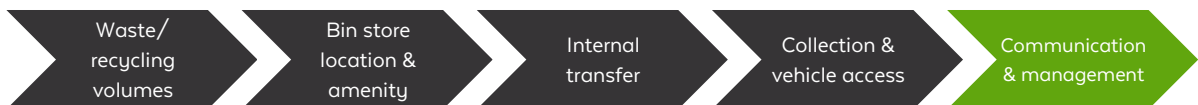
The City of Vincent will service the residential general waste, recycling and FOGO bins.

On collection days side-lift vehicles for general waste, commingled recycling and FOGO, will service bins from the verge on Smith Street. The vehicles will drive in a forwards direction and stop alongside each bin to make the collection.

On an ad-hoc basis a private contractor for cardboard will service the cardboard bin from Smith Street via a rear lift vehicle.

The building caretaker will be responsible for placing bins out on Smith Street for collection and returning bins following servicing.

6 Ongoing communication and management



6.1 Management

The building manager will be responsible for overseeing the waste management systems. Staff will be trained and informed about their responsibility to work closely with the City of Vincent regarding the schedule for collection and presentation of bins. Staff will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly.

6.2 Communication

All residents will be made aware through a body corporate document/ building users guide (or equivalent) of the waste and recycling systems and how they should be used. An operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated should be developed and implemented during both the initial occupation and ongoing management of the building.

Appendix A: Glossary of terms and acronyms

Bulk waste	<p>Bulk waste includes old and broken furniture, white goods and large electronic items.</p> <p>Local Governments usually offer residential bulk waste collections up to 3 times per year within the municipality, via verge side collection, verge valet or skip bins.</p> <p>Bulk waste collection is included in the Waste Management Plan where specified by the Local Government as part of the planning requirements.</p>
Collection point	<p>The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and bulky waste are loaded into collection vehicles.</p>
Commingled recycling	<p>Common recyclables such as glass, plastics, aluminium, steel, or liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.</p>
FOGO	<p>Food Organics Green Organics – a third bin offered to residents for the collection of food waste and garden waste.</p>
General waste	<p>Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.</p>
Recyclable	<p>Material that can be collected separately from the general waste stream and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).</p>
Recycling	<p>Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.</p>
Reuse	<p>Replacing a ‘disposable’ or single-use item with one which can be used again (without needing to be processed or dismantled – i.e. ‘recycled’) e.g. using a washable ceramic coffee mug or travel cup in place of disposable cups.</p>