WASTE MANAGEMENT PLAN

LOT 1177 (NO.67) BERWICK STREET, VICTORIA PARK

PROPOSED CHILD CARE PREMISES
TOWN OF VICTORIA PARK

CF Town Planning & Development

Prepared for

Germano Designs and the landowners for the construction of a new child care premises on Lot 1177 (No.67) Berwick Street, Victoria Park.

Prepared by

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Name	Position	Document Revision	Date
Mr Carlo Famiano	Town Planner	Waste Management Plan	25 January 2023
Mr Carlo Famiano	Town Planner	Waste Management Plan (Rev1)	22 August 2023

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TOWN OF VICTORIA PARK

1.0 BACKGROUND & DESCRIPTION

CF Town Planning & Development have been commissioned by landowners to prepare a Waste Management Plan (WMP) in support of the development application currently being considered by the Town of Victoria Park for a new child care premises on Lot 1177 (No.67) Berwick Street, Victoria Park ('Subject Land').

Lot 1177 is classified 'Residential' zone under the Town of Victoria Park's current operative Town Planning Scheme No.1 (TPS No.1) with a density coding of R30. It is significant to note that the subject land is located within the 'Raphael Precinct' (P5).

According to the Town's LPS No.1, the development and use of land within the 'Residential' zone for the 'Child Care Premises' purposes is identified as a discretionary ("AA") use, meaning the use is not permitted unless the Council has granted Development Approval.

The Subject Land is located on the south-western extremities of the Victoria Park locality, adjacent the intersection of Berwick Street and Cargill Street, is rectangular in shape and comprising a total combined lot area of 1,012m^2.

The current approved use of the land is low density residential development (i.e. 'Single House' land use), with the subject land comprising a single detached dwelling, patios, outbuildings, sealed driveway/crossovers and boundary fencing. All improvements on the land will be removed. The current waste collection for the land (i.e. existing residential development) is undertaken via verge pick up of mobile garbage bins (MGB's).

It should be noted that the adjoining south-eastern property is current used for medical centre/consulting room purpose (i.e. Aardent Dental Centre).

1.1 Building Area

A copy of the site development plans are provided in Appendix 2. It is significant to note that the development will comprise a floor area of 730.52m^2 (including the outdoor play area and other facilities). The following table provides a breakdown of the areas for the development:

Table 1 – Floor Area Usage

USAGE	AREA
Child Care Premises (both ground & upper floor)	369.38m^2
Outdoor Plan Area	351.02m^2
Store & Portico	10.12m^2
Total Active Area of Child Care Centre	**730.52m^2**

For the purpose of calculating waste generation, it should be noted that the floor area of the staff room, reception, kitchen/prep, cot room, planning room and playrooms (i.e. active areas) of the proposed child care centre totals 244.01m^2 (round up to **250m^2** for the purpose of this WMP).

2.0 PURPOSE OF WASTE MANAGEMENT PLAN

This Waste Management Plan has been prepared and submitted with the Town of Victoria Park as part of the current development application being considered for the Subject Land.

The aim of this Plan is to:

1. Identify the indicative volume of waste generation.
2. Ensure adequate facilities are provided to serve the future operations of the child care premises on the Subject Land.
3. Demonstrate the proposed design meets industry best practice.
4. Provide for an adequate on-street bin pick-up location and minimize any impacts on traffic safety and vehicle movements along the adjoining road network.
5. Develop the framework of operational procedures required from the center operator to ensure that the management of waste is to best practice.

3.0 KEY REFERENCE MATERIAL

- WALGA Commercial and Industrial Waste Management Plan Guidelines; and
- New South Wales (NSW) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities;
- Sustainability Victoria (Victorian State Government); and
- Discussions with the Town of Victoria Park.

4.0 ESTIMATED VOLUMES & BIN TYPE

4.1 Types of Waste Generated

Commercial and industrial operations can generate a wide variety of the waste types. Table 2 below lists the types of waste typically generated for commercial/industrial developments (Table from WALGA *'Commercial and Industrial Waste Management Plan Guidelines'*). It is recognised that the waste type generated will vary between different business operations.

Table 2 – Waste Types

WASTE STREAM	COMMENT
General Waste	The quantity and composition of general waste generated by a commercial or industrial operation can vary significantly. General waste includes non-recyclable plastics, food waste, recyclable packaging which is contaminated with food waste and other non-recyclable materials, as well as recyclables which have not been placed in the correct bin.
Recyclables	Workers frequently consume beverages packaged in recyclable containers, such as aluminium cans and polyethylene terephthalate (PET) bottles and milk is often provided by organisations in liquid paperboard or high density polyethylene (HDPE) containers. These materials can form a significant proportion of the waste stream in commercial and

	industrial buildings. Occasional company events can also generate irregular but significant quantities of glass and other containers.
Glass	Glass bottles are a primary component of the waste streams generated within licensed venues such as pubs and clubs, as well as food retailers such as cafes and some take-away shops. Glass is very dense which makes it difficult to store and move efficiently
Office Paper	Waste audits have shown that by quantity, paper is by far the largest waste stream generated from offices. Office paper is generally white, A4-size and 80 grams per square metre (gsm, g/m2), although many other combinations of colour, size and grade are also generated. Office paper is a higher grade paper and as it is usually generated in large quantities it is generally collected separately and recycled.
Cardboard and Bulk Packaging	Most waste generated from non-food retail facilities is bulk packaging material that protects goods delivered to the facility for sale or distribution.
Plastic Film	Plastic film, such as shrink pallet wrap, is another major component of non-food retail building waste. This material is very bulky, but very light weight and compacts well.
Food Waste	Most commercial and industrial developments generate some quantities of food waste. The volumes of food waste generated within a development can vary significantly depending on the type and scale of the business; ranging from uneaten employee/staff meals within office buildings through to food outlets, which can produce large quantities of food waste on a daily basis.
Cooking Oil & Grease	Used cooking oil is produced in large volumes by food retailers such as fish and chips shops and fried chicken stores. Waste oil can cause significant issues if improperly disposed of to the sewage system.
Controlled Waste	The Environmental Protection (Controlled Waste) Regulations 2004 apply to a controlled waste that is produced by, or as a result of: • An industrial or commercial activity • A medical, nursing, dental, veterinary, pharmaceutical or other related activity • Activities carried out on or at a laboratory • An apparatus for the treatment of sewage. An apparatus for the treatment of sewage. Controlled Waste is defined as all liquid waste, and any waste that cannot be disposed at a Class I, II or III landfill site.
Other Wastes	These can include printers, copies, and toner cartridges, IT equipment, batteries, mobile phones, furniture, florescent lights, paint, pallets and mattresses, timber, ferrous and non-ferrous metal

The staff of the child care premises will be responsible to sort the waste through the provision of labeled bins throughout the building. The waste and recyclable streams that would apply to the proposed child care premises on the Subject Land would be as following:

- General waste; and
- Co-mingled recycling, which in includes all paper, cardboard, plastic, glass and metal waste.

4.2 Volume

As previously mentioned, the proposed new child care premises on the Subject Land will include the construction of one (1) building comprising an active area (i.e. internal and external) of 730.52m^2. For the purpose of calculating waste generation, it should be noted that the floor area of the staff room, reception, kitchen/prep, cot room, planning room and playrooms (i.e. active areas) of the proposed child care centre total 245m^2.

In order to provide the necessary service, this Waste Management Plan estimates the volume of waste generated by the use. The waste generation rates prescribed by Sustainability Victoria has been adopted for the proposed child day care centre (using the generation rates prescribed for 'Commercial Development – Childcare').

In light of the above and in accordance with Sustainability Victoria, the following weekly waste generations rates associated for each stream of waste (i.e. general waste and recycling) are provided:

Table 3: Waste Generation Rates

USE TYPE	GENERAL WASTE	RECYCLE WASTE
Childcare	350L/100m^2 per week	350L/100m^2 per week

It should be noted that the proposed child day care premises on the Subject Land will operate between Monday to Friday (i.e. 5 days).

The following equation was used to calculate the anticipated weekly general waste and recycling generation:

- Waste, recycle & FOGO generation calculations

  Total Amount of Waste Type = (Floor Area/100m^2) x Waste Rate

The following weekly waste generation calculations are provided in support of the development for the purpose of establishing the number of bins required in support of the new child care premises, based on the entire usable area of the site:

Table 4 – Weekly Waste Generation

USE TYPE	AREA OF BUILDING	GENERAL WASTE	RECYCLE WASTE
Child Care Premises	245m^2	857.5 litres	857.5 litres

4.3 Bin Type

Given the volume of waste being generated by the proposed use on the land. this Waste Management Plan recommends the use of 360L mobile garbage bins to service the property with collection rates for each stream of waste will be once per week. Figure 1 illustrates the dimension of a 360L mobile garbage bin.

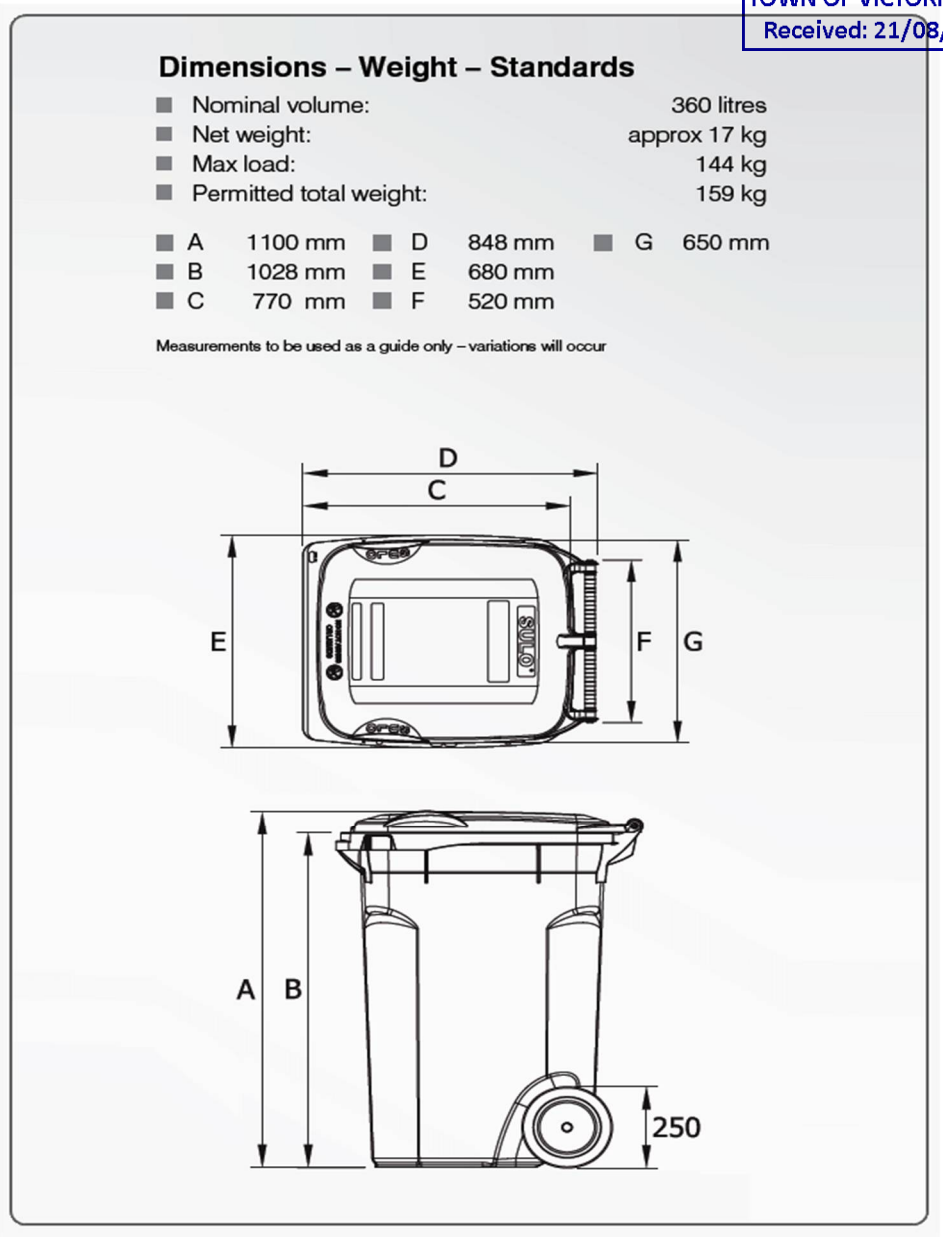


Figure 1 – Bin type & dimensions

The following equation was used to calculate the number of bins required to service the development:

- Total bins required for general/recycle waste

  Total Number of Bins Required = Total Weekly Waste Generated/360L.

Given the waste generation calculation outlined in Table 4, the following bin requirements will be applied to the proposed child care premises on the Subject Land:

- General waste bins- 3 x 360L
- Recycle waste bins- 3 x 360L

It should be noted that there is sufficient space within the proposed bin storage areas to accommodate the various bins required to service the development. The following calculation (i.e. Table 5) are provided in support of the waste generation and the number of bins required to service the use:

The following calculation are provided in support of the waste generation and the number of bins required to service the use:

Table 5 – Bin Capacity

WASTE TYPE	BIN SIZE	NUMBER OF BINS	COLLECTION INTERVALS	BIN CAPACITY	ACTUAL WASTE COLLECTION
General Waste	360L	3	1 per week	1,080L per week	857.5 litres
Recycle Waste	360L	3	1 per week	1,080L per week	857.5 litres

In light of the above bin capacity calculations, it is contended that the provision of the bin numbers and pick up intervals listed in Table 5, including associated storage facilities, is sufficient to accommodate the needs of the future occupants of the development.

5.0 COLLECTION FREQUENCY & PROVIDER

The operator of the child care premises will appoint a private contractor as the rubbish collection service provider, with the following indicative collection services being provided for the development on the Subject Land:

- Weekly 360 litre general waste bin collection (i.e. Tuesday).
- Weekly 360 litre recycling bin collection (i.e. Tuesday).

It is significant to note that all green waste will be collected and disposed of by a private landscape contractor which will collect and disposal of green waste (i.e. small garden prunings etc) as part of the weekly maintenance of the landscaping area and outdoor activity areas of the development.

On collection day/s, all bins will be collected by a private contractor from the Berwick Street verge area abutting the subject land with a standards waste truck. It is noted that sufficient space will be provided within the verge area to accommodate the bins on collection day. Figure 2 illustrates the approximate information/specifications associated with waste truck that would typically be used to service the site.

The bins will be transported by the appointed staff member of the child care premises to the street the night prior to collection and returned to the bin store before 6pm on the day of collection or once the bins have been emptied to enable the use of the bins during the day. The proposed collection/service is consistent with the current domestic service operating within the immediate area.

It is envisaged that the truck will remain stationary within the road reserve for a short period of time, with collection time being outside of the peak vehicle movement periods for the child care premises (i.e. outside the pick-up and drop-off times). This will result in the rubbish service attending the site between 9am and 2pm once per week per rubbish type (if required). Given this, it is expected that there will be little disruption to the on-site vehicle movements and vehicle movements within the road

reserve during the weekly rubbish pick-up periods. Furthermore, the service will not conflict with the peak vehicles movements on the adjoining streets. As such, the service will not impact the nearby residential properties in terms of noise (as the service sill reflect the Town's current waste collection day). It should be noted that discussions held with the Town of Victoria Park confirmed that an on-street waste collection service (once per week) would be supported by the Town and reflects the current waste collection service that takes place along Berwick Street.

Figure 2 – Rubbish truck & approximate specifications to be adopted for the development (verge pick up).

6.0 LOCATION, SIZE & FEATURES OF BIN STORAGE AREA

6.1 Bin Store Area & layout

As previously mentioned, the proposed child care premises on the Subject Land will require a total of six (6) 360 litre bins. The following table provides a breakdown of the required area for the bin storage area to accommodate the required bins:

Table 6 – Bin Storage Area

BIN SIZE	BIN AREA ALLOWANCE	QUANTITY	MANOEURING SPACE ALLOWANCE	AREA REQUIRED
360L MGB (General Waste)	0.6m^2	3 bins	X 1.5	2.7m^2
360L MGB (Recycle Waste)	0.6m^2	3 bins	X 1.5	2.7m^2
		Total Area Required		**5.4m^2**
		Total Area provided		**6.97m^2**

As demonstrated above, the bin store area comprises sufficient area to accommodate the bins and provide surplus area to accommodate any other waste materials. The bin store area proposed for the development will comprise gates to allow for easy access and storage of the bins. The store has been designed to provide easy removal of the bins for servicing and cleaning (see Appendix 1 – Bin Store Location & Figure 4).

6.2 Bin Store Location & Features

The development will include one (1) bin storage area to service the child care premises on the land. The bin storage area will be located between the building and the south-eastern side boundary of the Subject Land (see Appendix 1 – Bin Store Location & Figure 3).

The location of the bin store will be abutting the car parking area and along the south-eastern side boundary. It should be noted that the adjoining property is a commercial use (i.e. medical consulting rooms) and the bin will abut the car parking area. The bin storage area will contain masonry screen fencing and will therefore not have an adverse impact on the existing development or any adjoining/adjacent properties.

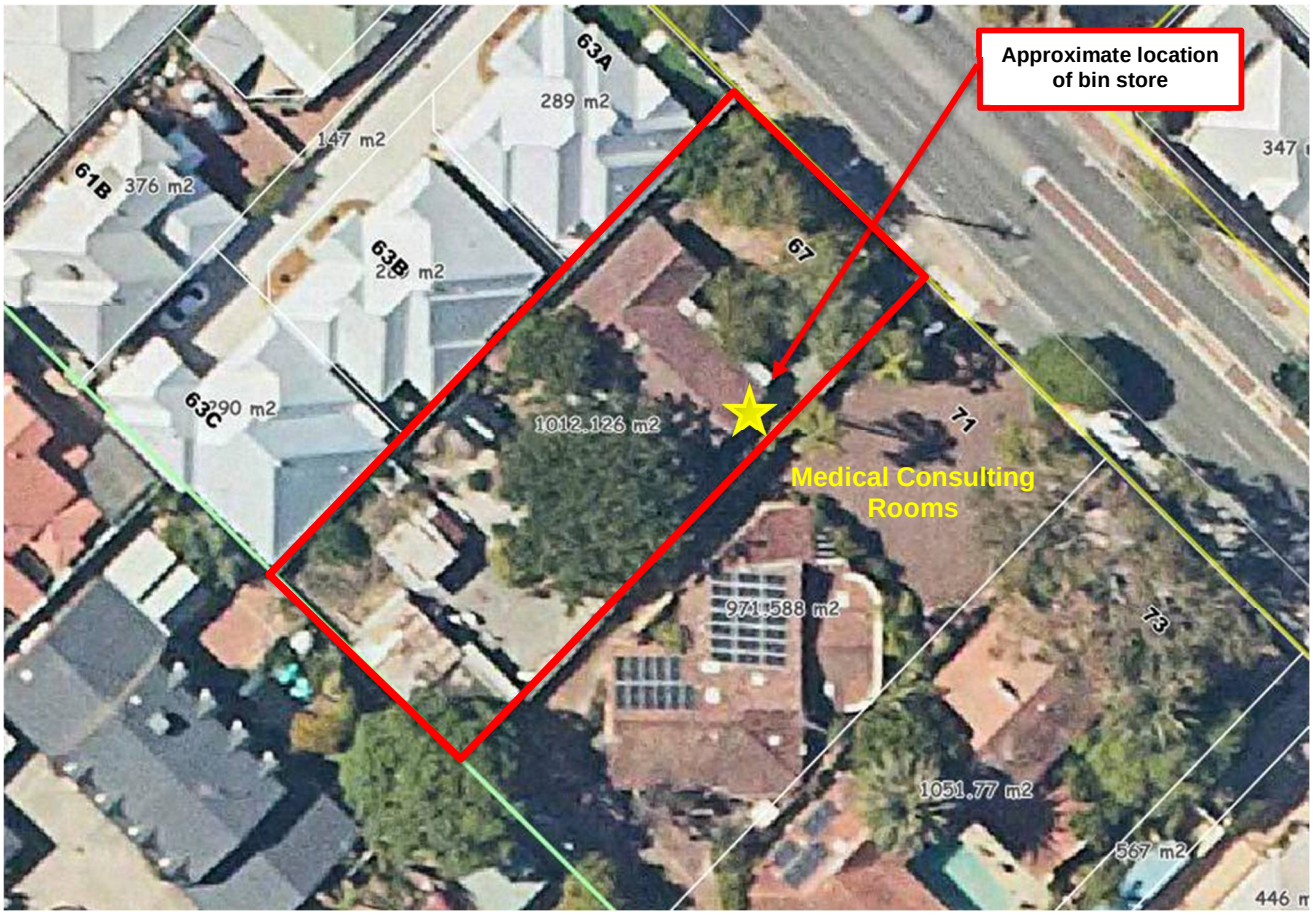


Figure 3 – Aerial Site Plan. Location of the bin store on the Subject Land.

The proposed location of the bin storage area will:

i) Minimise odour levels impacting on the occupants/patrons of the child care premises;

ii) The bin store is located away from any habitable rooms of the existing dwelling/s on any adjoining/adjacent properties;

iii) There is sufficient separation between the bin store of the subject land and the usable space associated with the commercial development on the adjoining property; and

iv) Provide easy access for the future operators of the child care premises.

Key design points of the bin storage area are as follows:

- The bin storage area will comprise a tap and connection to sewer for wash-down purposes.
- The bin storage area will comprise a 100mm concrete floor.
- The bin store area will be screened (i.e. 1.8 metre high masonry wall) and gated to hide its view from the street, the car parking area, the outdoor play area and will provide security.
- The bin store will be well away from the outdoor play area and will provide security.
- The bin storage area will be secured and screened from the operators of the development.
- Adequate space to move and access bins.
- Provide adequate ventilation of the bins store area.
- Install appropriate signage.
- Provide a secure area from theft and vandalism.
- Adequate on-street collection area (see Appendix 1 – Bin Store Location & Figure 4).

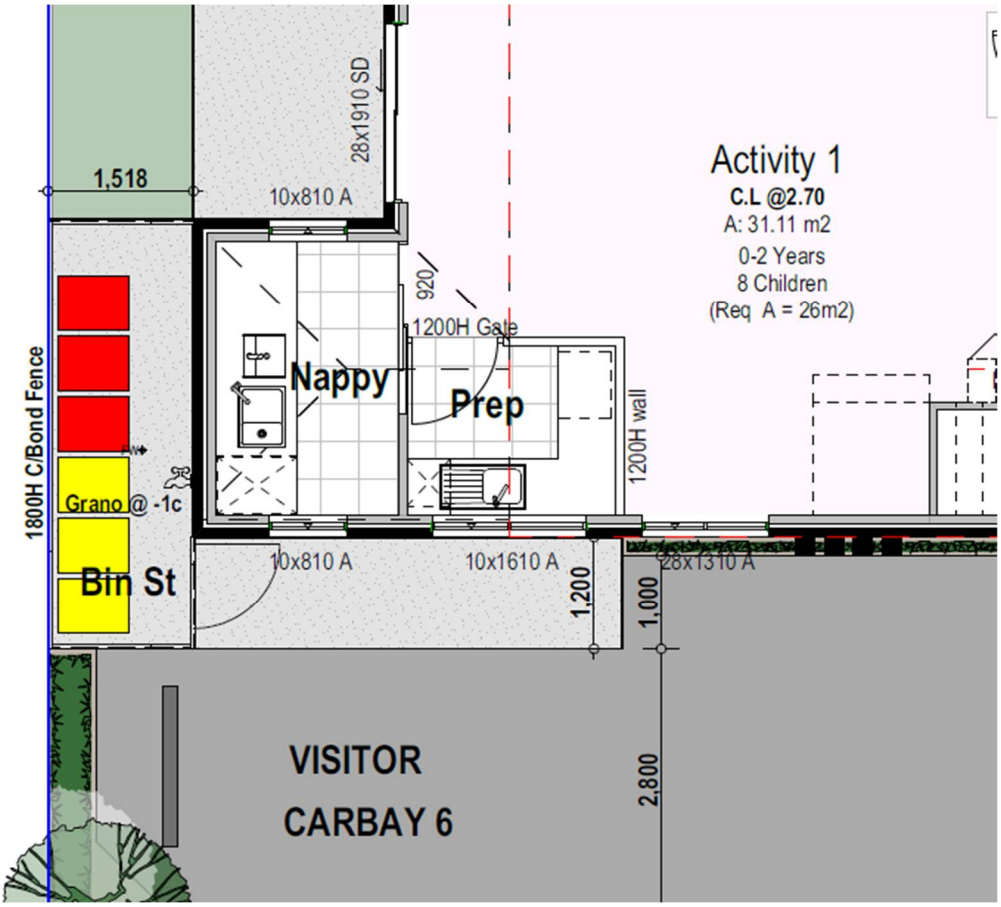


Figure 4 – The proposed bin storage area.

7.0 NOISE, ODOUR & MINIMIZING LANDFILL

It is anticipated that the location of the bin storage area in close proximity to the car parking area and side setback area of the development will provide easily access by the operators of the various businesses on the land.

Noise

The bin storage area will be screened and located within the Subject Land, abutting the car parking area, with adequate separation to any dwellings or other developments on adjoining properties. A masonry fence will be provided between the bin store and the boundary to provide a buffer. The bin storage area will comprise a masonry wall around the perimeter of the compound to provide security and reduce any transfer of noise.

It is expected that the bin storage area will generate minimal vertical and horizontal noise transfer during use. As such, it is contended that the noise generated from the bin storage area will not result in any undue impacts on the adjoining properties and would be consistent with noise generated by a typical residential development.

In light of the above, it is contended that there will be no notable impacts on the existing development on the adjoining properties from the proposed child care premises on the Subject Land in terms of waste management.

Odour

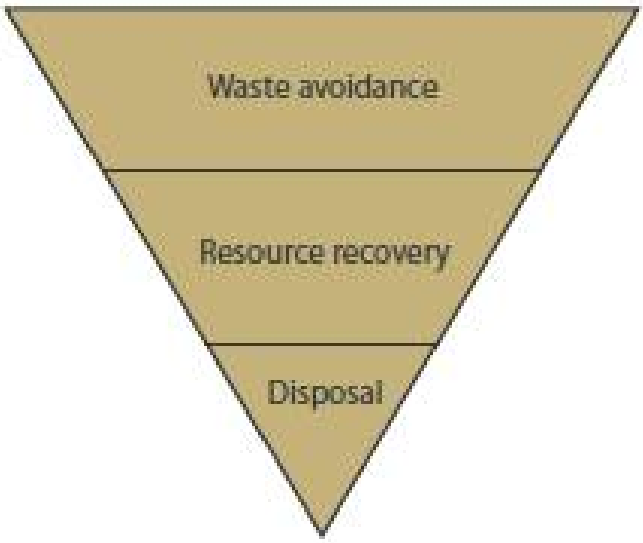
Strategies to minimize odour are:

- Locating the bin storage area in close proximity to the car parking area for the development, away from any openings to the child care premises;
- Locate the bin store along the south-eastern side boundary where the adjoining property is a commercial development and not a residential development;
- Construction of a masonry wall around the perimeter of the bin storage area.
- Screening the bin storage area.
- Allowing for natural ventilation of the bin storage area.
- Regular washing of the bins and storage area.
- Ensure general waste is bagged prior to placement in bins. Recyclables must be rinsed and loose.
- Ensure that bin lids are kept firmly closed.

Minimising landfill

Given that the proposed child care premises on the Subject Land will be provided with two (2) separate bin types (i.e. general waste & recycling), it allows operators of the child care premises to sort rubbish accordingly. The provision of recycling bins will enable occupants of the development to place the following items for recycle collection:

- Glass bottles and jars (excluding broken glass, plates, pottery etc).
- All plastic bottles.
- Newspapers and glossy magazines, paper, envelopes
- Cardboard boxes etc.
- Cans - steel and aluminum, including aerosols cans.
- Milk and juice cartons.



This Waste Management Plan has been developed with of reducing waste through best practices and education of staff. It is contended that adequate measures are available for the operators of the child care premises to minimize disposal of rubbish within the general waste bin resulting in long term reduction of landfill.

Vermin

The bin lids will remain closed at all times to reduce access by vermin. The use of bait stations could be implemented/considered by the operator in instances of vermin appearing.

8.0 SCREENING & BLENDING OF BIN STORARE AREA

The bin storage area will be a purpose built compound specifically designed and screened from the public realm (i.e. screened from Berwick Street). The materials and finishes of the bin storage compound will harmonise with those materials to be used for the proposed development/building on the land (i.e. masonry).

9.0 IMPACT ON ADJOINING/ADJACENT PROPERTIES

The development on the Subject Land has been designed to locate the bin storage area in a location away from any internal activity areas of the child care premises and provides adequate separation from any key sensitive areas associated with the existing developments on the adjoining properties.

It is contended that the bin storage area is consistent with a bin storage area akin to a conventional residential development (i.e. grouped or multiple dwelling development). Notwithstanding this fact, it is significant to note that the bin store for the new child care premises on the Subject Land is located and will be constructed to minimize any adverse impacts on the adjoining or adjacent properties.

In light of the above, it is contended that any potential impacts on the adjoining and adjacent properties from the proposed bin storage area on the Subject Land is expected to be minimal and would be consistent with the waste disposal activities of a typical a residential type development within the immediate locality.

10.0 GENERAL WASTE & RECYCLING TRANSFER

The new child care premises will include adequate general waste and recycle bins within each key functional area of the building to enable staff and patrons of the use to appropriately dispose of waste. This includes the activity areas/outdoor play areas for the child care premises, all amenities and staff rooms throughout the development. The bins will be no larger than 60 litres and will be appropriately labelled or coloured to distinguish between the different waste types.

All bins will be regularly cleaned to reduce the extent of odours and attraction of pests. All waste within the bins located throughout the development will be transferred to the large storage bins once full and at the end of every day. This will include cleaning and sanitizing the bins on a daily basis to reduce any potential odours or pests.

11.0 MANAGEMENT REQUIREMENTS (WASTE MANAGEMENT)

The appointed centre manager for the child care premises will be responsible to:

i) Appoint a staff member to be responsible for:
- arranging pick-up times for the bins by the private contractor;
- arrange for all internal bins to be emptied daily or when full and arrange for the bins to be cleared and sanitized daily; and
- coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;

ii) Ensure litter is cleaned up through regular landscape maintenance;

iii) Co-ordinate the ordering of any skip bins if required for bulk pick-ups;

iv) Deal promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and

v) Arrange for a private contractor to collect and disposal of green waste (i.e. small garden prunings etc) as part of maintaining the landscaping areas for the development.

A copy of the Waste Management Plan will be maintained within the office/administration area of the child care premises for reference and records.

12.0 CONSTRUCTION WASTE

During construction, a waste compound will be provided on-site to store any waste produced during the construction process and will be serviced regularly (when required) by a private contractor. The contractor will provide off-site sorting of the waste to ensure that waste is recycled where possible to minimize landfill waste.

Sub-contractors will be responsible for pre-sorting of waste products into appropriate areas within the waste compound as much as possible to reduce overall construction costs. The site manager will monitor the disposal of waste and sorting of recycle material.

No waste compounds or rubbish will be placed or stored on the street verge area or footpaths surrounding the project boundaries. All pedestrian and vehicle access areas will remain clear from construction debris at all times.

More details regarding on-site management during the construction phase of the development will be provided as part of a Construction Management Plan (CMP) to be prepared by the builder prior to the commencement of construction. The requirement for a CMP is typically imposed as a condition on any development approval granted by the determining authority.

13.0 CONCLUSION

As demonstrated within this Waste Management Plan, the proposed child care premises on Subject Land provides sufficient bin storage and adequate bins to service the business operations for both general waste and recyclables. Given the waste levels generated, the use of 360 litre bins for each waste stream and collected once per week is adequate to service the needs of the proposed development on the Subject Land.

Furthermore the servicing of the bins by the private contractor (on-street) can adequately be achieved without having an adverse impact on the local residents and the local street network. An appointed staff member of the child care centre will be responsible to oversee the operation/implementation of the waste management plan.

22 August 2023

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APPENDIX 1 – BIN STORE LOCATION

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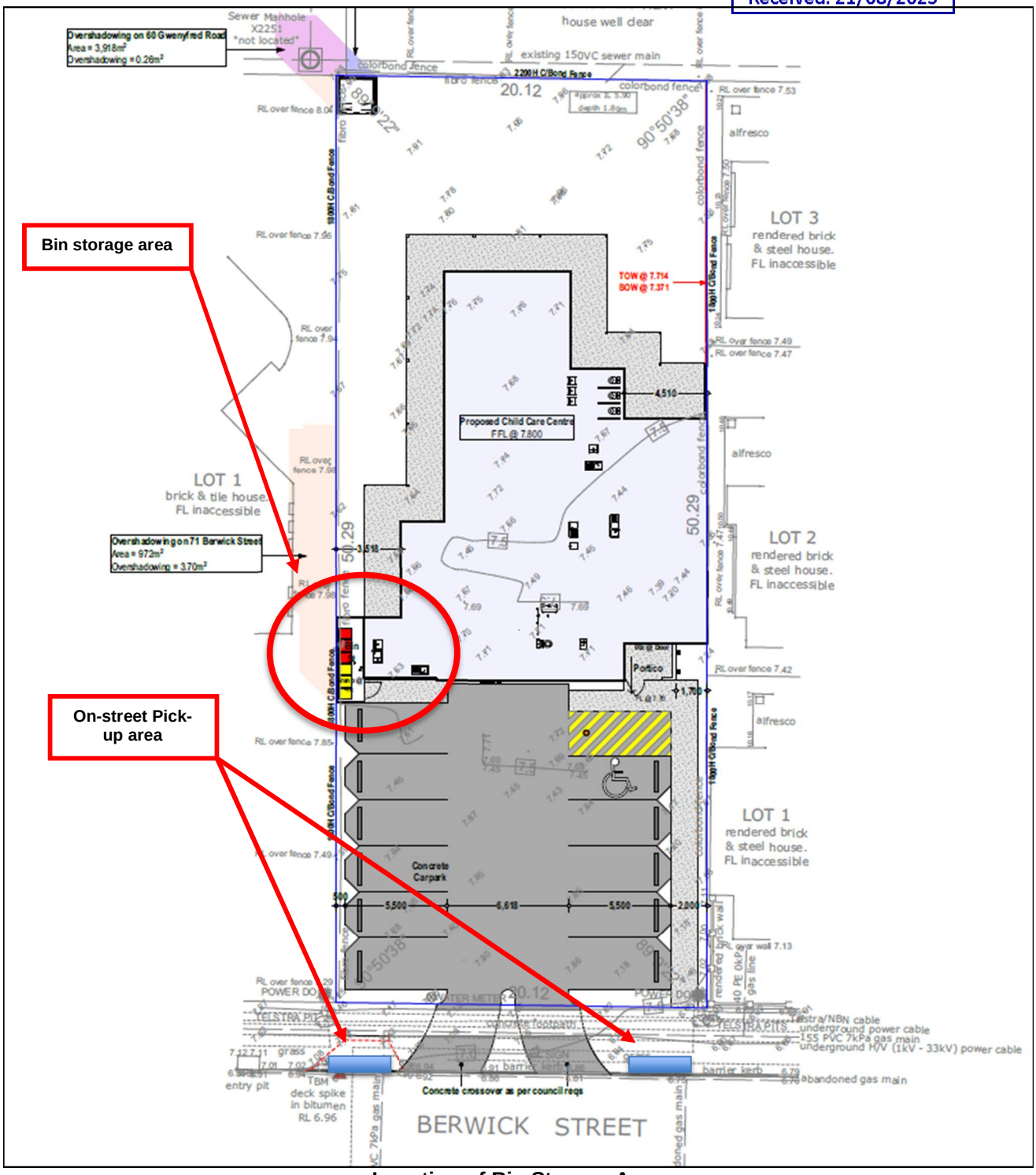
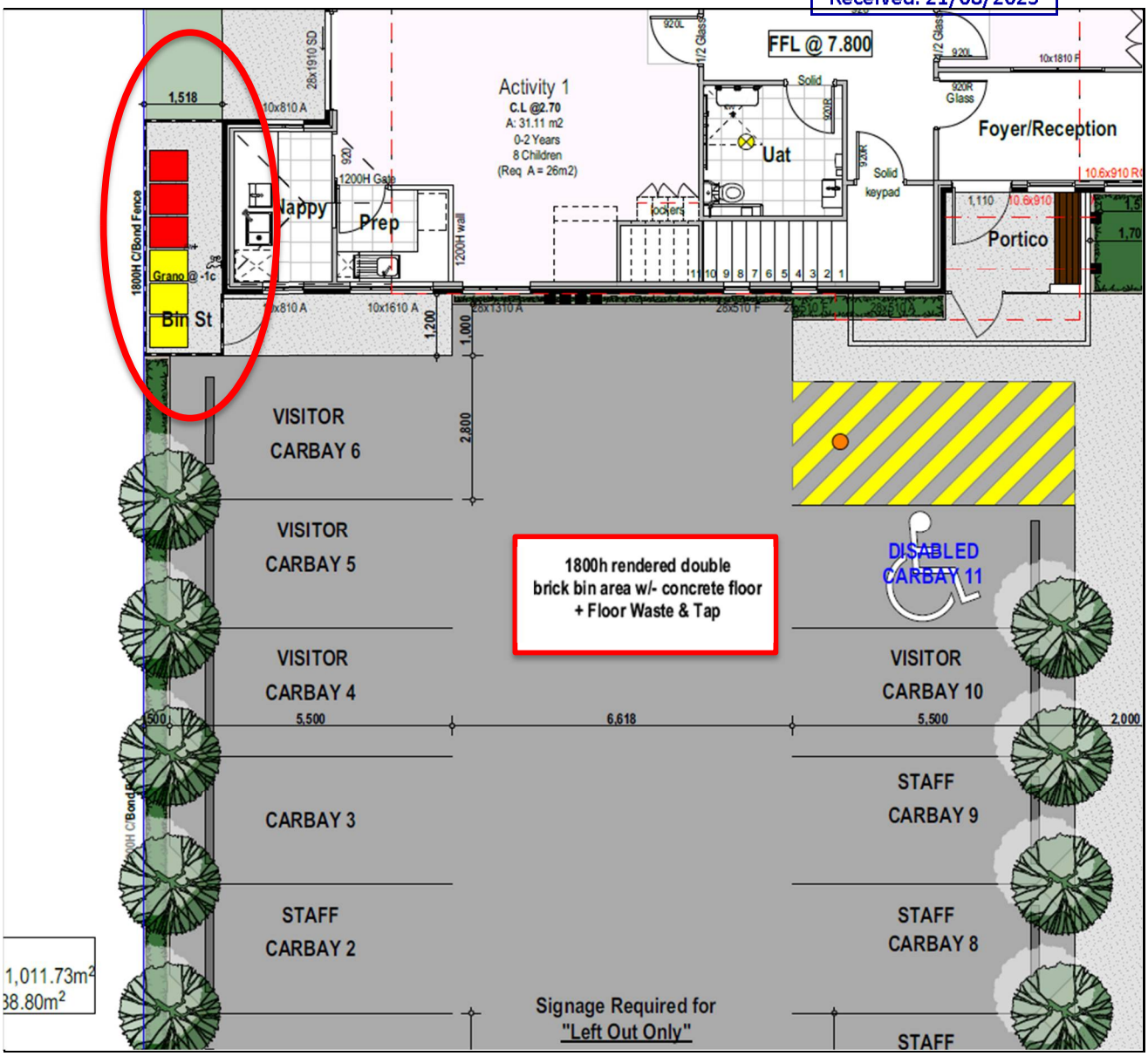
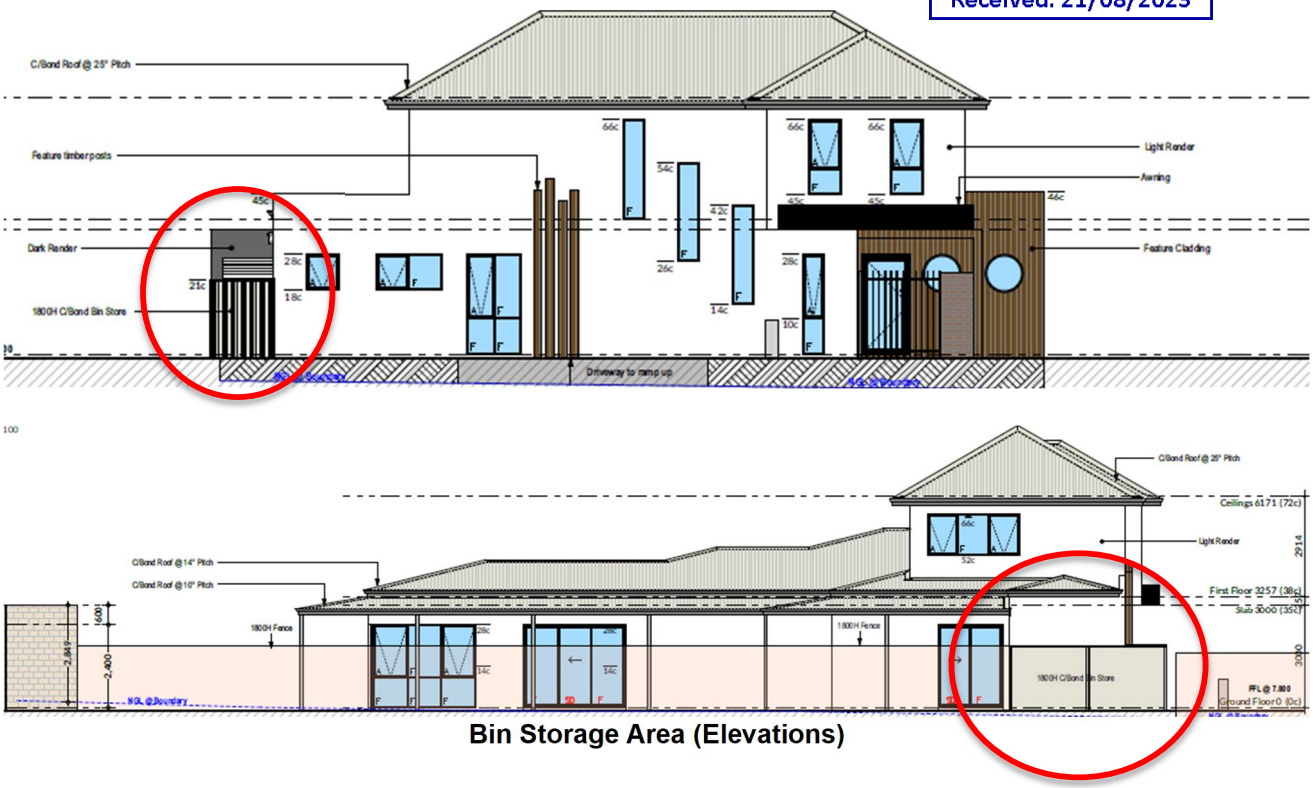


Location of Bin Storage Area



Bin Storage Area (Site Plan)



Bin Storage Area (Elevations)

APPENDIX 2 – SITE DEVELOPMENT PLANS

Refer to Consultation Plan Set

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