



waste less, **achieve** more

50 Alexandria View, Mindarie

Waste Management Plan

20 October 2016

Rev_0

Oldfield Knott Architects

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waste less, achieve more

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Table of contents

Glossary of terms and acronyms	4
1 Introduction	5
1.1 Context	5
1.2 Key components of the WMP	5
2 Estimated waste and recycling volumes	6
2.1 Local government requirements for waste volumes and bin type.....	6
2.2 Number and type of bins required for development.....	6
2.2.1 Residential	6
3 Bin store location and amenity	8
3.1 Bin store location	8
3.2 Bin store amenity	10
4 Internal transfer	11
5 Collection and vehicle access	11
6 Ongoing communication and management	12
6.1 Management.....	12
6.2 Communication	12

Glossary of terms and acronyms

Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
General Waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
MGB	Mobile Garbage Bin – A wheeled bin with a lid often used for kerbside collection of waste or recyclables. (Often called a ‘wheelie bin’).
MRB	Mobile Recycling Bin – A wheeled bin (“wheelie” bin) with a lid often used for kerbside collection of recyclables (similar to an MGB). Generally have a different colour body and/or lid to MGBs.
Recyclable	Material that can be collected separately from the general waste 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).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	The transfer of a product to another user, with no major dismantling or processing required. The term “reuse” can also be applied in circumstances where an otherwise disposable item is replaced by a more durable item hence avoiding the creation of waste (e.g. using a ceramic coffee mug in place of disposable cups).

1 Introduction

This Waste Management Plan (WMP) has been prepared for Oldfield Knott Architects on behalf of their client Match Group for the Building Permit for the proposed multi-unit development at 50 Alexandria View, Mindarie.

The proposed development will consist of 50 residential apartments.

This WMP has been prepared based on the following information:

- Architectural plans provided by Oldfield Knott Architects (18 October 2016)
- Meeting with City of Wanneroo on the 18 October 2016 - regarding the collection of waste and recycling from the development (with Paul Hoskisson – Coordinator of Waste Operations & Dan Vicencio – Waste Supervisor)
- WALGA Multi-Dwelling Development Draft guidelines for waste generation rates

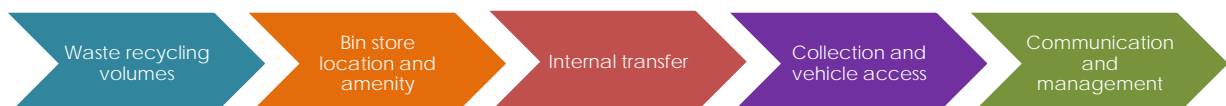
1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables should be carefully considered at the building design phase. Key factors to consider at the design phase include:

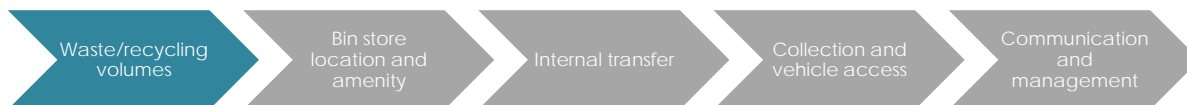
- The volumes of waste and recyclables likely to be generated during building operation
- Size of bin storage area
- Safety for all operatives involved in waste management
- Access to bins and storage areas from within the building
- Access for trucks for waste collection
- Local council requirements
- Amenity (odours and noise)
- The ongoing management of waste and recycling services

1.2 Key components of the WMP

This WMP consists of five core components. The following report will present detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Local government requirements for waste volumes and bin type

WALGA Guidelines for Multi-Dwelling Developments (2016) have been used as the basis for estimating waste generation rates for this development.

For residential waste and recycling the following rates have been applied.

No. of bedrooms	Waste requirement	Recycling requirement
1 bedroom	80 L/unit/week	40 L/unit/fortnight
2 bedroom	160 L/unit/week	80 L/unit/fortnight
3 Bedroom	240 L/unit/week	240 L/unit/fortnight

2.2 Number and type of bins required for development

2.2.1 Residential

The number of 1, 2 and 3 bedroom apartments for this development are set out in table 1.

Table 1: Number of 1, 2 and 3 bedroom apartments

Number of bedrooms	No. of apartments
1 Bedroom	10
2 Bedroom	20
3 Bedroom	20
Total apartments	50

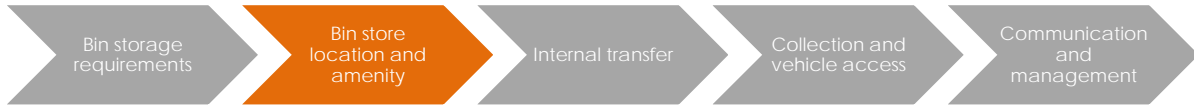
The number of bins required for the residential apartments and their collection frequency are shown in table 2.

Table 2: Number of general waste and recycling bins for apartments

	Bin size (L)	Number of bins	Collection frequency
General Waste	660	7	Twice weekly
Commingled recycling	660	3	Weekly

When the apartment building is first opened it is expected that there is unlikely to be full occupancy. Waste collections will be made weekly and recycling collections fortnightly until the apartment building is sufficiently occupied to warrant more frequent collections. This will be monitored by the building caretaker who will be present every second day.

3 Bin store location and amenity



3.1 Bin store location

The building will have one bin store to allow for the storage and collection of residential waste and recycling.

The bin store will be located on the ground floor (refer Figure 1).



Figure 1: Ground floor plan showing the residential bin store and collection point

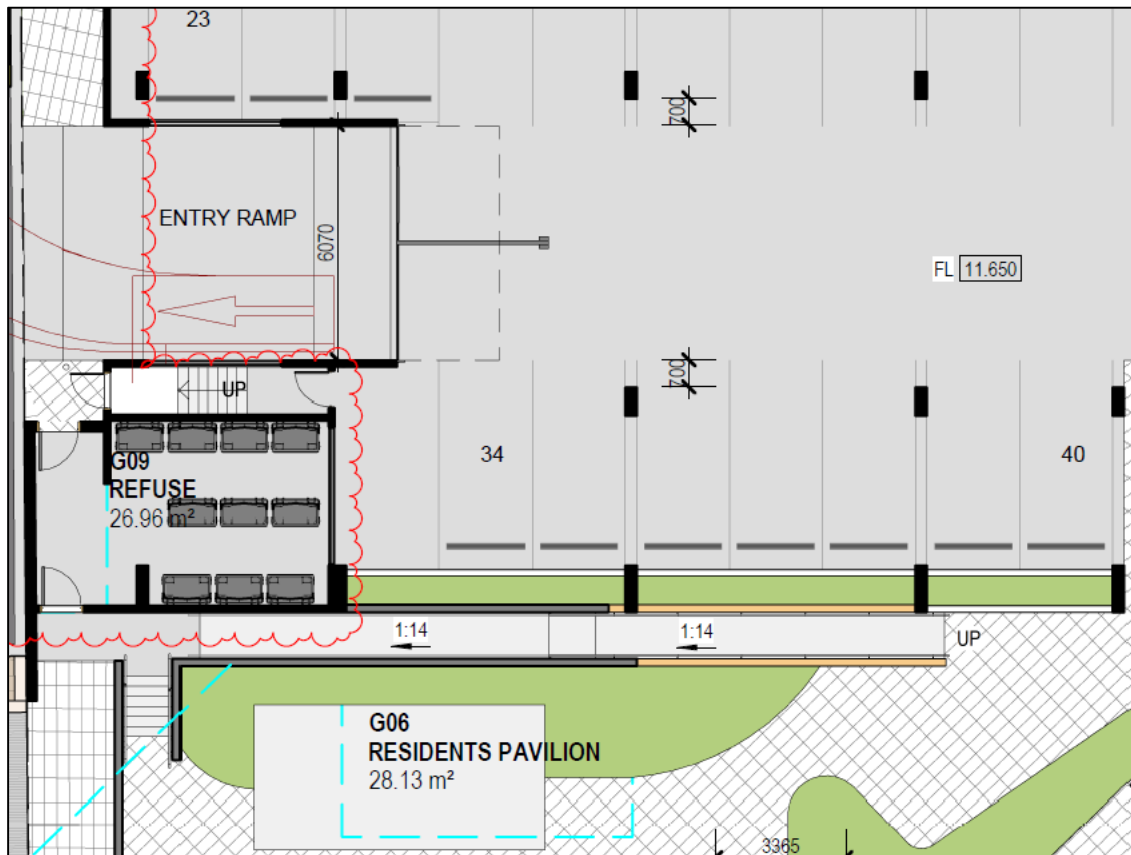
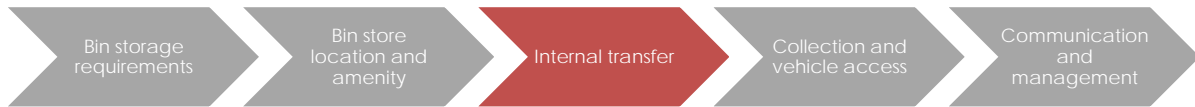


Figure 2: Detailed plan showing the residential bin store

3.2 Bin store amenity

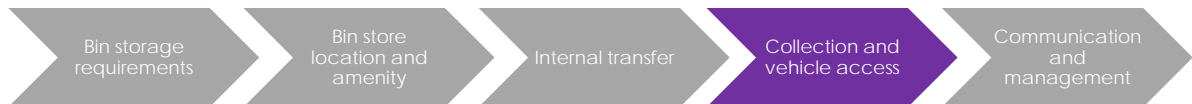
Bin Transfer	
Aisle door and lift width:	All doors, corridors and lifts on the transfer route are designed for the largest bin to fit through.
General health and safety:	Waste systems are designed to ensure that bins (particularly when full) are not required to be moved over any significant distances, up/down steep ramps (grade of slope <1:14) and definitely avoid stairs or other potential hazards.
	Manual handling of waste in garbage bags is excluded from the waste management systems where possible.
Bin store	
Washing bins and waste storage area:	Impermeable floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and /or the enclosure to be washed out. 100 mm floor waste gully to waste outlet. A cold water supply will be available.
Bin store walls and ceilings:	All internal walls in bin stores will be cement rendered (solid and impervious) to enable easy cleaning. Ceilings will be finished with a smooth faced, non-absorbent material capable of being easily cleaned. Walls and ceilings will be finished or painted in a light colour.
Ventilation and odour:	The design of bin store will provide for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Vermin:	Self-closing doors to the bin store will be installed to eliminate access by vermin
Lighting:	Bin store will be provided with artificial lighting, sensor or switch controlled both internal/external to the room.
Noise:	Noise is to be minimised to prevent disruption to occupants or neighbours.
Fully Enclosed:	The bin store will be fully enclosed and only be accessible by residents, tenancy staff and the waste service provider.
Aesthetics:	The bin store will be consistent with the overall aesthetics of the development.
Signage:	Visual aids and signage will be provided to ensure that the area works as intended.

4 Internal transfer



Residents will be responsible for storing waste and recyclables separately within their apartment and manually transferring them to the bin store. Residents from the upper level apartments will use the lifts to transfer waste and recycling down to the ground floor. The bin store is accessible from the main lobby and also the car park.

5 Collection and vehicle access



A private service provider will undertake the residential waste and recycling collections.

On collection days the building caretaker will present bins for collection on Medway Lane. A barrier will be put in place to ensure that bins do not roll onto the street and obstruct vehicles. A rear-lift vehicle for general waste and recycling will park on Medway Lane adjacent to the bins presented for collection (see Figure 3). The operatives will transfer the bins to the rear of the vehicle for servicing and return them to the hardstand once empty. The building caretaker will then return bins to the bin store.

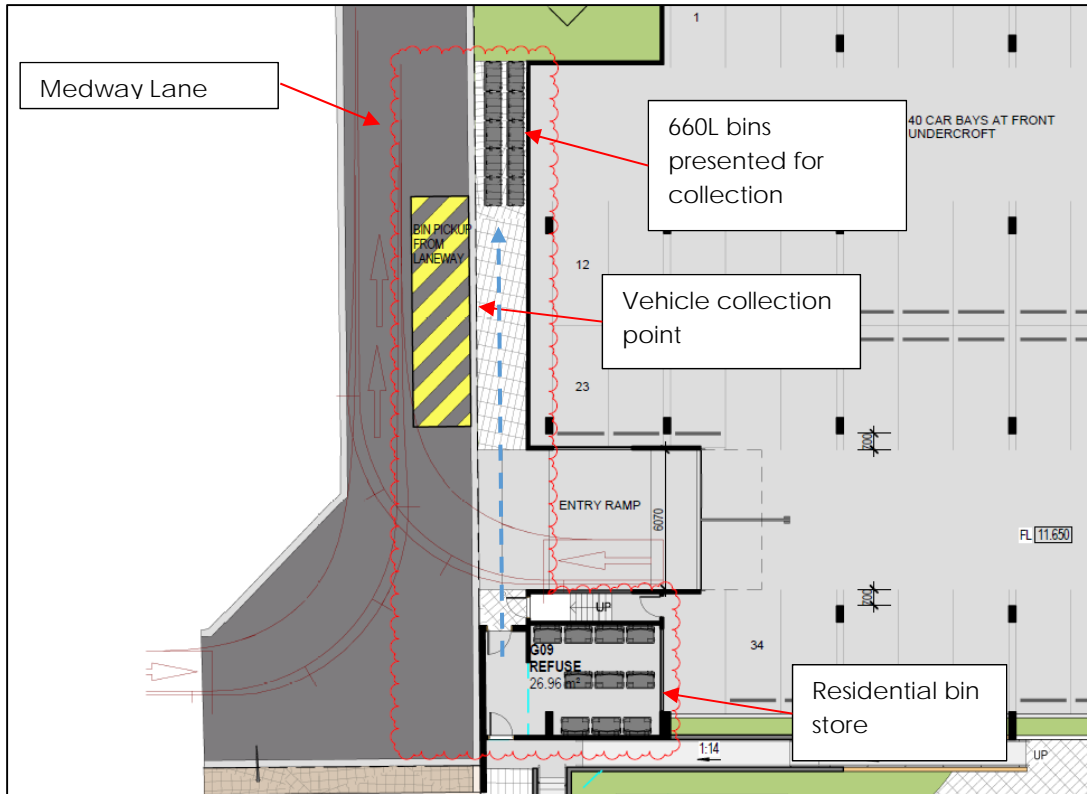
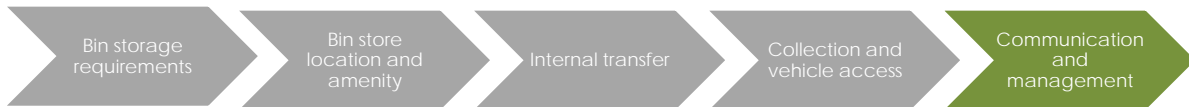


Figure 3: Detailed plan showing the residential bin store and collection point

6 Ongoing communication and management



6.1 Management

The building caretaker will be responsible for overseeing the waste management systems. The caretaker will be trained and informed about their responsibility to work closely with the private service provider regarding the schedule for collection and presentation of bins. The caretaker 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 (or equivalent) of the waste and recycling systems and how they should be used.

Building management will be responsible for the continuing education of residents on correct segregation of waste and recyclables.