Waste Management Plan

Proposed Additions to Alchera Living Weeronga Retirement Village

Lot 100 (No. 40) Worley Street Willagee

LATERAL PLANNING

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1.0 Introduction

This Waste Management Plan (**WMP**) has been prepared in support of a Development Application which seeks approval for the construction of proposed additions to the existing Alchera Living Weeronga Retirement Village at Lot 100 (No. 40) Worley Street, Willagee (**site**).

The purpose of the WMP is to document waste management generation, storage and collection procedures for the proposed additions at the site. Waste management procedures for the existing development at the site remains unchanged by this WMP. The WMP contains a series of operational measures that will be implemented on an on-going basis at the site.

2.0 Site Description

Local Authority	City of Melville (**City**)
Address	40 Woley Street, Willagee
Cadastral	Lot 100 on Deposited Plan 428719
Certificate of Title	Volume 4081 Folio 596
Registered Proprietor	Alchera Living (Inc.)
Land Area	19,892m^2

Table 1: Site Overview



Figure 1: Site Location

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3.0 Development Overview

The Application seeks approval from the Metro-Inner Development Assessment Panel for works only; the use of the site is not proposed to be altered from the current use.

The proposed works comprise two elements:

1. demolition of existing Units 30 to 32 (incl.), Units 50 to 59 (incl.), associated ancillary structures (e.g., car ports, service rooms), identified landscaping, and internal roadways (i.e., realignment of southern driveway); and

2. construction of one four- and three- storey building comprising living units in various configurations, vehicle parking and associated building services.

Development proposed by the Application is summarised below:

- Ground floor:
    - Five ground floor, north facing units comprising four (4) two-bedroom units and one (1) three-bedroom units;
    - 42 vehicle parking bays and circulation area, including 35 occupant bays and seven (7) visitor bays;
    - 20 storerooms for occupants;
    - Additional storerooms for operation;
    - 10 bicycle parking bays for occupants;
    - Two (2) bicycle parking bays for visitors;
    - Bin store;
    - Vertical circulation;
    - Substation;
    - New site water pump room; and
    - New site fire pump and tank room.
- First floor:
    - 12 units comprising six (6) two-bedroom units, four (4) two-bedroom plus study units and two (2) three-bedroom units;
    - Five (5) separate storerooms for occupants;
    - Communal landscaped area for resident leisure; and
    - Circulation space.
- Second Floor:
    - 12 units comprising six (6) two-bedroom units, four (4) two-bedroom plus study units and two (2) three-bedroom units;
    - Five (5) storerooms for occupants; and
    - Circulation space.
- Third Floor:
    - Six (6) units comprising four (4) two-bedroom units and two (2) three-bedroom units.
    - Four (4) storerooms for occupants; and
    - Circulation space.

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4.0 Waste

4.1 Waste Generation Rates

The City's Local Planning Policy No. 1.3 – Waste, Recycling and Food Organics Garden Organics (**FOGO**) Collections for Multiple Dwellings, Mixed Use Developments and Non-residential Developments (**LPP1.3**) includes the following estimated waste generation rates for the Retirement Village land use.

Other Accommodation Waste Type	General Waste Requirement	Recycling Requirement	FOGO Requirement
Retirement Village	60L/apartment/week	60L/apartment/week	N/A

Table 2: City of Melville Waste Generation Rates

FOGO is not a waste type required for the Retirement Village land use in accordance with LPP1.3. FOGO is also not a waste type that is currently collected at the existing facility. However, it is intended to be collected in the future and the proposed development will be designed to facilitate its collection at a later date. Therefore, this Waste Management Plan has been prepared on the basis that it is being collected.

As no waste generation rate is provided in LPP1.3, the 2-bedroom FOGO rate from LPP1.3 (being 20L per week per unit) has been utilised for this assessment.

4.2 Bulk Waste Collection

Given the nature of the proposed development, bulk waste collection and storage is not proposed.

4.3 Estimated Waste Generation

The following table summarises the waste generation calculation for the proposed development.

No. of Apartments	Waste Requirement	Recycling Requirement	FOGO Requirement
35	2,100L	2,100L	700L

Table 3: Waste Generation Calculation

It is estimated the proposed development will generate the following amount of waste per week:

- General Waste: 2,100L
- Recyclable Waste: 2,100L
- FOGO Waste: 700L

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4.4 Bin Sizes and Numbers

The proposed development is serviced by the following bins:

Bin Sizes

The following table summarises the typical bin sizes.

Dimensions (m)	240L Bin	660L	1,100L
Depth	0.730	0.780	1.070
Width	0.585	1.260	1.240
Height	1.060	1.200	1.330

Table 4: Typical Bin Sizes

Number of Bins

Based on the above bin sizes, the development is proposed to be serviced by the 240L bins. The following table summarises the number of 240L bins required. It is proposed that bins will be collected on a weekly basis, consistent with the existing waste collection frequency for the existing facility.

Waste Stream	Waste Generation (L/Week)	Number of 240L Bins Required / Week
General Waste	2,100L	9
Recycling Waste	2,100L	9
FOGO Waste	700L	3

Table 5: Bin Requirements

It should be noted that the existing multi-storey retirement village development in the north-western corner of the site includes 36 apartments and is serviced by seven (7) general waste bins and ten (10) recycling bins and exhibits capacity. The ratios and bin calculation used above are anticipated to exceed the requirements for this proposed development based on the existing development.

4.5 Bin Enclosure

The Bin Enclosure is located in the eastern portion of the building and of a sufficient size to accommodate the required bins. The Bin Enclosure has an area of 28.0m^2 (4.0m by 7.0m) with a door entry of 1.0m in width. The Bin Enclosure will be fitted with a tap and floor waste, and all surfaces will be imperious.

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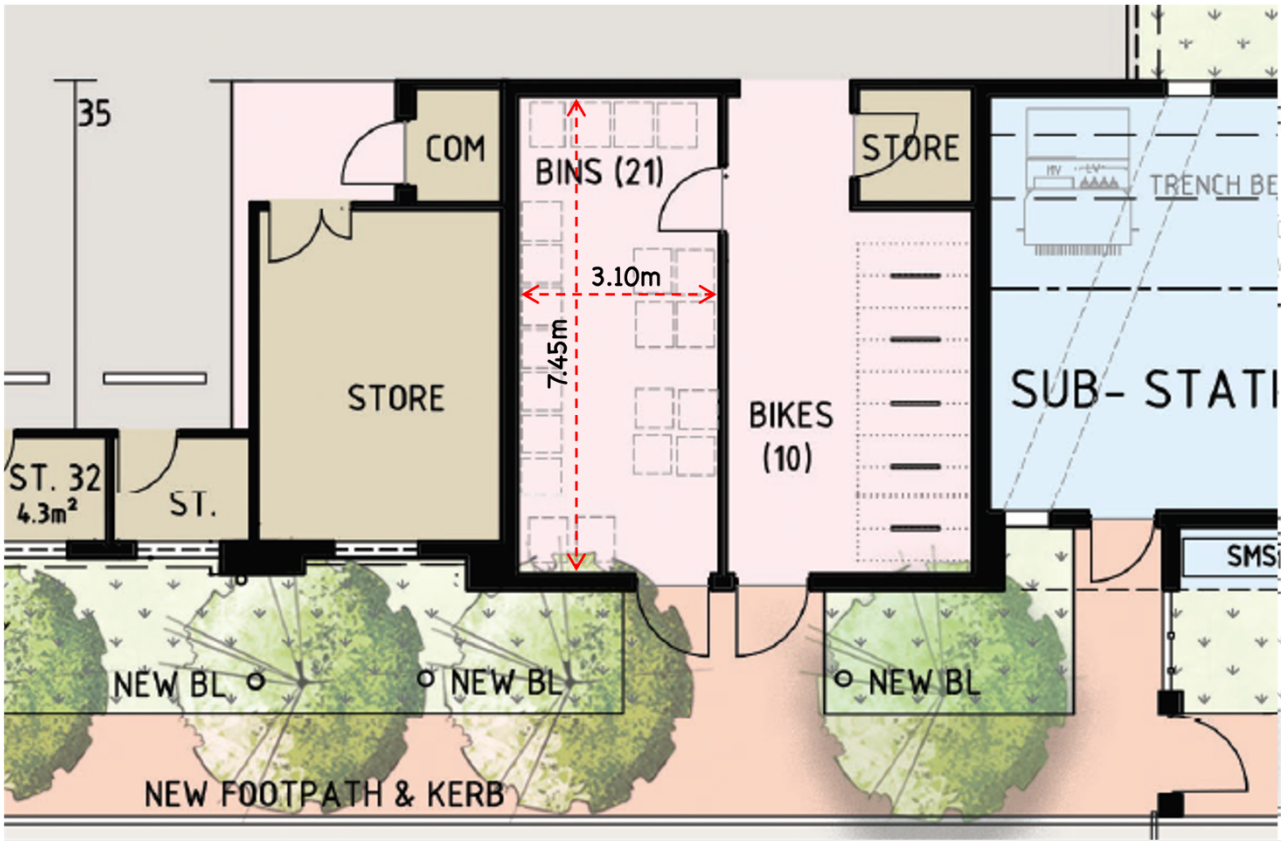

Figure 2: Bin Enclosure

4.6 Waste Collection

Collector

City of Melville.

Frequency

The current frequency for the existing facility is weekly for both general waste and recycling waste. Collection occurs on separate days.

General waste will be collected weekly.

Recycling waste will be collected weekly.

FOGO waste will be collected weekly (when FOGO waste is to be commence collection at the site).

Collection Location

The City's waste collection vehicles currently enter the site by reversing into a collection area and then exit the site in a forward moving gear.

It is proposed that the City's waste collection vehicle will reverse into the existing modified access road on the southern side of the development and stop alongside the Bin Enclosure. Staff of the facility will move the bins to the Bin Collection Point where they will be emptied and then promptly returned to the Bin Enclosure by staff.

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The Bin Collection Point complies with Section 8.2 of LPP1.3, for the following reasons:

- The Bin Collection Point is located adjacent to the Bin Enclosure, allowing prompt serviceability.
- Bins will be lined up adjacent to the kerb on the existing modified access road and with suitable space between bins for servicing.
- The bins will be placed on the footpath by staff of the retirement village facility.
- In relation to the reversing of the City's waste collection vehicle, a reverse manoeuvre is already undertaken and therefore, this manoeuvre is no different from what is already carried out at the site.

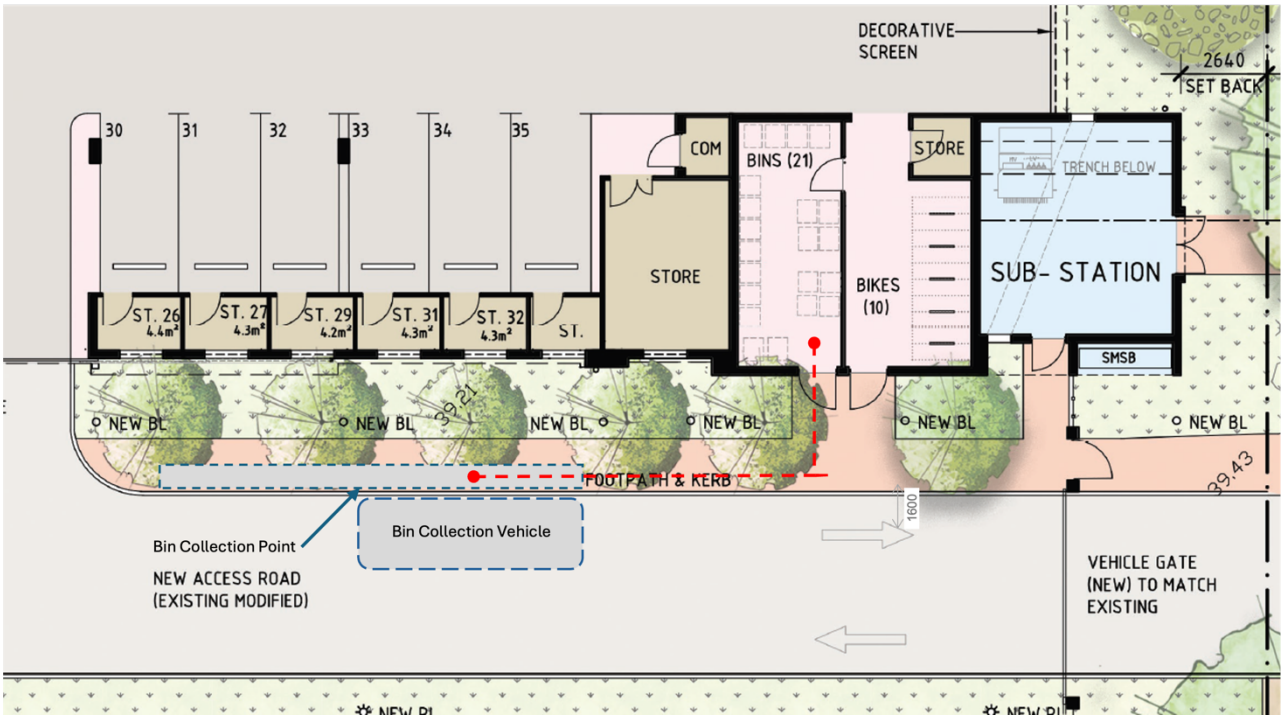

Figure 3: Bin Collection Point

Operational Measures for Waste Collection

Operational Measures – Waste
1. The operator will provide sufficient bins to meet the waste generation needs of the proposed development, as per this Waste Management Plan.
2. Bins and bin enclosure will be washed on a regular basis to prevent odours and pests and ensure cleanliness.
3. General waste will be collected weekly.
4. Recycling waste will be collected weekly.
5. FOGO waste will be collected weekly (when FOGO waste is to be commence collection at the site).
6. All waste will be collected by the City of Melville from the Bin Collection Point, as per this Waste Management Plan.

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