



Phone: 1300 160 030
info@brpconsulting.com.au
<https://brpconsulting.com.au>
ABN 95 655 220 090

OPERATIONAL WASTE MANAGEMENT PLAN

71-75 Victoria Road, Drummoyne NSW 2047

Proposed Mixed-Use Development

Prepared for:	PBD Architects
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Introduction

BRP Consulting was commissioned by PBD Architects to prepare a Waste Management Plan (WMP) for approval of a proposed Mixed-Use development 71-75 Victoria Road, Drummoyne NSW.

The proposed development consists of;

BUILDING DETAILS – (2) RETAIL SHOPS & (31) UNITS
Ground: Retail 1 (356m ²), Retail 2 (61m ²)
Level 1: 4 x 1 BR, 1 x 2 BR, 2 x 3 BR. (7)
Level 2: 2 x 1 BR, 2 x 2 BR, 2 x 3 BR. (6)
Level 3: 2 x 1 BR, 2 x 2 BR, 2 x 3 BR. (6)
Level 4: 2 x 1 BR, 2 x 2 BR, 2 x 3 BR. (6)
Level 5: 2 x 1 BR, 2 x 2 BR, 2 x 3 BR. (6)
Roof: Rooftop Communal open Space (130m ²)

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by PBD Architects.
- Canada Bay Council Guidelines for preparing a Waste Management Plan.

Background and Existing Conditions

The subject site is located at 71-75 Victoria Road, Drummoyne NSW, on southwest side of Victoria Road, and the nearby land uses commercial with residential to the south-southwest.

Figure 1 provides an overview of the area and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

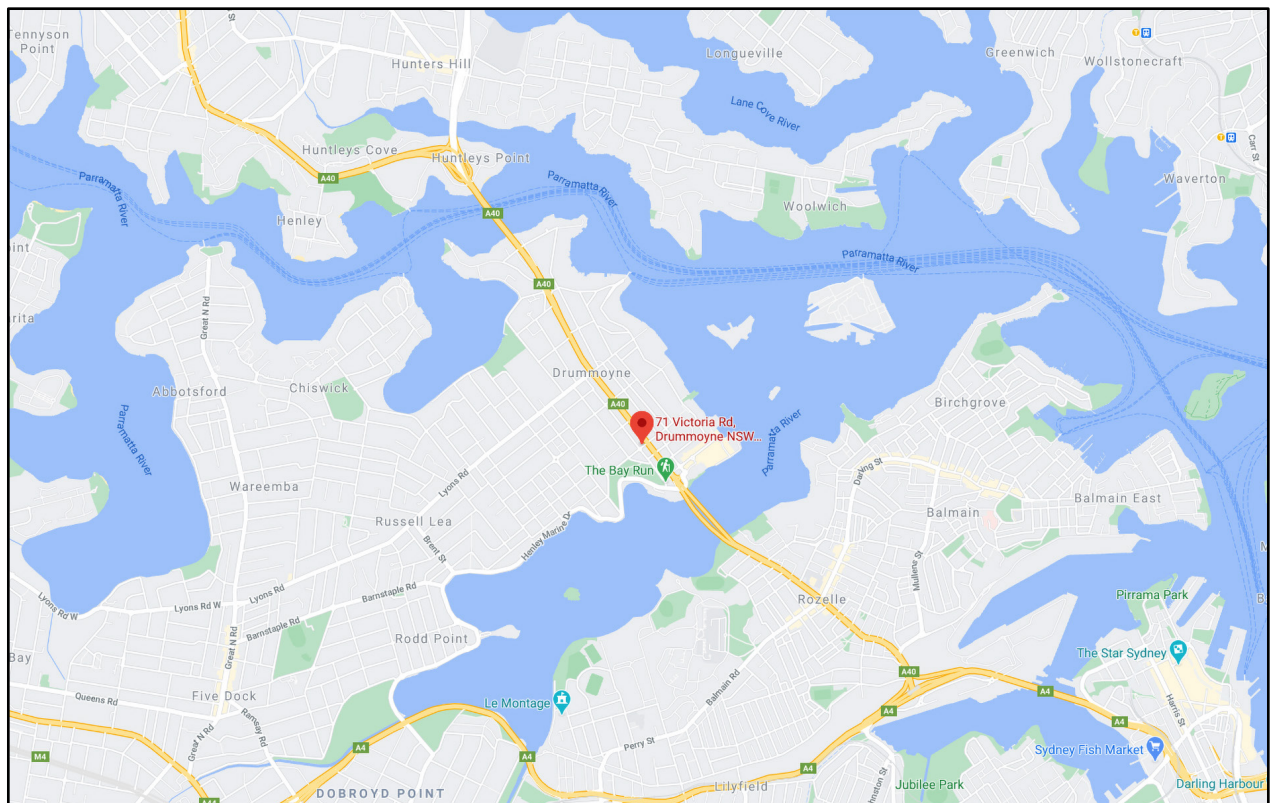


Figure 1: Location of the Subject Site



Figure 2: Aerial View of the Subject Site

Proposed Development

The proposed development consists of 31 units, and 2 retail shops. Access to the proposed units and retail shops will be provided via walkways on Victoria Road, Day Street, and the driveway off Formosa Street with walkway access to the residential lobby on Day Street. The MGB's will be kept in the ground level waste storage areas accessible by driveway access off Day Street. **(Refer Appendix A).**

Anticipated Waste Generation, Storage and Collection

The waste collection service for residential waste will be collected by Council's waste contractors, whilst the commercial waste will be collected by private waste services.

Waste Generation

As per the Canada Bay Council Guidelines for preparing a Waste Management Plan,

The waste entitlement consists of; (a) Residential is 120L per week of general waste plus 120L per week of recycling waste. (b) Retail is 50L/100m² floor/area/day of general waste plus 100L/100m² floor/area/day of recycling waste (inclusive of paper & cardboard waste).

The following table illustrates the typical garbage and recycling generation rates.

Table 1: Typical General and Recycling Generation Rates for Residential & Commercial.

Type of Premises	General Landfill Waste	Commingled Recycling Waste
Unit Dwelling	120L per week	120L per week
Retail	50L/100m ² floor/area/day	100L/100m ² floor/area/day

Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated;

Residential

- 31 x Units x 120L of general waste per week = 3,720L (uncompacted)
- 31 x Units x 120L of recycling waste per week = 3,720L (uncompacted)

Retail 1 (356m²), Retail 2 (61m²) = (417m²)

- 50L/100m² of floor area per day general waste = 1,459.5L per week (uncompacted)
- 100L/100m² of floor area per day recycling waste = 2,919L per week (uncompacted)

Waste Storage and Handling of Waste Streams

Based on the total waste generated by the development, the following combination of bins should be provided:

Residential Upper Floor Waste Areas

Level 1

- 1 x 240L Recycling Waste MGB – changed over 4 times a week.

Level 2-5

- 1 x 240L Recycling Waste MGB – changed over 3 times a week.

Rooftop Community Area

- 1 x 240L Recycling Waste MGB – changed over 2 times a week.

Residential Waste Area

- 6 x 660L General Waste MGBs – collected and emptied once a week.
- 18 x 240L Recycling Waste MGBs – collected and emptied once a week.
- Optional 1 x 660L MGB's to stay under each waste chute on collection day

Commercial Waste Area

- 3 x 660L General Waste MGBs – collected and emptied once a week.
- 6 x 660L Recycling Waste MGBs – collected and emptied once a week.

The following Table illustrates the typical dimensions of 240L & 660L MGBs mentioned above.

Table 2: Typical Measurements for 240L & 660L MGB's.

Size	Height (mm)	Width (mm)	Depth (mm)
240L	1,060	585	730
660L	1,250	1,370	850

Recycling	Garbage
<ul style="list-style-type: none"> ✓ All recycling. ✓ Steel, tin, aluminium cans, empty aerosols. ✓ Clear, brown, green glass bottles / jars (rinsed, no lids). ✓ Plastic bottles, soft drink bottles, containers (rinsed, no lids). ✓ Carboard boxes, milk, juice cartons. ✓ Newspapers, magazines, office paper, junk mail, window envelopes. ✓ Council provided compostable caddy liner. ✗ Plastic bags, light bulbs, mirrors, drinking glasses, general and food, waste, ceramics, crockery, foam, ovenware, polystyrene, waxed cardboard boxes. 	<ul style="list-style-type: none"> ✓ General waste. ✓ Plastic bags. ✓ Packets, wrappers, cling wrap, bubble wrap. ✓ Nappies, sanitary waste, (wrapped tightly and stored in a well-sealed bag). ✓ Animal faeces, bedding, and kitty litter. ✓ Foam, polystyrene, and polystyrene. ✓ Light bulbs, mirrors, ceramics, cookware, and drinking glasses. ✓ Contents of your vacuum cleaner, cotton wool, buds and cigarette ends. ✗ Building materials, syringes, oil or paint, gas bottles, hazardous or chemical waste. ✗ Medical waste: (speak to your doctor / pharmacy).

Figure 3: Typical Guidelines for Waste Placement in the MGB's

The following figures illustrates the scaled diagrams of the MGB's within the waste storage areas, upper floor waste areas.

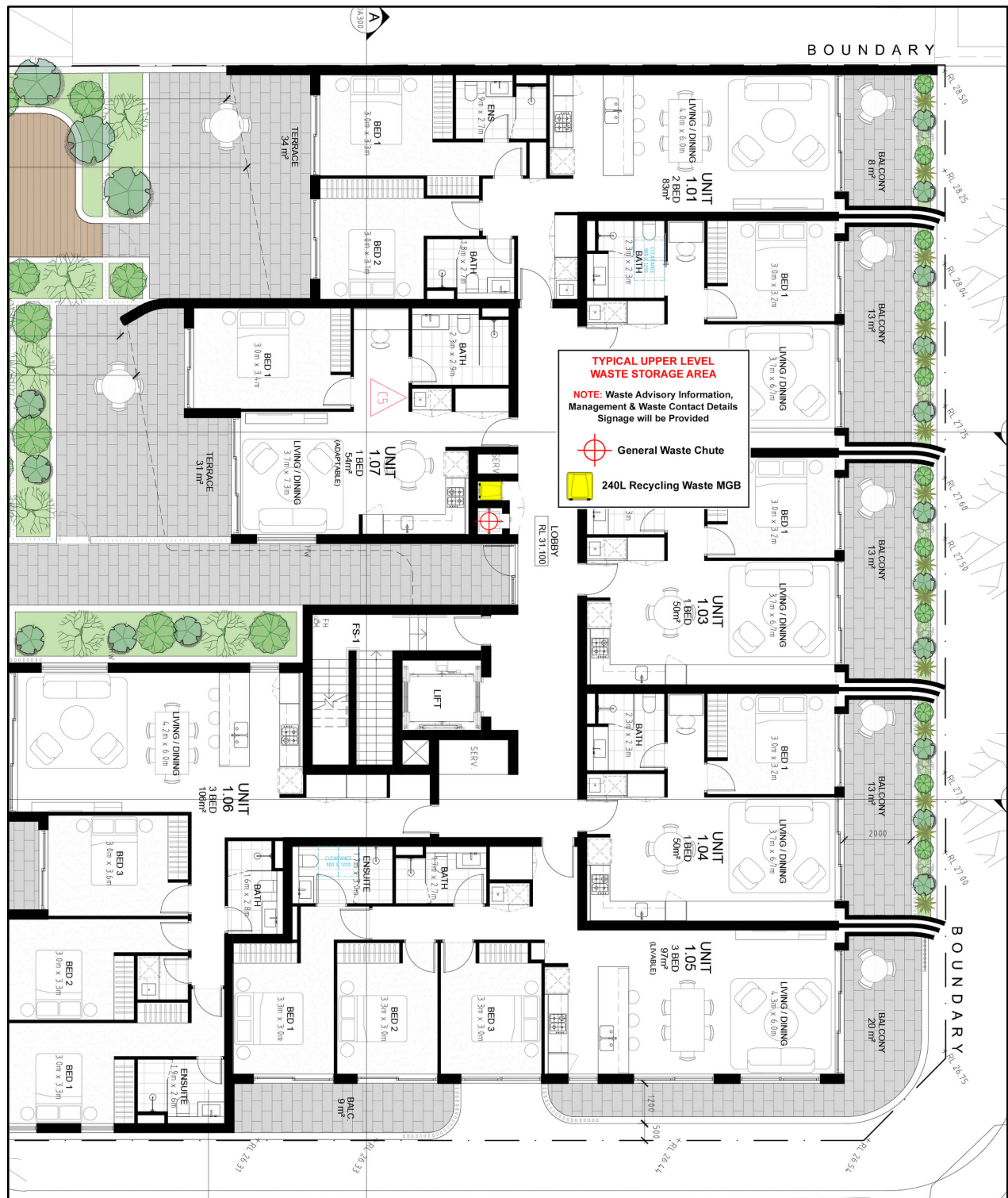


Figure 4: Scaled Diagram of the Typical Upper Floor Waste Chute & 240L Recycling Waste Bin.

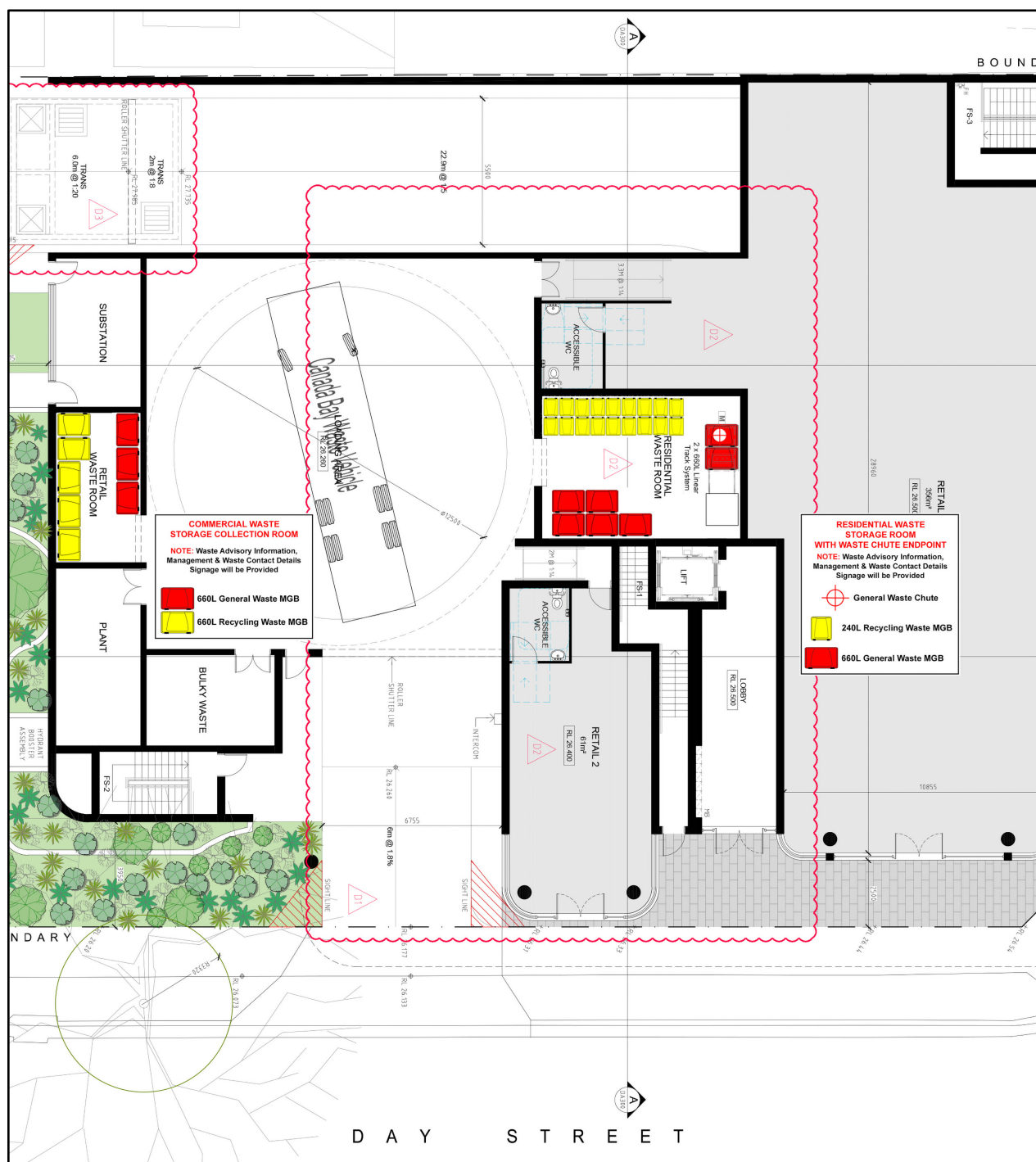


Figure 5: Scaled Diagram of the Waste Storage Areas & Residential Waste Chute End Point.

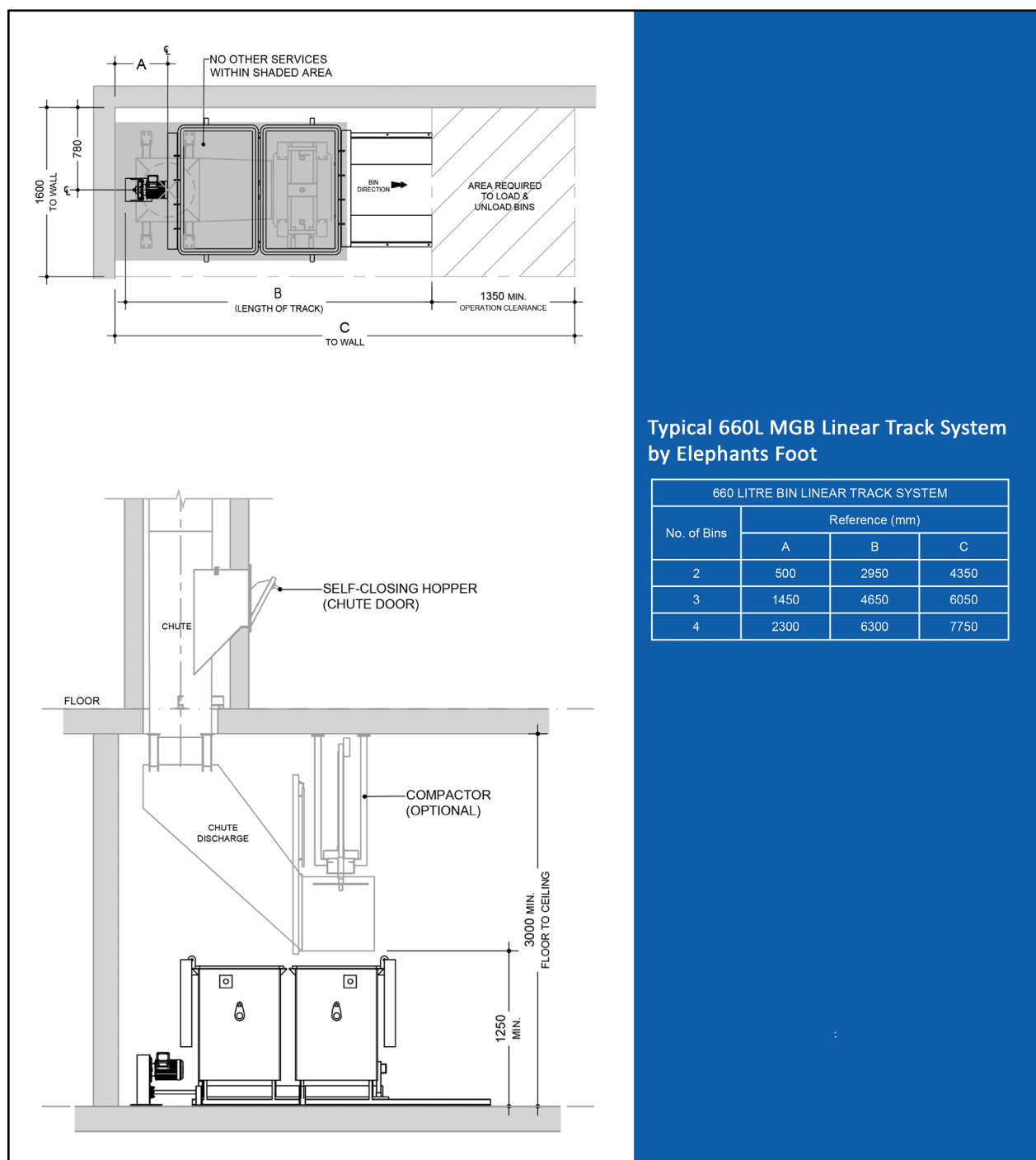


Figure 6: Scaled Diagram of the Linear Track System Waste Chute (Compactor Not Installed).

Waste Collection

The waste collection service for residential waste will be collected by Council's waste contractors, whilst the commercial waste will be collected by private waste services.

The building manager will ensure that the roller shutter to enter the loading bay will be open by the time the waste truck arrives, so it does not interfere with the footpath on Day Street.

The waste collection vehicle will enter the building via Day Street and park on the loading bay turntable and empty the MGB's. Once all the MGB's have been emptied and returned to the waste storage areas, the building manager will turn the turntable so that the waste vehicle can then leave in a forward motion (**Refer to Traffic Consultants Swept Path Diagrams**).

NOTE: The turntable will be operated by the building manager with timing of waste collections and other deliveries recommended separately to mitigate the possibility of any interference, in turn improving safety whilst the waste is being serviced.

Manual relief system will be fitted to the turntable in case of turntable breakdowns (e.g. due to motor failure, jamming or controller failure). In the case study conducted by NSW EPA published by NSW EPA (Published November 2017), the turntable had been used daily (with up to 3 vehicles at any time on the turntable) and had never broken down since its installation (about 4.5 years) therefore the chances of a breakdown are minimal.

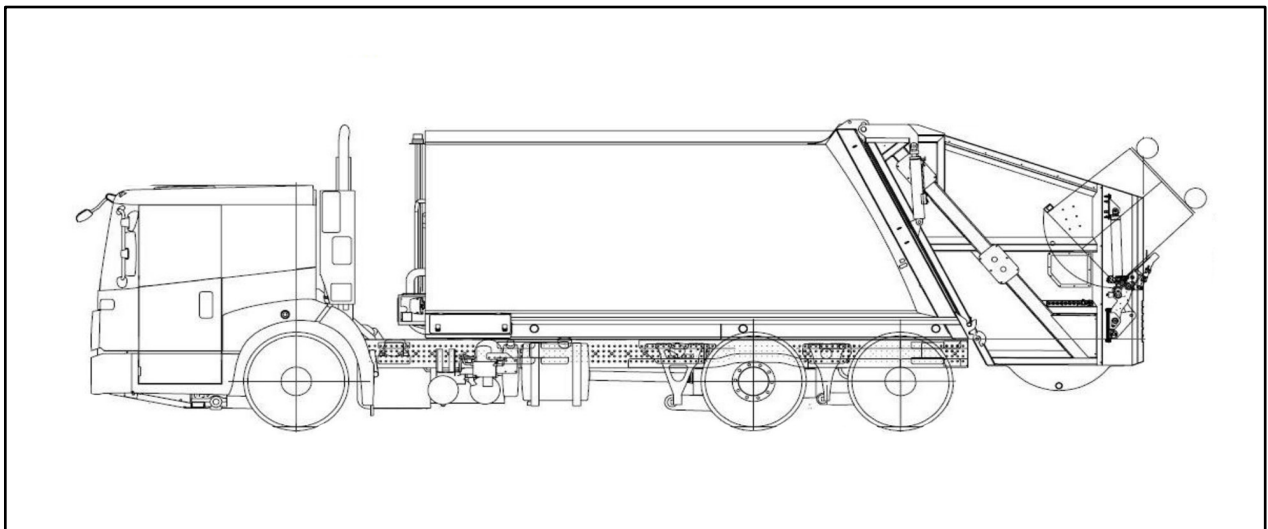


Figure 7: Diagram of a Typical 12.5m HRV Waste Collection Vehicle

Amenity

Noise

The only noise generated from the waste management at the property will be that of the MGB's being wheeled to/from the waste vehicle and emptied. Any other noise related to the waste management will be kept to a minimum.

Security/Communication Strategy

All MGB's will be secured within the ground level waste storage areas.

All residents and retail tenants will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information.

Ventilation

The waste storage areas will need to be ventilated.

Cleaning Facilities/MGB Enclosures

The Building Manager will be responsible for keeping the MGB's clean.

NOTE: The waste storage areas should consist of; **(1)** Impervious coated/treated walls and ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet within the enclosure. **(2) A bin wash area**, tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGB's and waste area. **(3)** Self closing double doors or roller doors allowing for easy access to wheel the MGBs to/from the waste vehicle. Roller doors are 1800mm minimum width.

Prevention of Vermin

Occupants will be advised to not overfill the bins so that the lids are closed at all times. Rat traps should be placed in a safe place within the waste area.

Miscellaneous

Communal Composting Facility

No consideration has been given to a communal composting facility. Residents wanting to compost some of their rubbish will be required to do so individually.

Dwelling (Internal) Waste Storage

It is suggested that sufficient space within the kitchen, should be provided in each dwelling for interim storage of at least one days' worth of garbage and recyclables. Space should allow for separate storage of recyclables from the garbage stream.

Green/Food Waste

Food waste should be placed in a biodegradable plastic bag before being placed in the general waste chute. All other green waste within the property will be handled by the gardening contractor.

Bulky Hard Waste

Bulky hard Waste will be collected by council waste services.

E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste will be placed in impermeable surface containers and collected by a registered E-Waste Re-Processor as required.

Appendix A – Site Plans

