

WASTE MANAGEMENT PLAN

For Proposed Residential Apartments at 18 BRAHE PLACE EAST MELBOURNE

Submitted to the City of Melbourne as part of Planning Permit Application TP-2010-362

Developed from discussions with Maree Marshall, MCC Waste Management Department, July 2010.

VERSION 1: 03/09/10

This plan is for use by the landowner, tenants, waste contractors, garden maintenance contractors and Council

1. Land Use Details

- Land use zoning: Residential 1.
- Number of residential apartments: Nine.
- Number of commercial outlets: Nil.
- Commercial area (m2): Nil.
- Number of floors: 4 (ground floor parking plus three apartment levels above)
- Number of studio or one-bedroom apartments: Nine.
- Number of apartments with two or more bedrooms: Nil.

2. Calculation of Waste Generation

City of Melbourne officers have prepared a calculation of waste generation for the proposed development and this is attached as Appendix A.

For each one-bedroom apartment, Council guidelines require 80 litres of general waste capacity plus 70 litres of recyclables capacity (35 litres for paper and cardboard + 35 litres for other recyclables). It is not necessary to have separate bins for each apartment.

On this basis, the nine apartments will require a weekly waste storage capacity of:

- 720 litres of garbage;
- 315 litres of recyclables; and
- 315 litres of cardboard.

This can be provided as three x 240 litre general waste bins and three x 240 litre recycling bins. Total 6 bins. A smaller number of larger capacity bins may be used.

3. Waste Systems

- **Chutes, carousels, drop-off areas and compaction facilities, access to bin rooms, chutes and drop-off areas:**

The bin storage area will be located at the rear of 12 Garden Avenue. This is convenient for residents and will enable centralization of bin storage for all three properties: 6 and 12 Garden Avenue and 18 Brahe Place.

The attached plan in Appendix B shows the proposed number and location of bins in the bin storage area. The area is not enclosed in a building and therefore is well ventilated. The area will be concrete paved and will include a tap, hose and bin wash-down area.

The storage area will contain three 240 litre bins for general waste and a further three 240 litre bins for recyclables and cardboard combined. Total six bins.

A ground footprint of at least 600mm x 800mm is provided for each bin.

Bins will be placed on the Garden Avenue nature strip for collection.

There will be no internal bin room, no rubbish chutes or carousels and no compaction facilities.

- **Access to hard waste, green waste and charity services:**

Green waste bins for individual apartments will be unnecessary, as all garden areas in the development are communal and will be maintained by the landlord, who will arrange disposal of green waste by private contractors.

Hard waste and charity services: Residents of the subject development will be able to access publicly hard waste and charity services offered by third parties (eight Council or NGOs) in the same way as other residents.

- **Ensure that it is just as easy for residents to recycle as it is to deposit their garbage:**

Recycling bins will be co-located with general garbage bins in one convenient location.

- Developments with six or more storeys must use a chute or equivalent system at each floor for garbage and recycling.

Not applicable - development less than six storeys.

- Where chute systems are installed, the City of Melbourne requires bins or carts to have reinforced bases for better longevity.

Not applicable - no chute system proposed.

4. Collection of Waste

Bins will be placed on the Garden Avenue nature strip for weekly collection and moved back into their storage area after collection. This will be done by the property caretaker, as all apartments will be in one ownership.

An access carriageway easement will be created on Nos 6 and 12 Garden Avenue to allow pedestrian access from Garden Avenue to the subject land. This easement will be used to wheel bins to the nature strip for collection and be of sufficient width (minimum 2m) so that the section of nature strip immediately in front of the easement enables the rightful placement of bins for the subject land, avoiding potential future “nature strip territorial” disputes in the event of the properties being sold into separate ownerships in the future.

5. Frequency of Collection

General waste, recyclables and cardboard will be collected weekly using the Council’s regular service.

APPENDIX A: CALCULATION OF WASTE GENERATION

Calculation of Waste Capacity

18 Brahe Place

Apartments = 9

1 bedroom 9

2 bedroom 0

3+ bedroom 0

Garbage Litres/week	Recycle Litres/week	Cardboard Litres/week
720	315	315

Bin Options

Frequency	Garbage		Recycle		Cardboard	
	Litres	Bins	Litres	Bins	Litres	Bins
1 time a week	240L	3	240L	1		
	660L	1			660L	1
	1100L	1			1100L	0
2 times a week	240L	2	240L	1		
	660L	1			660L	0
	1100L	0			1100L	0
3 times a week	240L	1	240L	0		
	660L	0			660L	0
	1100L	0			1100L	0
5 times a week	240L	1	240L	0		
	660L	0			660L	0
	1100L	0			1100L	0

Select one option per column

Bin Storage Space Options

Frequency	Garbage		Recycle		Cardboard	
	Litres	m ²	Litres	m ²	Litres	m ²
1 time a week	240L	2	240L	1		
	660L	1			660L	1
	1100L	1			1100L	0
2 times a week	240L	1	240L	0		
	660L	1			660L	0
	1100L	1			1100L	0
3 times a week	240L	1	240L	0		
	660L	0			660L	0
	1100L	0			1100L	0
5 times a week	240L	0	240L	0		
	660L	0			660L	0
	1100L	0			1100L	0

*Garbage volumes: 120L per 2Brm+ and 80L per 1Brm

*Recycling volumes: based on 35% recyclables and 35% cardboard for 2Brm or less and 50% for 3Brm+

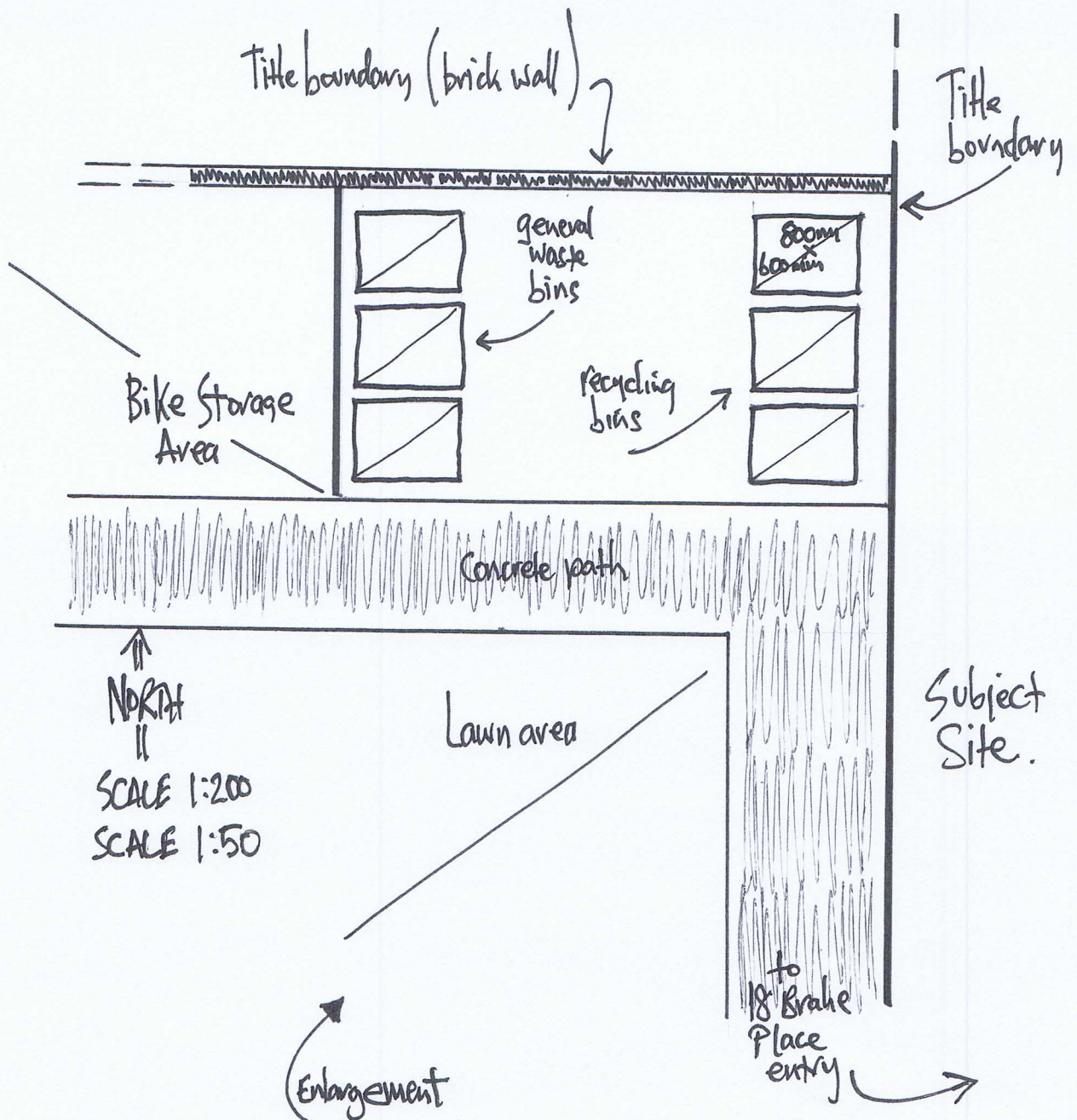
For Further information, please call:

Maree Marshall | Senior Engineer Urban Services | Engineering Services

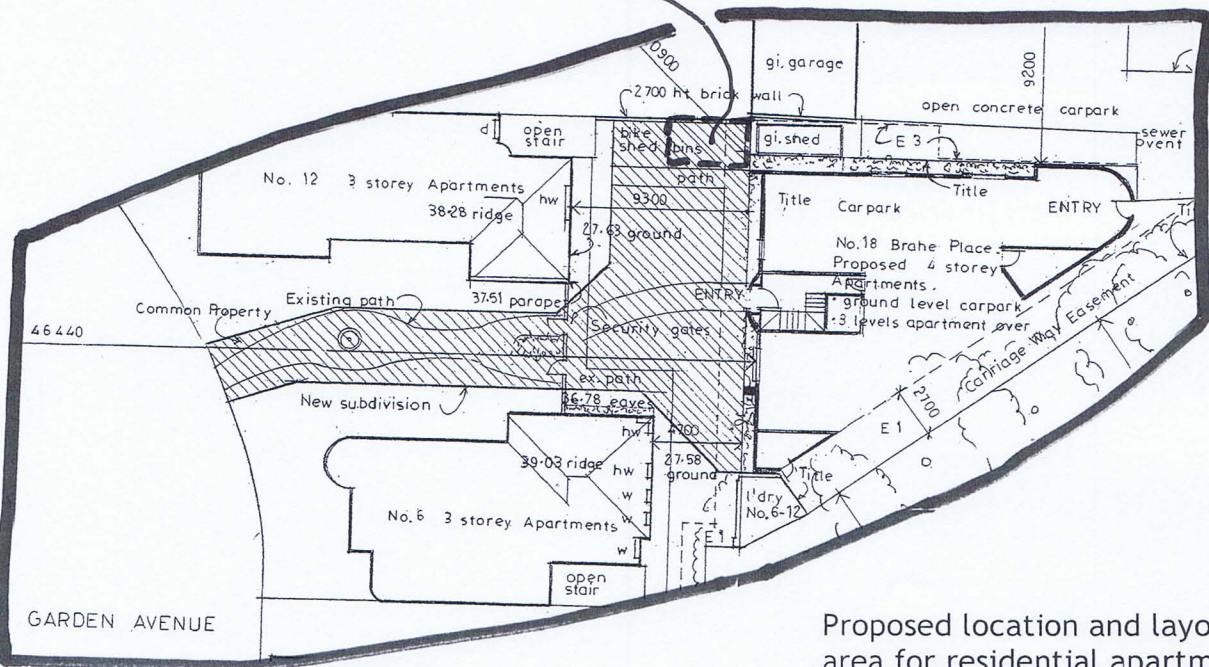
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APPENDIX B: PLAN OF BIN STORAGE AREA



Enlargement



Proposed location and layout of bin storage area for residential apartments at 18 BRAHE PLACE EAST MELBOURNE