

Annexure 10

Waste Management Plan

Waste Management Plan for Proposed Lifestyle Village

Lot 889 Rodoreda Crescent, Ravenswood

Shire of Murray



Prepared for: Aspen Group Pty Ltd

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1.0 INTRODUCTION

This Waste Management Plan (WMP) has been prepared in accordance with WALGA's Waste Management Plan Guidelines for New Multi Dwelling Development (the Guidelines). In accordance with this resource, the anticipated quantities of general waste and recycling have been calculated, and a strategy has been formulated on how to manage on-site general and recycled waste.

This WMP will apply to the proposed lifestyle village which will contain a maximum of 295 grouped dwellings at Lot 889 Rodoreda Crescent, Ravenswood (Subject Site). The proposed village will form part of an overall master planned residential estate within the subject site.

Subject to further engagement with the Shire, the intent is for the village to be serviced by the Shire's Waste Collection vehicles in accordance with the Shire's standard waste collection requirements. We understand that waste collection for the proposed village will ultimately be dependent upon the Shire's collection capacity.

However, if the Shire's preference is for an alternative waste collection arrangement, Aspen Group would engage a private contractor to service the village accordingly.

Overall, the objective of this WMP is to outline the details of the waste strategy and the procedures that will be adopted to manage all waste on the subject site. Once approved by the Shire, waste collection and disposal is to be undertaken in accordance with this WMP, subject to any additional conditions of planning approval.

2.0 SUMMARY OF DEVELOPMENT

This application seeks approval for a lifestyle village development within the subject site that will comprise:

- A maximum of 295 lifestyle village dwellings (grouped dwellings);
- Potential for communal facilities including a clubhouse, arts and crafts space, BBQ areas, bowling green, pickle ball courts and workshop;
- Landscaping commitment over the village including tree planting, lawned areas, community garden and an orchard; and
- Two points of access, a single access for vehicles and a separate access reserved for construction and emergency vehicles. A caravan and boat parking space is provided within the north east corner of the village.

The applicable Waste Generation Rates under the Guidelines are detailed in **Figure 1**. We note that the predominant dwelling size for the proposed lifestyle village will be two-and-three-bedroom homes, but the occupancy will be limited to one (1) to two (2) persons per home.

Waste Stream	Dwelling Size	Waste Generation Rate/ Storage Requirement <12 dwellings	Waste Generation Rate/ Storage Requirement >12 dwellings
General Waste (on FOGO system)	1 bedroom	30L/week	40L/week
	2 bedroom	50L/week	60L/week
	3+ bedroom	70L/week	80L/week
Recycling	1 bedroom	40L/week	20L/week
	2 bedroom	60L/week	40L/week
	3+ bedroom	120L/week	90L/week
FOGO	1 bedroom	40L/week	20L/week
	2 bedroom	80L/week	40L/week
	3+ bedroom	140L/week	60L/week

Figure 1: Waste Generation WALGA

In accordance with the WALGA's waste generation rates, the below provides the waste capacity and collection frequency for the development.

3.0 WASTE GENERATION

3.1 Waste and Recyclables Capacity

The proposal is for a maximum of 295 residential grouped dwellings.

Bins will comprise 240L for general waste, and 240/360L bins for recycling. The following bins will be used:

Residential (Grouped Dwellings):

- General Waste (collected weekly) – 1 x 240L bin per dwelling (total 240L capacity).
- Recycling (collected weekly) – 1 x 240/360L bin per dwelling (total 240L capacity).

3.2 Other Waste Requirements

The proposal does not involve the generation of liquid waste, hazardous waste or medical waste products controlled by the *Environmental Protection (Controlled Waste) Regulations 2004*. No processing, retail and/or wholesale of animal products will occur on-site.

4.0 WASTE STORAGE

4.1 Internal Receptacles

To promote recycling, all dwellings will have two receptacles, including separate general waste and recycling.

4.2 Bin Storage Area

All lifestyle village dwellings will have adequate storage capacity to accommodate a general waste bin and recycling bin.

Bins will be stored in a dedicated bin storage area that is adequately screened from view from the internal street.

4.3 Bulky Goods Collection Room

A separate, dedicated area for the temporary storage of bulky items awaiting disposal will be provided for the village.

The Village Management is responsible for notifying residents of the Shire's bulk waste collection schedule. It is the responsibility of residents to take the bulk waste to the storage area in advance of the nominated collection date.

On or immediately prior to collection day, the Village Management will be responsible for taking the bulk waste from the storage area to the verge collection area.

4.4 Communal Recycling

A separate, dedicated area for the storage of bulky recycling items awaiting disposal will be provided for the village.

Village Management will be responsible for servicing the communal recycling.

5.0 BIN COLLECTION PROCESS AND RESPONSIBILITIES

The following outlines the collection process:

- On collection day, village residents will place their bins on the verge akin to a typical residential collection process. Residents will place bins within a clear area on the verge free of obstacles, including parked vehicles.

- Once collected, residents will be responsible for ensuring that bins are promptly removed from the verge and returned to a bin storage area within their property.

Waste collection vehicles will collect both waste and recycling bins from the verge of each village dwelling on the designated weekly collection day. The waste collection vehicles will enter the lifestyle village through the main entrance to the south of the village.

Initial swept path analysis has been undertaken by Porters Consulting Engineers modelling movement of a standard waste vehicle through the internal road network.

Given that ultimate internal street networks and lot boundaries within the village are subject to minor variation at the detailed design phase, further analysis will be undertaken to affirm adequate capacity for waste truck movement at that time. However, we advise that initial analysis has provided that the internal road layout will be able to adequately accommodate the movement of waste vehicles.

6.0 FREQUENCY OF COLLECTION

Waste will be collected by the Waste Vehicles (schedule to be confirmed with Shire or private contractor). The expected collection frequency for general waste is weekly, and recycling collection will be either weekly or fortnightly, depending on waste generation rates once the lifestyle village is developed and occupied.

It is the responsibility of the residents to arrange for convenient access of bins by the waste collection services on the weekly collection days.

7.0 ESTABLISHMENT OF WASTE MANAGEMENT PLAN AND ONGOING MANAGEMENT

Upon occupation of the development, the Waste Management Plan will be provided to the Village Management who will assign and implement the waste management systems as set out in this document. The Village Management will be responsible for providing a copy of the Waste Management Plan to all occupants of the village.

The responsibilities of the Village Management will be:

- Maintain regular engagement with Shire/private contractor to ensure that weekly bin collection schedules are consistent.
- Provide advice to new and future residents regarding the requirements of this WMP, including preferred collection locations and weekly schedules.
- Arranging replacement or additional bins through Shire/private contractor for residents.
- Monitoring resident behaviour regarding the correct disposal of waste into resident bins.
- Ensuring that any changes to waste management procedures or collection schedules are immediately communicated to residents.

8.0 CONCLUSION

This WMP sets out the waste strategy and the procedures that will be adopted to manage all waste on the subject site. Once approved by the Shire, waste collection and disposal is to be undertaken in accordance with this WMP (as amended), subject to any additional conditions of planning approval.