

# Waste Management Plan

#15 (Lot 4) Gunbar Way, Kalamunda WA

*Ventura Home Group Pty Ltd*

## **1.0 Objective and Background**

### **1.1 Objective**

The City of Kalamunda require a Waste Management Plan (WMP) to be provided prior to the application for a Building Permit.

This WMP has been prepared to fulfill this condition.

The objective of this plan is to ensure that waste management is undertaken effectively, efficiently, and sustainably. Its purpose is to minimize the effects on the community and the environment during both construction and operation of the development. The WMP has also been prepared to meet minimum legislative and Company requirements.

The plan addresses both design features and operational controls required to ensure that the plan can be implemented effectively.

### **1.2 Background**

Ventura Home Group (VHG) is preparing the Waste Management Plan for the proposed residential multiple dwellings development at Lot 4 (15) Gunbar Way Kalamunda.

Such development is located in the City of Kalamunda and has been designed by VHG.

The site where the development will take place is zoned R20 and has a lot area of 4553.00m<sup>2</sup>.

The proposed development consists of ten (10) residential units disposed over single storeys. Each of the residential units features four bedrooms and two bathrooms.

## **2.0 Communication**

### **2.1 Construction**

A waste management consultant will be appointed during the construction phase.

During contract negotiation all site and company waste management policies will be explained to subcontractors.

Important point of the tender assessment scoring will be having waste minimisation strategies.

Compliance with such strategies will be ensured by the site supervisor during construction.

### **2.2 Occupation**

Future occupants of the development will be made aware of the Waste Management Plan and of the responsibilities that follow such plan. This document will be part of the handover pack given to the owners at time of purchase or lease and is to be incorporated into Strata by-laws.

Final aim of the Waste Management Plan is to ensure that the waste management within the development functions effectively in perpetuity. Such perpetuity will be ensured by the Body Corporate, whose role will be to continue to inform occupants of their obligations or of any modifications to the system that the City might approve.

Any strata agreements are to include waste management plan and enforced by body corporate and or property managers.

## 3.0 Waste Disposal

### 3.1 Construction

During construction, a skip bin will be provided on site for the waste produced during the construction process and will be serviced as required. Waste Management Contractors will be selected to service during the construction phase and to provide off site sorting and recycling to minimise landfill waste. Sub-contractors will be responsible for pre sorting waste products into the appropriate bins as much as possible as this will reduce overall construction costs.

All of this stage will be supervised by site management and subcontractors will be encouraged to use products that can be easily reused or sorted prior to landfill.

Since waste water generated during wash down and clean up of equipment used for brickwork and plastering has the potential to be high in PH and to be toxic for the aquatic flora and fauna, the developer will have to ensure to minimise the impacts associated with the cleanup of such equipment. To do so, waste waters will have to be disposed of in accordance with DEC guidelines and this direction will have to be communicated to all personnel during induction.

Used solvents and paint are to be stored and removed by a licensed contractor as required.

All excess lime or cement is to be removed by the person who brought it on site.

All subcontractors are to be notified of their responsibility to maintain the site cleanliness and adhere to waste management policies during construction.

All previously mentioned obligations will have to be included in all subcontractor contracts.

## **3.2 Occupation**

Waste is generated by the apartments' occupiers.

### **3.2.1 Waste Flow**

Waste is generated by the unit's occupiers. This waste is separated in to different waste types by the occupier and transported by hand to the bin store, where it is placed in the relevant bin.

The individual occupants of each dwelling are responsible to place mobile garbage bins (MGB) on the verge for collection by the City. Bins are to be placed on the verge on their nominated area collection cycle. The City of Kalamunda service empties bins in to the waste and recycling disposal truck where it is removed or processed. General waste is collected weekly (green lid bin) with Recycling (yellow lid bin) collected fortnightly.

### **3.2.2 Bin Storage**

The bin lids are to be kept closed at all times except when depositing rubbish or refuse or cleaning the receptacle. Bins are not to remain on the verge and only placed out for collection within a reasonable time period prior to collection and removed post collection completion. Bins during storage are to be separated sufficiently from the entrance, to ensure they are not in public view. During collection place bins within 1 metre of the edge of the carriageway adjacent the premises, but so not to obstruct a footpath, cycleway or other carriageways.

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## 4.0 Waste Management Plan

### 4.1 Waste Sources and Volumes Generated

Waste audit data shows that multi-unit dwellings (MUDs) produce between 4 Kg and 7 Kg of garbage per week, and about 3 Kg per week or recyclables. This is around one third that is produced from single dwellings (free-standing houses.) The City of Kalamunda provides **weekly** services for the single 240-litres garbage and **fortnightly** single 240-litres recycling bins. These figures show, this capacity is well in excess of that required for MUDs. Residential waste will be separated into general and recyclable products, and stored in the associated receptacles.

#### Bulk Rubbish and Green Waste Collection.

The City provides 3 skip bins for collection of bulk rubbish and green waste on application annually. Co-ordination of the requirement and timing of the skip bins is to be supervised by body corporate or those managing the property. The City website provides information on the ordering of skip bins.

### 4.2 Storage Area Required

The City of Kalamunda has indicated that the bins are to stored within the development and must be except for a reasonable period before and after collection time, be stored behind the street alignment and not so to be visible from a street or public place or in such a position as is approved by manager Health Services.

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### 4.3 Movement of Waste within the Development

The plans illustrate that a clear pathway can be made from the outside of the each unit to the verge bin collection area.

This is for the ease of the residents in moving the bins onto the verge for weekly collection. The location is within reasonable distance for all residents to dispose of waste. The volumes created by residential dwellings in a multiple dwelling format are considered to be 1/3 of a single dwelling or between 4-7Kg week per unit and 3 Kg per week for recycling.

The City of Kalamunda

- Processes all comingled recyclable product,
- Implements community education programs that has increased recyclable recovery and
- Understands that this 3kg average occupies a greater volume than standard waste bins,

there is, therefore, the can be greater demand for yellow top recycle bins. The ratio of standard waste to recycle bins can be amended if the residents generate greater recyclable volumes than the Australian estimates and require more recycle and less standard waste bins.