

## **4 Cypress Lane, Torquay**

### Waste Management Plan



**SURF COAST SHIRE COUNCIL**  
**Planning Department**

**6/03/2024**

**21/0333 / D24/42570**

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5 March 2024

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Prepared by	JM		

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# 1 INTRODUCTION

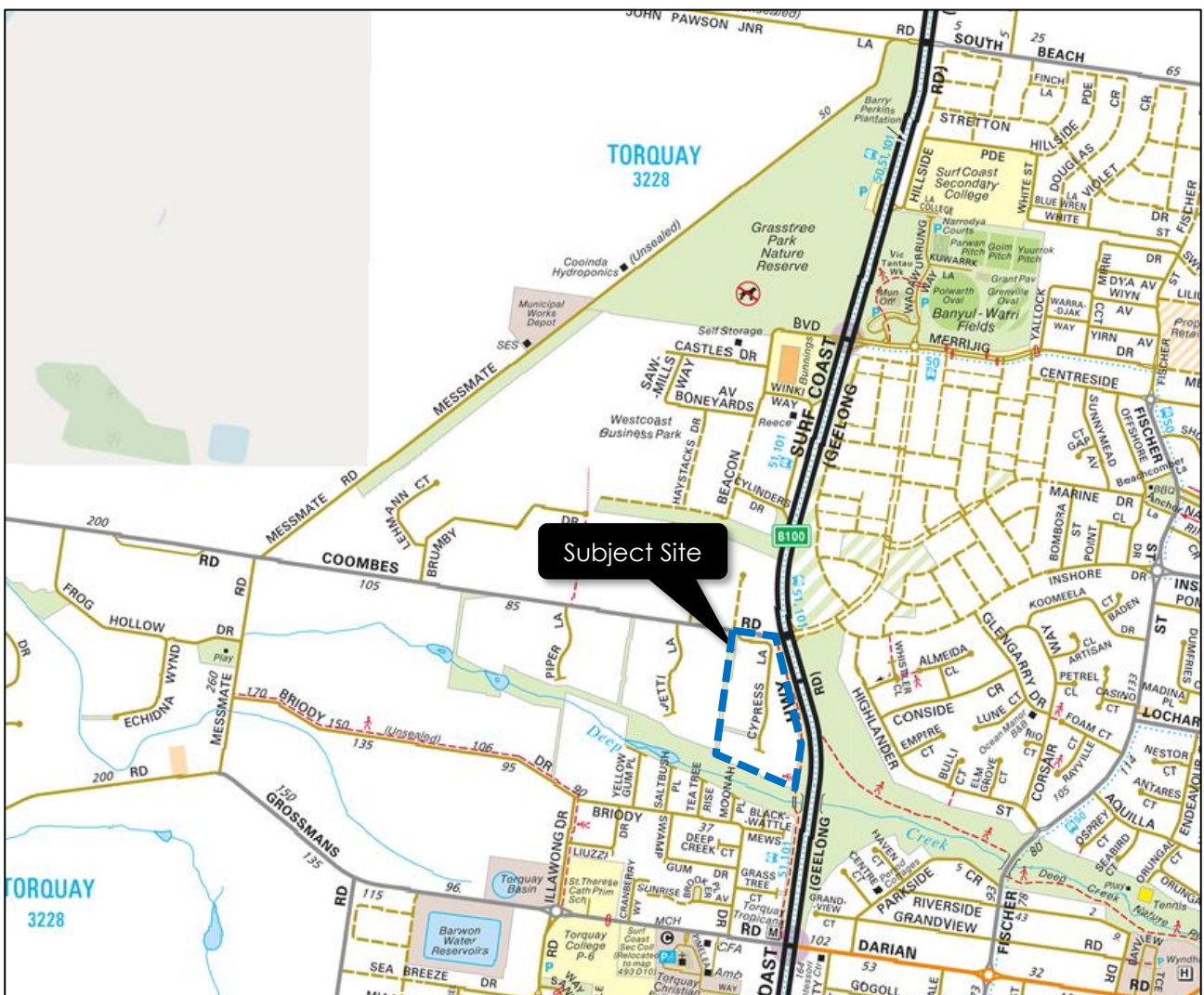
onemilegrid has been requested by Jedi Building Group to prepare a Waste Management Plan for the proposed retirement village at 4 Cypress Lane, Torquay.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

# 2 EXISTING SITE CONDITIONS

The subject site is addressed as 4 Cypress Lane, Torquay, and is located on the south-western corner of the intersection between Coombes Road and Surf Coast Highway, as shown in Figure 1.

**Figure 1 Site Location**



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## 3 DEVELOPMENT PROPOSAL

### 3.1 General

It is proposed to develop the site for the purposes of a retirement village.

The retirement village will provide a total of 117 x 2-bedroom independent living units and 3 apartment buildings comprising a total of 16 x 1-bedroom apartments and 58 x 2-bedroom apartments. A breakdown of the proposed development yield is summarised in Table 1.

**Table 1 Proposed Development**

Use	Component	No.
Independent Living Units	2-Bedroom Dwelling	117
Apartments (Lot A)	1-Bedroom Dwelling	4
	2-Bedroom Dwelling	38
Apartments (Lot D2)	1-Bedroom Dwelling	12
	2-Bedroom Dwelling	20

The development is also proposed to include an ancillary Village Centre at the ground-floor of the apartment building (Lot A) with a library, gym, pool, salon and lawn bowls. A restaurant is located on the second floor of 'Lot A', which includes a floor area of 550 m<sup>2</sup>.

The site is provided with one main point of entry and egress, via a two-way internal access road which intersects with Coombes Road towards the north-west corner of the site. The internal access road curves east and runs through the centre of the site, directly connecting to the Village Centre.

A porte-cochere adjacent to the village centre will allow pick-up/drop-off movements, close to the building entrance. The porte-cochere has been designed to accommodate vehicles up to a 6.1 metre Ambulance Victoria vehicle.

T-turning bays are provided at each no-through internal road, allowing for turnaround manoeuvres for waste and emergency vehicles up to an 8.8m medium rigid vehicle (MRV).

Double and single garages are provided for each of the independent living units.

### 3.2 Waste Management

It is proposed to utilise Surf Coast Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the independent living units, while it is proposed to engage a Private Contractor to manage the collection and disposal of all waste associated with the apartments and ancillary uses.

Residents of the units will be provided with dual waste bins (one recycling and one garbage bin), to ensure garbage and recyclables are sorted at the time of disposal. Residents of the units will transfer bins to a kerbside location adjacent their dwelling for collection.

Each apartment building will have communal bins stored within a dedicated bin storage area. The storage area for 'Lot A' is located within the basement carpark towards the southeast corner. Bins will be collected from within the basement car park by a 6.4m rear-lift waste collection vehicle (mini-loader). Staff of the restaurant and residents of the apartments will be responsible for transferring waste to the appropriate bins via the lifts.

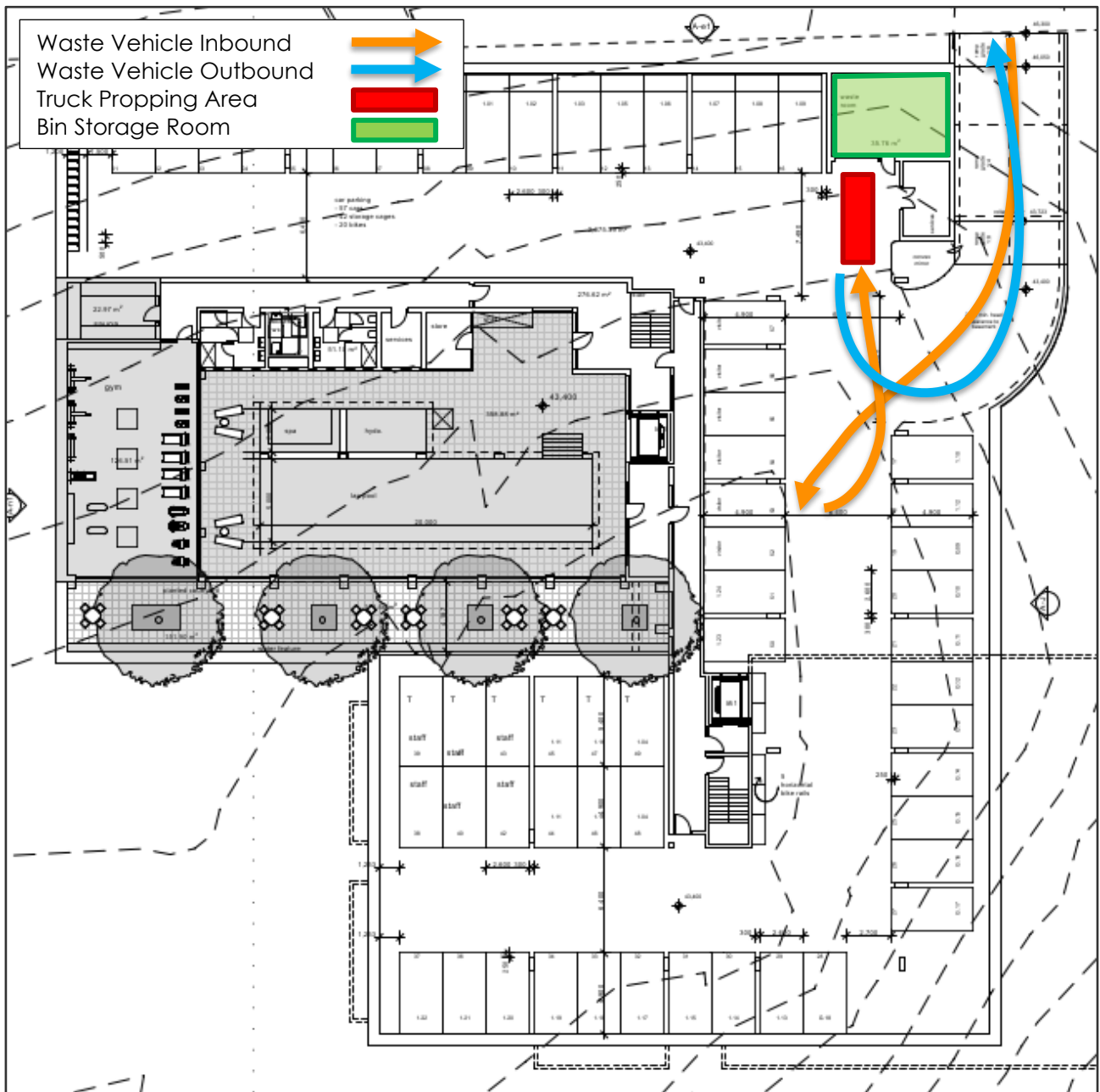
The two apartment buildings within 'Lot D2' have separate bin storage areas, each of which located towards the southwest corners of their respective car parking areas. Bins will be transferred by the waste contractor to the waiting collection vehicle propped to the south of the 'Lot D2' carpark ramp. Residents of the apartments will be responsible for transferring waste to the appropriate bins via the lifts.

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The collection location for each apartment building is shown below.

**Figure 2 Bin Storage Room and Collection Details – ‘Lot A’**



**Figure 3 Bin Storage Room and Collection Details – ‘Lot D1’ and ‘Lot D2’**





## 4 WASTE GENERATION

### 4.1 ILUS - Garbage Recycling and Organics

The Surf Coast Shire Council provides households with a 140 litre garbage bin, a 240 litre recycling bin, a 240 litre food and garden organics (FOGO) bin and a 140 litre glass recycling bin. Garbage bins, recycling bins and FOGO bins are collected fortnightly, while glass recycling bins are collected every 4 weeks.

It is proposed to utilise Surf Coast Council's municipal waste collection services, therefore the standard bin provision will be adopted.

### 4.2 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for multi-unit developments, based on the rates published within the City of Melbourne.

**Table 2 Sustainability Victoria Recommended Rates – Commercial**

Use	Garbage Rate	Recycling Rate
Restaurant	660L per 100 m <sup>2</sup> per day	200L per 100 m <sup>2</sup> per day
Retirement Village	60L per apartment per week	60L per apartment per week

### 4.3 Expected Waste Generation

#### 4.3.1 Garbage and Recycling

##### 4.3.1.1 Residential Units

As per above, it is proposed to adopt 140 litre garbage bins (fortnightly collection), 240 litre recycling bins (fortnightly collection), 240 litre FOGO bins and 140 litre glass recycling bins for the proposed residential units, in accordance with Council standard provision.

##### 4.3.1.2 Retirement Village

In regards to the retirement village apartments, the following waste generation is expected, based on the Sustainability Victoria waste generation rates.

**Table 3 Expected Waste Generation – Lot A**

Stream	Use	No of Dwellings / Area	Rate	Total Waste / Week
Garbage	Retirement Village	42 dwellings	60L per Week	2,520L
	Restaurant*	275 m <sup>2</sup>	660 L per 100 m <sup>2</sup> per day	12,705L
	<b>Total</b>			<b>15,225L</b>
Recycling	Retirement Village	42 dwellings	60L per Week	2,520L
	Restaurant*	275 m <sup>2</sup>	200 L per 100 m <sup>2</sup> per day	3,850L
	<b>Total</b>			<b>6,370L</b>

\*Assume 50% of the floor area generates waste

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**Table 4 Expected Waste Generation – Lot D2 East Building**

<i>Stream</i>	<i>Use</i>	<i>No of Dwellings / Area</i>	<i>Rate</i>	<i>Total Waste / Week</i>
Garbage	Retirement Village	16 dwellings	60L per Week	960L
Recycling	Retirement Village	16 dwellings	60L per Week	960L

**Table 5 Expected Waste Generation – Lot D2 West Building**

<i>Stream</i>	<i>Use</i>	<i>No of Dwellings / Area</i>	<i>Rate</i>	<i>Total Waste / Week</i>
Garbage	Retirement Village	16 dwellings	60L per Week	960L
Recycling	Retirement Village	16 dwellings	60L per Week	960L

### 4.3.2 Green Waste

It is expected that any maintenance and gardening undertaken on common property will be managed by a contractor appointed by the Owner's Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

## 4.4 Organic Waste

It is recommended that a compost bin be provided within the communal garden, for use by residents who may wish to deposit their organic waste within the bin and use the resulting compost on the plants within the communal garden.

## 4.5 Hard Waste

Hard Waste services will also be provided by the private contractor, under the management of the Owners Corporation. Hard waste will be stored within individual dwellings between collections, with collections to be arranged by the Owners Corporation as required by residents, with pick-up to occur kerbside in front of the required dwellings.

## 4.6 Container Deposit Scheme (CDS)

On 1 November 2023, Victoria's Container Deposit Scheme (CDS) commenced, which marked a significant milestone towards Victoria achieving its Circular Economy goal.

The CDS rewards Victorians with a 10c refund for all eligible cans, cartons and bottles that are returned. Most aluminium, glass, plastic, and liquid paperboard (carton) drink containers, between 150mL and 3 litres are eligible, with a 10c mark provided on the drink container label, often located near the barcode. Container lids are able to be kept on, as they can also be recycled.

There are multiple ways to receive the 10c refund, including vouchers, which can be spent at participating shops, cash, electronic payment, and the option to donate the refund to charities and community groups.

The eligible containers can be returned to several different types of container refund points, in many locations across Victoria, with the number of locations expected to continue to grow. Typical refund points include the following:

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- Reverse Vending Machines (RVMs) – Typically located in shopping centre and supermarket car parks, eligible containers are inserted into the machine, where the containers are scanned and verified;
- Depots – Larger refund points which typically offer a walk-in or drive-through services to get containers counted and refunded on the spot. Best suited for larger loads;
- Over the counter (OTC) – Some small businesses or organisations provide over-the-counter services, which essentially work like a miniature depot; and
- Pop-ups – Zone operators may offer pop-up services or events, that will have set times and locations that drinks containers can be returned.

The locations of the CDS refund points are provided at <https://cdsvic.org.au/locations>.

## 4.7 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Previously, soft plastics were able to be recycled via REDcycle bins located at most Coles and Woolworths supermarkets. However, REDcycle have since paused the recycling of soft plastic due to supplier/storage issues, therefore soft plastic should be disposed of using the garbage bins.

## 4.8 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

On 1<sup>st</sup> July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

E-waste may be taken by residents to the appropriate collection centre, as described below:

- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (<https://recyclingnearyou.com.au/electrical>);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings stores accept batteries.

Additional recycling locations are provided at <https://recyclingnearyou.com.au/>

## 5 BIN REQUIREMENTS

### 5.1 Bin Provision and Specifications

Residents of the independent units will each be provided with a 140 litre garbage bin, a 240 litre recycling bin, a 240 litre food and garden organics (FOGO) bin and a 140 litre glass recycling bin.

For all other uses on-site, the bin requirement is set out below.

**Table 6 Bin Provision Lot A**

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	15,225 litres	1,100 litres	2 per week	7 bins
Recycling	6,370 litres	1,100 litres	2 per week	3 bins
<b>Total</b>				<b>10 bins</b>

**Table 7 Bin Provision Lot D1 East Building**

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	960L	240 litres	1 per week	4 bins
Recycling	960L	240 litres	1 per week	4 bins
<b>Total</b>				<b>8 bins</b>

**Table 8 Bin Provision Lot D2 West Building**

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	960L	240 litres	1 per week	4 bins
Recycling	960L	240 litres	1 per week	4 bins
<b>Total</b>				<b>8 bins</b>

**Table 9 Bin Specifications**

Capacity	Width	Depth	Height	Area
240 litres	0.60m	0.75m	1.10m	0.45m <sup>2</sup>
1,100 litres	1.25m	1.10m	1.35m	1.38 m <sup>2</sup>

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

### 5.2 Bin Storage

Each apartment building will have communal bins stored within a dedicated bin storage area.

The storage area for 'Lot A' is located within the basement carpark towards the southeast corner, and is capable of accommodating 10 x 1,100 litre bins, as shown below in Figure 4.

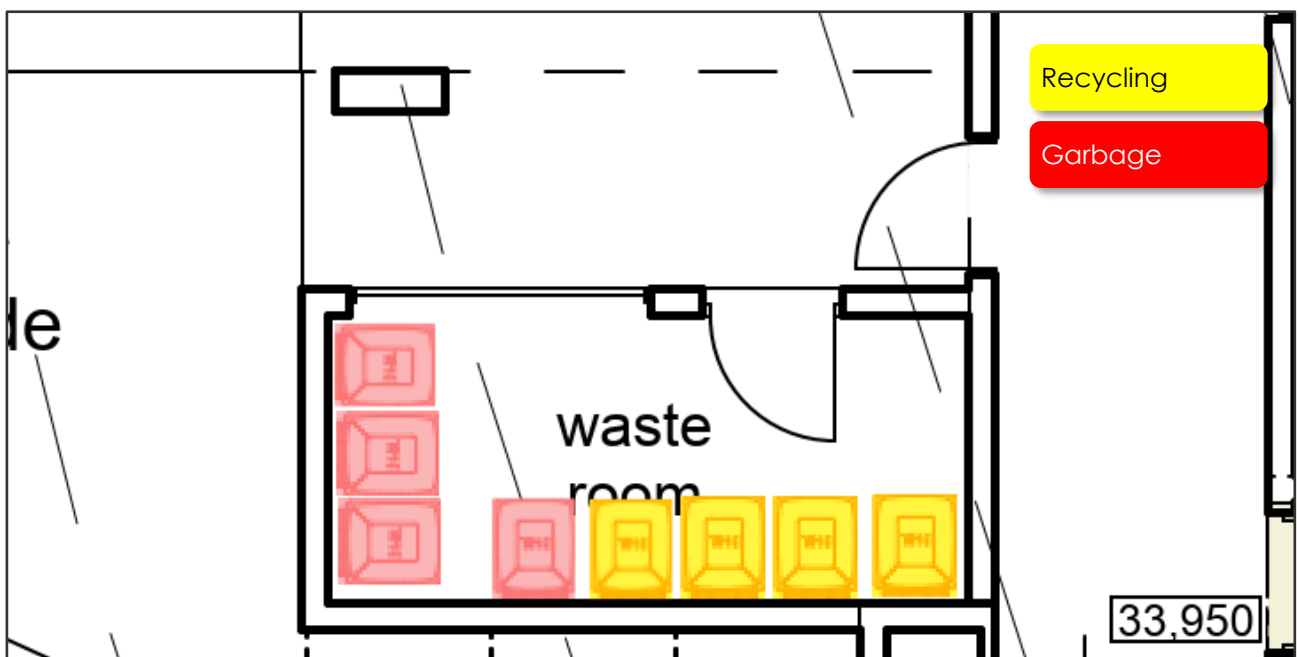


**Figure 4 Bin Storage Room - Lot A**



The storage areas for 'Lot D2' are located towards the southwest corner of their respective carparking areas, and are each capable of accommodating 8 x 240 litre bins, as shown below in Figure 5 and Figure 6.

**Figure 5 Bin Storage Room - Lot D2 East Building**



**Figure 6 Bin Storage Room - Lot D2 West Building**



The proposed bin storage rooms are therefore appropriately sized to accommodate the provision of bins. Some additional area is also provided within each bin storage room to allow for the temporary storage of bulk items and packaging, under the control of the operator.

Furthermore, the bin storage rooms are located appropriately for access by residents, and are secured from the common areas. The bin storage rooms shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Residents of the units will be provided with dual waste bins (one recycling and one garbage bin), stored within each dwellings garage.

The operator shall ensure that the shared bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor or bin swapping by the waste contractor.

Residents of the independent units are responsible for the cleaning of their own bins.

### 5.3 Bin Collection

To allow for collection, residents of the individual units will transfer bins to the internal road network frontage and positioned kerbside for collection.

Staff and residents of the retirement village apartments will be responsible for transferring waste to the appropriate bins. Bins will be collected by a 6.4m rear-lift waste collection vehicle (mini-loader).

## 6 WASTE MANAGEMENT

### 6.1 Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated through encouraging a change of behaviour and action on waste management and moreover recycling.

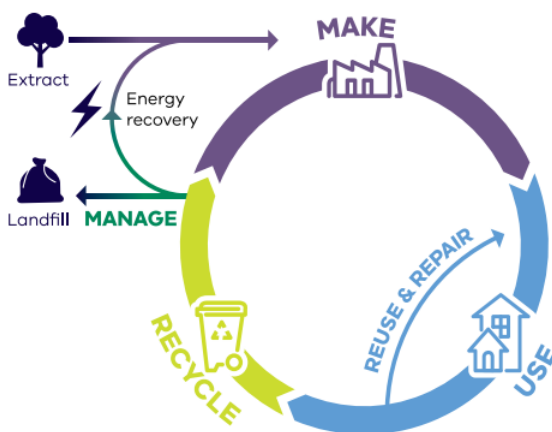
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

**Figure 7 Resource Flows in a Circular Economy**



Recycling is of key importance, and in this regard, the Owners Corporation shall encourage residents to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
  - + Avoid waste generation in the first place;
  - + Increase the reuse and recycling of waste when it is generated; and
  - + Recover, treat or contain waste preferentially to its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for residents; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

Additionally, a dual bin system is provided within each unit, providing separate bins for garbage and recycling.

## 6.2 Waste Minimisation

Uses providing food can do a lot to minimize or reduce waste, by incorporating simple recycling and waste reduction programs and procedures that will eliminate much of the waste otherwise disposed of. These can include the following:

- Avoid over-purchasing. Over-purchasing causes spoilage and waste. Take inventory frequently and adjust orders where necessary;
- Store items in the order you purchase them. Use older items first. Place newly purchased items at the back of the shelves and train employees on the order of use;
- Inspect deliveries. Many deliveries include unusable meats and perishable items which may have opened or spilled during shipment;
- To avoid spoilage, store food tightly and appropriately, eliminating air in containers;
- Use storage containers that can be reused and request that food be delivered in reusable and recyclable containers;
- Use up all of a food product by reviewing your menu; and
- Consider the use of composting for all perishable items instead of discarding them as waste.

## 6.3 Bin Usage

Residents of the units will transport and dispose of waste in the appropriate bins provided, located within the garage or open space of each unit.

Residents of the apartments will transport and dispose of garbage (bagged) and recyclables (non-bagged) in the provided bins, located in the bin storage room.

Staff will dispose of recyclables and bagged garbage in the provided bins, located in the bin storage room.

Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

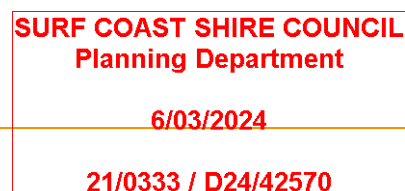
## 6.4 Common Property Litter and Waste Removal

The proposed Village Centre includes a number of common property areas, including foyers, hallways, parking areas and the bin storage area.

The operator shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

## 6.5 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with contractor standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage available from [Sustainability Victoria](#) is shown below.





**Figure 8 Example Waste Signage**



## 6.6 Noise Control

It is noted that with the bin storage and collection area being situated within the basement car park, disturbance to residents during waste collection will be minimal. Regardless, to minimise the disturbance to residents during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring more than once a week should be restricted to the hours 7:00am to 6:00pm, Monday to Saturday;
- Compaction should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

## 6.7 Food Standards Code

Division 2 of the Food Standard Code details requirements for the design and construction of food premises. With regard to garbage and recycling, Section 6 of Division 2 details 3 requirements for the storage of garbage and recyclable matter. A review of these requirements with respect to the proposed club house waste storage area follows:

*(c) adequately contain the volume and type of garbage and recyclable matter on the food premises;*

The proposed bin storage room has been designed to accommodate the required number of bins for the volume of garbage and recycling generated by the dining area.

*(b) enclose the garbage or recyclable matter, if this is necessary to keep pests and animals away from it; and*

The proposed bin storage room is enclosed, secured and will be vermin proof.

*(c) are designed and constructed so that they may be easily and effectively cleaned.*

The proposed bin storage room will be constructed to ensure effective cleaning.

## 6.8 Resident Information

To ensure all residents are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements;
- Resident responsibilities with regard to bin usage, storage, and collection; and
- Resident responsibilities with regard to litter and waste removal from the common property.

## 7 PLANNING SCHEME REQUIREMENTS – CLAUSE 55.07-11

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Clause 55.07-11 of the Surf Coast Planning Scheme identifies the waste and recycling objectives for Apartment Developments, including:

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

In particular, Standard B45 indicates that developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - + Adequate in size, durable, waterproof and blend in with the development.
  - + Adequately ventilated.
  - + Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

In relation to the above, the proposed Village Centre provides an accessible bin storage area, which can accommodate the required waste bins.

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## 8 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

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The Owners Corporation/site operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials

## 9 CONTACT INFORMATION

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### 9.1 Council

Surf Coast Shire Council

Phone: (03) 5261 0600

Web: [www.surfcoast.vic.gov.au](http://www.surfcoast.vic.gov.au)

Email: [info@surfcoast.vic.gov.au](mailto:info@surfcoast.vic.gov.au)

### 9.2 Contractors

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: [www.urbanwaste.com.au](http://www.urbanwaste.com.au)

Email: [info@urbanwaste.com.au](mailto:info@urbanwaste.com.au)

JJ Richards & Sons

Services: Private contractor including bin tugs

Phone: (03) 9703 5222

Web: [www.jjrichards.com.au](http://www.jjrichards.com.au)

Email: [operations.melbourne@jjrichards.com.au](mailto:operations.melbourne@jjrichards.com.au)

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: [www.wastewise.com.au](http://www.wastewise.com.au)

### 9.3 Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

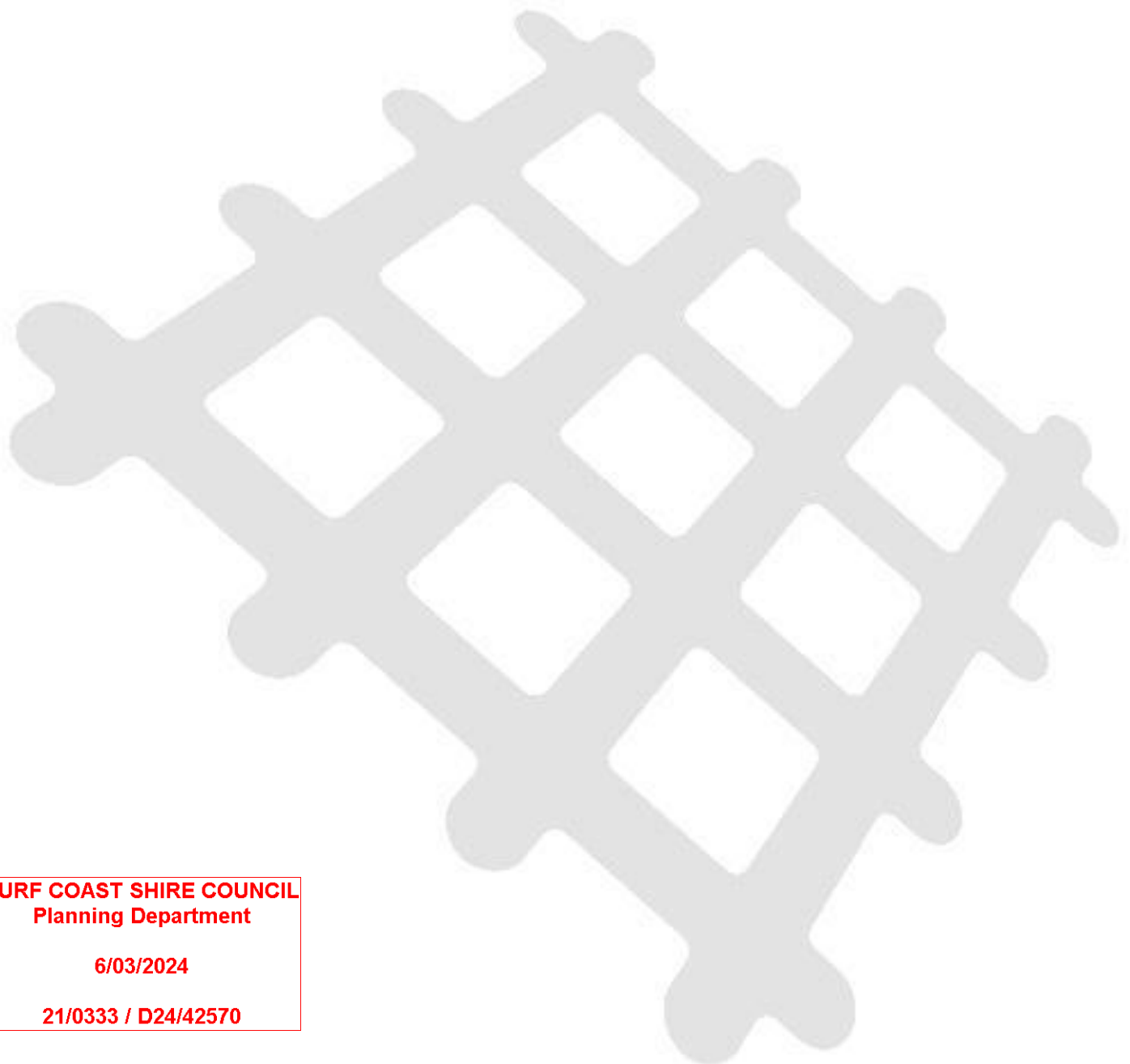
Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)

Email: [info@sustainability.vic.gov.au](mailto:info@sustainability.vic.gov.au)



# Appendix A Swept Path Analysis





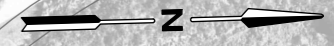
CAD File: N:\Projects\2021\210296\Drawings\210296SPA100.dgn

Date Plotted: 05-03-2024 16:26:56

MRV ANTI-CLOCKWISE CIRCULATION VIA ONE-WAY ROAD

COOMBS ROAD

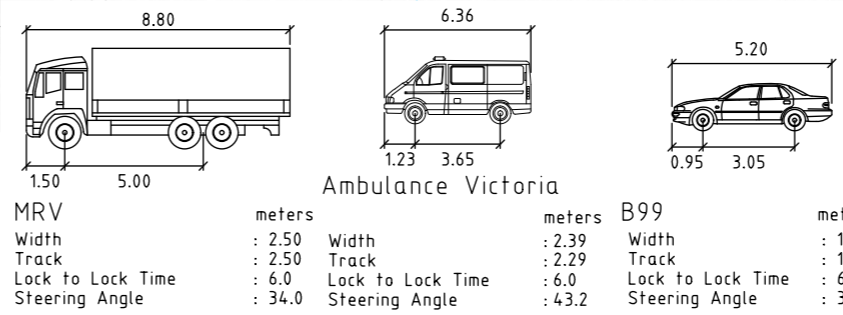
SURF COAST HIGHWAY



**SURF COAST SHIRE COUNCIL**  
**Planning Department**

6/03/2024

21/0333 / D24/42570



**SWEPT PATH LEGEND**

--- DESIGN VEHICLE SWEPT PATHS SHOWN DASHED

..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

Wurundjeri Woiwurrung Country  
 56 Down Street, Collingwood, VIC 3066  
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 Phone: (03) 9939 8250

Scale: 1:1000 @ A3

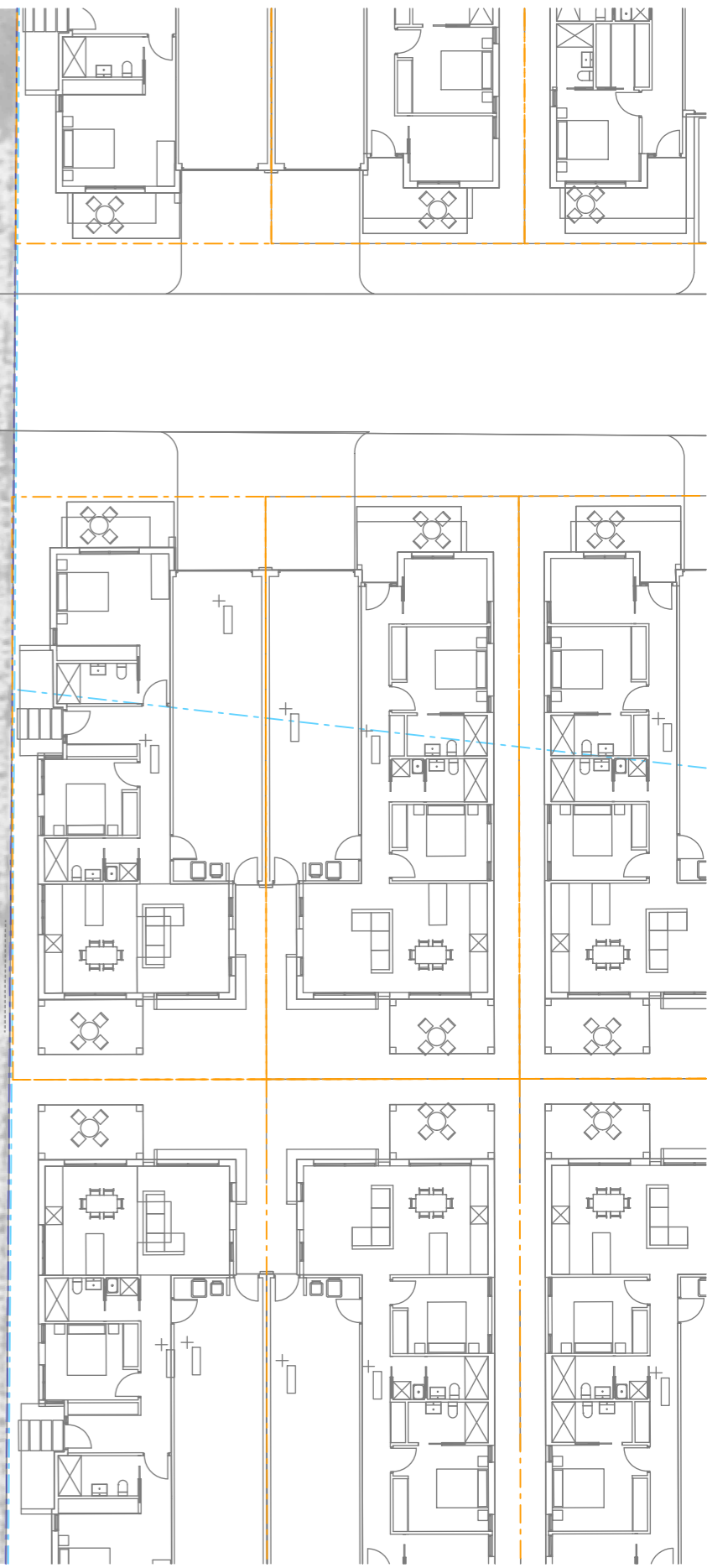
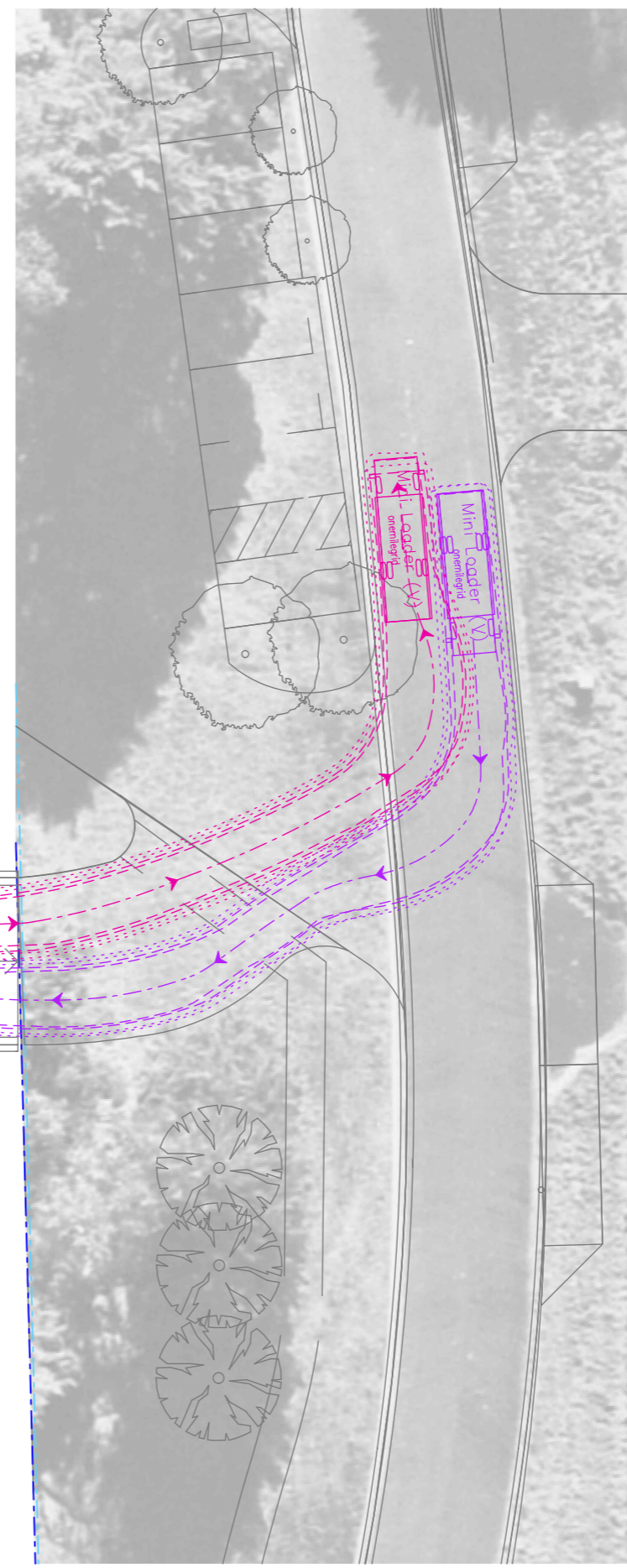
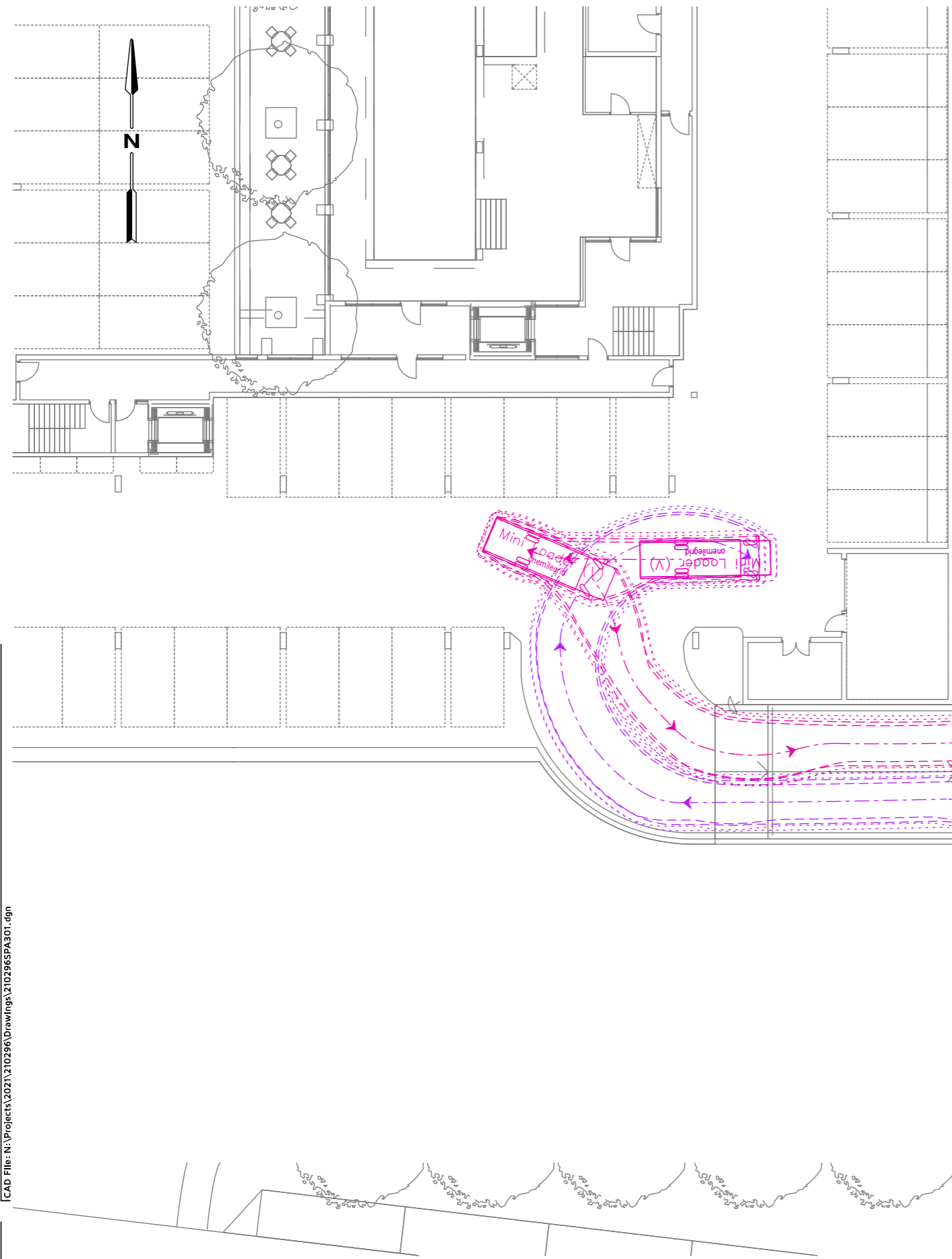
Drawing Title 4 CYPRESS LANE TORQUAY SITE VEHICLE ACCESS - G SWEPT PATH ANALYSIS		
Designed CM	Approved VG	Metway Ref 505 K1
Project Number 210296	Drawing Number SPA100	Revision K

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 the traditions, the culture, and the hopes of all Wurundjeri Peoples.

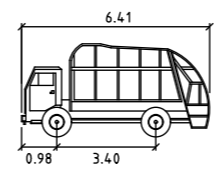
Aerial Photography  
 Aerial photography provided by Nearmap





CAD File: N:\Projects\2021\210296\Drawings\210296SPA301.dgn

**TORF COAST SHIRE COUNCIL**  
**Planning Department**  
 6/03/2024  
 21/0333 / D24/42570



**WASTE MINI LOADER** meters  
 Width : 1.85  
 Track : 1.85  
 Lock to Lock Time : 4.0  
 Steering Angle : 33.6

**SWEPT PATH LEGEND**

--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED  
 ..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED



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Scale: 1:200 @ A3

Drawing Title  
**4 CYPRESS LANE TORQUAY**  
**SITE VEHICLE ACCESS - B1**  
**SWEPT PATH ANALYSIS**

Designed CM	Approved VG	Metway Ref 505 K1
Project Number 210296	Drawing Number SPA301	Revision E

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