

Traffix Group

Waste Management Plan

Proposed Commercial Development
Cathedral Precinct Redevelopment, Bendigo

Prepared for
Catholic Diocese of Sandhurst

March 2024


G31621R-02G



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Waste Management Plan

1. Introduction

Traffix Group has been engaged by Catholic Diocese of Sandhurst to undertake a Waste Management Plan for the Proposed Commercial Development next to Sacred Heart Cathedral, Bendigo.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to ongoing updates, post-development.

2. Proposal

The proposal is for a commercial development on the south-eastern portion of the site. The proposal includes the following:

- 1,956m² of office. The office space will primarily serve as the Bishop's office and the head office of Catholic Education Sandhurst Ltd.
- A 'Chocolaterie' which will consist of:
 - 1,178m² shop, and
 - 883m² café
- A 130-patron place of assembly (this currently exists at the location of the proposed development, and will be incorporated into the new development).
- A 278m² retail tenancy.

Waste generation by the 278m² retail tenancy is expected to be insignificant compared to the Chocolaterie. Accordingly, for the purpose of our assessment we have assumed that any waste generated by the minor retail tenancy will be accommodated within the Chocolaterie bins.

Vehicle access to the site is provided via a roller door to Short Street, located at the site's midpoint.

Separate waste enclosures for the Chocolaterie and office components are provided within the carpark and can be accessed via the back of house areas as required.

Collection of the Chocolaterie waste is to be undertaken from the accessway via a private contractor.

Collection of office waste is to be undertaken kerbside via Council's services.

The Parish Hall (130 patron place of assembly), which currently exists at the site, will continue to be serviced by Council's waste contractor as per existing conditions. The Parish Hall will be provided with a set of standard issue Council Bins¹ which will be stored within a secure room at Level 4.

External bins will be located within landscaped areas for use by patrons of the development, this waste will transferred to the mobile garbage bins within the carpark prior to collection.

¹ Standard issue Council bins consist of 240L garbage bin, 360L recycling bin and 240L organic bin. Bendigo City Council has opted to adopt a glass drop off points instead of a fourth kerbside bin.

Traffix Group has provided advice to the architect to accommodate a 6.4m long rear-loading waste vehicle within the loading bay. Currently, the 6.4m long rear-loading waste truck does not service Bendigo, however, should this service become available in the future it can be accommodated on site.

A copy of the development plans prepared by Bikerton Masters (dated 8th March, 2024) is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

Immediate smaller bins within the development for temporary storage of garbage and recyclable waste.

Mobile garbage bins within individual bin stores.

Bin press within the loading bay.


3.2. Management of Waste Streams

In accordance with the Victorian Government’s *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered to help reduce landfill at the source.

The waste generated by the proposed development will be separated and managed into the following waste streams:

- General Garbage Waste
- Commingled Recycling
- FOGO Waste
- Glass Waste

The proposed management of each of the streams/systems is detailed in the following table.



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Table 1: Waste Streams

Waste Type	Waste Management		
	Chocolaterie	Offices	Parish Hall
Garbage & FOGO	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within their respective waste area in the car park. FOGO waste generated by the Chocolaterie will be processed by an on-site worm farm. Any inappropriate FOGO waste can be accommodated within an organic waste bin.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within their respective waste area in the car park. FOGO waste generated by the office is anticipated to be low. Notwithstanding, this any FOGO waste can be accommodated within the worm farm or organic waste bin.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin(s) within their waste area. Staff will dispose of organic waste directly into the FOGO bin(s) within their waste area.
Recycling: Paper & Cardboard	Staff will dispose of loose recyclable items directly into the recycling bins within their respective waste area in the car park. Cardboard shall be folded appropriately. Provision will be made for a bin press within the waste area to reduce the number of collections required.	Staff will dispose of loose recyclable items directly into the recycling bins within their respective waste area in the car park.	Staff will dispose of loose recyclable items directly into the recycling bin(s) within their waste area.
Glass	Staff will dispose of glass waste directly into the glass bin within their waste area in the carpark. If required, a mini glass crusher can be incorporated into the kitchen/back-of-house area to reduce the net volume of glass waste.	Staff will dispose of glass waste directly into the glass bin within their waste area in the carpark	Staff will dispose of glass waste at the community glass drop off point(s).
Hard Waste	The development will dispose of any hard waste via a private contractor on a required basis. Council does not currently offer a hard waste collection service.		

Waste Type	Waste Management		
	Chocolaterie	Offices	Parish Hall
Other	Staff will dispose of electric waste including batteries, phones, computers etc. with the assistance of a private waste contractor or drop it off at Council provided facilities. E-waste must not be disposed in landfill.		

3.3. Waste Generation

3.3.1. Office Waste

The proposed office use has been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 2 outlines the expected waste generation for the office component.

Table 2: Waste Generation Rates

Waste Source	Garbage	Recycling
Office	10L/100m ² floor area/day	10L/100m ² floor area/day

An estimate of the total waste generated by the proposed office component is detailed in Table 3.

Table 3: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Office ¹	1,956m ²	978 L per week	978 L per week


Note 1: The office is expected to operate 5 days per week.

3.3.2. Chocolaterie Waste

Regarding the Chocolaterie, the future operator has experience in managing multiple similar facilities across Victoria. The waste generation rate and bin requirements adopted for the development are based on case study data provided by the operator.

According to the operator, the proposed development is expected to generate the following waste volumes:

- Garbage: 18,000L/week
- Recyclable Waste: 9,000L/week



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3.4. Waste Equipment (Mobile Garbage Bins - MGBs)

Table 4 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Ordinarily the Chocolaterie would require 14 x 660L bins for garbage and 7 x 660L bins for com-mingled recycling both collected twice per week. However, the development makes provision for a bin press with a stated compaction ratio of 3:1. For the purposes of our assessment we have adopted a more conservative ratio of 2:1 and accordingly halved the bin requirement. The specification sheet of the proposed bin press is included at Appendix B.

Where required ancillary glass and organic waste bins have been provided in surplus to the expected waste generation.



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Table 4: Waste Bins and Collection Frequencies

Land Use	Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Chocolaterie	Garbage	18,000L	660L	7	2
	Recycle	9,000L	660L	4	2
	FOGO	-	240L	1	As need
	Glass	-	240L	1	As need
Office	Garbage	978L	240L	5	1
	Recycle	978L	360L	6	0.5
	FOGO	-	240L	1	As needed
	Glass	-	240L	1	As need

Overall, the proposed development requires:

- 9 x 240L bins,
- 6 x 360L bins, and
- 11 x 660L bins.

Further details regarding the waste equipment required for the development are detailed in Table 5.

A waste area for the storage of bins associated with the Parish Hall will be located in the vicinity of the hall. As per existing conditions, bins associated with the Parish Hall will be collected by Council’s services. The Parish Hall may need to organise additional collections following large events, these additional collections can be arranged on an as-needs basis.

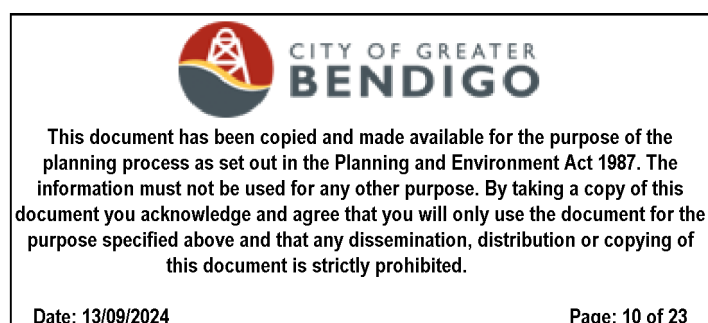


Table 5: Bin Details and Colours

Land Use	Waste Stream	Bin Capacity	Dimensions (H x W x D) ^{Note 1}	Bin Lid Colour ^{Note 2}	Bin Body Colour ^{Note 2}
Chocolaterie	Garbage	660L	1,200 x 1,260 x 780mm	Red	Dark Green
	Recycle	660L	1,200 x 1,260 x 780mm	Blue	
	FOGO	240L	1,060 x 585 x 730mm	Green	
	Glass	240L	1,060 x 585 x 730mm	Purple	
Office	Garbage	240L	1,060 x 585 x 730mm	Red	
	Recycle	360L	1,100 x 680 x 848mm	Yellow	
	FOGO	240L	1,060 x 585 x 730mm	Green	
	Glass	240L	1,060 x 585 x 730mm	Purple	

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
 Note 2. Bin lid and body colours are based on the bin colour scheme set out in Sustainability Victoria's *Better Practice Guide* and City of Bendigo's *Guide to the Three Bin System*.

3.5. Worm Farm

The proposal includes a worm farm to process FOGO waste generated by the Chocolaterie and offices.

Worm farms aim to reduce the amount of organic waste sent to landfills, while also producing nutrient-rich compost for use in on-site gardens and landscaped areas. Compost will be used in the Cathedral precinct landscaping.

The maintenance of the worm farm will be the responsibility of the site operators, maintenance would include the provision of suitable bedding material and monitoring moisture levels and temperatures.

Any excess FOGO waste can be disposed of in the green organics bins.

3.6. Bin Press

A bin press is to be included within the loading bay to compress both the garbage and co-mingled recycling waste associated with the Chocolaterie. The compression process reduces the overall volume of waste, allowing for more efficient storage and less frequent collection.

The bin press is to be operated by authorised personnel only.

According to the manufacturer, the bin press can apply 3.5 tonnes of force achieving a compaction ratio of 3:1².

The specification sheet of the proposed bin press is included at Appendix B.

3.6.1. Waste Area and Access

The proposed development provides waste areas located within the on-site carpark which can be accessed via the back of house areas.

The waste area and access routes are illustrated at Figure 1.

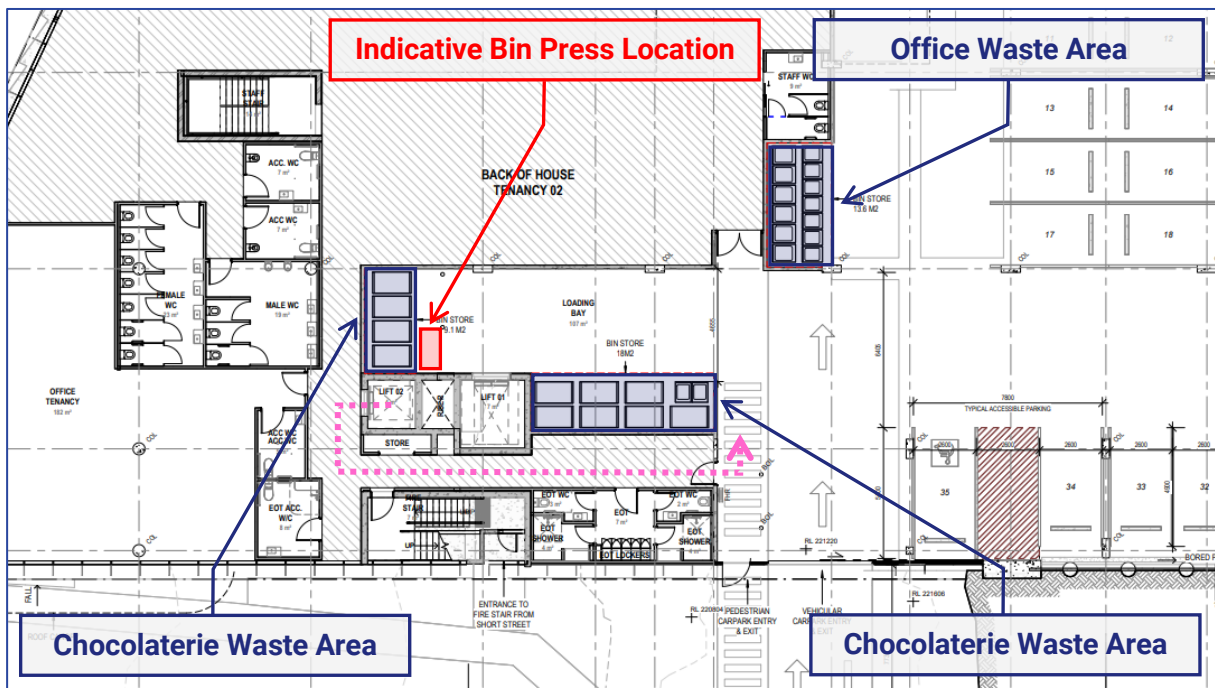



Figure 1: Proposed Waste Area & Pedestrian Access Route

Table 6 details the waste area requirements based on the waste equipment proposed.

² Conservatively a compaction ratio of 2:1 has been adopted.



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Waste Management Plan

Table 6: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Chocolaterie	660L	0.99m ²	11	10.89m ²	>11.75m ²
	240L	0.43m ²	2	0.86m ²	
Office	240L	0.43m ²	7	3.01m ²	>6.49m ²
	360L	0.58m ²	6	3.48m ²	

Note 1: Net area required is calculated from the dimensions of the bins.

Based on the above, sufficient space is provided for on-site waste storage within the proposed development.

3.7. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste areas, as illustrated in Figure 2.

The signage will help guide and encourage staff of the proposed development to dispose of waste correctly into the appropriate waste streams.




Figure 2: Waste Signage Examples

3.8. Waste Collection Arrangements and Vehicle Access

It is proposed that the Chocolaterie will have its waste collected from the accessway to Short Street. The private contractor will prop temporarily within the accessway whilst the bins are transferred to and from the waste areas. Waste collection will be undertaken outside of the operating times (9am-5pm) to minimise disruption and ensure there is sufficient space for the transfer of bins to and from the waste vehicle.

It is proposed that office waste will be collected via Council’s services. As per existing conditions, collection is to occur kerbside from Short Street. Staff will place bins along the site’s frontage prior to collection and return bins to the office waste area post collection.



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4. Amenity Impacts

It is the responsibility of the operators to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

4.1. Ventilation/Odour Prevention

The bin enclosures will be partially enclosed, allowing for natural ventilation via airflow within the carpark.

To minimise odour staff will ensure lids are kept closed at all times, waste is collected frequently and the bins and waste areas are cleaned regularly.

4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the operator. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

Industrial Waste Collection

Collections occurring once a week should be restricted to the hours 6:30am – 8pm Monday to Saturday

Collections occurring more than once a week should be restricted to the hours 7 am –8pm Monday to Saturday

It is proposed that private waste collection will occur outside the operating hours of the development and in accordance with EPA Noise Control Guidelines to minimise disruptions. Where possible collection will occur on the same day and time as Council collection to consolidate noise times.

Accordingly waste collection will be scheduled for between 7am-9am and 5pm-8pm (Monday-Saturday).

Council collection will occur as per existing conditions.

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the operators to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

4.4. Washing Facilities and Stormwater Pollution

Waste areas will be frequently cleaned to prevent the retainment of odours.

Third-party contractors can be engaged to provide bin washing services.

Waste Management Plan

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the operators for the ongoing operation and maintenance of the Waste Management Plan.

The operators will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the operators will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the future occupants of the building.

5.2. Waste Reduction Strategies

The operators will be responsible to encourage staff of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

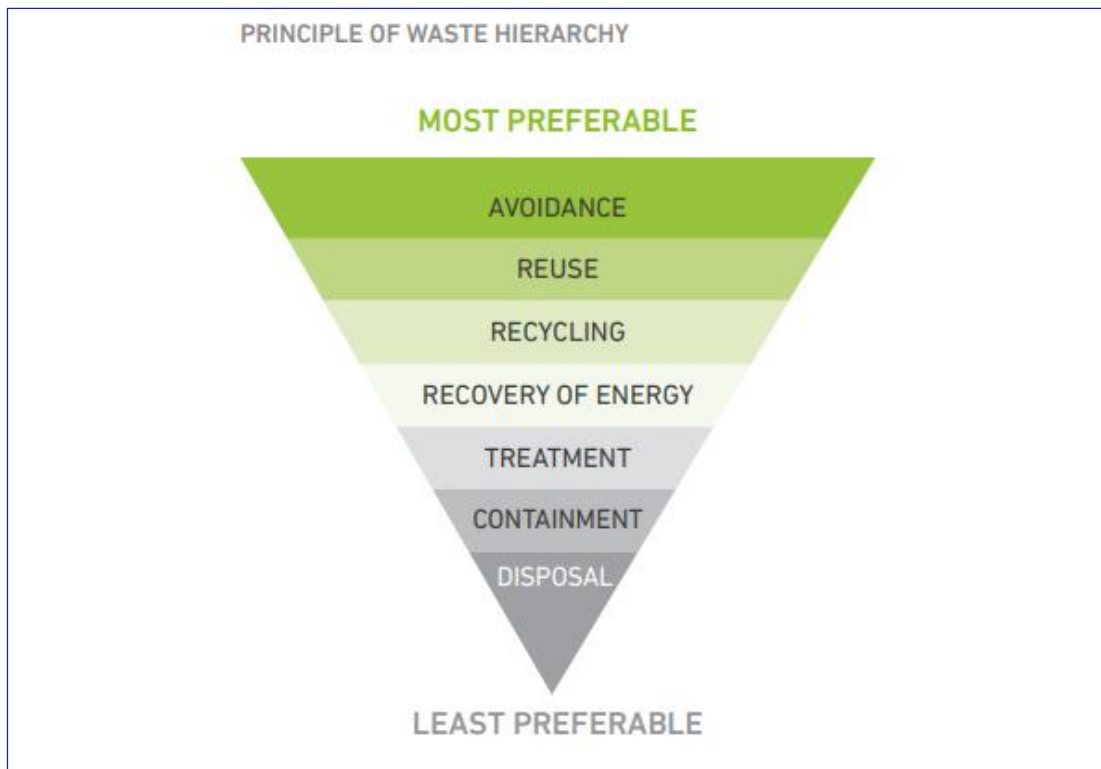


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the operators can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives. The Chocolaterie operator has experience in managing multiple similar facilities across Victoria and has developed procedures for minimising waste and improving sustainability.

5.3. Waste Management Rules

It will be the responsibility of the operators to ensure all staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.


5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The operator will be responsible for monitoring the Waste Management Plan. Where required, the operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

5.5. Occupational Health and Safety Risk Assessment

Further to the commencement of operation, the operators will ensure the waste collection arrangements comply with the relevant occupational health and safety (OH&S) guidelines including WorkSafe Victoria’s *Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials* (June 2003).

Additionally, the operators will ensure the nominated private contractor completes a risk assessment, provides staff training and implements safety procedures to address the risks associated with waste management activities, including manual bin handling, bin transfers and cleaning of waste equipment.



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6. Contact Information

Table 7 provides a list of common waste collection service contractors and waste equipment suppliers. The operators are not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 7: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au



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Appendix A

Development Plans



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Appendix B

Bin Press Specification Sheet



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Dimensions

Height	1 867 mm
Width	950 mm
Depth	1 264 mm
Weight	270 kg
Power Supply	240V 1 Phase
Motor	1.5kW 15A
Pressing Force	Up to 3.5T
Noise Level	72 dB
Cycle Times	20 Seconds



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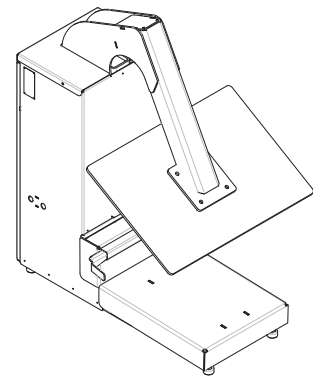
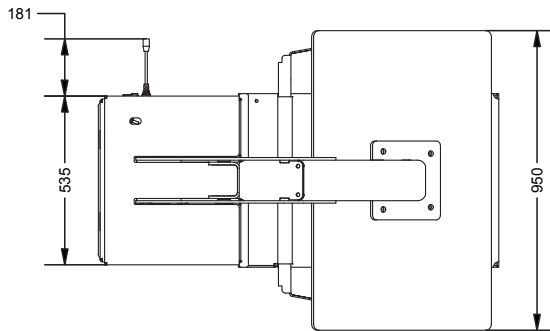
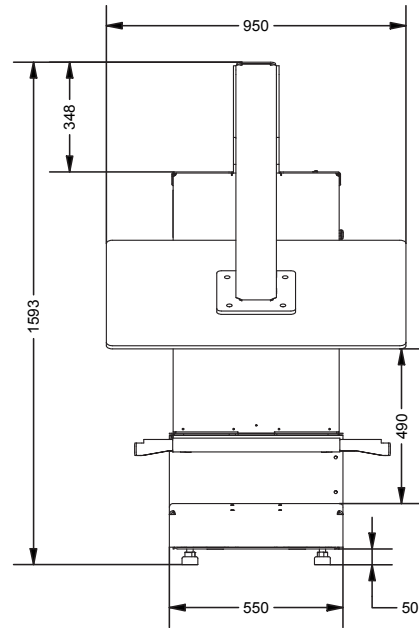
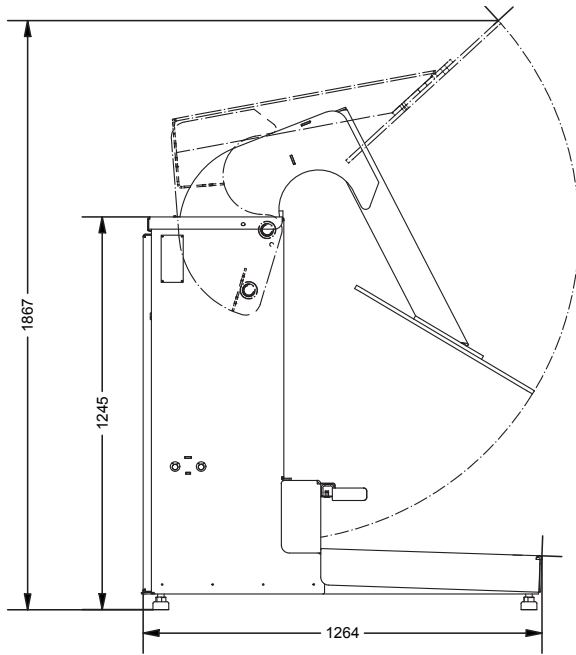
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Features

- Reduces frequency of daily & weekly waste collections
- A compaction ratio of 3:1 (depending on material used)
- Base lifting plate ensures bin wheels are not damaged during compaction
- Two handed operation makes for a safer working environment
- Adaptor available to compact a 660L bin



Dimensions and technical information without obligation. Subject to change.



Size Comparison



Compaction Ratio
Up to 3:1



Pressing Force
Up to 3.5 Ton



Motor
1.5kW



Waste Types
General Waste



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