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**543, 545, 547 and 555 Malvern Road Toorak**

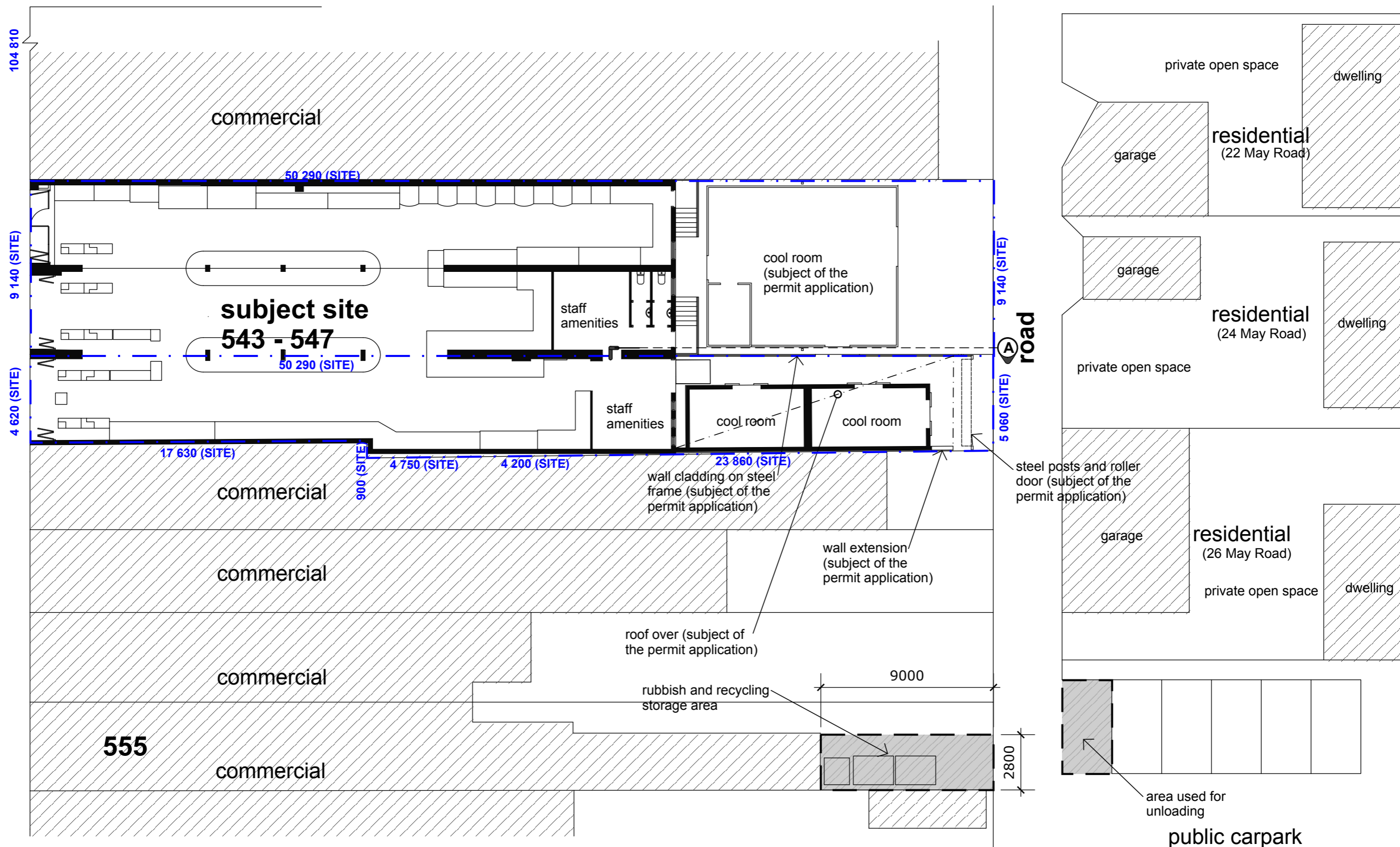
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**Malvern Road**

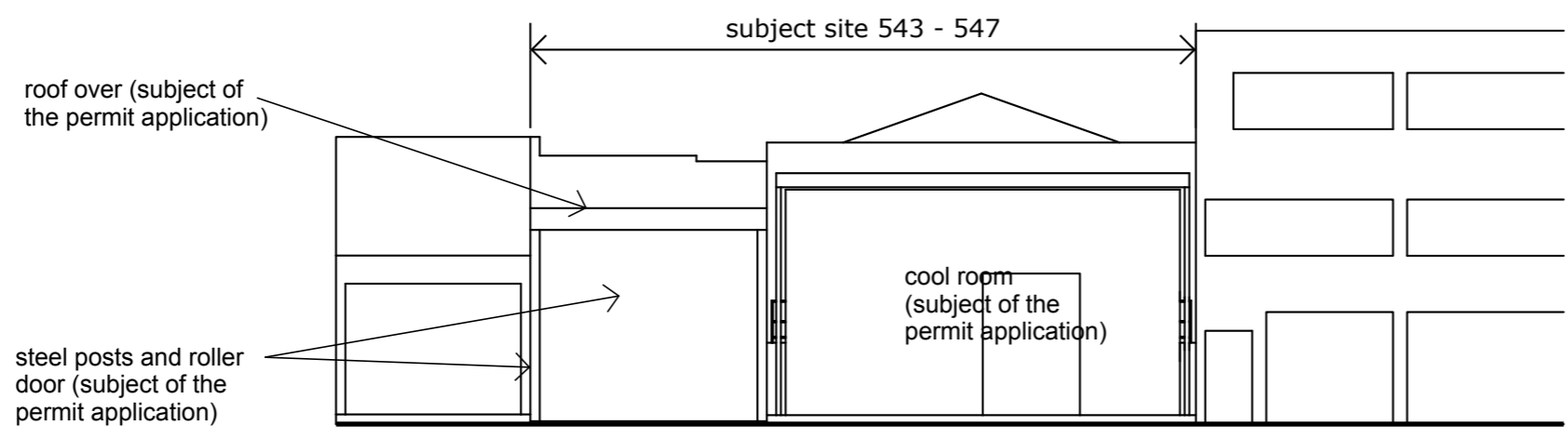
**Williams Road**



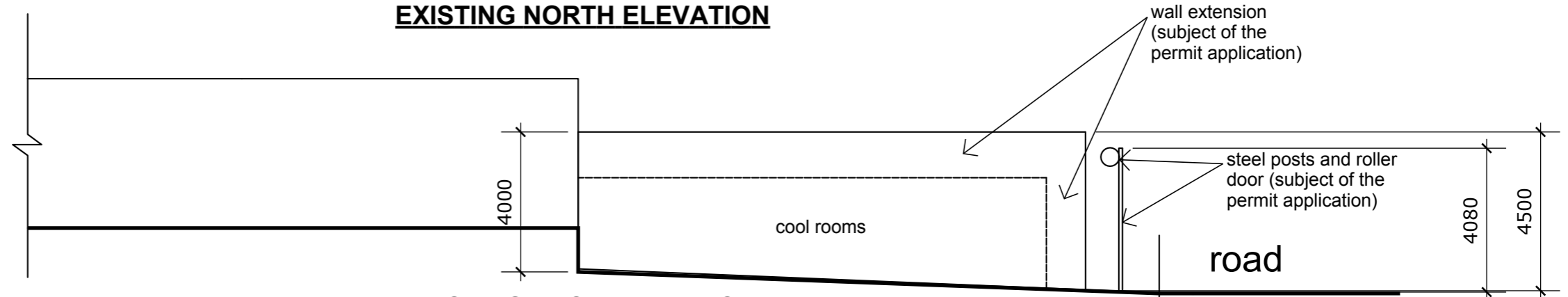
**EXISTING SITE CONTEXT PLAN**



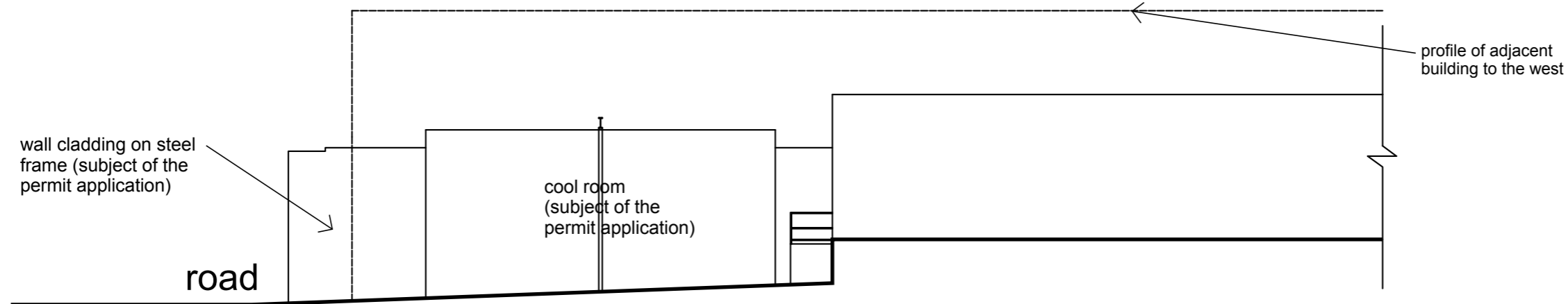
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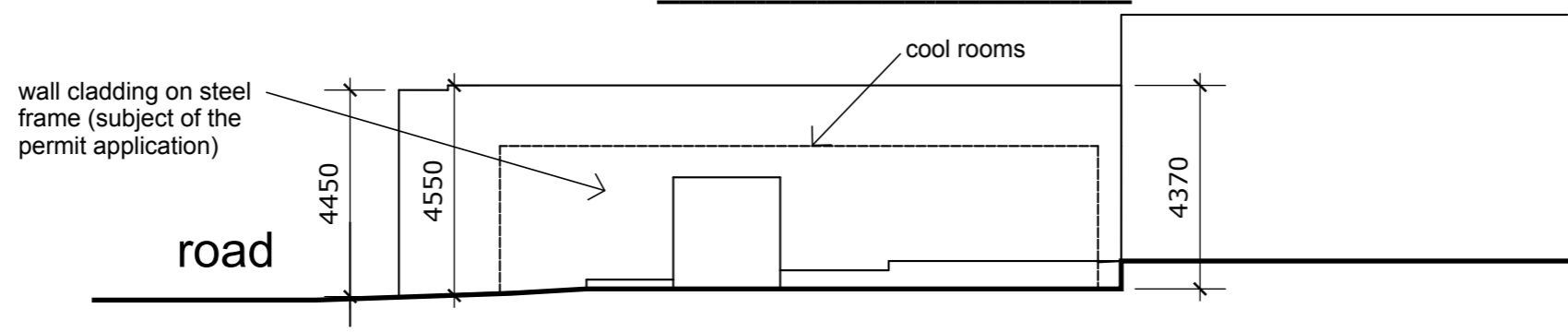
**EXISTING NORTH ELEVATION**



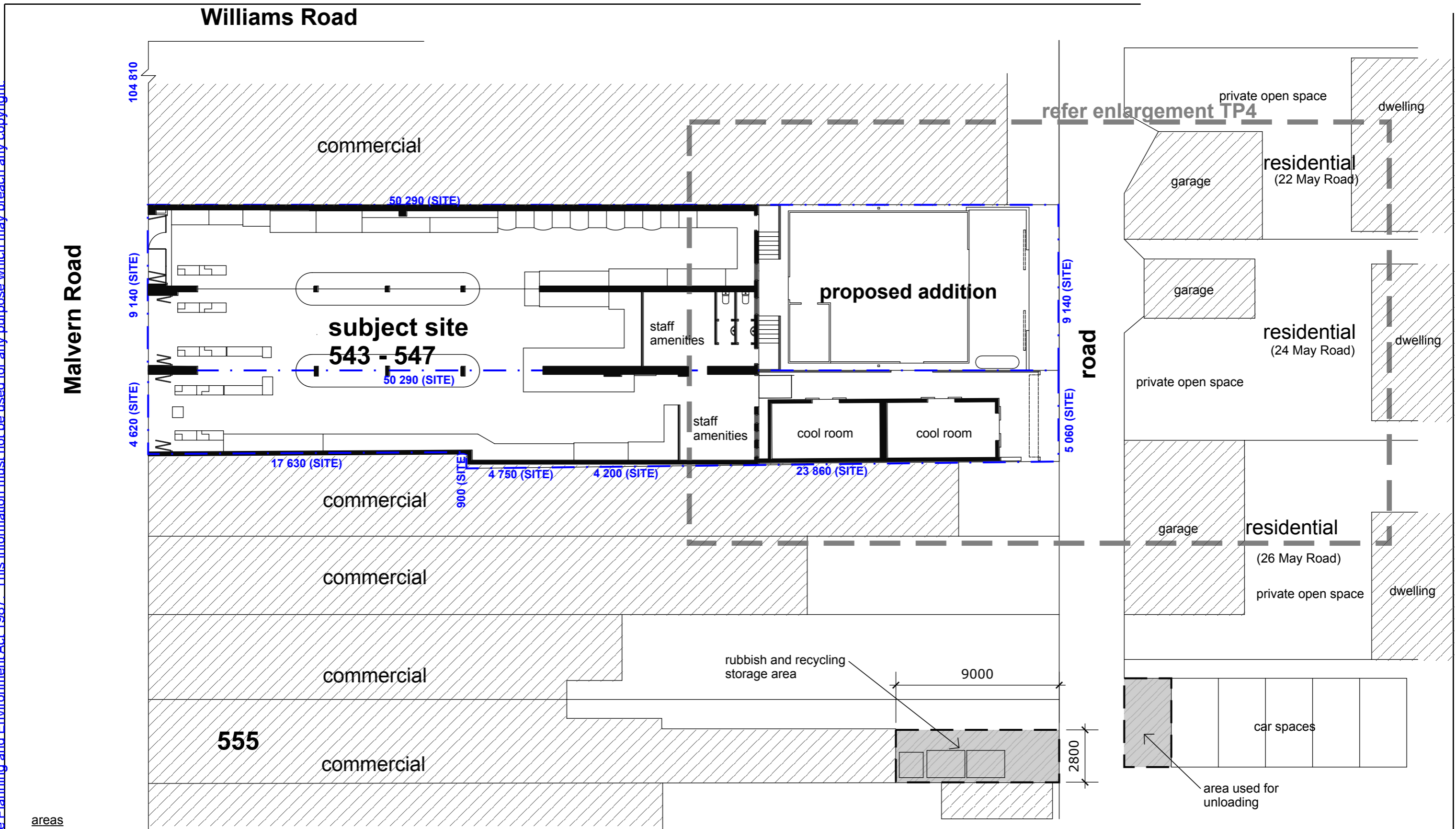
**EXISTING EAST ELEVATION**



**EXISTING WEST ELEVATION**



**EXISTING SECTION VIEW A**

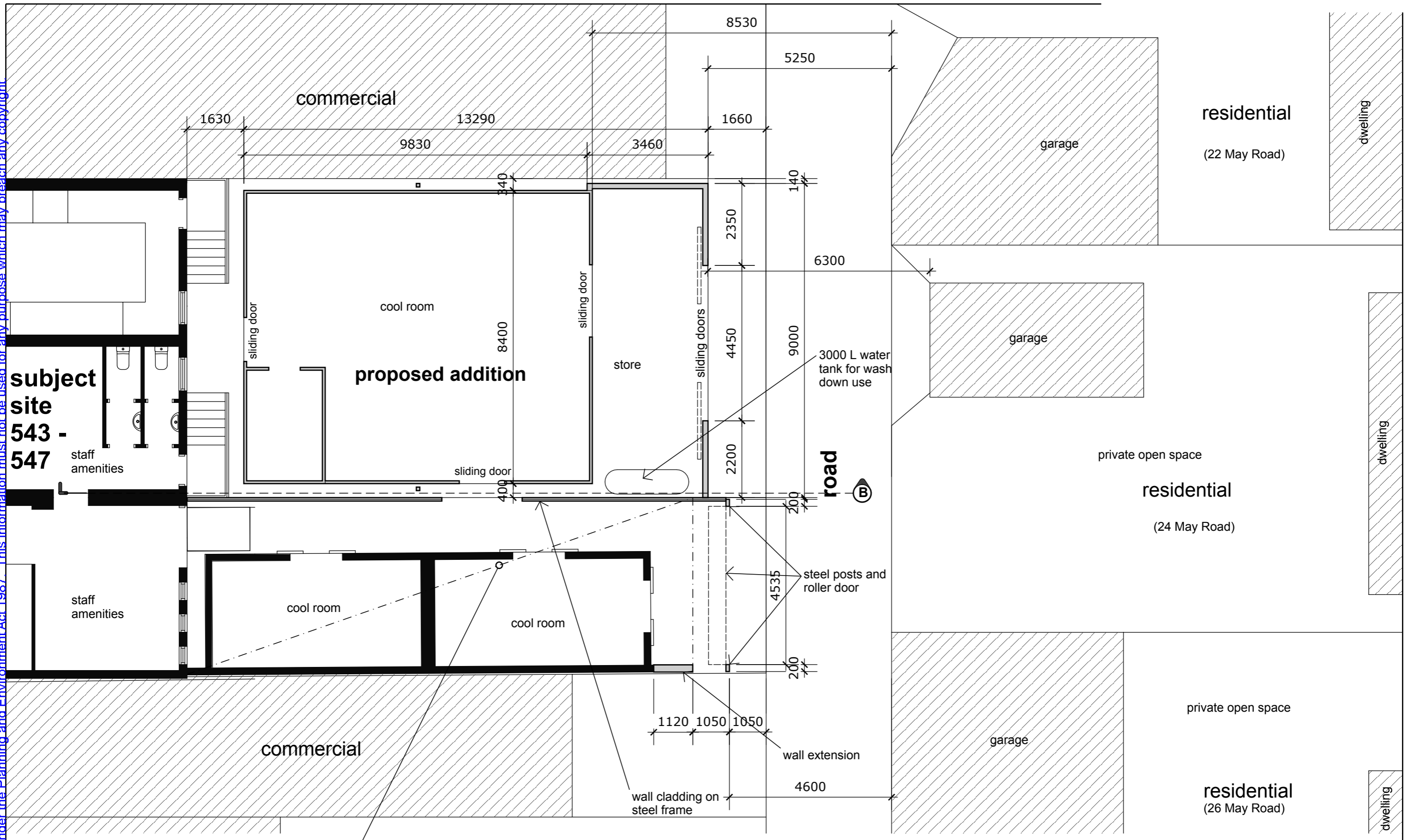


**areas**  
 total site area - 707.23 sqm  
 existing site coverage - 634.27 sqm - 90%  
 existing impervious surfaces - 707.23 sqm - 100%  
 proposed site coverage - 673.11 sqm - 95%  
 proposed impervious surfaces - 707.23 sqm - 100%

**PROPOSED PLAN**

	97 Johnston Street, Collingwood Vic Ph. 9419 5497 Email enquiries@mhadesign.com.au RBP No DP-AD 1289	<b>PROPOSED ADDITIONS TO SHOP AT                  AT 543 TO 547 MALVERN ROAD TOORAK</b>		Date OCT 2019 Scale 1:200	Job no. 39/72 Drawing no. <b>TP3c</b>
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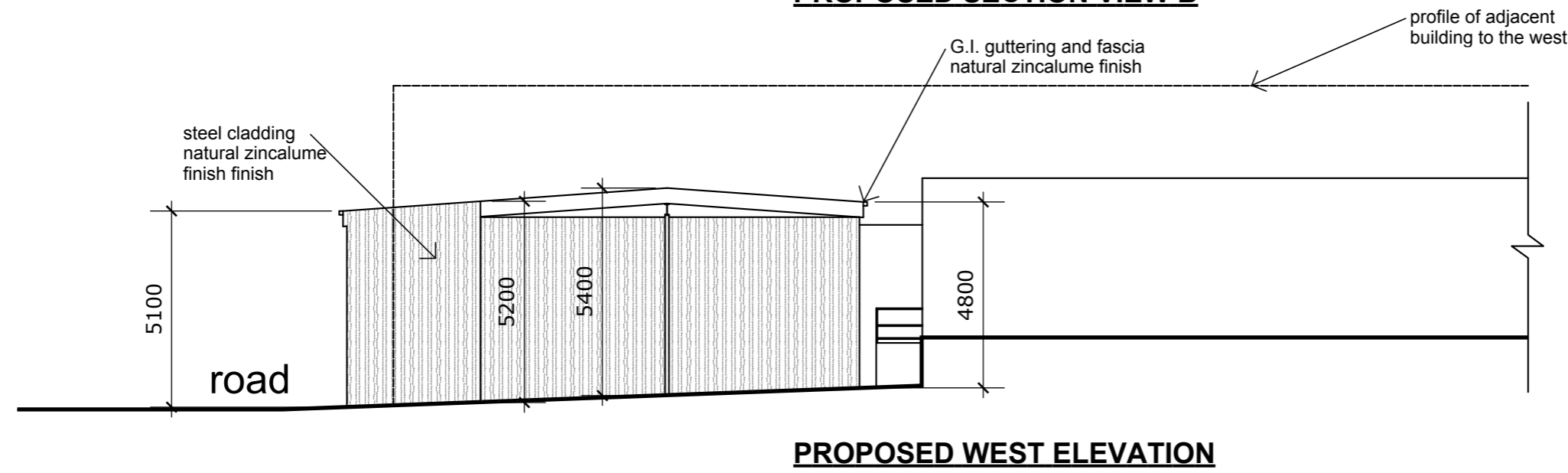
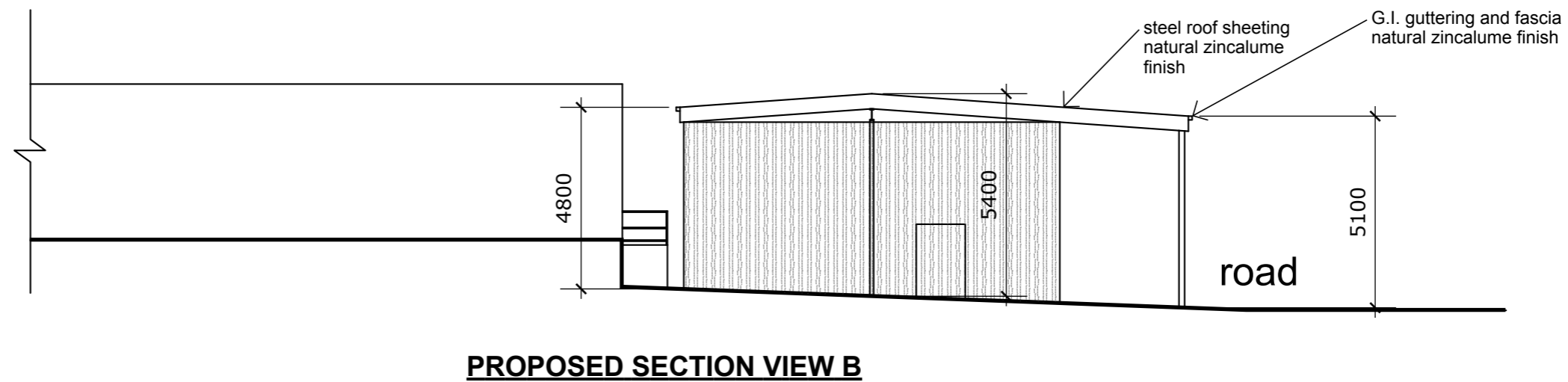
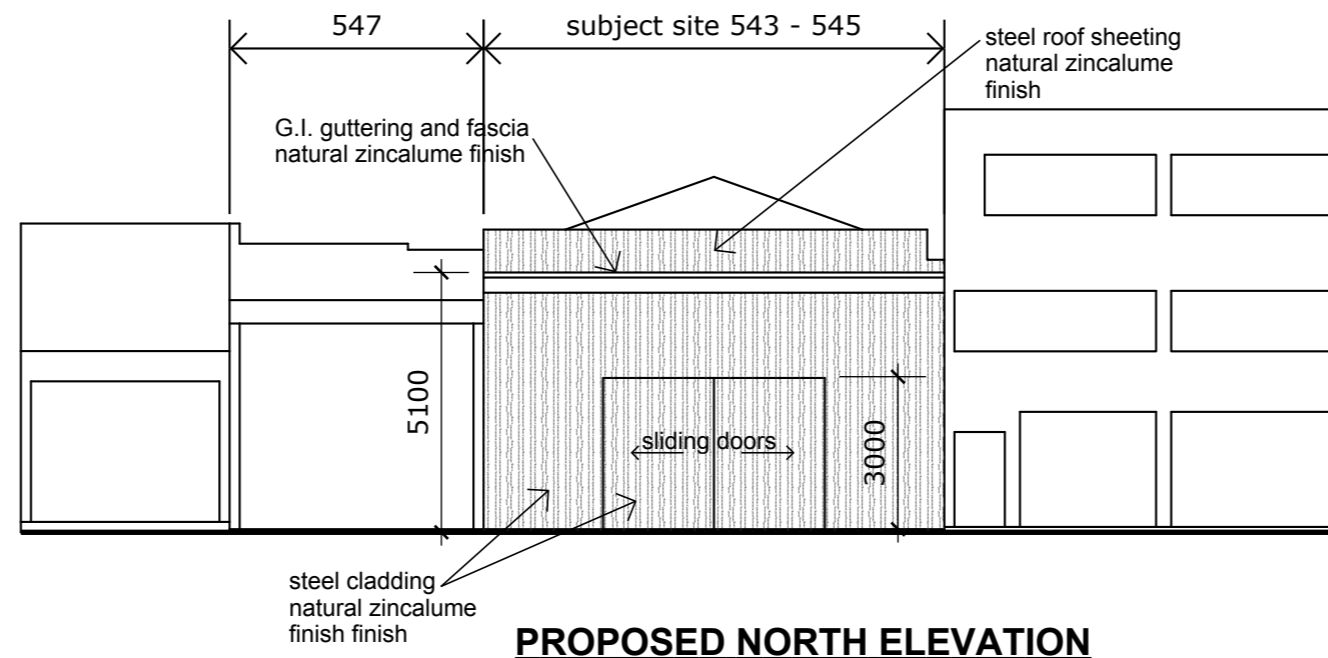
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**PROPOSED PLAN ENLARGEMENT**



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**ENFIELD**  
**ACOUSTICS**  
**NOISE**  
**VIBRATION**

# TOSCANO'S OF TOORAK, 543- 547 MALVERN ROAD, TOORAK

## Acoustic Report for Retrospective Planning Permit Application

For

TOSCANO'S HAWKSBURN C/- SOPHIE JORDAN  
CONSULTING

DOC. REF: V318-01-P ACOUSTIC REPORT (R0)  
17 APRIL 2020

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Project Toscano's of Toorak, 543-547 Malvern Road, Toorak  
Subject Acoustic Report for Retrospective Planning Permit Application  
Client Toscano's Hawksburn c/- Sophie Jordan Consulting  
Document Reference V318-01-P Acoustic Report (r0).docx  
Date of Issue 17 April 2020

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Toscano's of Toorak, 543-547 Malvern Road,  
Toorak

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Application

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# 1 Introduction & Scope

Enfield Acoustics has been engaged by Toscano's Hawksburn c/- Sophie Jordan Consulting to assess the new cool room and refrigeration plant at the rear of the Toscano's Toorak (Store), on the Subject Land of 543-547 Malvern Road, Toorak..

The Store currently operates as a grocery store and the Application relates to the following works and additions, as shown on plans prepared by MHA Building Design Consultants, dated October 2019 (Plans):

- Self contained cool room at the rear of the Subject Land; and
- Minor cladding additions at the rear of the Subject Land.

In addition to the retrospective works noted above, Council has provided correspondence to the Applicant that noise complaints have been received from refrigeration plant on the Subject Premises. Specific identification of the complainant and source of noise has not been provided in the correspondence. There is a sensitive use land interface to the rear of the Subject Land with residential properties along May Road. It is reasonable to expect that any representative noise complaint needs to first consider these properties at the sensitive use interface.

The Store, being a commercial premise is required to comply with *State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1* (SEPP N-1).

To this end, our assessment takes into consideration:

1. Works relating to the Application and approval sought; and
2. Investigation of existing noise emission compliance at the sensitive use interface, both from plant relating to the Application and cumulative noise impacts from existing plant on the Subject Land as well as other nearby commercial uses.

## 2 Permits

The Application seeks endorsement of the Plans (and retrospective works) in relation to Planning Permit no 1024/19.

## 3 Site Inspection

Enfield Acoustics visited the Store and the surrounding site on 9 April and 15 April 2020 to carry out attended noise measurements.

### 3.1 Nearby Uses

The following nearby uses were identified during our site inspection:

1. The Store is within Commercial 1 zoning. The nearest residential zone is situated across the laneway to the north of the Subject Land, being the sensitive use interface described above.
2. The nearest residential properties are 24 and 26 May Road located to the north of the Subject Land.
3. The Store is situated on Malvern Road, next to several other commercial uses with similar refrigeration and mechanical plant at the rear.

### 3.2 Background Noise and SEPP N-1 Noise Limits

Due to the operational nature of cool rooms, it is expected that they would operate 24-hours a day. Therefore, where mechanical plant noise can comply with SEPP N-1 'Night' noise limits (the most stringent period), it is intrinsic that they would also comply at all other times.

Attended background noise measurements were taken at a derived measurement location at the north residential interface of 26 May Road, in absence of any mechanical plant noise. The recorded background noise along with the associated SEPP N-1 noise limits are tabled below:

Time Period	Background Noise Level	SEPP N-1 Zoning Level	SEPP N-1 Noise Limit
Night, between 10pm to 11pm	36 dB(A)	43 dB(A)	43 dB(A)

The resulting SEPP N-1 noise limit was taken to be the Zoning Level as measured background noise levels were found to be 'neutral', as defined by SEPP N-1.

### 3.3 Cool Room Noise Levels

In addition to the Subject Premises cool rooms, our site inspection discovered other cool rooms from adjacent commercial premises that contribute to the overall noise emissions at the nearest sensitive use.

SEPP N-1 requires that where two or more premises contribute to the effective noise level in a noise sensitive area, each shall be controlled so that the contribution from each of the premises, when combined, will meet the noise limit at the noise sensitive area. The purpose of this clause under SEPP N-1 is to limit cumulative noise impacts from industry and commerce.

A map showing the locations of all cool rooms and measurement locations that form part of this assessment is shown below:

Toscano's of Toorak, 543-547 Malvern Road,  
Toorak

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The map indicates cool rooms and plant associated with the Subject Land and Application in red. Other plant from adjacent premises are indicated in yellow.

A façade correction of -2dB(A) was applied to all measured results as attended noise measurements were taken within 1-2m of a façade. The results of our measurements are summarised below:

Cool Room	Measurement Location	Noise Level, dB(A)	Exceedance, dB(A)
TCR 1 and OCR plant	24 May Road	43	-
TCR 1	26 May Road	39	-
TCR 2	24 May Road	Inaudible	-
TCR 2	26 May Road	Inaudible	-
OCR 1	26 May Road	47	4
OCR 2	26 May Road	47	4
OCR 3	26 May Road	44	1
OCR 4	26 May Road	46*	3

Toscano's of Toorak, 543-547 Malvern Road, Toorak

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OCR 1 & OCR 2	26 May Road	49	6
OCR 1, OCR 2, OCR 3 & OCR 4	26 May Road	52	9
Notes:	*This figure is an estimate. Exact measurements were not possible due to other cool room noise being present during the measurement.		

Refer to Appendix A for site photographs of the cool rooms.

## 4 Assessment

It is noted that the audible sources of different plant identified varies depending on whether the assessment observation is at the rear of 24 or 26 May Road. Plant relating to the Application is audible at the rear of 24 May Road but is not audible or contributing to the cumulative noise impacts at 26 May Road. Conversely, off-site plant is impacting the rear of 26 May Road but does not appear to be impacting the rear of 24 May Road.

From our observations and measurements, TCR plant which relates to the Application complies with SEPP N-1 at the rear of both 24 and 26 May Road. To this end, no further attenuation works are deemed necessary to plant on the Subject Land and we are therefore satisfied that the Plans can be endorsed by Council.

With regard to the compliance investigation requested by Council, other cool rooms which are adjacent the Subject Land are exceeding the SEPP N-1 noise limits by up to 9dB(A) at the rear of 26 May Road.

Generally, compliance at 26 May Road would require a reduction of noise levels for each of the 'Other Cool Rooms' of between 4-9dB(A), or reducing their individual noise emissions to approximately <40dB(A) at the rear of 26 May Road. This would ensure that the cumulative noise impacts comply with the SEPP N-1 noise limit at night.

While it is beyond the scope of this report to investigate and provide specific noise attenuation advice for plant which does not relate to the Subject Land or Application, we note that the required reductions are likely to be achieved with the installation of acoustic shrouds or noise barriers around the refrigeration compressors and condensers we observed attached to each of the off-site cool rooms.

Please refer to Appendix A for photographs taken during our site assessments which includes off-site cool rooms unrelated to the Application.

## 5 Recommendations and Conclusion

Enfield Acoustics is satisfied that the proposed Application amendment can be endorsed. While there does appear to be a valid noise complaint at the rear of 26 May Road, the impacts do not appear to relate to refrigeration plant on the land of 543-547 Malvern Road, Toorak.

With regard to noise impacts from off-site plant, it is likely to require the co-ordination of several commercial premises owners and tenants between 551 and 557 Malvern Road to attenuate noise emissions so that cumulative noise impacts are reasonable. Notwithstanding this, our observations are that because each commercial premises appears to have similar plant, the attenuation packages for each can be generalised, likely in the form of a dedicated acoustic shroud or noise barrier to shield compressor / condenser noise.

## Appendix A: Site Photographs

Toscano's of Toorak, 543-547 Malvern Road,  
Toorak

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TCR 1 (Mechanical plant located above store)



TCR 2 (Mechanical plant located inside shed)





OCR 1



OCR 2



OCR 3 (Mechanical plant located inside shed)



OCR 4





# Leigh Design

waste management plans for all urban developments

Leigh Design Pty Ltd

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PO Box 115

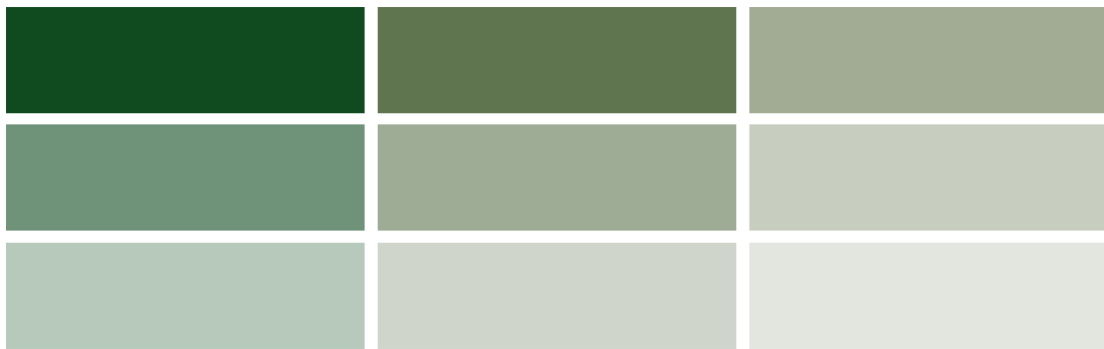
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# Waste Management Plan



**Approved Development:**

**543-547 Malvern Road, Hawksburn, Victoria**

**Prepared for:**

**Toscano's Hawksburn**

## Document Control

Report Date: 13 March 2020 (supersedes report dated 28-02-20)

Prepared By: Andrew McIntosh, Associate

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**WASTE MANAGEMENT SUMMARY**

- The Operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall sort their waste, and dispose garbage and recyclables into dedicated collection bins.
- Waste shall be collected on the rear laneway.
- A private contractor shall provide waste collection services.

**GLOSSARY**

**Operator:** refers to the Owners Corporation/Business Management, who shall manage site operations (via cleaners, staff and contractors, if required).

**User:** refers to site staff, who shall utilise the waste system.

# **1 SPACE AND SYSTEM FOR WASTE MANAGEMENT**

## **1.1 Development Description and Use**

This development consists of an existing retail tenancy -greengrocers (floor-areas are stated in Table 1, below).

## **1.2 Estimated Garbage and Recycling Generation**

The following table summarises the waste estimate (m<sup>3</sup>/week):

Table 1: Waste Estimate

<b>Waste Source</b>	<b>Base Qty (est.)</b>	<b>Garbage</b>	<b>Commingled Recycling</b>
Retail (greengrocer)	area (m <sup>2</sup> ) = 700	11.76	2.39
<b>TOTAL (m<sup>3</sup>/wk)</b>		<b>11.76</b>	<b>2.39</b>

Note: Waste figures are based on adjusted Sustainability Victoria Guidelines.

## **1.3 Collection Services**

Owing to the high waste volume, a private contractor shall be required to collect waste. The Operator shall choose a waste collection provider, negotiate a service agreement and pay for these services.

## **1.4 Location, Equipment and System Used for Managing Waste**

The waste management system is summarised as follows:

- Internal receptacles in rooms/work/amenity areas.
- Bin Area located at Ground Level (at 555 Malvern Road – owned by Toscano’s).
- Collection bins (kept within the Bin Area - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: Recyclables shall be sorted onsite into the following collection bins/containers: 1) Bin for cardboard; and 2) Steel frame for flattened waxed cardboard boxes.

Green Waste: Based on no landscaping, there is no garden waste generation.

Food Waste: Previous experience at the site has shown that the separation of food waste for recycling is impracticable.

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the Operator.

The following table summarises bin quantity/capacity, collection frequency and area requirements (based on Table 1):

**Table 2: Bin Schedule and Collection Frequency**

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m <sup>2</sup>
Whole Development (dedicated private bins)	Garbage	1	4,500	6	3.8
	Recycling	1	4,500	6	3.8
	Waxed Cardboard	1	Frame	3	1.0
	Hard/E-Waste/Other	-	-	At Call	2.0
<b>Net Waste Storage Area (excludes circulation), m<sup>2</sup>:</b>					<b>10.6</b>

Notes:

- Private bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

### 1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The plans illustrate that sufficient space has been allocated for bin storage, as required by the above schedule. The approx. Bin Area dimensions are 2m x 5m.

Notwithstanding the above, collection days shall be staged appropriately and the Operator shall stipulate procedures for effective management of the available space.

### 1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

**Table 3: Bin Details**

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
4500 FLB*	1930	2050	1650	~500	1100

Notes:

- \* = Front Lift Bin
- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Wastech front-lift bins (FLB).
- For front-lift bins, consider counter-weight lids (for ease of opening) and swivel / lockable / rubber-lined castors (for ease of transfers to/from the truck).

Table 4: AS 4123.7-2006 Plastic Bin Colour Coding

<b>Bin</b>	<b>Garbage</b>	<b>Recyclables</b>	<b>Green Waste</b>
Lid	Red	Yellow	Lime Green
Body	Dark Green / Black	Dark Green / Black	Dark Green / Black

Note: Private bins shall be labelled to identify the waste generator and site address.

## **2 ACCESS FOR USERS, COLLECTORS AND COLLECTION VEHICLES**

### **2.1 User Access to Waste Facilities**

Users shall transfer waste from the internal receptacles to the bins located within the Bin Store (if required, using a suitable trolley and the internal scissor lift).

### **2.2 Collection Arrangements and Access to Waste Facilities**

- A private contractor shall collect waste on the rear laneway.
- Front-lift bins (4500L FLB) shall be collected by front-lift trucks (nom. 11.5m long, 6.5m operational height and 30 tonnes gross vehicle mass).

#### **Notes:**

- Due to their weight, front-lift bins need to be stored in a position that minimises the task of shifting these to the truck (level and smooth hard-wearing surfaces are required).
- Waste collections shall occur during off-peak traffic periods (to reduce traffic disruptions and for safer truck manoeuvres).



### **3 AMENITY, LOCAL ENVIRONMENT AND FACILITY DESIGN**

#### **3.1 Noise Minimisation Initiatives**

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- As specified in Council's Local Law, private waste collections must only occur between the hours of 7:00am and 10:00pm Monday-Saturday and between the hours of 9:00am and 10:00pm on Sunday and Public Holidays. The waste collector shall protect the acoustic amenity by minimising noise during the collection.

#### **3.2 Litter Reduction and Prevention of Stormwater Pollution**

The Operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

#### **3.3 Ventilation, Washing and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Impervious flooring (also, smooth, slip-resistant and appropriately drained).
- The Operator shall engage a contractor to conduct off-site bin washing.

The Operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

#### **3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

The design and construction, of waste facilities and equipment, shall conform to the Building Code of Australia, Australian Standards and local laws.

## **4 MANAGEMENT AND SUSTAINABILITY**

### **4.1 Waste Sorting, Transfer, and Collection Responsibilities**

Garbage shall be placed within tied plastic bags prior to transferring into collection bins. Cardboard shall be flattened, and any recycling containers un-capped, drained and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

### **4.2 Facility Management Provisions to Maintain & Improve the Waste System**

The Operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the Operator to maintain all waste areas and components, to the satisfaction of users, staff and the relevant authority (users shall maintain their internal waste receptacles).

The Operator shall ensure that maintenance and upgrades are carried-out, on the facility and components of the waste system. When required, the Operator shall engage an appropriate contractor to conduct services, replacements or upgrades.

### **4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism**

It shall be the responsibility of the Operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste bins shall be collected on the rear laneway (bins shall not await collection on public areas).

### **4.4 Arrangements for Bins/Equipment Labelling, and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly**

- The Operator shall provide appropriate signage for the bins. Signage is available at the following internet address: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- The Operator shall publish/distribute “house rules” and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering and achieve cleanliness).
  - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

#### **4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives**

The *Environment Protection Act 1970* includes principles of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The Operator shall promote the observance of the acts (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the Operator shall carry-out the following:

- Observe the waste hierarchy in the *Environment Protection Act 1970* (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment and g) disposal.
- Peruse the Sustainability Victoria website: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

#### **4.6 Waste Management Plan Revisions**

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

## **5 SUPPLEMENTARY INFORMATION**

- The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.
- The Operator and waste collector, shall observe all relevant OH&S legislation, regulations and guidelines. The relevant entity shall define their tasks and:
  - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
  - Assess the Manual Handling Risk, and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
  - Obtain and provide to staff/contractors; equipment manuals, training, health and safety procedures, risk assessments and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

<b>Task (to be confirmed)</b>	<b>Hazard (TBC)</b>	<b>Control Measures (TBC)</b>
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins Use a powered device to tip smaller bins/receptacles into bulk collection bins. Provide direct access for collection vehicle to each Front Lift Bin
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures and controls (refer to Section 6).

## **6 CONTACT INFORMATION**

**City of Stonnington** (local Council), ph 03 8290 1333

**KS Environmental** (private waste collector), ph 03 9551 7833

**FJP Safety Advisors Pty Ltd** (OH&S consultant), ph 03 9255 3660

**Electrodrive Pty Ltd** (tug & trailer supplier – for bin transfers), ph 1800 033 002

**Warequip** (tug supplier – for bin transfers), ph 1800 337 711

**Sulo MGB Australia** (bin supplier), ph 1300 364 388

**One Stop Garbage Shop** (bin supplier), ph 03 9338 1411

**Wastedrive Equipment** (steel bin supplier), ph 02 9630 9333

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

## **7 LIMITATIONS**

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the Operator's approach to waste management. The Operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies or to document operational/safety procedures.