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7 Rodger Road, Wandin North VIC 3139

OPERATIONAL WASTE MANAGEMENT PLAN

Proposed Dog Boarding Facility

Revision - 1A

Prepared for - Yarra Ranges Council - June 2025

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INTRODUCTION

Archer Consultants Pty Ltd was engaged by [REDACTED] to prepare a Waste Management Plan (WMP) for approval of a proposed dog boarding facility development at 7 Rodger Road, Wandin North VIC 3139 (Melways 119 A6).

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans
- Yarra Ranges Council Guidelines & Better Practice Guide Sustainability Victoria 2019.

BACKGROUND & EXISTING CONDITIONS

The subject site is located on the western side of Rosemary Court, with the nearby land uses consisting of commercial mainly of properties with residential to the north.

Figure 1 provides an overview of the area, and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

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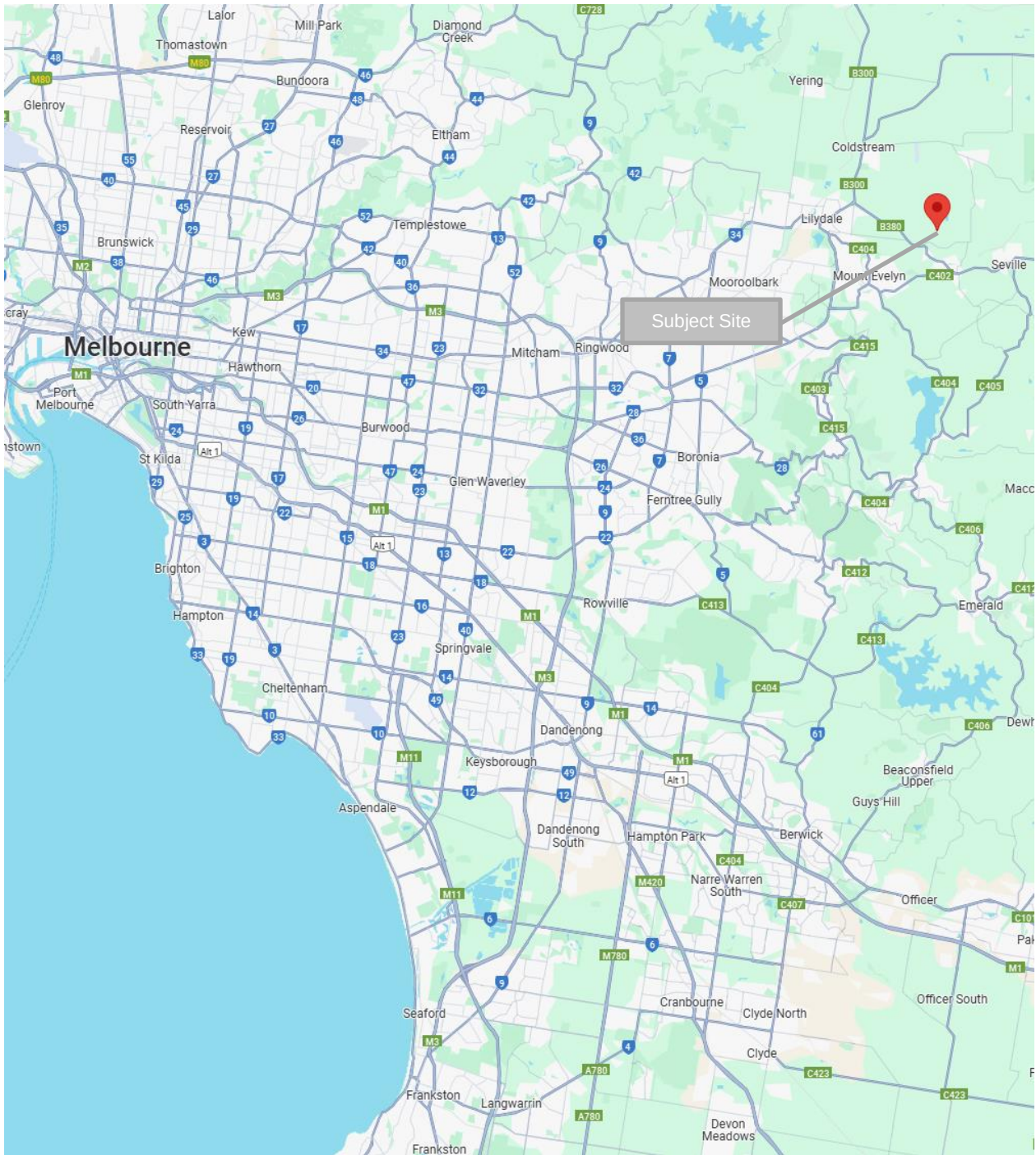


Figure 1: Subject Site Location

source: Google Maps

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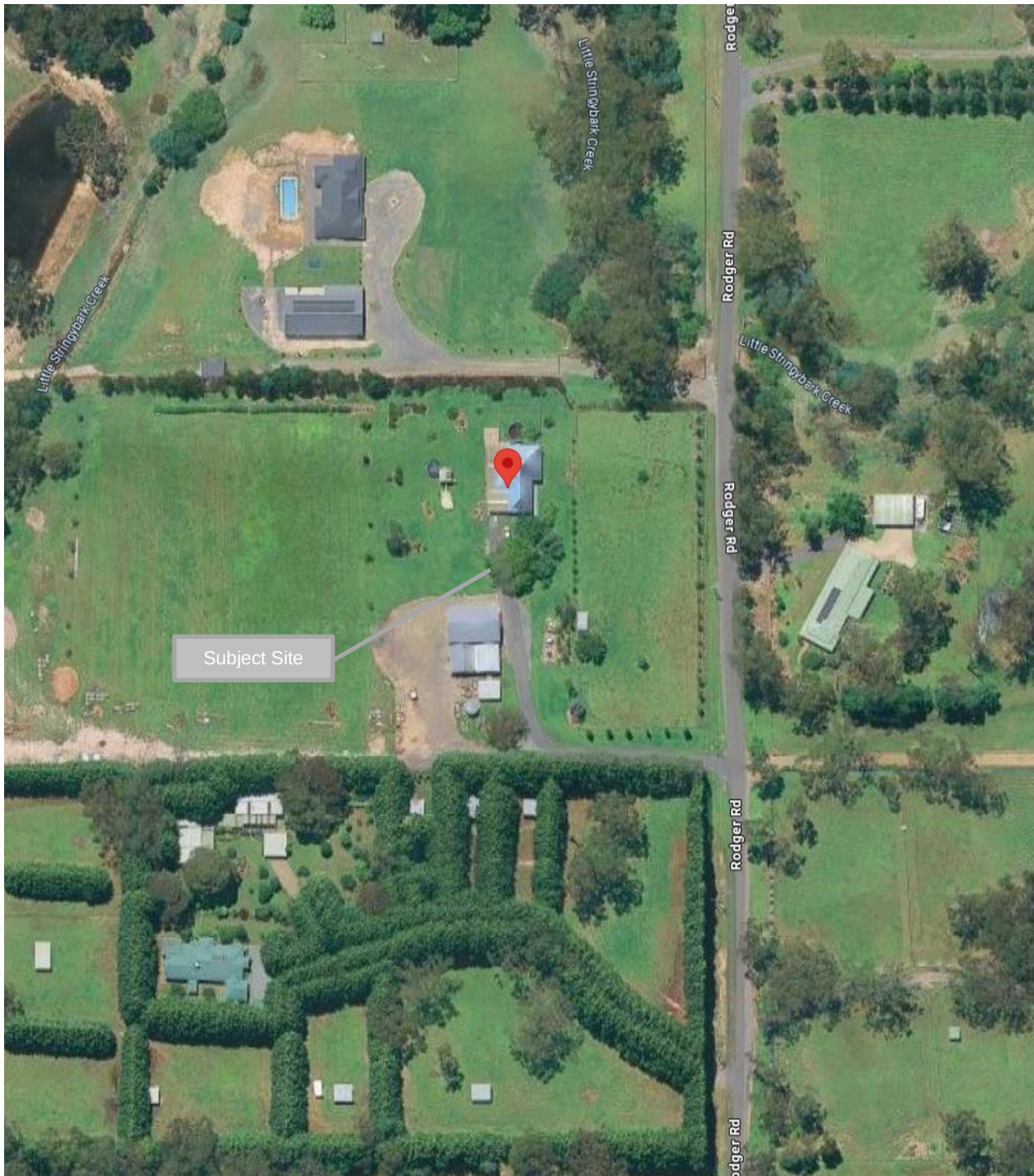


Figure 2: Subject Site Aerial View

source: Google Maps

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PROPOSED DEVELOPMENT

The proposed development consists of a dog boarding facility. Access to the proposed entrance of the development will be provided via a driveway off Rodger Road. The Mobile Garbage bins (MGB's) will be stored within the kennel waste storage area (**Refer Appendix A**).

The land use summary for the proposed development is provided below:

Operating Hours

9:00am – 5:00pm Monday to Saturday.

Animals

There will be a maximum of 22 animals on site at any one time.

Staff

There will be a maximum of 4 staff on site at any one time.

Floor Area

The subject site has the following areas:

Dog Pens Area - 150m²

Outdoor Fenced Area -150m²

Storage and Washing Area - 54m²

Kennel Waste Storage Area - 54m²

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ANTICIPATED WASTE GENERATION, STORAGE & COLLECTION

Waste collection will be provided by a private contractor.

Waste Generation

As per the Yarra Ranges Council DCP & Better Practice Guide Sustainability Victoria 2019, the waste entitlement for multi-dwelling apartments is shown below.

The following table illustrates the typical garbage and recycling and organic generation rates.

Type of Premises	General Landfill Waste	Commingled Recycling Waste
Dog Boarding Facility	10L/100m ² floor/day	10L/100m ² floor/day

Table 1: Typical Waste Generation Rates for Commercial Developments

Generation rates are based on office generation rates within the Better Practice Guide Sustainability Victoria 2019. Actual usage can vary and may be generated at a reduced rate. Actual usage can vary and may be generated at a reduced rate. **NOTE:** Management will monitor all waste requirements and handling due to the on-going operations of development. Accessing any needs for waste management plan revisions.

Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated;

Dog Boarding Facility (408m²)

- 10L/100m² of floor area per day general waste = 285.6L per week (uncompacted)
- 10L/100m² of floor area per day recycling waste = 285.6L per week (uncompacted)

Animal (Scat/Hair) Waste: All floor waste traps to be fitted with bucket traps in the dog wash areas and wet tables will also be fitted with bucket traps.

NOTE: No solid animal waste will be allowed access into the sewer system, all animal waste will be collected as clinical waste by an appropriate clinical waste contractor and incinerated.

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Waste Storage and Handling of Waste Streams

Based on the total waste generated by the development, the following Mobile Garbage Bins (MGB's) should be provided:

- 2 x 240L General Waste MGB's – collected and emptied once a week.
- 2 x 240L Recycling Waste MGB's – collected and emptied once a week.

The following table illustrates the typical dimensions of the MGB's mentioned above.

Size (L)	Height (mm)	Width (mm)	Depth (mm)	Bin Footprint (m ² /bin)
240L	1,060	580	735	0.42

Table 2: Typical Measurements for (Mobile Garbage Bins) MGB's

Recycling	Garbage
✓ All recycling. ✓ Steel, tin, aluminium cans, empty aerosols. ✓ Clear, brown, green glass bottles / jars (rinsed, no lids). ✓ Plastic bottles, soft drink bottles, containers (rinsed, no lids). ✓ Carboard boxes, milk, juice cartons. ✓ Newspapers, magazines, office paper, junk mail, window envelopes. ✓ Council provided compostable caddy liner. ✗ Plastic bags, light bulbs, mirrors, drinking glasses, general and food, waste, ceramics, crockery, foam, ovenware, polystyrene, waxed cardboard boxes.	✓ General waste. ✓ Plastic bags. ✓ Packets, wrappers, cling wrap, bubble wrap. ✓ Nappies, sanitary waste, (wrapped tightly and stored in a well-sealed bag). ✓ Animal faeces, bedding, and kitty litter. ✓ Foam, polystyrene, and polystyrene. ✓ Light bulbs, mirrors, ceramics, cookware, and drinking glasses. ✓ Contents of your vacuum cleaner, cotton wool, buds and cigarette ends. ✗ Building materials, syringes, oil or paint, gas bottles, hazardous or chemical waste. ✗ Medical waste: (speak to your doctor / pharmacy).

Figure 3: Guidelines for Waste Placement within the MGB's

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The following figures illustrates a scaled diagram of the MGB's within waste storage area.

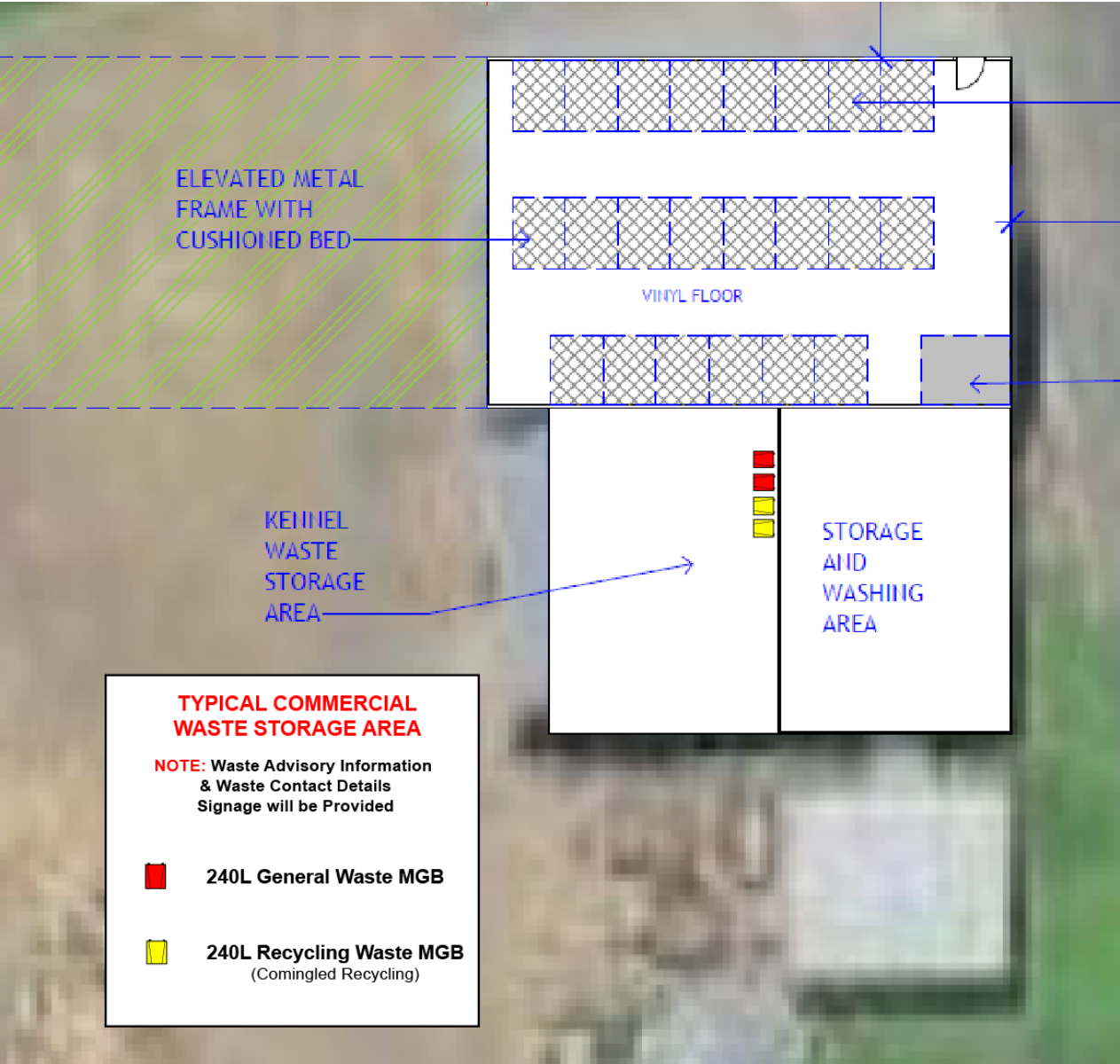


Figure 4: Scaled Diagram of the MGB's within the Waste Storage Area

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WASTE COLLECTION

Waste collection will be provided by a private contractor.

To help ensure collection runs smoothly and enables drivers to pick up, empty and replace the MGB's safely, it's important to:

- Ensure the MGB's are not overfilled with the lids are shut to avoid spills and to protect it from bugs and animals.

The waste vehicle enter the site from Rodger Road and park near the entry to the kennel waste storage area. Once all the MGB's have been collected, emptied and returned to the kennel waste storage area, the waste vehicle will then leave the site in a forward motion.

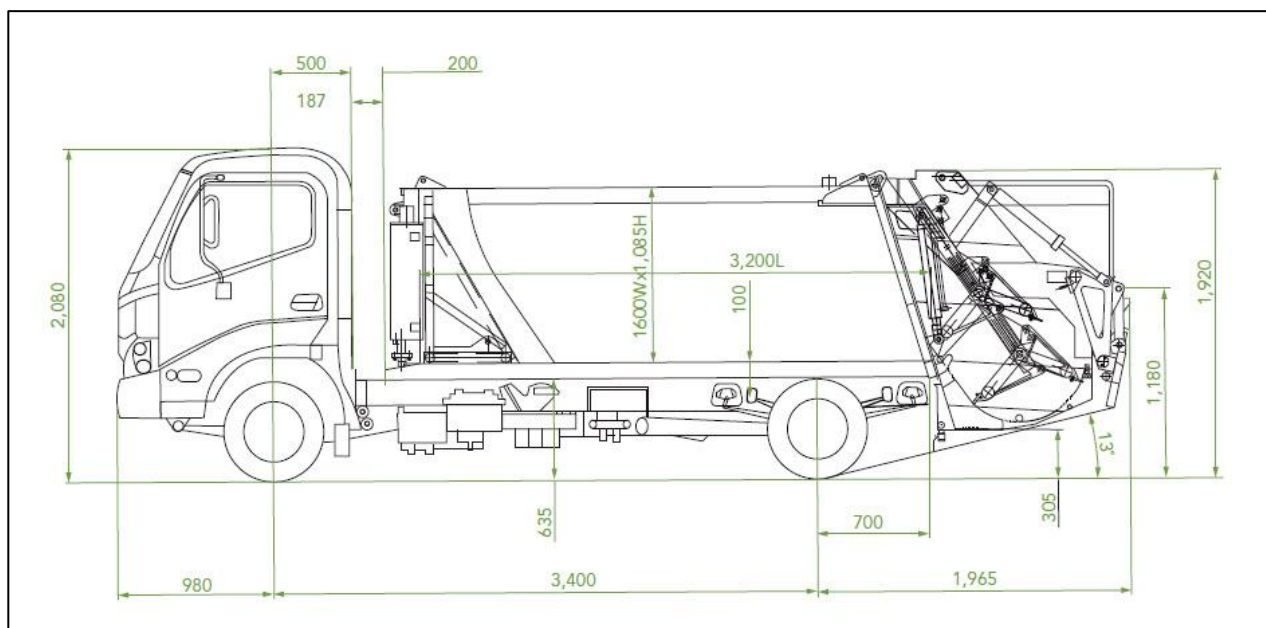


Figure 5: Diagram of a Typical SRV Waste Collection Vehicle

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AMENITY

Noise

The only noise generated from the waste management at the property will be that of the MGB's being wheeled to / from the waste vehicle emptying the MGB's. Any other noise related to the waste management will be kept to a minimum.

Ventilation

The waste storage area will be ventilated.

Security & Communication Strategy

All MGB's will be secured within the waste storage areas.

Management and staff will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information. **NOTE:** It is recommended that all bins should have appropriate signage showing acceptable and non-acceptable items for each bin.

Waste Storage Enclosures & Cleaning Facilities

Management will be responsible for keeping the MGB's clean.

NOTE: It is recommended that the waste storage area consist of; **(1)** Smooth impervious coated/treated ground surface. **(2)** Tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** Waste educational signage with managements contact details.

Prevention of Vermin

All staff will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

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Animal Waste Management

Animal (Scat/Hair) Waste: All floor waste traps to be fitted with bucket traps in the cat and dog wash areas and wet tables will also be fitted with bucket traps.

NOTE: No solid animal waste will be allowed access into the sewer system, all animal waste will be collected as clinical waste by an appropriate clinical waste contractor and incinerated.

Composting Facilities

NOTE: Organic waste is a problem in landfill as it produces methane, a harmful greenhouse gas that is 25 times more potent than carbon dioxide. Turning it into compost reduces the impact on the environment and allows waste to become a usable product. Existing landfill sites are also nearing capacity and the creation of new sites can cause significant detrimental effects through land clearing, loss of habitat for local wildlife, and potential groundwater and soil contamination from the leaching of heavy metals and chemicals.

Management can also decide to commit to improving waste management methods by composting in support of social and environmental commitments at the local level. **Bokashi Anaerobic Composting** bins are also available that can be stored indoors or outdoors, or worm farms may be obtained from council. It's a great way to turn your kitchen scraps into rich liquid and semi-solid fertiliser to be used on-site for garden areas.

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Organic (Food/Green) Waste

Food waste will be placed within the General Waste MGB's. Gardening waste is minimum and will be handled by the gardening contractor. Please refer to Composting Facilities above.

Hard Bulky Waste

If hard waste collection is required management will contact council to organise a booking.

E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste is expected to be minimal therefore, all waste will be placed in a small impermeable surface container and management will organise for the E-Waste to be taken to a registered E-Waste Re-Processor as required.

