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## ADVERTISED PLAN

### **46-52 Breese Street, Brunswick** Waste Management Plan



240607WMP001C-F.docx

2 April 2025

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### DOCUMENT INFORMATION

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## CONTENTS

1	INTRODUCTION.....	5
2	PURPOSE .....	5
3	POLICIES, STRATEGIES AND GUIDELINES .....	6
3.1	Recycling Victoria – Best Practice Waste Management .....	6
3.2	Sustainability Victoria .....	6
4	EXISTING SITE CONDITIONS.....	7
5	PROPOSED DEVELOPMENT .....	9
6	WASTE MANAGEMENT .....	9
6.1	General .....	9
6.2	Waste Streams.....	11
6.2.1	Garbage .....	11
6.2.2	Organic (Food) Waste .....	11
6.2.3	Commingled Recycling .....	11
6.2.4	Glass Recycling .....	11
6.2.5	Container Deposit Scheme (CDS) .....	11
6.2.6	Green Waste .....	12
6.2.7	Hard Waste .....	12
6.2.8	Electronic Waste (E-Waste) .....	12
6.2.9	Soft Plastics .....	13
7	WASTE GENERATION.....	13
7.1.1	Adopted Waste Generation Rates .....	13
7.2	Expected Waste Generation .....	14
8	WASTE DISPOSAL AND COLLECTION REQUIREMENTS .....	14
8.1	Bin Provision and Specifications .....	14
8.2	Bin Storage.....	15
8.3	Bin Usage .....	16
8.4	Bin Collection .....	17
8.5	Bin Cleaning .....	17
8.6	Signage .....	17
9	MANAGEMENT.....	18
9.1	General .....	18
9.2	Resident Information.....	18
9.3	Common Property Litter and Waste Removal .....	18
9.4	Noise Control.....	19
10	OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES.....	19
11	CONTACT INFORMATION.....	19
11.1	Council.....	19
11.2	Contractors.....	19
11.3	Cleaning Contractors.....	20
11.4	Others.....	20

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## TABLES

Table 1	Sustainability Victoria Recommended Rates – Residential .....	13
Table 2	Expected Waste Generation .....	14
Table 3	Bin Provision .....	14
Table 4	Bin Specifications .....	15
Table 5	Bin Colours .....	15

## FIGURES

Figure 1	Resource Flows in a Circular Economy .....	6
Figure 2	Site Location .....	7
Figure 3	Site and Public Laneway Context (5 February 2025) .....	8
Figure 4	Bin Storage Room and Collection Details .....	10
Figure 5	Bin Storage Room Layout .....	16
Figure 6	Example Waste Signage .....	17

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# 1 INTRODUCTION

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onemilegrid has been requested by Brunswick Market Developments Pty Ltd to prepare a Waste Management Plan for the proposed residential development at 46-52 Breese Street, Brunswick.

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 PURPOSE

---

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed residential development and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers/real estate agents, Council, neighbours and collection contractors;
- Ensure residents are not disadvantaged in their access to recycling and other responsible waste management options;
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management; and
- Improve outcomes for compliance with regulatory tools and state Planning Strategies (where applicable), such as:
  - + Recycling Victoria;
  - + Town planning Permits;
  - + Merri-Bek Planning scheme;
  - + Clause 19.03-5 of the state planning policy framework;
  - + Direction 6.7 of Plan Melbourne;
  - + Clause 55 Standard B34 of the Planning Scheme; and
  - + Clause 55.07 and Clause 58.06 of the Planning Scheme.

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### 3 POLICIES, STRATEGIES AND GUIDELINES

#### 3.1 Recycling Victoria – 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.

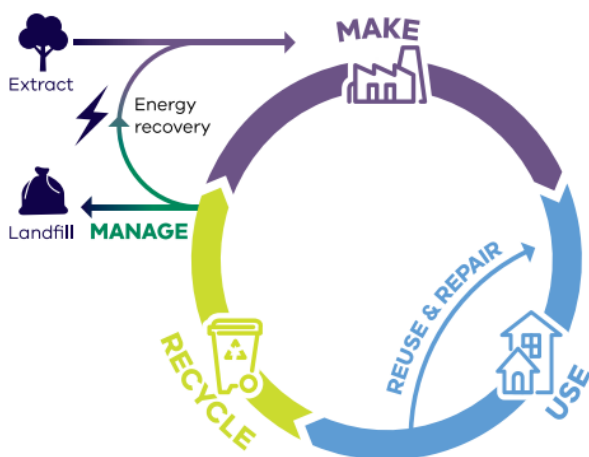
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 1 Resource Flows in a Circular Economy**



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#### 3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

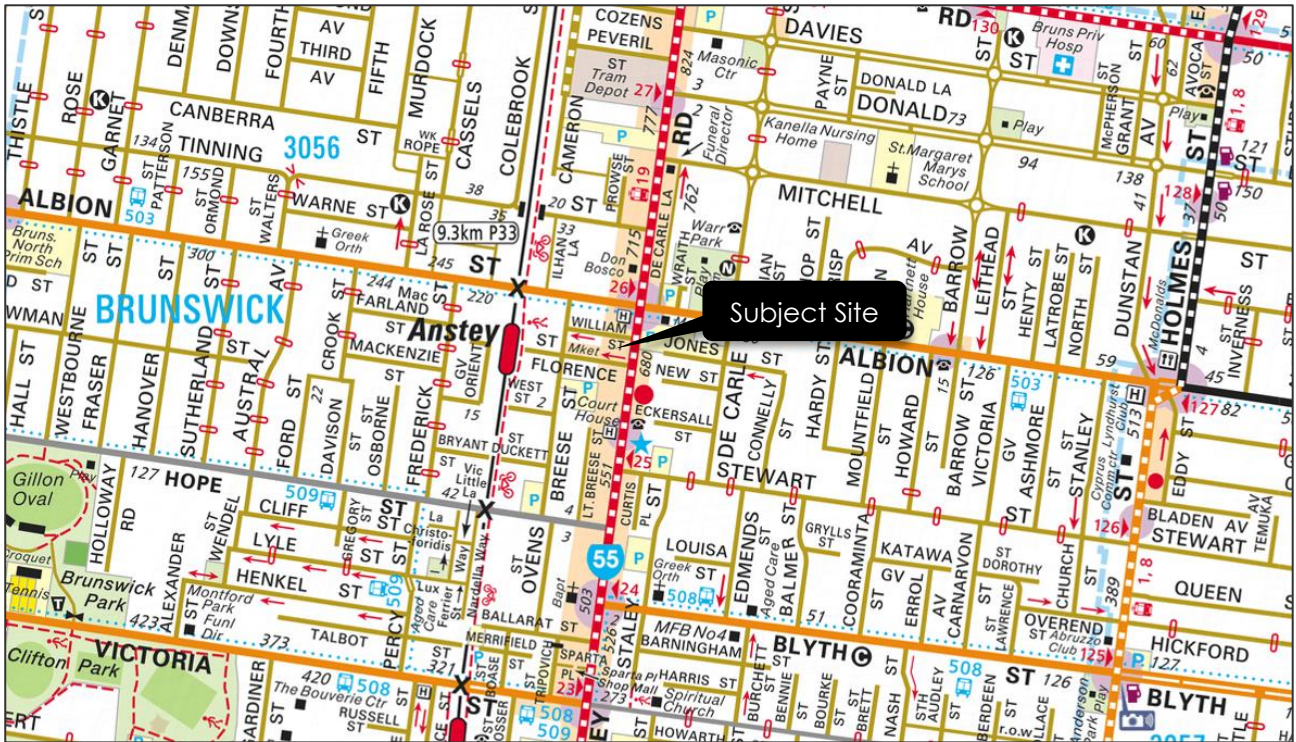
This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

## 4 EXISTING SITE CONDITIONS

The [subject site](#) is located on the eastern side of Breese Street, between William Street and Florence Street and is addressed as 46-52 Breese Street, Brunswick, as shown in Figure 2.

**Figure 2 Site Location**



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The site is generally rectangular in shape and contains road frontages of approximately 55 m to William Street, 40 m to Breese Street, and 60 m to Florence Street.

The site is currently occupied by a portion of the Brunswick Market and its associated car parking and loading areas. Vehicular access is provided via 3 x crossovers to William Street, 1 x crossover to Breese Street and 1 x crossover to Florence Street.

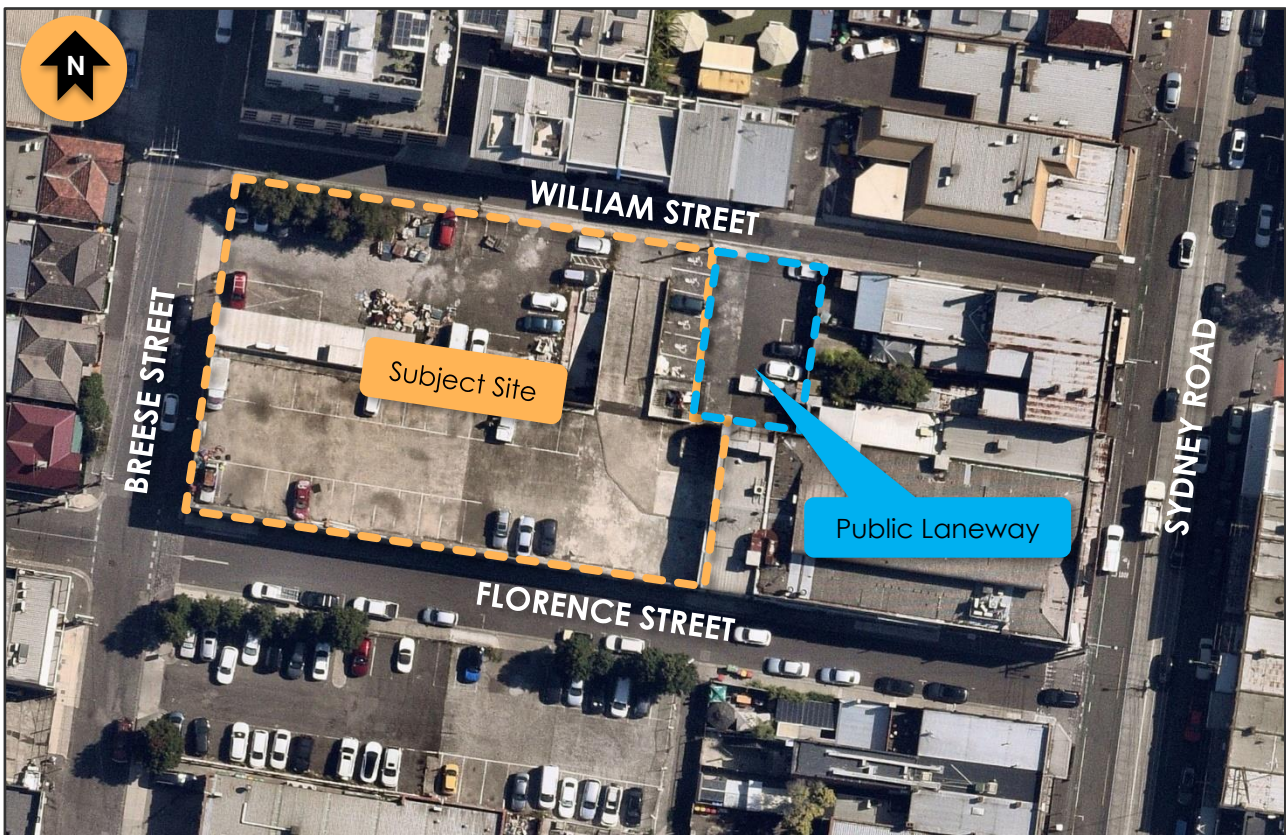
The site also sits adjacent to a public laneway along the eastern boundary, which provides rear loading access to the retail tenancies within the Brunswick Market, fronting Sydney Road. The laneway is accessed from William Street, which permits westbound traffic, entering from Sydney Road and exiting to Breese Street.

It is understood that waste collection for the Brunswick Market currently occurs from this public laneway. An aerial view of the site and the public laneway is shown below in Figure 3.

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Figure 3 Site and Public Laneway Context (5 February 2025)



Copyright Nearmap

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## 5 PROPOSED DEVELOPMENT

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It is proposed to develop the site for the purposes of a residential development, comprising 8 x 4-bedroom townhouses, 30 x 3-bedroom townhouses and 5 x 1-bedroom townhouses. It is not proposed to provide car parking or vehicular access to the townhouses. A singular car space is provided at the southeastern corner of the site with access provided via Florence Street.

The proposed bin storage area is located on the eastern side of the site, and is provided external access via a 3.2 m wide roller door from William Street and the public laneway, and resident access via the southern east-west walkway and the Mobility Hub and car space from Florence Street.

It is proposed to utilise the public laneway for waste collection as per the existing operation for Brunswick Market.

## 6 WASTE MANAGEMENT

---

### 6.1 General

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Bins will be stored within a dedicated bin storage room on the ground floor level of the development, located on the eastern side of the site. The waste collection vehicle will enter the public laneway and prop adjacent the bin store, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

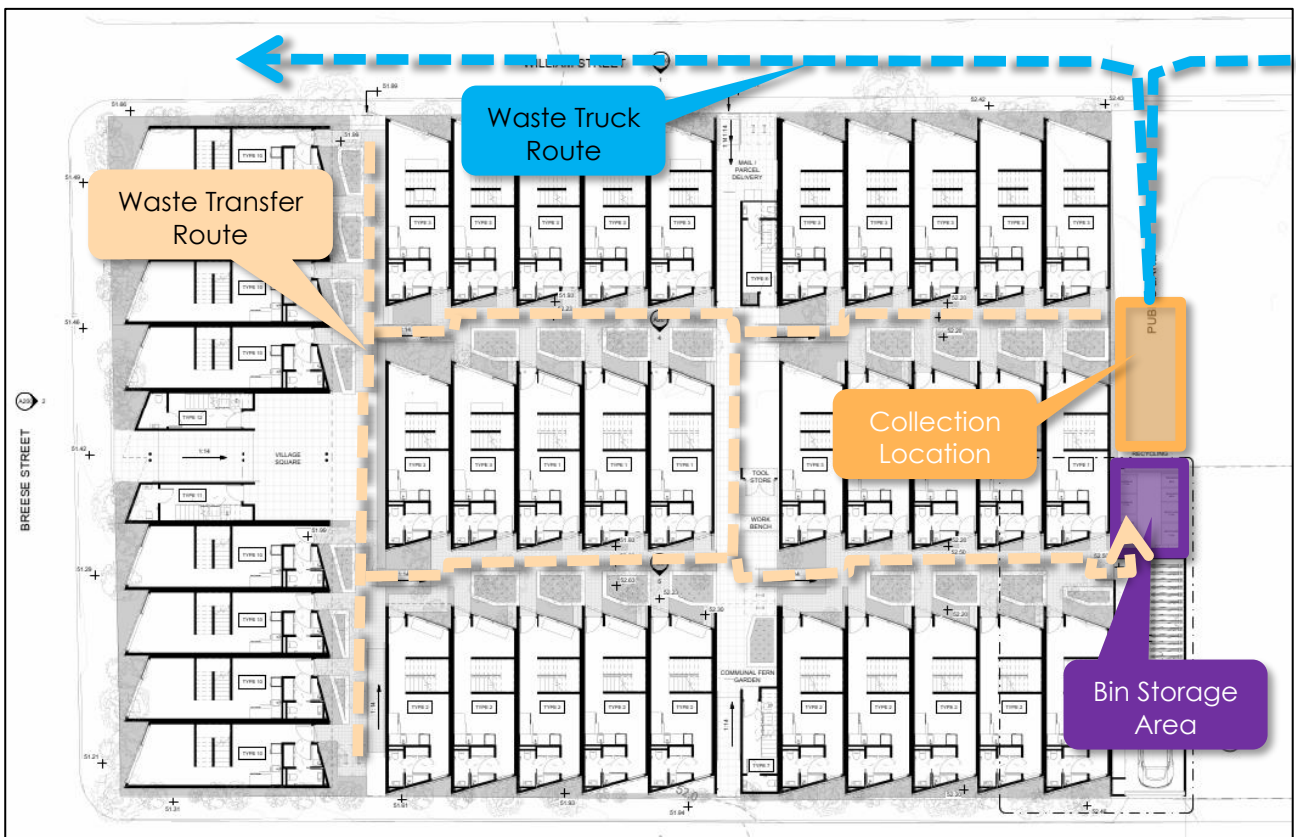
Residents will be responsible for disposing of bagged garbage, organics, and recyclables into the appropriate bins located within the bin storage room.

The collection location and expected transfer route is shown in Figure 4.

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**Figure 4 Bin Storage Room and Collection Details**



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## 6.2 Waste Streams

### 6.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of garbage.

### 6.2.2 Organic (Food) Waste

A proportion of waste generated by the proposed use is anticipated to comprise of organic (food) waste, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of organic (food) waste.

### 6.2.3 Commingled Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of recycling.

### 6.2.4 Glass Recycling

A proportion of waste generated by the proposed use is anticipated to comprise of glass, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of glass.

It is understood that Merri-Bek will transition to the provision of a separate glass recycling stream by 2027, as part of the State Government's Recycling Victoria Policy. The provision of separate glass waste collection would result in the reduction of weekly recycling generation.

### 6.2.5 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 10 c refund for all eligible cans, cartons and bottles that are returned. Most aluminium, glass, plastic, and liquid paperboard (carton) drink containers, between 150 mL and 3 L are eligible, with a 10 c 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 10 c refund, including vouchers, which can be spent and participating shops, cash, electronic payment, and the option to donate the refund to charities and community groups.

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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:

- 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>.

## 6.2.6 Green Waste

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

## 6.2.7 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. To minimise the number of collections it is recommended that the Owners Corporation manage combined collections for residents. Additional to the above, hard waste may be disposed of independently by residents, at Council's Recycling Centre/Transfer Station.

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## 6.2.8 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 must otherwise 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 Warehouse stores accept batteries.

Additional recycling locations are provided at [www.recyclamate.com.au](http://www.recyclamate.com.au), or <https://recyclingnearyou.com.au/>.

## 6.2.9 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.

Alternatively, for residents in Merri-bek, RecycleSmart offer a collection service of soft plastics, in addition to other items, which is available to individual residents and businesses.

RecycleSmart are partnered with APR Plastics who convert soft plastics into oil, which is then further processed into a resin, enabling it to be turned back into food grade plastic packaging again.

More information can be found at <https://www.recyclesmart.com/>

No specific bin provision is required for soft plastic recycling, though it is recommended that residents are made aware of soft plastic recycling, and the Owner's Corporation is encouraged to enrol with RecycleSmart for regular collections.

## 7 WASTE GENERATION

### 7.1.1 Adopted Waste Generation 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.

**Table 1 Sustainability Victoria Recommended Rates – Residential**

<i>Dwelling Size</i>	<i>Garbage</i>	<i>Recycling and Paper</i>
3-bedroom dwelling or greater	120 L	120 L
1-bedroom dwelling	80 L	80 L

In relation to residential dwellings, Sustainability Victoria indicates that approximately 35% of garbage is made of food waste, therefore, the provision of organics waste collection can result in a reduction in garbage generation by 35%.

By 2030, all Victorian households will be separating waste and recycling into four streams, being organics, glass recycling, comingled recycling and general rubbish.

To account for expected glass waste generation, a 10% reduction in comingled recycling has been applied.

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## 7.2 Expected Waste Generation

Based on the Sustainability Victoria's adopted waste generation rates, the following weekly waste generation is expected.

**Table 2 Expected Waste Generation**

Stream	Component	Number of Dwellings	Rate	Total Waste/Week
Garbage	1-bedroom	5	52 litres / dwelling / week	260 litres
	3-bedroom or greater	38	78 litres / dwelling / week	2,964 litres
Organics	1-bedroom	5	28 litres / dwelling / week	140 litres
	3-bedroom or greater	38	42 litres / dwelling / week	1,596 litres
Recycling	1-bedroom	5	72 litres / dwelling / week	360 litres
	3-bedroom or greater	38	108 litres / dwelling / week	4,104 litres
Glass	1-bedroom	5	8 litres / dwelling / week	40 litres
	3-bedroom or greater	38	12 litres / dwelling / week	456 litres

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## 8 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

### 8.1 Bin Provision and Specifications

It is proposed to utilise a private waste contractor, providing weekly waste, organics, commingled recycling and glass recycling collection.

Consequently, the following bins will be required for the proposed development.

**Table 3 Bin Provision**

Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	3,224 litres	1,100 litres	2 x Weekly	2 bins
Organics	1,736 litres	660 litres	2 x Weekly	2 bins
Recycling	4,464 litres	1,100 litres	2 x Weekly	3 bins
Glass	496 litres	240 litres	2 x Weekly	2 bins
<b>Total</b>				<b>9 bins</b>

Typical bin specifications for each bin size are provided in Table 4 below.

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**Table 4 Bin Specifications**

Capacity	Width	Depth	Height	Area
240 litres	0.60 m	0.75 m	1.10 m	0.45 m <sup>2</sup>
660 litres	1.25 m	0.80 m	1.30 m	1.00 m <sup>2</sup>
1,100 litres	1.25 m	1.10 m	1.35 m	1.38 m <sup>2</sup>

Bins are to be colour coded to the Australian Standard (AS4123), as shown in Table 5 below.

**Table 5 Bin Colours**

Stream	Colour
Garbage	Red lid and dark green or black body
Commingled Recycling	Yellow lid and dark green or black body
Organics	Light Green lid and dark green or black body
Glass	Purple lid and dark green or black body

## 8.2 Bin Storage

As indicated in Figure 4, the proposed bin storage area (20 m<sup>2</sup> floor area) is located on the eastern side of the site. The bin storage room is accessed internally via the east-west walkway and externally via the laneway connection to William Street.

The layout of the bin storage area is shown in Figure 5, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 3.

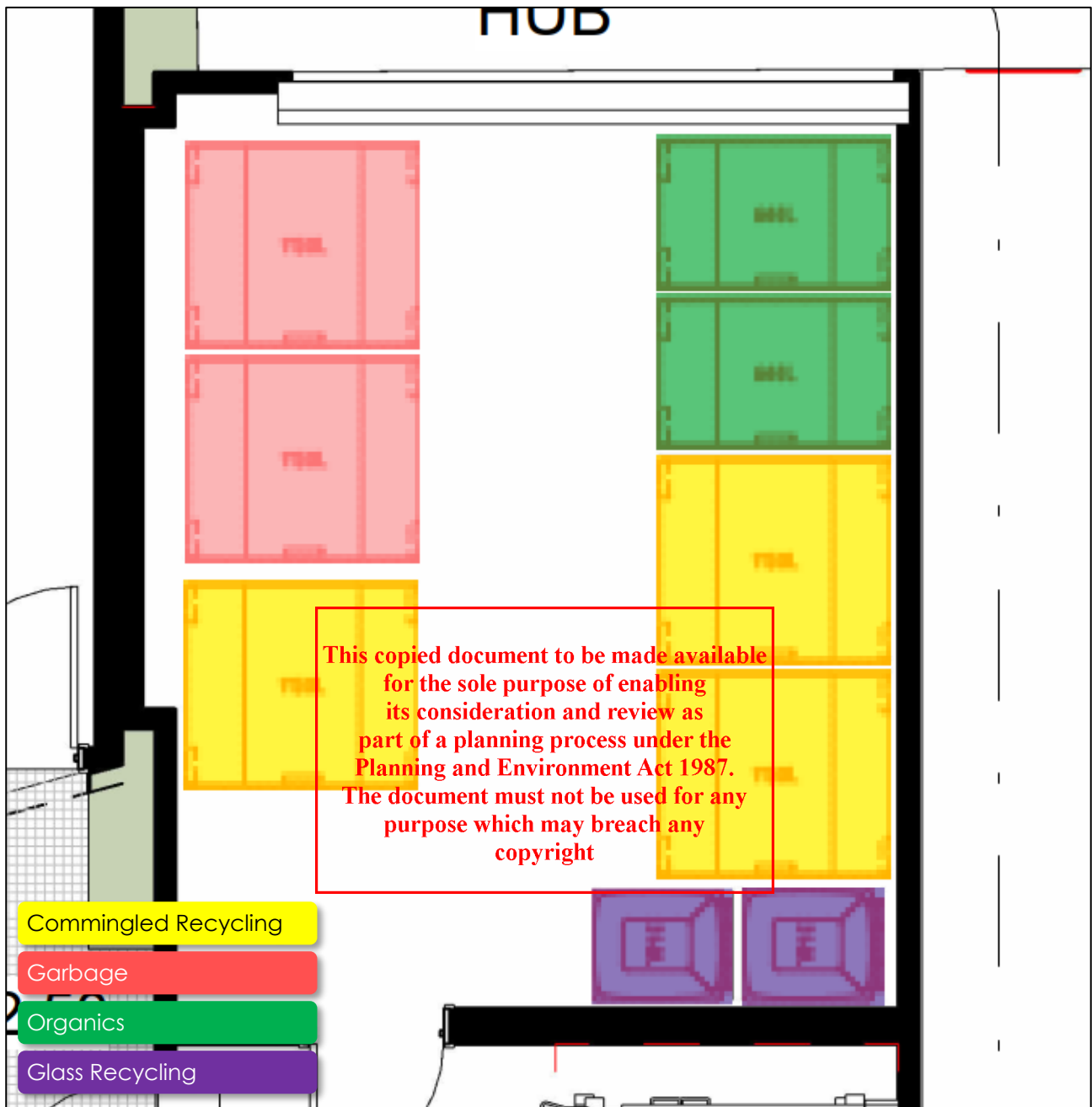
Furthermore, the bin storage area is located appropriately for access by residents, and is secured from the common areas.

The bin storage area should be vermin proof, and have appropriate ventilation, lighting and drainage. It shall also be cleaned regularly by the waste collection contractor, to minimise odour.

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Figure 5 Bin Storage Room Layout



## 8.3 Bin Usage

Residents will bag and dispose of garbage in the provided bins, located in the bin storage room.

Residents will transport and dispose of recyclables (non-bagged) 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.

Food and organic waste is to be taken in compostable food waste bags to be placed in the dedicated FOGO bins.

The use of compostable bags when disposing of organic (food) waste should be confirmed with the engaged contractor, as some processing facilities do not accept bagged organic waste.

Glass recycling shall be disposed of in the appropriate bins provided.

## 8.4 Bin Collection

Bins will be stored within a dedicated bin storage room on the ground floor level of the development. The waste collection vehicle will enter the public laneway and prop adjacent the bin store, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

Each waste stream is to be collected by dedicated trucks and waste streams are not to be collected in one truck. Each waste stream is to be taken to dedicated waste facilities for disposal and processing.

## 8.5 Bin Cleaning

The Owners Corporation shall ensure that the shared residential 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.

Where cleaning is to be undertaken on-site, it should only occur in a designated bin cleaning area, provided with a drain connected to sewer.

## 8.6 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with the Australian Standard (AS4123), 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 is shown in Figure 6 below.

**Figure 6 Example Waste Signage**



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## 9 MANAGEMENT

### 9.1 General

In relation to the proposed development, 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;
  - + Recover, treat or contain waste preferentially to; and
  - + 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, it is recommended that a four bin system is provided within each townhouse, providing separate bins for garbage, recycling, organics and glass.

### 9.2 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.

### 9.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including the mobility hub, walkways and the bin storage area.

The Owners Corporation 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.

Given the small number of dwellings, it is considered appropriate that the removal of litter and waste from common areas is undertaken by residents, under the management of the Owners Corporation.

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## 9.4 Noise Control

It is noted that with the bin storage and collection area being situated adjacent the public laneway, 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 once a week should be restricted to the hours 6:00am to 6:00pm, Monday to Saturday;
- 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.

## 10 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

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

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

## 11 CONTACT INFORMATION

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### 11.1 Council

Merri-bek City Council

Phone: (03) 9240 1111 (Customer Service)

Web: [www.merri-bek.vic.gov.au](http://www.merri-bek.vic.gov.au)

### 11.2 Contractors

Circular Systems

Services: Waste collection and management

Web: <https://www.circular-systems.com.au/>

Email: [hello@circular-systems.com.au](mailto:hello@circular-systems.com.au)

ASI JD MacDonald

Services: Waste collection and management equipment

Phone: 1800 023 441

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

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Email: [enquiry@asidmacdonald.com.au](mailto:enquiry@asidmacdonald.com.au)

#### CSC Waste & recycling

Services: Private contractor  
Phone: 1300 499 927  
Web: [www.cscwaste.com.au](http://www.cscwaste.com.au)  
Email: [info@cscwaste.com.au](mailto:info@cscwaste.com.au)

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#### 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)

### 11.3 Cleaning Contractors

**ADVERTISED  
PLAN**

#### The Bin Butlers

Services: Bin Cleaning  
Phone: 1300 788 123  
Web: <https://www.thebinbutlers.com.au/>  
Email: [admin@thebinbutlers.com.au](mailto:admin@thebinbutlers.com.au)

#### Melbourne Bin Cleaning

Services: Bin Cleaning  
Phone: 1300 635 246  
Web: <https://www.melbournebincleaning.com.au/>  
Email: [info@melbournebincleaning.com.au](mailto:info@melbournebincleaning.com.au)

### 11.4 Others

#### 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)