Client
Focus Group

Date
1 May 2026

Waste Management Plan

64-66 & 68-70 Hanover Street, Fitzroy, Victoria

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Planning
Transport
Urban Design
Waste Management
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Civil Engineering

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Project	Prepared for
64-66 & 68-70 Hanover Street, Fitzroy, Victoria	Focus Group
	Our reference
	22873W

Directory path https://ratioconsultants1.sharepoint.com/sites/22873W/Shared Documents/7. Waste management plans/22873W-R01F02.docx

Version	Date	Issue	Prepared by	Checked by
R01D01	23-10-25	TP - Draft	L Russi	L Russi
R01F01	28-10-25	TP - Final	L Russi	L Russi
R01F02	1-5-26	TP – Revised Final	L Russi	L Russi

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Appendices

1. Introduction

1.1. Project Details

Site Address

64-66 & 68-70 Hanover Street, Fitzroy, Victoria

Local Council

Yarra City Council (Phone: 03 9205 5373)

Planning Application Number

To be assigned

Proposal Overview

The proposal involves the construction of an 8-storey mixed-use development with 63 residential dwellings, retail tenancies and two-level basement carpark. A development summary is provided in the tables below.

Table 1.1: Residential Development Summary

Waste Source	Qty
1-Bedroom Apartment	17
2-Bedroom Apartment	22
3-Bedroom Apartment	17
Townhouses	7
Total	**63**

Table 1.2: Commercial Development Summary

Level	Waste Source	Operational days/Week	Net Lettable Area (m^2)
Ground	Food and beverage	7	135
		Total	**135**

1.2. Waste Management Plan Purpose

This Waste Management Plan (WMP) has been prepared to accompany the Town Application for the proposed development. This WMP establishes an effective waste management system that is compatible with the design of the development and compliant with national, state, and local policies / best practice guidelines. This WMP will form a document that achieves effective communication of the waste management system so that residents, staff, contractors, and Building Management can be properly informed of its design and the roles and responsibilities involved in its implementation.

1.3. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

1.4. Applicable Standards and References

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

— Australian Government – National Waste Policy: Less Waste, More Resources (2018).

— Australian Standards:

- AS 4123.1-7 (Mobile Waste Containers).
- AS 1668.2 (Odour).
- AS 2890.2 (Parking Facilities).
- AS 5377:2013 (E-waste).
- AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
- AS 4564-2012 (Composts).
- AS 1319 (Safety signs).

— Environment Protection Act 2017.

— Environment Protection Regulations 2021.

— Disability Discrimination Act 1992.

— Victorian Government – Recycling Victoria: A New Economy (2020).

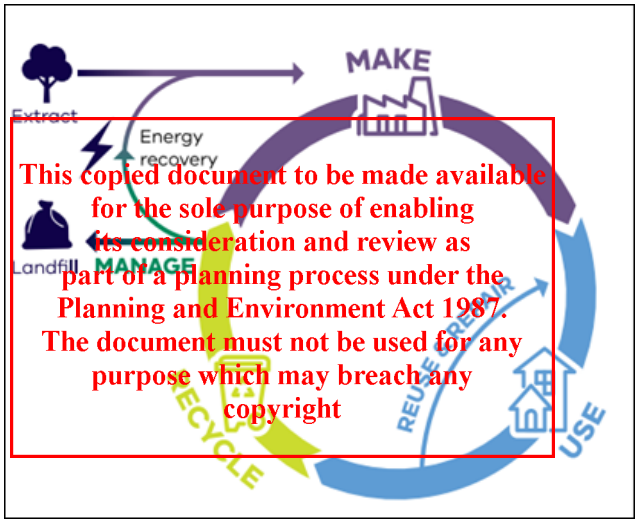
— Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).

2. Operational Waste Management Guide

2.1. Recycling Victoria: A new economy

Victoria is on a path towards a 'circular economy', whereby residents and businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in figure 2.1 below.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

The Government's *Recycling Victoria: A New Economy* (2020) sets out strategies to reduce the amount of waste generated in Victoria and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors to encouraging users to access the services and systems as intended. This includes promoting the above strategy where practicable and encouraging users to participate in minimising the impact of waste on the environment.

Therefore, supporting tenants to participate in the circular economy and encouraging waste as a last rather than a first resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding a development's waste profile and progress over time. Audit results should be

shared with all residents and tenants, to raise awareness and encourage further reductions in waste wherever possible.

2.2. Guide for Residents

To ensure all residents are aware of their responsibilities with regard to waste management, Building Management shall provide an information package to all residents that includes the following information:

— A copy of this Waste Management Plan.

— Methods and techniques for waste reduction and minimisation.

— Information regarding waste collection days and requirements.

— Resident responsibilities with regard to bin usage, storage, and collection.

— Resident responsibilities with regard to litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal

— Residents shall place general waste into dedicated general waste receptacles located within each dwelling.

— Residents shall empty full general waste receptacles into the general waste chute intakes (provided on each apartment level).

— General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste chute intakes.

Organics Disposal

— Residents shall place food scraps into dedicated organics caddies located within each dwelling.

— Residents shall empty full organics caddies into the organics collection bins located within the lower ground residential bin room via the stairs or the lift.

— Organics must be unbagged or placed within approved compostable bags (subject to collection contractor approval) prior to being placed into organics collection bins.

Recycling Disposal

— Residents shall place recycling into dedicated recycling receptacles located within each apartment (to be provided by the resident).

— Residents shall empty full recycling receptacles into the recycling chute intakes (provided on each apartment level).

— Bottles, cans, and containers must be rinsed, cardboard must be flattened, and lids/packaging must be separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the recycling chute intakes.

— Recycling must be loose and not be bagged.

Glass Disposal

— Residents shall place glass into dedicated glass receptacles located within each apartment (to be provided by the resident).

— Residents shall empty full glass receptacles into the glass collection bins located within the lower ground residential bin room via the stairs and/or lift.

— Glass bottles and jars must be rinsed, and lids must be separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the glass collection bins.

— Glass must be loose and not be bagged.

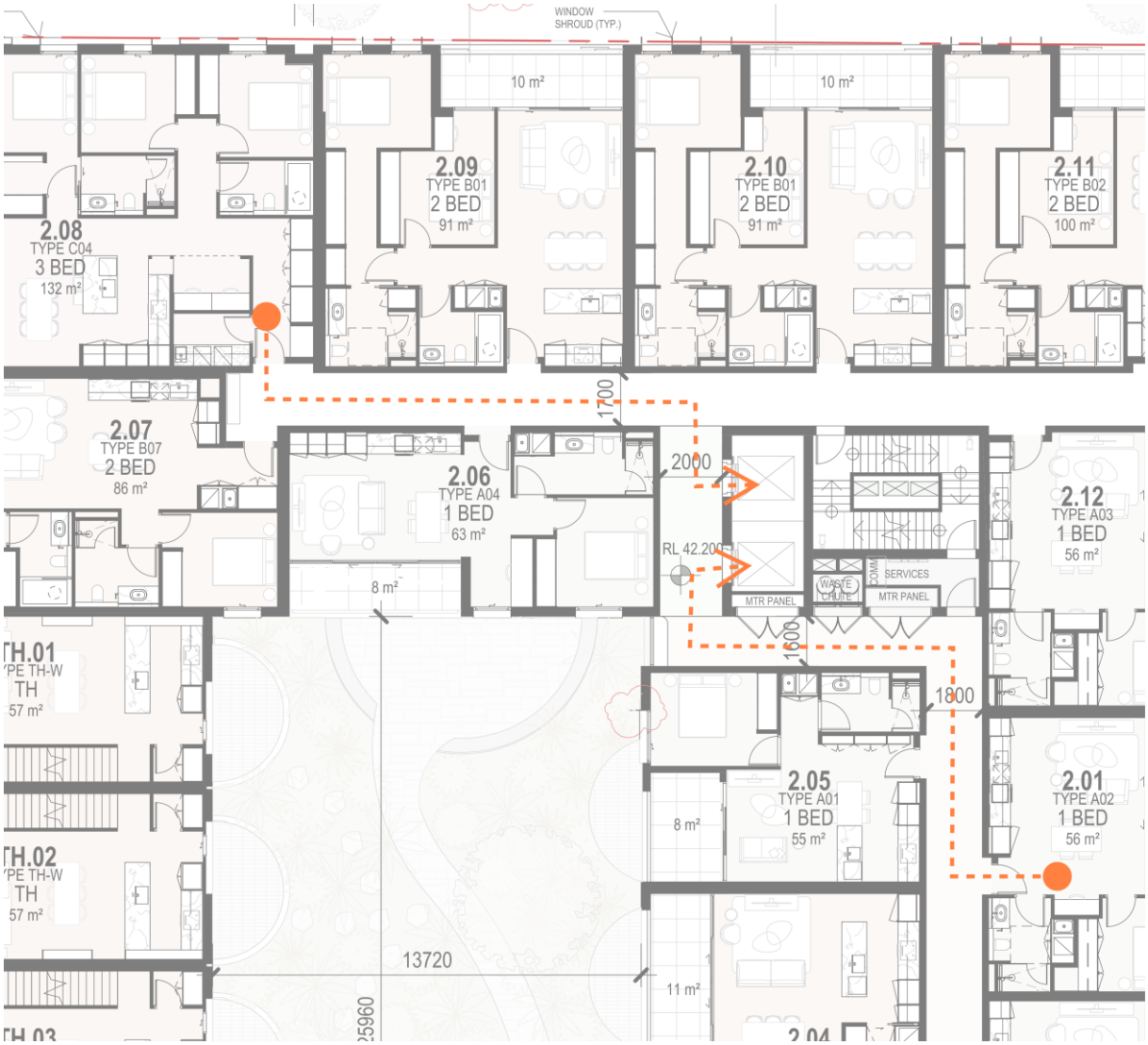
Disposal of Other Waste Streams

— **Hard Waste and E-waste:** residents shall transfer hard and/or e-waste to their designated waste room located on basement level 1, as required. Building Management shall be responsible for organizing hard waste and e-waste to be collected by a private contractor on an as-required basis. Residents shall be notified by Building Management that e-waste is prohibited under Victorian law to be disposed of in landfill-bound bins.

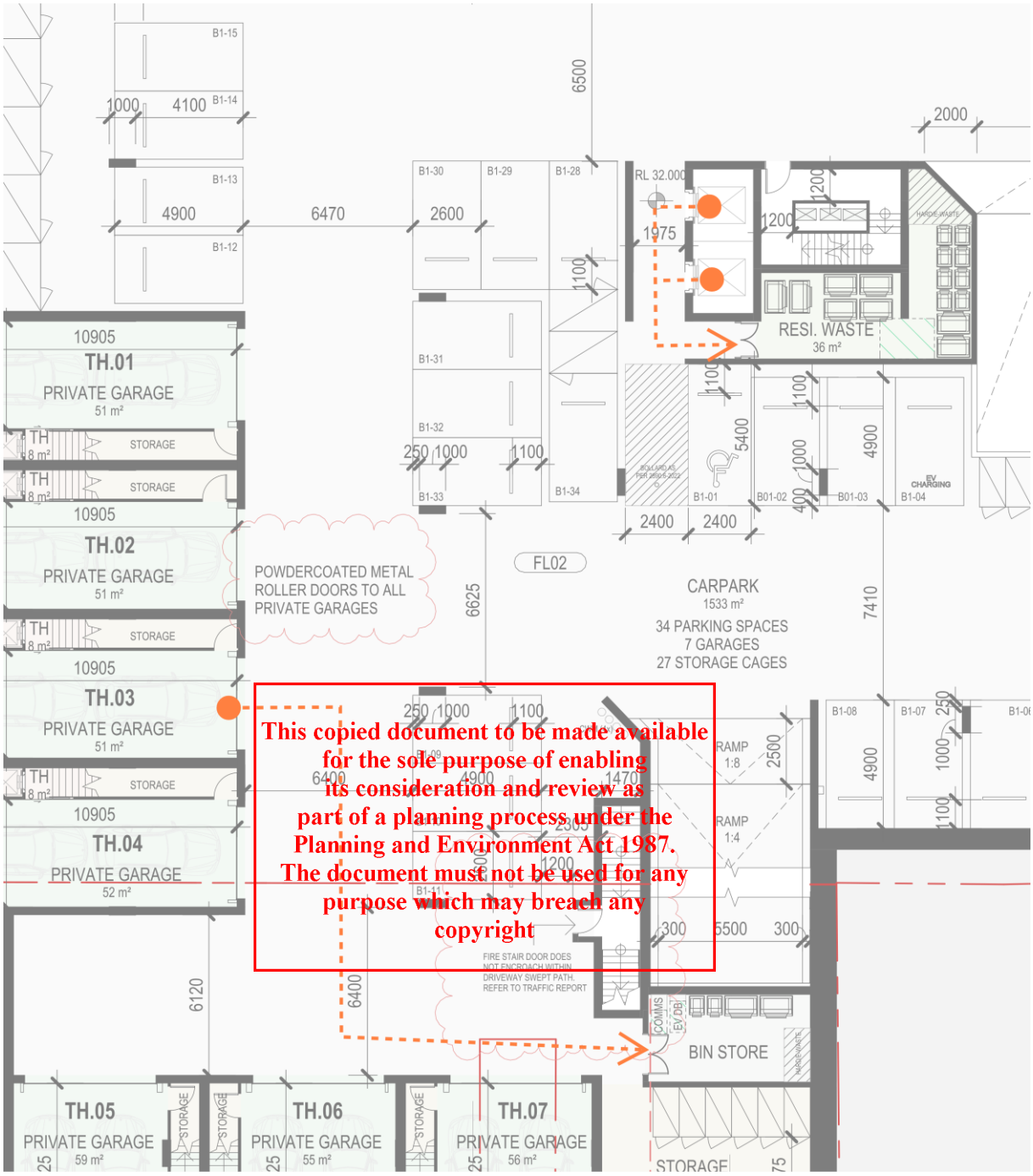
— **Common Garden Organics:** Building Management shall engage a landscaping contractor to maintain all common garden areas on a regular basis. The landscaping contractor shall be responsible for transferring garden organics from common garden areas to an appropriate off-site treatment facility where it will be sorted and turned into compost.

Waste Transfer Paths

Indicative waste transfer path for a typical apartment resident at residential levels - NTS:



Indicative waste transfer path for a typical townhouse resident and apartment resident at Basement Level 1 - NTS:



Waste Minimisation Strategies

Residents can reduce their waste output by adopting the below practices:

— Avoid buying food items that are wrapped in plastic.

— Shop with reusable bags.

— Avoid single-use plastics such a drinking straws, plastic cutlery/cups/plates, and pre-packaged salads/sandwiches.

— Use a reusable drink bottle.

— Consider loose leaf tea instead of conventional teabags.

— Buy second-hand items.

— Refrigerate food scraps and use in a homemade vegetable stock.

— Plan out meals before shopping to avoid food wastage.

— Reuse jars for storage or refilling.

— Use silicone mats instead of single-use baking paper and foil.

— Use 100% recycled toilet paper.

— Consider reusable rags instead of paper towels.

— Donate unwanted clothes and items.

2.3. Guide for Commercial Tenants

To ensure all commercial tenants are aware of their responsibilities with regard to waste management, Building Management shall provide an information package to all commercial tenants that includes the following information:

— A copy of this Waste Management Plan.

— Methods and techniques for waste reduction and minimisation.

— Information regarding waste collection days and requirements.

— Commercial tenant responsibilities with regard to bin usage, storage, and collection.

— Commercial tenant responsibilities with regard to litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal

— Commercial tenants shall place general waste into a dedicated general waste receptacle.

— Commercial tenants shall empty full general waste receptacles into the general waste collection bins located within the ground level commercial bin room when full. Commercial tenants shall not use the residential general waste chute intakes.

— General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics Disposal

— Commercial tenants shall place food scraps into a dedicated organics caddy.

— Commercial tenants shall empty their organics caddy into the organics collection bins located within the ground level commercial bin room when full.

— Commercial tenants must ensure that organics is either unbagged or placed within approved compostable bags prior to being placed into the organics collection bins.

Recycling Disposal

— Commercial tenants shall place recycling into a dedicated recycling receptacle.

— Commercial tenants shall empty full recycling receptacles into the recycling collection bins located within ground level bin room when full. Commercial tenants shall not use the residential recycling chute intakes.

— Bottles, cans, and containers must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the recycling collection bins.

— Recycling must not be bagged.

Glass Disposal

— Commercial tenants shall place glass into dedicated glass receptacles.

— Commercial tenants shall empty full glass receptacles into the glass collection bins located within the basement level 1 commercial bin room when full.

— Glass bottles and jars must be rinsed, and lids must be separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the glass collection bins.

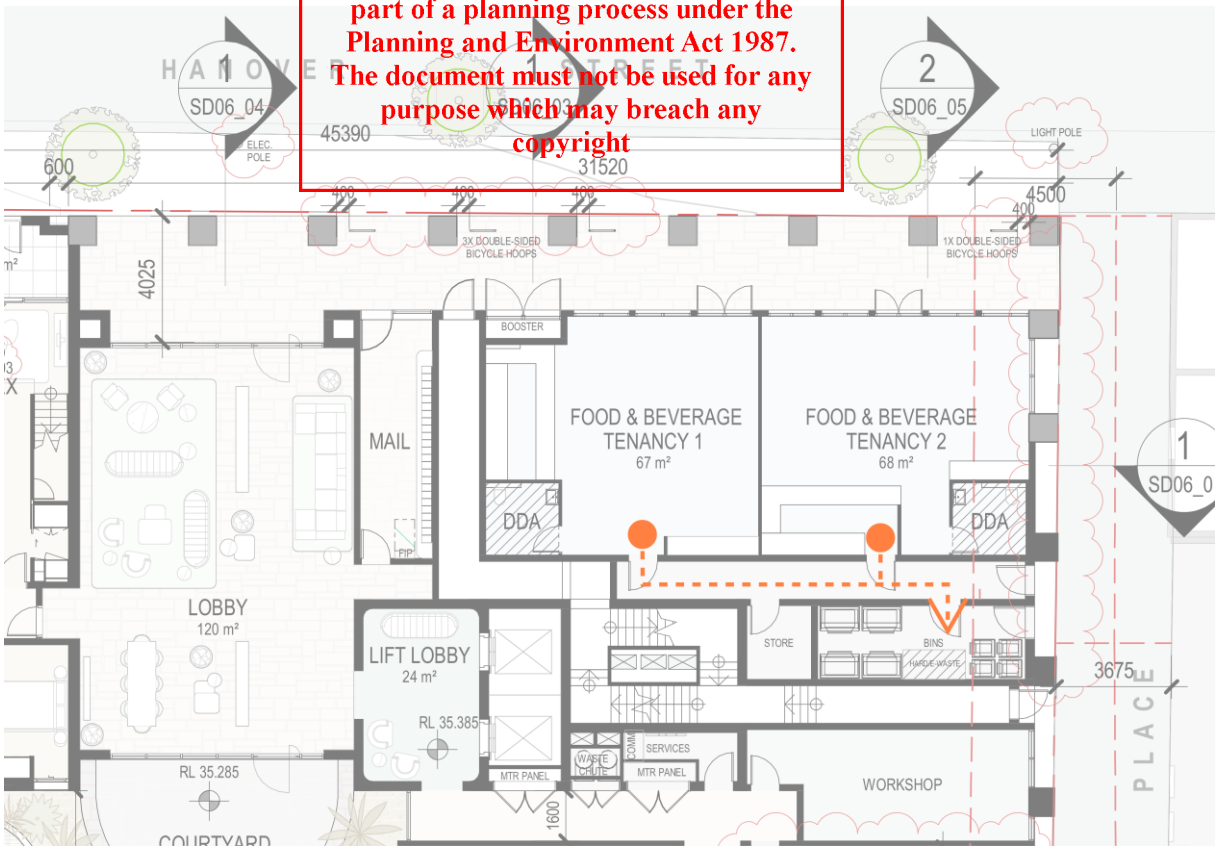
— Glass must be loose and not be bagged.

Disposal of Other Waste Streams

— **Hard Waste and E-waste Items:** commercial tenants shall take hard waste and e-waste items to the ground level commercial bin room. Commercial tenants shall be responsible for organising hard waste and e-waste items to be collected by a private contractor on an as-required basis. Commercial tenants shall be responsible for ensuring staff are aware that e-waste is prohibited under Victorian law to be disposed of in landfill-bound bins.

Waste Transfer Path

Indicative waste transfer path for retail tenants:



Waste Minimisation Strategies

Commercial tenants can reduce their waste output by adopting the below practices:

— Avoid over-buying of stock.

— Store food correctly.

— Donate unused stock.

— Discount slightly damaged products.

— Stock and sell environmentally friendly products (e.g., compostable cutlery, plates, and coffee cups).

— Email receipts to customers.

— Avoid using products with single-use plastic packaging.

— Return pallets and other packaging materials to suppliers.

— Use suppliers that use less/ more sustainable packaging.

— Store files digitally.

— Consider going paperless.

— Minimise printing where possible and print double-sided.

— Recycle electronic equipment.

— No paper towel provided within staff and public restrooms and changerooms (i.e. provided hand-dryers only).

— Purchase toilet paper that is wrapped in sustainable packaging (i.e. paper not plastic).

— Separate soft plastics from the commingled recycling streams and arrange for a soft plastics recycling company to collect.

2.4. Guide for Building Management

Waste Management Responsibilities

Building Management shall be responsible for the following:

— Ongoing management of the waste management systems including the maintenance of the bin room, chute systems, and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.

— Engaging and managing the private waste collection contractor(s).

— Engaging and managing the landscaping contractor.

— Arranging for full bins at the chute discharge to be swapped with empty bins located within the apartment bin collection room on basement level 1), as required.

— Ensuring that the cleaning of the chute systems is undertaken in accordance with the relevant guidelines and manufacturer's specifications.

— Publishing and distributing information to ensure that all waste system users are familiar about the waste management systems and location of the chute intakes and bin rooms.

— Informing all waste system users that bagged recycling, glass, and paper & cardboard is not permitted.

— Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements).

— Labelling/numbering the bins according to the property address to protect them from theft and vandalism.

— Servicing all communal areas through sweeping and removal of litter on a regular basis.

— Preventing overfilled bins by keeping lids closed.

— Ensuring that bins are not removed from the site.

— Ensuring that the bin room, chute systems, and associated equipment and components are provided as per the design requirements outlined in Section 6.

2.5. Waste Management Plan Communication Strategy

It is Building Management's responsibility to ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream. It is highly recommended that this Waste Management Plan is electronically provided to all residents, commercial tenants, contractors, and all other relevant personnel.

Building Management shall provide educational material to inform all waste system users about the development's waste management system and advise all waste system users how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.6. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, Building Management shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

— A waste audit and new waste management strategy.

— Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).

— Revision of the services provided by the waste collection contractor(s).

— Re-education of users.

— Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Residential Waste Volume Assessment

The residential waste generation rates specified within Sustainability Victoria's 'Waste Management Guidelines for Multi-Unit Developments (2019)' have been adopted for the residential component of the development, with a **65 : 35** split adopted for **general waste : organics** and a **70 : 30** split adopted for **recycling : glass**.

Apartment and Townhouse residents will have separate access to dedicated bin rooms for each dwelling type. The waste generation estimates for residential component of the development are outlined in Tables 3.1, 3.2, 3.3 and 3.4 below.

Table 3.1: Apartment General Waste & Organics Volume Estimates

Waste Source	Qty	General Waste Generation Rate (L/Apartment/Week)	General Waste Volume (L/Week)	Organics Generation Rate (L/Apartment/day)	Organics Volume (L/Week)
1-Bedroom Apartment	14	56	784	24	336
2-Bedroom Apartment	25	70	1,750	30	750
3-Bedroom Apartment	17	84	1,428	36	612
Total	**56**	-	**3,962**	-	**1,698**

Table 3.2: Apartment Recycling & Glass Volume Estimates

Waste Source	Qty	Recycling Generation Rate (L/Apartment/Week)	Recycling Volume (L/Week)	Glass Generation Rate (L/Apartment/Week)	Glass Volume (L/Week)
1-Bedroom Apartment	14	56	784	24	336
2-Bedroom Apartment	25	70	1,750	30	750
3-Bedroom Apartment	17	84	1,428	36	612
Total	**56**	-	**3,962**	-	**1,698**

Table 3.3: Townhouse General Waste & Organics Volume Estimates

Waste Source	Qty	General Waste Generation Rate (L/dwelling/Week)	General Waste Volume (L/Week)	Organics Generation Rate (L/dwelling/day)	Organics Volume (L/Week)
Townhouse	7	84	588	36	252
Total	**7**	**-**	**588**	**-**	**252**

Table 3.4: Townhouse Recycling & Glass Volume Estimates

Waste Source	Qty	Recycling Generation Rate (L/dwelling/Week)	Recycling Waste Volume (L/Week)	Glass Rate (L/dwelling/day)	Glass Volume (L/Week)
Townhouse	7	84	588	36	252
Total	**7**	**-**	**588**	**-**	**252**

3.2. Commercial Waste Volume Assessment

The commercial waste generation rates specified within Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019)' have been adopted for the commercial component of the development, including an **85 : 15** split for **general waste : organics** and a **80 : 20** split for **recycling : glass** for increased waste separation / resource recovery rates.

The waste generation estimates for the commercial component of the development are outlined in Tables 3.3 and 3.4 below.

Table 3.3: Commercial General Waste & Organics Volume Estimates

Waste Source	Net Lettable Area (m^2)	Operational days/Week	General Waste Generation Rate (L/100m^2/day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m^2/day)	Organics Volume (L/Week)
Food and beverage	135	7	240	2,268	60	567
Total	**135**	**-**	**-**	**2,268**	**-**	**567**

Table 3.4: Commercial Recycling and Glass Volume Estimates

Waste Source	Net Lettable Area (m^2)	Operational days /Week	Recycling Generation Rate (L/100m^2/day)	Recycling Volume (L/Week)	Glass Generation Rate (L/100m^2/day)	Glass Volume (L/Week)
Food and beverage	135	7	160	1,512	40	378
Total	**135**	**-**	**-**	**1,512**	**-**	**378**

4. Waste Storage and Equipment Details

4.1. Residential Bin Rooms

The storage requirements for residential bin collection rooms are shown in Tables 4.1 and 4.2 below.

Table 4.1: Apartments Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	660	4	1,200	1,260	780	3.93
Organics	240	4	1,060	585	730	1.71
Recycling	660	4	1,200	1,260	780	3.93
Glass	240	4	1,060	585	730	1.71
Hard/E-Waste	-	-	-	-	-	4.00
Total Footprint Required Excluding Circulation (m^2):						**15.28**
Total Area Provided (m^2):						**40.00**

Table 4.2: Townhouse Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	660	1	1,200	1,260	780	0.98
Organics	240	1	1,060	585	730	0.43
Recycling	660	1	1,200	1,260	780	0.98
Glass	240	1	1,060	585	730	0.43
Hard/E-Waste	-	-	-	-	-	2.00
Total Footprint Required Excluding Circulation (m^2):						**4.82**
Total Area Provided (m^2)						**22.00**

4.2. Commercial Waste Storage Requirements

The waste storage requirements for the commercial bin room are shown in Table 4.2 below.

Table 4.2: Commercial Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	660	2	1,200	1,260	780	1.97
Organics	240	2	1,060	585	730	0.85
Recycling	660	2	1,200	1,260	780	1.97
Glass	240	1	1,060	585	730	0.43
Hard/Other Waste	-	-	-	-	-	2.00
Total Footprint Required Excluding Circulation (m^2):						**7.21**
Total Area Provided (m^2)						**18.00**

5. Waste Collection Details

5.1. Residential Waste Collection Requirements

The waste collection requirements for the residential component of the development are outlined in Tables 5.1 and 5.2 below.

Table 5.1: Apartments Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency (per week)	Capacity (L/week)
General waste	3,962	660	4	2	5280
Organics	1,698	240	4	2	1920
Recycling	3,962	660	4	2	5280
Glass	1,698	240	4	2	1920
Hard Waste	-	-	-	As required	-

Table 5.2: Townhouses Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency (per week)	Capacity (L/week)
General waste	588	660	1	2	1320
Organics	252	240	1	2	480
Recycling	588	660	1	2	1320
Glass	252	240	1	2	480
Hard Waste	-	-	-	As required	-

5.2. Commercial Waste Collection Requirements

The waste collection requirements for the commercial component of the development are outlined in Table 5.2 below.

Table 5.2: Commercial Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency (per week)	Capacity (L/week)
General waste	2,268	660	2	2	2,640
Organics	567	240	2	2	960
Recycling	1,512	660	2	2	2,640
Glass	378	240	1	2	480
Hard/Other Waste	-	-	-	As required	-

5.3. Residential Waste Collection Methodology

Residential waste shall be collected from the basement level 1 carpark by a private contractor (to be arranged by Building Management).

The nominated waste collection vehicle for all waste streams is the MINI rear loader, which is 6.4 metres long and 2.08 metres high. The MINI rear loader has a travelling height clearance requirement of 2.2 metres (while travelling down ramps / through basement carparks), and an operational height clearance requirement of 2.3 metres (at the bin loading point for bins up to and including a size of 660L, when stationary).

The waste collection vehicle shall enter the site from Brunswick Place and prop within proximity to the waste rooms to collect the bins. A swept path assessment has been prepared using Autodesk Vehicle Tracking Software, demonstrating that the nominated waste collection vehicle can access the site, undertake waste collection within each collection point identified, and exit the site in a forward direction (refer to Appendix B).

Building Management shall be responsible for preparing the bins for collection prior to collection vehicle arrival. Building Management shall ensure the waste collection contractor is provided with access to the basement carpark and the bin rooms on collection days.

The waste collection contractor shall be responsible for transferring waste from the bin rooms to the collection vehicle for emptying and returning the bins to their original positions once collection is complete.

The collection procedure, which includes the transfer and emptying of bins, is expected to take no longer than 10 minutes. After collection is complete, the waste collection vehicle shall exit the basement level 1 carpark onto Brunswick Place in a forward direction.

The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS), to ensure safety is considered for every aspect of the collection process.

5.4. Commercial Waste Collection Methodology

Commercial waste shall be collected on Brunswick Place by a private contractor (to be arranged by Building Management).

The nominated waste collection vehicle for all waste streams is the MINI rear loader, which is 6.4 metres long and 2.08 metres high. The MINI rear loader has a travelling height clearance requirement of 2.2 metres (while travelling down ramps / through basement carparks), and an operational height clearance requirement of 2.3 metres (at the bin loading point for bins up to and including a size of 660L, when stationary).

The waste collection vehicle shall access the nominated collection point from Fitzroy Street and prop within proximity to the waste room to collect the bins. A swept path assessment has been prepared using Autodesk Vehicle Tracking Software showing the envisaged vehicle movements (refer to Appendix B).

Building Management shall be responsible for preparing the bins for collection prior to collection vehicle arrival. Building Management shall ensure the waste collection contractor is provided with access to the waste room on collection days.

The waste collection contractor shall be responsible for transferring waste from the bin rooms to the collection vehicle for emptying and returning the bins to their original positions once collection is complete.

The collection procedure, which includes the transfer and emptying of bins, is expected to take no longer than 3 minutes. After collection is complete, the waste collection vehicle shall exit the collection point onto Hanover Street in a forward direction.

The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS), to ensure safety is considered for every aspect of the collection process.

Waste Collection Time

Waste collection from the subject site shall be undertaken in accordance with EPA's 'Noise Control Guidelines', as outlined below:

- Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.

6. Design Standards

6.1. Bin Room Design Requirements

The bin rooms shall be designed to meet the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Appropriately screened to prevent unsightly impacts on amenity.
- Provided with artificial light to enable waste system users to dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated waste management equipment.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2.
- Ventilation openings protected against flies and vermin.
- Provided with tight-fitting doors.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

6.2. Access to Chute Intakes and Waste Storage Areas

Chute Intakes

- Access to the chute intakes will be restricted to Building Management and residents. Commercial tenants will not have access to the chute intakes.

Residential Bin Room

- Access to the residential bin room will be restricted to Building Management and residents. Commercial tenants will not have access to this room.

Commercial Bin Room

- Access to the commercial bin room will be restricted to Building Management and commercial tenants. Residents will not have access to this room.

6.3. Chute System Design Requirements

All chute systems shall meet the following requirements:

— Designed in accordance with the manufacturer's specifications.

— Designed to have deviation angles of no more than 45 degrees (ideally no more than 22.5 degrees from the vertical axis).

— Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.

— Designed to achieve minimum fire rating requirements of the BCA and/or Building Surveyor and fitted with fire sprinklers and any other safety devices as required by the manufacturer or certifier of the system.

— Chutes shall terminate directly into 660L bins.

— Specifications for a suitable chute system are attached to Appendix C. **Note:** Specifications are indicative only and the project principal is not obligated to procure the chute system included in this document.

6.4. Chute System Acoustic Requirements

To limit the source of noise associated with chute systems, all chutes shall be resiliently attached to the building structure. This can be achieved by adopting the following measures:

— The isolation brackets used to support the chute should be set on neoprene isolation mounts. The mounts should be designed to have a maximum static deflection of approximately 5mm when fully loaded.

— General waste chutes are normally contained in a fire rated compartment within the building. Hence, there is no requirement to seal the slab penetrations where the chute passes from floor to floor. In order to control the transmission of structure-borne noise a 10mm gap should be left around the entire perimeter of the chutes.

— Alternatively, if it is required to seal the slab penetrations, then a resilient fire rated mastic compound, such as Selleys Pro Series Fireblock should be used. This should be applied to a 10mm gap, fitted with a backing rod.

— Metal sections of the general waste chute should be externally wrapped with 5kg/m^2 foam backed loaded vinyl.

— Recycling chutes should be externally wrapped with 5kg/m^2 foam backed loaded vinyl.

— Glass bottles or similar shall not be dropped down the chutes.

6.5. Bin Colour Requirements

All collection bins shall be sourced from a private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection, these are only recommendations and not mandatory:

— General waste collection bins: dark green or black body and red lid.

— Organics collection bins: dark green or black body and light green lid.

— Recycling collection bins: dark green or black body and yellow lid.

— Glass waste collection bins: dark green or black body and purple lid.

6.6. Signage Requirements

The bin rooms and chute intake rooms shall be provided with instructions and signage informing residents and commercial tenants of the following:

— How to correctly separate and dispose of / recycle each waste stream.

— The necessary measures to be undertaken in the event of waste spillages / bag ruptures.

— That no hazardous materials are to be stored within these rooms.

Sustainability Victoria's standard signage for waste management systems in multi-unit developments is attached to Appendix D.

6.7. Internal Waste Receptacle Requirements

Internal residential waste receptacles (provided within each apartment) should meet the following requirements:

— General waste: large enough to hold at least 2 days' worth of waste, but no larger than 25 litres to ensure ease of manual handling and prevent chute blockages.

— Recycling: large enough to hold at least 2 days' worth of recycling, but no larger than 25 litres to ensure ease of manual handling and prevent chute blockages.

— Glass: large enough to hold at least 2 days' worth of glass.

— Organics: large enough to hold at least 1 days' worth of organics.

Internal commercial waste receptacles (provided within each commercial tenancy) should meet the following requirements:

— It is recommended that internal commercial waste receptacles are no larger than 60 litres for each waste stream, to ensure ease of manual handling.

— If internal commercial waste receptacles are larger than 60 litres, it is recommended that a bin lifter is provided within the commercial bin room.

7. Contact Information

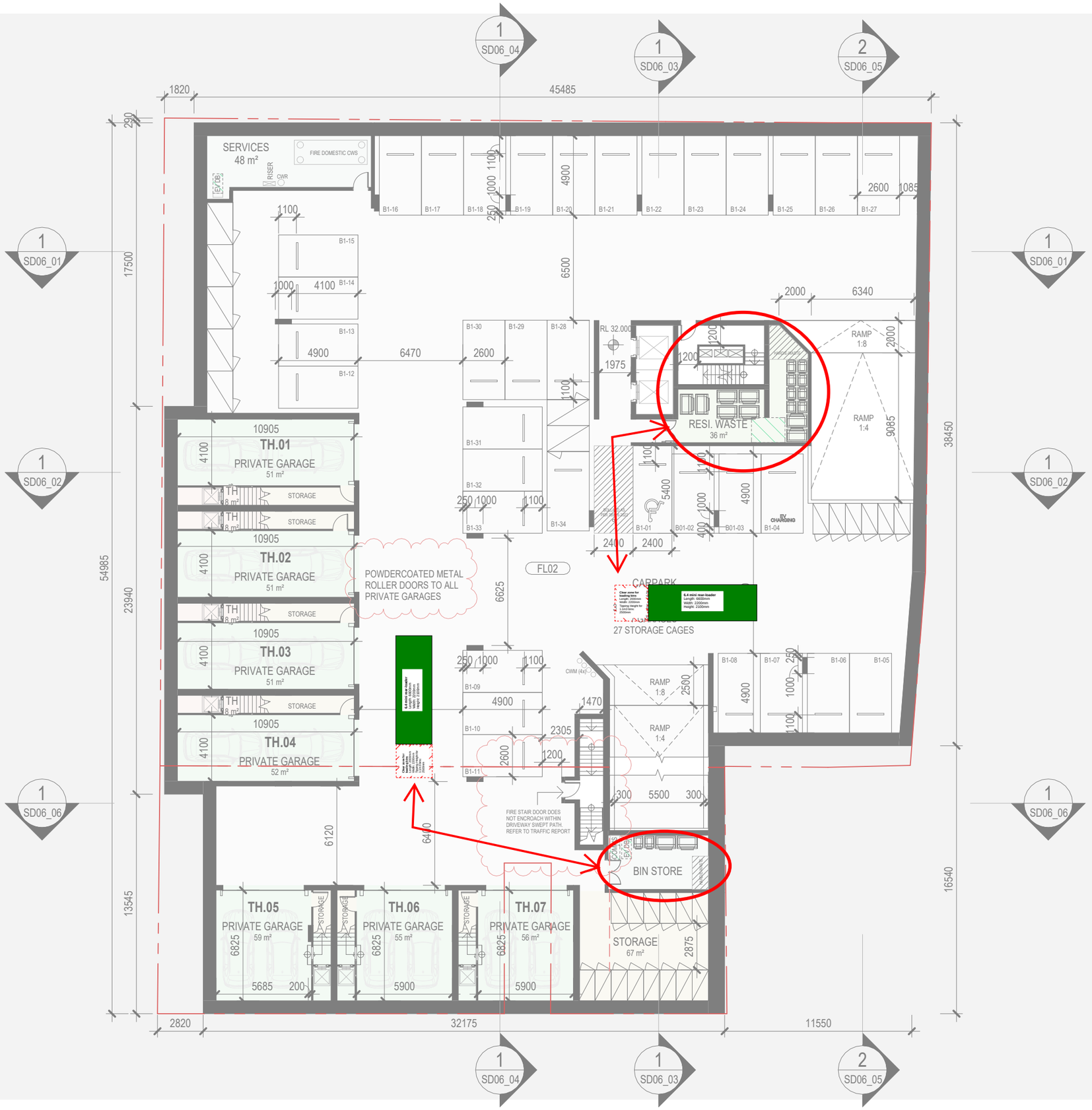
7.1. Contractors and Supplier Details

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia	132 955	www.veolia.com/anz
	Sulo Australia	1300 364 388	www.sulo.com.au
Chute System Supplier	Wastech Engineering	1800 957 973	www.wastech.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

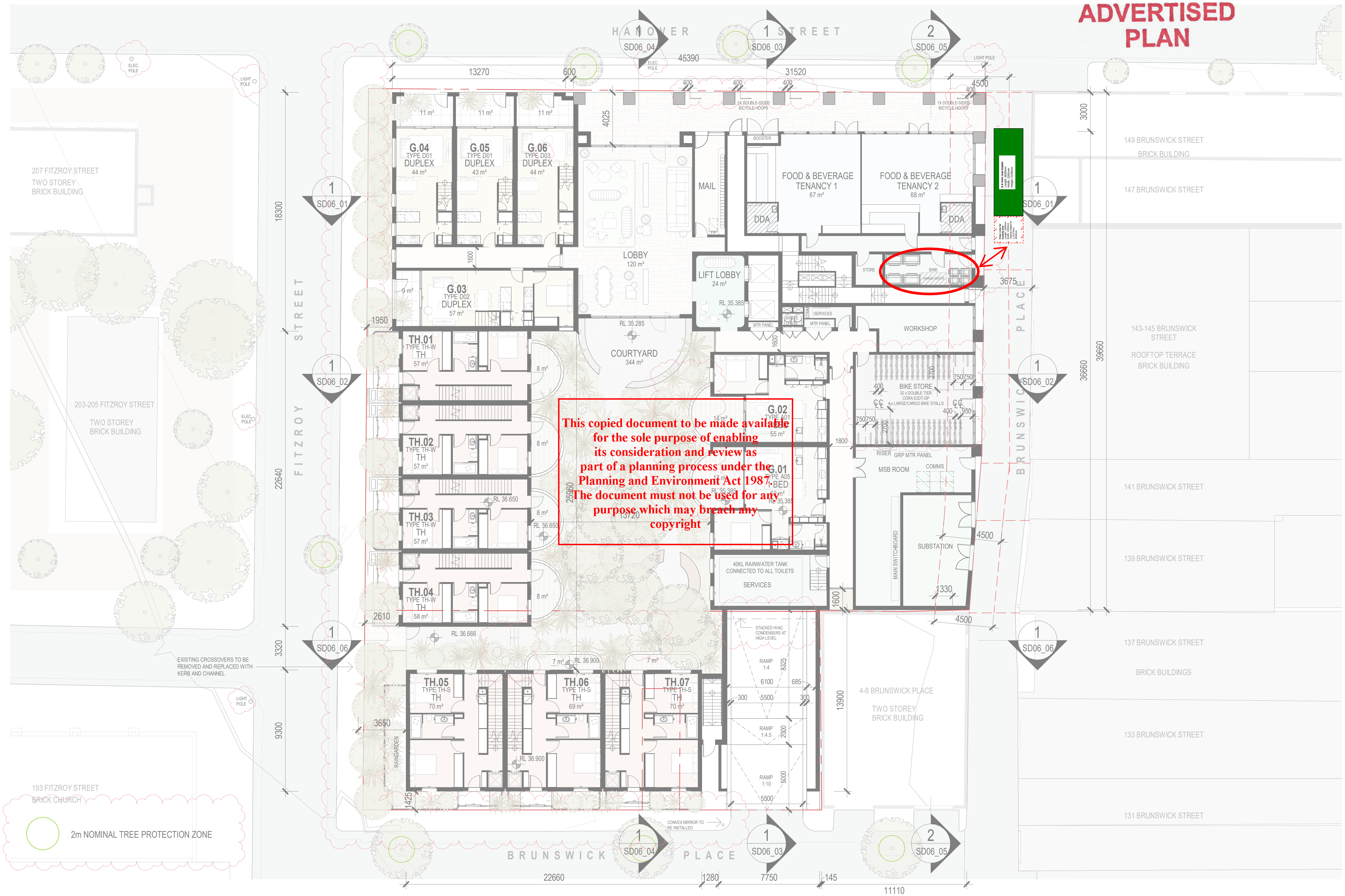
Appendix A – Plans Assessed with Waste Collection Details



Client	Project	Drawing	Job No.	Drawing No.	Date	Scale	Revision
FOCUS GROUP	64-66 & 68-70 Hanover Street, Fitzroy	BASEMENT 01 FLOOR PLAN	21725	SD02_02	30/04/2026	1 : 250 @ A3	5

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au

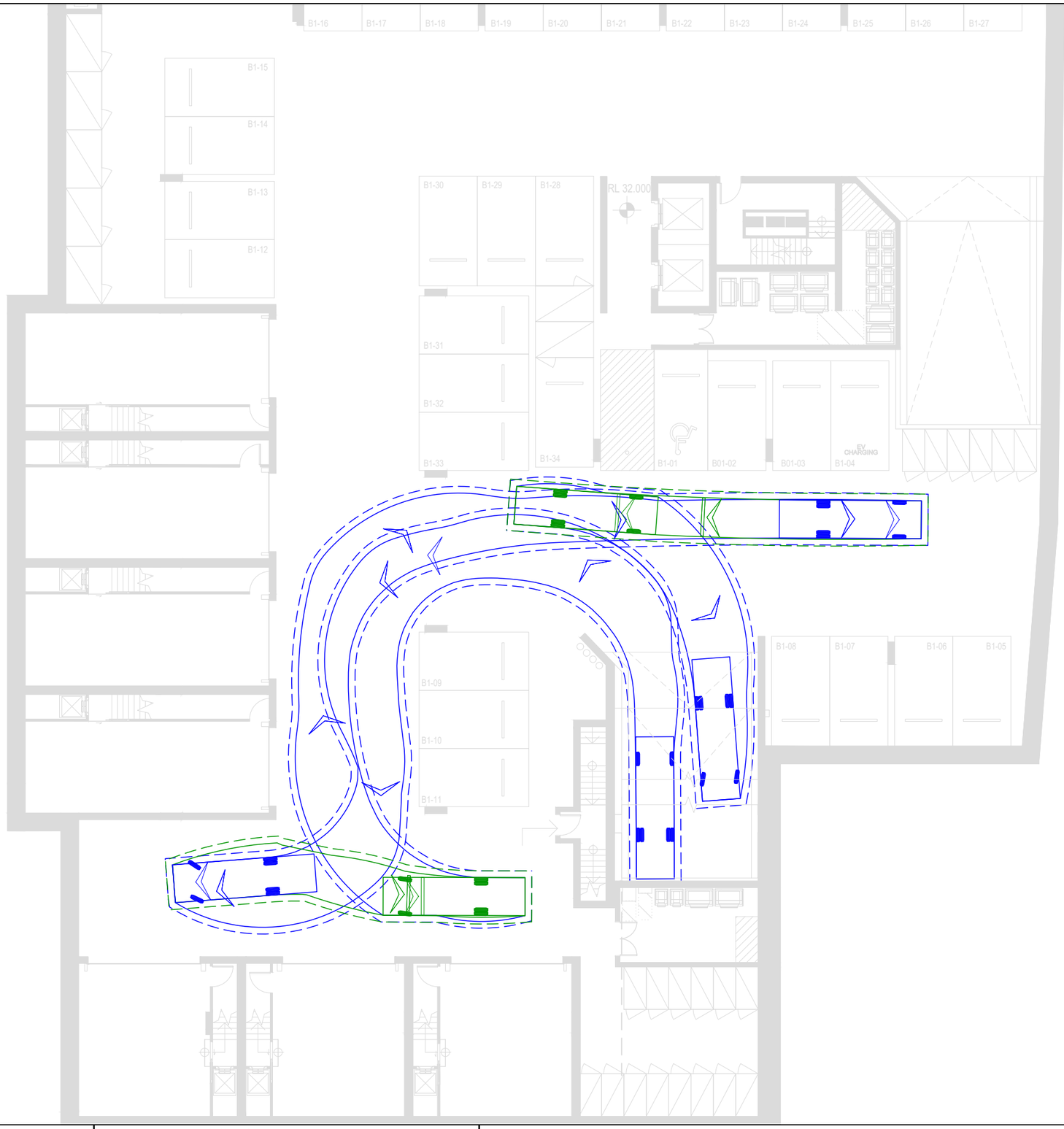
ADVERTISED PLAN


HANOVER STREET
FITZROY STREET
BRUNSWICK PLACE
207 FITZROY STREET
TWO STOREY BRICK BUILDING
203-205 FITZROY STREET
TWO STOREY BRICK BUILDING
193 FITZROY STREET
BRICK CHURCH
149 BRUNSWICK STREET
BRICK BUILDING
147 BRUNSWICK STREET
143-145 BRUNSWICK STREET
ROOFTOP TERRACE BRICK BUILDING
141 BRUNSWICK STREET
139 BRUNSWICK STREET
137 BRUNSWICK STREET
BRICK BUILDINGS
133 BRUNSWICK STREET
131 BRUNSWICK STREET
4-6 BRUNSWICK PLACE
TWO STOREY BRICK BUILDING
G.04 TYPE D01 DUPLEX 44 m²
G.05 TYPE D01 DUPLEX 43 m²
G.06 TYPE D03 DUPLEX 44 m²
G.03 TYPE D02 DUPLEX 57 m²
LOBBY 120 m²
MAIL
LIFT LOBBY 24 m²
FOOD & BEVERAGE TENANCY 1 67 m²
FOOD & BEVERAGE TENANCY 2 68 m²
DDA
COURTYARD 344 m²
WORKSHOP
BIKE STORE
MSB ROOM
COMMS
SUBSTATION
MAIN SWITCHBOARD
40KL RAINWATER TANK CONNECTED TO ALL TOILETS
SERVICES
TH.01 TYPE TH-W TH 57 m²
TH.02 TYPE TH-W TH 57 m²
TH.03 TYPE TH-W TH 57 m²
TH.04 TYPE TH-W TH 58 m²
TH.05 TYPE TH-S TH 70 m²
TH.06 TYPE TH-S TH 69 m²
TH.07 TYPE TH-S TH 70 m²
G.02
G.01
RAMP 1:4
RAMP 1:4.5
RAMP 1:10
EXISTING CROSSOVERS TO BE REMOVED AND REPLACED WITH KERB AND CHANNEL
2m NOMINAL TREE PROTECTION ZONE

Client	Project	Drawing	Job No.	Drawing No.	Date	Scale	Revision
FOCUS GROUP	64-66 & 68-70 Hanover Street, Fitzroy	GROUND FLOOR PLAN	21725	SD02_03	30/04/2026	1 : 250 @ A3	5

SJB Architects
L5, 18 Oliver Lane
Melbourne VIC
3000 Australia
T 61 3 9699 6688
sjb.com.au

Appendix B – Swept Path Assessment

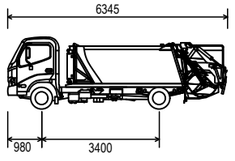


ADVERTISED PLAN

0 2000 4000

ratio:
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	6.345m
Body Width	1.700m
Overall Body Height	2.060m
Min Body Ground Clearance	0.205m
Track Width	1.670m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.450m

Proposed Mixed-Use Development
64-70 Hanover Street, Fitzroy
Basement Level 1 - 6.4m Waste Collection Vehicle Swept Paths

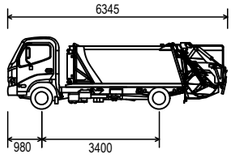
NOTE:
1) Base Plan Supplied By SJB, received 30/04/26
2) Maximum Design Speed 5km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
22873T-SK02E	4 of 8	K. Bullock	Custom @A3	30/04/26

0 3196.1 6392.2

ratio:
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	6.345m
Body Width	1.700m
Overall Body Height	2.080m
Min Body Ground Clearance	0.205m
Track Width	1.670m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.450m

Proposed Mixed-Use Development
64-70 Hanover Street, Fitzroy
Ground Level - 6.4m Waste Collection Vehicle Swept Paths

ADVERTISED PLAN

NOTE:
1) Base Plan Supplied By SJB, received 30/04/26, Aerial Imagery sourced from Nearmap (Oct 2025)
2) Maximum Design Speed 5km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
22873T-SK02E	7 of 8	K. Bullock	Custom @A3	30/04/26

C:\USERS\KANE.BULLOCK\ONEDRIVE - RATIO CONSULTANTS\22873T - DOCUMENTS\DESIGN\DESIGN\SKETCH\SK02\22873T-SK02E.DWG
30/04/2026 5:28:58 PM

Appendix C – Chute System Specifications (Indicative)

Smoothtubes™ Plastic Chutes

Chute Construction

Nominal Internal Diameter: Garbage 530mm
Material LLDPE (linear low density polyethylene). Internal surface is closed cell, ultra smooth finish that resists waste residue build up, odour, blockages, corrosion and liquid. +Fire hazard property tests in accordance with BCA Clause C1.10 and Specification C1. 10 in complying with Australian Standard AS1530.4-2014 by Warrington Fire Research (Aust) Pty Ltd.

Material Thickness: Chute tubes 5mm nominal.

Mounts: Designed to be flexible and smoke seal at every level.

Noise & Vibration Prevention: Acoustic lagging is not necessary. Refer to #acoustic report. Isolation is provided at every level under the floor mounts. Flexible mount is isolated from concrete using polyurethane sealant that is acoustically rated.

Ventilation: 200mm diameter galvanised steel ventilation fan and discharge cowl assembly. The fan is supplied with 240 volt single phase plug and lead. The cowl assembly comes complete with dektite flashing. The vent is connected to the top of the chute by a flexible duct.

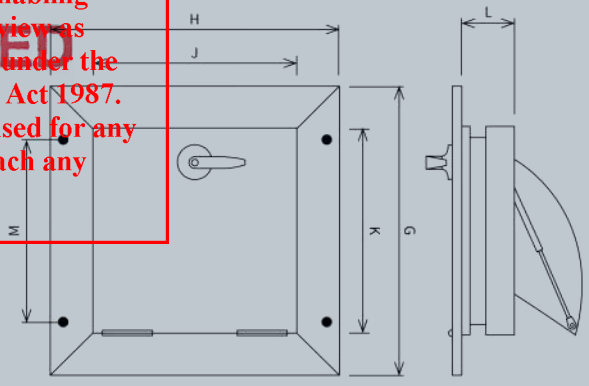
Loading throat door: SmoothtubesTM Loading Throats are molded within the chute tube creating a smooth flowing entry to reduce impact noise and minimise blockages. Loading doors -304 grade Stainless Steel with a fire block core, door frame sealed to wall using fire sealant. Compliance to Australian Standards AS1530.4-2014 (FRL:-/120/30). Doors are self closing. Key locks are supplied standard for Linen doors, Garbage and recycling doors. Fire sprinklers are installed in every loading throat ready for connection to fire services by others.

De lector: The discharge of the chute has a 3 or 5mm thick Galvanised Steel deflector, set at 45 degrees (min) for discharge directly into a bin. The deflector is fitted with a fire activated fusible link close-off door which can be manually overridden, to close the chute for bin changes. For garbage discharge into an EcoPack Compactor the fire door is not required as the Compactor isolates the chute at all times.

Installation

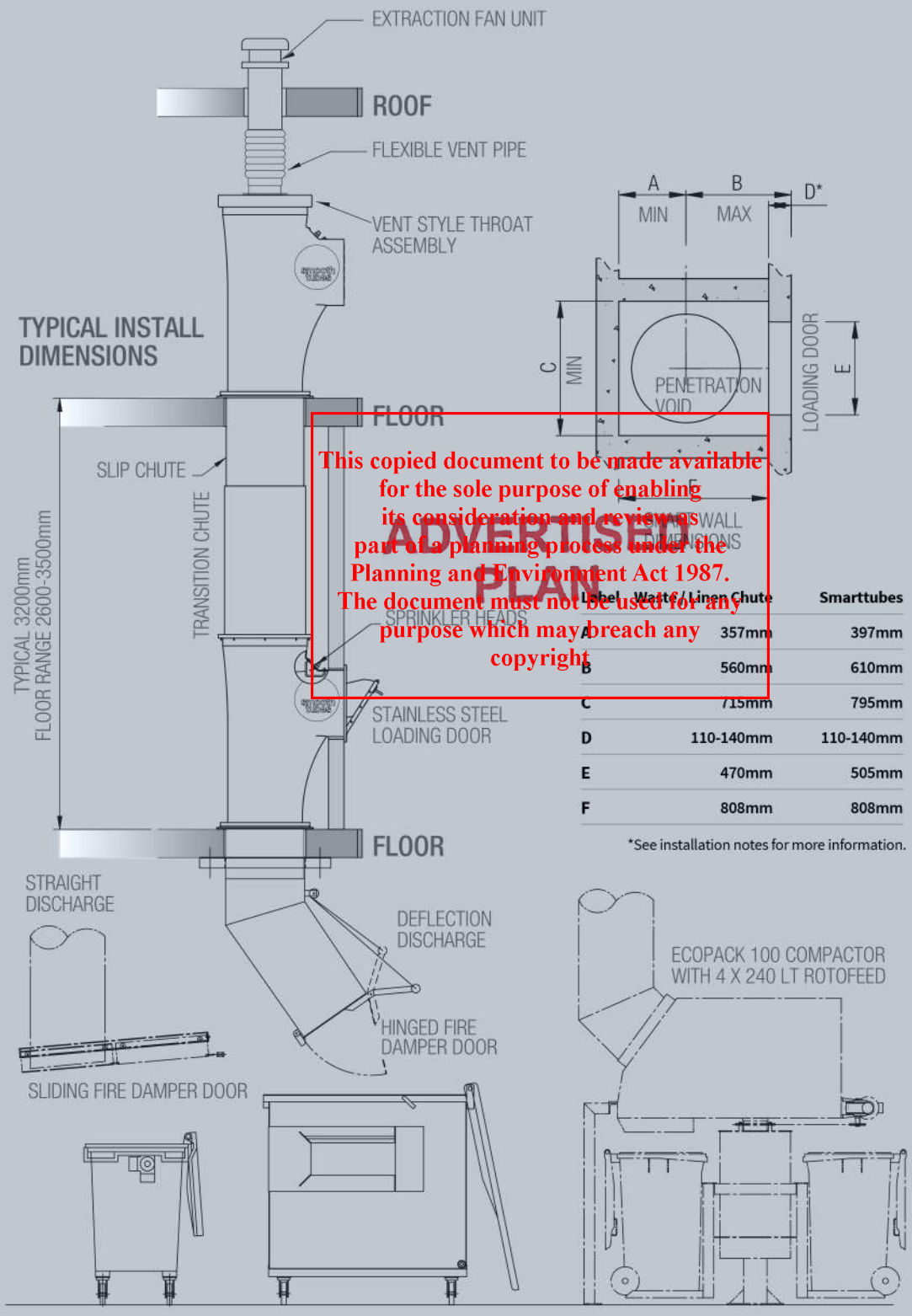
Chute sections weigh no more than 15kg each allowing easy transport and installation by hand without reliance on Tower Cranes. Bricking up instructions are detailed on the front panel of every loading throat, which stays fitted until installation of loading door to prevent unauthorised use and potential damage from building rubble.

Chute Door Dimensions



Dimensions

Label	Waste Door	Linen Door	Recycling Door
G	603mm	573mm	603mm
H	603mm	573mm	603mm
J	435mm	432mm	432mm
K	435mm	432mm	432mm
L	110mm	110mm	110mm
M	380mm	380mm	380mm

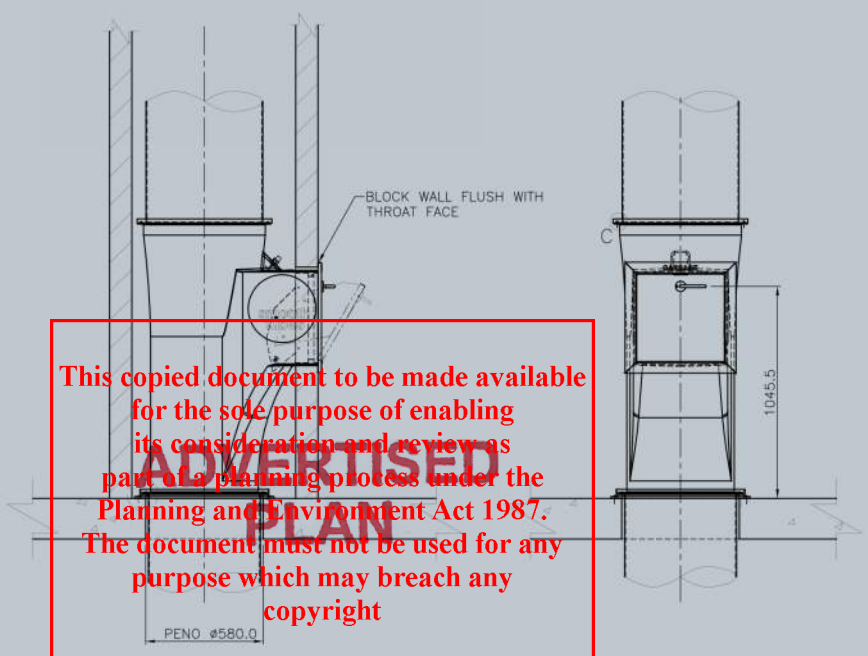


Label	Waste / Linen Chute	Smarttubes
A	357mm	397mm
B	560mm	610mm
C	715mm	795mm
D	110-140mm	110-140mm
E	470mm	505mm
F	808mm	808mm

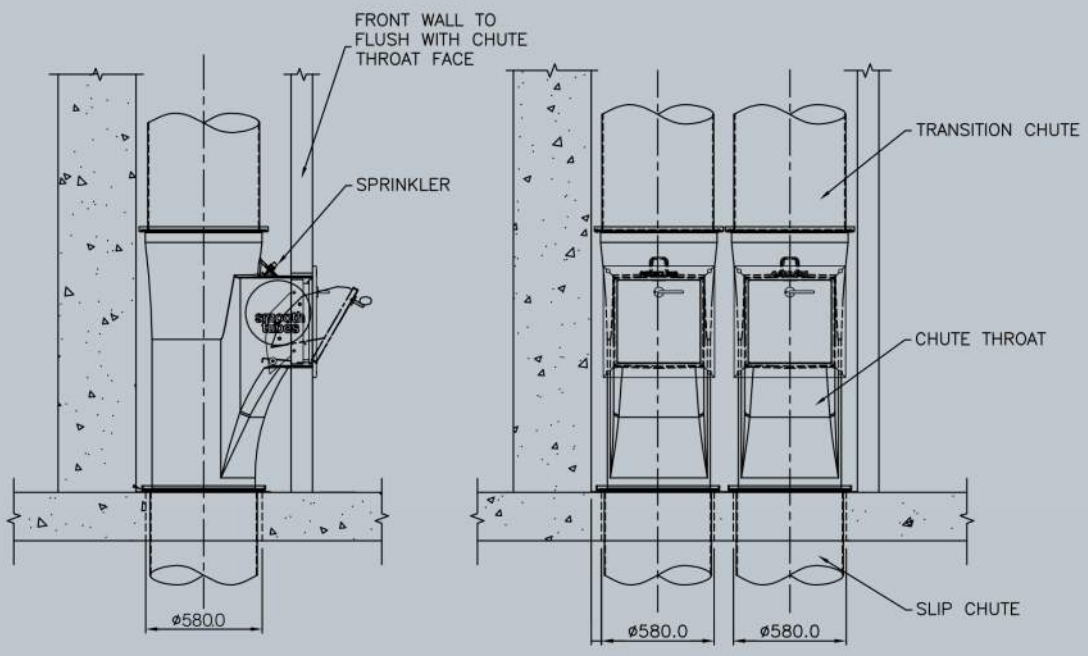
*See installation notes for more information.

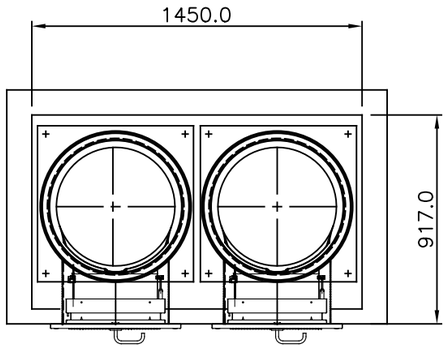
Smoothtubes™ Chute Assembly

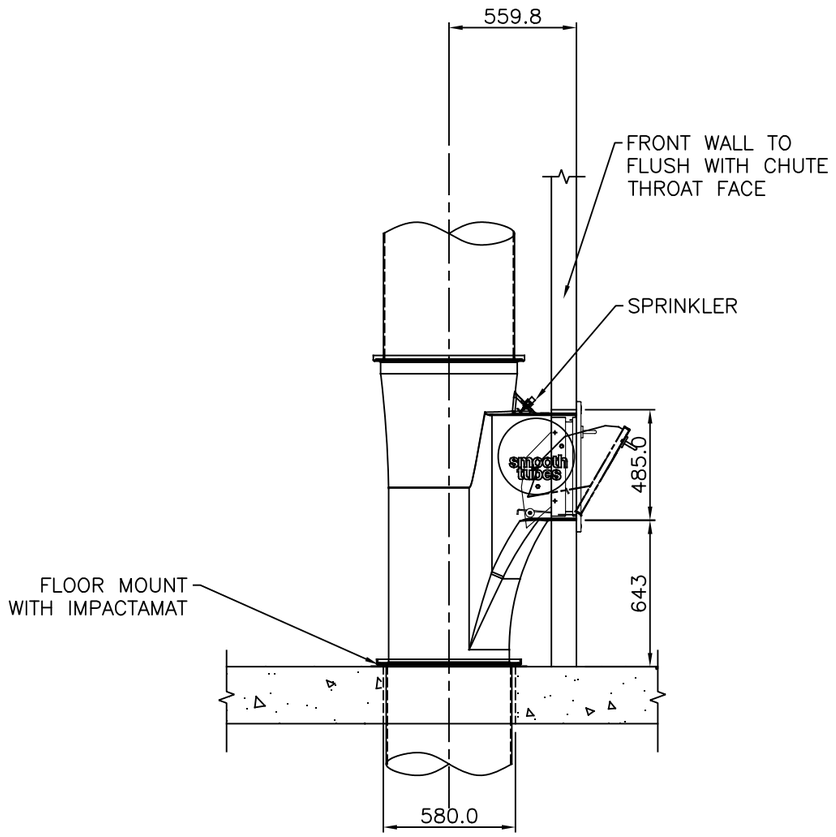
Single Chute Assembly Example

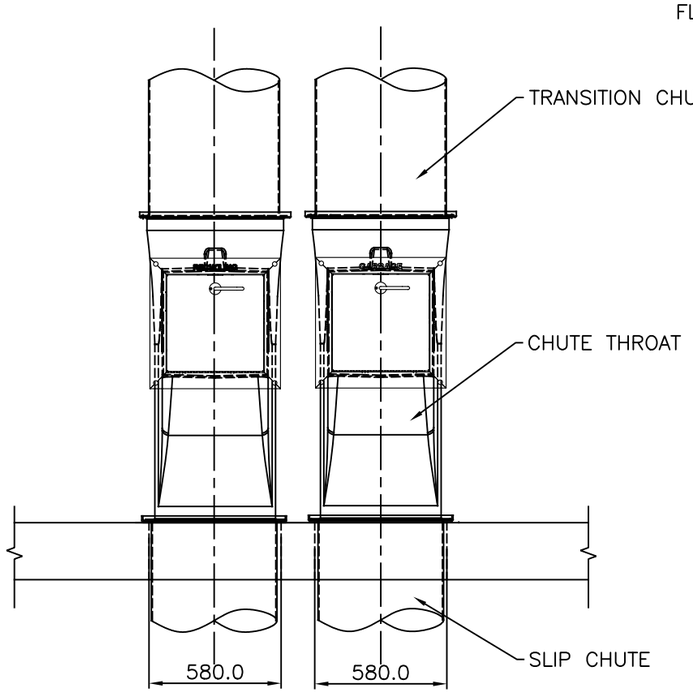


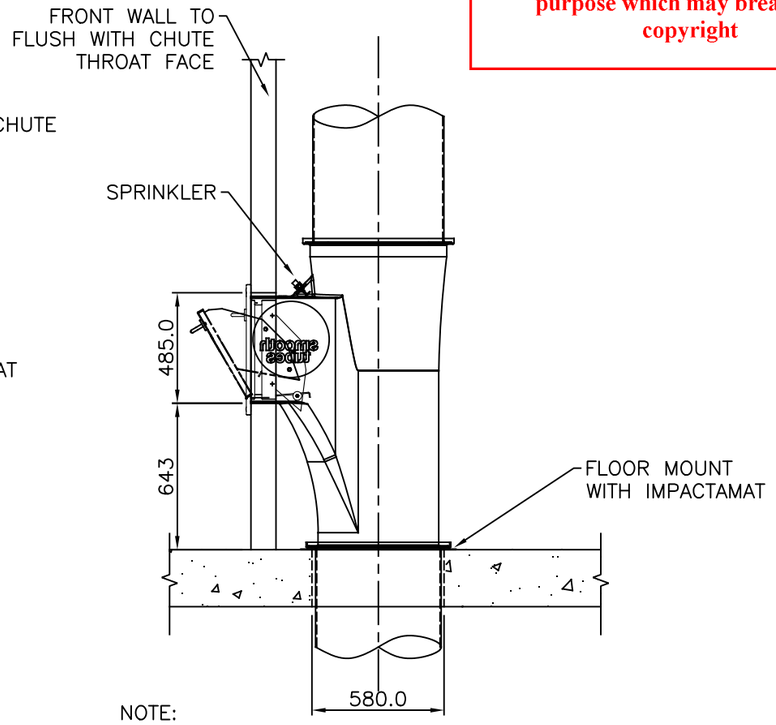
Dual Chute Assembly Example











NOTE:

WALLS MUST BE FORMED ACCORDING TO THIS DRAWING.
FINISHED WALL FACE MUST BE FLUSH WITH CHUTE THROAT.
PENETRATION FOR CHUTE DOOR MUST BE AS PER THIS DRAWING.
WASTECH CANNOT MODIFY THE CHUTE THROAT TO SUIT INCORRECT PLACEMENT OF SURROUNDING WALL.

No:	DATE	REVISION	INT.

MATERIAL

QTY: A.S.

UNLESS OTHERWISE SPECIFIED

LINEAR ±0.3	DIMENSIONS IN MILLIMETERS
ANGULAR ±30'	CHAMFERED EDGES 1X45°
FACES SQUARE WITHIN 0.05/100	MACHINED SURFACES 3.2/
FACES PARALLEL WITHIN 0.03/100	DEBURR ALL EDGES
DIAS CONCENTRIC WITHIN 0.03	

WASTECH ENGINEERING
SPECIALISING IN: DESIGN, MANUFACTURE AND SERVICE OF WASTE DISPOSAL AND RECYCLING EQUIPMENT
33 WEDGEWOOD ROAD, HALLAM, VIC. 3803 PHONE (03) 87871600 FAX (03) 87871650; (03) 87871670

DRN A.H.	TITLE DUAL CHUTE ASSEMBLY WASTECH ENGINEERING		
CKD S.F.			
APP ---	SCALE D.N.S	CAD FILE NAME	REV.
DATE 18-12-2012	VIEWS ---	PCT-01-11323	0

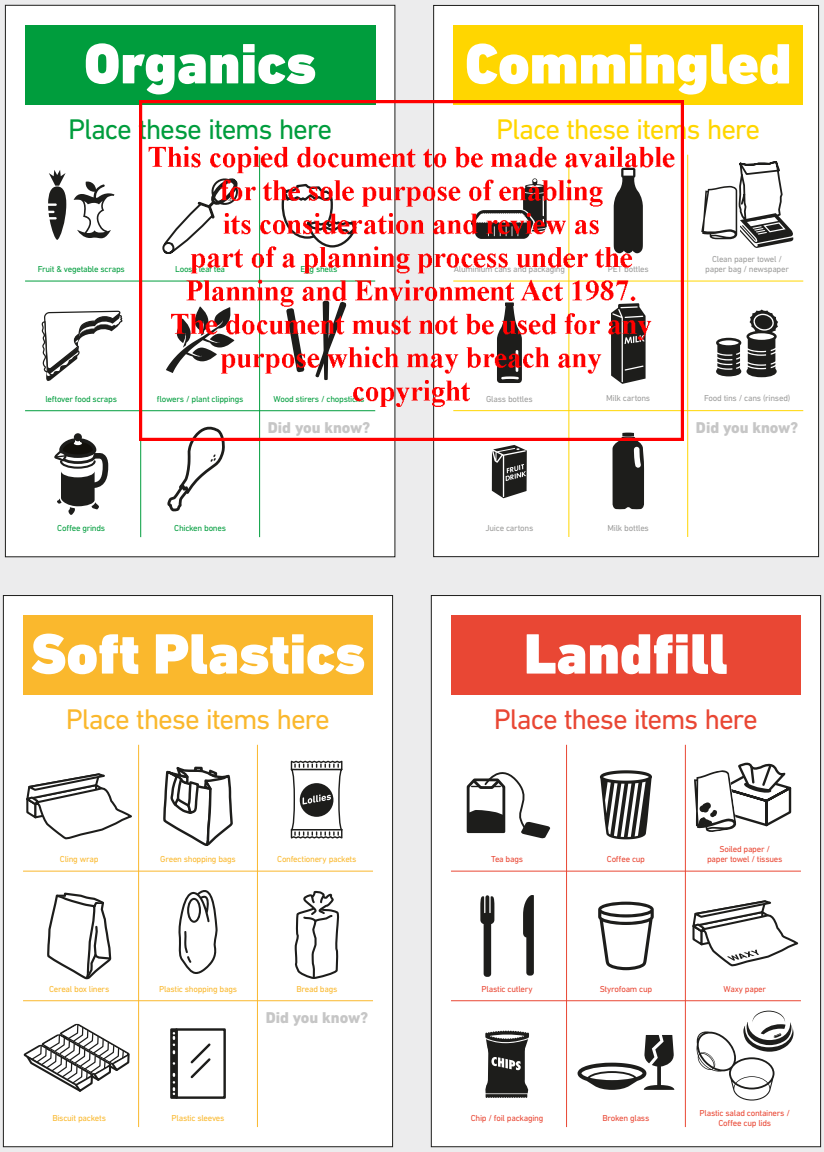
Appendix D – Standard Signage

Appendix 12: Standard signage

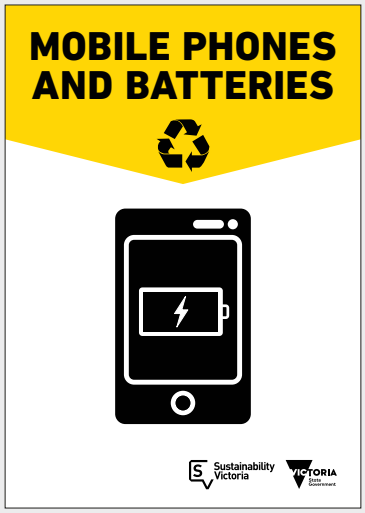
Waste and recycling signs

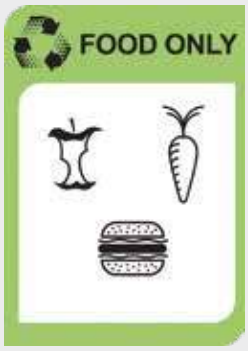
See the following examples of waste and recycling signs. For additional signage examples refer to the Sustainability Victoria website.

Note: Signage is provided as a guide only, please check with your local council or service provider for lists of materials that can be recycled.



Example signage





Safety signs

The design and use of safety signs for waste rooms and enclosures should comply with AS 1319 *Safety signs for the occupational environment*. Safety signs should be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information.

Australian Standards are available from the SAI Global Limited website www.saiglobal.com.

Examples of Australian Standards