

Project: 1-0575  
Version: 04  
Date: 19th December 2024

# Reduce, Reuse, Recycle Strategy

427 Albert Street, Brunswick

**ADVERTISED  
PLAN**



**HIP V. HYPE**

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HIP V. HYPE Sustainability provides advice that is commercially grounded, yet ambitious. We pursue exceptional outcomes that are socially, economically and environmentally sustainable and enable action across government, institutions and organisations.

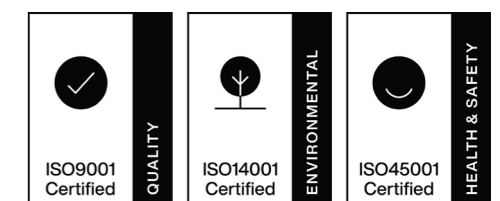
We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings and Better Businesses.

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# Project Overview

Project Name	ParkLife 2
Address	427 Albert Street, Brunswick, Victoria, 3056
Traditional Custodians	Wurundjeri Woi-Wurrung
Client	Clifton & Gilpin Pty Ltd
Architect	Austin Maynard Architects
Sustainability	HIP V. HYPE
Project Summary	Office: 455m <sup>2</sup>  Shop: 95 m <sup>2</sup>  Apartments: 61 total  16 x 1BR  37 x 2BR  8 x 3BR  Bike Parking: 147



# Introduction

The following report provides an overview of the reduce, reuse, recycle strategy for the proposed residential project at 427 Albert Street, Brunswick, within the municipal boundaries of the City of Merri-bek.

The objective of this report is to describe how best practice materials and resource management will be incorporated in the project, including targets and proposed design and operational approaches, and to demonstrate that the project exceeds the standards required by the Merri-bek City Council (MCC) Planning Scheme.

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## PROJECT BACKGROUND

ParkLife 2 brings high quality, sustainable apartment living to Brunswick, between Gilpin and Clifton Parks. The project will provide a thoroughfare between the two green spaces, with park views for all dwellings. The biophilia of the site, combined with the ambitiously sustainable design with consideration to thermal envelope, Indoor Environment Quality (IEQ) and building operations, will provide basis for a truly environmentally conscious and connected living experience. The project includes;

- 61 residential apartments over 7-storeys
- Ground floor commercial/office spaces
- Rooftop solar PV
- Communal roofyard and rooftop landscaping
- Bike parking and End of Trip facilities

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## CITY OF MERRI-BEK

### Zero Carbon Merri-bek

The City of Merri-bek has developed a framework to transition to a Zero Carbon Merri-bek by 2040. Identified as one of three key elements, 'a circular economy with zero waste', the City's ambition around waste is clear.

Merri-bek's 2025 zero waste community goals are:

- Increase the number of Merri-bek households composting or worm farming
- Increase the number of share economy groups and initiatives

These goals will form part of ParkLife 2's "Reduce, Reuse, Recycle" Strategy.

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## SUSTAINABILITY VICTORIA

### Sustainability Victoria Single-Use Plastics Ban

- Sustainability Victoria has introduced a single-use plastics ban from February 1, 2023.
- The ban includes:
  - + Drinking straws
  - + Cutlery
  - + Plates
  - + Drink-stirrers and sticks
  - + Expanded polystyrene food service items and drink containers
  - + Plastic items made from conventional, degradable and compostable materials, including bioplastics
- Businesses and retailers are encouraged to accept reusables from their customers and employees
- More information on the single-use plastics ban can be found [here](#)

The ban will be enforced at ParkLife 2 and all future commercial tenants will be required to follow the guidelines introduced by SV.

Reduce, Reuse, Recycle

# Reduce

What's better than reusing or recycling an item?

Avoiding it in the first place! HIP V. HYPE is aiming to help owners and occupiers in our projects to reduce their consumption and to stop waste at the source.

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## WASTE V. MATERIALS

We are working towards this by rethinking our communication by re-framing ideas of what constitutes 'waste', even not using the word at all, and encouraging owners and occupiers to say no to single-use items by asking simple questions before making decision to buy, such as:

- Do I really need this, or do I already have enough?
- Can I repair what I already have, or repurpose something else to serve this purpose?
- Can I borrow this item or buy it second hand?
- Can I sell what I no longer need on Marketplace/ Gumtree rather throwing it out?
- Can I give what I no longer need to charity rather than selling it or throwing it away?

### Residential Spaces:

- Minimise and work together to eliminate single-use items and packaging, such as coffee cups, plastic water bottles, and plastic bags
- Avoid food waste by planning meals and storing food correctly
- Buy locally and support local business and employment
- Shop sustainably and consider the life cycle of a product before purchase
- Ensure all other food and organic waste is composted
- Implement an online building community group on Facebook or Slack as a platform for sharing, borrowing, donating and gifting between residents.

### Office Spaces:

- Go paperless as much as possible and ask if something really needs to be printed
- Purchase office equipment (keyboards, mice, etc.) that is rechargeable rather than battery powered
- No single-use straws, cups, cutlery etc. are allowed following Sustainability Victoria's single-use plastics ban; encourage employees to bring litterless lunches
- Put a ban on bottled water and provide drink taps in each office
- Encourage office employees to bring their own cups and containers for takeaway lunches
- Ensure all other food and organic waste is composted

### Retail Spaces:

- Consider tenants that incorporate recycled or refurbished products in their businesses
- No single-use shopping bags or packaging is allowed following Sustainability Victoria's single-use plastics ban
- Donate or discount damaged goods rather than disposing of them
- Purchase wisely or consider made-to-order for unique items to reduce overstock

# Reuse

Reuse is HIP V. HYPE's primary mechanism for reducing waste at ParkLife 2, given the project's proximity to Sydney Road and Brunswick's many food and beverage retailers.

Eliminate single-use items and focus on investing in better quality items that can be reused again and again.

Instead of throwing away old items that no longer work or buying a new one, see if you can repair it first or borrow from a community hub.

Find ways to repurpose old items, sell them for a discounted price, or donate them.

## ZERO WASTE MERRI-BEK

Goal #1: ParkLife 2 will encourage and educate its occupants on ways to "choose reuse".

### CHOOSE REUSE

Reduce the impact of your food packaging with reusable containers and carry bags.

Choosing to reuse will mean a far nicer looking fridge and less trips to the resource and recycling room.

There are plenty of ways for owners and tenants to reuse items, such as:

#### Residential Spaces:

- Reuse single-use packaging as much as possible
- Consider borrowing an item from someone in the building if it's something you'll only use once
- Check local community hubs and libraries before making a purchase, per the next page

#### Office Spaces:

- Encourage office employees to bring their own cups and containers when making a purchase
- No single-use straws, cups, cutlery etc. are allowed following Sustainability Victoria's single-use plastics ban; encourage employees to bring litter-less lunches in reusable containers
- Consider an upcycle station/room for old office equipment and furniture

#### Retail Spaces:

- Implement a buy-back program for old products if possible
- Encourage suppliers to collect and reuse packaging

RETURNR: [www.returnr.org](http://www.returnr.org)

RETURNR MARKETPLACE: [www.returnrmarketplace.com](http://www.returnrmarketplace.com)



Returnr cup at HV.H Barkly Street Collective.  
Photography by Alice Mulleeney.



# Reuse

Instead of throwing away an item that no longer works or buying a new one, see if you can repair it first or borrow from a community hub.

## LOCAL COMMUNITY

### Brunswick Tool Library

Brunswick Tool Library was hatched by a small team of locals committed to developing DIY skills in the community and sharing resources. It operates out of the East Brunswick Village at 127 Nicholson Street, and through twice monthly pop-up market stalls at Fawkner Food Bowls.

[www.brunswicktoollibrary.org/](http://www.brunswicktoollibrary.org/)

### Merri-Bek Toy Library

Merri-bek Toy Library offers a wide range of toys and play gear for kids aged 0-6. Through a yearly membership, residents can access individual toys plus party packs of toys for birthdays and other occasions. The toy library is a great resource for apartment-dwellers to save money and space, and avoid clutter in their apartments. Help the environment by borrowing rather than buying, and meet other young families in the community.

<https://www.merri-bektoylibrary.org.au/>

### Bike Shed @ CERES

The Bike Shed is a hub for restoring broken bikes and keeping them out of landfill and upskilling the community in basic bike repair skills. The Bike Shed also stocks second hand parts and accepts donations of complete or incomplete bikes. The group is run by volunteers and located at CERES. Volunteers of all abilities are welcome.

[thebikeshed.org.au/](http://thebikeshed.org.au/)



Top: Brunswick Tool Library and Repair Cafe  
Middle: Merri-Bek Toy Library  
Bottom: The Bike Shed @ CERES

# Recycle

First reduce and reuse, then recycle!

Designing a system to make separating items to be discarded simple and easy to understand and use is key.

It is recommended that residents and tenants are provided with relevant information and education regarding the waste management system in place. Relevant information is to be provided at the waste areas to ensure all users will maintain safe practice while utilising the waste facilities, and understand the sustainability strategies of ParkLife 2.

## ZERO WASTE MERRI-BEK

Goal #2: ParkLife 2 will implement a food waste recycling program, allowing for the diversion of organic matter from landfill.

## RESOURCE & MATERIAL STREAMS

### Apartment Kitchens:

The following four streams will be accommodated for in each apartment. Each stream will have separate bins designed into the kitchen joinery.

- General waste: Items you can't reuse, recycle or compost
- Co-mingled recyclables: paper and cardboard, hard plastic containers, steel and aluminium cans and scrunched foil (lids off, plastic lids go into general waste)
- Food Organics: Food scraps, meat is okay too!
- Soft Plastics: Do the scrunch test, if it can be scrunched into a ball this is soft plastic

### Commercial Tenancies:

- General waste: Items you can't reuse, recycle or compost
- Co-mingled recyclables: paper and cardboard, hard plastic containers, steel and aluminium cans and scrunched foil (lids off, plastic lids go into general waste)
- Food Organics: Food scraps, meat is okay too!
- Office paper and cardboard



Integrated kitchen material streams at Ferrars & York.  
Photography by Kim Landy.



Domestic Food and Organics (FOGO) container.  
Photography by Craig Perkin.

# Resource Management Plan

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## RESOURCE & MATERIAL STREAMS

### Resource & Recycling Room

The following streams will be provided for in the Resource & Recycling Room, accessible by both residents and commercial tenants:

- General waste: Items you can't reuse, recycle or compost
- Co-mingled recyclables: paper and cardboard, hard plastic containers, steel and aluminium cans and scrunched foil (lids off, plastic lids go into general waste)
- Food Organics: Food scraps, meat is okay too!
- Soft Plastics: Do the scrunch test, if it can be scrunched into a ball this is soft plastic
- Batteries
- Charity donations
- e-Waste: All electronic goods, including light globes
- Hard rubbish: Bulky items or hard rubbish should be taken to the Resource & Recycling Room



Burwood Brickworks Recycling Streams.  
Photography by Kim Landy

# Material Generation Rates

## MATERIAL & RESOURCE GENERATION RATES

The following material generation rates have been based on the Sustainability Victoria “Better Practice Guide: Waste management and recycling in multi-unit developments”.

SPACE TYPE	FLOOR AREA (m <sup>2</sup> )	ORGANICS (KG/WEEK)	GARBAGE (KG/WEEK)	RECYCLING (KG/WEEK)	E-WASTE (KG/WEEK)	HARD WASTE (KG/WEEK)	CHARITY (KG/WEEK)
RESIDENTIAL	5,318	2,079	5,940	3,861	Ad-hoc	Ad-hoc	Ad-hoc
OFFICE	455	23	46	46	-	-	-
SHOP	95	5	285	190	-	-	-
TOTAL	5,868	2,102	5,986	3,907	-	-	-

# Bin Quantity & Collection Frequency

## BIN SIZE, QUANTITY & COLLECTION FREQUENCY

The following table outlines the proposed bin sizes for each stream, their collection frequency and total number of each bin.

		ORGANICS	GARBAGE	RECYCLING	E-WASTE	HARD WASTE	CHARITY
BIN TYPE		240L MGB	660L MGB	660L MGB	90L Crate	1100L MGB	240L MGB
COLLECTION FREQUENCY	Collections Per Week	2	2	2	Ad-hoc	Ad-hoc	Ad-hoc
BIN AREA ALLOWANCE	m <sup>2</sup> /Bin	2.5	6.7	4.0	0.6	2.0	1.0
BIN QUANTITY	#	5	5	3	2	1	2

# Standard Bin Sizing

## STANDARD BIN SIZES

Australian standard sizes for the proposed bins are noted in the below table.

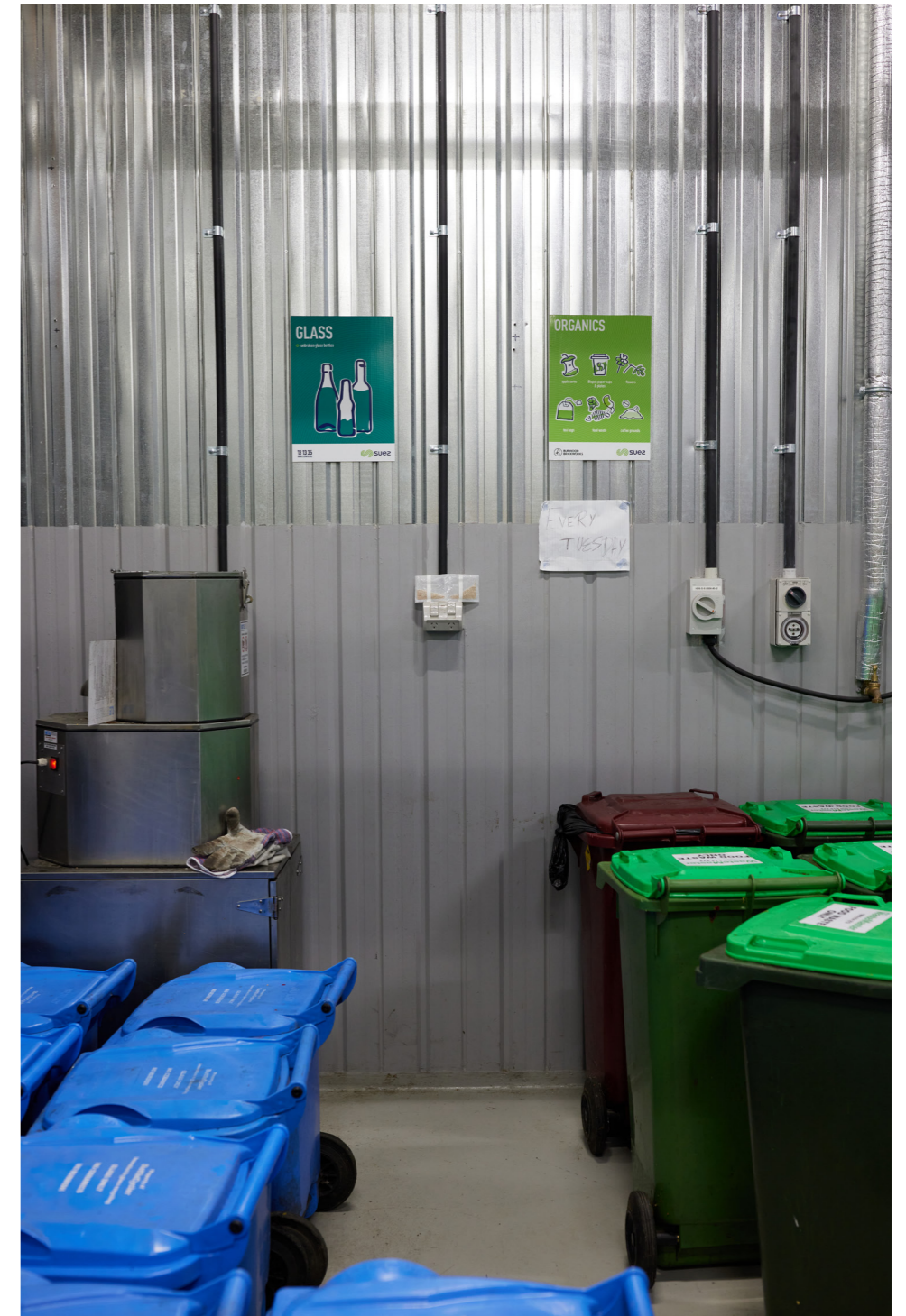
	240L MGB	660L MGB	90L CRATE
HEIGHT	1080	1250	420
LENGTH	735	850	450
WIDTH	580	1370	450

### Merri-bek Colour Coding

The City of Merri-Bek have colour coding for kerbside collection:

- Garbage bins: Red lid
- Recycling bins: Yellow lid
- Food & organics bins: Green lid

427 Albert will use a private collection for the above streams and can therefore use alternative colour coding of their choosing.



Resource & Recycling Room at Burwood Brickworks. Photo by Kim Landy.

# Resource Room Requirements

## RESOURCE & RECYCLING ROOM

### Sizing & Location

The building will have a dedicated resource and recycling room located in the level 1 basement adjacent to the core. The required room minimum area is 26.0m<sup>2</sup> and has been sized to accommodate the predicted materials that will be generated in the building and includes sufficient space for manoeuvring bins within the room and washdown area. The resource and recycling room is level, without slope or steps and is in a convenient location with internal access.

		ORGANICS	GARBAGE	RECYCLING	E-WASTE	HARD WASTE	CHARITY	
<b>AREA REQUIRED</b>	m <sup>2</sup>	2.5	6.7	4.0	0.6	2.0	1.0	
<b>TOTAL MINIMUM AREA REQUIRED</b>	Including Washdown & Circulation	26.0						

### Ventilation

Ventilation will be provided in accordance with Australian Standard AS1668. .

### Vermin Proofing

Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).

### Washdown

Impervious flooring (also, smooth, slip-resistant and appropriately drained).

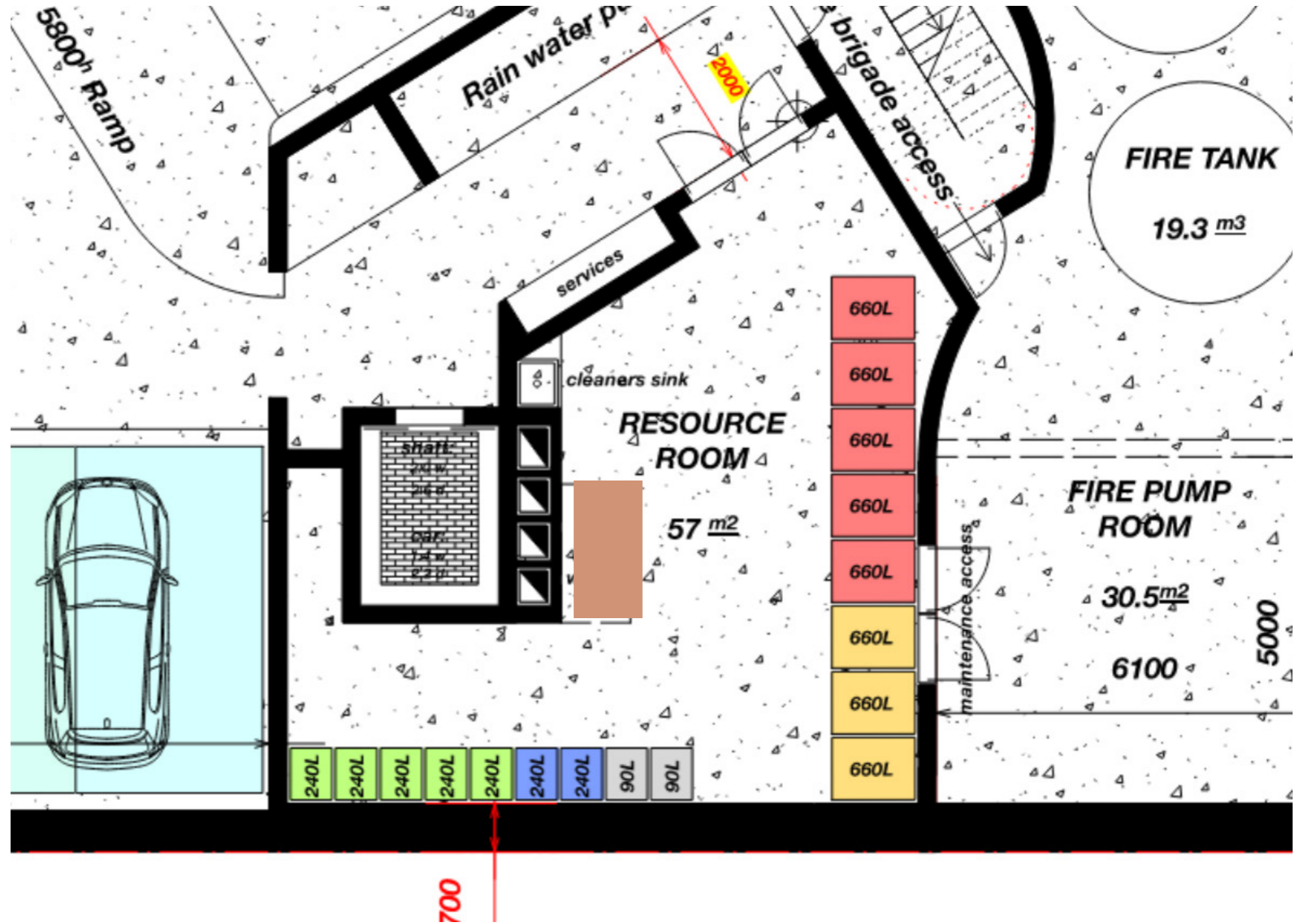
A graded bin wash area, hosecock, hose and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the Operator shall engage a suitable contractor to wash bins in a mobile bin-wash vehicle). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

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



# Resource Room Layout

- Landfill
- Recycling
- Organics
- Charity
- eWaste
- Hard waste



Resource & Recycling Room at ParkLife 2. Plans by Austin Maynard Architects.

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## COLLECTION

### Location

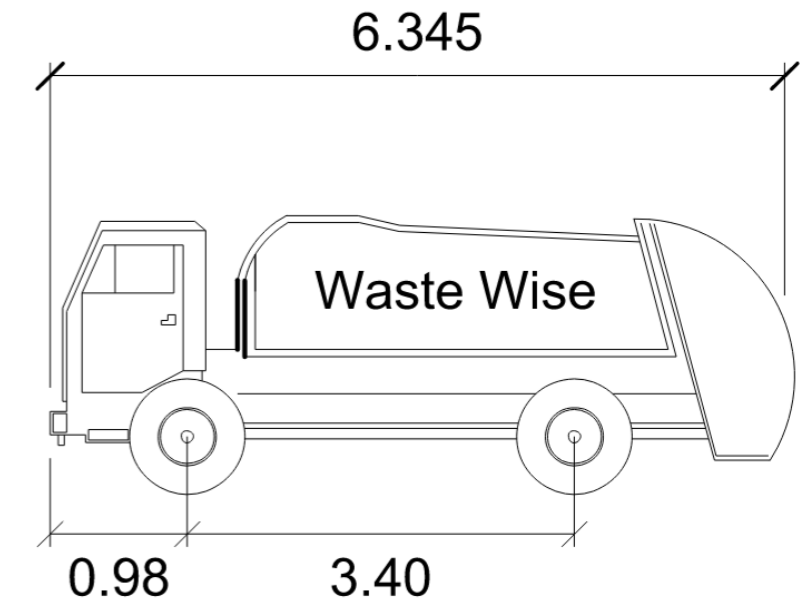
A private contractor shall collect waste onsite, from basement level one. Collection staff shall have access to the Resource & Recycling Room, and transfer bins to the truck and back.

The waste collection shall be carried-out by rear-lift vehicles (nom. 6.4m long, 2.1m high and 6.4 tonnes gross vehicle mass, needing a 2.5m high clearance when lifting 1100L bins).

For improved safety, waste collections and bin transfers shall be carried-out during off-peak traffic periods and in accordance with City of Merri-bek's waste collection times guidance.

### Frequency

Organics, recycling and rubbish shall be collected twice per week. Additional waste streams shall be collected on an ad-hoc basis as required.



## Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

Collection Vehicle Dimensions. Waste Wise Mini (Hino 300).

# Environmental Protection Requirements

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## ENVIRONMENTAL PROTECTIONS

### Noise Minimisation

All waste areas shall meet NCC2019 and AS2107:2016 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

Local laws shall be observed for all operations in public and private areas. For private services, the hours of waste collections shall be as specified in Council's local laws.

### Litter Reduction & Stormwater Protection

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.



Landfill & Recycling Bins at Burwood Brickworks. Photo by Kim Landy.

## RESOURCES & SUPPLIER INFORMATION

Provided below is a list of contractors and equipment suppliers. This is not, nor is it intended to be, a complete list of available suppliers. HV.H does not warrant the goods and services provided by these suppliers.

### Private Waste Collectors

iDump

Kartaway

Waste Wise Environmental

### Specialty Waste Collectors

Planet Ark

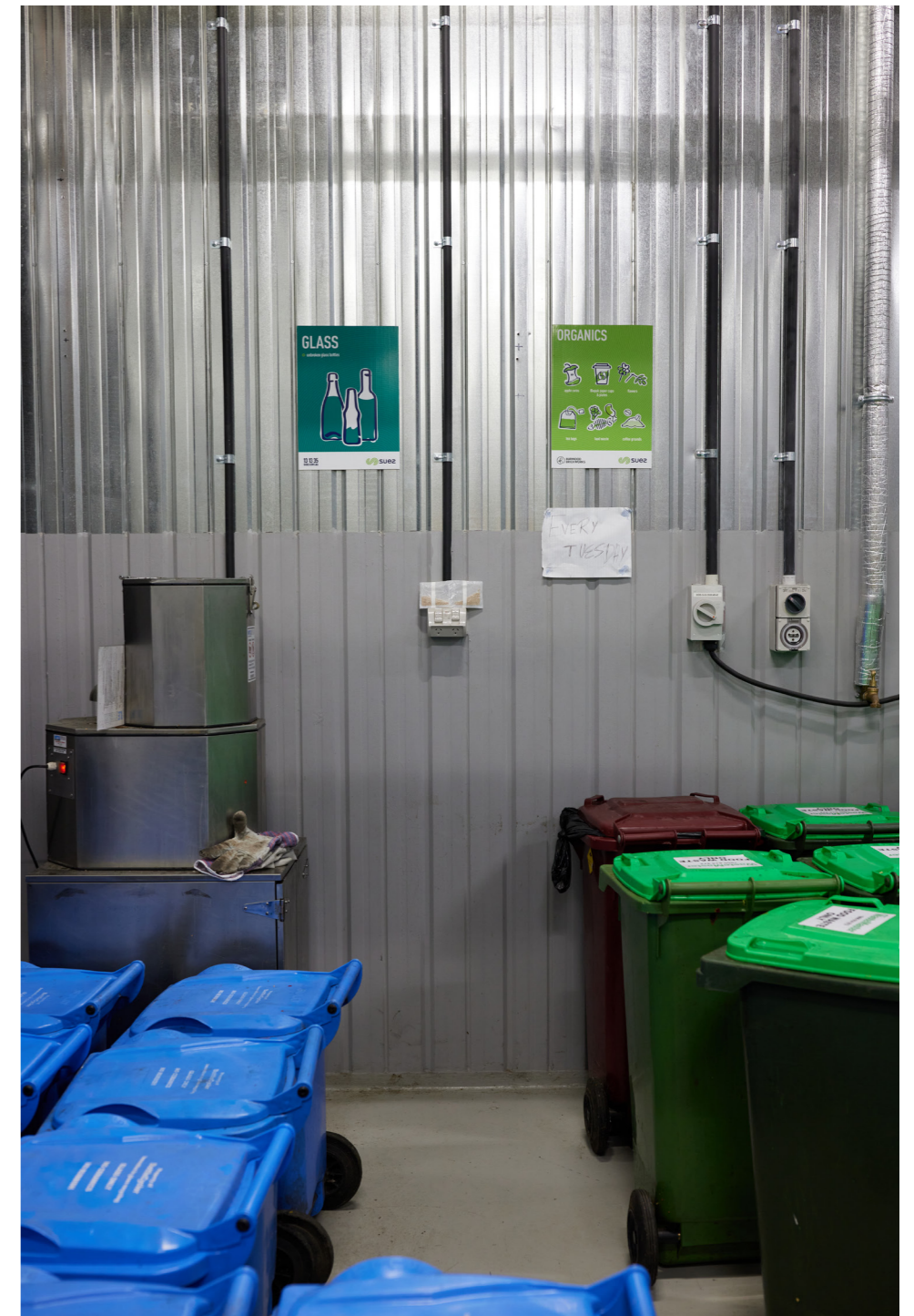
### Odour Control

Eco-Safe Technologies

Bin Suppliers

Sulo MGB Australia

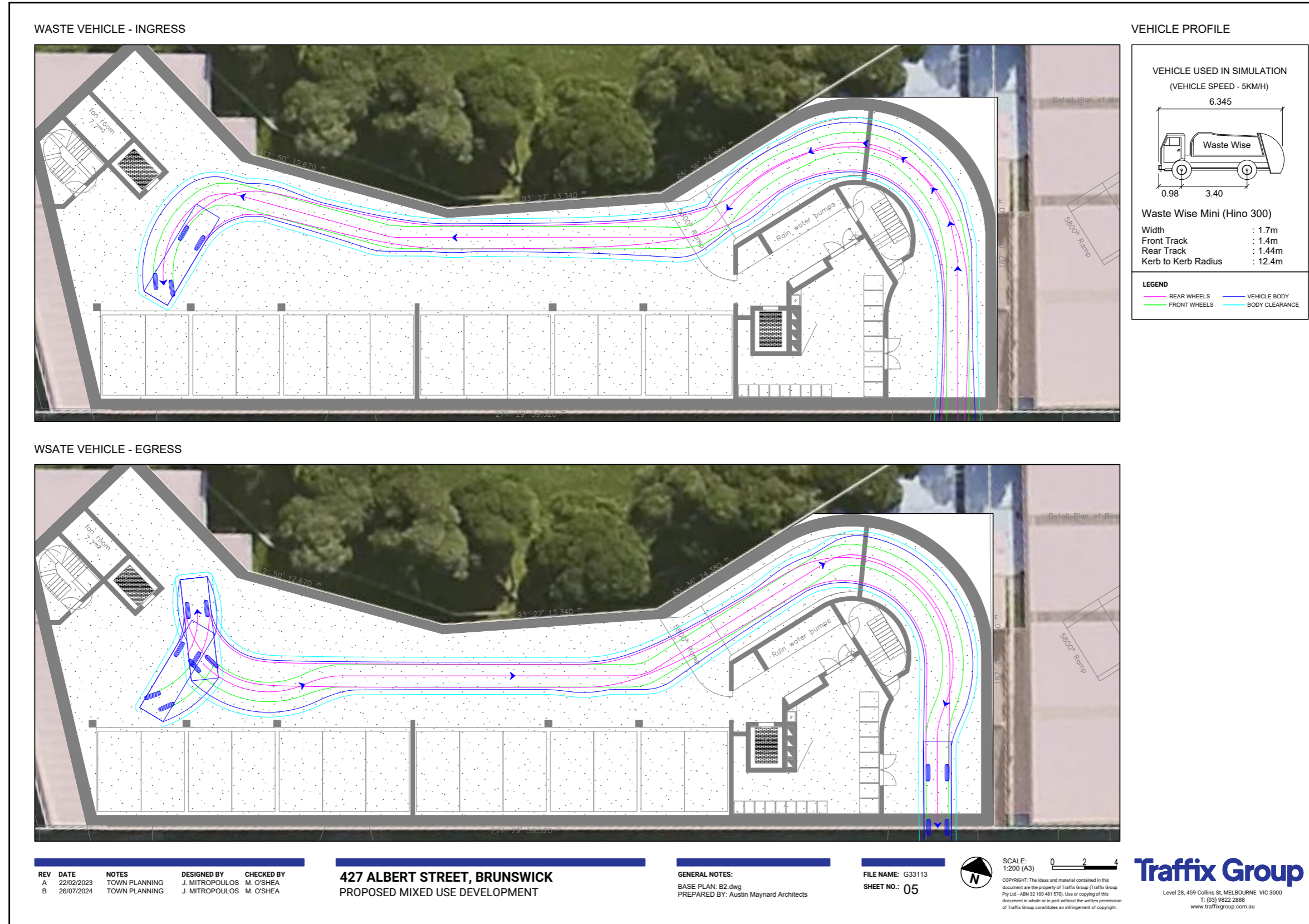
One Stop Garbage Shop



Food Organics and Glass Recycling at Burwood Brickworks.  
Photo by Kim Landy.

# Appendix A: Swept Path Diagrams

# Swept Path Diagrams



We respectfully acknowledge that every project enabled or assisted by HIP V. HYPE in Australia exists on traditional Aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands, and seek to respectfully acknowledge the Traditional Custodians in our work.

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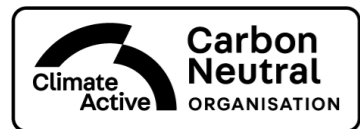
For additional information, questions unturned, collaboration opportunities and project enquiries please get in touch.

293 Barkly Street  
Brunswick VIC 3056  
T. (03) 8060 1252

203 Ferrars Street  
South Melbourne VIC 3205  
T. (03) 8060 1252

wedeservebetter@hipvhype.com  
hipvhype.com

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