

# ADVERTISED PLAN



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## **139-149 Boundary Road, North Melbourne** Waste Management Plan



190608WMP001C-F

15 July 2020

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## DOCUMENT INFORMATION

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File Name	190608WMP001C-F	Report Date	15 July 2020
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Signature		Signature	

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## 1 INTRODUCTION

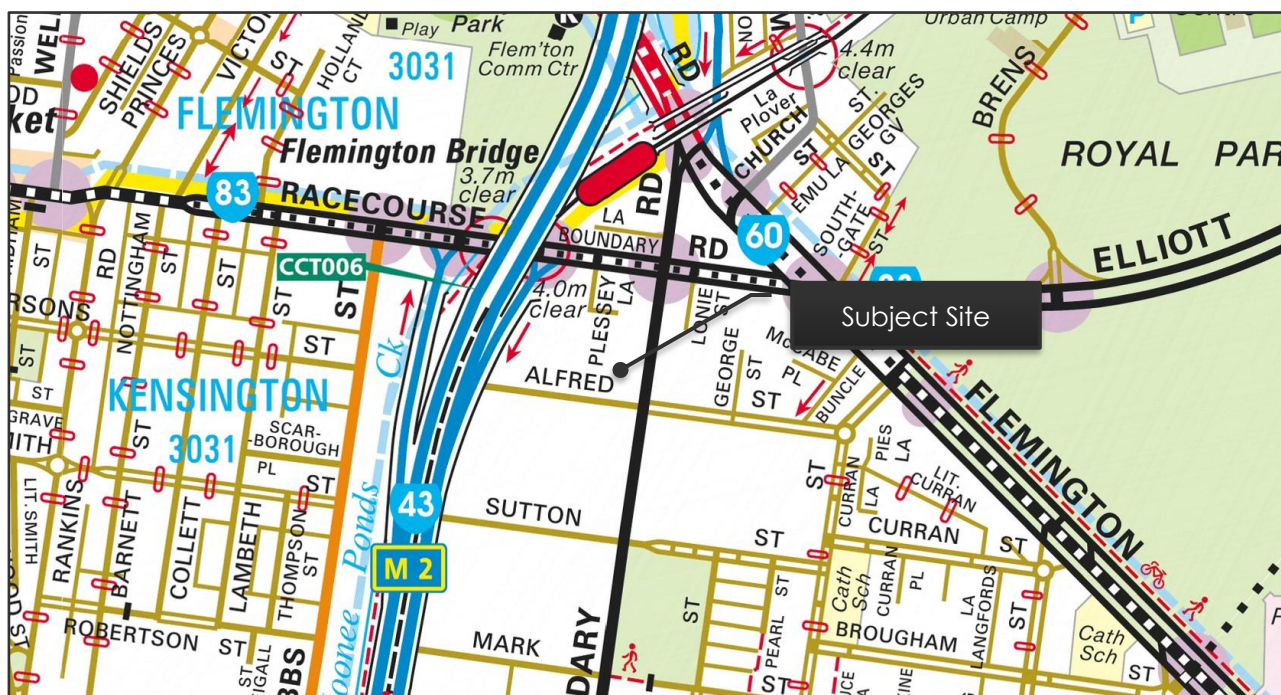
onemilegrid has been requested by BEG Developments Pty Ltd to prepare a Waste Management Plan for the proposed mixed-use development at 139-149 Boundary Road, North Melbourne.

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 Council guidelines.

## 2 EXISTING SITE CONDITIONS

The subject site is located at 139-149 Boundary Road, North Melbourne, as shown in Figure 1.

**Figure 1 Site Location**



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The site is generally rectangular in shape with a frontage of 56 metres and an average site depth of 80 metres. The south western corner of the site protrudes to the south, and is approximately 25 metres long and 11 metres wide resulting in a frontage to Alfred Street of 11 metres.

The site currently has access to Boundary Road and Alfred Street. Staff and customer parking is provided in an at grade car park, accessed via a crossover to Boundary Road, with a provision for 30 parking spaces. Access to the loading bay at the southwest corner of the existing building is provided via a crossover to Alfred Street.

The site is currently occupied by HomyPed retail shopfront and warehouse at the rear.

Land use in the immediate vicinity is mixed, including a range of residential and commercial uses. Additionally, the site is located within the strategically defined Arden-Macaulay Urban Renewal Precinct which guides the future use and development of the area.

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## 3 DEVELOPMENT PROPOSAL

### 3.1 General

It is proposed to develop the site for the purposes of a mixed-use development, comprising apartments, townhouses, communal amenities and two retail tenancies at the Boundary Road frontage.

The development schedule for the proposed mixed-use development is shown below in Table 1.

**Table 1 Proposed Development**

Use	Component	No./Area
Dwellings	1-Bedroom Apartment	114
	2-Bedroom Apartment	147
	3-Bedroom Apartment	12
	3-Bedroom Townhouse	8
	Sub-Total	<b>281</b>
Shop	Retail	264 m <sup>2</sup>
Communal Space		808 m <sup>2</sup>

### 3.2 Waste Management

It is proposed to utilise Melbourne City Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the development.

All waste for the development is proposed to be disposed of via a dual chute system, separating general waste and recycling on each residential level at the time of disposal.

Two waste chutes will be provided adjacent to each of the stair cores leading to separate bin rooms in the basement car park. Empty bins will be rotated beneath the chutes by the building manager to ensure that they do not overflow.

It is proposed to provide two transportable hook lift compactors, one for recycling and one for general waste, in accordance with Council waste guidelines.

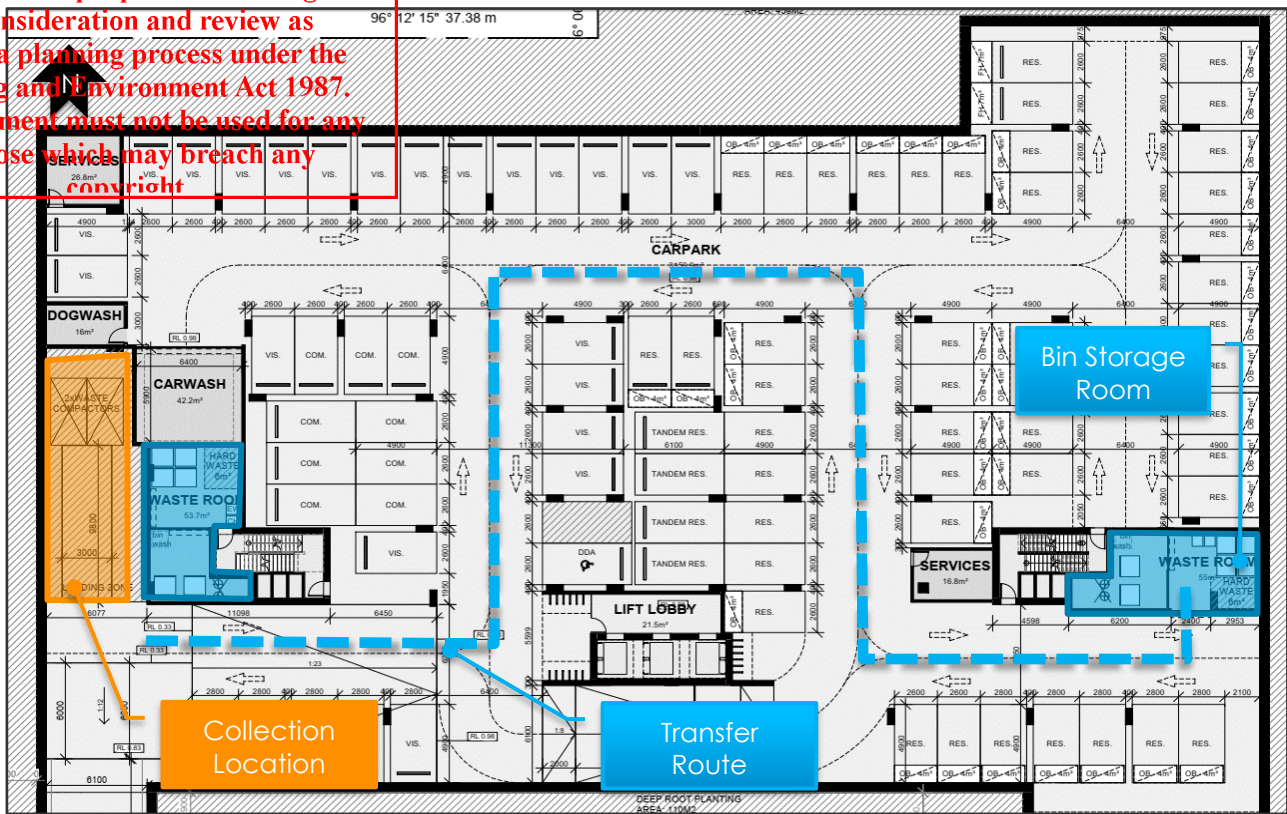
The western end of the basement carpark is proposed to house the compactor units. The building manager will be responsible for the transfer of bins from each of the bin rooms and emptying them into the appropriate compactor on an as needs basis.

The expected transfer route for each of the bin rooms to the compactor storage area is shown in Figure 2 below.



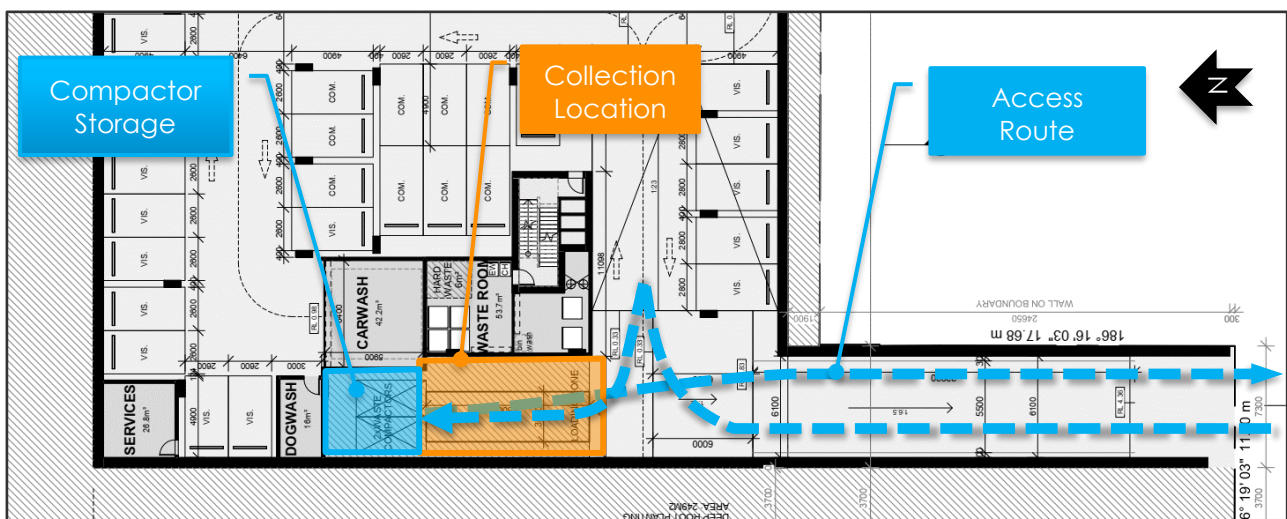
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**Figure 2 Bin Storage and Transfer Routes**



For collection, the waste vehicle will enter the site via the Alfred Street basement ramp, turn right at the base of the ramp and then reverse into the waste collection area. The waste vehicle will then collect the compactor and exit the site in a forward direction using the same ramp it used to enter. Swept path diagrams for the waste collection vehicle are provided in Appendix A. Council provides weekly collection for both waste and recycling compactor units. The travel path of the waste collection vehicle and collection location are shown in Figure 3 below.

**Figure 3 Waste Vehicle Access Route and Collection Details**



The proposed dwelling will include a dual bin system within each townhouse, to ensure garbage and recyclables are sorted at the time of disposal.

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Residents will be responsible for disposing of recyclables or bagged garbage into the appropriate waste chutes located on each floor of the development. Bulky items will need to be disposed of directly into the bins.

Residents will be responsible for disposing of bulky items within the tenancy and transferred by staff to and from the waste containers to be provided.

## 4 WASTE GENERATION

### 4.1 Adopted Council Rates

Garbage and recycling data have been sourced from the Guidelines for Preparing a Waste Management Plan prepared by Melbourne City Council. This document, developed to assist in the preparation of Waste Management Plans, outlines waste entitlements for residential developments within the municipality. The entitlements for each dwelling type within the development are detailed in Table 2.

**Table 2 City of Melbourne Recommended Rates – Residential**

Dwelling Size	Garbage	Recycling and Paper
Individual Dwelling	120L	120L or 240L
3-bedroom apartment or greater	120L	120L
2-bedroom apartment	100L	100L
1 bedroom or studio apartment	80L	80L

Furthermore, the guidelines recommend adoption of the following rates for non-residential uses.

**Table 3 City of Melbourne Recommended Rates – Commercial (L/100m<sup>2</sup>/Day)**

Use	Garbage Rate	Recycling Rate
Retail (non-food)	50L	50L
Café	300L	200L
Office	10L	10L
Convenience Store	300L	150L
Gymnasium	10L	10L

### 4.2 Expected Waste Generation

#### 4.2.1 Garbage and Recycling

It is proposed to provide garbage and recycling bins in accordance with Melbourne City Councils "Guidelines for Preparing a Waste Management Plan 2017" document.

Based on Council's adopted waste generation rates, the weekly waste generation shown in Table 4, is expected for the residential component of the development.



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**Table 4 Expected Waste Generation – Residential**

Stream	Component	No of Dwellings	Rate/Dwelling	Total Waste/Week
Garbage	1-Bedroom Apartment	114	80 litres	9,120 litres
	2-Bedroom Apartment	147	100 litres	14,700 litres
	3-Bedroom Apartment	12	120 litres	1,440 litres
	3-Bedroom Townhouse	8	120 litres	960 litres
	<b>Total</b>			<b>27,137 litres</b>
Recycling	1-Bedroom Apartment	114	80 litres	9,120 litres
	2-Bedroom Apartment	147	100 litres	14,700 litres
	3-Bedroom Apartment	12	120 litres	1,440 litres
	3-Bedroom Townhouse	8	120 litres	960 litres
	<b>Total</b>			<b>27,137 litres</b>

Based on the waste generation rates identified by Melbourne City Council, as indicated in Table 3 the following waste generation is expected by the commercial tenancies.

**Table 5 Expected Waste Generation – Tenancy 1**

Component – Stream	Floor Area	Rate/100 m <sup>2</sup> /Week	Total Waste/Week
Garbage	90 m <sup>2</sup>	350 litres	315 litres
Recycling	90 m <sup>2</sup>	350 litres	315 litres

**Table 6 Expected Waste Generation – Tenancy 2**

Component – Stream	Floor Area	Rate/100m <sup>2</sup> /Week	Total Waste/Week
Garbage	174 m <sup>2</sup>	350 litres	609 litres
Recycling	174 m <sup>2</sup>	350 litres	609 litres

## 4.2.2 Green Waste

Given the nature of the proposed development and dwellings (being multi-unit/multi-level), it is expected that green waste generation will be minimal or negligible for individual dwellings, and therefore a green waste collection service is not expected to be required.

However, the site features a number of common property areas and it is expected that any maintenance and gardening undertaken in these areas will be managed by a contractor appointed by the Owner's Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

## 4.2.3 Hard Waste

Melbourne City Council offers hard waste collection for all residents. Hard waste from multi-unit developments is not permitted to be placed kerbside for collection and on-site storage must be provided in accordance with Council guidelines.

The Melbourne City Council Waste Guidelines specifies that developments with between 250 and 500 apartments may book up to two collections of 4 m<sup>3</sup> per month. Bookings can be made directly with Melbourne City Council and it is recommended that the hard waste collection is managed by the building manager.

Additional to the above, hard waste may be disposed of independently by residents, at Council's Recycling Centre/Transfer Station.

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Each retail tenancy will be responsible for disposal of their own hard waste as Council does not provide collection services to commercial uses. Hard waste may be collected by a third party contractor or taken to Council's Recycling Centre/Transfer Station.

## 4.2.4 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. From the 1<sup>st</sup> July 2019, the disposal of E-waste to landfill has been banned by the Victorian Government.

City of Melbourne will provide buildings of 20 apartments or more an E-waste bin at no cost, to conveniently recycle electronic and electrical items, household batteries and power cords. Bins are available in 240 L and 660 L and come equipped with a sticker that shows the acceptable materials.

The service needs to be arranged by an authorised building representative (building manager, owners corporation manager or similar) and the bin needs to be kept undercover in a secure location.

The e-waste service is flexible and allows buildings to arrange a temporary bin as required or arrange a direct replacement bin when the original bin is full. Collection is to be organised by the building manager on an as needs basis.

Provision has been made for e-waste bins within each bin room.

## 4.2.5 Charity Bins

For a development of this size it is deemed practical to provide charity donation bins within the development. These bins allow residents to dispose of clothing that is no longer wanted but is otherwise in good condition.

A number of charities will provide a bin for donations and organise regular collection free of charge.

It is proposed to provide a 240-litre charity bin within each of the waste storage rooms for use by residents.

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## 5. BIN REQUIREMENTS

### 5.1 Compactors

The City of Melbourne requires large residential developments to provide transportable hook lift compactors for the disposal of garbage and recycling. Compactors must be purchased or leased by the development and all maintenance and cleaning is the responsibility of the Owners Corporation.

The hook lift containers come in a range of sizes from 8 m<sup>3</sup> up to 23 m<sup>3</sup> and can accommodate waste volumes up to 3 times their size with an effective compaction ratio of 3:1.

## 5.2 Bin Provision and Specifications

### 5.2.1 Overall Development

It is proposed to utilise Council's municipal waste collection service for all waste streams (general waste, recycling, e-waste and hard waste), for both the residential and commercial components of the proposed development.

Based on the above expected waste generation, the following bins will be required for the proposed development.

**Table 7 Bin Provision**

Stream	Component	Component Waste/Week	Total Waste/Week	Collection Frequency	Bins Required
Garbage	Residential	27,137 litres	28,061 litres	Weekly	10 m <sup>3</sup> compactor
	Retail Tenancy 1	315 litres			
	Retail Tenancy 2	609 litres			
Recycling	Residential	27,137 litres	28,061 litres	Weekly	10 m <sup>3</sup> compactor
	Retail Tenancy 1	315 litres			
	Retail Tenancy 2	609 litres			
E-waste	Development	-		As required	2 x 240L bins
Charity	Development	-		As required	2 x 240L bins

**Table 8 Bin Specifications**

Capacity	Width	Depth	Height
240 litres	0.60m	0.75m	1.10m
660 litres	1.25m	0.80m	1.30m
1,100 litres	1.25m	1.10m	1.35m
10m <sup>3</sup> Compactor	2.20m	4.2m	2.1m

### 5.2.2 Residential Tower

Each above ground level of the building will accommodate two waste chutes, located adjacent to the stairs at the eastern and western ends of the building, emptying into bins within the basement level 1 storage room.

The bins detailed in Table 9 are to be provided in the waste room for each waste chute.

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**Table 9 Waste Room Bin Provision**

Stream	Bins Size	Number of Bins
Garbage	1,100 litres	2 bins
Recycling	1,100 litres	2 bins
E-waste	240 litres	1 bin
Charity Bin	240 litres	1 bin
<b>Total</b>		<b>6 bins</b>

Each waste room also has 6m<sup>2</sup> designated for the storage of hard waste between Council collections.

### 5.2.3 Retail Tenancies

The retail uses will be provided with two 120 litre bins for garbage and recycling to be stored within each tenancy.

Each tenancy is responsible for transferring their bins to compactor storage area and emptying them into the appropriate bin. It is expected that Tenancy 1 will need to empty their bins every two days while Tenancy 2 will need to empty them daily.

## 5.3 Bin Storage

As indicated in Section 3.2, it is proposed to provide a bin storage room at the base of each stair core and a bin storage area at the base of the entrance ramp for compactor storage and collection.

Each bin storage room is capable of storing six 1,100 litre bins and is therefore appropriately sized to accommodate generated waste volumes.

The proposed bin storage room is therefore appropriately sized to accommodate the provision of bins in accordance with Council requirements. Some additional area is also provided within the bin storage room to allow for the temporary storage of bulk items and packaging, under the control of the Owners Corporation.

Furthermore, the bin storage rooms are located appropriately for access by residents and tenants, and are secured from the common areas.

The bin storage rooms should be vermin proof, and have appropriate ventilation, lighting and drainage.

The bin storage rooms shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

## 5.4 Bin Collection

Council offers collection services for large developments by collecting transferable hook lift compactors aimed at reducing the number of collections and therefore number of waste vehicles on the road.

Council's waste collection vehicle will enter the basement via the Alfred Street ramp and reverse into the compactor storage area. Appropriate clearances have been provided to allow the waste truck to enter the basement with additional height provided in the collection area. Once the waste truck has loaded the compactor it will exit the site in a forward direction via the Alfred Street ramp.

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## 5.5 Bin Cleaning

The Owners Corporation shall ensure that the bins are kept in a clean state, to minimise odours and to also encourage Air. 1987, may include regular cleaning by a third party, bin swapping or maintenance by the building manager.

A bin cleaning area is proposed to be provided within each bin storage area, with a drain connected to sewer.

Commercial tenants are responsible for the maintenance and cleaning of their own bins.

## 6 WASTE MANAGEMENT

### 6.1 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 has been identified as significantly important by Council and the Victorian Government.

The Victorian Waste and Resource Recovery Policy "Getting Full Value" has been prepared by the Victorian Government, and "sets out a position and an approach that will position Victoria as a national leader in resource recovery".

One of the primary goals of the policy is to "Assist Victorians to reduce the waste they generate and save Victorians' money through efficient use of resources", for which the following strategic directions are listed:

- Support commercial, not-for-profit and Victorian public sector organisations to achieve financial savings through waste reduction;
- Provide households with the information and support they need to reduce waste by using household goods more efficiently;
- Continue to work in partnership with the Commonwealth Government through the National Waste Policy: Less Waste, More Resources, and take a lead role in national strategies that harness Victoria's strengths and capabilities

This policy builds on the Towards Zero Waste strategy, which was launched in 2005.

The Owners Corporation and retail operators shall encourage residents and staff to participate in minimising and reducing solid waste production by:

- Promoting the Getting Full Value Strategy and the Municipalities Waste Management Strategy, including the use of 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; and
  - + Recover, treat or contain waste preferentially to;
  - + 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;
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.



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Furthermore, to maximise recycling, a dual bin system will be installed within each townhouse, providing separate bins for garbage and recycling.

## 6.2 Bin Usage

Residents will bag and dispose of garbage in the appropriate waste chute, located on each level of the development.

Residents will transport and dispose of recyclables (non-bagged) in the appropriate waste chute, located on each level of the development. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

Commercial tenants will dispose of recyclables and bagged garbage in their individual bins, stored within each tenancy. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins. Each tenancy is responsible for the transfer and emptying of their own bins into the compactors.

## 6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, parking areas 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.

## 6.4 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with Council standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid and waste chute doors) to reinforce the appropriate materials to be deposited in each bin. Example signage available from [Sustainability Victoria](http://Sustainability Victoria) is shown below.

Figure 4 Example Waste Signage



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## 6.5 Collection

Collection for waste and recycling will occur on a weekly basis. Council's waste collection vehicle will enter the basement via the Alfred Street ramp and reverse into the compactor storage area. Appropriate clearances have been provided to allow the waste truck to enter the basement with additional height provided in the collection area. Once the waste truck has loaded the compactor it will exit the site in a forward direction via the Alfred Street ramp.

The building manager will ensure that bins are transferred from the waste storage rooms to the compactors as required, and rotate the bins to ensure overflowing does not occur.

Commercial tenants will be responsible for the transfer of their own bins to the compactors to be emptied.

## 6.6 Noise Control

It is noted that with the bin storage and collection area being situated within the basement car park, 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.

## 6.7 Resident and Tenant Information

To ensure all residents and tenants are aware of their responsibilities with regard to waste and bin management, an information package should be provided 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; and
- Resident and tenant responsibilities with regard to bin usage, storage, and collection.

## 6.8 Municipal Charges

It is noted that every rateable tenement within the proposed development is liable for municipal waste charges, irrespective of the services provided by Council.

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## 6.9 Agreement for Council Collection

For Council's waste contractor, the Owners Corporation must enter into an indemnity agreement with Council and its contractor, through the signing of an indemnity agreement in accordance with Council requirements.

## 7 PLANNING SCHEME REQUIREMENTS

Clause 55.07-11 of the Melbourne Planning Scheme identifies the waste and recycling objectives for Apartment Developments, including:

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

In particular, Standard B45 indicates that developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - + Adequate in size, durable, waterproof and blend in with the development.
  - + Adequately ventilated.
  - + Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

In relation to the above, the proposed development provides a centrally located garbage and recycling waste chute on each level of the development in addition to accessible bin storage rooms for the disposal of hard waste, E-waste and charity donations.

Each waste storage area is appropriately sized to accommodate the required waste bins, additional storage for hard waste and provision of bin washing facilities with a drain to sewer.

Furthermore, to maximise recycling at the time of disposal, a dual bin system will be installed within each townhouse, providing separate bins for garbage and recycling.

The development is considered to satisfy the objectives of Clause 55.07-11 of the Melbourne Planning Scheme.

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## 8 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

## 9 CONTACT INFORMATION

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### 9.1 Council

Melbourne City Council

Phone: (03) 9658 9658 (Customer Service)

Web: [www.melbourne.vic.gov.au](http://www.melbourne.vic.gov.au)

### 9.2 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753

Web: [www.eco-safe.com.au](http://www.eco-safe.com.au)

Email: [info@eco-safe.com.au](mailto:info@eco-safe.com.au)

Electrodrive (bin tug systems)

Phone: 1800 333 002

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

Email: [vic@electrodrive.com.au](mailto:vic@electrodrive.com.au)

Wastech (chute systems)

Phone: 1800 465 465

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

Email: [info@wastech.com.au](mailto:info@wastech.com.au)

### 9.3 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

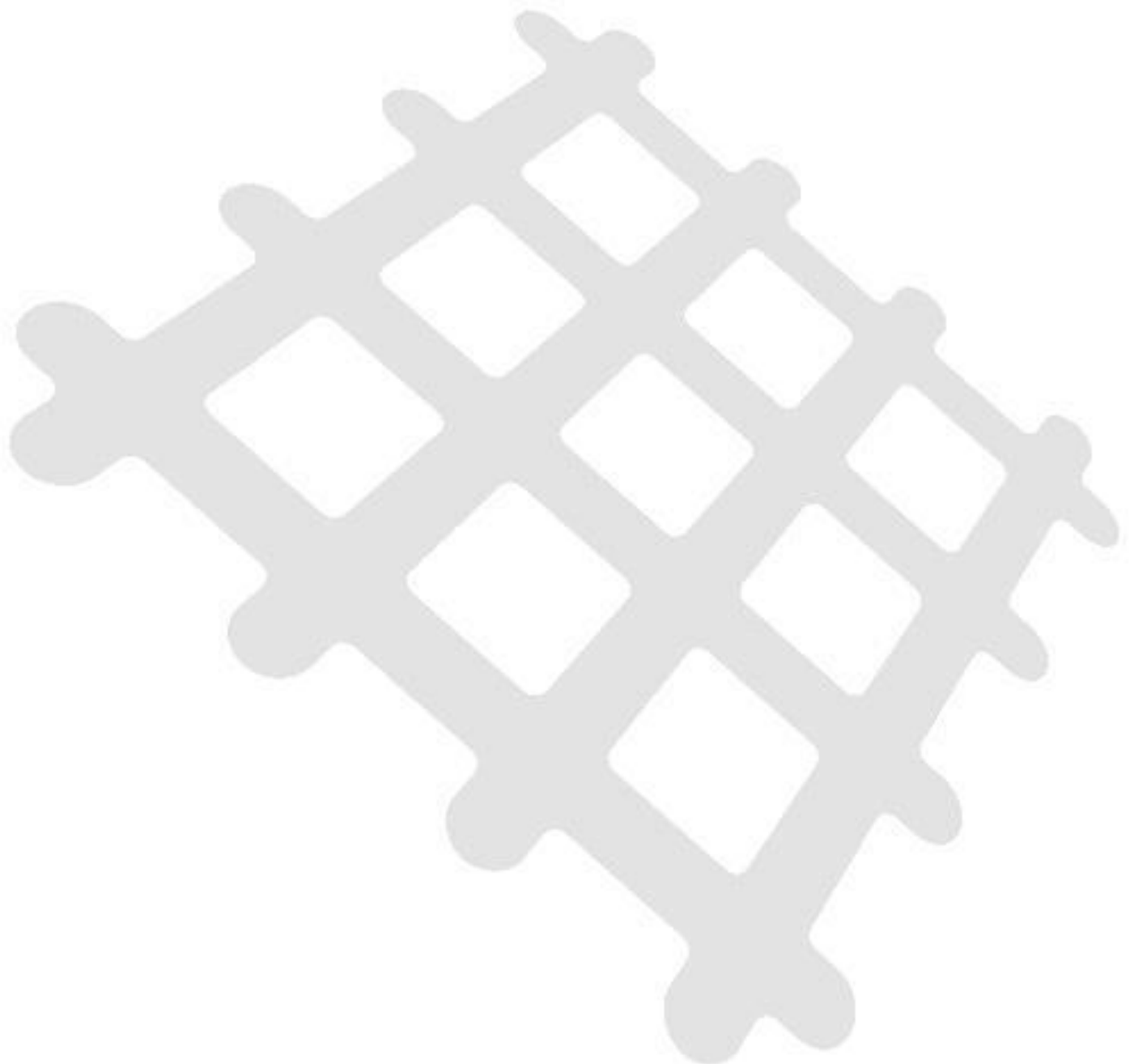
Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)

Email: [info@sustainability.vic.gov.au](mailto:info@sustainability.vic.gov.au)

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# Appendix A Swept Path Diagrams

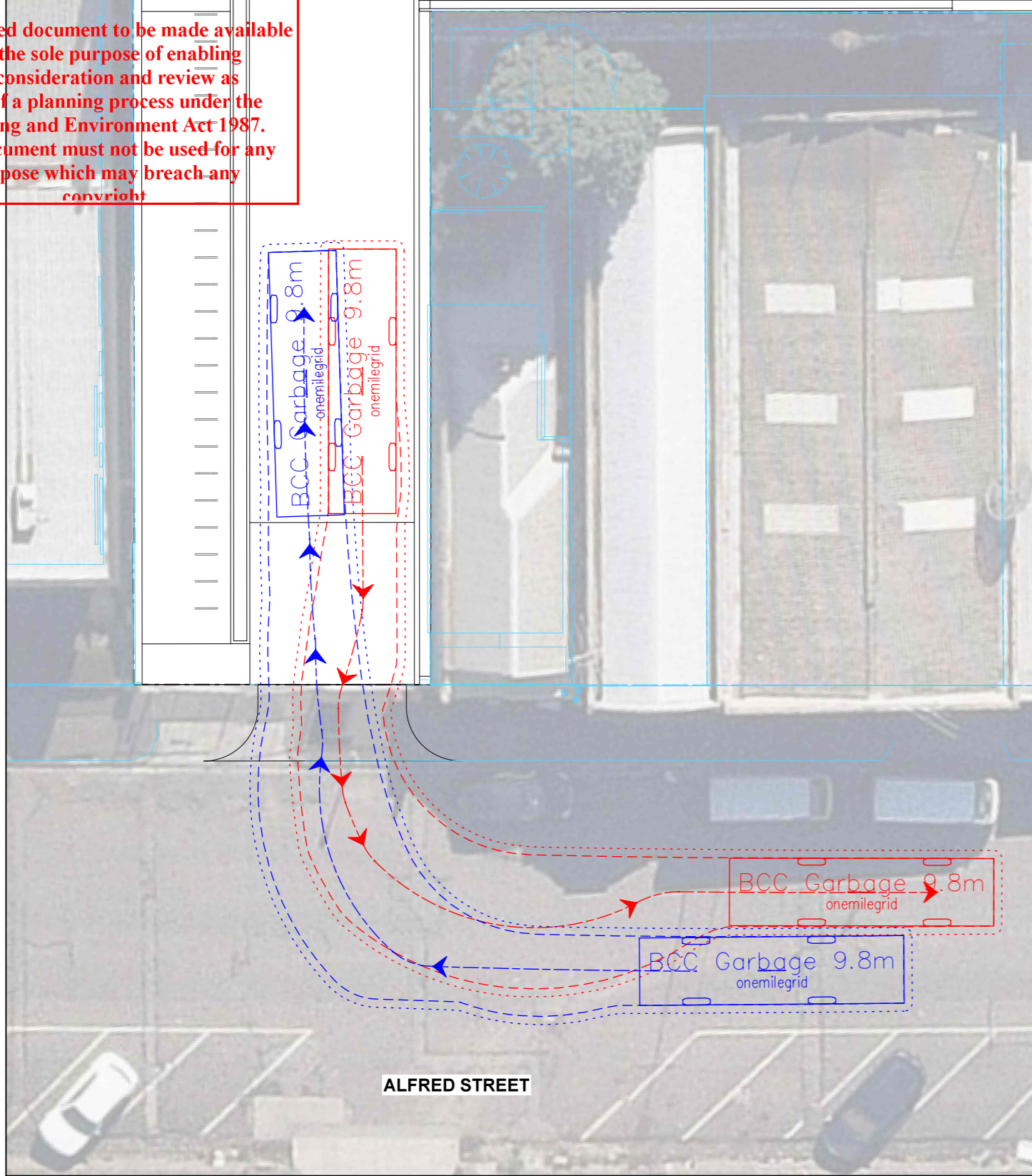




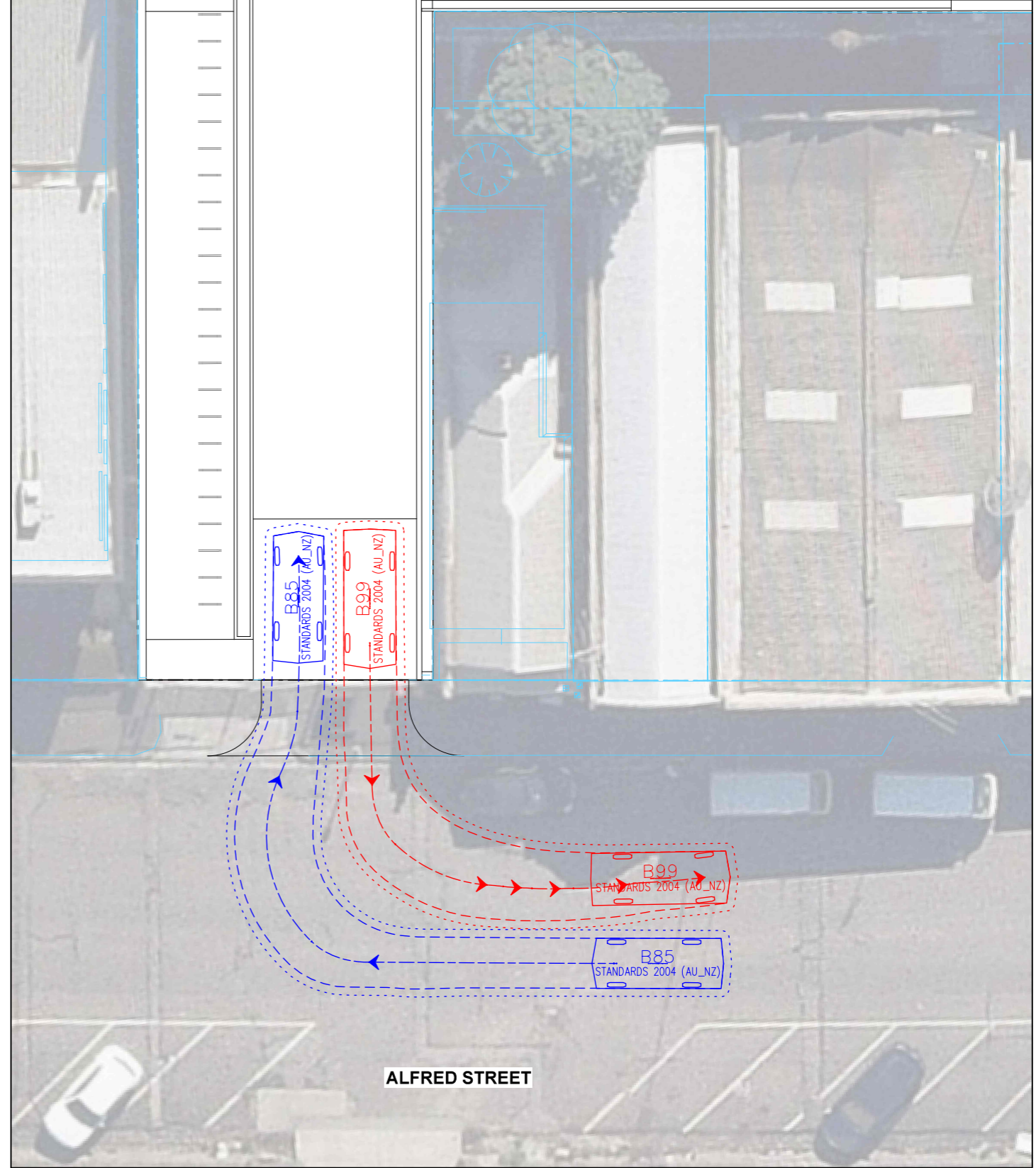
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**SUBJECT SITE**  
139-149 BOUNDARY ROAD

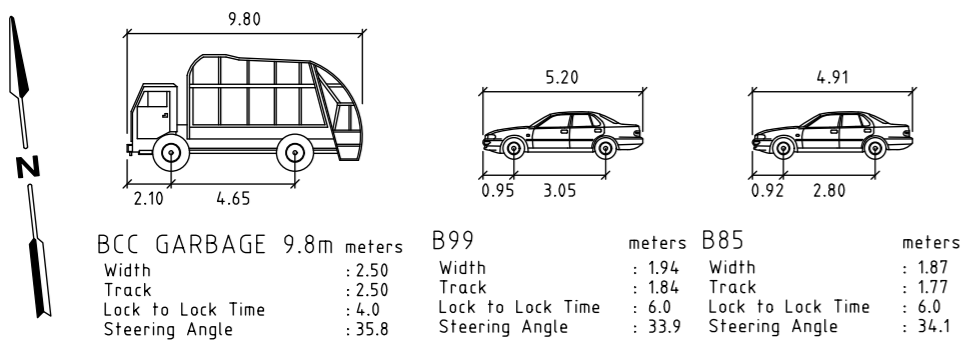


**SUBJECT SITE**  
139-149 BOUNDARY ROAD



CAD File: N:\Projects\2019\190608\Drawings\190608SPA100.dgn

Date Plotted: 15-07-2020 16:38:32



**SWEPT PATH LEGEND**  
 - - - - - DESIGN VEHICLE SWEEP PATHS SHOWN DASHED  
 ······ 300mm CLEARANCE ENVELOPE SHOWN DOTTED

56 Down Street, Collingwood, VIC 3066  
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au  
 Phone (03) 9939 8250

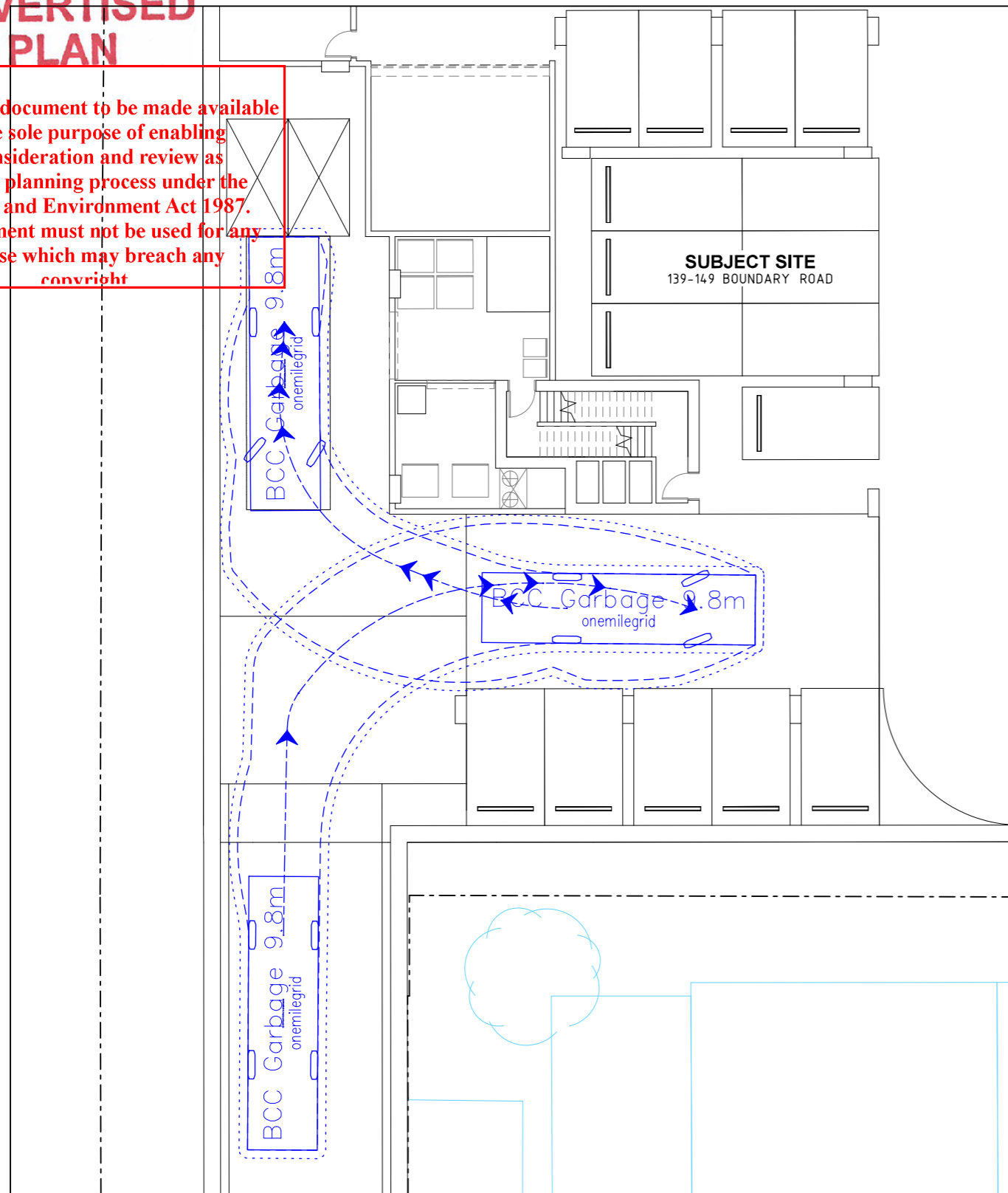
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Drawing Title 139-149 BOUNDARY RD, NORTH MELBOURNE GROUND LEVEL - VEHICLE SITE ACCESS SWEPT PATH ANALYSIS		
Designed RG	Approved JD	Metway Ref 43 B11
Project Number 190608	Drawing Number SPA100	Revision B

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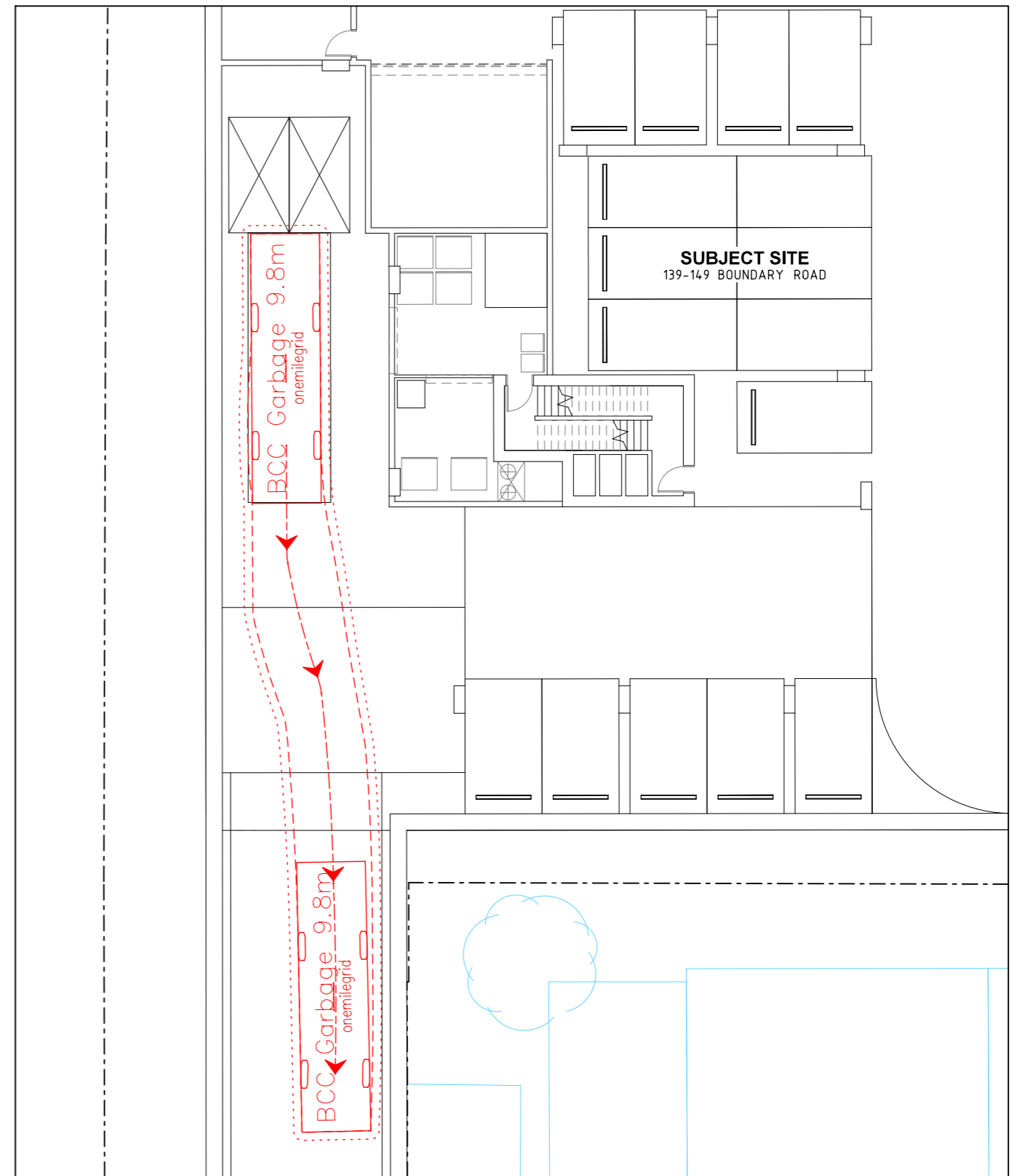
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## ENTRY MANOEUVRES

----- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED  
 ..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

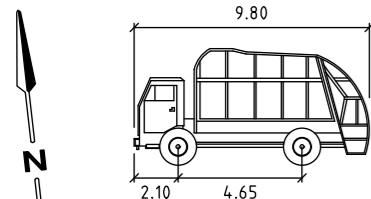


## EXIT MANOEUVRES

----- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED  
 ..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

CAD File: N:\Projects\2019\190608\Drawings\190608SPA101.dgn

Date Plotted: 15-07-2020 16:38:13



**BCC GARBAGE 9.8m meters**  
 Width : 2.50  
 Track : 2.50  
 Lock to Lock Time : 4.0  
 Steering Angle : 35.8



Drawing Title  
 139-149 BOUNDARY RD, NORTH MELBOURNE  
 WASTE VEHICLE BASEMENT ACCESS  
 SWEEP PATH ANALYSIS

Designed RG	Approved JD	Metway Ref 43 B11
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Scale  
 1:200 @ A3

Project Number 190608	Drawing Number SPA101	Revision B
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