



Leigh Design

Waste Management Plans for all urban developments

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Waste Management Plan



Proposed Development:

Track Central, 110 Wilson Street, Moonee Ponds, Victoria

Prepared for:

Hamton Hostplus JVMV Pty Ltd

HAMTON™

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Document Control

Report Date: 3 March 2026

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Prepared By: Carlos Leigh

Version	Date of Issue	Description
V1	3-03-2026	For Authority approval

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<u>TABLE OF CONTENTS</u>	
SECTION	PAGE No.
Waste Management Summary.....	2
Glossary.....	2
1 Space and System for Waste Management.....	3
2 Access for Users, Collectors, and Collection Vehicles	6
3 Amenity, Local Environment, and Facility Design.....	7
4 Management and Sustainability	9
5 Supplementary Information	11
6 Contact Information.....	12
7 Limitations	12
Enclosures: Lower Ground Level, truck swept paths, and structural advice.	

WASTE MANAGEMENT SUMMARY

- The Operator, as defined below, shall be responsible for managing the waste system and for developing and implementing safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall deposit sorted waste into the chutes and/or into collection bins.
- Waste shall be collected within the subject land. The collection contractor shall transfer bins between the waste areas and the truck.
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the Owners Corporation, who shall manage site operations (via the Building Manager, cleaners, and contractors, if required).

User: refers to residents, who shall utilise the waste system.

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1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This 21-storey development shall consist of residential apartments (refer to Table 1).

This report is based on Moonee Valley City Council's 2023 waste guidelines.

1.2 Estimated Waste Generation

The following table summarises the estimate for major waste streams:

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Food	Recyc.	Glass
Apartments (1 bed)	dwellings = 28	1,456	784	1,568	672
Apartments (2 bed)	dwellings = 104	6,760	3,640	7,280	3,120
Apartments (3 bed)	dwellings = 33	2,574	1,386	2,772	1,188
TOTAL (Litres/Week)		10,790	5,810	11,620	4,980

Note: Waste figures are based on Council guidelines. For food organics, a 35% diversion from the garbage estimate has been adopted, and 30% for glass in recycling. Waste from amenity areas is included in the above figures.

1.3 Collection Services

Waste shall be collected privately. The Operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

1.4 Location, Equipment, and System for Managing Waste

The waste management system is summarised as follows:

- Apartment receptacles for garbage, recycling, glass, and an organics caddy.
- Waste receptacles located at public and residential amenity areas.
- One garbage chute and one recycling chute, each with residential level intakes and Bin Store discharge.
- Bin Store located at Lower Ground Level.
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Food Waste: Users shall place food waste into Organics bins (a small caddy shall be employed at each tenement). Certified compostable liners shall be adopted for bins and caddies.

Recycling: All recyclables shall be commingled into a single type of collection bin (for paper, cardboard, glass, aluminium, steel, and plastics). However, if glass separation is required in future, the Operator shall provide dedicated glass bins.

Green Waste: Garden organics shall be collected and disposed by the landscape maintenance contractor. For garden organics in private areas, Users shall place them into Organics bins.

Other Waste Streams: Hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals, detox items, etc) shall be kept in the Bin Store. The Operator shall organise a private collection from within the subject land as required. E-waste must not be disposed in landfill.

Also, the Operator shall organise charity waste collections of unwanted items that are in good condition.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collection Frequency	Net Area m ²
Apartments (shared private bins)	Garbage	4	1,100	3/week	6.4
	Food Organics	9	240	3/week	4.5
	Recycling	4	1,100	3/week	6.4
	Future Glass	7	240	3/week	3.5
	Charity Bin	1	660	At Call	1.2
	E-Waste	-	-	At Call	1.0
	Hard Waste	-	-	At Call	2.5
Net Waste Storage Area (excludes circulation):					25.5

Notes:

- Private bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- The Operator shall source the charity bin.
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed.

1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The drawings illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately and the Operator shall stipulate procedures for effective management of the available space.

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1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1250	1240	780	43	130
1100	1330	1240	1070	65	210

Notes:

- * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic flat-lid bins.
- Also, the Operator shall reinforce bins that receive waste under each chute in order to withstand loads from waste falling at high speed.

Table 4: Moonee Valley Colour Coding

Bin	Garbage	FOGO	Recycling	Glass
Lid	Red	Lime	Yellow	Purple
Body	Green	Green	Green	Green

Note: Private bins shall be labelled to identify the waste generator and site address.

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2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Upper-Level residents shall dispose sorted garbage and recyclables via dedicated chutes (available at each apartment level), in accordance with instructions from the chute supplier. For wastes unsuitable for chute disposal (organics, bulky waste, future-glass, etc), residents shall transfer sorted waste directly to the Bin Store (access via lift/stairs if required).

Lower Ground Floor residents shall dispose sorted waste into collection bins located at the Bin Store.

Whilst residents shall have access to the Bin Store, the Chute Room shall be kept locked.

The Operator shall maintain the various public and amenity waste receptacles (if required, using a suitable trolley and the lift).

Note: The Operator shall have access to the Bin Store to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach the bins. Also, the Operator shall monitor the filling of the bins under the chutes and change these when full.

2.2 Collection Arrangements and Access to Waste Facilities

- A private contractor shall collect waste on onsite (refuse trucks shall prop on the aisle, near the Bin Store on the Lower Ground Level).
- Collection staff shall have access to the Bin Store and transfer bins to the truck and back to the store.
- 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 2.3m high clearance when lifting 660L bins and needing a 2.5m high clearance when lifting 1100L bins).
- The enclosed drawings illustrate the waste system. Also, the enclosed swept paths illustrate truck access.

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3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collections bins shall feature rubber wheels for quiet rolling during transfers.
- The waste system and collections shall meet relevant acoustic requirements.
- 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. Also, Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

Victorian EPA Noise Control Guideline Publication 1254.2 May 2021 (excerpt)

[Section] 5. Domestic Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- Collection occurring once a week should be restricted to the hours: 6am to 6pm Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours: 7am to 6pm 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 which service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The Operator shall be responsible for:

- Promoting adequate waste practices and avoiding waste-dumping (see Sect. 4).
- 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.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

3.3 Ventilation, Washing, and Vermin-Prevention

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668. For chute ventilation, a fan with riser to a rooftop exhaust shall be utilised.
- Adequate vermin-proofing and tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained). Also, impervious walls shall be provided near each chute discharge.
- 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.

- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute. Include a floor waste and hosecock near each chute outlet.

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

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

Council's requirements for floor-strength in the waste truck zones shall be addressed as outlined in the enclosed structural engineering advice.

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

Chutes, associated shafts, and discharge areas/bin-indexes shall be sized and designed as recommended by a reputable chute manufacturer (chutes and associated equipment are proprietary items). The chute supplier shall fix safe-operating instructions to each intake-door and place a warning sign on each chute.

For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Also, access to each chute outlet shall be restricted to trained personnel only (the Chute Room shall be kept locked). The Operator shall train staff and waste collectors concerning hazards associated with the chute discharge area.

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4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer, and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins or chute. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin/chute. Bagged recycling is not permitted. In addition, the Operator shall seek and implement relevant waste disposal instructions from Council and/or the waste collector.

Refer to Section 1.4 for all other waste streams and details of the waste system. Also, Section 2 outlines waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions Including Maintenance & Improvements

The Operator shall be responsible for managing the waste system and for developing and implementing safe operating procedures (refer to the glossary in page 2).

It shall be the responsibility of the Operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (residents shall maintain their internal waste receptacles).

The Operator shall ensure that maintenance and upgrades are carried out on the facility and components of the waste system. When required, the Operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the Operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste shall be collected within the subject land (bins shall remain within the development at all times).

4.4 Communication Strategy - Arrangements for System Labelling and Ensuring Users and Staff are Aware of How to Use the System Correctly

- The Operator shall provide appropriate signage for the bins. Signage is available at the following internet address: www.sustainability.vic.gov.au.
- The Operator shall publish/distribute “house rules” and educational material to:
 - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
 - Improve facility management results (lessen equipment damage and chute blockages, reduce littering, and achieve cleanliness).
 - Advise users/staff how to sort waste with care to minimise contamination of various waste streams.
- For safety when disposing waste and shifting bins, the Operator shall develop and provide safety instructions.

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4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Amendment Act 2018* (and the principal EPA Act of 2017) with the *Circular Economy (Waste Reduction and Recycling) Act 2021* include fundamentals of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the Acts by providing an adequate waste system with ability to sort waste.

The Operator shall adhere to the Acts (where relevant and practicable) in order to minimise the impact of waste on the environment. For improved sustainability, the Operator shall consider the following:

- Observe the *Environment Protection Amendment Act 2018* principle of waste management hierarchy, which states that waste should be managed in accordance with the following order of preference, so far as reasonably practicable: a) avoidance, b) reuse, c) recycling, d) recovery of energy, e) containment, and f) waste disposal.
- Peruse the Sustainability Victoria website: www.sustainability.vic.gov.au.
- Adopt waste practices outlined in the *Circular Economy (Waste Reduction and Recycling) Act 2021*.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

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5 SUPPLEMENTARY INFORMATION

- The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a rollover kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.
- The Operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
 - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
 - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
 - Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting/disposing waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Waste/bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheel-hubs. Limit waste/bin weight. Provide mechanical assistance to transfer bins
Chute discharge	Strike & debris from falling waste	PPE, staff training, access restrictions signage, close the chute's fire damper when accessing the bins. Include a suitable curtain/skirt and a locked mesh fence around the discharge zone of the chute
Bin transfers and collections. User access to waste areas	Vehicular strike/run over (and equipment hazards listed above)	PPE. Develop a Hazard Control Plan. Maintain visibility. Use a mechanical bin-tipper. Designate the carpark aisles as Shared Zone
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

6 CONTACT INFORMATION

Moonee Valley City Council (local Council), ph 03 9243 8888

Waste Wise Environmental (private waste collector), ph 1300 550 408

iDump (private waste collector), ph 1300 443 867

PuraAir (odour control equipment supplier), ph 1300 972 736

FJP Safety Advisors (OH&S consultant), ph 03 9255 3660

Electrodrive (tug & trailer supplier – for bin transfers), ph 1300 934 471

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

Elephant's Foot (chute supplier), ph 1300 435 374

Wastech Engineering (chute supplier), ph 1800 465 465

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

7 LIMITATIONS

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application. Also, this report is solely for the client identified on the cover page. Leigh Design Australia Pty Ltd accepts no responsibility for any third party who may rely upon this document.

This report is based on the following conditions:

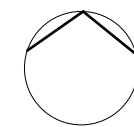
- Operational/ongoing use of the development (excludes demolition/construction phases). In particular, for occupation and fit-out phases, owners shall determine specific waste procedures.
- Drawings and information supplied to us.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's patronage, occupancy rate, waste generation intensity, the user's disposition toward waste and recycling, and the resident's approach to waste management. The Operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Advertisment Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: NATHERS, Section 4 Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
A	24/02/2025	JC/WY	JC	Town Planning Submission

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Project Name 110 Wilson Street
Project Number 00013261
Project Address 110 Wilson Street
Moonee Ponds VIC 3039

Country Australia

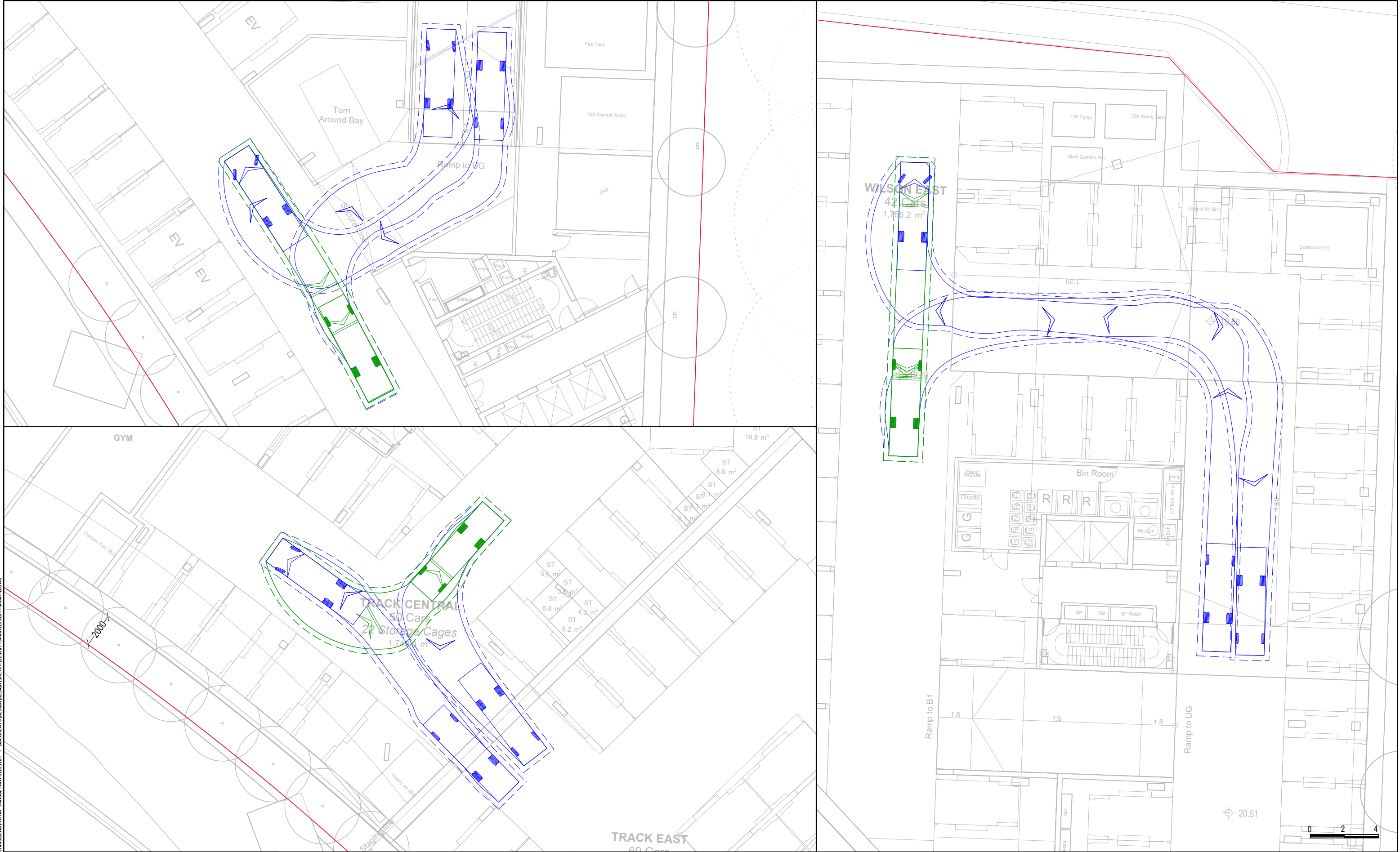
TOWN PLANNING
ISSUE

DKO

Drawing Name
TRACK CENTRAL
Lower Ground Plan

Drawing Scale
Drawing No.
TP-TC-099

1:200 @ A1
Revision
A



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Mini-Rear Loader Waste Collection Vehicle

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

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

Proposed Residential Development
110 Wilson Street, Moonee Ponds VIC 3039
Swept Path Assessment - Lower Ground Waste Collection

NOTE:
1) Base Plan Supplied By DKO Architecture
2) Maximum Design Speed 10km/h

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RATIO REFERENCE 22520T-SK001-D	SHEET No. 11 of 11	PREPARED BY C.D.	SCALE 1:200@A3	DATE 18/12/2025
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Moonee Valley – Trackside Gardens**Design Advice: DA_011**

Subject: Waste management – access slab capacity

Date: 19_12_2025

From: Michael Szafranski

Page: 1 of 1

Distribution

Company	Attention	To	Cc	Legend
Hamton	Simon Lewin / Sam Raunik / Annie Hannah / Matt Malseed		E	Aconex Email
DKO	Raymond Mah / Ivan Tan / Chelsea Keeley / Jayden Cronon		E	Facsimile Courier
Leigh Design	Carlos Leigh		E	Mail Hand

Carlos,

We refer to your email dated 15/12/2025 in reference to load capacity requirements for waste management vehicle access areas.

We note loading docks, and designated waste management access paths will be designed for appropriate load as specified by the relevant Australian Standard (AS 1170.1) as a minimum, or as agreed with the client.

This approach will apply to all Trackside Gardens buildings, including relevant areas of:

- Track Central
- Track East
- Wilson East

We acknowledge the requirement for areas requiring access by waste management vehicles to be designed for 7t axle loads. Slab depths and supporting structure to relevant areas will be sized accordingly.

Regards,

Michael Szafranski _director
0459 108 899

michael.szafranski@4dworkshop.com.au

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