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2-12 Wilkinson Street, Brunswick Waste Management Plan



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29 February 2024

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1 INTRODUCTION

onemilegrid has been requested by Haven Home Safe to prepare a Waste Management Plan for the proposed affordable housing development at 2-12 Wilkinson Street, Brunswick.

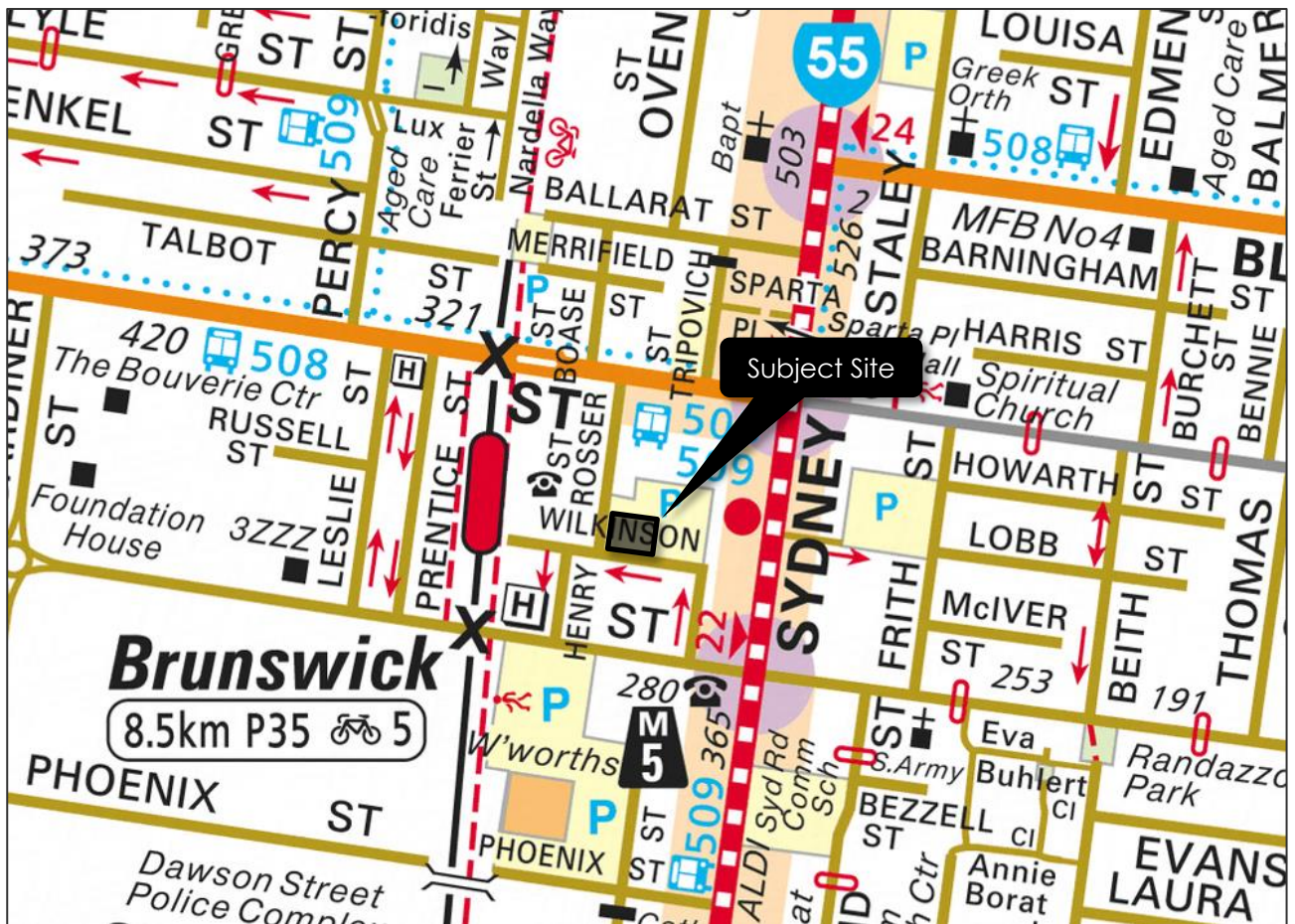
The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

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2 EXISTING SITE CONDITIONS

The subject site is located on the northeast corner of Wilkinson Street and Rosser Street, as shown in Figure 1. The site is rectangular in shape and has a frontage to Wilkinson Street of approximately 38 metres and a frontage to Rosser Street of approximately 27 metres.

Figure 1 Site Location



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An aerial view of the subject site is provided in Figure 2 below.

Figure 2 Site Context (Friday 10 November 2023)



Copyright Nearmap

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3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a mixed-use development, containing both affordable housing and shop uses, as shown in Table 1 below. **Error! Reference source not found..**

Table 1 Proposed Development

Component	No/Area
1-Bedroom Apartment	23
2-Bedroom Apartment	16
Total Apartments	39
Shop (4 tenancies)	120.9 m ²

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A total of four shop tenancies are proposed on the ground level. Residential apartments will occupy all floors up to level six.

Main pedestrian access to the building is proposed on the south side of the building from Wilkinson Street. The four shop tenancies will each have their own separate access points from either Wilkinson Street or Rosser Street.

3.2 Waste Management

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

Bins for the development will be stored within a dedicated bin storage room on the ground floor of the building. Bins will be transferred by a building manager from the storage room and placed adjacent to the kerbside on Rosser Street and/or Wilkinson Street for collection on the specified collection days. Following collection, bins will immediately be collected and returned to the bin room.

The proposed development will include a four-bin system to ensure garbage, recyclables, organics and glass are sorted at the time of disposal.

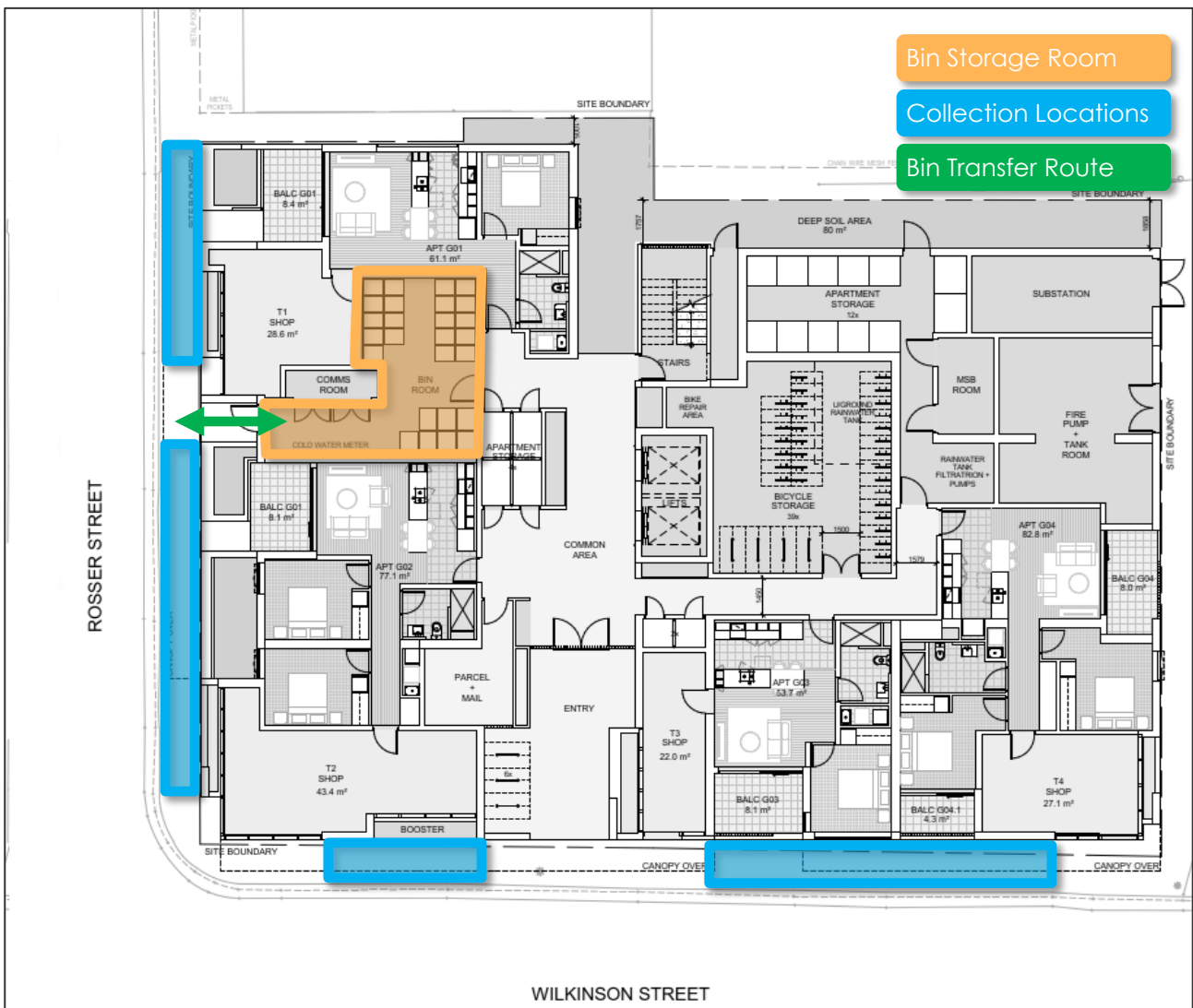
Residents and staff of the retail shops will be responsible for disposing of all waste streams into the appropriate bins located within the bin storage room. All bins will be shared on-site and stored within the one bin room.

The building manager will be responsible for rotating bins within the bin storage room to ensure the bins most readily accessible have capacity to be filled.

The bin storage room, collection location and expected transfer route is shown in Figure 3 below.

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Figure 3 Bin Storage Room and Collection Details



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4 WASTE GENERATION

4.1 Merri-Bek City Council

4.1.1 Residential Waste

Merri-Bek City Council currently offers the following bin sizes to residential dwellings, for Council collection.

- Garbage – 80L, 120L or 240L;
- Organics – 120L or 240L;
- Commingled Recycling – 120L, 240L or 360L;
- Glass Recycling – 120L or 240L (2x120L);

Whilst the standard bin provision for the four waste streams is typically at the lower range of the bins offered above, Merri-Bek City Council indicate that Multi-Unit Developments containing 20 dwellings or more are eligible to utilise a shared bin arrangement, with one shared 240L bin being appropriate to accommodate up to 3 dwellings for garbage and commingled recycling waste streams.

As such, a rate of 80L of garbage and 80L of comingled recycling waste per apartment per week will be adopted for the development.

Separate to garbage and recycling waste, for developments of this size, Merri-Bek Council's website prescribes 4 x 120L shared organics bins, and 2 x 120L shared glass recycling bins. These recommended bin provisions will be adopted for organic and glass waste for the proposed development.

4.1.2 Commercial Waste

For waste associated with a commercial tenant, Merri-Bek City Council provide the following bins:

- Garbage – 240L;
- Commingled Recycling – 360L;
- Glass Recycling – 120L.

The retail shops proposed are each small (approx. 25 m²) soho style tenancies that will be operated by the residential tenants on the ground floor, with direct access between the retail tenancy and the residential dwellings. As such, it is expected that the waste generated by these tenancies would be minimal and somewhat combined with the waste generated from the residential dwelling it is associated with.

Based on combined size of the four retail tenancies being 123 m², it is expected that together they may generate the equivalent of one typical commercial tenancy. Therefore, it is proposed to provide the one set of the recommended three bins outlined above (for garbage, recycling and glass) in addition to the residential waste bins in a shared arrangement. The shared arrangement between residential land commercial/retail is considered appropriate in this instance as residents will be the operators of the soho tenancies and therefore will not be required to use different bins for waste generated by the retail use they operate and residential dwelling they reside in.

4.2 Expected Waste Generation

4.2.1 Garbage, Recycling, Organics & Glass

onemilegrid has undertaken a review of the waste generation rate adopted by Merri-Bek City Council. Based on the above, the following rates have been adopted for multi-unit developments.

Table 2 Expected Waste Generation – Residential Apartments

Component	No.	Rate/Dwelling /Week	Total Waste/Week
Garbage			
Residential Apartments	39	80 litres	3,120 litres
Soho Retail Tenancies	4	-	240 litres
Total			3,360 litres
Recycling			
Residential Apartments	39	80 litres	3,120 litres
Soho Retail Tenancies	4	-	360 litres
Total			3,480 litres

In addition to the above, the residential organic and glass waste is expected to be generated in line with Merri-Bek Council's guidelines over and above the garbage and recycling waste generation. Similarly, the commercial tenancies are expected to generate glass waste in line with Merri-Bek Council's guidelines over and above the garbage and recycling waste generation.

4.2.2 Hard Waste

Merri-Bek City Council allows booked hard-waste collection call-outs as required, given that standard waste streams are collected by council.

It is recommended that the hard waste collection is managed by the Owners Corporation, to minimise Council call-outs, and to ensure that hard waste storage on-site is not required.

Hard waste will not be moved to the kerbside collection location until the evening before the hard waste collection, and the Owners Corporation will manage the hard waste collections to minimise the number of collections.

Hard waste will be collected from kerbside in accordance with Council standard requirements.

4.2.3 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

On 1st July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

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Council does not provide a residential kerbside pick-up service for E-waste, therefore E-waste must be taken by residents to the appropriate collection centre, as described below:

- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (<https://recyclingnearyou.com.au/electrical>);

Office works stores, available for small amounts of personal E-waste;

All stores accepting batteries; and

Some Bunnings stores accept batteries.

Additional recycling locations are provided at <https://recyclingnearyou.com.au/>

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5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

It is proposed to utilise Council's municipal waste collection for all waste services for the proposed development, with some minor consolidation of bins to reduce congestion of bins within the bin storage room and collection points.

Consequently, the following bins will be required for the residential and commercial components of the proposed development with specifications following.

Table 3 Bin Provision

Stream	Total Weekly Waste	Bin Size	*Collection Frequency	Bins Required
Garbage	3,360 litres	240 litres	Weekly	14 bins
Commingled Recycling	3,480 litres	360 litres		10 bins
Organic	N/a	120 litres		4 bins
Glass	N/a	120 litres	Monthly	3 bins
Total				31 bins

*Collection frequencies are in line with Council's guidelines for 20 or more-unit blocks.

Table 4 Bin Specifications

Capacity	Width	Depth	Height	Area
120 litres	0.50m	0.55m	0.95m	0.28m ²
240 litres	0.60m	0.75m	1.10m	0.45m ²
360 litres	0.70m	0.85m	1.10m	0.60m ²

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

Table 5 Bin Colours

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

5.2 Bin Storage

As indicated in Figure 3, it is proposed to provide a bin storage area on the ground floor for the residential components of the proposed development, with a total floor area of 37 m².

The layout of the bin storage area is shown in Figure 4, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 3.

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.

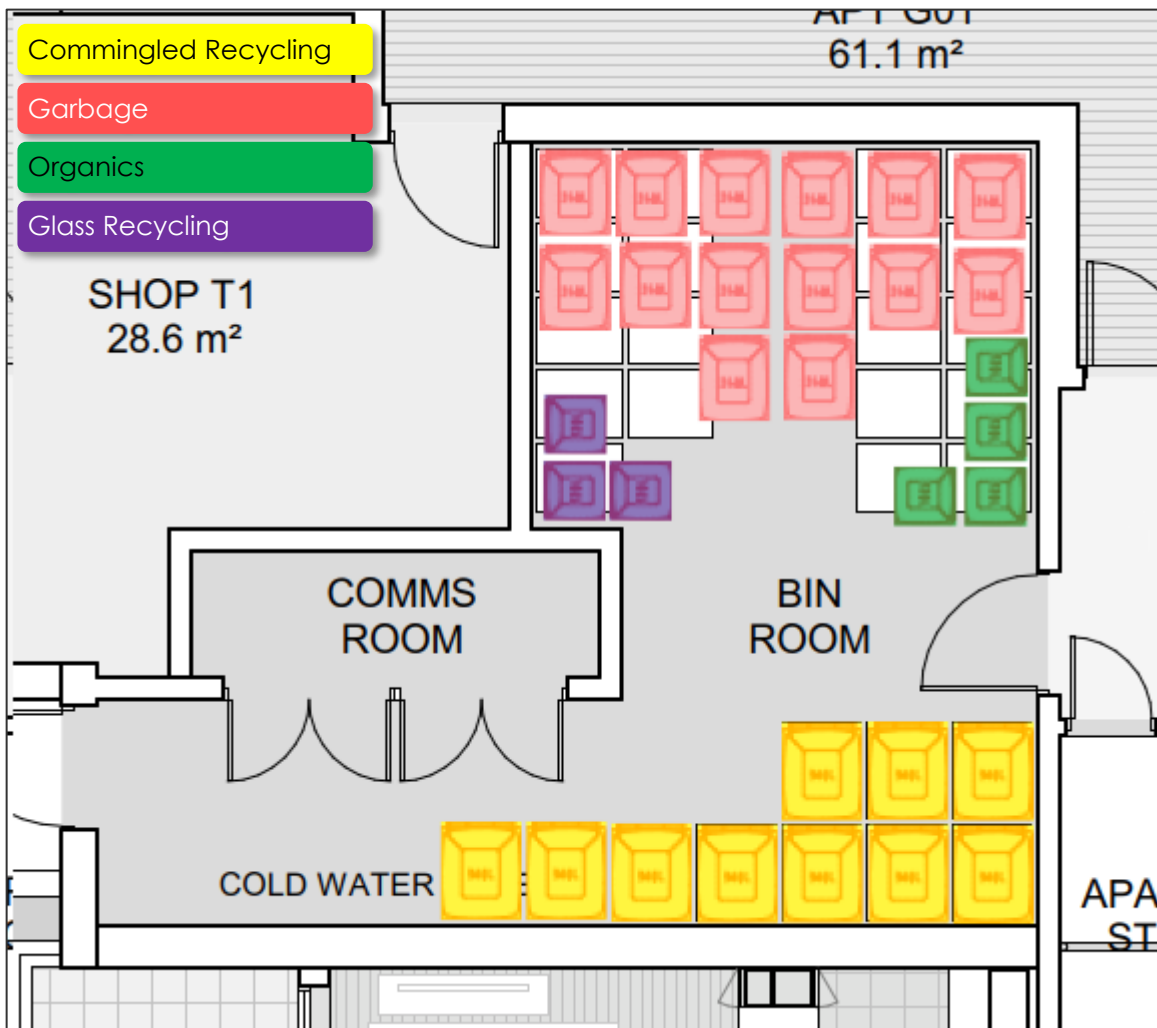
Furthermore, the bin storage room is located appropriately for access by residents/staff, and is secured from the common areas.

The building manager will be responsible for rotating bins as required to prevent overfilling by residents and ensuring empty bins are located at the front for access by residents.

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

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

Figure 4 Bin Storage Room Layout



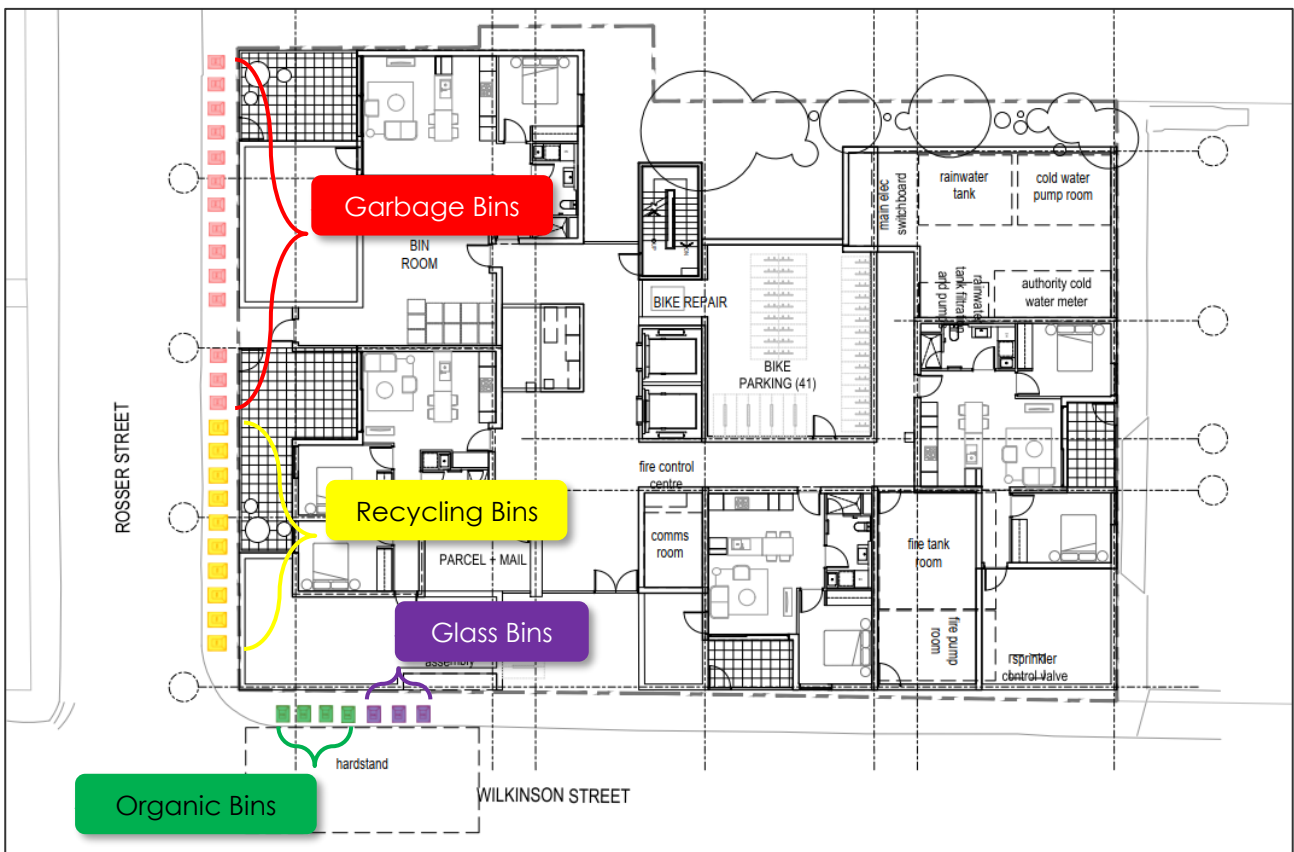
5.3 Bin Collection

To allow for collection, bins will be transported by the building manager to the Wilkinson Street and/or Rosser Street frontage and positioned kerbside for collection by Council. Once collection is complete, the building manager will be tasked with immediately returning bins to the bin storage room to ensure they are positioned kerbside for a little time as practical.

Allowing for a minimum of approximately 300 mm between bins, a maximum kerbside length of approximately 27 m will be required for bin collection, coinciding with the monthly glass collection. It should be noted that this full length (27m) will only be required if all bins are full and require emptying, which given the size of the apartments and shared arrangements of the bins, may not always be in the cases which may breach any copyright.

There is opportunity to provide the full length of Wilkinson Street, or along both street frontages (Rosser Street and Wilkinson Street), to best suit the Council waste collection vehicle route. An example of the bin position along the street frontage for the once-a-month glass waste collection day is shown in Figure 5 below.

Figure 5 Bin Position along Street Frontage Example



5.4 Bin Cleaning

The Owners Corporation shall ensure that the shared residential bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, or maintenance by residents.

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

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.

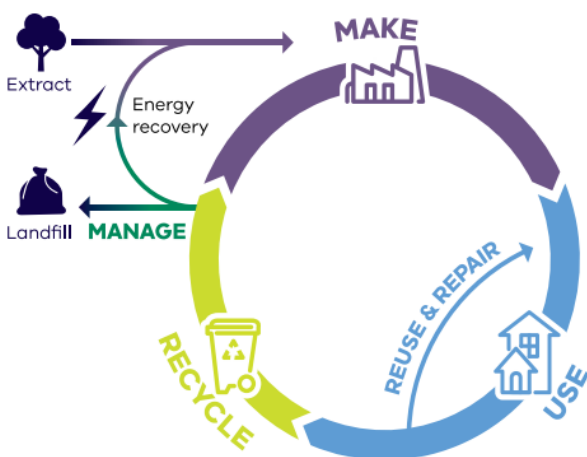
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

Figure 6 Resource Flows in a Circular Economy



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In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation shall encourage residents and staff to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
 - + Avoid waste generation in the first place;
 - + Increase the reuse and recycling of waste when it is generated; 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;
- Encouraging composting for residents and staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

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Additionally, it is recommended that a four bin system is provided, providing separate bins for garbage, recycling, organics and glass.

6.2 Bin Usage

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

Residents and staff will transport and dispose of recyclables (non-bagged) in the provided bins, located in the bin storage room. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, 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 in accordance with Council standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown in Figure 7 below.

Figure 7 Example Waste Signage



6.5 Collection

On collection days, all bins must be transferred from the bin storage room to the Rosser Street and Wilkinson Street frontages for collection and placed in accordance with Council requirements (including location, separation between bins, etc.).

6.6 Resident and Staff Information

To ensure all residents and staff are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents and staff, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements;
- Resident and tenant responsibilities with regard to bin usage, storage, and collection; and
- Resident and tenant responsibilities with regard to litter and waste removal from the common property.

6.7 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.

7 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

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

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

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8 CONTACT INFORMATION

8.1 Council

Merri-bek City Council

Phone: (03) 9240 1111 (Customer Service)

Web: www.merri-bek.vic.gov.au

8.2 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753

Web: <https://eco-safe.com.au/>

Email: info@eco-safe.com.au

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8.3 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

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

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au