onemilegrid
TRAFFIC ENGINEERING

495 - 511 Lygon Street, Brunswick East

Waste Management Plan

190065WMP003E-F.docx

30 October 2025

onemile**grid**

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DOCUMENT INFORMATION

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one*mile****grid*** *operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.*

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1 INTRODUCTION

onemile**grid** has been requested by VMCC Joint Venture Pty Ltd to prepare a Waste Management Plan for the proposed mixed-use development at 495 - 511 Lygon Street, Brunswick East.

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

2 EXISTING SITE CONDITIONS

The subject site is located at 495 - 511 Lygon Street, Brunswick East, as shown in Figure 1. The site is situated approximately 60 metres to the south of the Albion Street / Lygon Street intersection. The site is generally rectangular in shape with a frontage to Lygon Street of approximately 52 metres and a site depth of approximately 32 metres with a rear abuttal to a laneway.

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

Figure 1 Site Location

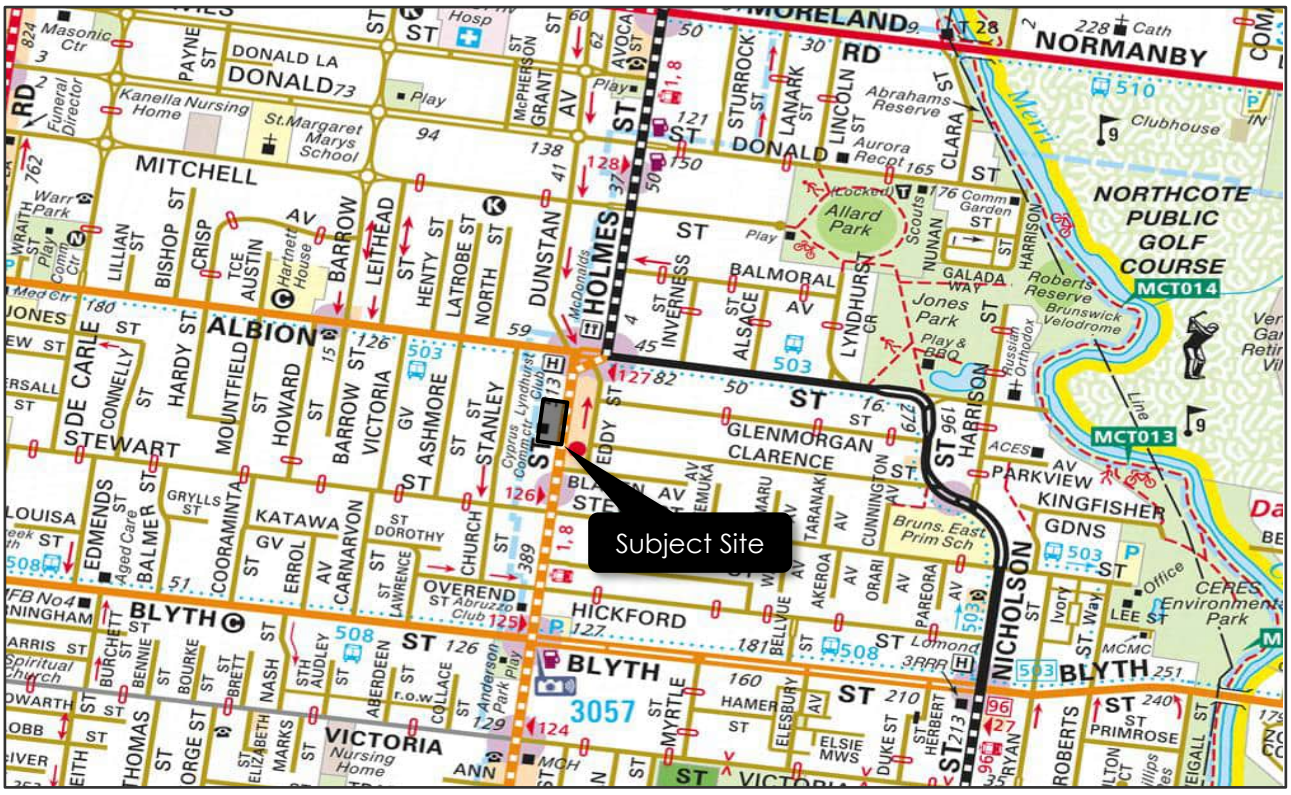

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Figure 2 Site Context (17 March 2024)

Copyright Nearmap

3 DEVELOPMENT PROPOSAL

3.1 Overview

It is proposed to develop the site for the purposes of a mixed-use development, comprising of the following key components:

- Two level basement car park providing 80 spaces, accessed via a ramp from the rear laneway;
- An on-site loading dock located adjacent to the ramp to the basement;
- A secondary loading bay located on basement level 01;
- Ground floor cafe and retail tenancies;
- Community hall on the ground floor;
- Community facilities on the first floor;
- Residential lobby on the ground floor;
- Bicycle parking on the ground floor;
- Residential and employee bicycle parking on basement level 02; and
- 5 levels of residential apartments (total of 52 apartments).

It is proposed to access the basement car park using a ramp via the laneway from Stanley Street. This ramp will provide access to the residential and commercial parking, as well as the bin storage areas for waste collection vehicles.

3.2 Development Schedule

An overview of the proposed development schedule is provided in Table 1 below.

Table 1 Development Summary

Use	*Type*	*No/Area*
Dwelling	One-bedroom Apartment	7
	Two-bedroom Apartment	26
	Three-bedroom Apartment	11
	Four-bedroom Apartment	2
	Sub-total	**46 dwellings**
Retail/Commercial	3 x Retail Tenancies (Ground Floor)	401 m²
Community Hall (Ground Floor)		545 m² (max 100 patrons)
Community Facilities (First Floor)		162 m²

It is understood that the community hall will replace the existing Cyprus Community Centre, however, will be available for a greater market due to the improved facilities that will be available following the development of the site.

3.3 Waste Management

3.3.1 Overview

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Each component of the development will manage the waste generated separately however all waste will be disposed of and collected within the bin storage room on basement level 1. The building manager will be responsible for rotating bins underneath the residential chutes within the bin storage room to ensure the bins do not overflow.

Additionally, the building manager will ensure that one bin for each of the four waste streams is located within close proximity to the bin room door, to provide ease of access for residents and staff disposing of their waste.

The collection location and expected transfer route is shown in Figure 3 below.

Figure 3 Bin Storage Room and Collection Details – Basement Level 1

3.3.2 Residents

A dual waste chute system will be utilised, separating garbage and recyclables at the point of disposal. Residents will be responsible for disposing of recyclables or bagged garbage into the appropriate waste chute located on each floor of the development.

Organics and glass waste will be disposed of into the appropriate bins located within the bin storage room.

3.3.3 Other Uses

All other uses will be required transport and dispose of their waste into the appropriate bins located within the bin storage room on the first basement level.

4 WASTE GENERATION

4.1 Residential Garbage, Recycling, Organics and Glass

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for multi-unit developments:

Table 2 Sustainability Victoria Recommended Rates – Residential

Dwelling Size	*Garbage*	*Recycling*
1 bedroom or studio apartment	80L	80L
2-bedroom apartment	100L	100L
3-bedroom apartment or greater	120L	120L

In relation to residential dwellings, Sustainability Victoria indicates that approximately 35% of garbage is made of food waste, therefore, the provision of organics waste collection can result in a reduction in garbage generation by 35%.

Additionally, it is generally assumed that glass waste comprises 10% of the total recycling waste generation, which has been adopted.

As such, the following rates are suggested for the residential dwellings.

Table 3 Adopted Residential Waste Generation Rates – Per Week

Dwelling Size	*Garbage*	*Recycling*	*Organic*	*Glass*
1 bedroom or studio apartment	52L	72L	28L	8L
2-bedroom apartment	65L	90L	35L	10L
3-bedroom apartment or greater	78L	108L	42L	12L

4.2 Commercial Garbage, Recycling, Organics and Glass

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" recommends adoption of the following rates for commercial uses, based on the rates published by the City of Melbourne.

Table 4 Sustainability Victoria Recommended Rates – Commercial

Use	*Garbage Rate*	*Recycling Rate*
Shops (non-food)	50L per 100 m^2 per day	50L per 100 m^2 per day

For the purposes of this assessment, it will be assumed that organic waste makes up 15% of all garbage generated by the commercial uses on-site. Additionally, it is considered acceptable to also assume that 15% of commercial recycling comprises glass recycling, and as such, the following waste generation is expected for the retail tenancies.

Table 5 Adopted Commercial Waste Generation Rates – Per 100 m² Per Day

Use	Garbage	Recycling	Organic	Glass
Shops (non-food)	42L	42L	8L	8L

It is noted that waste generation for shops is highly dependent on the specific tenant and use for both garbage and recycling generation. The above rates are considered to be an upper limit rate which would accommodate the vast majority of retail uses.

4.3 Community Hall

It is expected that the Owners Corporation will manage the waste collection associated with the community hall on an as needs basis. A commercial kitchen is proposed to service events for the community hall, and as such, may generate additional waste during operation. Noting this, the Owners Corporation will ensure that additional collections are arranged when the kitchen is operating, as required.

Where larger functions, or multiple functions occur within the one-week, additional waste collection may be required through the private contractor.

4.4 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, and therefore a green waste collection service is not expected to be required.

It is expected that any maintenance and gardening undertaken on common property 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.

4.5 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the Owners Corporation. Hard waste will be stored within individual dwellings between collections, and placed within the bin room prior to scheduled collections. Owing to the limited space within the bin room to accommodate large items, it may be necessary to stagger hard waste collections.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

Based on the rates above, the following weekly waste generation is expected:

Table 6 Anticipated Weekly Waste Generation

Component	*No. / Area*	*Rate/Week*	*Total Waste/Week*
Garbage			
1-Bedroom Apartment	7	52 L / dwelling	364 L
2-Bedroom Apartment	26	65 L / dwelling	1,690 L
3+ -Bedroom Apartment	13	78 L / dwelling	1,014 L
Shop	401 m²	294 L / 100 m²	1,176 L
Total			**4,244 L**
Recycling			
1-Bedroom Apartment	7	72 L / dwelling	504 L
2-Bedroom Apartment	26	90 L / dwelling	2,340 L
3+ -Bedroom Apartment	13	108 L / dwelling	1,404 L
Shop	401 m²	294 L / 100 m²	1,176 L
Total			**5,424 L**
Organics			
1-Bedroom Apartment	7	28 L / dwelling	196 L
2-Bedroom Apartment	26	35 / dwelling	910 L
3+ -Bedroom Apartment	13	42 / dwelling	546 L
Shop	401 m²	56 L / 100 m²	224 L
Total			**1,876 L**
Glass			
1-Bedroom Apartment	7	8 L / dwelling	56 L
2-Bedroom Apartment	26	10 L / dwelling	260 L
3+ -Bedroom Apartment	13	12 L / dwelling	156 L
Shop	401 m²	56 L / 100 m²	224 L
Total			**696 L**

Note: *Assuming a 7 day per week operation for the retail tenancies.*

Based on the above, the following bins will be required:

Table 7 Bin Provision

Stream	Total Waste / Week	Bin Size	Collection Frequency	Bins Required
Garbage	4,244 litres	1,100 litres	2 x Weekly	2 bins
Recycling	5,424 litres	1,100 litres	2 x Weekly	3 bins
Organics	1,876 litres	240 litres	2 x Weekly	4 bins
Glass Recycling	696 litres	240 litres	2 x Weekly	2 bins
Total				**11 bins**

Specifications for the designated bins are provided in Table 8 below.

Table 8 Bin Specifications

Capacity	Width	Depth	Height	Area
240 litres	0.60 m	0.75 m	1.10 m	0.45 m²
1,100 litres	1.25 m	1.10 m	1.35 m	1.38 m²

Bins are to be colour coded to the Australian Standard (AS4123), as shown in Table 9 below.

Table 9 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

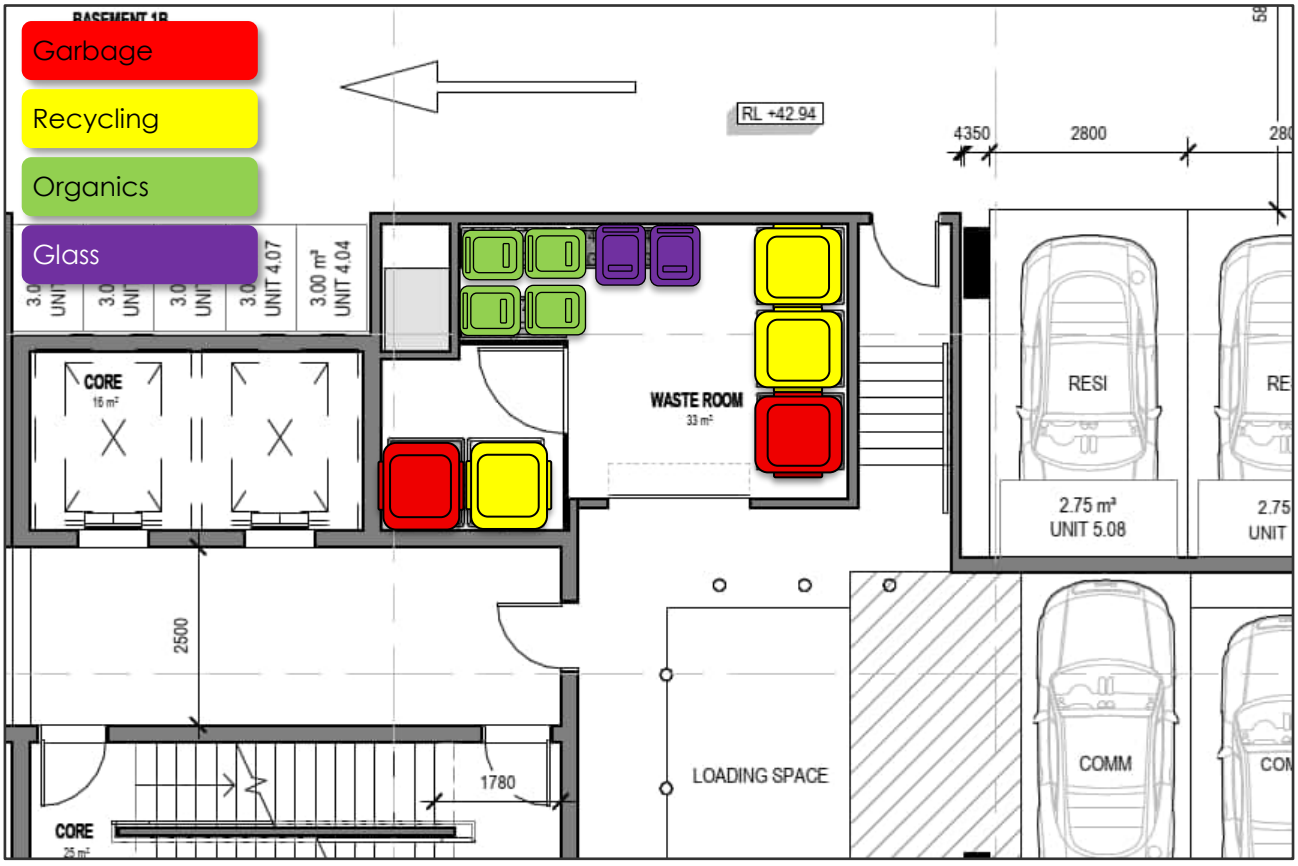
As indicated in Figure 3, it is proposed to provide a bin storage area on the first basement level of the building to store the bins for all waste associated with the development. The layout of the bin storage area is shown in Figure 4, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 7.

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

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

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

Figure 4 Bin Storage Room Layout



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.

5.3 Bin Collection

Bin collection will be collected by a private contractor.

The waste collection vehicle, a 6.4 m rear-lift waste collection vehicle (mini-loader), will enter the first basement level and prop within the loading bay, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin room immediately following collection. The waste vehicle will then exit the basement via the ramp in a forward direction.

Swept paths have been prepared to demonstrate suitable access for the proposed mini rear loader collection vehicle and are included in Appendix A.

5.4 Waste Chute Rooms

Waste Chute Rooms are located on each level that contains residential apartments within the building. The waste room will include two chutes (garbage and recycling) with a self-closing door to ensure that odours do not permeate into the lobby.

The following general rules apply when using the waste chutes:

- General household rubbish (essentially kitchen & bathroom rubbish) is the ONLY waste that should be placed in the garbage chutes.
- All rubbish must be securely bagged & tied before placing down the chute.
- NO glass is to be placed down the garbage chute; ***use the glass bins.***
- NO cardboard, open food containers, plastic, polystyrene (foam), newspapers or plastic wrap is to be placed down the garbage chute; ***use the recycling chute.***
- No rubbish is to be left on floor in the waste chute room.
- Hard Waste: Must not be left in common areas including the loading bay.

5.5 Bin Cleaning

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

A bin cleaning area should be provided within the bin storage area, 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.

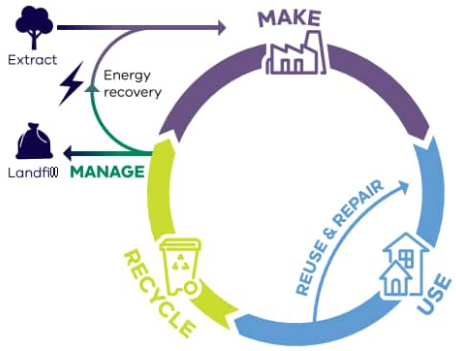
Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to "deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy".

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

MAKE – Design to last, repair and recycle;

1. USE – Use products to create more value;
2. RECYCLE – Recycle more resources;
3. MANAGE – Reduce harm from waste and pollution.

Figure 5 Resource Flows in a Circular Economy



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

4. Promoting the waste hierarchy, which in order of preference seeks to:
   a) Avoid waste generation in the first place;
   b) Increase the reuse and recycling of waste when it is generated;
   c) Recover, treat or contain waste preferentially to; and
   d) Its disposal in Land Fill (which is least desirable).
5. Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
6. Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
7. Encouraging composting for residents and tenants; and
8. Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

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

6.2 Restaurant Waste Minimisation

Restaurants can do a lot to minimize or reduce waste, by incorporating simple recycling and waste reduction programs and procedures that will eliminate much of the waste otherwise disposed of. These can include the following:

- Avoid over-purchasing. Over-purchasing causes spoilage and waste. Take inventory frequently and adjust orders where necessary;
- Store items in the order you purchase them. Use older items first. Place newly purchased items at the back of the shelves and train employees on the order of use;
- Inspect deliveries. Many deliveries include unusable meats and perishable items which may have opened or spilled during shipment;
- To avoid spoilage, store food tightly and appropriately, eliminating air in containers;
- Use storage containers that can be reused and request that food be delivered in reusable and recyclable containers;
- Use up all of a food product by reviewing your menu; and
- Consider the use of composting for all perishable items instead of discarding them as waste.

6.3 Bin Usage

Residents will bag and dispose of garbage and recyclables (non-bagged) in the appropriate waste chutes, located on each level of the building. Residents will transport and dispose of organics and glass waste in the provided bins, located in the bin storage room.

Commercial tenants will dispose of recyclables and bagged garbage in the bins, stored within each tenancy temporarily. Of an evening or when practical bins will be emptied into the larger communal bins within the basement. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

6.4 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 operator 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.

6.5 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with contractor 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 available from Sustainability Victoria is shown below.

Figure 6 Example Waste Signage

6.6 Collection

Waste collection will be carried out by a mini-loader waste collection vehicle. The mini-loader will enter the site from the laneway in a forward direction and travel along the ramp to the first basement level. The waste vehicle will then reverse into the loading bay adjacent the bin storage area. The contractor will retrieve the bins from the bin storage area for emptying, before returning the bins to the bin storage area. The waste collection vehicle will then exit the site in a forward direction.

Bin collection will occur twice a week for all waste streams, and additional collections can be organised to manage the community hall waste generation.

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 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.

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.

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 Contractors

CSC Waste & Recycling

Services: Private contractor

Phone: 1300 499 927

Web: www.cscwaste.com.au

Email: info@cscwaste.com.au

iDump

Services: Private contractor

Phone: 1300 443 867

Web: www.iDump.com.au

Email: info@idump.com.au

8.3 Equipment

OzChutes (waste chutes, diverters, carousels, compactors)

Phone: (03) 9716 7557

Web: www.ozchutes.com.au

Email: sales@ozchutes.com.au

8.4 Others

Sustainability Victoria

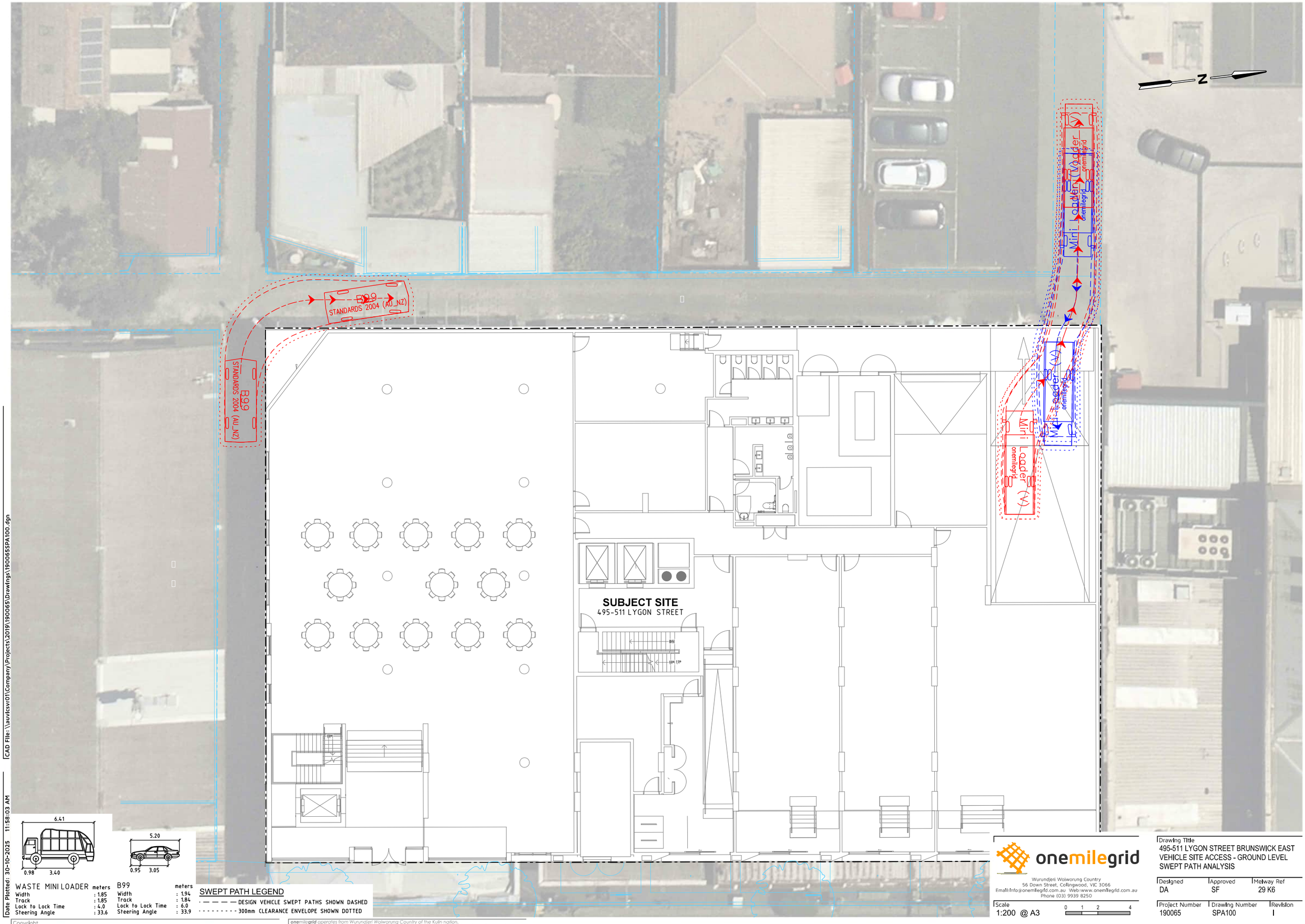
Services: Sustainable Waste Management initiatives and information

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

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

Appendix A Waste Vehicle Swept Path Analysis



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WASTE MINI LOADER	meters	B99	meters
Width	: 1.85	Width	: 1.94
Track	: 1.85	Track	: 1.84
Lock to Lock Time	: 4.0	Lock to Lock Time	: 6.0
Steering Angle	: 33.6	Steering Angle	: 33.9

SWEPT PATH LEGEND

- — — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Scale 1:200 @ A3

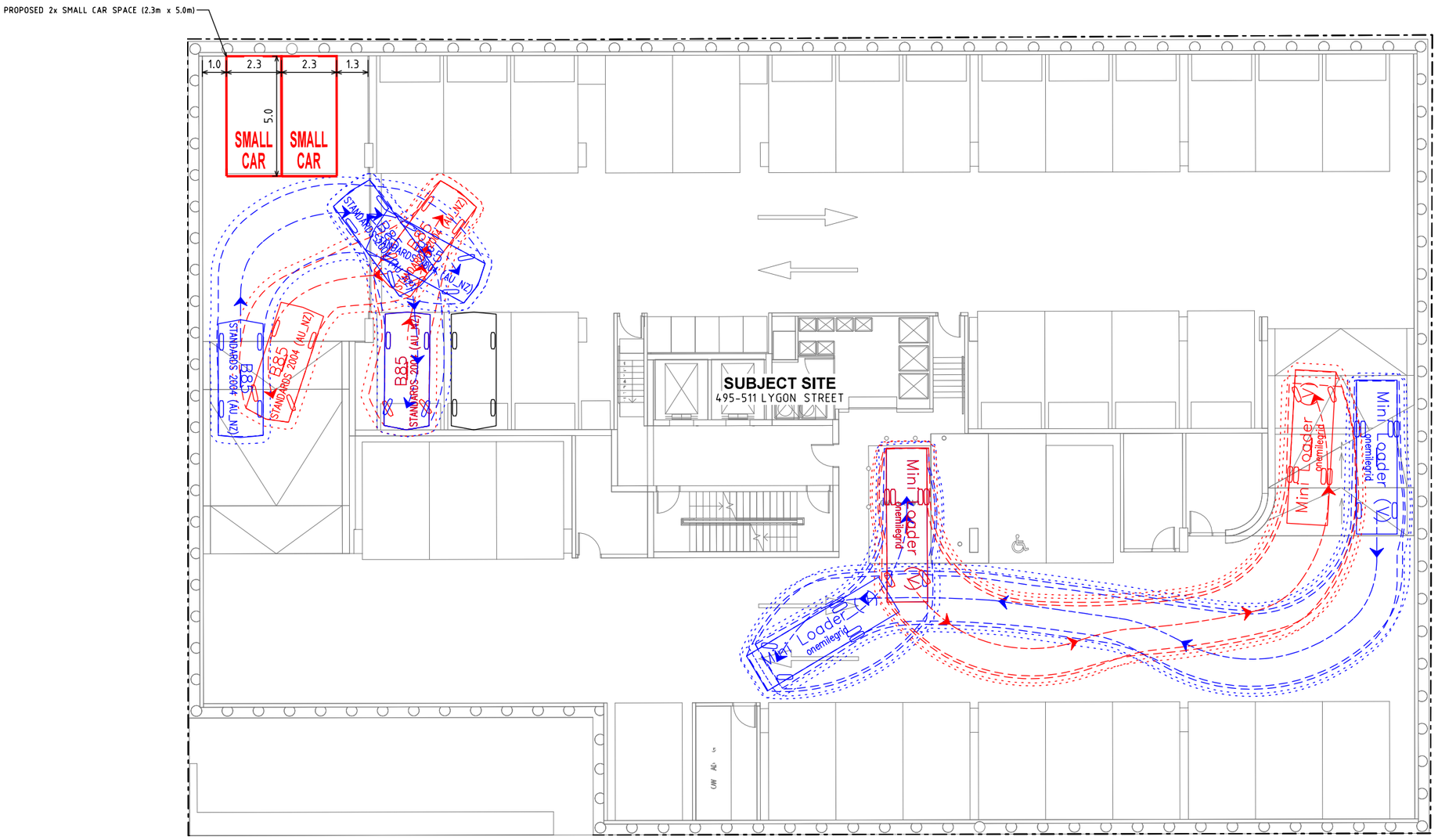
0 1 2 4

Drawing Title
495-511 LYGON STREET BRUNSWICK EAST
VEHICLE SITE ACCESS - GROUND LEVEL
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	29 K6

Project Number	Drawing Number	Revision
190065	SPA100	I

PROPOSED 2x SMALL CAR SPACE (2.3m x 5.0m)



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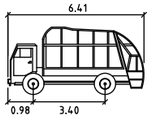

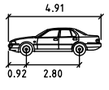

WASTE MINI LOADER	meters	B85	meters
Width	: 1.85	Width	: 1.87
Track	: 1.85	Track	: 1.77
Lock to Lock Time	: 4.0	Lock to Lock Time	: 6.0
Steering Angle	: 33.6	Steering Angle	: 34.1

SWEPT PATH LEGEND

- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Scale 1:200 @ A3 (0 1 2 4)

Drawing Title
495-511 LYGON STREET BRUNSWICK EAST
VEHICLE SITE CIRCULATION - BASEMENT LEVEL 1
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DA	SF	29 K6

Project Number	Drawing Number	Revision
190065	SPA200	I