

RB WASTE CONSULTING SERVICE

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RB/RBWC/2023-171A

Merbo Project Management Pty Ltd

3rd July 2025

PO Box 3349

Doncaster East Vic 3109

Attention: Richard Merlino

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WASTE MANAGEMENT PLAN

1 BRIGHTON ROAD ST. KILDA

PLANNING PERMIT NUMBER: 665/2016/B

AMENDMENT

I refer to your request for Waste Services. Based on Bruce Henderson Architects plans for 40 apartments and 315 m2 of retail area, the following Waste Management Plan is proposed.

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1). RESPONSIBILITY

The submission of this waste plan is consistent with the City of Port Phillip Council guidelines for preparing a Waste Management Plan and complies with the guide to best practice for Waste Management in multi-unit developments.

1a). TENEMENTS

The proposed Development consists of 40 apartments (9 x 3 bedrooms, 21 x 2 bedrooms and 10 X 1 bedroom) on 8 levels plus 315 m2 retail area on the ground level including a refuse room and 2 levels of car parking.

Each apartment will have 2 receptacles, 1 for general waste and 1 for recycling waste located within the kitchen cupboard area of the apartment for storage.

A kitchen caddy for left-over food or scraps will be on the kitchen bench supplied by the Developer.

Tenants will transfer General waste in suitable bags and tied, to the communal refuse room on the ground level and deposit directly into the appropriately marked bins.

Tenants will transfer Recycling waste to the communal refuse room on the ground level and deposit directly into the appropriately marked bins.

Tenants will transfer Green/Organic (FOGO) food waste to the communal refuse room on the ground level and deposit directly into the appropriately marked bins.

Tenants will transfer Glass waste to the communal refuse room on the ground level and deposit directly into the appropriately marked bins.

No plastic bags are to be deposited into the recycling, green/organic or glass bins.

Access to the communal refuse area on the ground level is via lift or stairwell.

Retail tenants will follow suit and deposit general garbage and recyclables into the appropriately marked bins for retail in the communal refuse room.

1b). The MGB Litre bins will be collected from within the boundary of the Development by a Private waste collector due to the obstacles (trees) at the front of the Development.

The Owner's Corporation will appoint a private waste contractor with MINI rear loader waste vehicles within its fleet.

The Owner's Corporation will negotiate the supply, rental or purchase of bins from the Private waste contractor or a reputable bin supplier.

The Owner's Corporation will appoint a private waste contractor to remove hard waste from the communal hard waste area as required.

EACH RATEABLE TENEMENT IS LIABLE TO BE CHARGED FOR MUNICIPAL SERVICES IRRESPECTIVE OF THE LEVEL OF COLLECTION SERVICES PROVIDED BY COUNCIL.

COUNCIL WILL NOT BE RESPONSIBLE FOR HARD WASTE COLLECTIONS FROM THIS DEVELOPMENT.

1c)

The communal refuse area will be ventilated by extraction fan or a similar mechanical device on the ground level and have available 24-hour sensor lighting for tenant safety, running water and a suitable grate for spillage or bin wash down.

1d)

All aspects of the Waste Management System including the transfer of waste streams to the communal refuse area on the ground level of the proposed Development will be the responsibility of the occupants/tenants or the Owner's Corporation-not the Private waste collector.

2). WASTE GENERATION & ALLOCATION

The Victorian State Government in 2020 introduced a four (4) bin waste system to be in place by 2027 and overseen by each Council/Shire in the State of Victoria.

Those waste streams are General garbage, Recycling waste, Green/Organic food waste and Glass waste.

The City of Port Phillip Council has introduced all 4 waste streams.

2a). WASTE GENERATION-WEEKLY

	Garbage	Recycling	Organics	Glass
3-bedroom apartments (9)	90L	84L	30L	36L
2-bedroom apartments(21)	75L	70L	25L	30L
1-bedroom apartments(10)	60L	55L	20L	24L

Retail waste is defined at 50 litres per every 100 m2 of area x 6 days of open hours

The above figures are recommended by Sustainability Victoria.

Waste source	Waste stream	Waste total
Apartments (40)	General waste	2,985 Litres
	Recycling waste	2, 776Litres
	Green/Organic waste (FOGO)	995 Litres
	Glass	1,194 Litres

Waste Total		7,950 Litres
Retail (315 m2)	General waste	945 Litres
	Recycling	945 Litres
		1,890 Litres

2B). AVAILABLE SPACE

Waste source	Waste stream	Bin size	Number of bins	Collections per week	Bin area required
Apartments	General	660L	3	2	2.94 m2
	Recycling	660L	3	2	2.94 m2
	FOGO	240L	2	2	0.96 m2
	Glass	240L	3	2	0.96 m2
	Donation bin	240L	1	as required	0.48 m2
	E-waste	240L	1	as required	0.48 m2
Hard waste				as required	3.00m2
Total area required for apartment bins					11.76 m2
Retail	General	1100L	1	1	1.48 m2
	Recycling	1100L	1	1	1.48 m2
Total waste bin requirement for retail					2.96 m2
Total bin area required for this Development					14.72 m2

The communal refuse room shown on the current plans for this proposed development is 34.50 m2 and suitable in size and complies with guidelines set by Council.

Green waste in common areas will be removed from the proposed development by the person/s appointed by the Owner's Corporation to care for the Landscaping of the proposed development.

Disposal of liquid waste/ paint/chemicals etc. will be organised for tenants by the Owner's Corporation Management Team.

It is unlikely that the Owners Corporation will be responsible for unwanted clothing/textiles.

Tenants/occupiers will be responsible for taking unwanted clothing/textiles to local clothing recycling bins and clothing in good condition placed into the Donation bin or taken to a charity shop.

This Waste Management Plan may be reviewed by Council if operational requirements change and reflect increased/decreased waste volumes and/or unforeseen requirements, by amending the WMP and lodging it with the correct authority at Council.

3). SERVICES & ALLOCATION

3a). BIN DETAILS

Capacity (Litres)	Height (mm)	Width (mm)	Depth (mm)	Empty (weight kg)	Maximum (weight kg)	Typical (ave. density kg)
120	1000	500	600	9.30	44.00	37.00
240	1100	600	800	15.00	55.00	46.00
660	1200	1400	700	45.00	270.00	220.00
1100	1390	1360	1090	58.00	385.00	310.00

*Details are a guide only; variations will occur with different branding.

*Weight variations will occur subject to density when disposing of wet or compacted waste.

3b). RECOMMENDED BIN COLOUR CODING-METRO COUNCILS

Bins	Garbage	Recycling	Green/Organic	Glass
Lid	Red	Yellow	Lime Green	Purple
Bodies	Green or Black			

4). NOISE & ODOUR MANAGEMENT, SAFETY & SIGNAGE

4a). NOISE & ODOUR MANAGEMENT

All bins are to be kept within the communal refuse area at all times except during servicing.

(MGB) Mobile Garbage Bins have rubber wheels for quieter performance during operation.

Private waste contractors will ensure council and EPA guidelines are met at all times.

The Owner's Corporation will ensure this does occur.

Waste collection services offer little or no disturbance to all tenants including surrounding tenants.

Keeping lids closed at all times to prevent overfill of bin maintenance within the refuse area will assist in the control of odour and vermin management.

Professional bin cleaning contractors can be engaged on a regular basis; this will assist in the control of odour and vermin management.

4b). SAFETY & SIGNAGE

Bins will be identified by different colours. Stickers or embossing on each bin will clearly indicate the direction of each waste stream.

Signage on walls in the communal refuse area will clearly assist tenants in the direction of each waste stream.

Conditions of entry to the communal refuse area will be displayed on the entrance for tenants to see prior to entry.

Advertising and promotional material will be on offer from Council and the Private waste contractor to remind tenants of their recycling obligation.

5). WASTE REMOVAL

5a). WASTE REMOVAL-PRIVATE WASTE COLLECTOR

A **MINI** rear loader waste vehicle, 2.08 metres high, 6.35 metres long and 1.85 metres wide will drive into the laneway in a forward direction.

The waste vehicle will be parked in an area directly outside and opposite the refuse room for waste vehicles.

The driver or jockey of the waste vehicle will transfer each appropriate bin to the rear of the waste vehicle, empty and return as before.

This procedure will take place twice weekly for all waste streams. Donation and E-waste bins will be collected as required.

The Private waste collector will clean up any spillage that may occur during servicing.

A dedicated waste vehicle must be used for each waste stream, vehicles must not collect 2 waste streams by the same vehicle

Collection times will be between 7.00am-3.00pm Monday to Friday and 9.00am-6.00pm Public holidays or as otherwise advised by Council under Local By-Laws and EPA guidelines.

Peak traffic hours are to be avoided wherever possible.

6). SUSTAINABILITY & SUMMARY

6a). Recycling Victoria 2020-A new economy sets targets for increasing the recovery rate of solid waste for refuse and recycling.

Further information can be sought from Sustainability Victoria website;
www.sustainability.vic.gov.au

Tenants should be made aware of this website on occupant to this Development and be encouraged to participate in the programs made available by the Owner's Corporation.

6b). SUMMARY:

The endorsed Waste Management Plan is the responsibility of the Developer to provide a copy of the endorsed Waste Management plan to the Building Operator.

The Building Operator is responsible for requesting a copy of the endorsed Waste Management Plan from the Council if the Developer has failed to provide the endorsed Waste Management Plan to the Building operator.

The use of MGB 1110, 660 and 240 Litre bins for tenants is the most effective method of Managing waste at this Development; cardboard from tenants moving in will be organised by the Building Manager with the private waste collector upon the organised tenant's occupancy.

The use of the **MINI** rear loader waste vehicle to manoeuvre and collect in tight situations is the most effective method of servicing this Development.

7). CONTACTS

CITY OF PORT PHILLIP CITY COUNCIL

PRIVATE BAG 3

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