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## ADVERTISED PLAN

**173-177 Barkly Avenue, Burnley**  
Waste Management Plan



240657WMP001D-F.docx

25 March 2026

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## CONTENTS

1	INTRODUCTION.....	5
2	PURPOSE .....	5
3	POLICIES, STRATEGIES AND GUIDELINES .....	6
3.1	Recycling Victoria – Best Practice Waste Management .....	6
3.2	Sustainability Victoria .....	6
4	EXISTING SITE CONDITIONS.....	7
5	PROPOSED DEVELOPMENT .....	8
6	WASTE MANAGEMENT .....	8
6.1	General .....	8
6.2	Waste Streams.....	9
6.2.1	Garbage .....	9
6.2.2	Recycling .....	9
6.2.3	Green Waste .....	10
6.2.4	Hard Waste.....	10
6.2.5	Electronic Waste (E-Waste) .....	10
6.2.6	Soft Plastics .....	10
6.3	Waste Generation.....	11
7	WASTE DISPOSAL AND COLLECTION REQUIREMENTS .....	11
7.1	Bin Provision and Specifications .....	11
7.2	Bin Storage.....	12
7.3	Bin Usage .....	12
7.4	Bin Collection.....	13
7.5	Bin Cleaning.....	13
8	MANAGEMENT.....	13
8.1	General .....	13
8.2	Staff Information.....	13
8.3	Noise Control.....	14
8.4	Waste Management Plan Implementation .....	14
9	OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES.....	14
10	CONTACT INFORMATION .....	15
10.1	Council.....	15
10.2	Contractors.....	15
10.3	Others .....	15

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## TABLES

Table 1	Proposed Development Summary .....	8
Table 2	Sustainability Victoria Recommended Rates – Commercial .....	11
Table 3	Weekly Waste Generation .....	11
Table 4	Bin Provision .....	11
Table 5	Bin Specifications .....	11

## FIGURES

Figure 1	Resource Flows in a Circular Economy .....	6
Figure 2	Site Location.....	7
Figure 3	Bin Storage Room and Collection Details .....	9
Figure 4	Bin Storage Room Layout .....	12

## APPENDICES

### APPENDIX A SWEEP PATH DIAGRAM

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## 1 INTRODUCTION

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onemilegrid has been requested by Storhub to prepare a Waste Management Plan for the proposed self-storage development at 173-177 Barkly Avenue, Burnley.

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.

## 2 PURPOSE

---

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed self-storage development and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers/real estate agents, Council, neighbours and collection contractors;
- Ensure staff and members are not disadvantaged in their access to recycling and other responsible waste management options; and
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management.

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### 3 POLICIES, STRATEGIES AND GUIDELINES

#### 3.1 Recycling Victoria – 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.

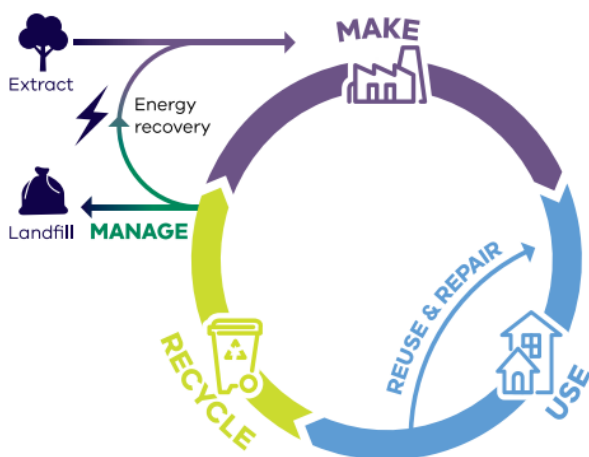
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 1 Resource Flows in a Circular Economy**



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#### 3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

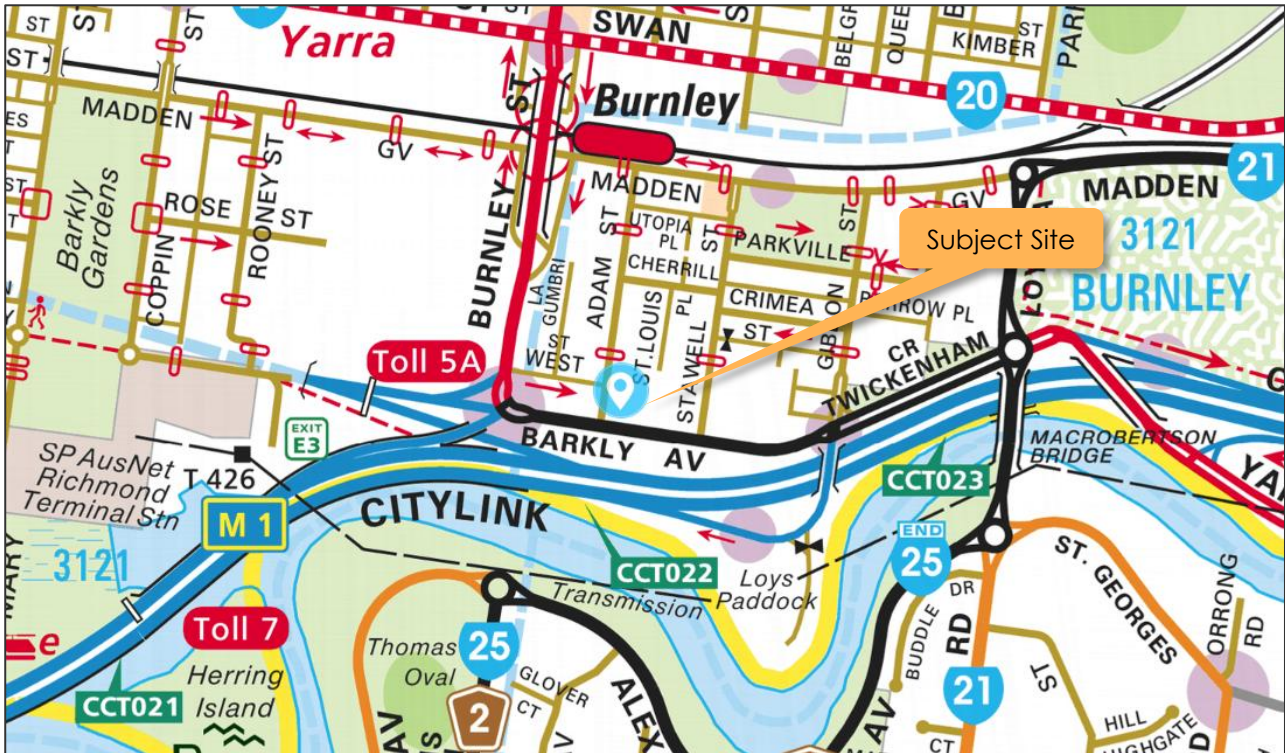
This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

## 4 EXISTING SITE CONDITIONS

The [subject site](#) is addressed as 173-177 Barkly Avenue, Burnley, and is located on the northeast corner of the Barkly Avenue / Adam Street intersection in Figure 2.

**Figure 2 Site Location**



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The site has a frontage of approximately 50 m to Barkly Avenue to the south, and a frontage of approximately 59 m to Adam Street to the west.

The site is currently occupied by Rogerseller (bathroom supply store) with vehicle access provided via a single-width crossover to the Barkly Avenue frontage and a single-width crossover to the Adam Street frontage.

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## 5 PROPOSED DEVELOPMENT

It is proposed to develop the subject site for the purposes of a self-storage facility, as shown in Table 1 below.

**Table 1 Proposed Development Summary**

<i>Component</i>	<i>GFA</i>	<i>NLA</i>	<i>No.</i>
<b>Self-Storage Area</b>	15,089 m <sup>2</sup>	11,357 m <sup>2</sup>	
<b>Loading / Car Parking Bays</b>			10
<b>Car Parking Bays</b>			3

The self-storage facility, which will be operated by Storhub, will be staffed during business hours only, with the proposed business hours of the self-storage facility as follows:

- Self-Storage facilities
  - + 24-hour/7 day a week access for customers, including public holidays
  - + Office hours for non-customers/members
- Self-Storage Office
  - + 8:30am to 5:30pm (Monday to Saturday)

Vehicular access to the site is proposed to be provided via a two-way crossover to Barkly Avenue at the site's southeast boundary. This access will link to a staff and customer parking area, and a secure loading area with one-way egress to Adam Street in the north-west corner of the site.

## 6 WASTE MANAGEMENT

### 6.1 General

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

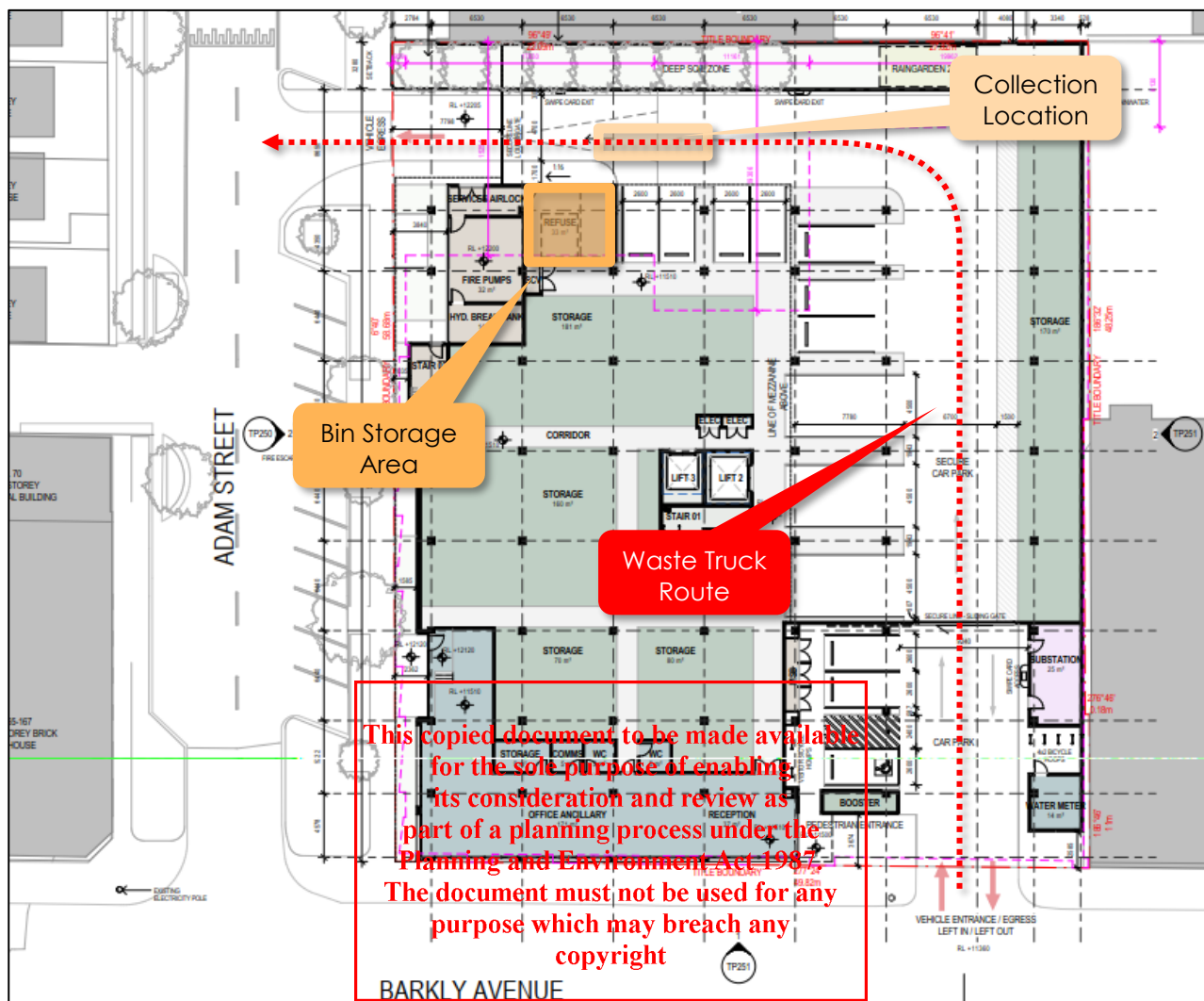
Bins for all waste streams will be stored within a dedicated secure waste room on ground floor of the development. On waste collection days, the waste truck will enter the site via Barkly Avenue, circulate through the car park and prop adjacent to the bin store. The private waste contractor will then transfer bins directly from the bin store to the truck for collection. After collection, the private waste contractor will immediately return bins to the bin store with the waste collection vehicle exiting to Adam Street.

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

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Figure 3 Bin Storage Room and Collection Details



## 6.2 Waste Streams

### 6.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Bulk garbage bins will be provided for the collection and disposal of garbage.

### 6.2.2 Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Bulk bins will be provided for the collection and disposal of recycling.

### 6.2.3 Green Waste

Given the nature of the proposed development, 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 operator. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

### 6.2.4 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the operator.

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

Hard waste must not be left in common areas including the loading bays.

### 6.2.5 Electronic Waste (E-Waste)

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

- Yarra Recycling Centre accepts all e-waste
- Planet Ark operate a number of e-waste recycling drop off locations throughout Victoria (<https://recyclingnearyou.com.au/e-waste/>)
- Officeworks stores accept small amounts of personal E-waste,
- Aldi stores accept batteries; and
- Some Bunnings Warehouse stores accept batteries.

Additional recycling locations are provided at [www.recyclamate.com.au](http://www.recyclamate.com.au), or <https://recyclingnearyou.com.au/>.

### 6.2.6 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Previously, soft plastics were able to be recycled via REDcycle bins located at most Coles and Woolworths supermarkets. However, REDcycle have since paused the recycling of soft plastic due to supplier/storage issues, therefore soft plastic should be disposed of using the garbage bins.

Alternatively, for businesses in Yarra, RecycleSmart offer a collection service of soft plastics, in addition to other items, which is available to individual residents and businesses.

RecycleSmart are partnered with APR Plastics who convert soft plastics into oil, which is then further processed into a resin, enabling it to be turned back into food grade plastic packaging again.

More information can be found at <https://www.recyclesmart.com/>

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## 6.3 Waste Generation

Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" provides detail of recommended waste generation rates for a variety of land uses, though this does not include self-storage facilities.

These uses typically generate low levels of waste due to the operation of the facility and the fact that the majority of storage units are not utilised on a daily or weekly basis. However, to provide a conservative assessment, the waste rates for an office use have been adopted, as specified below.

**Table 2 Sustainability Victoria Recommended Rates – Commercial**

Use	Garbage Rate	Recycling Rate
Offices	10L per 100 m <sup>2</sup> per day	10L per 100 m <sup>2</sup> per day

Based on the Sustainability Victoria rates above and the proposed development net floor area of 11,357 m<sup>2</sup>, the proposed development is anticipated to generate the following waste volumes shown in Table 3 below.

**Table 3 Weekly Waste Generation**

Use	Net Floor Area	Garbage	Recycling
Self-Storage (office rate)	11,357 m <sup>2</sup>	7,950L	7,950L

## 7 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

### 7.1 Bin Provision and Specifications

It is proposed to utilise a private waste contractor providing twice-weekly waste and recycling collection. Consequently, the following bins will be required for the proposed development.

**Table 4 Bin Provision**

Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	7,950 litres	4 x 1,100 litres	2 x Weekly	4 bins
Recycling	7,950 litres	4 x 1,100 litres	2 x Weekly	4 bins
<b>Total</b>				<b>8 bins</b>

Should the waste generation be lower than the above estimates, the operator may elect to reduce the number of bins or collection frequency.

Typical bin specifications for each bin size are provided in Table 5 below.

**Table 5 Bin Specifications**

Capacity	Width	Depth	Height	Area
1,100 litres	1.25 m	1.10 m	1.35 m	1.38 m <sup>2</sup>

Bins are to be colour coded to the Australian Standard (AS4123).

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## 7.2 Bin Storage

As indicated in Figure 3, it is proposed to provide a secure waste storage room within the ground floor car park, with a total floor area of 33 m<sup>2</sup>.

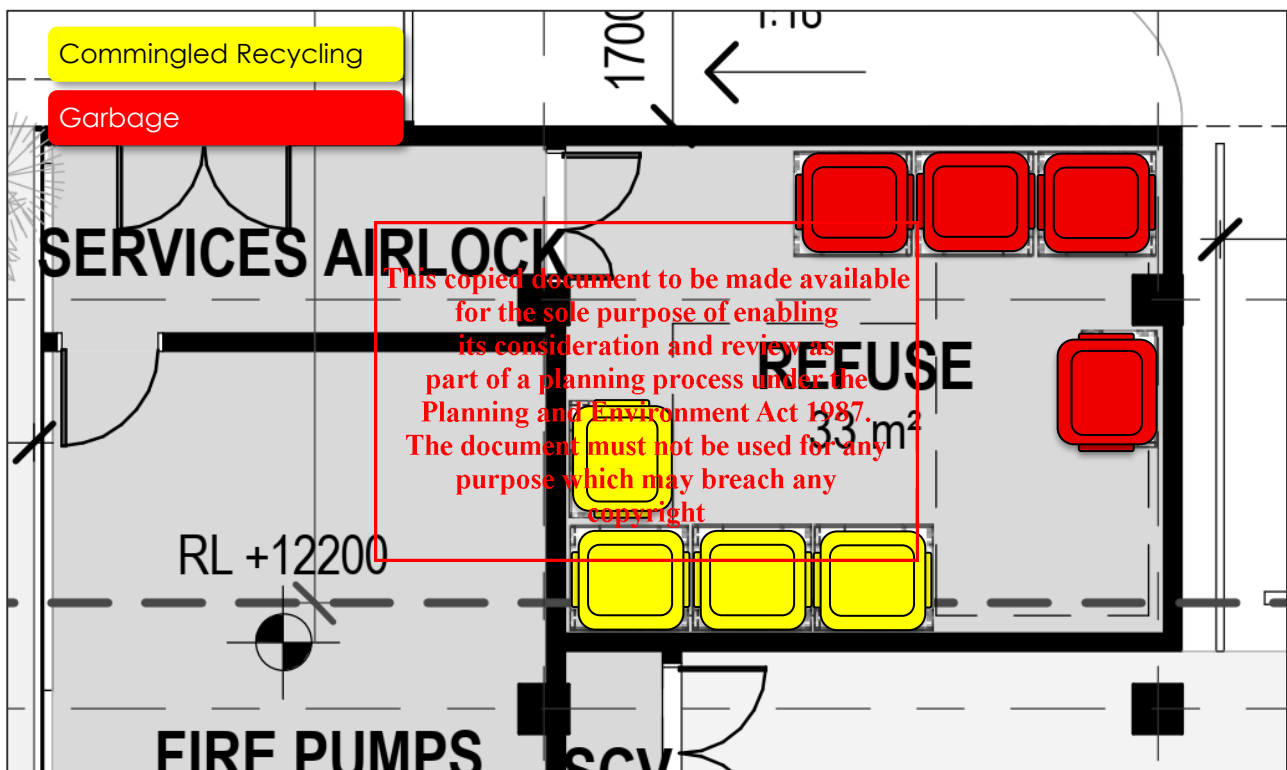
The layout of the bin storage area is shown in Figure 4, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 4.

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 operator.

Furthermore, the bin storage area is located appropriately for access by staff and members, and is secured from the common areas.

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

**Figure 4 Bin Storage Room Layout**



## 7.3 Bin Usage

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

Staff and members 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.

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## 7.4 Bin Collection

Bins will be stored within a dedicated bin storage room on the ground floor of the development. The waste collection truck will enter the car park and prop adjacent the bin store, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

Swept path diagrams showing the movements of the waste collection vehicle are attached in Appendix A.

Each waste stream is to be collected by dedicated trucks and waste streams are not to be collected in one truck. Each waste stream is to be taken to dedicated waste facilities for disposal and processing.

## 7.5 Bin Cleaning

The operator shall ensure that the 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 staff.

## 8 MANAGEMENT

### 8.1 General

In relation to the proposed development, recycling is of key importance, and in this regard, the operator shall encourage staff and members of the public 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;
  - + Recover, treat or contain waste preferentially to; and
  - + 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; 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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### 8.2 Staff Information

To ensure are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all 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;
- Staff responsibilities with regard to bin usage, storage, and collection; and
- Staff responsibilities with regard to litter and waste removal from the common property.

## 8.3 Noise Control

To minimise the disturbance to the surrounding residential areas 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:
  - + 6:30am to 8:00pm, Monday to Saturday;
  - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Collections occurring more than once a week should be restricted to the hours:
  - + 7:00am to 8:00pm, Monday to Saturday;
  - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Refuse bins should be located at sites that provide minimal annoyance to residential premises;
- Compaction should be carried out while the vehicle is moving;
- Bottles should not be broken up at the collection site;
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

## 8.4 Waste Management Plan Implementation

The implementation, coordination and funding of the Waste Management Plan is the responsibility of the operator, and should be a dynamic document, reflecting changes in on-site and off-site conditions e.g., varying bin requirements, or changing waste collection methodology. As such, the plan should be regularly revisited and amended to provide the most accurate and relevant information to achieve the desired objectives of effectively managing the storage and disposal of waste generated on-site.

Should any significant operational changes occur on-site, a new or amended Waste Management Plan prepared by a suitable qualified and experienced person or firm may be required, detailing changes to the storage and disposal of the general, recyclable and e-wastes, responsibility in management and maintenance of the bins, location and area of bin rooms, etc.

## 9 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

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The 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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## 10 CONTACT INFORMATION

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### 10.1 Council

Yarra City Council

Phone: (03) 9205 5555 (Customer Service)

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

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

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### 10.2 Contractors

Urban Waste

Services: Private contractor

Phone: 0429 309 269

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

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

iDump

Services: Private contractor

Phone: 1300 443 867

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

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

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JJ Richards & Sons

Services: Private contractor including bin tugs

Phone: (03) 9703 5222

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

Email: [operations.melbourne@jjrichards.com.au](mailto:operations.melbourne@jjrichards.com.au)

### 10.3 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)

# Appendix A Swept Path Diagram

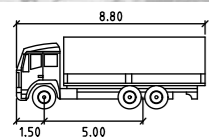
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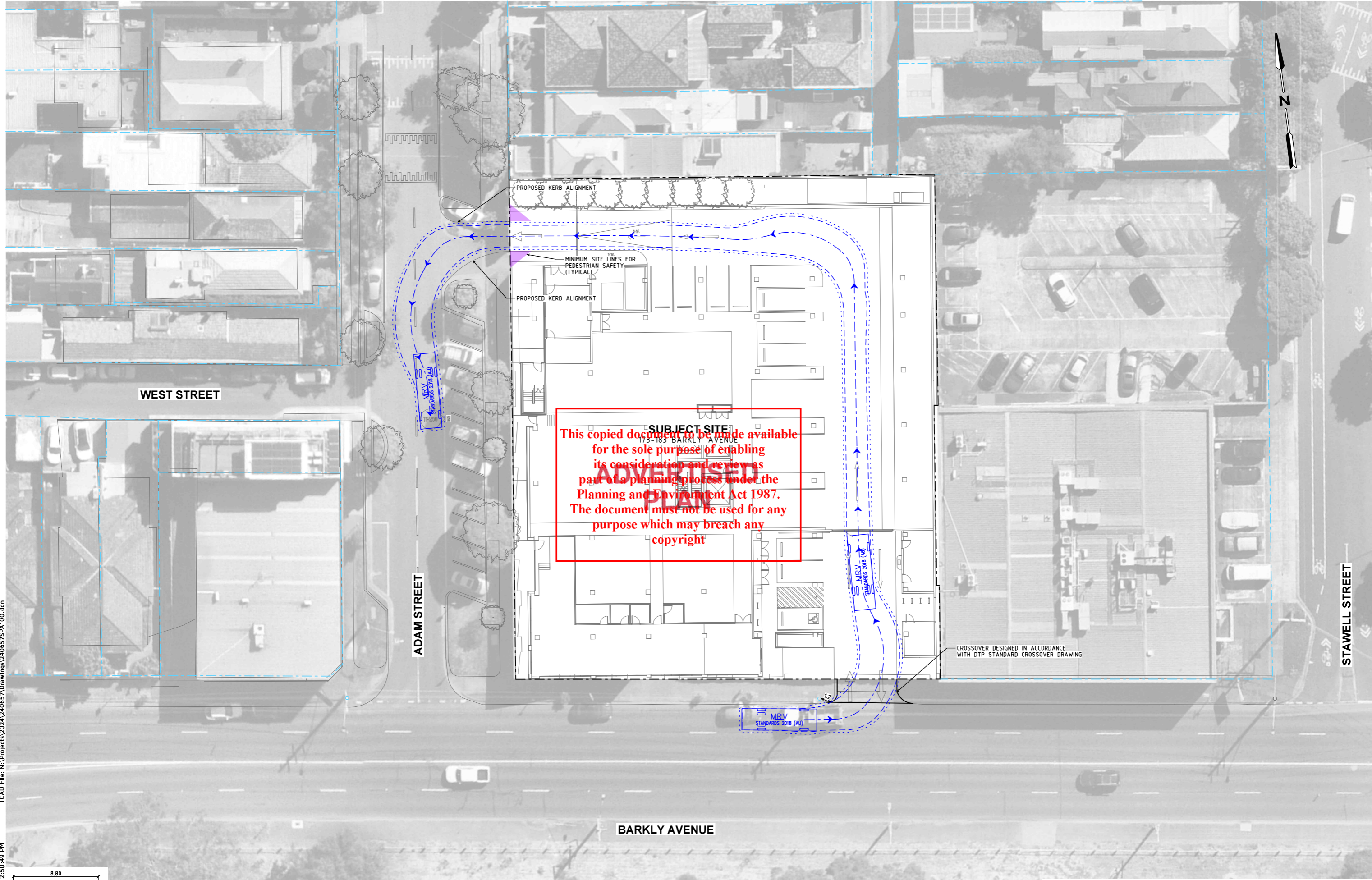
MRV  
 Width : 2.50  
 Track : 2.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 34.0

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

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Aerial Photography  
 Aerial photography provided by Nearmap



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Scale: 1:400 @ A3

Drawing Title 173-183 BARKLY AVENUE, BURNLEY VEHICLE SITE ACCESS AND CIRCULATION SWEEP PATH ANALYSIS		
Designed DA	Approved JD	Metway Ref 44 H12
Project Number 240657	Drawing Number SPA100	Revision G