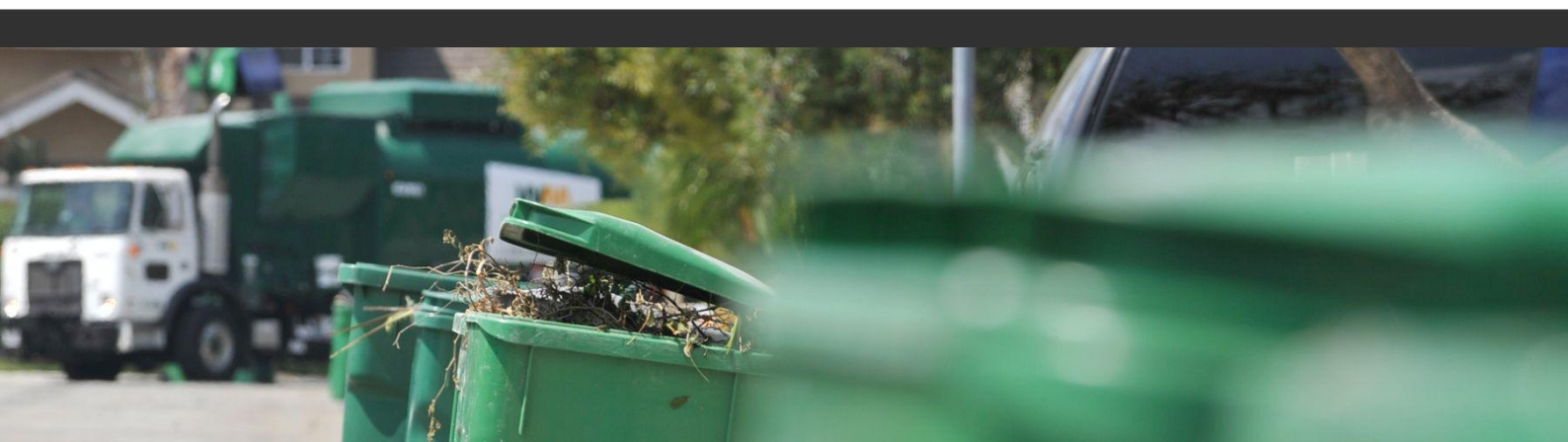


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ADVERTISED PLAN

290 Park Street, Fitzroy North Waste Management Plan



220156WMP003B-F.docx

14 April 2026

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onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

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1 INTRODUCTION

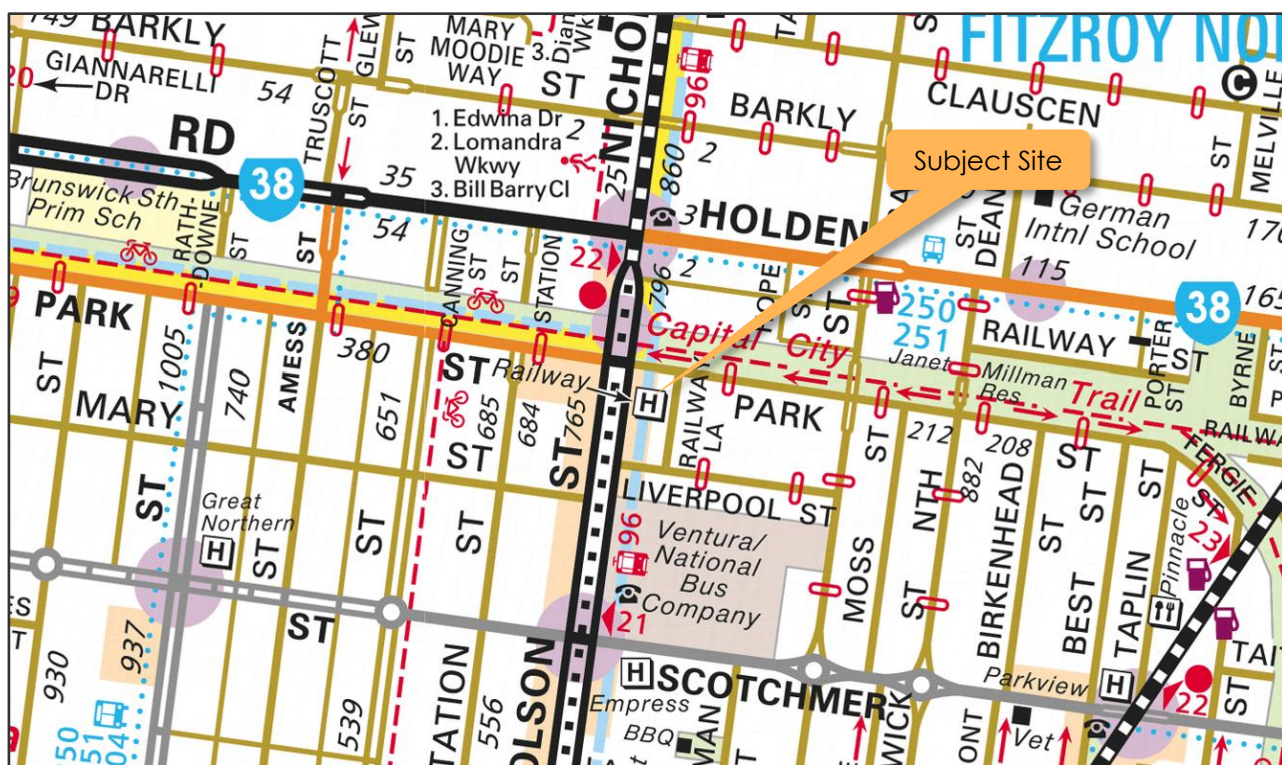
onemilegrid has been requested by Antipodean Land Developments Pty Ltd to prepare a Waste Management Plan for the proposed residential and commercial development at 290 Park Street, Fitzroy North.

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 EXISTING SITE CONDITIONS

The subject site is located on the southeast corner of the Nicholson Street / Park Street intersection and is addressed as 290 Park Street, Fitzroy North, as shown in Figure 1.

Figure 1 Site Location



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The site is rectangular in shape and has a frontage of approximately 16.29 m to Nicholson Street and approximately 36.58 m to Park Street.

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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 residential and commercial (café) uses, as shown in Table 1 below.

Table 1 Proposed Development

Use	Component	No/Area
Dwellings	1-Bedroom Unit / Studio	5
	2-Bedroom Units	11
	3-Bedroom Units	3
	4-Bedroom Units	1
	Sub-Total	20
Shop/Café	-	57 m ²

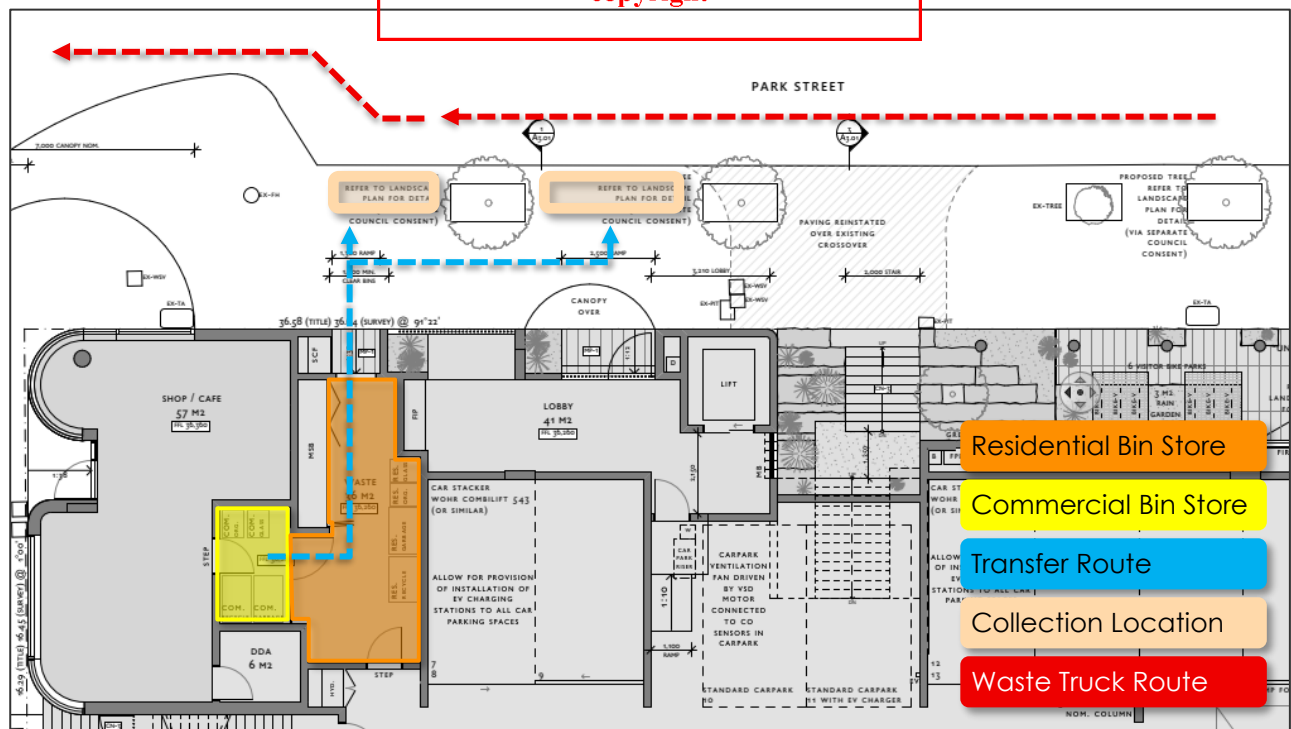
3.2 Waste Management

It is proposed to engage a private waste collection service for the collection and disposal of residential and commercial waste streams associated with the proposed development. Separate bin stores are provided for the café premise and each residential dwelling on the ground floor.

The private waste truck will drop within the existing loading zone to park along the Park Street frontage whilst the private waste collector will be responsible for transferring bins to and from the bin store during collections.

The collection location and expected transfer route is shown in Figure 2.

Figure 2 Bin Storage Room and Collection Details



4 WASTE GENERATION

4.1 Sustainability Victoria Recommended Rates

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 and Paper
3-bedroom apartment or greater	120 L	120 L
2-bedroom apartment	100 L	100 L
1 bedroom or studio apartment	80 L	80 L

Sustainability Victoria identifies that approximately 35% of garbage generation comprises organic waste. Considering that a portion of commingled recycling volume consists of glass waste, it is expected that approximately 25% of commingled recycling generation comprises of glass waste and as such, this rate has been adopted to determine anticipated glass volumes.

4.2 Shop/Cafe

For the purposes of a conservative assessment of waste, the Shop/Cafe tenancy is assumed to be a café use with associated higher waste generation rates.

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 a café land use, based on rates published by the City of Melbourne.

Table 3 Sustainability Victoria Recommended Rates – Commercial

Use	Garbage Rate	Recycling Rate
Café	300L per 100 m ² per day	200L per 100 m ² per day

4.3 Expected Waste Generation

Based on the above, the proposed development is expected to generate the following volumes;

Table 4 Expected Waste Generation

Residential					
Dwelling Size	No.	Garbage	Organics	Recycling	Glass
3-bedroom unit or greater	4 units	312 litres	168 litres	360 litres	120 litres
2-bedroom unit	11 units	715 litres	375 litres	825 litres	275 litres
1-bedroom unit	5 units	260 litres	140 litres	300 litres	100 litres
Total	20 units	1,287 litres	683 litres	1,485 litres	495 litres
Commercial ¹					
Use	Area	Garbage	Organics	Recycling	Glass
Café	57 m ²	792 litres	426 litres	609 litres	203 litres

¹Based on a 7-day operation

4.3.1 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the Owners Corporation with hard waste to be stored within the 2.2 m² of hard waste storage area provided within the residential bin store in between collections.

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

E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

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.

Council does not provide a residential kerbside pick-up service for E-waste, therefore E-waste must be taken by residents and 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/electrical>);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings stores accept batteries.

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

4.3.3 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.

Soft plastics can be recycled via REDcycle bins located at most Coles and Woolworths supermarkets, including Woolworths Clifton Hil and Coles Brunswick East in the vicinity of the site.

No specific bin provision is required for soft plastic recycling, though it is recommended that residents and staff are made aware of soft plastic recycling, and operators are encouraged to facilitate the collection and deposit of soft plastics at REDcycle bin locations.

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5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

As discussed above, it is proposed to utilise a private waste contractor for the collection of all waste streams associated with the proposed development.

Consequently, the following bins will be required for the proposed development.

Table 5 Bin Provision

Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Residential				
Garbage	1,287 litres	1 x 660 litre	3 x per week	1 bin
Organics	685 litres	1 x 240 litre		1 bin
Recycling	1,485 litres	1 x 660 litre		1 bin
Glass	495 litres	1 x 240 litre		1 bin
Total				4 bins
Commercial				
Garbage	792 litres	1 x 660 litre	2 x per week	1 bin
Organics	426 litres	1 x 240 litre		1 bin
Recycling	609 litres	1 x 660 litre		1 bin
Glass	203 litres	1 x 240 litre		1 bin
Total				4 bins

Table 6 Bin Specifications

Capacity	Width	Depth	Height	Area
240 litres	0.60m	0.75m	1.10m	0.45m ²
660 litres	1.25 m	0.80 m	1.30 m	1.00 m ²

It is recommended that the bins are colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

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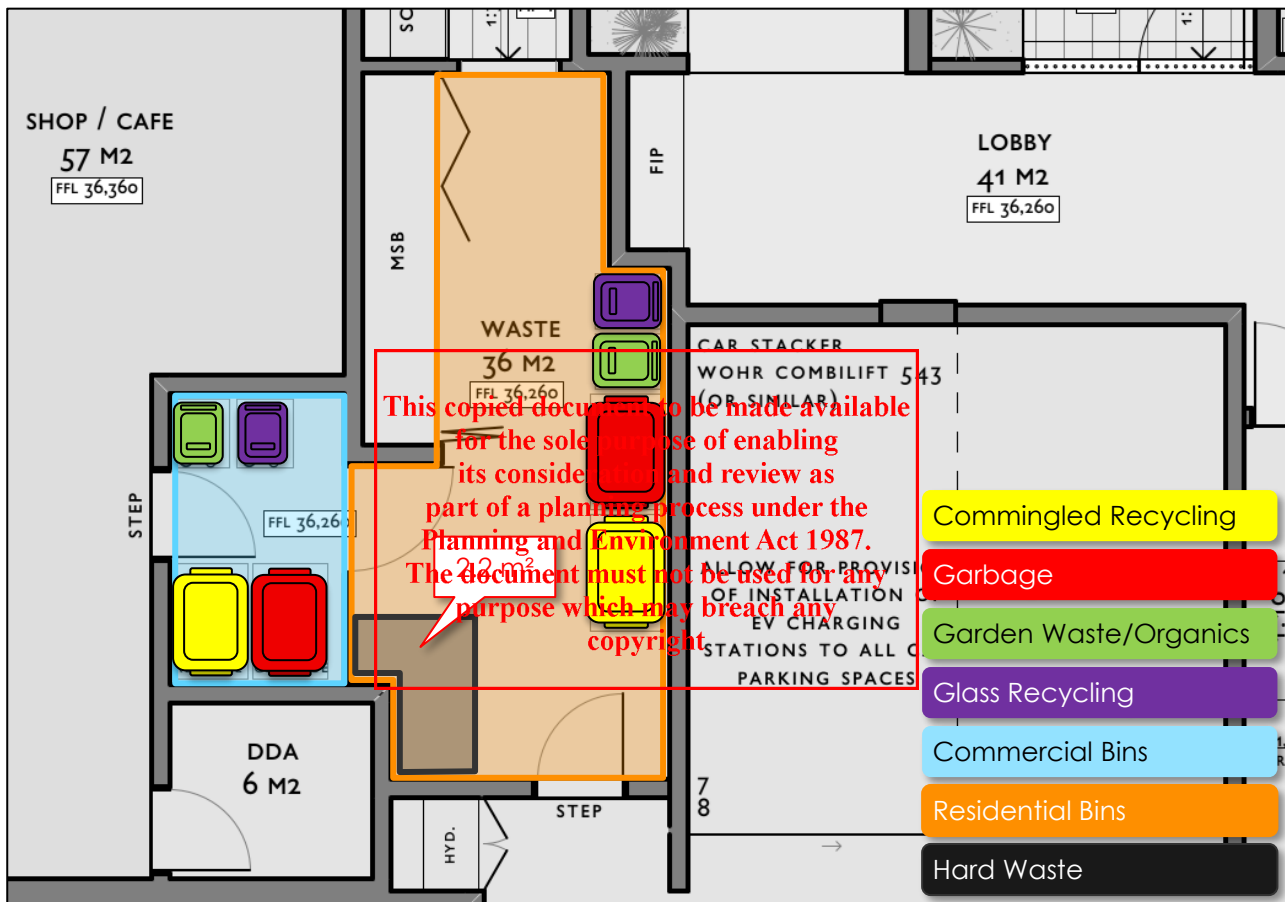
5.2 Bin Storage

As indicated in Figure 2, it is proposed to provide a dedicated bin store for residential and commercial waste on the ground floor.

The layout of the bin storage area is shown in Figure 3, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 5.

Furthermore, the bin storage areas are located appropriately for access by residents and staff, and is secured from the common areas. The bin storage room shall be ventilated, and shall be cleaned as required (coordinated by the Owners Corporation), to minimise odour.

Figure 3 Bin Storage Room Layout



5.3 Bin Collection

The private waste collection vehicle will prop within the existing Loading Zone kerbside space along the Park Street frontage whilst the private waste contractor will directly transfer bins to the truck for collection. The bins will be returned to the bin storage area immediately following collection.

5.4 Bin Cleaning

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

Residents shall ensure that 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.

Commercial tenants are responsible for the maintenance and cleaning of their own bins. This may include regular cleaning by a third party, maintenance by staff or bin swapping via the private waste collector.

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.

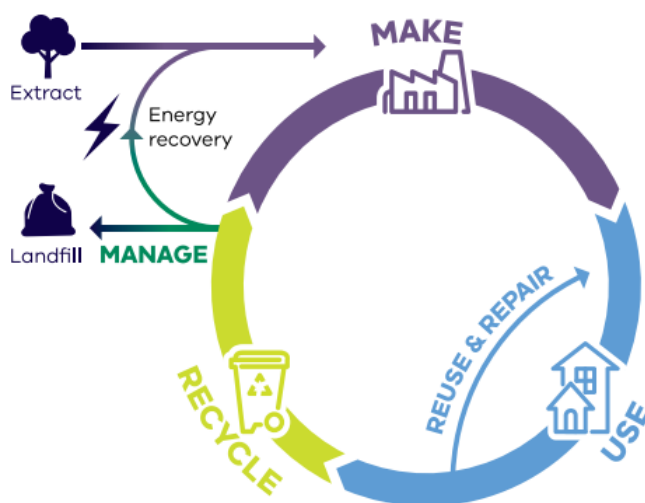
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 4 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 and operator 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.

6.2 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with private 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](https://www.sustainability.vic.gov.au/) is shown below.

Figure 5 Example Waste Signage



6.3 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 and operator 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 staff responsibilities with regard to bin usage, storage, and collection; and
- Resident and staff responsibilities with regard to litter and waste removal from the common property.

6.4 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.

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

Yarra City Council

Phone: (03) 9205 5555 (Customer Service)

Web: www.yarracity.vic.gov.au

Email: info@yarracity.vic.gov.au

8.2 Contractors

ASI JD MacDonald

Services: Waste collection and management equipment

Phone: 1800 023 441

Web: www.jdmacdonald.com.au

Email: enquiry@asijdmacdonald.com.au

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: www.wastewise.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

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