

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED PLAN



WASTE MANAGEMENT PLAN

PROPOSED VASEY RSL CARE DEVELOPMENT (STAGE 1)

MCCLELLAND STREET, OVEREND COURT AND NEILSON SQUARE, BELL PARK

16 MARCH 2026

MCCLELLAND STREET, OVEREND COURT AND NEILSON SQUARE,
BELL PARK

CLIENT: Vasey RSL Care Ltd

OBT JOB NUMBER: 28400



ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

T: 61 3 9804 3610
W: obrientraffic.com

ABN 55 007 006 037

VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
28400 WMP	10 December 2025	Draft	Urmila Karki	Matt Harridge
28400 WMP	16 March 2026	Final	Urmila Karki	Matt Harridge

CONTENTS

1	INTRODUCTION	1
2	EXISTING CONDITIONS	1
3	THE PROPOSAL	2
4	WASTE STREAMS	2
5	WASTE GENERATION	3
6	BIN REQUIREMENTS	3
7	WASTE COLLECTION ARRANGEMENTS	5
8	COUNCIL INFORMATION	5
	APPENDIX A	6

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

ADVERTISED PLAN

1 INTRODUCTION

O'Brien Traffic has been engaged by Vasey RSL Care Ltd to prepare a Waste Management Plan for a proposed residential development (Stage 1) at McClelland Street, Overend Court and Neilson Square, Bell Park.

In the course of preparing this Plan, plans and relevant documentation have been examined.

2 EXISTING CONDITIONS

The site, which is zoned General Residential Zone – Schedule 1 (GRZ1), is irregular in shape with a frontage of 67 metres to McClelland Street comprising an area of approximately 1,755 square metres.

The location of the subject site is shown in **Figure 1**.

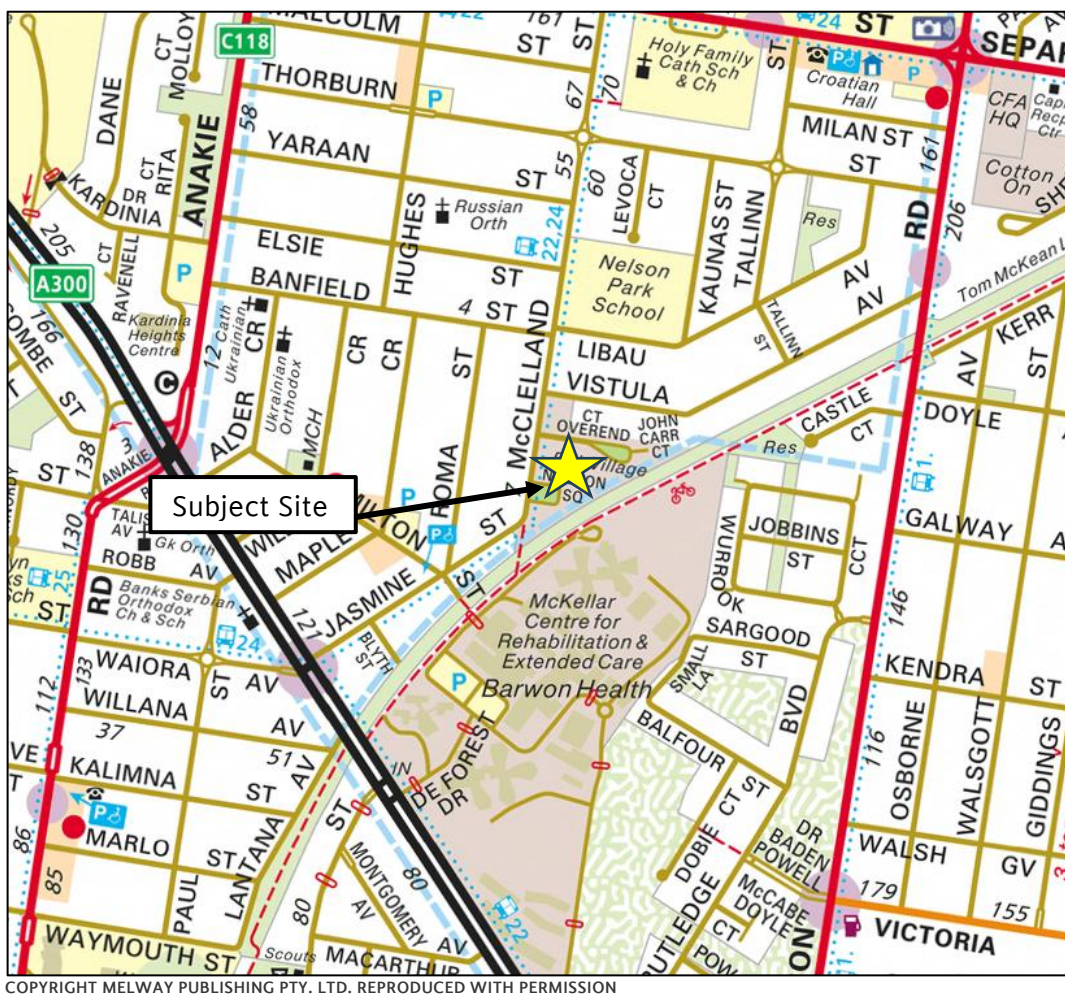


FIGURE 1: LOCATION OF SUBJECT SITE

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3 THE PROPOSAL

Within the Stage 1 area, it is proposed to demolish the existing buildings and construct a 2-storey building which has 10 new Independent Living Units.

A total of 11 car parking spaces are proposed on-site.

Vehicle access would be in a similar location to the existing crossover (south of Jasmine Street) and would be widened to 6.2m.

It is proposed to utilise Council kerbside collection and rates ~~would be paid by each individual dwelling.~~

4 WASTE STREAMS

Waste may be sorted into the following streams:

- General Waste;
- Commingled Recycling / Glass;
- Green Waste;
- Food Organics and Garden Organics Waste; and
- Hard waste & E-waste.

4.1 GENERAL WASTE

Each unit would be provided with a bin that can be lined with a plastic bag for temporary holding of garbage. Tenants would then place the tied plastic bags in the marked bin in the bin storage area as shown in Appendix A.

4.2 COMMINGLED RECYCLING

Each unit would be provided with an unlined bin for the temporary holding of commingled recycling. Tenants would then place the loose recyclables in the marked bin in the bin storage area as shown in Appendix A. In the coming years, glass may be separated from the overall recycling scheme.

4.3 GREEN WASTE

Green waste from landscaped areas shall be collected and disposed by the garden maintenance contractor.

4.4 FOOD ORGANICS / GARDEN ORGANICS WASTE

Each unit would be provided with a caddy that can be lined with a compostable bag for temporary holding of food and organics. Tenants would then place the tied compostable bags in the marked bin in the bin storage area as shown in Appendix A.

4.5 HARD WASTE & E-WASTE

Building management shall arrange hard waste collections to be undertaken by a waste

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**ADVERTISED
PLAN**

contractor or Council.

E-waste should be appropriately contained/stored to prevent breakage and contamination with other wastes. Building management shall arrange e-waste collections to be undertaken by a waste contractor or Council.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

5 WASTE GENERATION

The anticipated waste generation for the proposed development is shown below in Table 1.

SIZE	NUMBER	L/WEEK/DWELLING			WASTE/WEEK		
		GENERAL WASTE	RECYCLING	FOGO	GENERAL WASTE	RECYCLING	FOGO
Independent Living	10	60L	80L	20L	600L	800L	200L
TOTAL		600L	800L	200L			

WASTE FIGURES BASED ON A 7 DAY WEEK AND GUIDELINES FOR WASTE MANAGEMENT PLANS (SUSTAINABILITY VICTORIA)

TABLE 1: WASTE GENERATION ASSESSMENT – INDEPENDENT LIVING

6 BIN REQUIREMENTS

6.1 BIN QUANTITY, SIZE, COLLECTION FREQUENCY AND COLOUR

The bin quantity, size and collection frequency are shown in Table 2 below.

WASTE STREAM	TOTAL WASTE /WEEK ¹	BIN SIZE	BIN QUANTITY	COLLECTION FREQUENCY	CAPACITY/ WEEK
General Waste	600L	120L	5 bins	Weekly (by Council)	600L
Recycling	800L	240L	7 bins	Fortnightly (by Council)	840L
FOGO	200L	240L	2 bins	Fortnightly (by Council)	240L

1. SEE TABLE 1

TABLE 2: BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The standard approximate dimensions and colours of bins are provided in Table 3 below.

**ADVERTISED
PLAN**

WASTE STREAM	BIN SIZE	WIDTH (M)	DEPTH (M)	HEIGHT (M)	COLOUR	
					LID	BODY
General Waste	120L	0.485	0.560	0.940	Red	Dark green
Recycling	240L	0.580	0.735	1.080	Yellow	Dark green
FOGO	240L	0.580	0.735	1.080	Lime green	Dark green

NOTE: FOR PRIVATE BINS, BIN COLOURS SPECIFIED IN AS 4123.7 CAN BE ADOPTED. PRIVATE BINS SHALL BE LABELLED APPROPRIATELY TO IDENTIFY ADDRESS.

TABLE 3: STANDARD BIN SPECIFICATIONS (AS PER SUSTAINABILITY VICTORIA 2019 SPECIFICATIONS)

6.2 BIN STORAGE

6.2.1 Bin Storage Area

The required areas for the bins are indicated in Table 4.

WASTE STREAM	AREA REQUIRED (EXCL. CIRCULATION)
General Waste	1.35 m ²
Recycling	2.98 m ²
FOGO	0.85 m ²
TOTAL	5.18 m²

TABLE 4: REQUIRED WASTE STORAGE AREA

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The three-bin system would be arranged in the bin enclosure as shown in Appendix A. Appendix A also provides an option for a four-bin system (which includes separated glass).

The plans indicate that sufficient area will be provided to store the required bins.

6.2.2 Washing, Stormwater Pollution Prevention & Vermin Prevention

Bins are to be washed regularly by tenants or building management. Alternatively, a bin washing company can be engaged to perform this service.

Tenants are required to clean-up any spills that might occur when moving bins.

Lids for the bins shall be kept closed when not in use to prevent vermin.

6.2.3 Ventilation

Waste areas shall provide suitable ventilation in accordance with Australian Standard AS1668.

6.2.4 Noise Management

Waste collection will be undertaken by Council during normal collection periods.

6.3 SIGNAGE

The waste enclosure and bins would be clearly marked and signed with standard signage approved. Examples of typical signage recommended by City of Greater Geelong are illustrated in **Figure 2** and **Figure 3**.



FIGURE 2: WASTE AND RECYCLING SIGNAGE

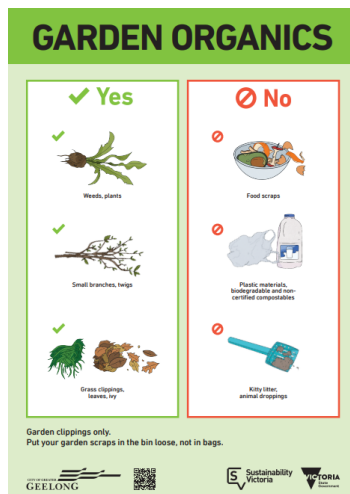


FIGURE 3: FOGO SIGNAGE

**ADVERTISED
PLAN**

7 WASTE COLLECTION ARRANGEMENTS

Tenants will take bins to the McClelland Street kerbside (north of Jasmins Street) prior to collection. Bins will be collected directly from the kerbside on collection days by Council and then tenants will bring the bins back to the enclosure.

8 COUNCIL INFORMATION

City of Greater Geelong Ph: 03 5272 5272

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

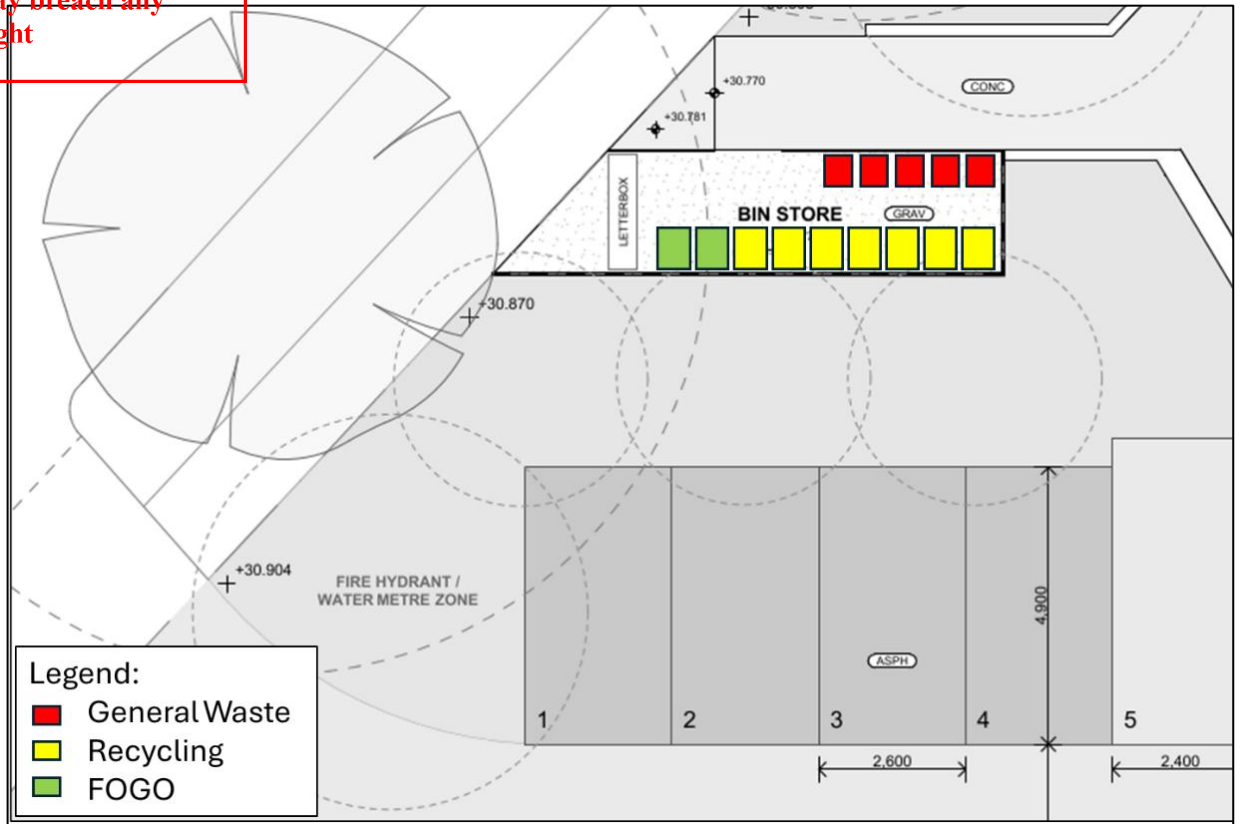


FIGURE A1: BIN STORAGE PLAN – THREE BIN SYSTEM (CURRENT)

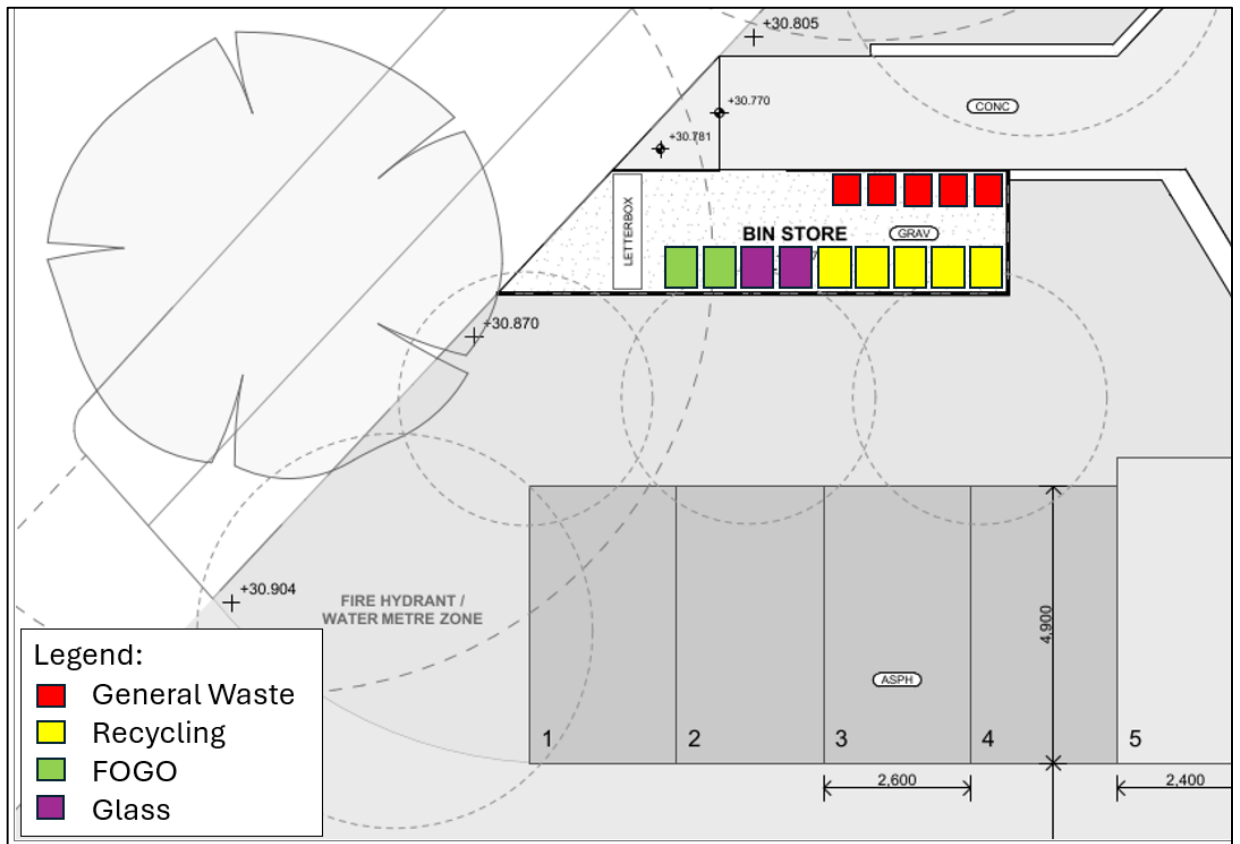


FIGURE A2: BIN STORAGE PLAN – FOUR BIN SYSTEM (FUTURE)