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34 George Street, Reservoir

Waste Management Plan



**ADVERTISED
PLAN**

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28 November 2025

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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onemilegrid 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

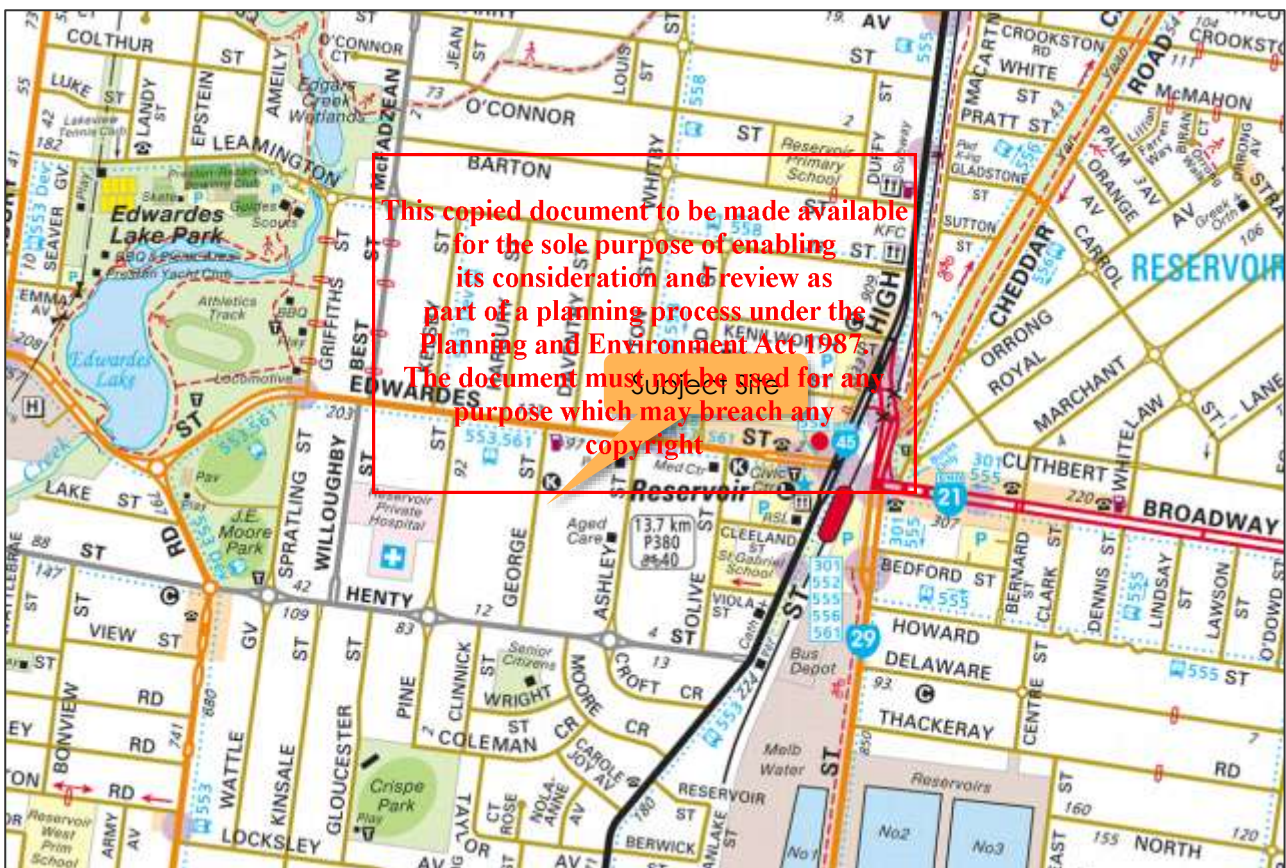
onemilegrid has been requested by YS Housing Ltd to undertake a Waste Management Plan for the proposed residential development at 34 George Street, Reservoir.

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 at 34 George Street, Reservoir, as shown in Figure 1. The site is rectangular in shape, with a frontage to George Street of approximately 40m.

Figure 1 Site Location



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The site is currently occupied by church serviced by an on-site car park.

Vehicle access to the site is currently provided via a single width crossover to George Street, located approximately centrally within the site frontage.

Land use in the immediate vicinity of the site is residential in nature, and includes a number of multi-unit lots.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a residential development comprising 24 dwellings, including 14 x three-bedroom dwellings and 10 x two-bedroom dwellings. 5 dwellings are proposed to be provided with frontages to George Street, including a conversion of the existing church building on-site. Pedestrian access to these properties is proposed directly via the George Street footpath. Pedestrian access to the remaining dwellings is proposed to be provided via a footpath spanning the frontage of the remaining dwellings.

Vehicle access to the northernmost lot is proposed via a single-width crossover to George Street. Vehicle access to the shared car park is proposed via a two-way crossover to George Street located approximately centrally within the site frontage.

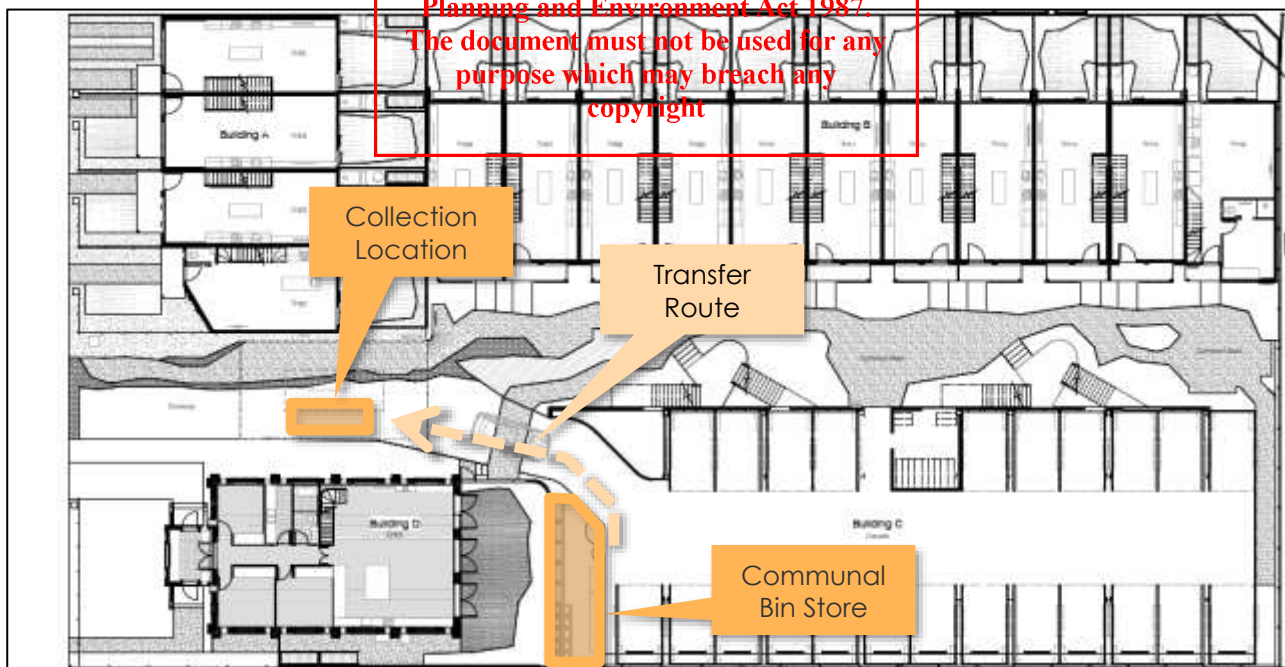
3.2 Waste Management

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

Communal bins will be stored within a dedicated bin storage enclosure adjacent to the car park. The waste collection vehicle, a 6.4 m mini-loader, will reverse into the site and prop within the accessway. The private contractor will transfer the bins directly from the bin enclosure, and return immediately following collection. The waste truck will then exit the site in a forward direction.

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 Garbage, Organics, Commingled Recycling & Glass Recycling

Darebin City Council has provided the following rates for residential uses.

Table 1 City of Darebin Recommended Rates – Residential

Dwelling Size	Garbage Rate/Week	Food and Garden Rate/Week	Recycling Rate/Week	Glass Collection Rate/Week
2-bedroom	80L per week	40L per week	100L per week	30L per week
3-bedroom	80L per week	45L per week	120L per week	36L per week

Reducing the garbage generation by 40% for the provision of organics, and the commingled recycling generation by 30% for the provision of glass recycling, in accordance with the Darebin City Council Waste Management Guidelines, the following waste generation is expected.

Table 2 Expected Waste Generation

Dwelling Size	No of Dwellings	Total Garbage/ Week	Total Organics/ Week	Total Commingled Recycling/ Week	Total Glass Recycling/ Week
2-bedroom	10	480 litres	400 litres	700 litres	300 litres
3-bedroom	14	672 litres	630 litres	1,176 litres	504 litres
Total	24	1,152 litres	1,030 litres	1,876 litres	804 litres

4.2 Green Waste

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.

4.3 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, with collection to occur within the site via the central driveway and waste room. In line with Darebin waste guidelines, 1 m² hard storage is proposed within the bin room.

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

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

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

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.

E-waste must be taken by residents to the appropriate collection centre, as described below:

- Council's Recycling Centre/Transfer Station;
- 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/>

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5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

For the dwellings proposed to utilise private waste collection, the following bins will be required.

Table 3 Bin Provision

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	1,152 litres	660 litres	Weekly	2 bins
Organics	1,030 litres	240 litres	Weekly	5 bins
Commingled Recycling	1,876 litres	660 litres	Weekly	3 bins
Glass Recycling	804 litres	240 litres	Weekly	4 bins
Total				14 bins

Typical bin specifications for each bin size are provided in Table 4 below.

Table 4 Bin Specifications

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

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

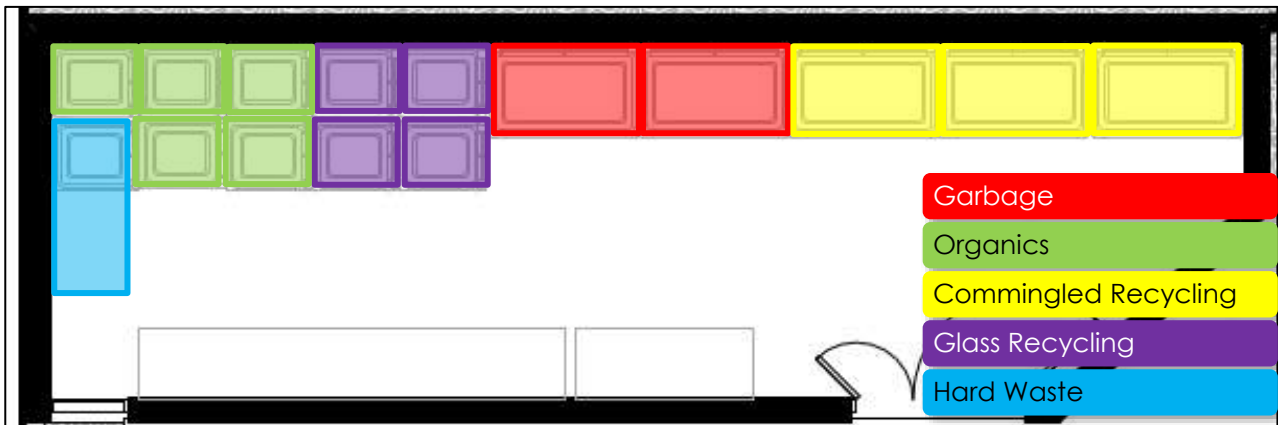
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5.2 Bin Storage

As indicated in Figure 2, it is proposed to provide a communal bin storage enclosure adjacent to the car park. 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 3, and 1 m² temporary hard waste storage.

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

Figure 3 Bin Storage Room Layout



5.3 Bin Collection

The waste collection vehicle, a 6.4 m mini-loader, will reverse into the site, and prop within the accessway. The private contractor will transfer the bins directly from the bin enclosure, and return them immediately following collection. The waste truck will then exit the site in a forward direction.

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

5.4 Bin Cleaning

The Owners Corporation shall ensure that the shared residential 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.

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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 shall encourage residents 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
- 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 within each townhouse, providing separate bins for garbage, recycling, organics and glass.

6.2 Bin Usage

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

Residents 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.

6.3 Common Property Litter and Waste Removal

The Owners Corporation 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.

6.4 Signage

To avoid contamination between garbage streams, bin lids will be colour coded 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 is shown in Figure 5 below.

Figure 5 Example Waste Signage



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6.5 Noise Control

To minimise the disturbance to residents 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 6:00am to 6:00pm, Monday to Saturday;
- Collections occurring more than once a week should be restricted to the hours 7:00am to 6:00pm, Monday to Saturday;
- Compaction should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

6.6 Resident Information

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

7 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The Owners Corporation 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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8 CONTACT INFORMATION

8.1 Council

Darebin City Council

Phone: (03) 8470 8888 (Customer Service)

Web: www.darebin.vic.gov.au

Email: mailbox@darebin.vic.gov.au

8.2 Contractors

JJ Richards & Sons

Services: Private contractor including bin tugs

Phone: (03) 9703 5222

Web: www.jjrichards.com.au

Email: operations.melbourne@jjrichards.com.au

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: www.wastewise.com.au

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8.3 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753

Web: <https://eco-safe.com.au/>

Email: info@eco-safe.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

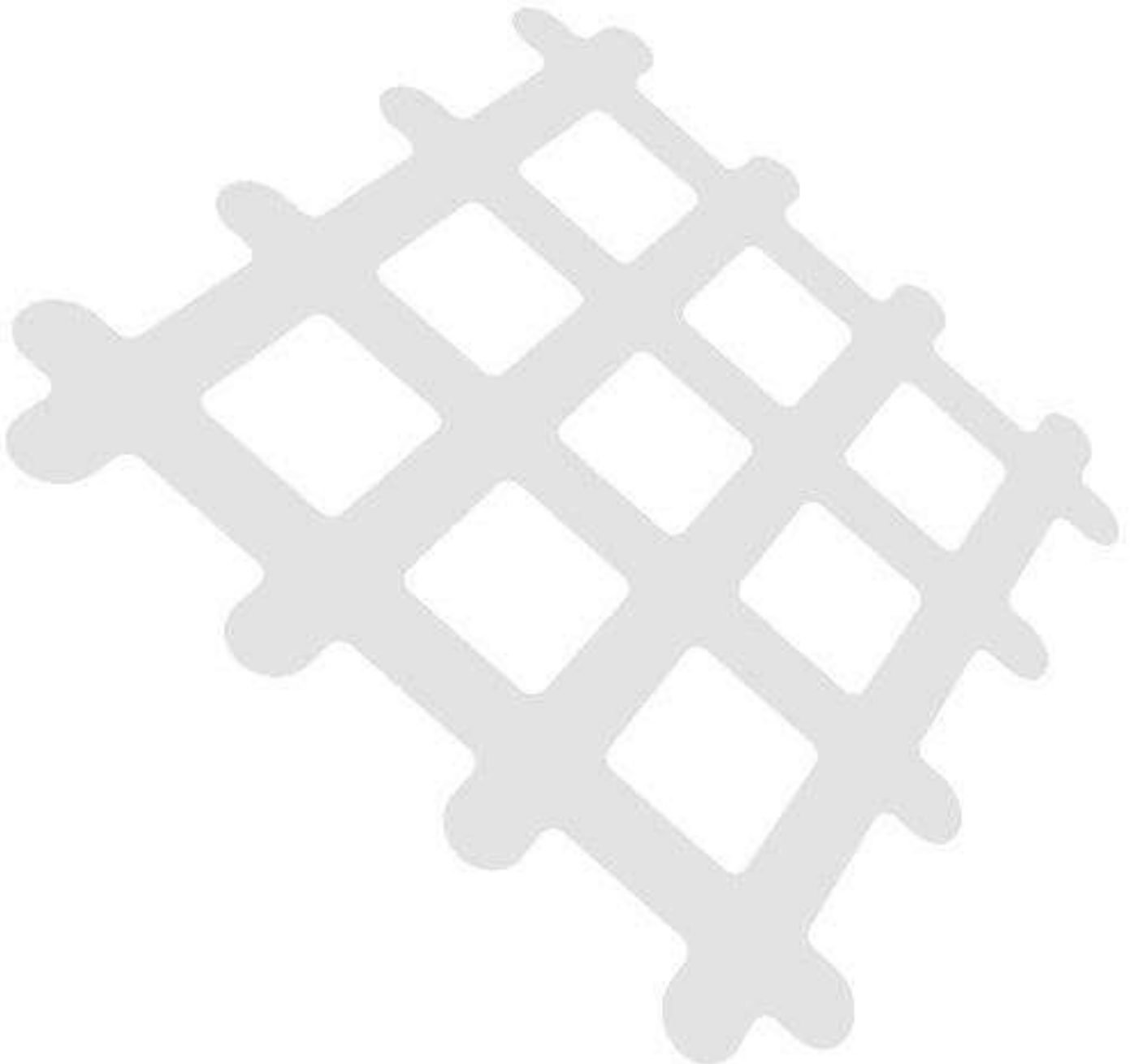
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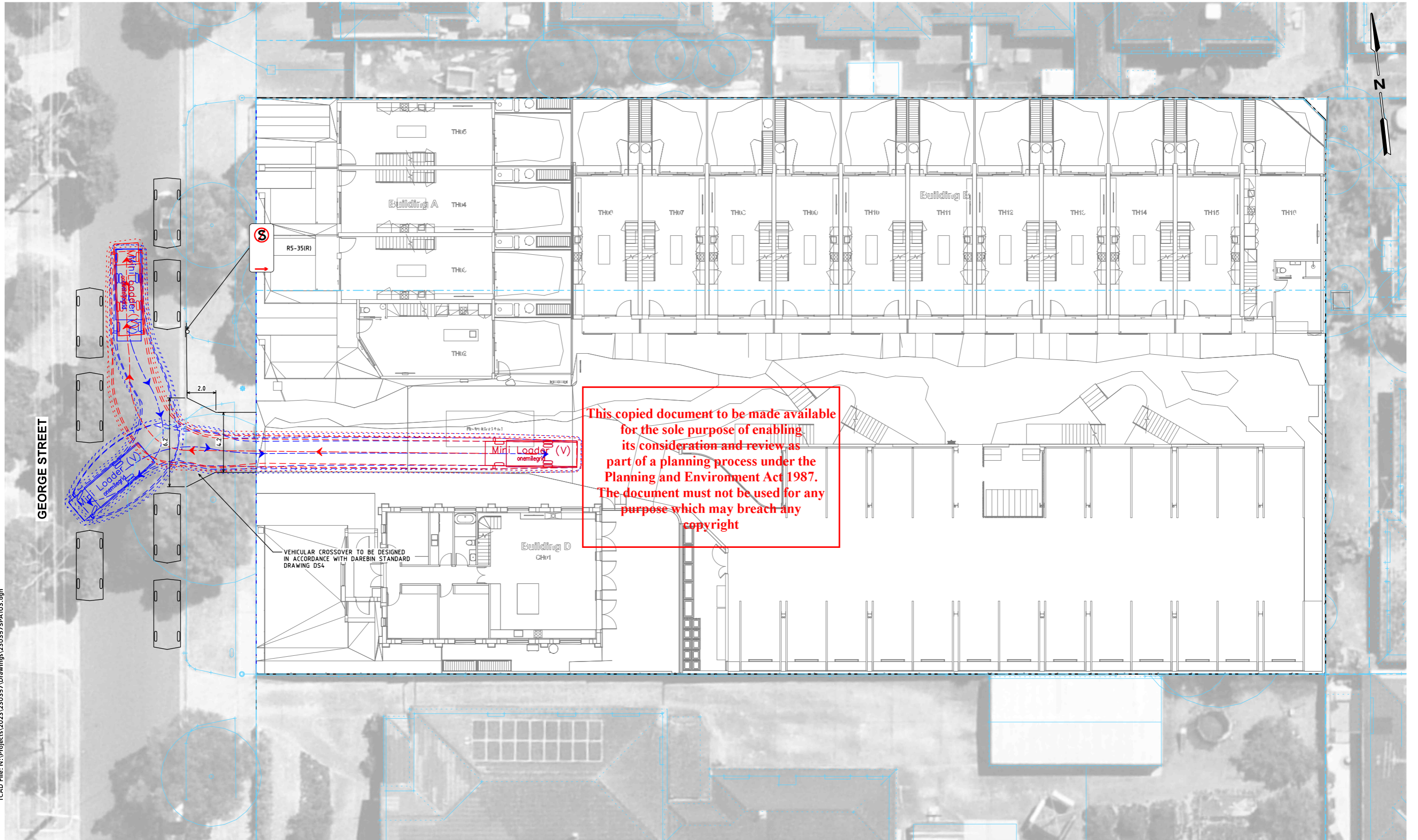
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Appendix A Swept Path Diagram

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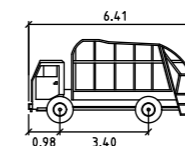




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SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED



WASTE MINI LOADER meters
 Width : 1.85
 Track : 1.85
 Lock to Lock Time : 4.0
 Steering Angle : 33.6



Wurundjeri Woiwurrup Country
 56 Down Street, Collingwood, VIC 3066
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
 Phone (03) 9939 8250

Scale: 1:250 @ A3
 0 1.25 2.5 5

Drawing Title
 34 GEORGE STREET, RESERVOIR
 VEHICLE SITE ACCESS
 SWEEP PATH ANALYSIS

Designed DA	Approved LMH	Melway Ref 18 F5
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Project Number 230357	Drawing Number SPA103	Revision D
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