

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

11-13 Spring Street, Fitzroy Waste Management Plan



**ADVERTISED
PLAN**

210281WMP002C-F.docx

14 May 2026

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
56 Down Street

COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	Antipodean Land Developments		
File Name	210281WMP002C-F.docx	Report Date	14 May 2026
Prepared by	JJB	Reviewed by	JD

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.

© One Mile Grid Pty Ltd. This document has been prepared by **onemilegrid** for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement. **onemilegrid** does not assume responsibility or liability to any third party arising out of misuse of this document.

CONTENTS

1	INTRODUCTION.....	5
2	EXISTING SITE CONDITIONS.....	5
3	DEVELOPMENT PROPOSAL.....	7
3.1	General.....	7
3.2	Waste Management	7
4	WASTE GENERATION	9
4.1	Adopted Council Rates	9
4.2	Expected Waste Generation	9
4.2.1	Garbage, Organic (Food) Waste, Recycling & Glass	9
4.2.2	Hard Waste	9
4.2.3	Electronic Waste (E-Waste)	10
4.2.4	Container Deposit Scheme (CDS)	10
4.2.5	Garden Waste	11
5	BIN REQUIREMENTS	12
5.1	Bin Provision and Specifications.....	12
5.2	Bin Storage	12
5.3	Waste Chute Rooms.....	13
5.4	Bin Cleaning	13
6	WASTE MANAGEMENT	14
6.1	Best Practice Waste Management.....	14
6.2	Bin Usage	15
6.3	Common Property Litter and Waste Removal	15
6.4	Signage	15
6.5	Collection	16
6.6	Resident Information	16
6.7	Waste Management Plan Implementation	16
7	OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES.....	17
8	CONTACT INFORMATION	17
8.1	Council	17
8.2	Contractors.....	17
8.3	Others	18

TABLES

Table 2	City of Yarra Waste Generation	9
Table 3	Expected Waste Generation	9
Table 4	Bin Provision	12
Table 5	Bin Specifications.....	12

FIGURES

Figure 1	Site Location.....	5
Figure 2	Site Context (29 April 2021).....	6
Figure 3	Bin Storage Room and Collection Details	8
Figure 4	Hard Waste Collection Zone	10
Figure 5	Proposed Bin Room.....	13
Figure 6	Resource Flows in a Circular Economy	14
Figure 7	Example Waste Signage.....	15

1 INTRODUCTION

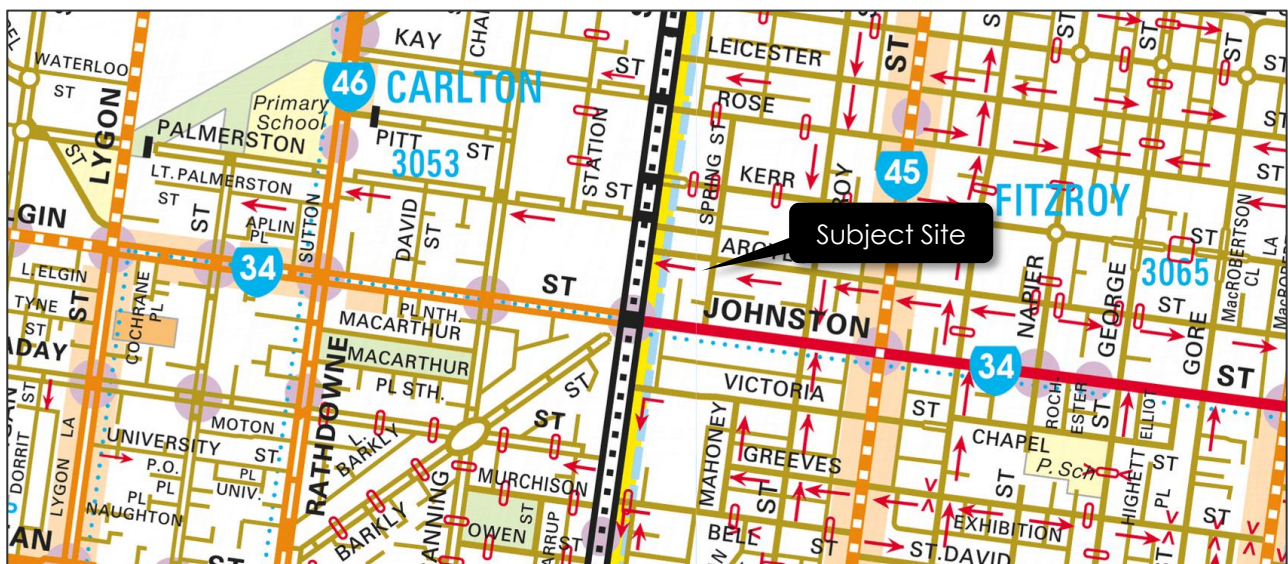
onemilegrid has been requested by Antipodean Land Developments to prepare a Waste Management Plan for the proposed residential redevelopment at 11-13 Spring Street, Fitzroy.

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 the south-western corner of the intersection between Spring Street and Argyle Street, shown in Figure 1.

Figure 1 Site Location

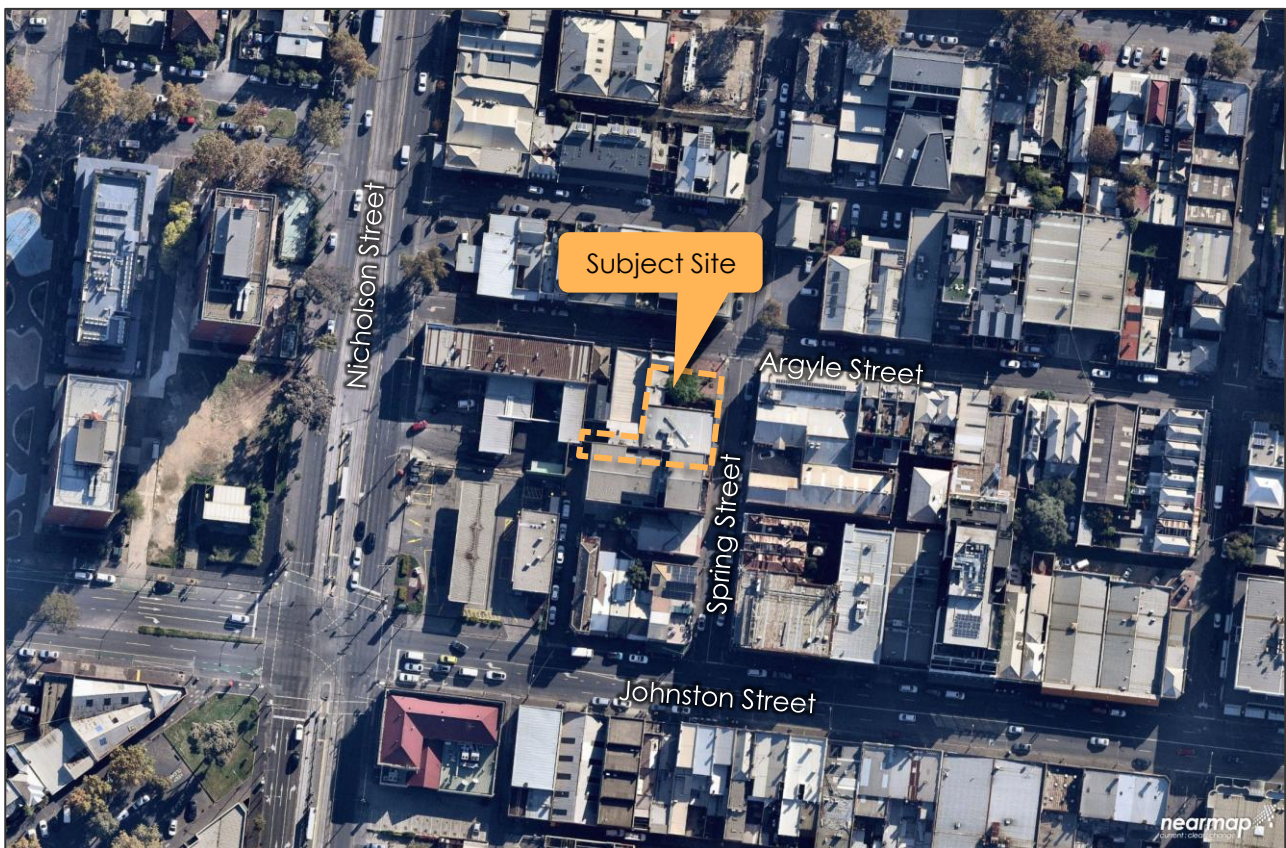


Copyright Melway Publishing

The subject site is made up of two parcels and when combined is L-shaped, with a frontage to Argyle Street for approximately 18.45 metres, a frontage to Spring Street for approximately 25.12 metres, and a total site area of approximately 554 m².

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (29 April 2021)



Copyright Nearmap

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to obtain a new planning permit for a residential development.

The residential development will contain 13x 3-bedroom apartments over 8 above-ground levels.

A total of 12 car parking spaces will be provided for resident use only within a ground level car park, in mechanical parking system ("stacker").

Vehicle access to the car park will be from the existing crossover along Spring Street.

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 development. Waste bins will be stored within a dedicated bin storage area on the ground level of the proposed development.

The ground level bin room will provide bins for four waste streams including; garbage (no organics), organics, recycling (no glass) and recyclable glass, for use by residents.

A dual chute system will be utilised, for garbage and recyclables, and residents will be responsible for disposing of recycling or bagged garbage into the appropriate waste chutes located on each floor of the development, or directly into the appropriate bins located within the bin storage room. Organic waste and recyclable glass will be transported by the residents and placed directly into the appropriate bins located within the bin storage room.

All dwellings will include a 4-bin system to ensure all waste streams are sorted at the time of disposal.

On collection days, a waste collection vehicle will prop adjacent to the site access along Spring Street. The private contractor will then transfer the relevant waste bins from the bin room and dispose of the waste into the waste vehicle and return the bins to the bin room before continuing along Spring Street in a forward direction.

All waste streams will be collected outside of the AM and PM peak hours to ensure minimal disruptions vehicles entering/exiting the site, and through traffic along Spring Street.

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

4 WASTE GENERATION

4.1 Adopted Council Rates

Yarra Council's Requirements for Waste Management Plans for Multi-Unit Developments identify the adopted waste generations rates for residential developments, as shown below:

Table 1 City of Yarra Waste Generation

Dwelling Type	Garbage	Recycling
One-bedroom apartment	40L per week	60L per week
Two-bedroom apartment	50L per week	80L per week
Three-bedroom apartment	60L per week	100L per week

Furthermore, it is understood that the City of Yarra recommends adopting that 38% of all co-mingled recycling (by weight) is made of up of recyclable glass.

Sustainability Victoria advise that 35% of residential garbage typically comprises organic waste.

4.2 Expected Waste Generation

4.2.1 Garbage, Organic (Food) Waste, Recycling & Glass

Based on the above Council rates, the weekly waste generation expected for the site is provided in Table 2. It is noted that the organics and glass recycling percentages indicated in Section 4.1 are based on weight and therefore it is expected that both these equate to 10% by volume.

Table 2 Expected Waste Generation

Component	No.	Rate	Total Waste / Week
Garbage (No Organics)			
Three-bedroom apartment	13	54 litres / Dwelling	702 litres
Organics			
Three-bedroom apartment	13	6 litres / Dwelling	78 litres
Glass Recycling			
Three-bedroom apartment	13	10 litres / Dwelling	130 litres
Co-Mingled Recycling (No Glass)			
Three-bedroom apartment	13	90 litres / Dwelling	1,170 litres

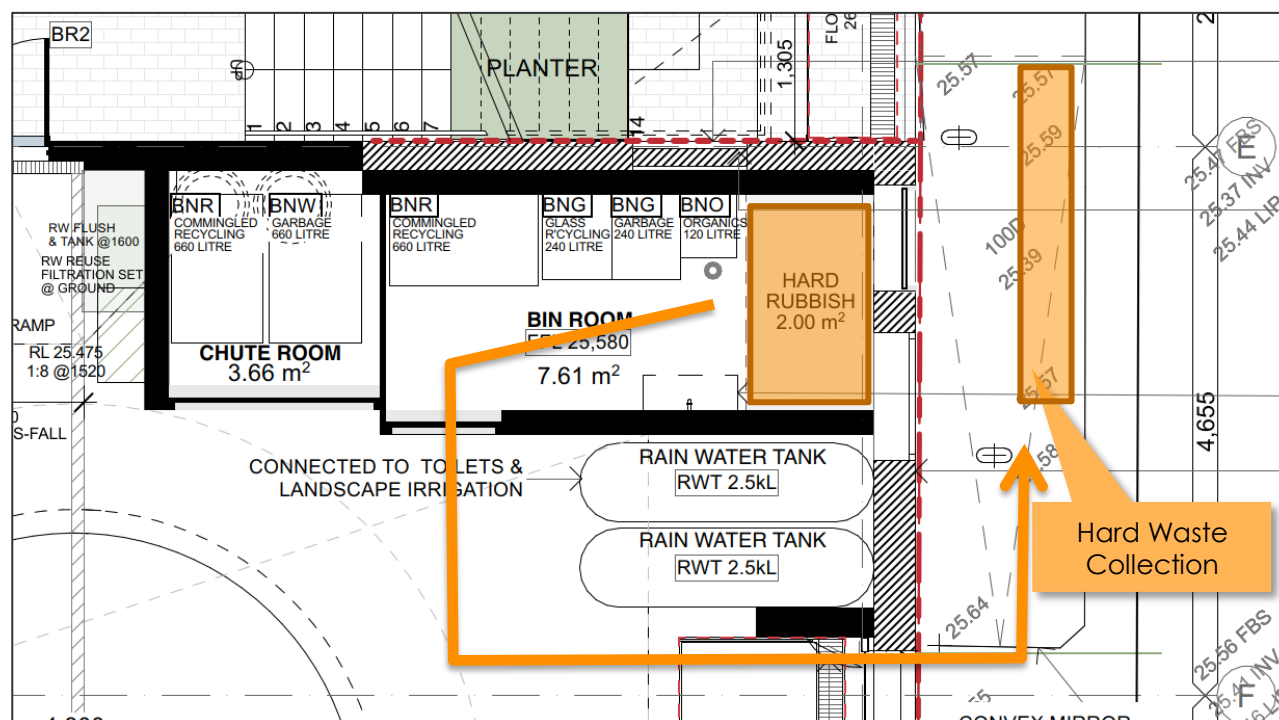
4.2.2 Hard Waste

The City of Yarra provides a biannual hard waste collection service, which can be utilised by residents of the dwellings if required. The Owners Corporation will manage the collection of hard waste on behalf of residents to ensure a consolidated approach to collection is undertaken.

There is sufficient space within the bin room for the temporary storage of hard-waste as required, with a 2 m² zone identified on development plans.

As advised by Council officers, hard waste collection will be a kerbside service. A location for the temporary storage of waste prior to collection is shown in Figure 4 below.

Figure 4 Hard Waste Collection Zone



4.2.3 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 the 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.

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

- Yarra Recycling Centre, 168 Roseneath St, Clifton Hill: 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://www.sustainability.vic.gov.au/Campaigns/eWaste>.

4.2.4 Container Deposit Scheme (CDS)

On 1 November 2023, Victoria's Container Deposit Scheme (CDS) commenced, which marked a significant milestone towards Victoria achieving its Circular Economy goal.

The CDS rewards Victorians with a 10 c refund for all eligible cans, cartons and bottles that are returned. Most aluminium, glass, plastic, and liquid paperboard (carton) drink containers, between 150 mL and 3 L are eligible, with a 10 c mark provided on the drink container label, often located near the barcode. Container lids are able to be kept on, as they can also be recycled.

There are multiple ways to receive the 10 c refund, including vouchers, which can be spent at participating shops, cash, electronic payment, and the option to donate the refund to charities and community groups.

The eligible containers can be returned to several different types of container refund points, in many locations across Victoria, with the number of locations expected to continue to grow.

Typical refund points include the following:

- Reverse Vending Machines (RVMs) – Typically located in shopping centre and supermarket car parks, eligible containers are inserted into the machine, where the containers are scanned and verified;
- Depots – Larger refund points which typically offer a walk-in or drive-through services to get containers counted and refunded on the spot. Best suited for larger loads;
- Over the counter (OTC) – Some small businesses or organisations provide over-the-counter services, which essentially work like a miniature depot; and
- Pop-ups – Zone operators may offer pop-up services or events, which will have set times and locations that drinks containers can be returned.

The locations of the CDS refund points are provided at <https://cdsvic.org.au/locations>.

4.2.5 Garden Waste

Given the nature of the proposed development and dwellings (being multi-level), it is expected that garden waste generation will be minimal or negligible, and therefore an additional garden waste collection service is not expected to be required.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

It is proposed to utilise a private waste contractor for all waste services for the proposed development. Consequently, the following bins will be required for the proposed development.

Table 3 Bin Provision

Component – Stream	Total Waste / Week	Bin Size	Collection Frequency	Bins Required
Garbage	702 litres	660 litre	Weekly	1 bin
		240 litre		1 bin
Organics	78 litres	120 litre	Weekly	1 bin
Co-Mingled Recycling (No Glass)	1,1170 litres	660 litre	Weekly	2 bins
Glass Recycling*	130 litres	240 litre	Fortnightly	1 bin
Total				3 x 660L bin 2 x 240L bin 1 X 120L bin

* The total bin capacity is slightly less than the expected generation, however, it is anticipated that some glass will be returned to a CDS depot.

Table 4 Bin Specifications

Capacity	Width	Depth	Height	Area
660 litres	1.25m	0.80m	1.30m	1.00 m ²
240 litres	0.59m	0.73m	1.06m	0.43 m ²
120 litres	0.54m	0.55m	0.95m	0.30 m ²

5.2 Bin Storage

As indicated in Figure 3, it is proposed to provide a bin storage area on the ground floor of the proposed development, with a total area of approximately 11 m².

The bin storage area is split into two separate rooms, one accommodating 2 x 660 litre bins at the termination of the garbage and recycling chutes, the other accommodating 1 x 120 litre organics bin, 1 x 240 litre glass recycling bin, and 2 m² for hard waste storage. Furthermore, 1 x 240 litre garbage bin and 1 x 660 litre recycling bin will also be provided in this room to allow for the disposal of oversized garbage and recycling items, that cannot be disposed via the chutes.

The bins will accommodate a total area of approximately 4.2m² (excluding hard waste), with the additional area provided to allow for the temporary storage of bulk items and packaging (hard waste), and for the accessing and manoeuvring of bins.

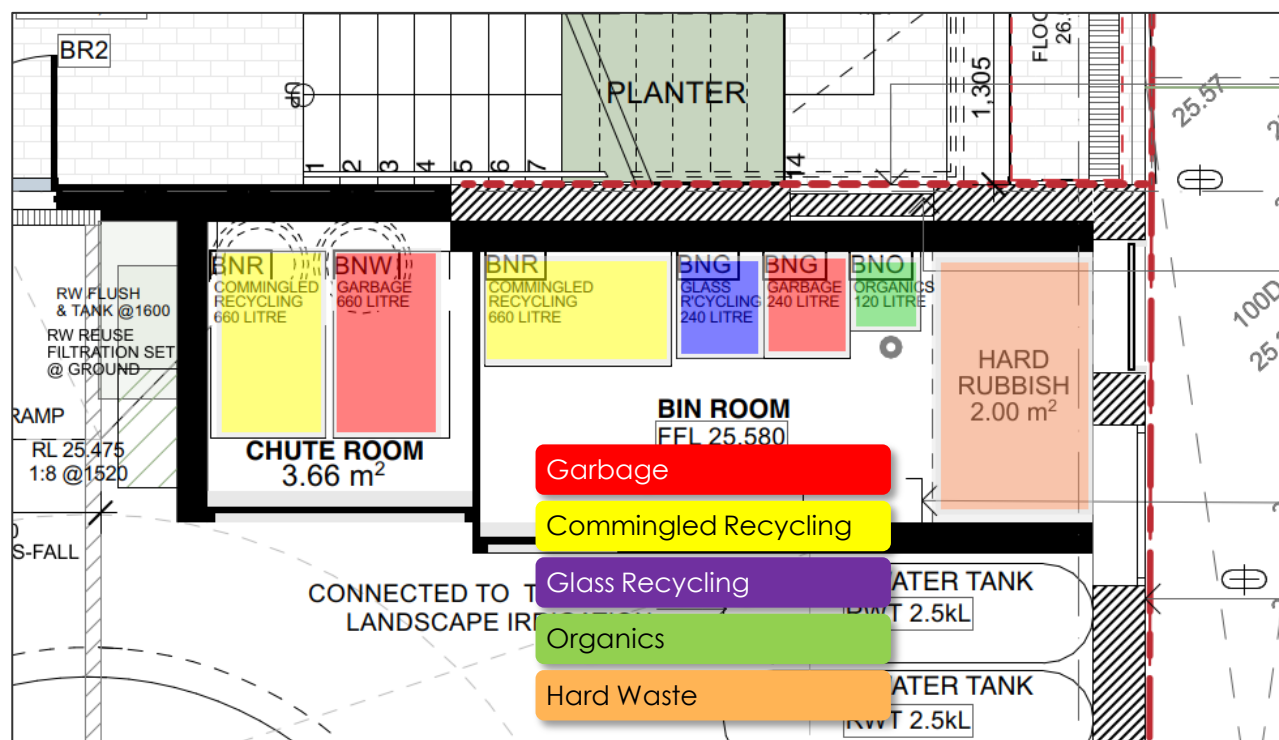
The bin storage room is located appropriately for access by residents, is secured from the common areas, and will have appropriate lighting and drainage.

The Owners Corporation will be responsible for ensuring that the bin storage room will remain vermin proof. This will be achieved by:

- Maintaining a consistent state of cleanliness for the waste storage room;
- Ensuring the waste bins are regularly maintained and cleaned; and
- Appointing pest control experts as required.

The proposed bin rooms arrangements are shown in Figure 5.

Figure 5 Proposed Bin Room



5.3 Waste Chute Rooms

Waste Chute Rooms are located on each level of the apartment building. The waste chute rooms will include dual chutes and a self-closing door to ensure that odours do not permeate into the lobby.

The waste chutes terminate in a separate area to the organic waste and glass bins, to ensure the safety of other bin users.

The following general rules apply when using the waste chutes:

- General household rubbish (essentially kitchen & bathroom rubbish) is the **ONLY** waste that should be placed in the garbage chute;
- **NO** organic waste, recyclables or glass is to be placed down the garbage chute;
- All garbage must be securely bagged & tied before placing down the garbage chute;
- Recyclable materials (i.e. plastic bottles, paper, and cardboard) is the **ONLY** waste that should be placed in the recycling chute;
- **NO** organic waste, garbage or glass is to be placed down the garbage chute;
- Recyclable materials should not be bagged before placing down the recycling chute;
- Oversized items **MUST NOT** be placed down the chutes, with resident to dispose of these items directly within the bin storage room; and
- No waste is to be left on floor in or adjacent to the waste chute room.

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, or bin swapping by the waste contractor.

A bin cleaning area will be provided within the bin storage area, with water taps and a drain connected to sewer.

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.

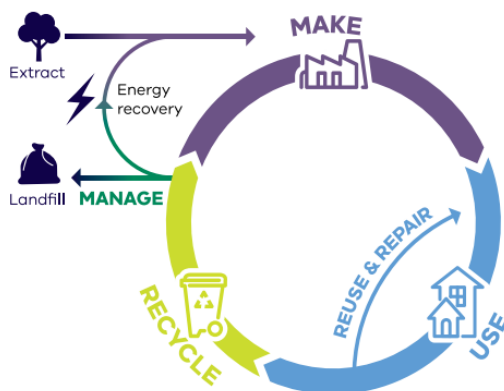
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 6 Resource Flows in a Circular Economy



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 dwelling, providing separate bins for garbage, recycling, organics and glass.

6.2 Bin Usage

Residents will bag and dispose of garbage (no organics) in the provided garbage chute, located on each level of the apartment building. Oversized items will be taken by the residents and disposed directly into the appropriate bin within the bin storage room.

Residents will transport and dispose of non-bagged recyclables (no glass) in the provided chute, located on each level of the apartment building. Oversized items will be taken by the residents and disposed directly into the appropriate bin within the bin storage room. Cardboard boxes should be torn up and/or flattened, and containers rinsed and cleaned prior to disposal.

Organic waste will be transported by the resident in a caddy container or similar and disposed of within the provided bin in the bin storage room, either un-bagged or in a compostable bag.

Glass recyclables will be transported by the resident in a small bin or similar and disposed of within the appropriate bin in the bin storage room, un-bagged.

6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, communal kitchenette and dining area, car parking areas and the bin storage area.

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 generally in accordance with Council 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 below.

Figure 7 Example Waste Signage



6.5 Collection

On collection days, a waste collection vehicle will prop adjacent to the site access along Spring Street. The private contractor will then transfer the relevant waste bins from the bin room and dispose of the waste into the waste vehicle and return the bins to the bin room before continuing along Spring Street in a forward direction.

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.

6.7 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 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

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: www.urbanwaste.com.au

Email: info@urbanwaste.com.au

iDump

Services: Private contractor

Phone: 1300 443 867

Web: www.iDump.com.au

Email: info@idump.com.au

Cleanaway

Services: Private contractor

Phone: 131 339

Web: www.cleanaway.com.au/

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

BioPak (Organic Waste Compost Service)

Services: Private contractor
Phone: 1300 246 725
Web: www.biopak.com.au/compost-service

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