



PROPOSED RESIDENTIAL DEVELOPMENT

7 SEBASTOPOL ROAD, MARYBOROUGH

WASTE MANAGEMENT PLAN

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SALT³

PROPOSED RESIDENTIAL DEVELOPMENT, 7 SEBASTOPOL ROAD, MARYBOROUGH

Client: JCP Property P/L

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EXECUTIVE SUMMARY

SALT has been engaged by JCP Property P/L to prepare a Waste Management Plan (WMP) for a proposed residential development located at 7 Sebastopol Road, Maryborough.

SALT understands that the proposal involves the development of 34 residential dwellings comprising of a mix of two- and three-bedroom units.

Residential waste would be collected by Council, with the following arrangements:

- 34 x 80L garbage bins collected once per week;
- 34 x 240L commingled recycling bins collected once per fortnight;
- 34 x 140L organics bins collected twice per month (optional and on residential request); and
- 1m³ of hard waste area collected as required within available periods (4 per year allocation).

Residents would present required waste bins to the property frontage or kerbside of the new private road the night before scheduled collections.

Waste vehicles on collection days would prop safely to presented bins to perform residential side-lift collections as required. Residents would return the presented waste bins back to dwellings as soon as practicable after collections have been completed.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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1 CONTEXT

This Waste Management Plan has been prepared to address Central Goldfields latest further information request received from Planning Permit No. 038-25. The relevant conditions received and SALT's responses or sections in which they have been addressed are listed in Table 1 below.

Table 1 Council Referral Conditions and Responses

Conditions	Responses
Request for Information (RFI) Planning Permit No. 038-25	
18. Area of waste storage area not nominated on floor plans. 1.8sqm is available in general location for most floor plans. It is not available for Dwelling F (1.36sqm) standard not met. can condition. Either amend WMP comments or amend site plans to match WMP.	Refer to amended Section 5.4 of WMP. Waste storage areas have been adjusted to meet 1.8m minimum requirement per Clause 55.05-5 (2025). Dwelling F units (33 and 34) have slightly less space, however have available space in their garages if necessary for storage of additional bins if required at a future point in time.

2 INTRODUCTION

SALT has been requested by JCP Property P/L to prepare a Waste Management Plan for a proposed residential development located at 7 Sebastopol Road, Maryborough.

This Waste Management Plan (WMP) has been prepared based on industry best practice, Victoria Planning *Townhouse and Low-Rise Code*: Clause 55.05-5 (2025), Sustainability Victoria *Better Practice Guide for Waste Management and Recycling in Multiunit Developments* (2019) and Central Goldfields Shire *Waste Management Strategy* (2020-2030) with reference to the applicable assessment criteria, requirements and standards enclosed within.

In the circumstance that the development plans are amended, or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

3 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 7 Sebastopol Road, Maryborough. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

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4 LAND USE

Planning application number: to be allocated

Land Zone: General Residential Zone – Schedule 1 (GRZ)

Land use type: Residential

Number of levels: N/A

Residential Space: A total of 34 residential dwellings.

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5 RESIDENTIAL WASTE MANAGEMENT PLAN

The waste management requirements for the proposed residential development will be serviced by Central Goldfields Shire Council.

The appropriate waste streams, collection frequency bin size, and allocation will be provided under the Council's standard waste service for residential properties, which will be delivered as follows:

- 34 x 80L garbage bins collected once per week;
- 34 x 240L commingled recycling bins collected once per fortnight;
- 34 x 140L organics bins collected twice per month (optional and on residential request); and
- 2m² of hard waste area collected bi-monthly (4 per year allocation).

5.1 WASTE SYSTEMS

Waste would be sorted on-site by residents as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Organics Recycling; and
- Hard Waste.

5.1.1 GARBAGE (GENERAL WASTE)

Each dwelling would be furnished with plastic lined bins to have a minimum capacity of 20 litres for the temporary holding of garbage. Residents and occupants would transfer the waste as required to the appropriate 80L general waste bins as supplied by Central Goldfields Shire Council.

Garbage is to be disposed of bagged.

5.1.2 COMMINGLED RECYCLING

Each dwelling would be furnished with unlined bins to have a minimum capacity of 20 litres for the temporary holding of commingled recyclables. Residents would transfer recyclables as required to the appropriate 240L commingled recycling bins as supplied by Central Goldfields Shire Council.

Commingled recyclables are to be disposed of loosely.

5.1.3 ORGANICS RECYCLING (FOGO)

Each dwelling would be furnished with unlined bins or an appropriate kitchen caddy with compostable lining, to have a minimum capacity of 7 litres. Residents and occupants would transfer all organic wastes as required to the appropriate 140L organic waste bins as supplied by Central Goldfields Shire Council.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the appropriate waste contractor. These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 1 below. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be composted and thus will affect the quality of the organic product.

Figure 1 Australian Standard Compostable Logo



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Large green waste material generated by the maintenance of trees and landscaped areas would be disposed of privately or via an engaged landscaper.

5.1.4 GLASS RECYCLING

As noted in the Victoria State Government Department of Environment, Land, Water and Planning *Recycling Victoria: A new economy policy* (2022), glass separation will come into effect by 2027. In preparation of future changes to waste stream requirements, additional space for one 80L/140L bin or the equivalent has been calculated into bin storage when state mandates come into effect within Victoria.

When introduced, residents would transfer glass recyclables as required to the appropriate 80L/140 bin or the equivalent sized bin as provided by Central Goldfields Council

Note: collection frequencies for glass recyclables would be further determined once services are introduced prior to or by 2027 mandates.

5.1.5 HARD WASTE

Hard waste will be temporarily stored within each residential dwelling prior to scheduled/booked collections. Hard waste collections are to be conducted in accordance with the relevant Council local laws and hard waste service Guidelines here: <https://www.centralgoldfields.vic.gov.au/Your-services/Services/Rubbish-and-recycling/Hard-Rubbish-Collection>

Residents will book hard waste collections within available collection periods and will not exceed the 1m³ cubic meter allowance.

5.1.6 E-WASTE

As per the Victorian Government recent ban on e-waste disposal in landfills in 2019. All residents and appropriate occupants should be made aware of the available e-waste deposit points and disposal options located within the Council region. E-waste must not be disposed into general waste streams or allocated recycling bins at any time.

Any e-waste material can be disposed of or deposited at one of Council's drop off points. These locations are listed here: <https://www.centralgoldfields.vic.gov.au/Your-services/Services/Rubbish-and-recycling/Alternative-Waste-Disposal>

5.2 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below in Table 2 and Table 3.

Once a week collection schedule (general waste), a once per fortnight collection (commingled recycling) and a twice per month organics recycling collection schedule will be provided as per Central Goldfields Shire residential servicing requirements.

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Table 2 Residential Bin Size and Collection Frequency (Per Dwelling)

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly/Fortnightly Capacity
General Waste	1	80L	1	80L
Commingled Recycling	0.5	240L	1	120L
Organics Recycling (optional)	Twice per month, at request	140L	1	70L

*Volume capacities and collection frequencies to be determined once services are introduced and further established

Table 3 Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m ²)
240L	580	735	1080	0.42
140L	485	560	940	0.27
80L	440	496	825	0.22

Note: The above dimensions are based on SULO's flat lid bin specifications

5.3 BIN COLOUR AND SUPPLIER

All residential bins would be provided by Council. The below bin colours are specified by Australian Standard AS4123.7-2006 and per Central Goldfields Shire service requirements.

- Garbage (general waste) shall have red lids with dark green or black body;
- Recycling shall have yellow lids with dark green or black body;
- Organics shall have green lids with dark green or black body; and

5.4 WASTE STORAGE AREA

Table 4 demonstrates the cumulative space requirements and provision of waste areas required per residential dwelling proposed within the subject site.

Please refer to scaled drawing shown in Appendix 1 for sizing and layout of waste storage areas provided per dwelling.

Table 4 Residential Waste Area Space Requirements (per dwelling)

Stream	Space Required Per Dwelling (excluding circulation)	Space Provided Per Dwelling
General Waste	0.22	1.8m ² (Dwelling F* 1.36m ²)
Commingled Recycling	0.42	
Organics Recycling	0.27	
Glass Recycling (when introduced or as required)	0.27	
TOTAL	1.18m²	1.8m² (Dwelling F* 1.36m²)

Note: The waste storage areas allocated to Dwelling F units are slightly smaller than the 1.8m² minimum standard however there is additional space within the garages to store additional bins in future if required. The total space available for all dwellings therefore exceeds the 1.8m² minimum.

5.5 WASTE COLLECTION

Residential waste would be collected by Council, with the following arrangements:

- 34 x 80L garbage bins collected once per week;
- 34 x 240L commingled recycling bins collected once per fortnight;
- 34 x 140L organics bins collected twice per month (optional and on residential request); and
- 1m³ of hard waste area collected as required within available periods (4 per year allocation).

All waste bins would be stored on the property.

Waste collections would occur via a standard Council waste collection vehicle.

Hard waste collections would be conducted and managed by occupants in accordance with Central Goldfields Shire hard waste servicing requirements.

Residents would present the required waste bins to the kerbside or property frontage of each dwelling the night or day prior to scheduled collections.

Council waste vehicles would travel in a forward motion along the newly proposed private road to collect and perform residential bin collections as required.

Residents would return presented bins back into property as soon as practicable after collections have been completed.

6 RESPONSIBILITIES

All residents and occupants would be responsible for presenting their individual bins to the kerb the night before scheduled collection days.

Residents and occupants would be responsible for the correct placement of the bins along the kerbside and would ensure bins are returned to their respective properties in promptly manner after collections occur.

Failure to comply with Council waste management and local law guidelines may result in missed collections and the potential removal of bin services for the subject site.

7 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by Sustainability Victoria or as referenced by Central Goldfields Shire. The typical Sustainability Victoria and Council signage is illustrated in Figure 2 and Figure 3 below.

Figure 2 Sustainability Victoria Signage



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Figure 3 Central Goldfields Signage Reference



Signage within the waste disposal areas should inform staff members on the significance of food waste separation and highlight the end use products that can be generated from the composting process. The signage should also



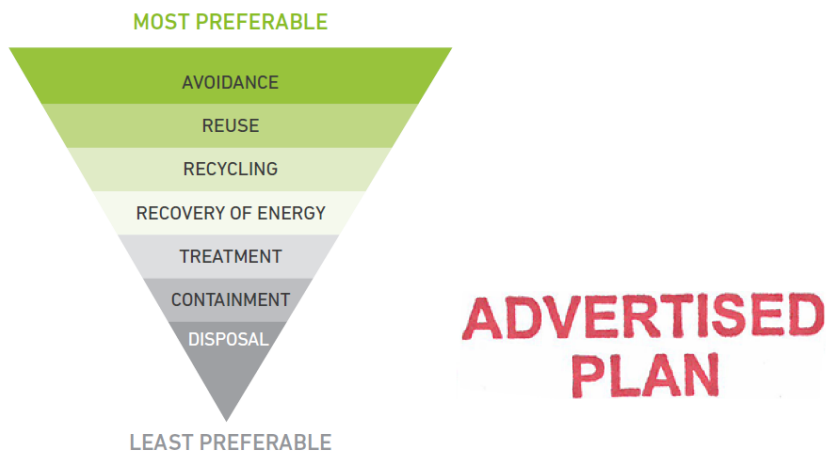
note that any contamination within the food organic bins would affect the quality of the product and thus cause the separation to be ineffective. This may increase their awareness and encourage them to separate food waste while also minimising contamination within the food organic bins. This signage may be available from the waste collection contractor.

8 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Residents and occupants should be encouraged and demonstrate a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act 2017* should be observed in order of preference (refer to Figure 4).

Figure 4 Waste Hierarchy



9 RISK AND HAZARD ANALYSIS

Table 5 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections.

The information provided below have been adopted from WorkSafe Victoria *Non-Hazardous Waste and Recyclable Materials* (2003). The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

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Table 5 Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	<p>Vehicle operators would be trained in ensuring the following</p> <ul style="list-style-type: none"> Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation <p>Vehicle operators should not exit the vehicle body unless engine is switched off, ignition key is removed, safety prop is in position and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.</p>
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operator should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	there are no hazards presented from the presence of slopes or steps.
Surrounding traffic	Conflict with other vehicle operators and residents during collection	Medium	<p>Ensure that collection is to occur only at off-peak hours.</p> <p>The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.</p>
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	<p>Residents and occupants should be educated on safe disposal of hazardous substances and sharp objects.</p> <p>Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.</p>
Waste Bins	Overflowing bins affecting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provides a larger capacity than the volume generated for all waste streams hence there would be a low likelihood of this occurring.

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10 SUPPLIER CONTACT INFORMATION

Table 6 provides a list of equipment specified by this waste management plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 6 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
240L Bins	34	Council*	34 x 240L Recycling Bins
140L Bins	34	Council*	34 x 140L Organic Recycling Bins
80L Bins	34	Council*	34 x 80L General Waste Bins

10.1 EQUIPMENT SUPPLIERS

10.1.1 BIN SUPPLIER

- Central Gold Fields Shire Waste Services – 1800 556 952 / 03 5461 0610

10.2 WASTE COLLECTORS

10.2.1 GARBAGE, RECYCLING AND ORGANICS

- Central Gold Fields Shire Waste Services – 1800 556 952 / 03 5461 0610

10.2.2 HARD WASTE

- Central Gold Fields Shire Hard Waste Collection – 1800 556 952 / 03 5461 0610

10.3 BIN WASHING SERVICES

- The Bin Butler – 1300 788 123
- Wheelie Wheelie Clean Pty Ltd – 0402 926 830
- OZ Bin Cleaning – 1300 65 11 65

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11 PURPOSE AND LIMITATIONS

This Waste Management Plan has been prepared to form a part of the town planning application. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the occupancy rate of the development and tenant type (i.e. families or renters);
- The report does not discuss management of construction and demolition waste for the proposed development hence a separate report discussing the management of these waste streams would be required; and
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

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APPENDIX 1 DESIGN DRAWINGS & SWEPT PATHS

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- D
- D1
- E
- E1
- F

STANDARD B5-4
 • NORTH FACING WINDOWS ARE SHADED BY EAVES, FIXED HORIZONTAL SHADING DEVICES OR FIXED AWNINGS WITH A MINIMUM HORIZONTAL DEPTH OF 0.25 TIMES THE WINDOW HEIGHT

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ISSUE	AMENDMENT	DATE
1	PRELIMINARY ISSUE	03/02/2025
2	PRELIMINARY ISSUE	20/02/2025
3	PRELIMINARY ISSUE	15/03/2025
4	PRELIMINARY ISSUE	17/03/2025
5	PRELIMINARY ISSUE	09/05/2025
6	PRELIMINARY ISSUE	12/05/2025
7	PRELIMINARY ISSUE	15/05/2025
8	PRELIMINARY ISSUE	15/05/2025
9	PRELIMINARY ISSUE	22/05/2025
10	PRELIMINARY ISSUE	15/07/2025
11	PRELIMINARY ISSUE	18/07/2025
12	PRELIMINARY ISSUE	28/07/2025
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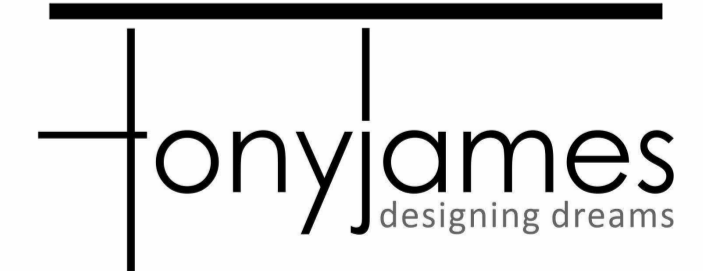
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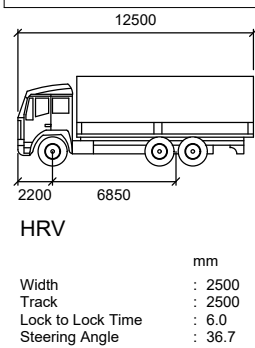
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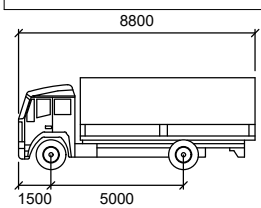


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MRV
mm
Width : 2500
Track : 2500
Lock to Lock Time : 6.0
Steering Angle : 34.0

JCP PROPERTY PTY LTD
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7 SEBASTOPOL ROAD
MARYBOROUGH
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