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Waste Management Plan

ADVERTISED PLAN

Residential Development

51-53 Hope & 66-76 Autumn St, Geelong West

Prepared for
Up Property Group

September 2026

G34835R-05B (WMP)

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Document Control

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Issue No.	Type	Date	Prepared By	Approved By
A	Final	03/09/2026	[redacted]	
B	Updated	04/09/2026		

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1. Introduction

Traffix Group has been engaged by Up Property Group to undertake a Waste Management Plan (WMP) for the Residential Development at 51-53 Hope & 66-76 Autumn St, Geelong West.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

2. Development

The application proposes to develop the site for the purposes of a residential development.

The development schedule is provided in Table 1.

Table 1: Development Schedule

Uses		Size/No.
Hope - Northern Core	One-bedroom apartments	5 no.
	Two-bedroom apartments	10 no.
	Three-bedroom apartments	6 no.
	Total	**21 no.**
Autumn - Southern Core	One-bedroom apartments	26 no.
	Two-bedroom apartments	36 no.
	Three-bedroom apartments	5 no.
	Total	**67 no.**

Vehicle access to the site is provided via two crossovers to Autumn and Hope Street respectively.

Waste collection is proposed to be undertaken on-site within the basement level carpark via a private contractor using a 6.4m long rear loading waste collection vehicle.

Both northern and southern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The northern and southern chutes will terminate into 660L and 1,100L bins within each core of the building at basement level.

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Additional shared bins will be provided for FOGO and glass waste within the respective shared residential waste storage areas provided at basement level. This waste will be manually transferred to the waste rooms which are directly accessible by residents through the lifts/stairs.

Hard waste, charity bin and e-waste bins to be accommodated within the respective shared residential waste storage areas.

A copy of the development plans prepared by Austin Maynard Architects is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the development comprise of the following components:

- Immediate smaller bins within each dwelling for temporary storage of garbage and recyclable waste prior to transfer to the Mobile Garbage Bins (MGB's) via chutes,
- A dual chute system for garbage and commingled recyclable waste at each residential level – access to all dwellings provided,
- Mobile garbage bins within the respective waste storage areas at basement level, and
- Manual transfer of FOGO, glass, e-waste, charity waste and hard waste within the shared residential waste storage area at northern and southern core of basement level.
- Collection of waste by private contractor within the basement level carpark on-site.

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3.2. Management of Waste Streams

In accordance with the Victorian Government's Circular Economy Policy Recycling Victoria, A New Economy (February 2020) FOGO and glass waste have been considered separately to reduce landfill at the source.

The waste generated by the development will be separated and managed into the following waste streams:

- General Garbage Waste,
- Food and Organics/Green Waste (FOGO),
- Glass Recycling, and
- Other Commingled Recycling (Paper & Cardboard Recycling).

The management of each of the streams/systems is detailed below.

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Table 2: Waste Streams

Waste Type	Waste Management
Garbage	Smaller immediate bins shall be provided within each residential dwelling. Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within the appropriate chute at each residential level.
Recycling	Smaller immediate bins shall be provided within each residential dwelling. Residents will dispose of loose recyclable items directly into the recycling bins within the appropriate chute at each residential level. Cardboard items shall be folded where appropriate.
FOGO	Smaller immediate bins (caddies) shall be provided within each residential dwelling. Residents will dispose of organic waste directly into the organic bins within their respective residential waste storage area at northern and southern basement level.
Glass	Residents will dispose of loose glass waste directly into the glass bins within their respective waste storage area at northern and southern basement level.
Paper & cardboard	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the commingled recycling bin (transfer to occur via the commingled recycling chute, except large cardboard).
Hard Waste	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager or via Owners Corporation as required. Hard waste to be accommodated within the respective shared residential waste storage area at basement level. It will be collected via private contractor on-site as required.
Other	Residents will dispose of electric waste including batteries, phones, computers etc. within the on-site e-waste bin to be provided within respective waste storage areas at basement level or alternatively drop it off at Geelong Resource Recovery Centre and Transfer Station (100 Douro St, North Geelong). E-waste must not be disposed in landfill. Residents can dispose of any charity goods within the on-site charity bin to be provided within the respective waste storage areas at basement level or at the local shops.

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3.3. Waste Generation

3.3.1. Overall Generation Rates

The development has been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria.

Table 3 sets out the expected waste generation for the Residential Development.

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Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
One-bedroom apartments	80L/dwelling per week	80L/dwelling per week
Two-bedroom apartments	100L/dwelling per week	100L/dwelling per week
Three-bedroom apartments	120L/dwelling per week	120L/dwelling per week

An estimate of the total waste generated by the proposed development is detailed in Table 4.

Table 4: Expected Waste Generation for the Use

Waste Source	Size/No.	Garbage/week	Recycling/week
Northern Dwellings (Hope Core)			
One-bedroom apartments	5 no.	400 L per week	400 L per week
Two-bedroom apartments	10 no.	1,000 L per week	1,000 L per week
Three-bedroom apartments	6 no.	720 L per week	720 L per week
TOTAL WASTE GENERATED		**2,120 L per week**	**2,120 L per week**
Southern Dwellings (Autumn Core)			
One-bedroom apartments	26 no.	2,080 L per week	2,080 L per week
Two-bedroom apartments	36 no.	3,600 L per week	3,600 L per week
Three-bedroom apartments	5 no.	600 L per week	600 L per week
TOTAL WASTE GENERATED		**6,280 L per week**	**6,280 L per week**

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3.3.2. Considering Alternative Waste Streams

The development of the site is expected to generate FOGO and glass waste as summarised in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling	
	General	FOGO	Commingled (inc. paper & cardboard	Glass
Residential dwellings	65%	35%	80%	20%

Based on the preceding assessment, the development is expected to generate the following waste volumes.

Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (inc. paper & cardboard)	Glass
Northern Dwellings	21 no.	1,378L	742L	1,696L	424L
TOTAL WASTE GENERATED		**2,120 L / week**		**2,120 L / week**	
Southern Dwellings	67 no.	4,082L	2,198L	5,024L	1,256L
TOTAL WASTE GENERATED		**6,280 L / week**		**6,280 L / week**	

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Northern Dwellings (Hope Core)				
Garbage	1,378 L	660L 1,100L	1 no. 1 no.	1
FOGO	742 L	240L	4 no.	1
Recycling	1,696 L	660L 1,100L	1 no. 1 no.	1
Glass	424 L	240L	2 no.	1
Southern Dwellings (Autumn Core)				
Garbage	4,082 L	1,100L	4 no.	1
FOGO	2,198 L	240L	10 no.	1
Recycling	5,024 L	660L 1,100L	1 no. 1 no.	1
Glass	1,256L	660L	2 no.	1

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Further details regarding the waste equipment required for the development are detailed in Table 8.

Table 8: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) Note 1	Bin Lid Colour Note 2	Bin Body Colour Note 2
Garbage	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240L 660L	1,060 x 585 x 730mm 1,200 x 1,260 x 780mm	Purple	

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
Note 2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

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3.4.1. Waste Area and Access

The proposed development provides dedicated chute discharge areas at northern and southern basement level which will be secured and accessed via trained personnel only.

Shared residential waste storage areas are provided for FOGO and glass waste located within the northern and southern basement level which can be accessed via lifts/stairs.

The waste areas and access route are illustrated at Figure 1 and figure 2.

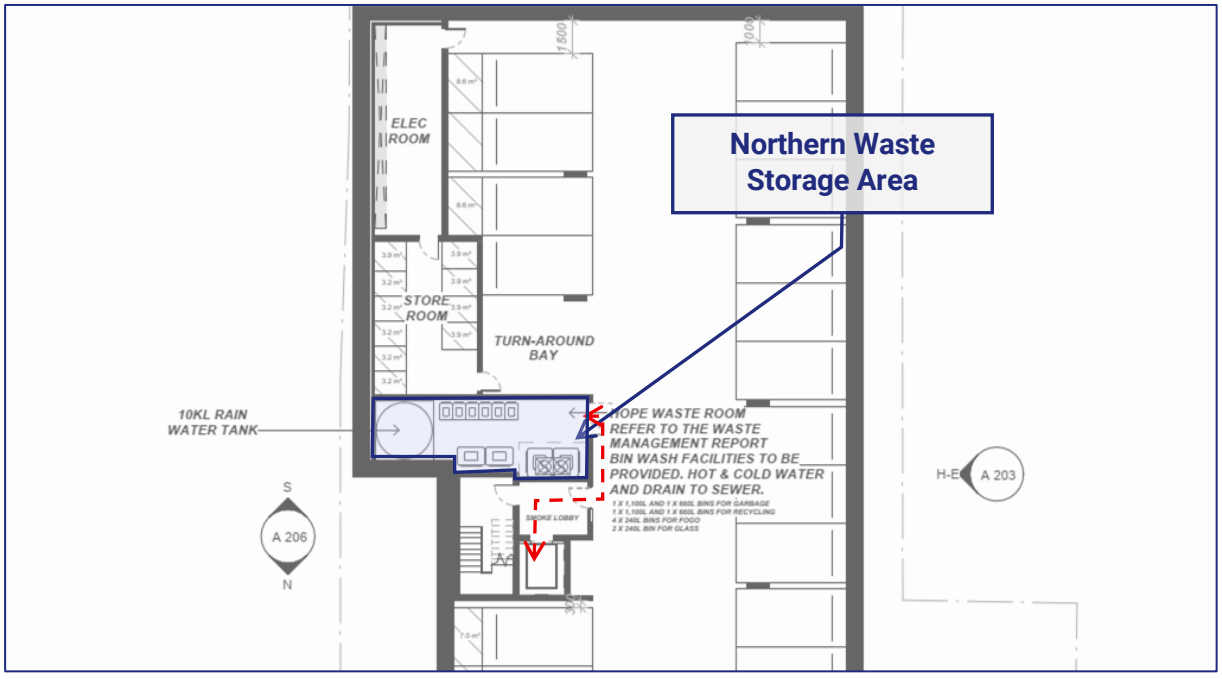

Figure 1: Proposed Waste Area & Pedestrian Access Route – Northern Dwellings (Hope Core)

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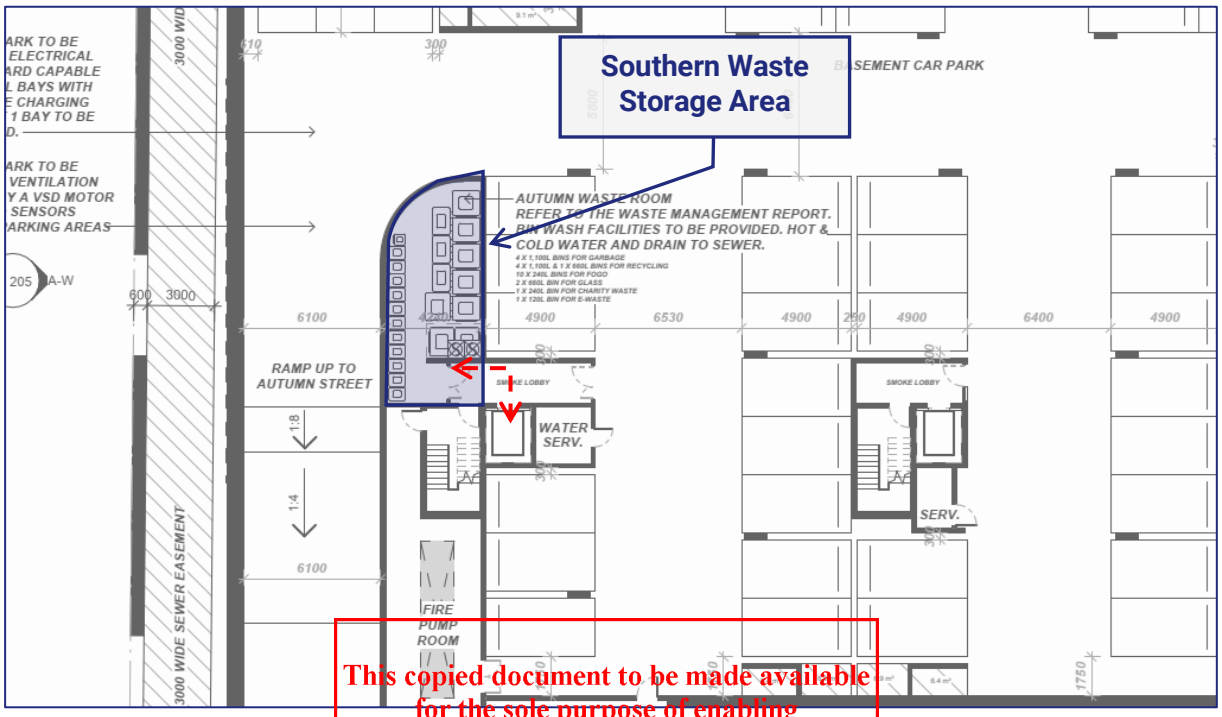

Figure 2: Proposed Waste Area & Pedestrian Accessible Route – Southern Dwellings (Autumn Core)

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Table 9 and Table 10 details the waste area requirements based on the waste equipment proposed.

Table 9: Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Northern Dwellings	240L	0.43m^2	6	2.56m^2	~14m^2
	660L	0.99m^2	2	1.98m^2	
	1,100L	1.33m^2	2	2.66m^2	
Note 1: Net area required is calculated from the dimensions of the bins.					

Table 10: Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Southern Dwellings	240L	0.43m^2	10	4.27m^2	~34m^2
	660L	0.99m^2	3	2.94m^2	
	1,100L	1.33m^2	8	10.64m^2	
Note 1: Net area required is calculated from the dimensions of the bins.					

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Based on the above, sufficient space is provided for on-site waste storage within the proposed development.

3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 3.

The signage will help guide and encourage residents of the proposed development to dispose of waste correctly into the appropriate waste streams.

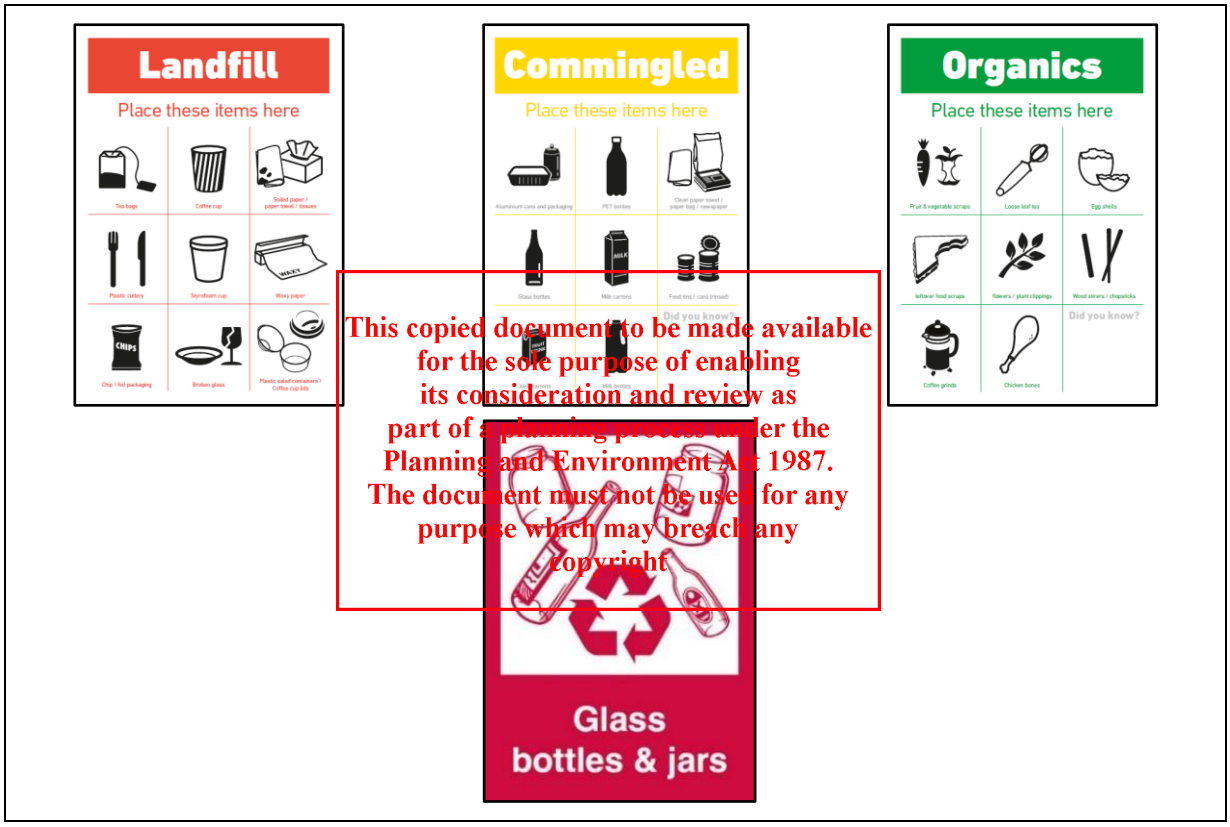

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Figure 3: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the basement level carpark. A private contractor will be engaged to collect the waste via a mini rear loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will prop temporarily within the carpark accessway, adjacent to the bin rooms whilst the bins are emptied and exit the site in a forward direction.

Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini rear loading waste vehicle within the site.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the site in a forward direction is attached at Appendix B.

4. Amenity Impacts

It is the responsibility of the building manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

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Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the building manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

Domestic Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:00am — 6pm Monday to Saturday,*
- *Collections occurring more than once a week should be restricted to the hours 7 am —6pm Monday to Saturday*

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for proper washing and cleaning of bins. Alternatively, appropriate washing facilities including water supply and hose shall be provided for the regular washing of the bins and waste area by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

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5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the building manager for the ongoing operation and maintenance of the Waste Management Plan.

The building manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the building manager will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the building manager of the building.

5.2. Waste Reduction Strategies

The building manager will be responsible to encourage residents of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 4 below.

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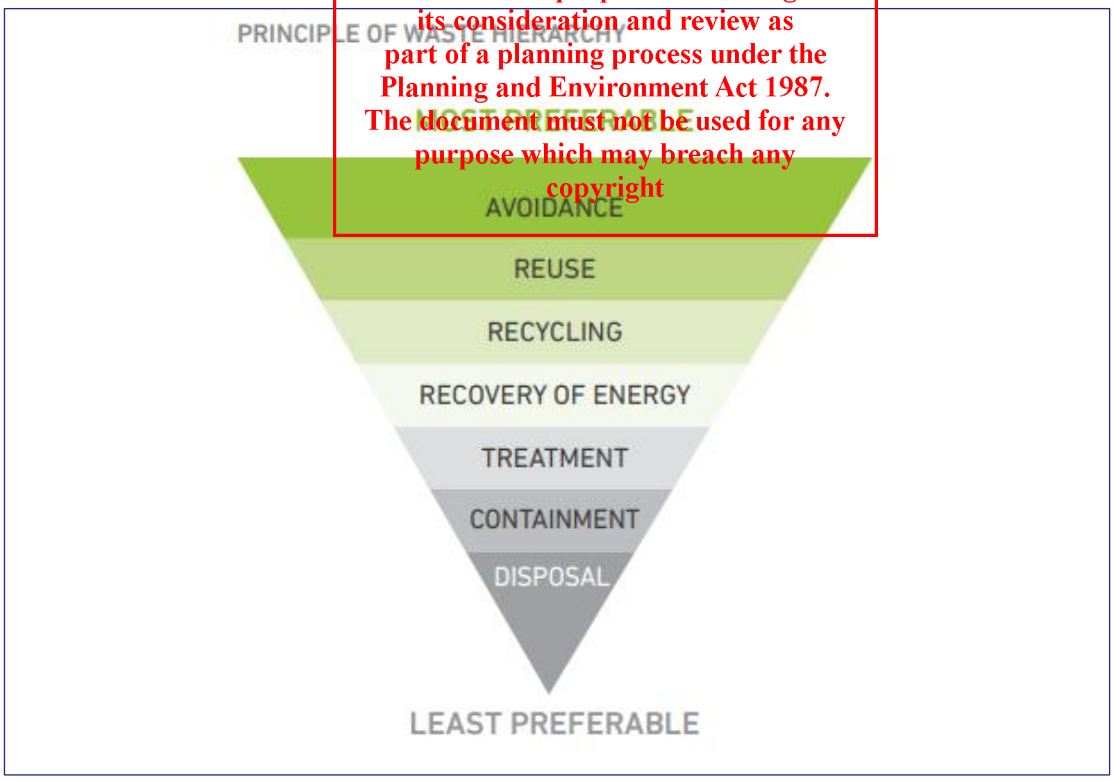

Figure 4: Sustainability Victoria's Waste Management Hierarchy

Additionally, the building manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

5.3. Waste Management Rules

It will be the responsibility of the building manager to ensure all residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The building manager will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

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6. Contact Information

Table 11 provides a list of common waste collection service contractors and waste equipment suppliers. The building manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 11: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

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Appendix A

Development Plans

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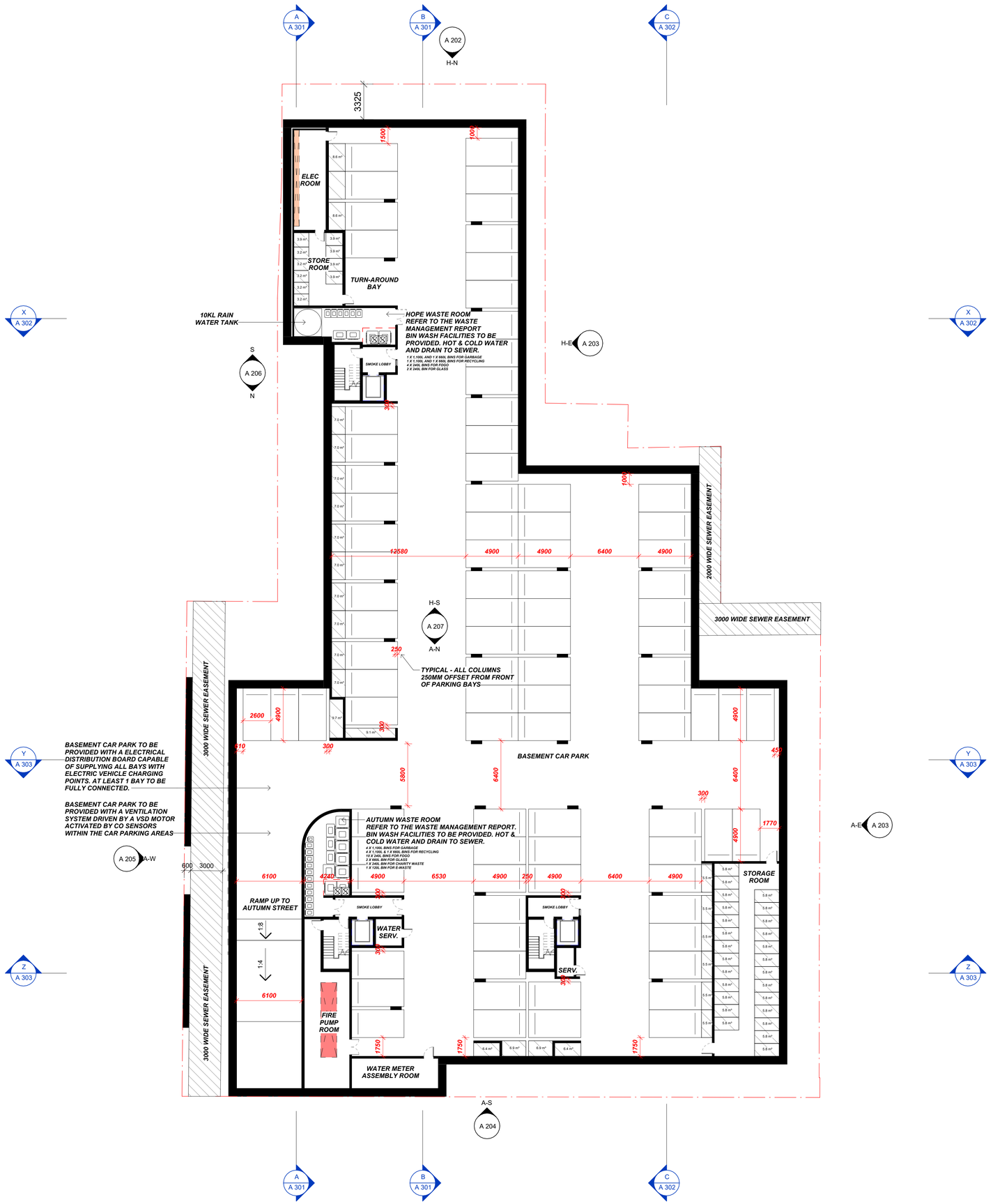

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Basement Level Floor Plan
1 : 200

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE URBAN CONTEXT REPORT PREPARED BY AUSTIN MAYNARD ARCHITECTS, AND THE FOLLOWING CONSULTANT TEAM REPORTS;

PLANNING REPORT
TRACT

SUSTAINABILITY MANAGEMENT PLAN
GIW ENVIRONMENTAL SOLUTIONS

LANDSCAPE ARCHITECT DESIGN
PLUME STUDIO

TRAFFIC ENGINEERING ASSESSMENT
GREEN TRAVEL PLAN
WASTE MANAGEMENT PLAN
TRAFFIX GROUP

TITLE RE-ESTABLISHMENT & FEATURE SURVEY
SWANSON SURVEYING

ARBORIST REPORT
TREE LOGIC

2. ALL POS AREAS TO BE PROVIDED WITH A GARDEN TAP, STORMWATER DRAINAGE & A WEATHERPROOF ELECTRICITY OUTLET

3. ALL LANDSCAPING AREAS ARE TO BE IRRIGATED. THE IRRIGATION SYSTEM IS TO BE SUPPLIED WITH WATER COLLECTED ONSITE.

4. ALL ROOF AREAS, EXCLUDING BALCONIES, ARE TO BE DIRECTED INTO THE RAIN WATER TANKS LOCATED EITHER ON GROUND OR IN THE BASEMENT. REFER TO STORM ASSESSMENT.

5. RAINWATER TANKS TO BE USED FOR IRRIGATION AND WC FLUSHING. REFER SMP.

6. REFER TO THE SMP FOR WELS RATINGS OF PLUMBING FIXTURES.

7. REFER TO THE SMP FOR NATHERS RATINGS OF THE PROPOSED APARTMENTS.

8. REFER TO THE SMP FOR WATTAGE PER M² REQUIREMENTS FOR THE APARTMENT AREAS.

9. ALL EXTERNAL LIGHTS ARE TO BE ON MOTION SENSORS, INCLUDING THOSE WITHIN THE BASEMENT.

10. REFER TO THE SMP FOR DETAILS OF CROSS VENTILATION COMPLIANCE UNDER BESS.

11. ALL PARKING BAYS TO HAVE ACCESS TO EV CHARGING VIA A LOAD MANAGEMENT DEVICE.

12. UTILITY METERS TO BE PROVIDED FOR ALL INDIVIDUAL DWELLINGS. ALL MAJOR COMMON AREA SERVICES TO BE SEPARATELY SUB-METERED. REFER SMP

PLAN KEY:
B. = BED
F. = FRIDGE
D. = DRYER DW. = DISHWASHER
P. = PANTRY
S. = STORE
L. = LAUNDRY
HW = HABITABLE ROOM WINDOW
O. = OVEN
WM. = WASHING MACHINE

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#	DATE	REVISION NOTE	BY
C	04.09.26	AMENDMENT	MS

project name
HOPE & AUTUMN

traditional owners
WADAWURRUNG PEOPLE

project address
51-53 HOPE & 66-76 AUTUMN ST, GEELONG WEST 3218

client
UP PROPERTY

stage
FOR PLANNING APPROVAL

drawing
PLAN - LEVEL BASEMENT

AM.A project number
240516

scale @ A1
As indicated

print date
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Cloud Models:\HOPE & AUTUMN REC\UT240516 Hope & Autumn Revised Scheme.rvt

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Appendix B

Swept Path Diagrams

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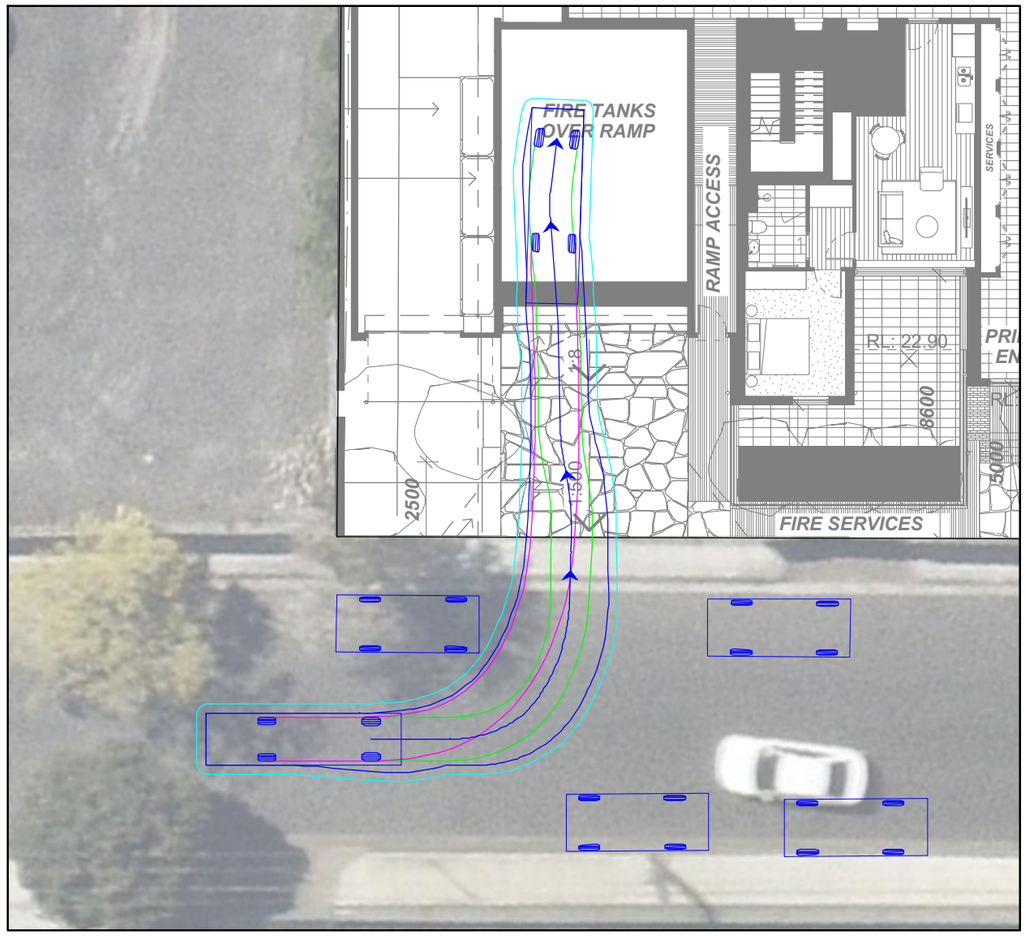
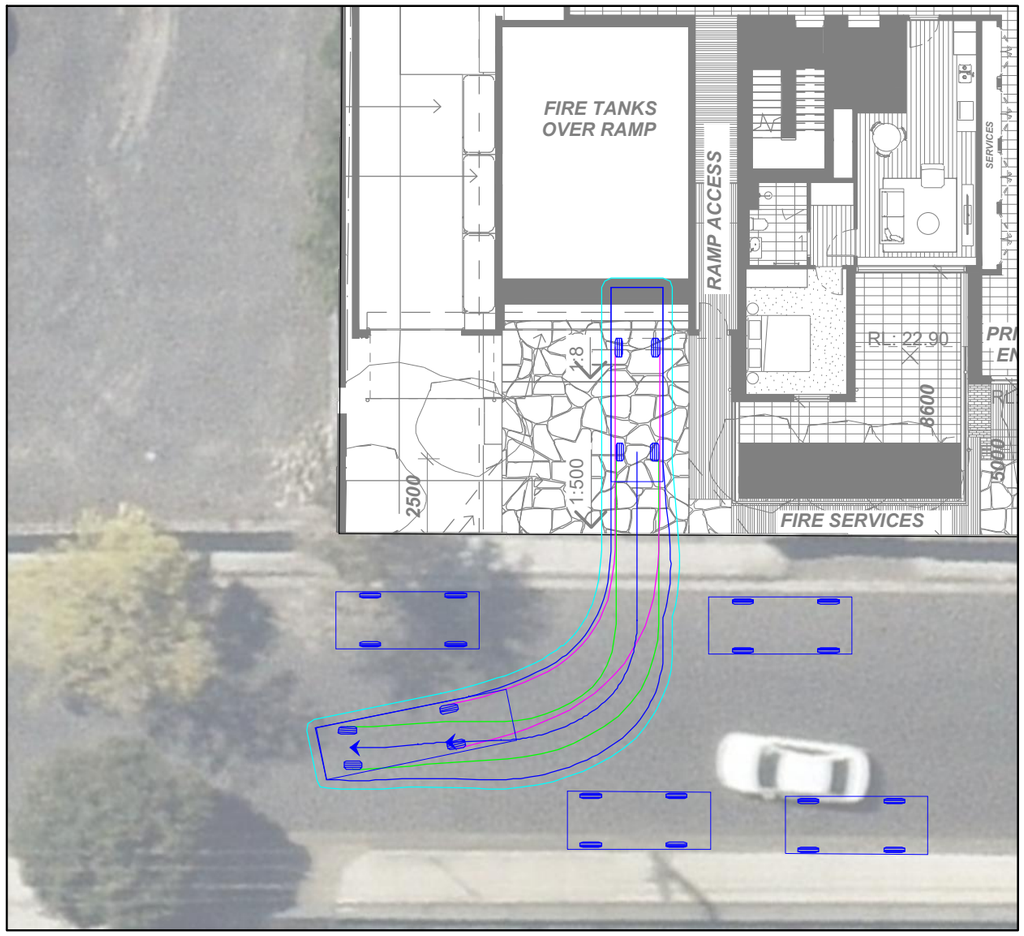
PLAN

SOUTHERN CARPARK - WASTE TRUCK INGRESS



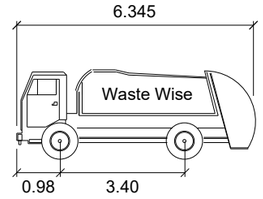
SOUTHERN CARPARK - WASTE TRUCK EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

ADVERTISED PLAN

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REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	04/09/2026	TOWN PLANNING	J. YOUNG	L. FURNESS

51-53 HOPE STREET & 66-76 AUTUMN STREET, GEELONG

PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM: A 101_PLAN - LEVEL GROUND_C.dwg & A 107_PLAN - LEVEL BASEMENT_C.dwg
DRAWINGS BY: Austin Maynard Architects

FILE NAME: G34835-02
SHEET NO.: 01

SCALE: 1:200 (A3)

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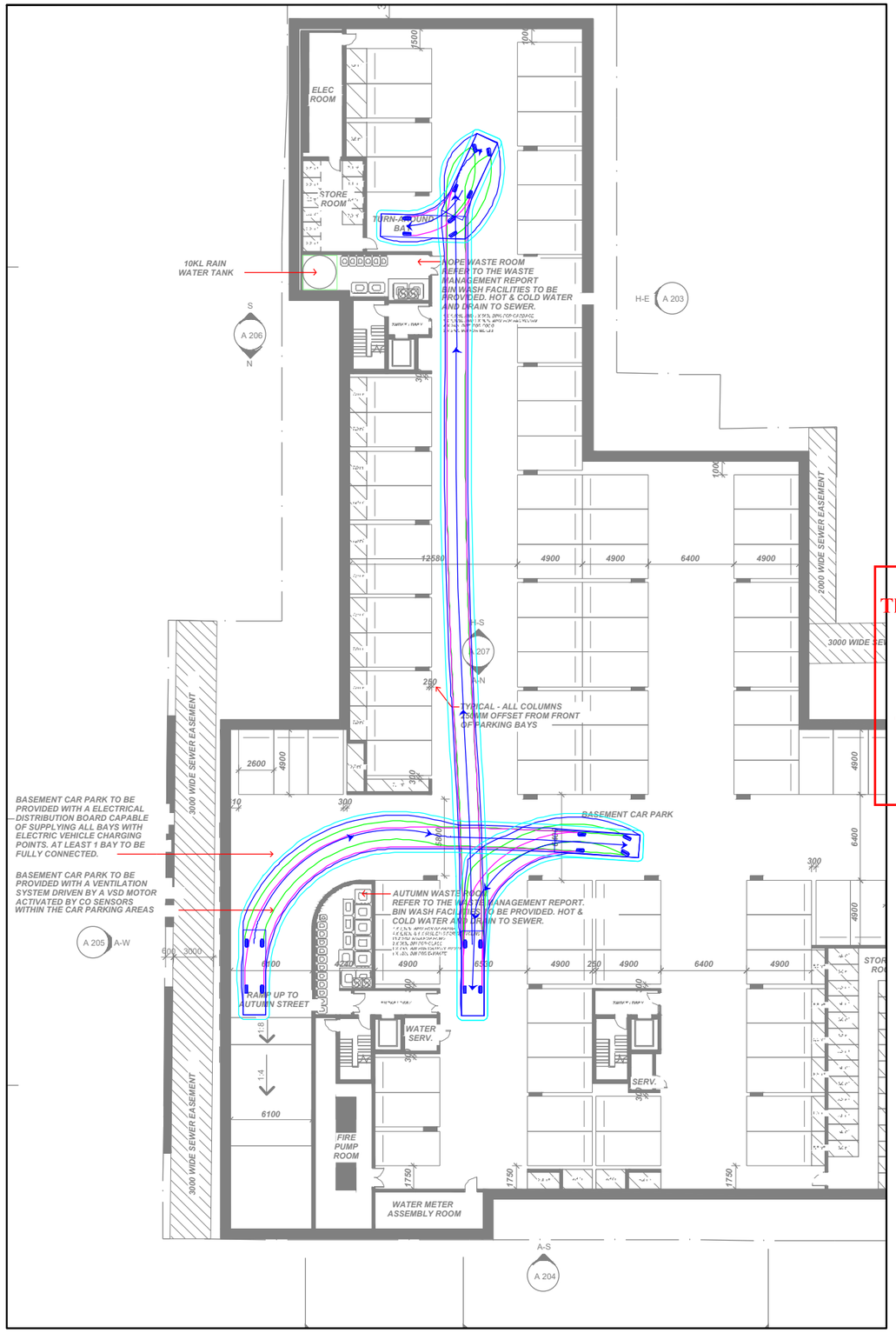
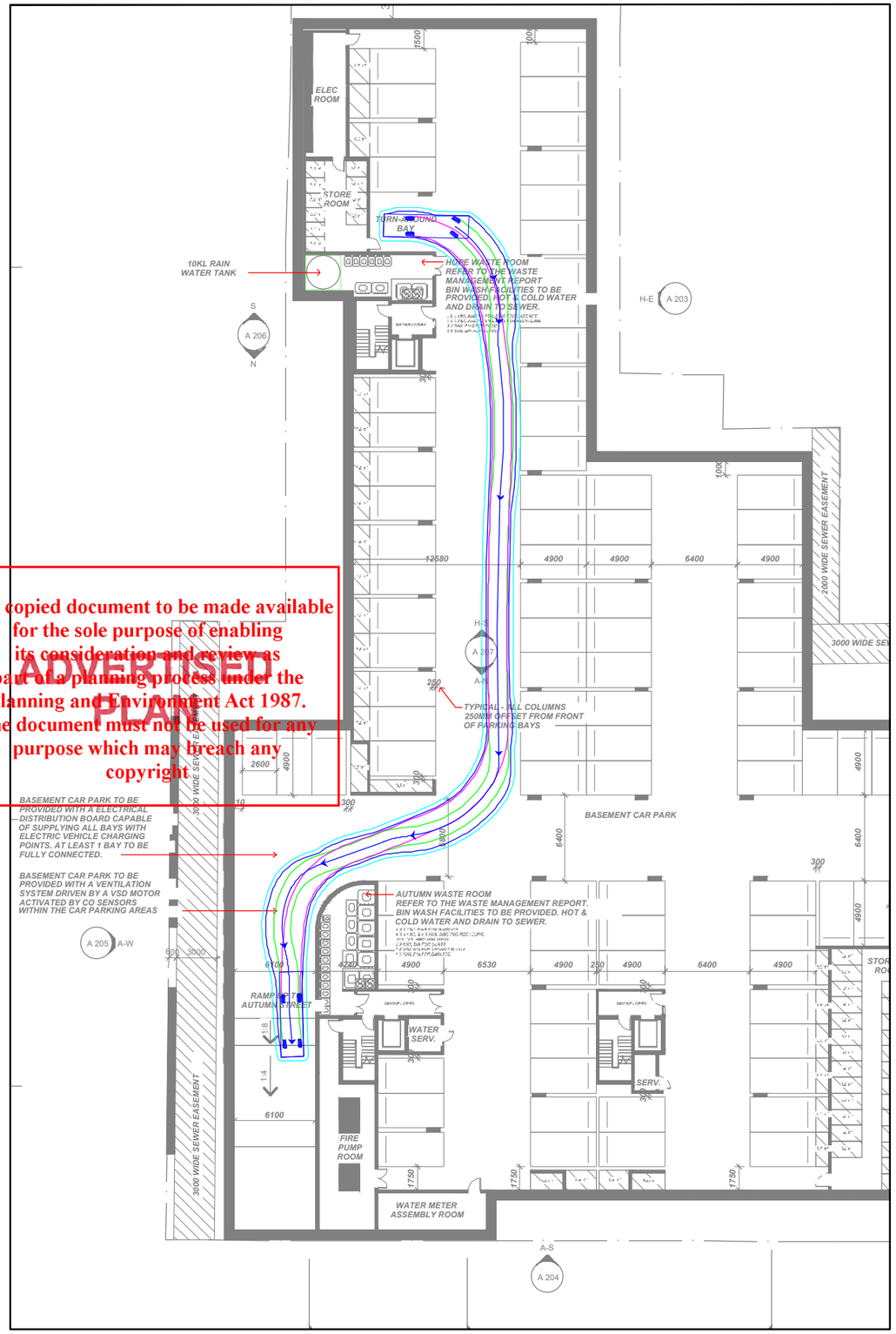
BASEMENT CIRCULATION - WASTE TRUCK INGRESS



BASEMENT CIRCULATION - WASTE TRUCK EGRESS



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ADVERTISED PLAN

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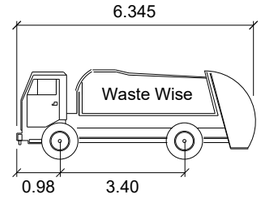

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