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Traffix Group

Waste Management Plan

Mixed Use Development

309 Bellerine Street, South Geelong

Prepared for
Tony Preiato & Associates

February 2026

G37327R-02B(WMP)

Waste Management Plan

309 Bellerine Street, South Geelong

Document Control

Our Reference: G37327R-02B(WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	22/12/2025	M. Jora	M. Woollard RPE 9774
B	Final	09/02/2026	M. Jora & K. Ewe	M. Woollard RPE 9774

AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems
 AS/NZS ISO 14001 Environmental Management Systems
 AS/NZS ISO 9001-2016 Quality Management Systems



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Table of Contents

1.	Introduction.....	1
2.	Development.....	1
3.	Waste Management Plan.....	2
3.1.	Waste Systems.....	2
3.2.	Management of Waste Streams.....	2
3.3.	Waste Generation.....	3
3.3.1.	Overall Generation Rates.....	3
3.4.	Waste Equipment (MGBs).....	4
3.4.2.	E-waste.....	5
3.4.3.	Waste Area and Access.....	6
3.5.	Signage.....	7
3.6.	Waste Collection Arrangements and Vehicle Access.....	8
4.	Amenity Impacts.....	8
4.1.	Ventilation/Odour Prevention.....	9
4.2.	Noise Reduction.....	9
4.3.	Vermin Prevention & Litter Management.....	9
4.4.	Washing Facilities and Stormwater Pollution.....	9
5.	Ongoing Maintenance & Sustainability Initiatives.....	10
5.1.	Maintenance Management.....	10
5.2.	Waste Reduction Strategies.....	10
5.3.	Waste Management Rules.....	11
5.4.	Monitoring and Review.....	11
6.	Contact Information.....	11

List of Figures

Figure 1: Indicative Waste Storage Locations for the Development	6
Figure 2: Waste Signage Examples	8
Figure 3: Sustainability Victoria's Waste Management Hierarchy	10

List of Tables

Table 1: Development Schedule	1
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Waste Management Plan

309 Bellerine Street, South Geelong

Table 2: Waste Streams	3
Table 3: Waste Generation Rates	4
Table 4: Expected Waste Generation for the Land Use - Residential	4
Table 5: Expected Waste Generation for the Land Use – Warehouse Units	4
Table 6: Waste Bins and Collection Frequencies – Residential Dwelling	4
Table 7: Waste Bins and Collection Frequencies -Warehouse Tenancy 1	5
Table 8: Waste Bins and Collection Frequencies: Warehouse Tenancy 2	5
Table 9: Waste Bins and Collection Frequencies: Warehouse Tenancy 3	5
Table 10: Bin Details and Colours	5
Table 11: Waste Area Requirements – Residential Dwelling	7
Table 12: Waste Area Requirements – Warehouse Units	7
Table 13: Supplier Contact Information	11

List of Appendices

Appendix A **Development Plans**

Appendix B **Swept Path Diagrams**

Waste Management Plan

309 Bellerine Street, South Geelong

1. Introduction

Traffix Group has been engaged by Tony Preiato & Associates to prepare a Waste Management Plan for the proposed mixed use development at 309 Bellerine Street, South Geelong.

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

2. Development

The development is for three warehouse units and a dwelling on-site as set out in the following table.

Table 1: Development Schedule

Characteristics	Description	
Uses	Size/No.	Notes
Warehouse 1	242m ²	-
Warehouse 2	124m ²	-
Dwelling – One bedroom	1 no.	Located above Warehouse 2
Warehouse 3 and ancillary office	213.7m ²	-

Vehicle access to the site is provided via two crossovers to Little Fyans Street and one crossover to Bellerine Street.

Residential Dwelling

Individual bins are provided at the ground level under the stairs for the residential dwelling located above Warehouse 2.

Collection will occur on-street along the site's frontage to Little Fyans Street via existing Council collection services. Prior to the collection day, residents will be responsible to transfer the bins to the kerbside for collection to occur. After collection has been completed, bins will be returned to the property via the respective residents.

Waste Management Plan

309 Bellerine Street, South Geelong

Warehouse Units

Individual separate waste storage areas will be provided within each warehouse unit.

Each tenancy is provided with a designated loading bay to allow for on-site loading activities.

Waste collection for warehouses is to be undertaken on-site via a private contractor using a 6.4m long mini rear loader waste collection vehicle. The waste truck will prop temporarily within each respective loading bays, collect waste bins and exit the site in a forward direction.

A copy of the development plans prepared by Tony Preiato & Associates is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the development comprise of Mobile Garbage Bins (MGB's) provided within individual waste storage areas within each tenancy/dwelling where relevant.

Individual tenancies will be responsible for managing receptacles and organising their own waste collection and management arrangements.

3.2. Management of Waste Streams

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

Dwelling

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

Warehouses

- General Garbage Waste (inc. Food and Organics/Green Waste),
- Paper & Cardboard Recycling (inc. other Commingled Recycling).

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

Waste Management Plan

309 Bellerine Street, South Geelong

Table 2: Waste Streams

Waste Type	Waste Management
Garbage	Residential dwelling shall be provided with small caddy bins for temporary storage of waste. Residents/Tenants will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the respective individual bins provided as required.
Recycling	Residential dwelling shall be provided with small caddy bins for temporary storage of recyclable waste. Residents will place loose recyclable directly into the commingled recycling bin within the respective individual bins provided as required. Commingled Recycling waste generation by tenancies is anticipated to be negligible, therefore any minimal waste can be accommodated within the respective paper & cardboard bin.
FOGO	Residents will be provided with a kitchen caddy within individual dwellings. Residents will place FOGO waste directly into the FOGO bin within the respective individual bins provided as required. FOGO waste generation by tenancies is anticipated to be negligible, therefore any minimal waste can be accommodated within the respective garbage bin.
Glass	Currently, Geelong City Council does not provide dedicated glass waste bin. Therefore, will dispose of any glass waste within the commingled recycling bin provided till Council provides this service in future.
Paper & cardboard	Paper & cardboard waste generation for residents is expected to be low, therefore this waste can be accommodated within commingled recycling bin. Tenants will dispose of loose cardboard directly into the paper & cardboard bin within the respective individual waste storage area. Cardboard shall be folded appropriately.
Hard Waste	Residential properties have two hard waste and two mattress collections each financial year. Tenants will dispose of any hard waste via a private contractor on a required basis.
Other	Residents/Tenants shall dispose of any e-waste via a private contractor on required basis.

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.

There is no waste generation rate specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainable Victoria for a 'warehouse' land use only.

Based on these facilities, Table 4 sets out the expected waste generation for the Mixed Use Development.

Waste Management Plan

309 Bellerine Street, South Geelong

Table 3: Waste Generation Rates

Waste Source	Garbage	Paper & Cardboard
Residential Dwelling	80L/dwelling /week	80L/dwelling/week
Warehouse Use ⁽¹⁾	30L/100m ² floor area/day	30L/100m ² floor area/day

Notes:
1. There is no specific waste generation rate for the use of a 'warehouse use' in the guidelines. A rate of 30L/100m²/day for garbage and recycling is considered appropriate for the industrial unit based on our previous involvement with similar developments. Waste generation rates for warehouse facility are consistent as per Randwick City Council Waste Management Guidelines (2004).

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

Table 4: Expected Waste Generation for the Land Use - Residential

Waste Source	No.	Garbage	Recycling
One-bedroom dwelling	1	80L per week	80L per week

Table 5: Expected Waste Generation for the Land Use – Warehouse Units

Waste Source	Size	Garbage/week	Paper & Cardboard/week
Warehouse Tenancy 1	242 m ²	363L per week	363L per week
Warehouse Tenancy 2	124 m ²	186L per week	186L per week
Warehouse Tenancy 3	213.7m ²	321L per week	321L per week

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, following tables provide a summary of the nominated waste storage area provisions and the frequency of collection.

Table 6: Waste Bins and Collection Frequencies – Residential Dwelling

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	52 L week	120L	1	Weekly
FOGO	56 L fortnightly	120L	1	Fortnightly
Recycling	128 L fortnightly	120L	1	Fortnightly
Glass ⁽¹⁾	48 L every three weeks	120L	1	TBC in future

Notes:
1. Currently, Geelong City Council does not provide dedicated glass waste bin. Therefore, in the interim any glass waste will be accommodated within the commingled recycling bin till Council provides this service in future.

Waste Management Plan

309 Bellerine Street, South Geelong

Table 7: Waste Bins and Collection Frequencies -Warehouse Tenancy 1

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	363 L	660L	1 no.	weekly
Paper & Cardboard	363 L	660L	1 no.	weekly

Table 8: Waste Bins and Collection Frequencies: Warehouse Tenancy 2

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	186 L	240L	1 no.	weekly
Paper & Cardboard	186 L	240L	1 no.	weekly

Table 9: Waste Bins and Collection Frequencies: Warehouse Tenancy 3

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	321 L	660L	1 no.	weekly
Paper & Cardboard	321 L	660L	1 no.	weekly

3.4.2. E-waste

Many 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, such as:

- Planet Ark drop-off locations
- Officeworks (for small personal e-waste)
- ALDI stores (for batteries)
- Select Bunnings stores (for batteries)

Additional recycling locations are listed at:

- www.recyclamate.com.au
- <https://recyclingnearyou.com.au>

Further details regarding the waste equipment required for the development are detailed in Table 10.

Table 10: Bin Details and Colours

Waste Management Plan

309 Bellerine Street, South Geelong

Waste Stream	Bin Capacity	Dimensions (H x W x D) ¹	Bin Lid Colour ²	Bin Body Colour ²
Garbage	120L	930 x 480 x 545mm	Red	Dark Green
	240L	1,060 x 585 x 730mm		
	660L	1,200 x 1,260 x 780mm		
Recycling	120L	930 x 480 x 545mm	Yellow	
FOGO	120L	930 x 480 x 545mm	Light Green	
Glass	120L	930 x 480 x 545mm	Purple	
Paper & cardboard	240L	1,060 x 585 x 730mm	Blue	
	660L	1,200 x 1,260 x 780mm		

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

3.4.3. Waste Area and Access

The development will provide separate waste storage areas within each individual tenancy where relevant.

Separate individual waste bins for residential dwelling are provided under stairs of warehouse 3 at ground level.

The indicative location of waste storage areas is shown below in the following figure.

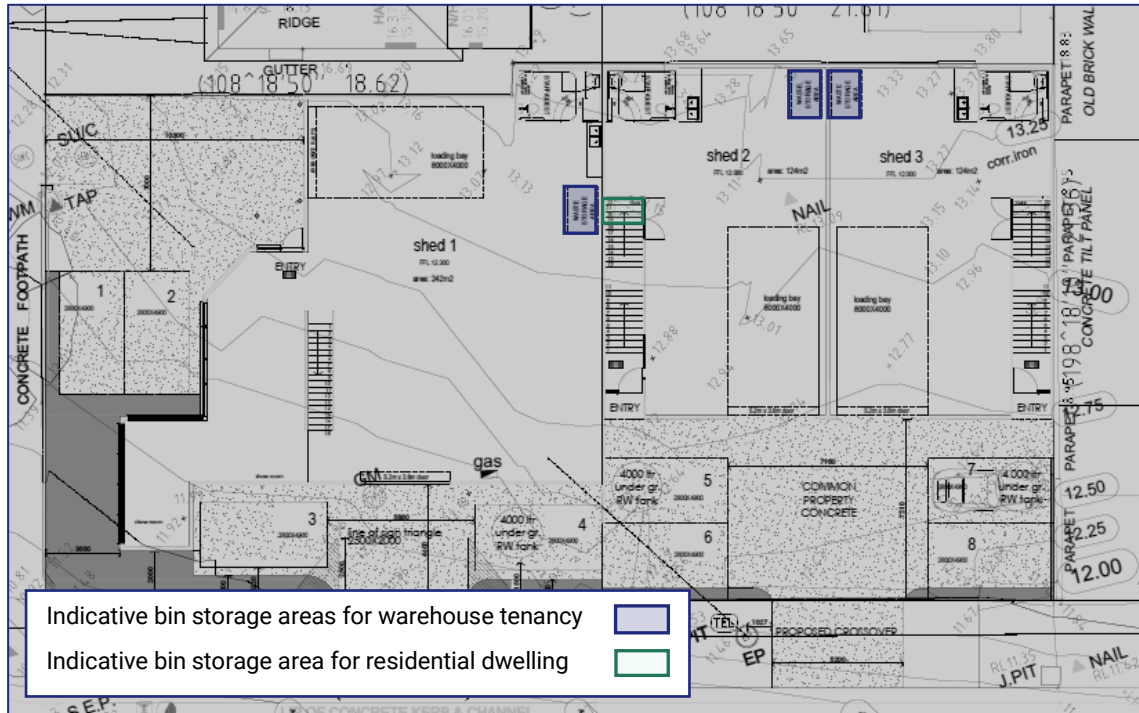


Figure 1: Indicative Waste Storage Locations for the Development

Waste Management Plan

309 Bellerine Street, South Geelong

Following tables detail the waste area requirements based on the waste equipment proposed.

Table 11: Waste Area Requirements – Residential Dwelling

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Individual dwelling	120L	0.26m ²	4	1.04m ²	>1.04m ²

Note 1: Net area required is calculated from the dimensions of the bins.

Table 12: Waste Area Requirements – Warehouse Units

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Warehouse 1	660L	0.99m ²	2	1.98m ²	>1.98m ²
Warehouse 2	240L	0.43m ²	2	0.86m ²	>0.86m ²
Warehouse 3	660L	0.99m ²	2	1.98m ²	>1.98m ²

Notes:

1. Net area required is calculated from the dimensions of the bins.

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

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 2.

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



Waste Management Plan

309 Bellerine Street, South Geelong

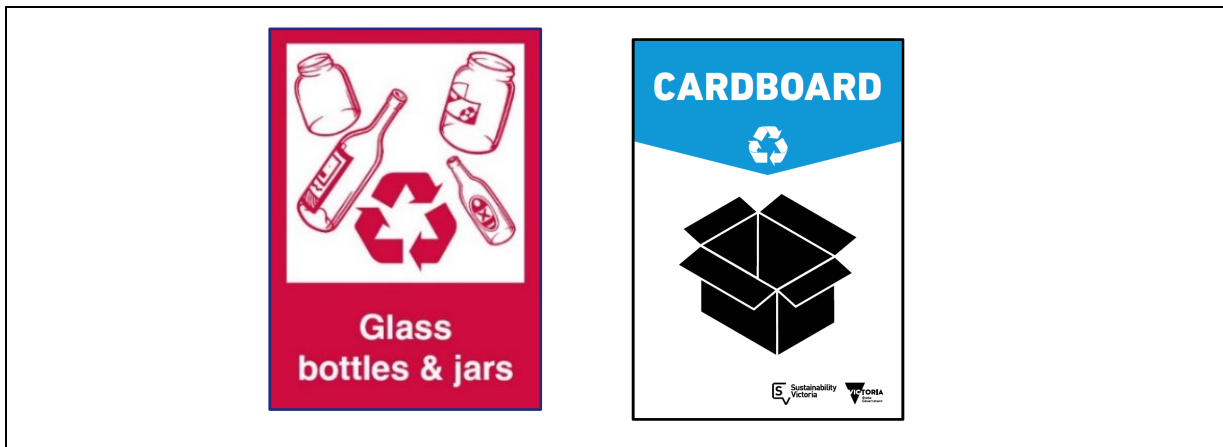


Figure 2: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

Residential Dwelling

Waste collection to occur kerbside along the site's frontage to via Council collection services. Before collection, residents will be responsible for placing bins on nature strip/verge to Little Fyans Street for collection. Bins will be returned immediately after collection has completed via residents as required.

Commercial

Waste collection for commercial uses will occur on-site within the individual loading bays of the tenancies. A private contractor will be engaged to collect the waste using a 6.4m long rear loader waste collection vehicle.

The private truck will prop temporarily within the individual respective loading bays to transfer the bins to the rear of the waste collection vehicle. The truck will then exit the site in a forward direction as required.

Traffic Group has provided advice to the project architect in order to accommodate vehicle access for a 6.4m long truck within the site.

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

4. Amenity Impacts

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

Waste Management Plan

309 Bellerine Street, South Geelong

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.

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

Industrial Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:30am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*
- *Collections occurring more than once a week should be restricted to the hours 7 am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*

Residential Waste Collection

Collection days and times will be determined by Council. From the information on Council's website, Garbage will be collected weekly, Recycling and FOGO will be collected fortnightly.

4.3. Vermin Prevention & Litter Management

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 washing and cleaning of bins.

Alternatively, appropriate washing facilities including water supply and hose can 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.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the development, it is the responsibility of the site operator for the ongoing operation and maintenance of the Waste Management Plan.

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

All ongoing costs are to be fully met by the site operator.

5.2. Waste Reduction Strategies

The childcare operator will be responsible to encourage staff of the development reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

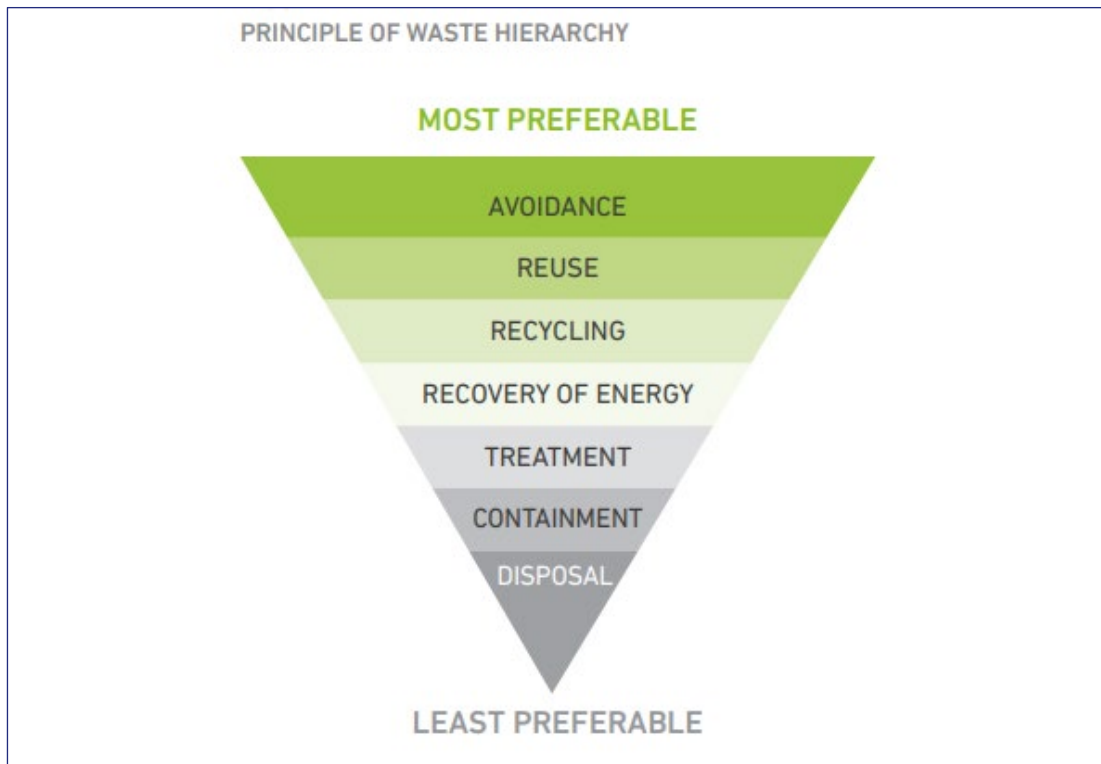


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the site operator 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.

Waste Management Plan

309 Bellerine Street, South Geelong

5.3. Waste Management Rules

It will be the responsibility of the site operator to ensure all staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the 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 site operator will be responsible for monitoring the Waste Management Plan. Where required, the site operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

6. Contact Information

Table 13 provides a list of common waste collection service contractors and waste equipment suppliers. The site operator 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 13: 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
	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au

Waste Management Plan

309 Bellerine Street, South Geelong

Service Type	Business Name	Phone	Website
Equipment Supplier	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.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

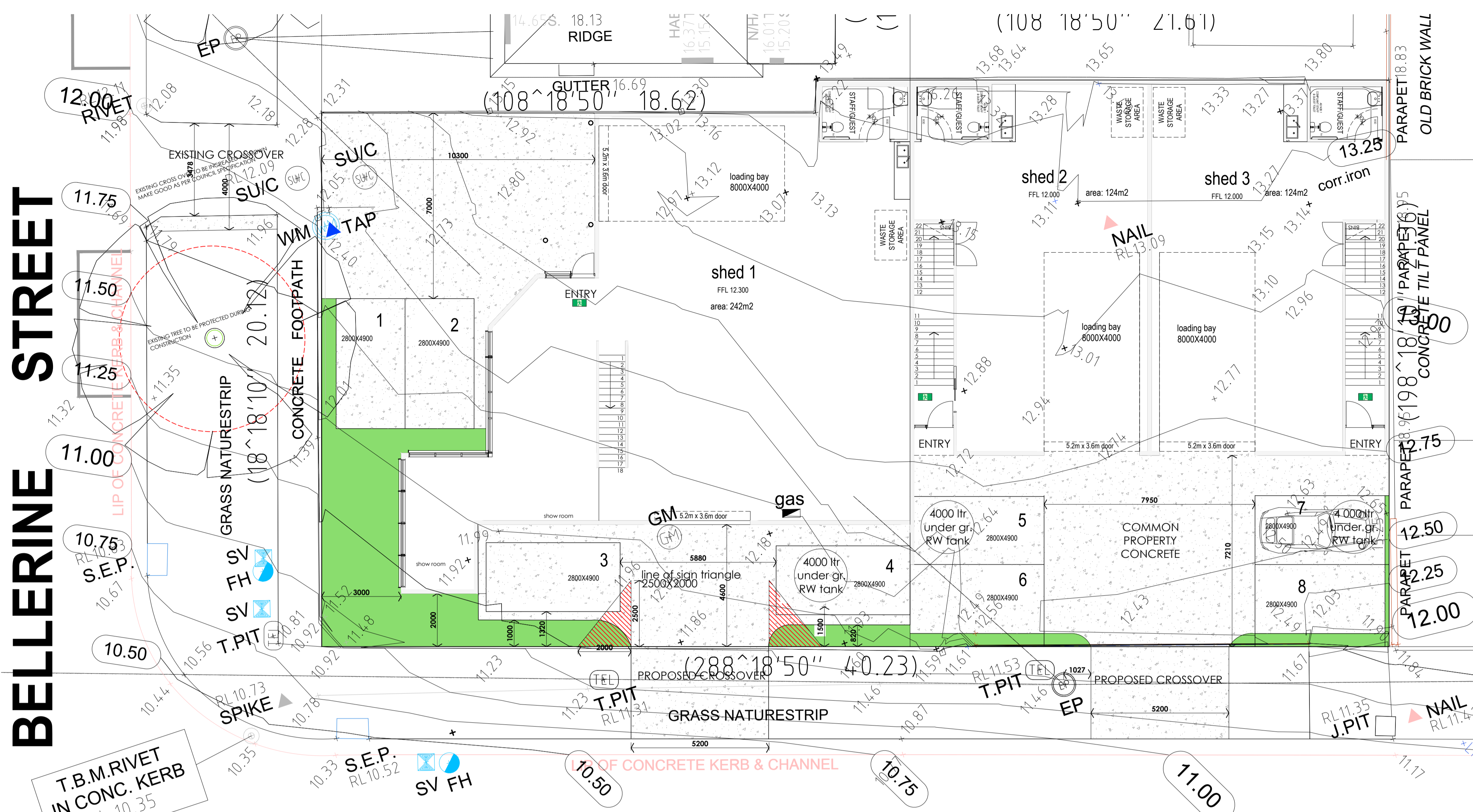


Appendix A

Development Plans

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date first issued:	XX / XX / 2020			
rev	date	drawn	checked	description

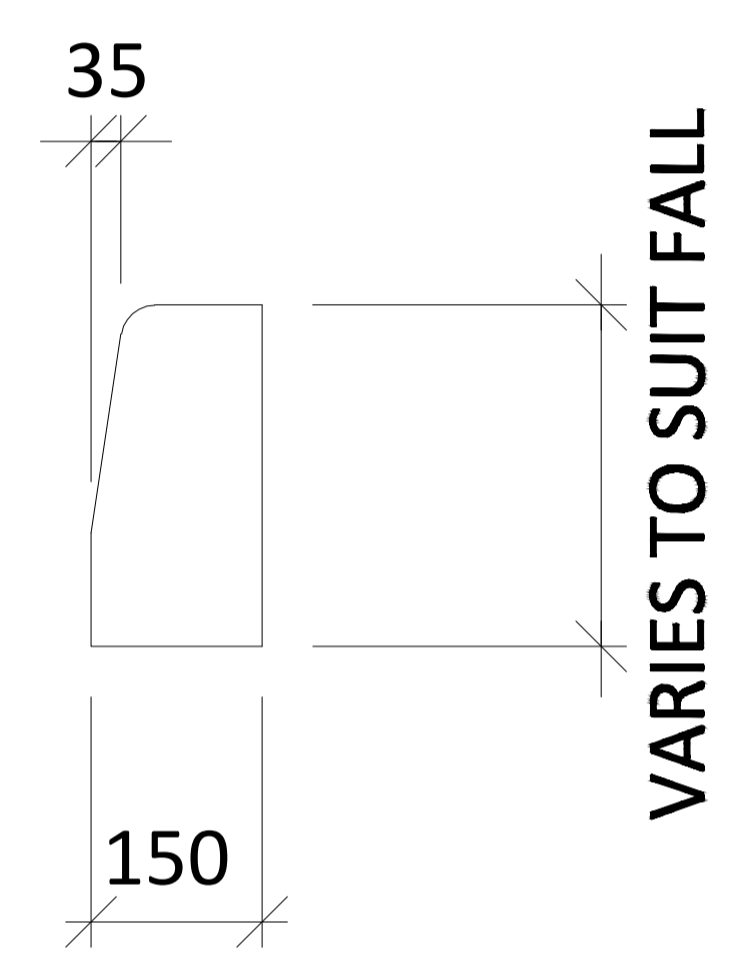
PRELIMINARY ISSUE
 not to be used for construction



PROPOSED GROUND FLOOR PLAN
 SCALE 1:100

LITTLE FYANS STREET

TYP. KERB DETAIL



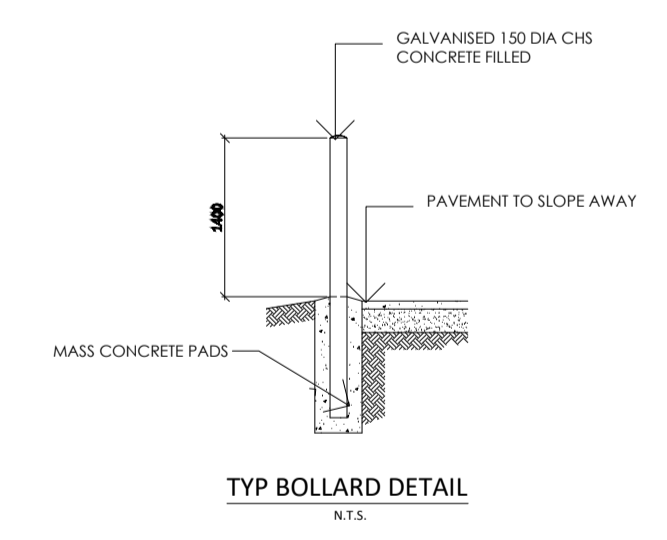
N.T.S.

PROPOSED UPPER FLOOR PLAN
 SCALE 1:100



SHED TABLE

WARE HOUSE No 1	242m²
WARE HOUSE No 2	124m²
WARE HOUSE No 3	124m²



Client approval signature: _____

stage: **PLANNING**

designed by: _____

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 PH: 5221 6613
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tonypreiato
 ASSOCIATES
 building designers

project: **WAREHOUSE**

site address: **309 BELLARINE STREET GEELONG**

client: **CLIENT**

drawing title: **FLOOR PLAN**

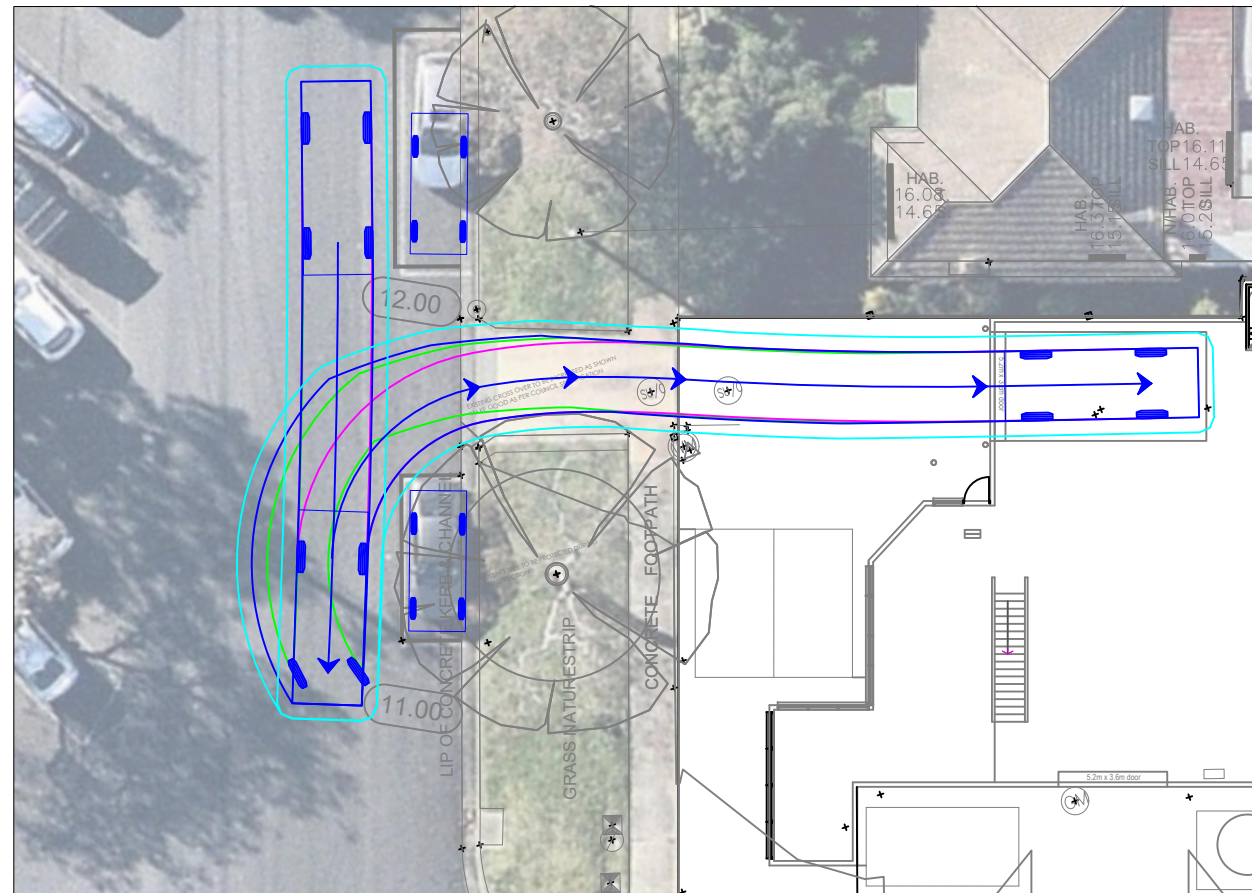
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scale:	1:100	checked:	TP
sheet no:	02 OF 05	file no:	251952
rev no:	-		



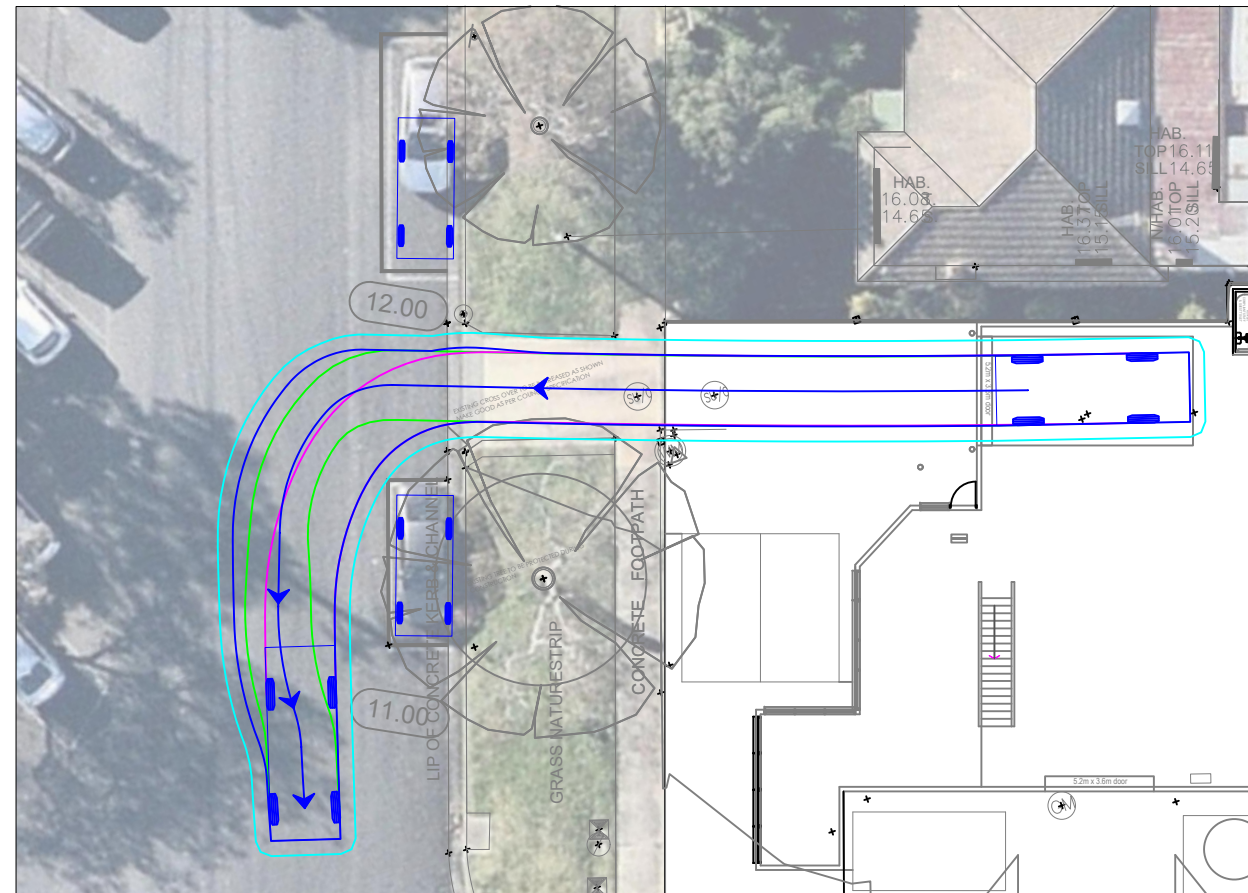
Appendix B

Swept Path Diagrams

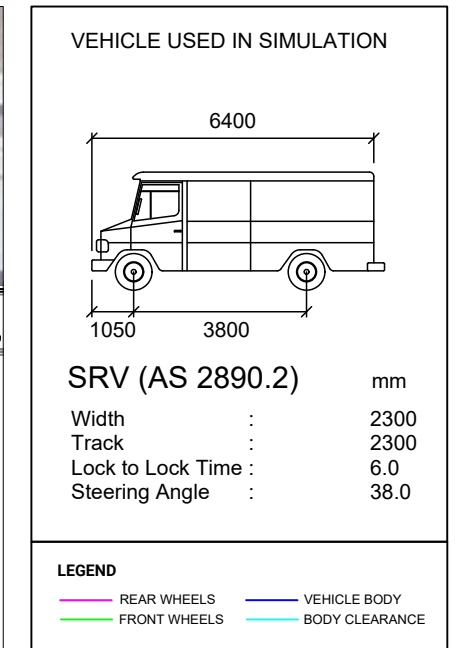
LOADING BAY 1 - INGRESS



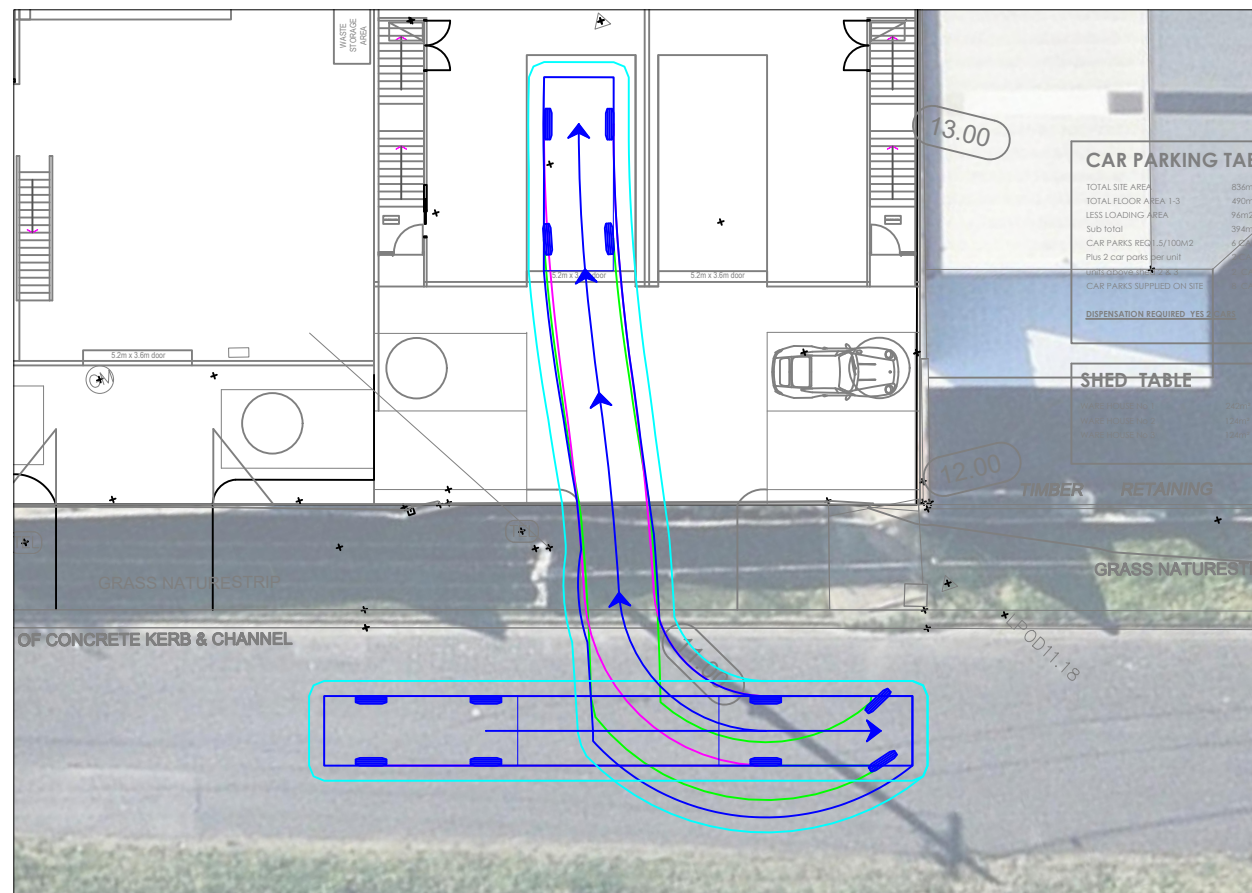
LOADING BAY 1 - EGRESS



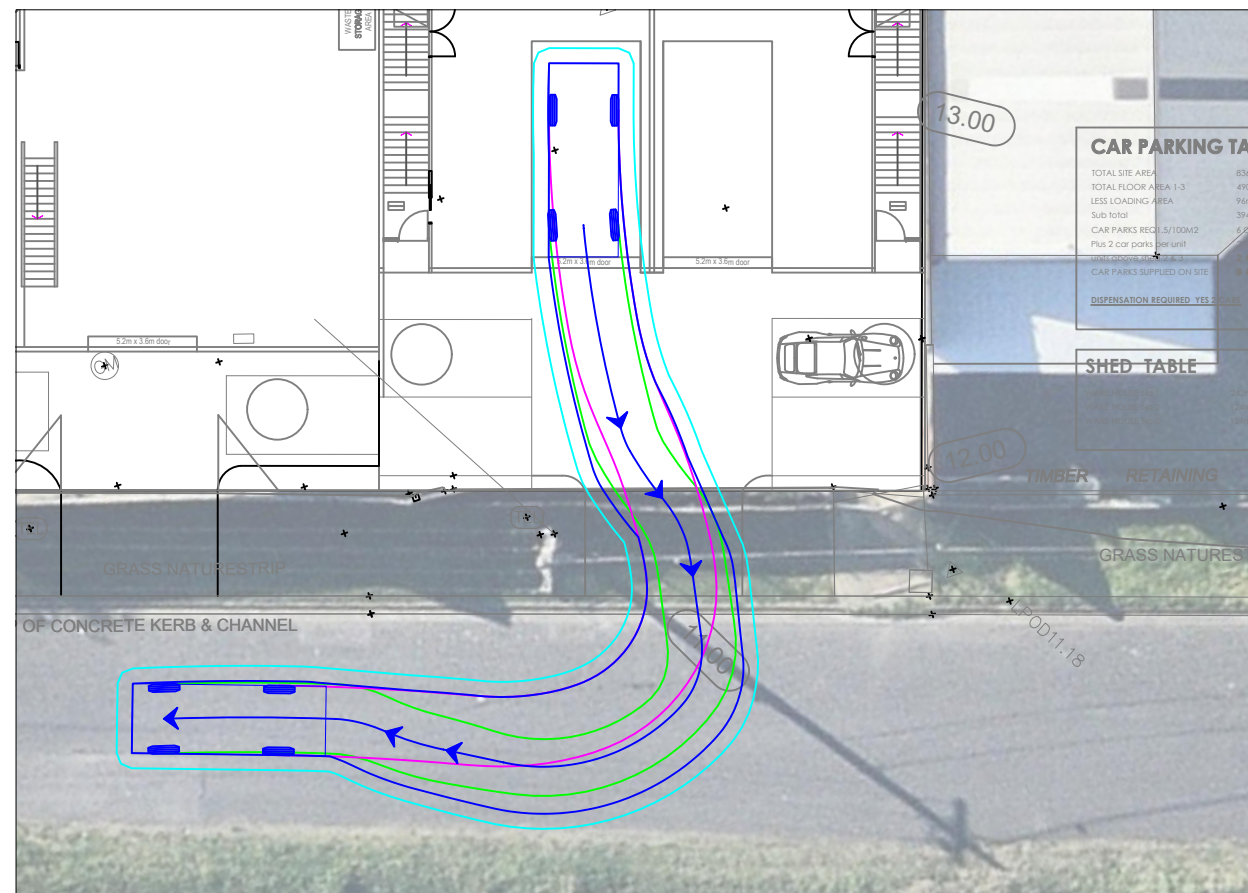
VEHICLE PROFILE



LOADING BAY 2 - INGRESS



LOADING BAY 2 - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	06/02/2026	TOWN PLANNING	S. STEPHENSON	M. WOOLLARD

309 BELLERINE STREET, SOUTH GEELONG
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASE INFORMATION FROM: "tp01 29.01.26-309 bellarine st.dwg"
DRAWINGS BY: Tony Preiato & Associates, dated January, 2026

FILE NAME: G37327-01
SHEET NO.: 01



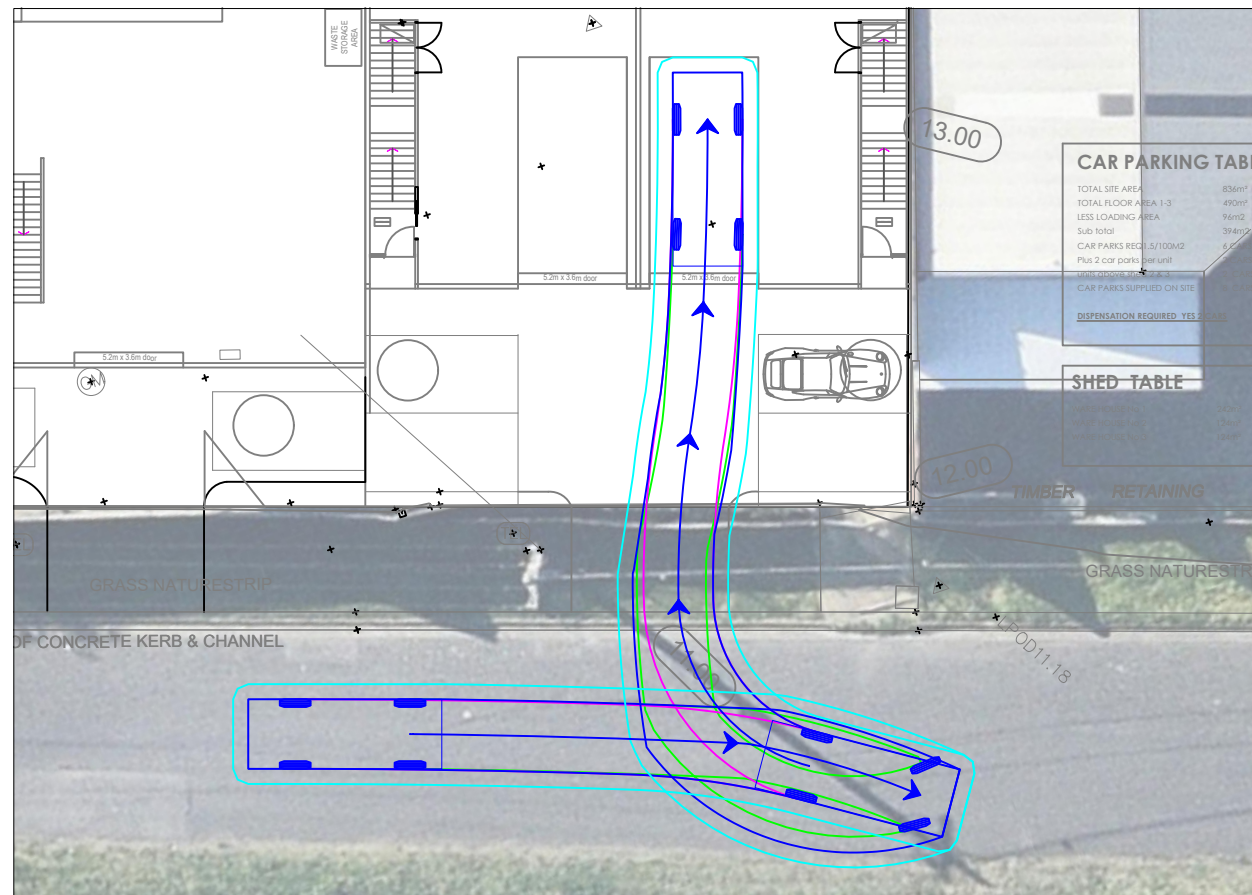
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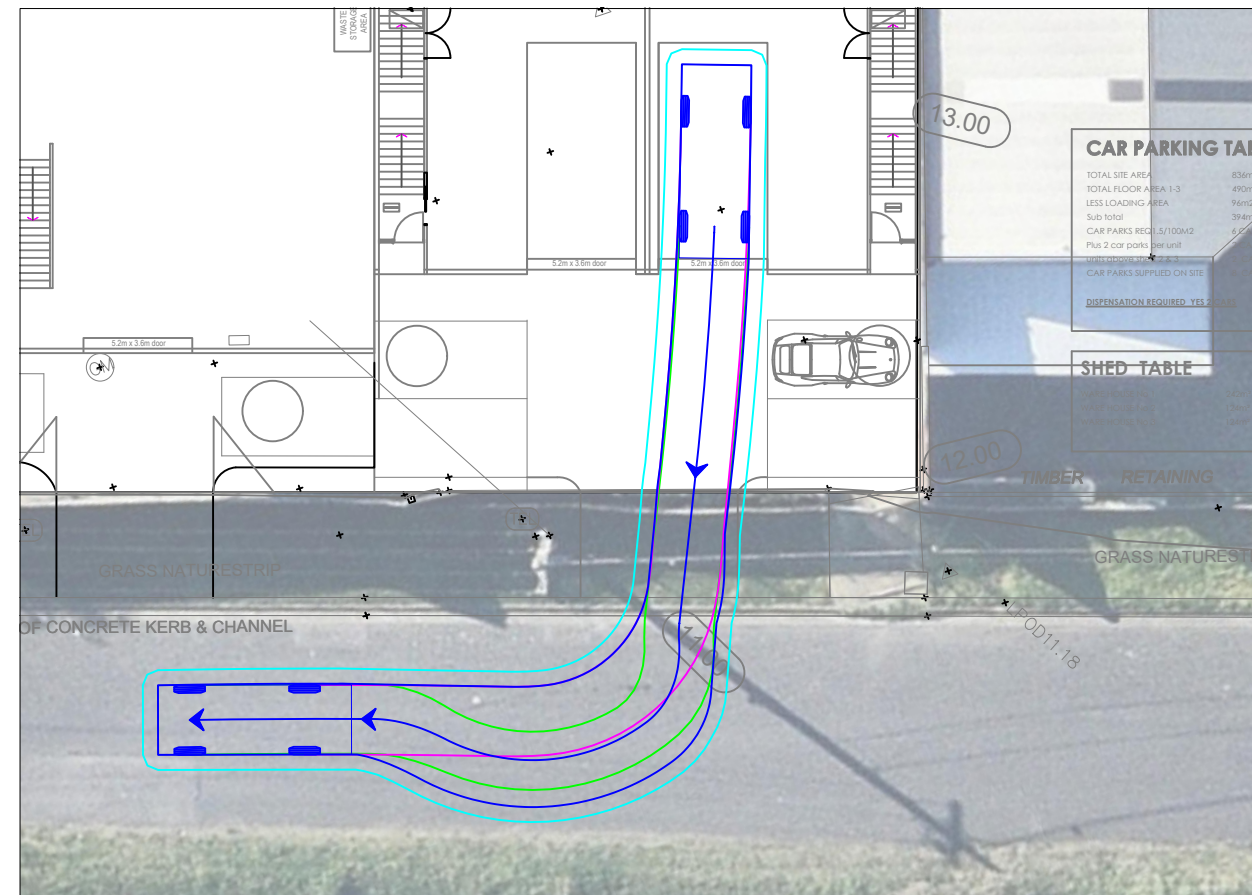


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LOADING BAY 3 - INGRESS

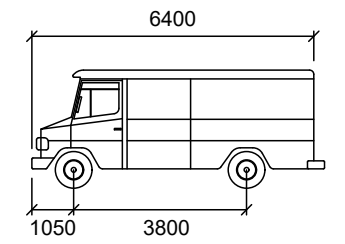


LOADING BAY 3 - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION



SRV (AS 2890.2)	mm
Width	: 2300
Track	: 2300
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

LEGEND

- REAR WHEELS
- VEHICLE BODY
- FRONT WHEELS
- BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	06/02/2026	TOWN PLANNING	S. STEPHENSON	M. WOOLLARD

309 BELLERINE STREET, SOUTH GEELONG
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASE INFORMATION FROM: "tp01 29.01.26-309 bellarine st.dwg"
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