Waste Management Plan

9 Brown Street, Portarlington

19/12/2025

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Waste Management Plan (W
Proposed Mixed Use Development

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DOCUMENT VERSION

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5	19/12/25	Updated as per the latest design (FCS 67935)	JC	-

INTRODUCTION

[redacted]s has been engaged to undertake a Waste Management Plan for the proposed residential development located at 9 Brown Street, Portarlington. We have reviewed the plans for the proposed development and, where necessary, conducted research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 9 Brown Street, Portarlington. The 1,011.7m^2. The site is currently occupied by a single-storey development, which is proposed to be demolished prior to construction. It is located in a mixed-use area approximately 30 kms east of the Geelong CBD.

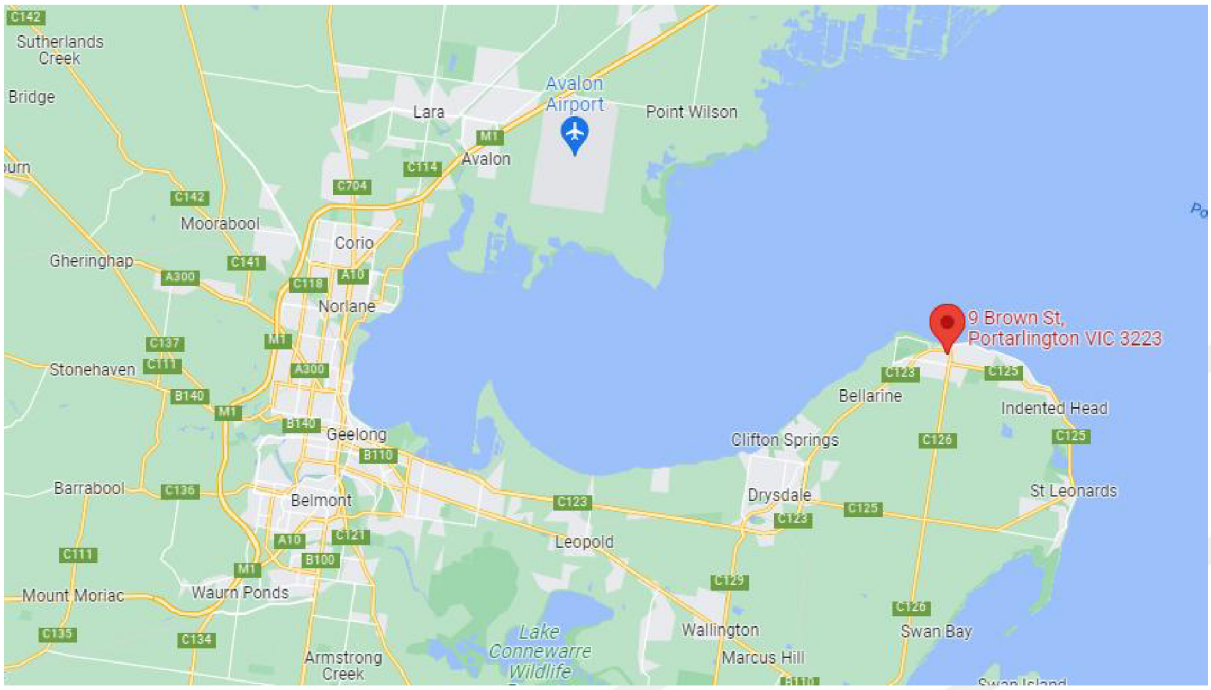

Figure 1: Location of the proposed development in Portarlington with relation to Geelong CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal involves developing the site into a three-storey multi-unit development with 10 apartments (4 x 2-bedroom and 6 x 3-bedroom) and three commercial spaces on the ground floor. The development includes parking for residents, a bin room, service rooms, bicycle spaces and storage spaces on ground level. The site area is approximately 1,011.7 m^2.

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TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a residential development:

- Garden organics
- Combined paper, plastic and metals
- Residual landfill waste
- Hard rubbish
- Other specific waste types, such as electronic waste

This list of waste types is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy, to include:

- Separate glass collection and
- Inclusion of food organic waste with garden waste

Kerbside collection will transform by 2030 for each Victorian household to have access to four core waste and recycling services, which may include four bins or waste collection containers per residence.

WASTE GENERATION RATES

Listed below are the waste generation estimates for the development in accordance with the Sustainability Victoria guidelines based on Melbourne City generation rates.

For each apartment, as per SV's guidelines and Melbourne City generation rates, the waste generation values are:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste
2-Bedroom	65 L/week	100L/week	35 L/week
3-Bedroom or more	78 L/week	120 L/week	42 L/week

For Commercial space (no food production):

- Garbage Generation Rate – 50L/100m^2 floor area/day
- Recyclables Generation Rate – 50L/100m^2 floor area/day

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Residential Estimation

Based on the proposed 10 apartments, the total waste generated by the development is therefore:

Total Development	Rubbish Generation	Recyclables	Organics (food/garden)
4 x 2 Bedroom Apartment	260L/week	400L/week	140L/week
6 x 3-Bedroom or more Apartment	468L/week	720L/week	252L/week
Total waste	728L/week	1,120L/week	392L/week
Proposed Bin Type	1,100 x 1	660 L x 2	660 L x 1
Number of Bins required	1 (Shared Bin)	2 (Shared Bins)	1 (Shared Bins)
Collection Frequency	Once per week (Private collection)	Once per week (Private Collection)	Once per week (Private Collection)

Commercial Estimation

Commercial premises require their own bins. Shops have been assumed to run 7 days a week. Based on the proposed retail with a total area of 327.83 m^2, the total commercial waste generated is therefore:

Total Development	Rubbish Generation	Comingled Recyclables
Shops	1,148 L/week	1,148 L/week
Proposed Bin Type	660 L x 2	660 L x 2
Number of Bins required	2	2
Collection Frequency	Once a week (Private collection)	Once a week (Private collection)

[redacted]

[redacted]

Future Separate Glass Collection Services (Commercial and residential)

To enable future adoption of glass collection services, a storage area is needed to accommodate glass bins. Please note that there are no set glass waste generation rates; however, glass waste is estimated to account for no more than 20% of a commingled recyclable mix. For residential use, one future 660L glass bin will be allocated in the dedicated bin storage area. For commercial use, two future 660L glass bins will be allocated in the dedicated bin storage area. Glass collection is estimated to occur monthly.

Hard Waste

The private contractor will provide hard waste collection. Method and frequency of collection will be confirmed once the private contractor is engaged. Space for hard waste storage will be provided in the storage room for occupants.

E- Waste

E-Waste has been banned from landfills from 1st July 2019. Occupants must dispose of their E-waste at a Waste Recovery Centre (details on page 11) or at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You at* *https://recyclingnearyou.com.au/electrical*

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BIN TYPES

Below are the types of bins that the private contractor will provide, with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	660 L (2 for commercial)	Dark Green Body with red lid	General Garbage	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m^2/bin
	660 L (2 for commercial)	Dark Green Body with a yellow lid	Recyclables	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m^2/bin
Image Not Available	660 L (2 for commercial)	Dark Green Body with a yellow lid	Glass	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m^2/bin
	1,100 L (1 Shared bins for apartments)	Dark Green Body with matching lid	General Garbage	Average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.32m2/bin

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	660L (2 Shared bins for apartments)	Dark Green Body with matching lid	Recyclables	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m²/bin
	660 L (1 Shared bins for apartments)	Dark Green Body with light green lid	Organics (Food and garden)	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m²/bin
Image Not Available	660 L (1 shared bin for apartments)	Dark Green Body with a yellow lid	Glass	Average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m²/bin

The private waste contractor, once engaged, will provide the bins for the development.

Storage will be separate for residential and commercial waste.

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SIGNAGE

Appropriate signage will be made available by the private contractor for the resident for their own installations (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.

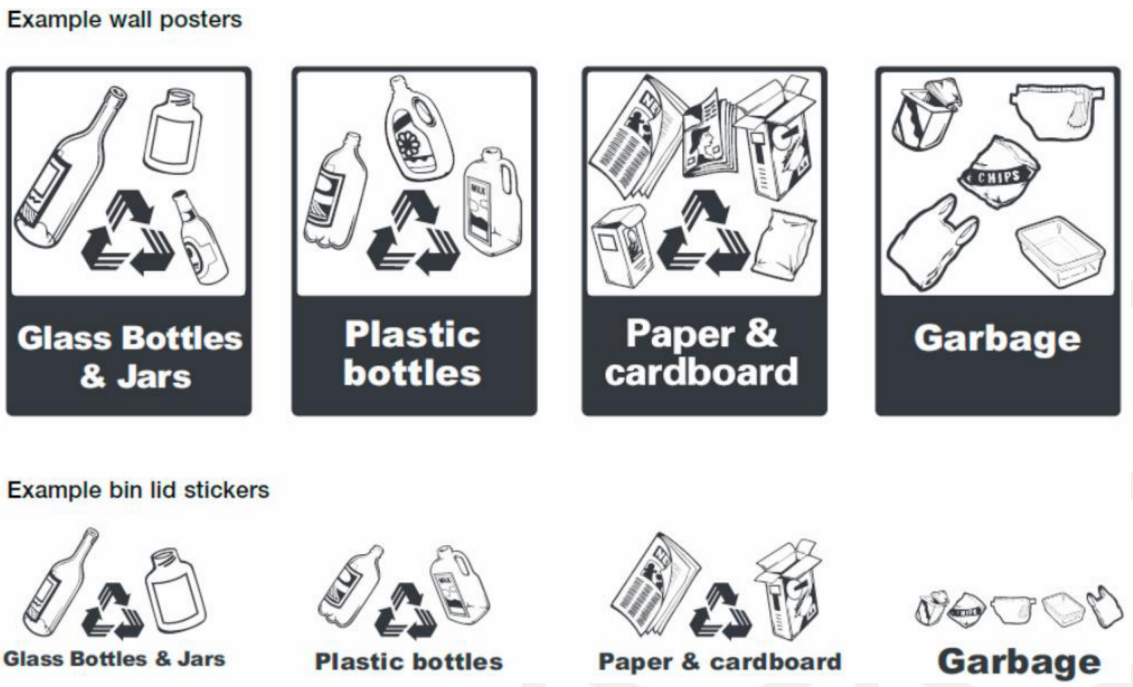

Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website: http://www.sustainability.vic.gov.au.

Signage will be provided to separate commercial and residential bins.

WASTE STORAGE

2 x 660 L bins for general rubbish, 2 x 660 L bins for recycling, and 2 x 660 L bins for glass will be provided by the private contractor for the commercial component.

1 x 1,100 L bin for general rubbish, 2 x 660 L bins for recycling, 1 x 660 L bin for food/garden waste, and 1 x 660 L bin for glass will be provided by the private contractor for the residential component.

All bin types will be stored in the designated storage area on the ground floor. Tenants will dispose of all type of rubbish in the dedicated bins in the storage areas. Signage will clearly separate commercial bins from the residential bins.

As shown in Figure 3, the bin area on the architectural plans achieves sufficient dimensions to accommodate the anticipated waste. **The waste stream will be separated and clearly labelled. Residential waste will be kept separate from commercial waste.**

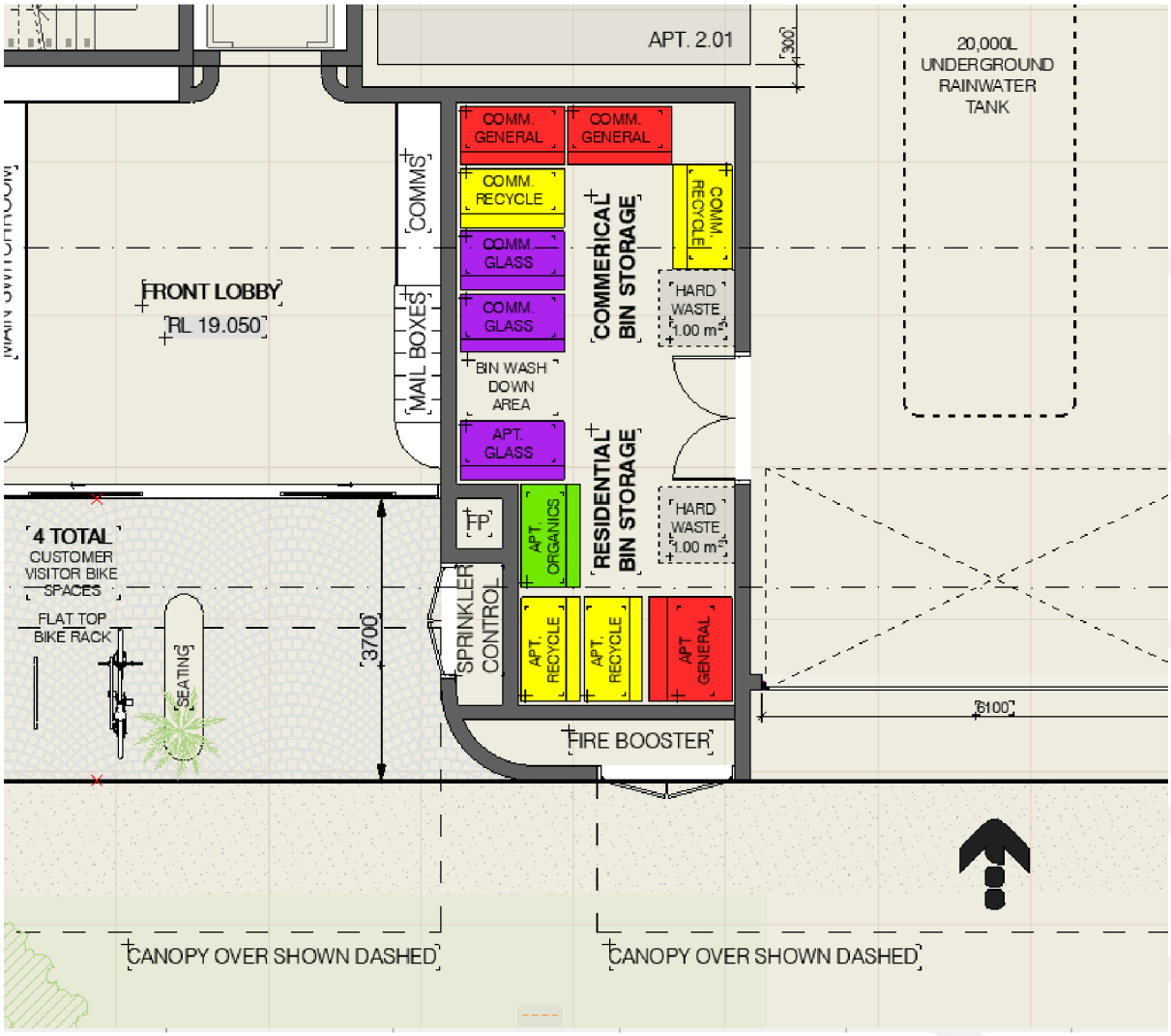

Figure 3: Example of residential and commercial bin storage area within the development's storage General Waste (Red), Recyclables (Yellow), Food/Organics (Green) and Glass (Purple)

The storage area requires mechanical ventilation designed by a services engineer, which will help reduce odours related to the waste.

Access to a hose for the bin wash-down will be provided in the storage area. Drainage outlets in the storage area must be connected to the **sewer** and fitted with a litter trap/filer to capture litter for responsible disposal. The trap/filter is to be included on a regular cleaning and sanitising schedule and must be emptied regularly.

The staff, cleaners, and residents will ensure that the bin storage area remains clean and clear to prevent attracting vermin and to maintain easy access.

WASTE COLLECTION & DISPOSAL

Private on-street collection is proposed for the development.

The private contractor will park the appropriate waste truck on the street kerbside. The contractor will then enter the site and will roll the bins from the storage area to the collection truck at the street kerbside.

The private contractor will return the bins to the storage area once empty.

To access the bins, the private contractor must liaise with the staff/ cleaner/ building manager to arrange access to the bin storage on collection day.

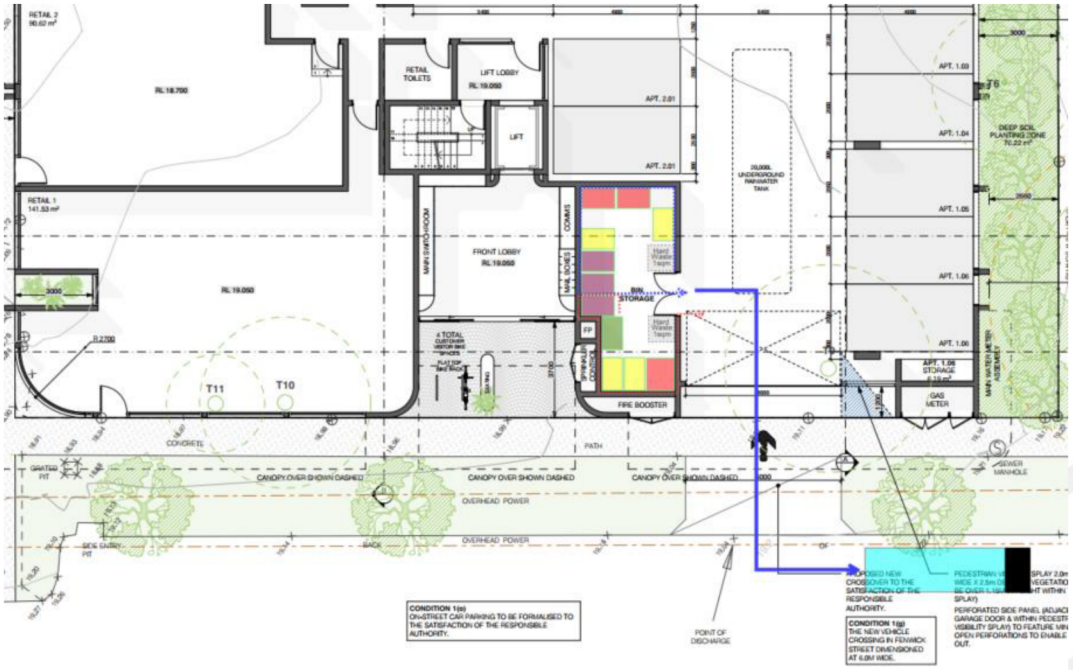

Figure 4: Indicative bin transfer route on the street

Commercial and residential waste will be collected separately.

Residential waste will require three separate trucks, one each for general rubbish, recyclables, and food waste. Commercial waste will need two separate trucks, one for general waste and one for recyclables. Glass will be designated once it becomes mandatory.

On collection day, the 1,100L and 660L bins will be heavy; therefore, a mechanical/vehicle bin tug will be provided for the cleaner/building manager or contractor to roll the bins to the collection point.

Collection time must not coincide with peak school drop-off/pick-up times.

[redacted]

Figure 5: Example of a mechanical tug used for bin management.

Collection days will be determined once the private contractor is engaged; however, all waste streams will be collected on the same day. The collection will occur in accordance with EPA and City of Greater Geelong requirements to minimise any traffic disturbance for residents or visitors entering or exiting the site. **The allowable hours for bin collection must meet EPA noise control guidelines, Publication 1254.2.**

Hours of collection of waste, which must not occur other than during the following times:

- **Monday to Friday – 7:00 am and 8:00 pm, and**
- **Weekends and Public Holidays – 9:00 am and 8:00 pm**

OTHER WASTE TYPES

Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory off cuts for reuse as art materials. Free pick up.

Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.

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WASTE REDUCTION SUGGESTION

Reduction of plastic bag

Up to four billion or 20,000 tonnes of plastic bags are sent to landfill each year in Australia. There are some ways to reduce the plastic bag usage in the household:

- Use reusable bags, cardboard boxes or baskets when shopping; and
- Use supermarkets and shops that endorse reusable bags, or provide a recycling outlet for plastic bags.

Recycling

To minimise household waste, it is important to recycle effectively and, where possible, select recycled products. There is a range of practical things easy to do at home to improve recycling:

- Remove lids and empty bottles when recycling;
- Recycle newspapers;
- Buy product with minimal packaging or/and with recycled material content;
- Buy recycled products (e.g. toilet paper); and
- Ensure recycling materials is not spoiled (e.g. food scraps) before recycling.

[redacted]

PREVENTATIVE MEASURES

Disposal Procedures

Residents/occupants are to ensure that all internal general rubbish bin bags are securely tied before being placed in the bins. They will also ensure that recyclables are placed in the yellow lidded bins in a way that minimises potential litter and overflow (for example, crushing boxes, cans and plastic bottles).

Maintenance

As a minimum, the building manager/cleaner will be required to keep the bins neatly placed in their storage area. To further reduce the risk of litter, building managers/cleaners will be asked to ensure bins are not overfilled and to keep lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. Building manager/cleaner will be required to conduct periodic maintenance of their bins, such as wash-downs, and any necessary repairs/replacements will need to be organised with the private contractor.

SUMMARY

Correct implementation and occupant induction to the WMP will ensure that all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored and collected efficiently and effectively without compromising the amenity, capacity, and tidiness of the storage areas. The private contractor will supply the bins and be responsible for the weekly collection of recyclables, organics, and general waste. Glass will be collected once it becomes mandatory.

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