City of Greater Geelong, Statutory Planning - Date Received 29/10/2026

Waste Management Plan

42 & 44 Michigan Avenue, Corio VIC

28/10/2026

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a part of Sustainability Tech Partners Pty Ltd

Waste Management Plan (WMP)

Proposed Residential Development

City of Greater Geelong, Statutory Planning - Date Received 29/10/2026

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DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	30/07/26	Issued for Client Review (FCS 70817)	AT	-
1	31/07/26	Updated as per client's comment (FCS 70817)	AT	-
2	08/09/26	Updated as per council comments (FCS 71410)	AT	-
3	28/10/26	Updates as per council comments (FCS 71410)	AT	-

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PURPOSE OF THE WASTE MANAGEMENT PLAN

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (residential or commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours and collection contractors
- Ensure residents of MUDs are not disadvantaged in their access to recycling and other responsible waste management options
- Avoid existing legacy issues that plague many MUD's due to poor design and insufficient consideration for waste management.

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INTRODUCTION

Frater Consulting Services has been engaged to undertake a Waste Management Plan for the proposed townhouse development located at 42 & 44 Michigan Avenue, Corio VIC.

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We have reviewed the plans for the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 42 & 44 Michigan Avenue, Corio VIC. The area of the site is approximately 1,630.5 sqm. The site is currently occupied by an existing development which will be demolished prior to construction. It is located within an established residential area approximately 64.8kms southwest of the Melbourne CBD and 9.7kms north of the Geelong CBD

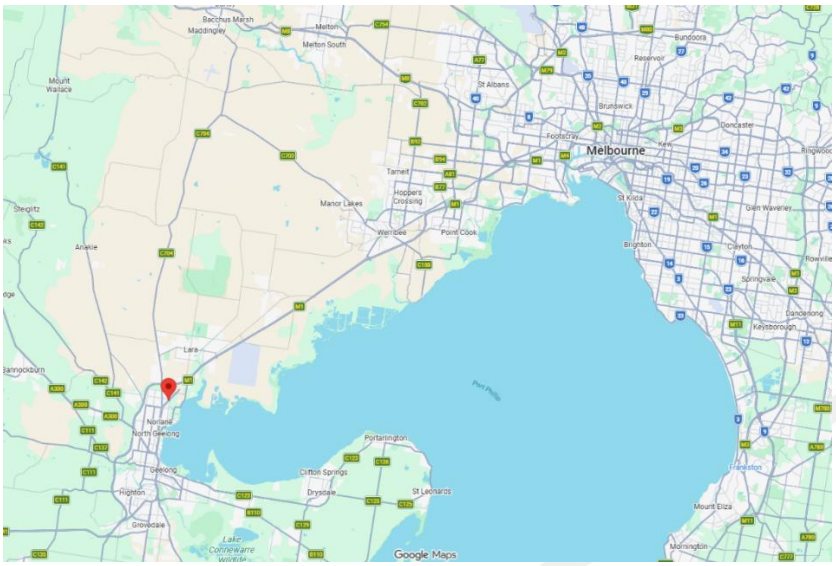


Figure 1: Location of the proposed development in Corio in relation to Melbourne CBD (Source: Google Maps)

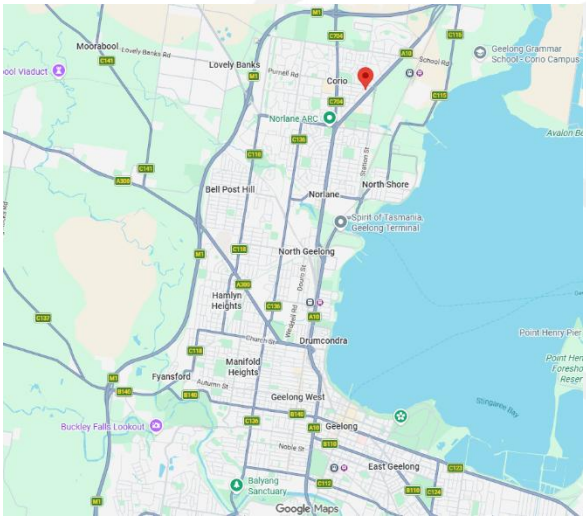


Figure 2: Location of the proposed development in Corio with relation to Geelong CBD (Source: Google Maps)

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PROPOSED DEVELOPMENT

The proposal consists of the development of the site into twelve (12) double storey dwelling (10 x 3-bedrooms) and (2 x 4-bedrooms). Each townhouse is provided with an undercover garage with a shared driveway opening onto Michigan Avenue.

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TYPES OF WASTE GENERATED

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

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Hard rubbish such as broken furniture and large objects; and
- Sundry waste types such as electronic waste.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of FOGO and glass waste for a 4-stream system.

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 dwelling as per SV's guidelines and Melbourne City generation rates:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste*
Indiv. Dwelling	78 L/week	120 L/week	42 L/week*

* Based on the audit carried by Sustainability Victoria which found that approximately 35% of the garbage bin is made of food waste.

Separate Glass Waste

The development will also be provided with an allocation for a future glass stream service. This is to be in line with the State of Victoria's recycling targets for 2030. Please note there are no set glass waste generation rates however the glass waste generation has been estimated to represent not more than 20% of a commingled recyclable mix. **The allocation for one future 240L bin for shared glass bin will be provided within the dedicated shared bin storage area.** Glass collection services will be required to be provided once it is compulsory to start offering the service.

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Based on the proposed 12 dwellings, the total waste generated by the development is therefore:

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Total Development	Rubbish Generation	Comingled Recyclables	FOGO
12 Dwellings	936 L/week	1,440 L/week	504 L/week
Proposed Bin Type	1100L	1100L and 360L	660L
Number of Bins	1	2	1
Collection Frequency	Weekly (private collection)	Weekly (private collection)	Weekly (private collection)

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BIN TYPES

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

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Bin Storage Type	Capacity	Colour	Waste Type	Comments
	1,100L	dark green body with red lid	General Waste	Average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.33m²/bin
	1,100L	dark green body with yellow lid	Recyclables	Average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.33m²/bin
	360L			The average dimensions are: Height 1.1m, Width 0.68m, Depth 0.848m Total floor area required: 0.57m²/bin
	660L	dark green body with lime green lid	FOGO	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m²/bin
	360L	dark green body with purple lid	Glass	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42m²/bin

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

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SIGNAGE

Signage is required at bin storage areas to encourage correct recycling and reduce waste going to landfill. Appropriate signage will be made available by the private contractor (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.

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WASTE STORAGE

In-Dwelling Waste and Recycling Receptacles

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Individual bin storage for waste, recyclables, food waste and glass (e.g. separate bins) will be provided within each dwelling. Adequate space for the separation and storage of waste streams will be provided (e.g. bin storage space inside kitchen cupboards).



Figure 3: Examples of kitchen receptacles for general waste and recycling.

Shared Waste Storage Area in the development

A shared bin storage area is located on the rear end of the common driveway. Occupants will dispose of their waste directly into the shared waste room.

The waste storage area will accommodate the following shared bins:

- 1 × 1,100L bins for General rubbish,
- 1 × 1,100L bin and 1 × 360L bins for Recycling,
- 1 × 660L bins for Food/organics,
- Space for 1 × 360L bins for future glass provision.
- A minimum 4m^2 hard waste storage area will be provided for the development.

Building users will dispose of all type of rubbish in the dedicated bins in the storage area. This will make it easy for the residents or owner's corporation to roll out the bins to the collection point on the collection day.

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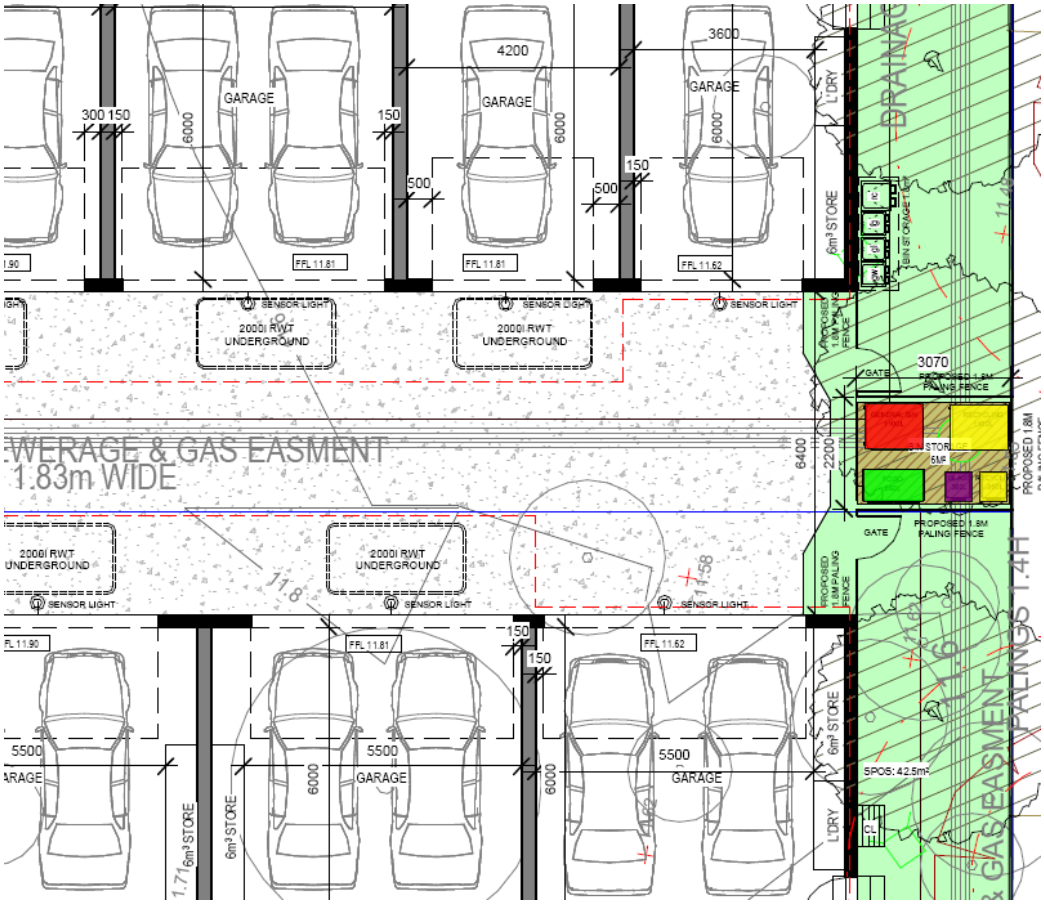


Figure 4: Shared Bin Storage area for 12 dwellings

Owner's corporation will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

The storage room will be **naturally ventilated** which will help reduce odours related to the waste. The dedicated storage area will be **fenced or enclosed** to protect visual amenity. The storage area will be appropriately screened with a 1.8m fence and secure with the implementation of a gate. The fencing material will be selected based on factors such as durability, aesthetics, and suitability for the intended purpose, in compliance with local regulations.

All bin types will be stored in each townhouse's respective POS. This will make it easy for the residents to store and roll out the bins to their respective collection point on the collection day. Occupants will not be permitted to store bins in front of the townhouses to protect the visual amenity of the common areas.

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WASTE COLLECTION & DISPOSAL

Private collection is proposed for the development.

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The private contractor will collect the bins on site. The owner's corporation or residents will roll the shared bins from their common storage area (POS) to the front of dwelling 1 on the evening prior to collection day. The private contractor will reverse into the site and stop before near the collection point to collect the bins directly. Once empty, **the private contractor will roll the bins back to the collection point and residents or owner's corporation will return the bins back to the shared storage bin.** The truck will exit the site in a forward direction after collection.

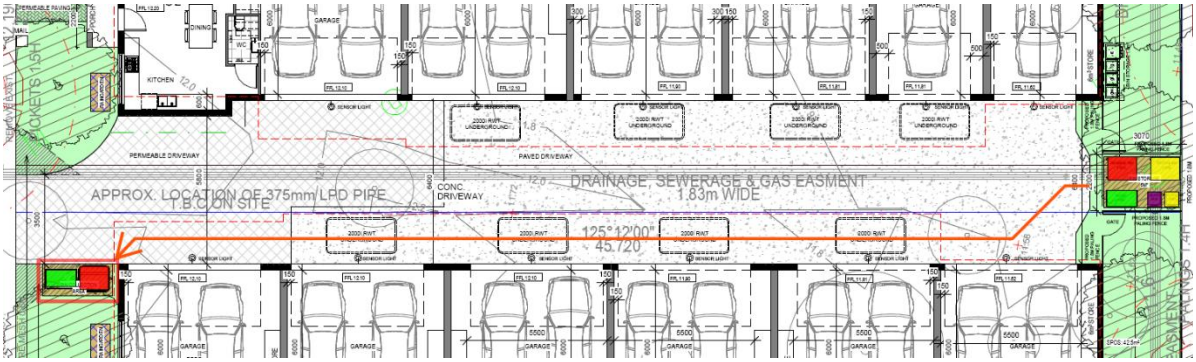


Figure 5. Possible waste bin collection location on collection day.

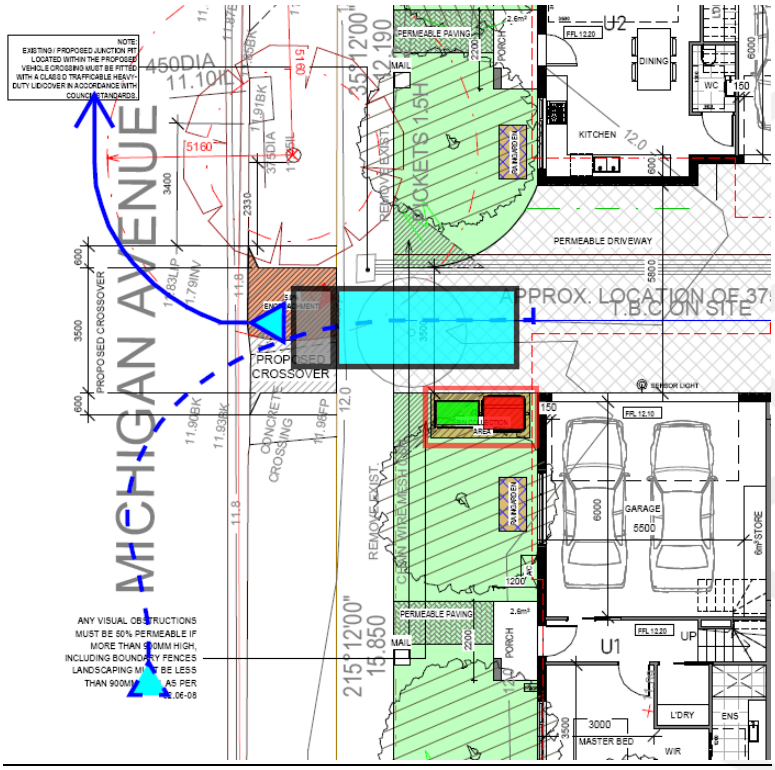


Figure 6. Waste vehicle reversing when entering the site (red dashed line) and vehicle in a forward direction when exiting the site (blue line)

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The contractor will roll the bins from the dedicated bin storage area to the waste vehicle and return them after emptying them. The contractor will need to communicate with the residents to access the dedicated bins area, and residents are responsible for ensuring unobstructed access during collection days.

As collection of the bins is to be made within the site, it is proposed that a Waste Wise Mini Rear Loader or similar vehicle is used for the collection. The Waste Wise Mini Rear Loader is approximately 2.08m high, 6.35m long and 1.7m wide.

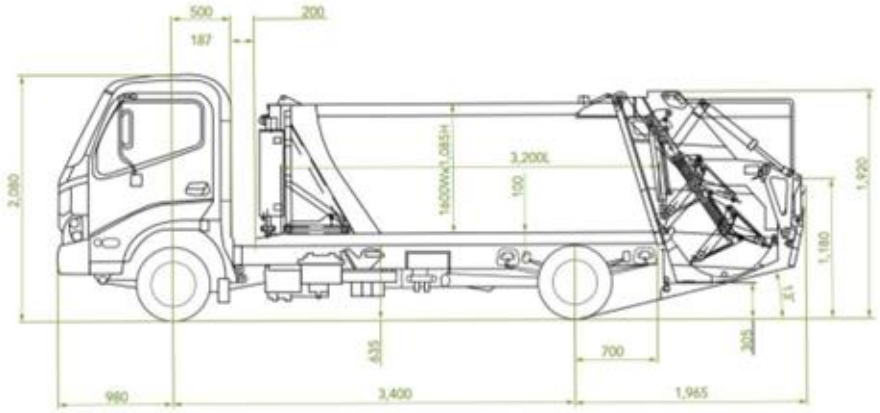


Figure 7. Dimensions of the 'Waste Wise Mini Rear Loader' truck (Source: Waste Wise Environmental Australia)

There is insufficient space on the site to allow the truck to manoeuvre effectively for entering and leaving in a forward direction. Additionally, the current driveway lacks a turning point. Therefore, the private contractor will reverse the truck to enter the site and park it in front of each dwelling.

The private contractor will address any risks found on the laneway when reversing the vehicle. This should be done in accordance with occupational health and safety considerations for a busy roadway, as outlined in Section 28 of the OHS. The contractor must always verify if there is sufficient space for the truck to enter and exit the site.

All general rubbish, commingled recycling, and FOGO waste bins will be collected by the private contractor, with pickups made once per week for each waste stream.

Collection will occur outside of peak traffic hours and will be in accordance with EPA and City of Greater Geelong requirements, so as to minimise any traffic disturbance for residents or visitors entering or exiting the site.

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OTHER WASTE TYPES

Hard waste will be arranged with private contactor once engaged.

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E-Waste has been banned from landfill since 1st July 2019. Occupants will be required to dispose of their E-waste 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*.

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 offcuts 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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PREVENTATIVE MEASURES

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Disposal Procedures

Residents are to ensure that all internal general rubbish bin bags are tied up securely 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, residents will be required to keep the bins neatly placed in their garages. To further reduce the risk of litter, residents will be asked to make sure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. The resident 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 resident 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 & collected efficiently and effectively without compromising the amenity, capacity and tidiness of the storage areas. The private contractor will supply the bins and will be responsible for bin collection.

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