Traffix Group

Waste Management Plan

Proposed Commercial Development

444-454 Waverley Road, Mount Waverley (TPA 52770A)

Prepared for
Rosca Group Pty Ltd

August 2025

G36680R-02C (WMP)

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Document Control

Our Reference: G36680R-02C (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	16/05/2025	[redacted]	
B	Final	16/05/2025		
C	RFI Response	14/08/2025		

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1. Introduction

Traffix Group has been engaged by Rosca Group Pty Ltd to undertake a Waste Management Plan for the proposed 2-storey Commercial Development at 444-454 Waverley Road, Mount Waverley (TPA 52770A). The site is currently an undeveloped lot adjacent to Scotchmans Creek.

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. Proposal

The proposal on the subject site is for a 147-place childcare centre with a total floor area of approx. 1,311m^2 and café with a total floor area of approx. 152m^2.

The operating hours of uses are as follows:

- Childcare Centre: 6am to 7pm, Monday to Friday
- Café: 6am-7pm, Monday to Friday

  7am-4pm, Saturday to Sunday

Vehicle access to the site is provided via a two-way driveway to Anthony Drive.

A waste area is provided at the southern corner of the carpark which can be accessed via the adjacent pedestrian zone. Waste collection is to be undertaken on-site within the carpark via a private contractor using a 6.4m long mini rear loading waste vehicle.

A copy of the development plans prepared by Architecton is attached at Appendix A to this report.

3. Waste Management Plan

3.1. Waste Systems

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

- Immediate smaller bins within the childcare centre and café for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins within the waste storage area and
- Collection of Mobile garbage bins (MGB's) on-site via private contractor.

3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy*: *Recycling Victoria*, food organics green organics (FOGO), and paper & cardboard waste have been considered separately to help reduce landfill at the source.

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

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

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

Table 1: Waste Streams

Waste Type	Waste Management
Garbage	The childcare centre and café shall have smaller bins for temporary storage of waste. These bins will be placed within the staff areas as required. Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage into the garbage bin within the waste area.
Recycling	The childcare centre and café shall have smaller bins for temporary storage of loose recyclable items. These bins will be placed within the staff areas as required. Staff will dispose of loose recyclable items into the recycling bin within the waste area. Cardboard items shall be folded where appropriate.
FOGO	The childcare centre and café shall have small caddy bins for temporary storage of organics waste. Staff will dispose of organic waste directly into the organic bins within the waste area. The site operator will be responsible for the collection and disposal of any garden waste via a landscape maintenance contractor on a required basis.
Glass	Glass waste generation by childcare centre and café is anticipated to be negligible and therefore can be accommodated within the recycling bin.
Paper & Cardboard	Staff will dispose of loose cardboard directly into the paper & cardboard bin waste area. Cardboard shall be folded appropriately.
Hard Waste	The childcare operator and café shall dispose of any hard waste via a private contractor on a required basis. These items shall be stored appropriately within the site boundaries until such time as collection occurs.
Other	The childcare operator and café shall dispose of e-waste including batteries, phones, computers etc. via a private contractor on a required basis or drop it off at the Monash Recycling & Waste Centre (380 Ferntree Gully Road, Notting Hill). E-waste must not be disposed in landfill.

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 2 sets out the expected waste generation for the Proposed Commercial Development.

Table 2: Waste Generation Rates

Waste Source	Garbage	Recycling
Childcare	3.5 L/sqm/week	3.5 L/sqm/week
Café	3 L/sqm/day	2 L/sqm/day

An estimate of the total waste generated by the proposed development is detailed in Table 3.

Table 3: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Childcare	1,311 sqm	4,589 L/week	4,590 L/week
Café	152 sqm	3,202 L/week	2,135 L/week

3.3.2. Considering Alternative Waste Streams

The development is expected to generate FOGO and Paper & Cardboard waste as summarised in Table 4.

The waste stream ratios provided below are based on Traffix Group previous experience with similar developments.

Table 4: Alternative Waste Streams

Land Use	Garbage		Recycling	
	General	FOGO	Commingled	Paper & Cardboard
Childcare	90%	10%	75%	25%
Café	70%	30%	60%	40%

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

Table 5: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Comingled	Paper & Cardboard
Childcare	1,311 sqm	4,130 L	459 L	3,442 L	1,148 L
Café	152 sqm	2,241 L	961 L	1,281 L	854 L
TOTAL WASTE GENERATED		**7,791 L/week**		**6,725 L/week**	

3.4. Waste Equipment

Based on those rates previously specified, Table 6 provides a summary of the waste storage requirements and the frequency of collection.

Table 6: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume	Bin Capacity	No. of Bins Required	Collection Frequency
Garbage	2124L per collection	1,100L	2	Three times per week
FOGO	710L per collection	240L	3	Twice per week
Recycling	1,181L per collection	660L	2	Four times per week
P & C	1,001L per collection	1,100L	1	Twice per week

As noted above, the proposed childcare centre requires 2 x 240L, 1 x 660L and 5 x 1,100L bins. Further details regarding the waste equipment required for the proposed childcare centre are detailed in Table 7 below.

Table 7: Bin Details and Colours

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

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.

3.4.1. Waste Area and Access

The proposed development provides a waste area located at the southern corner of the carpark which can be accessed via the adjacent pedestrian zone.

The waste area and access route are illustrated at Figure 1.

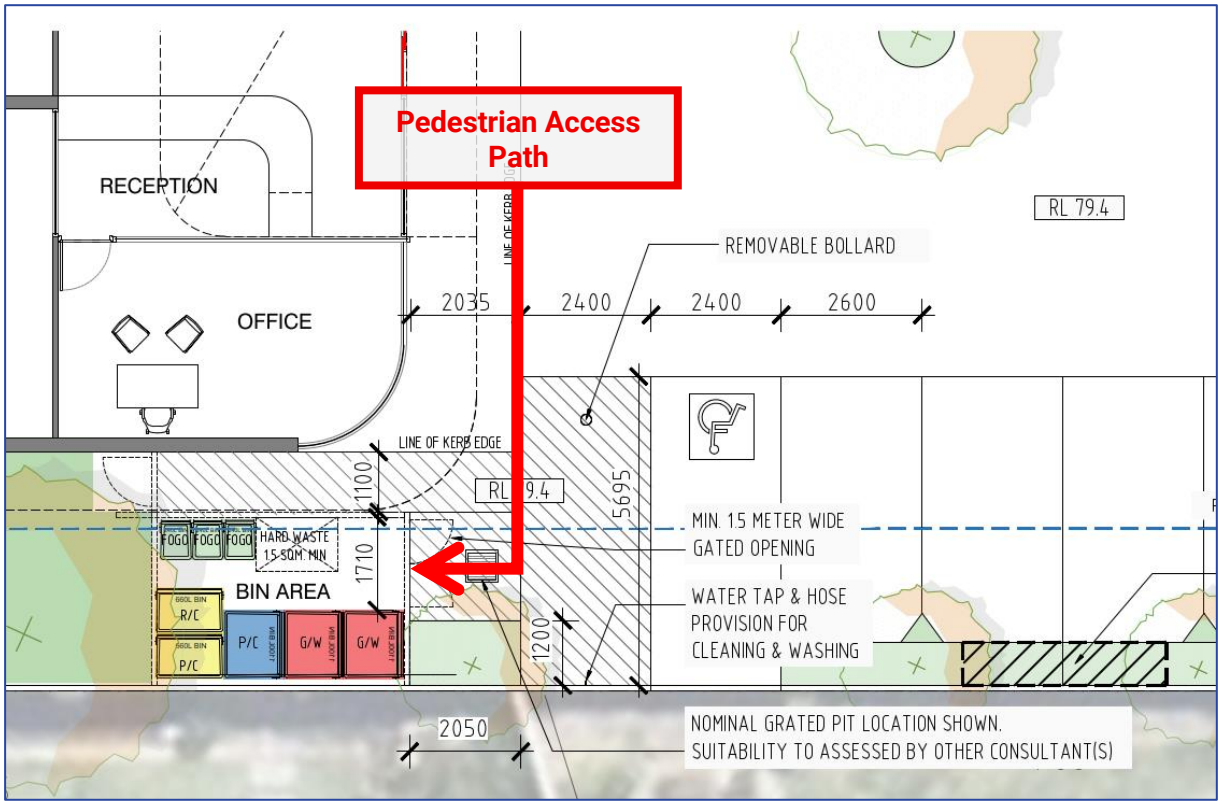


Figure 1: Proposed Waste Area & Pedestrian Access Route

The waste area will be screened with the same material as the perimeter fence i.e. min. 50mm to max 100mm gap between vertical slats coloured charcoal grey. The fence style is detailed on the development plans at Appendix A.

The gate to the waste area will be a minimum of 1.5m wide and the adjacent DDA shared area will include a removable bollard to facilitate bin movements to and from the waste truck.

Table 8 details the waste area requirements based on the waste equipment proposed.

Table 8: Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Required
Entire Development	240L	0.43sqm	3	1.29sqm	7.24sqm
	660L	0.98sqm	2	1.96sqm	
	1,100L	1.33sqm	3	3.99sqm	

Note 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 within the proposed development. The layout of the waste storage area accommodates access to each bin individually.

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 proposed childcare centre to dispose of waste correctly into the appropriate waste streams.

Figure 2: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the 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 accessway whilst the bins are emptied and use the turnaround area before exiting the site in a forward direction. Waste collection will be undertaken outside of the peak operating times of the childcare centre to minimise disruption 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 childcare operator to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

Ventilation/Odour Prevention

The waste storage area will not be roofed and as such a ventilation system is not provided.

Waste areas will be frequently cleaned to prevent the retainment of odours and bin lids wqill remain closed at all times.

Noise Reduction

Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the childcare 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*

It is proposed waste collection will occur outside the peak operating hours of the childcare centre (i.e. between 10am-3pm Monday to Friday or weekend) in accordance with EPA Noise Control Guidelines.

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.

Washing Facilities and Stormwater Pollution

Third-party contractors can be engaged to provide bin washing services. Alternatively, appropriate washing facilities including water supply and hose are provided adjacent to the bin storage area for the regular washing of the bins and waste area by the property manager. Any associated drainage will be connected to the sewerage to prevent any stormwater pollution.

5. Ongoing Maintenance and Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed 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 site operator will be responsible to encourage staff of the proposed childcare centre to 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.

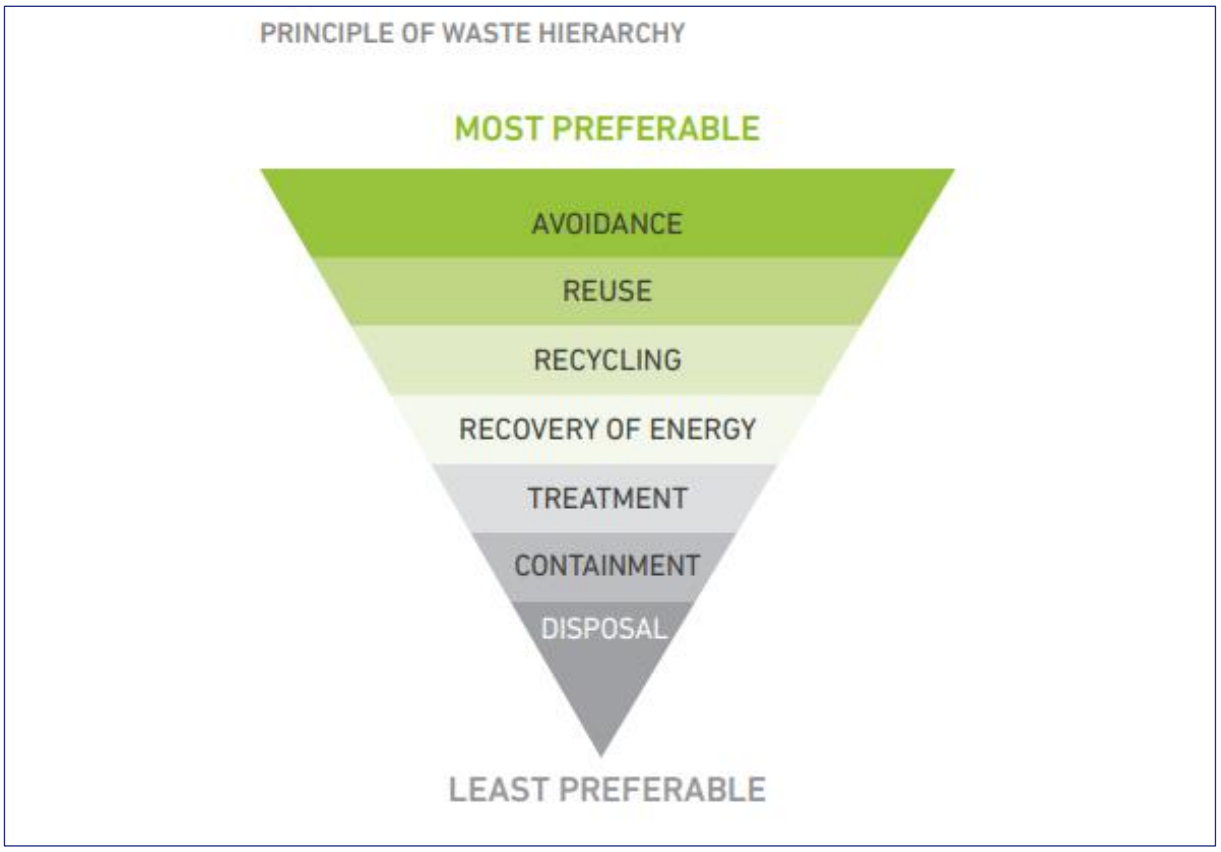


Figure 3: Sustainability Victoria's Waste Management Hierarchy

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.

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 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 3.1. 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

Below is 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.

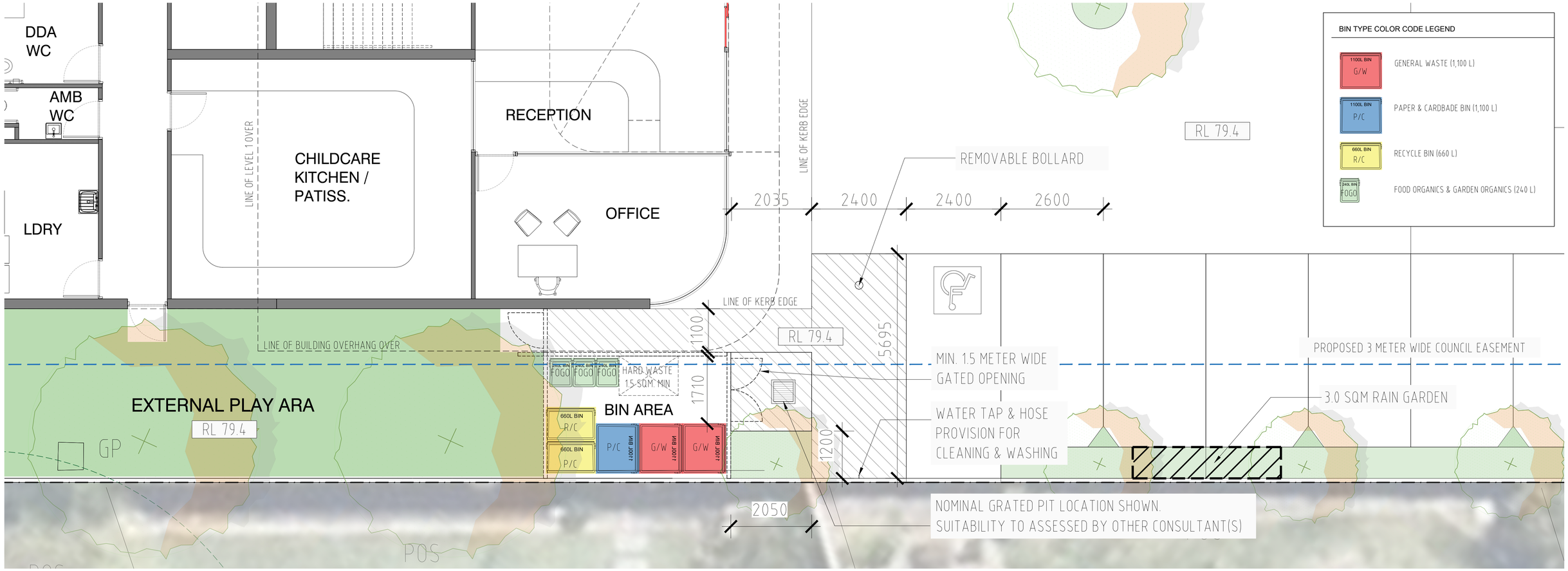
Table 9: Supplier Contact Information

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
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au

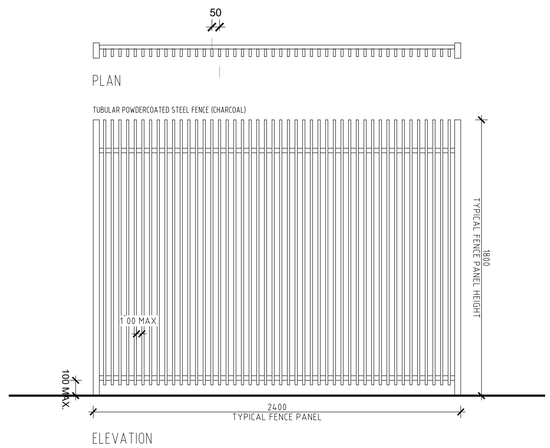
Service Type	Business Name	Phone	Website
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 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

Appendix A

Development Plans



1 — BIN STORE AREA - DETAIL PLAN
1:50@A1 | 1:100 @A3



2 — BIN STORE AREA - TYP FENCE DETAIL
1:20@A1 | 1:40 @A3

3 — BIN STORE AREA - FENCE TYPE B
METAL BLADE FENCING (CHARCOAL)

Notes

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Technical drawings are to be read in conjunction with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between site conditions and documents. Contractor to verify all dimensions on site before commencing work.

Revision

Date	Issue	AA No.	Description
05.08.25	-	-	Issued for Coordination
13.08.25	01	-	Issued for Coordination

NO SCALE

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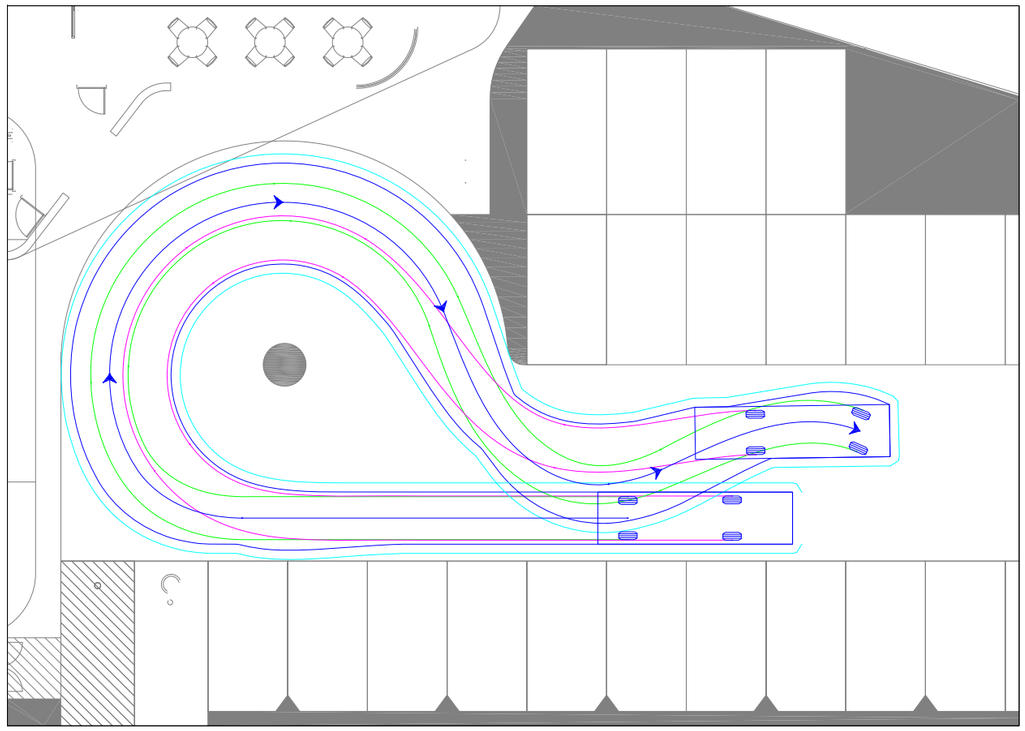
Bin Storage Area Detail Plan

Job No.	Scale:	Dwg No.	Rev.
2407950	AS SHOWN	TP3-001	01

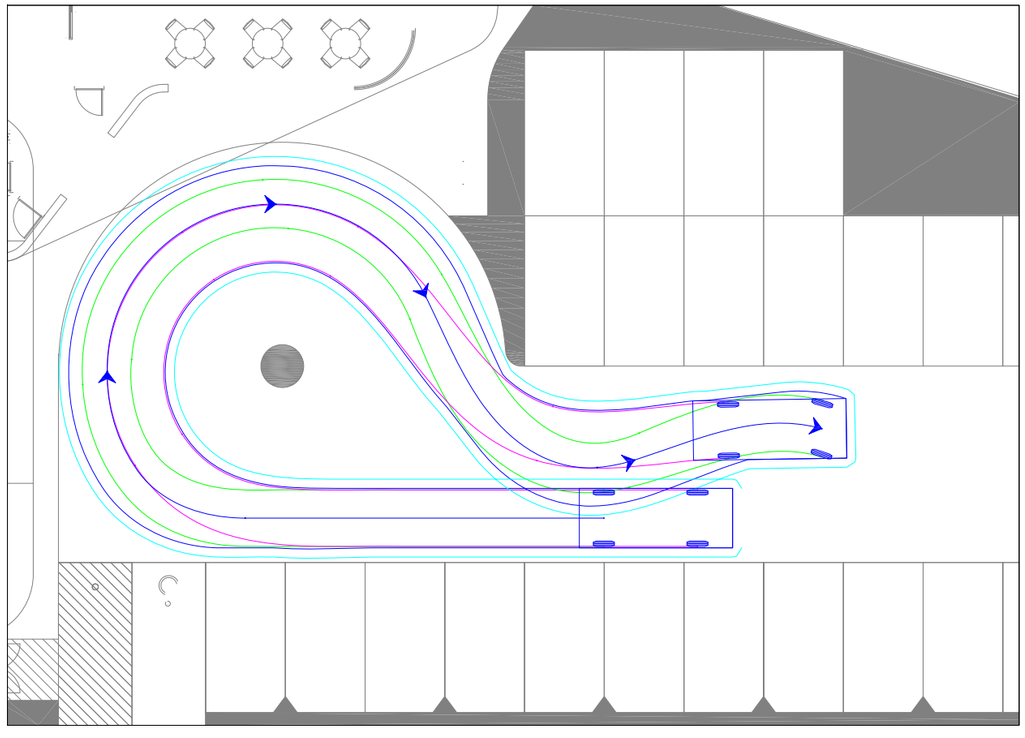
Appendix B

Swept Path Diagrams

WASTE VEHICLE TURN AROUND

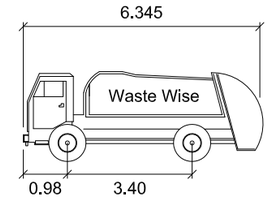


PASSANGER VEHICLE TURN AROUND



VEHICLE PROFILE

VEHICLE USED IN SIMULATION



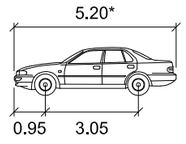
Waste Wise Mini (Hino 300)

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

VEHICLE USED IN SIMULATION



99th percentile
(AS/NZS 2890.1:2004)

Width	: 1.94
Track	: 1.84
Kerb to Kerb Radius	: 12.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out In Section B2.1 of AS/NZS 2890.1:2004

LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	19/05/2025	TOWN PLANNING	J. MITROPOULOS	M. O'SHEA

450-454 WAVERLEY ROAD, MOUNT WAVERLEY
PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM: TP1-001.dwg
DRAWINGS BY: Architecton

FILE NAME: G36680-01
SHEET NO.: 01

SCALE: 1:200 (A3)
0 2 4

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