37°44'50" S
144°54'41" E

Mixed-Use Development: 1009-1013 Mt. Alexander Road, Essendon

Waste Management Plan

12 December 2025
Prepared for Kincrest

IMP2505046WMP01F01

Impact

Company Information

Impact Traffic Engineering Pty Ltd

Level 17, 31 Queen Street, Melbourne, Victoria, 3000

ABN: 78 611 424 107

Email create@impactaustralia.com.au

Website www.impactaustralia.com.au

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1 Introduction

1.1 Engagement

IMPACT® have been engaged by Kincrest to prepare a Waste Management Plan (WMP) for the proposed development at mixed-use development at 1009-1013 Mt. Alexander Road, Essendon.

1.2 Scope of Engagement

This Waste Management Plan has been prepared to accompany a town planning submission.

In preparing this assessment we have referenced the following:

- Development plans prepared by Carr Architects
- Moonee Valley City Council Waste Services Policy
- City of Melbourne's 'Guidelines for Waste Management Plans'
- Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide'

2 Existing Conditions

2.1 Location

The subject site is located on the western side of Mt. Alexander Road as illustrated in Figure 1 and Figure 2.

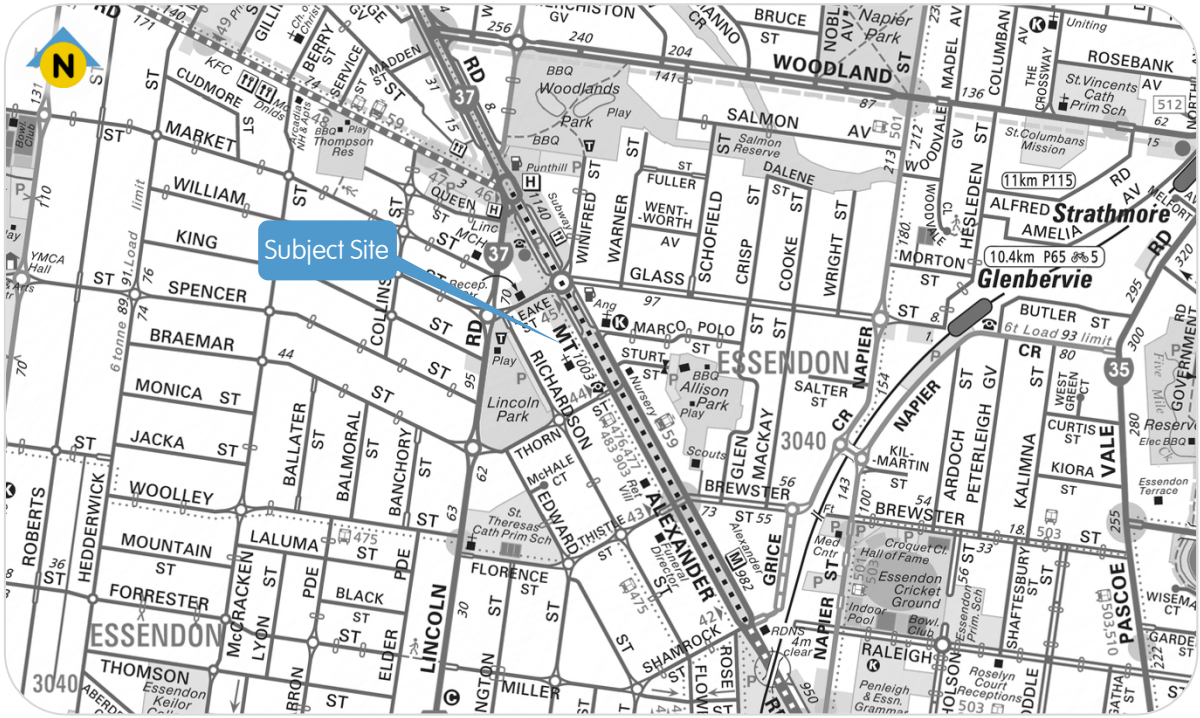


Figure 1 Location of Subject Site

Figure 2 Aerial View of Subject Site

The site is symmetrical in nature with a frontage of approximately 30 metres to Mt Alexander Road.

2.2 Planning Zone

The subject site is located within the Commercial 1 Zone (B1Z) as illustrated in Figure 3.

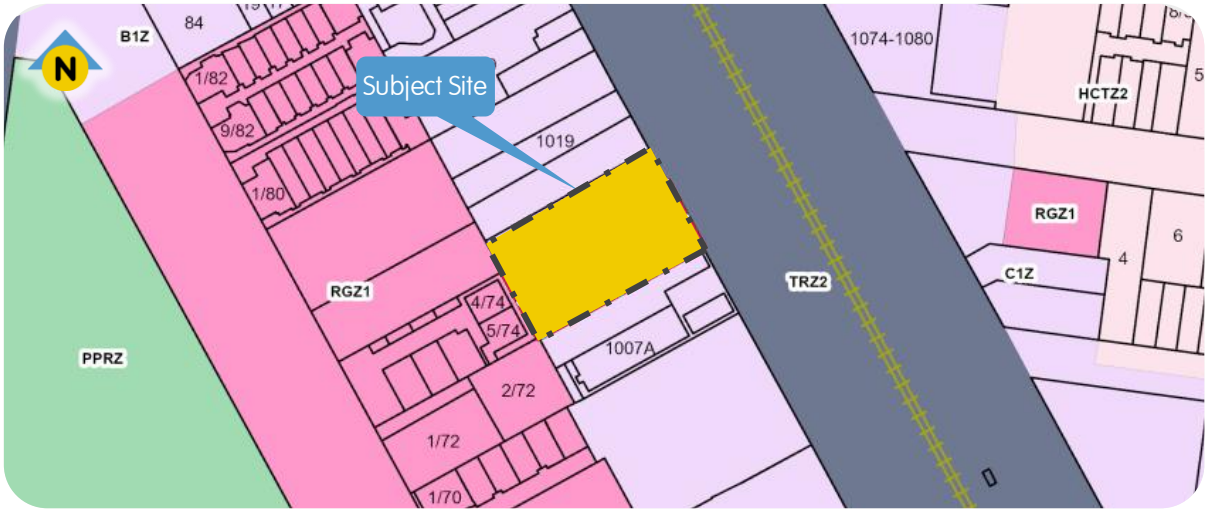


Figure 3 Land Use Planning Zone

The purpose of this zone is to:

- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

3 Development Proposition

3.1 Use and Yield

It is proposed to develop the subject site for the purposes of accommodating a mixed-use development. The proposal is summarised in Table 1.

Table 1 Development Schedule

Use	Yield
Retail	221 sq.m
Dwellings	14 x two-bedroom dwellings
	22 x three-bedroom dwellings

3.2 Access Arrangements

Access to the development is afforded via a crossover from Mount Alexander Road along the northern boundary of the site. This access point provides connection to the loading area as well as the ramp to the basement levels as illustrated below in Figure 4.

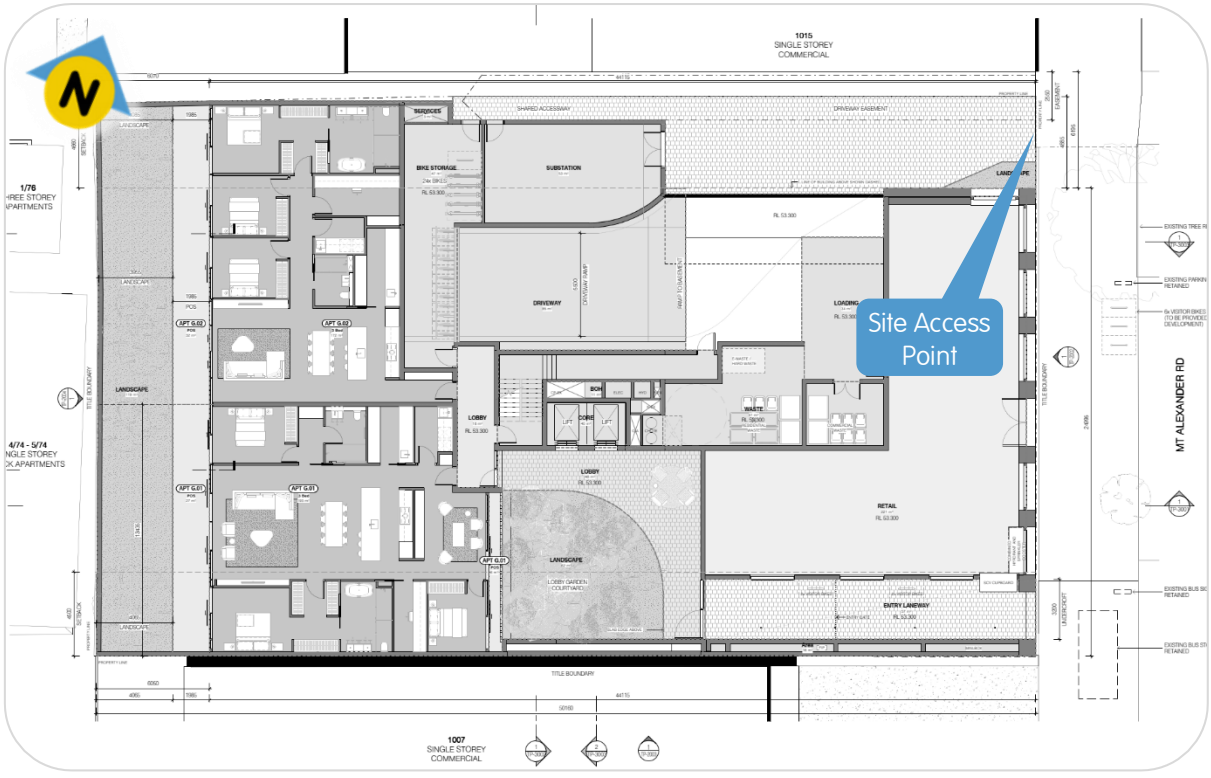


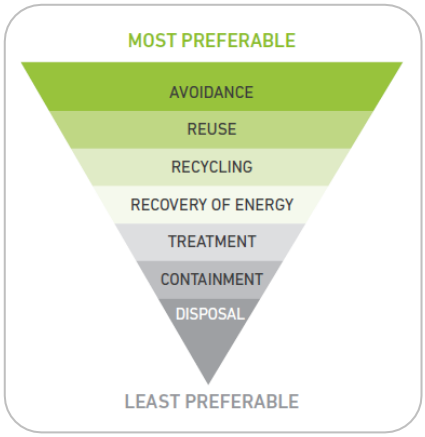
Figure 4 Access Arrangements

4 Objectives

The primary objective of this WMP is to:

- Identify all potential waste streams likely to be generated on site; and
- Provide a description of how waste is likely to be stored, handled, processed and disposed of, or reused and recycled.

This WMP seeks to establish principles by which the design, provision and maintenance of services and infrastructure that enable garbage, recycling, organics and bulky waste services to be operated at the development site in the best possible way in order to improve resource recovery and align with the principles of waste hierarchy.



5 Waste Generation

5.1 Commercial Waste Generation

To estimate the likely commercial waste generated for garbage, food organics and recycling streams, reference is made to Sustainability Victorias 'Waste Management and Recycling in Multi-unit Developments' Better Practice Guide.

It is expected that the retail tenancy will operate similar to a cafe. Weekly waste generation rates, sourced from the aforementioned guide, for the proposed uses are shown in .

For the purposes of calculating organic waste:

- It is expected that up to 40% of the **cafe's** garbage waste component will be made up of organic waste.

Table 2 Commercial Weekly Waste Generation Rates

Use	Landfill (L) / 100sqm	Recycling (L) / 100sqm	Organics (L) / 100sqm
Retail (Cafe)	1,260	1,400	840

Adopting the prescribed waste generation rates, the retail tenancies are expected to generate weekly amounts of waste as shown in Table 2.

Table 3 Weekly Commercial Waste Generation

Use	Area (sqm)	Garbage (L)	Recycling (L)	Food Organics (L)
Retail (Cafe)	221	2,785	3,094	1,856

5.2 Residential Waste Generation

Noting the State Governments preference to move towards four (4) waste stream and referencing the City of Melbourne's ' Guidelines for Waste Management Plans', the proposed dwellings are expected to generate the weekly amounts as shown below in Table 4.

Table 4 Residential Weekly Waste Generation Rates

Dwelling Type	Landfill (L)	Recycling (L)	Organics (L)	Glass (L)
Two-Bedroom	75	70	25	30
Three-Bedroom	90	84	30	36

Adopting the above waste generation rates; the residential dwellings are expected to generate weekly waste as shown in Table 5.

Table 5 Weekly Residential Waste Generation

Development Composition	No.	Landfill (L)	Recycling (L)	Organics (L)	Glass (L)
Two-Bedroom	14	1,050	980	350	420
Three-Bedroom	22	1,980	1,848	660	792
Total	**36**	**3,030**	**2,828**	**1010**	**1212**

6 Equipment and Systems

6.1 Bin Provision & Collection Frequency

6.1.1 Commercial

The bin provision and collection frequency for the commercial portion of the site is outlined in Table 6.

Table 6 Commercial Bin Provision

Waste Stream	Bins		Total Bin Capacity (L)	Collections Per Week	Waste Generation Per Collection (L)	Weekly Bin Capacity (L)	Weekly Waste Generation (L)
	Number	Size (L)					
Landfill	1	1,100	1,100	3	928	3,300	2,785
Organic	3	240	720	3	619	2,160	1,856
Recycling	1	1,100	1,100	3	1,031	3,300	3,094
Glass	2	240	480	As required	N/A	480	N/A

No generation rate is provided within the sustainability guide for glass waste for the uses provided on site. Notwithstanding, a 660L glass bin has been provided.

6.1.2 Residential

The bin provision and collection frequency for the residential portion of the site is outlined in Table 7.

Table 7 Residential Bin Provision

Waste Stream	Bins		Bin Capacity (L)	Collections Per Week	Waste Generation Per Collection (L)	Weekly Bin Capacity (L)	Weekly Waste Generation (L)
	Number	Size (L)					
Landfill	1 1	1,100 660	1,760	2	1,515	3,520	3,030
Organic	3	240	720	2	505	1,440	1,010
Recycling	1 1	1,100 660	1,760	2	1,414	3,520	2,828
Glass	2	360	720	2	606	1,440	1,212

Additionally, a 3 sq.m area for hard waste is provided.

6.2 Bin Dimensions

The dimensions of the bins provided are provided at Table 8.

Table 8 Bin Dimensions

Bin Size (L)	Height (mm)	Depth (mm)	Width (mm)
240 MGB	1,080	735	580
360 MGB	1,100	885	600
660 MGB	1,235	765	1,360
1,100 MGB	1,470	1,245	1,370

The above dimensions are sourced from Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide' and are subject to change between manufacturers.

A private bin collection arrangement is recommended; thus, the bin colours can be adopted from options provided in AS4123.7 and labelled accordingly to identify the waste generator and site address.

As private collection is proposed, Council's minimum waste service charge will apply.

6.3 Location

Separate bin stores are proposed for the commercial and residential portions of the site, their location is illustrated in Figure 5.

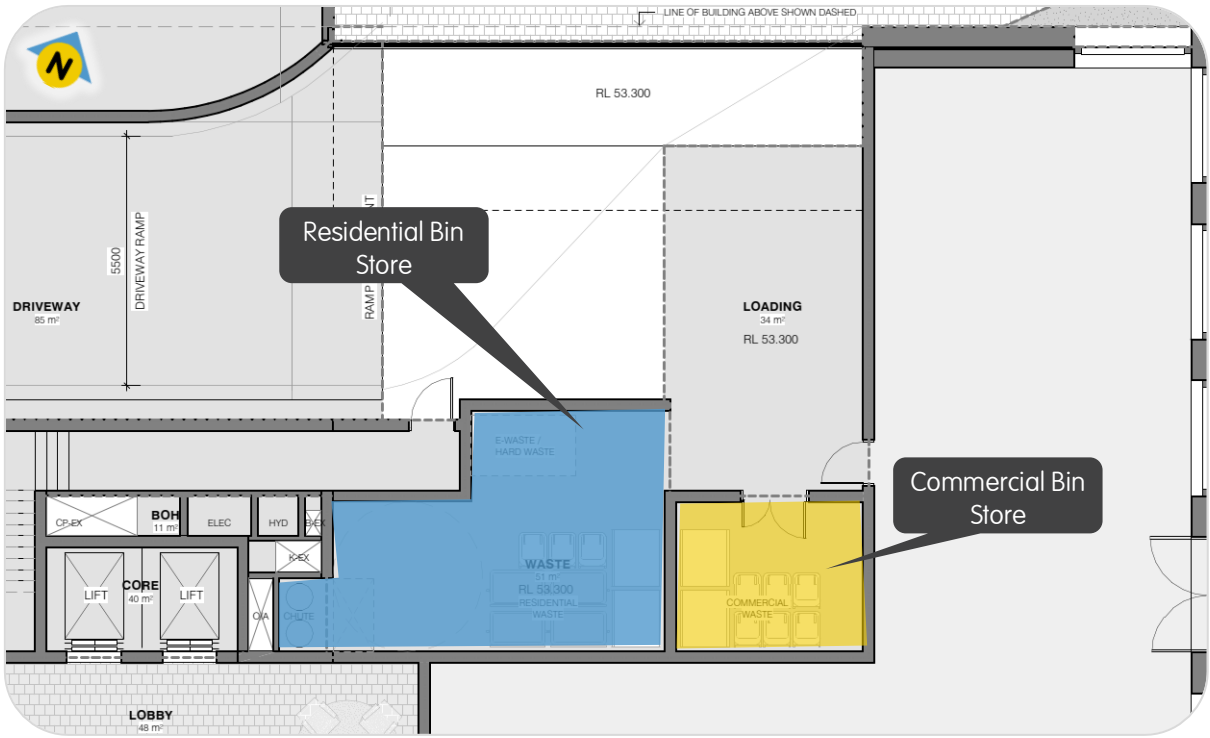


Figure 5 Bin Store Locations

6.3.1 Commercial

Tenants of the commercial tenancies will be responsible for the appropriate segregation and transfer of waste to the commercial bin store on the ground floor.

Garbage shall be placed within tied plastic bags prior to being transferred to the designated waste bin.

Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Organic waste should be segregated into compostable waste bags prior to being placed in the assigned waste bins.

6.3.2 Residential

Responsibility	The Building Manager will be responsible for the ongoing management of the waste system including the maintenance of the secure bin stores and waste disposal system equipment and components, to the satisfaction of users and the Responsible Authority (and in accordance with relevant manufacturer specifications). When required, the Building Manager shall engage an appropriate contractor to conduct services, replacements or upgrades.
Chute System (Garbage & Recycling)	It is proposed to leverage dual chute systems to service a majority of residential apartments. These dual chute systems will facilitate the disposal of landfill and recycled waste streams for most apartments, with a chute disposal point provided on each level, providing a convenient connection for all residents. The detailed design of the proposed chute system must be appropriately designed and documented by a reputable chute manufacturer to the manufacturer's specifications and designed in accordance with relevant Australian Standards. The chute supplier shall supply and fix safe-operating instructions to each intake-door and place a warning sign on each chute outlined. For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Access to each chute outlet shall be restricted to trained personnel only, to prevent unauthorised access to chutes and bins. Garbage and Recycling bins will be manually rotated underneath the associated chute to ensure no overflow occurs, with the Building Manager regularly monitoring the filling of bins under chutes. All bins will be reinforced to withstand loads from waste falling at high speed for improved longevity and will sit on rubber mats to reduce noise.
Food Organics & Glass	In addition to the dual chute systems, we note that Food Organics and Glass bins are provided in the residential waste room on the ground level.
Source Separation	It is expected that residents will sort their waste and dispose of garbage and recycling in the appropriate chute or bin as necessary. Garbage shall be placed within tied plastic bags prior to being transferred to the chute. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate garbage bins. Items unsuitable for chute disposal shall be manually transferred to the residential waste storage area and placed in the appropriate bin.

6.4 Collection Arrangements

6.4.1 Waste Collection

Waste shall be collected within the development, with a private waste collection contractor engaged.

Waste bins shall be collected by a 6.4m mini waste collection vehicle with the following dimensions:

- Nominal Length 6.4m long;
- Nominal Height 2.1m high;
- Nominal Gross Vehicle Mass 6.4 tonnes

A swept path analysis, provided as Appendix A confirms that the development plans make adequate provision for the safe and convenient manoeuvring of this design vehicle.

The waste vehicle shall enter the site from Mount Alexander Road using the driveway which runs along the northern boundary of the site. For waste collection, the vehicle will reverse into and prop in the loading bay while collecting the waste bins. The waste vehicle will then exit the site in a forward direction.

With respect to green waste, it is recommended that green waste generated by the garden areas of the site are collected by the garden maintenance contractors and disposed of by those contractors.

Note: The owners corporation / building manager shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

6.5 Amenity Management

6.5.1 Washing, Ventilation and Vermin-Prevention Measures

The Owners Corporation in conjunction with the Building Manager shall ensure that the residential developments bins and waste storage areas are kept in a clean state with access doors and bin-lids to be kept closed (where possible), to minimise odours and discourage vermin.

Further, waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar);
- Smooth, slip-resistant and appropriately drained flooring;
- A graded bin-wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements. The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed;
    - Alternatively, a contractor can be engaged by the Building Manager to wash and sanitise waste bins as required - the contractor will be responsible for containing and disposing of any contaminated water.
- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute.

6.5.2 Noise Reduction Measures

All bins are to be always kept within their respective bin rooms / areas except at collection.

All bins will have rubber wheels for quiet rolling during transfers.

The hours of waste collections shall be as specified in Council's local laws and / or in accordance with the Victorian EPA Noise Control Guideline, which sets out the following requirements:

- Collection occurring once a week should be restricted to the hours: 6am-6pm Monday to Saturday;
  - Further, the waste collection must be undertaken in the off peak hours for the safe operation of the car park.
- Compaction (within the vehicle) should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

6.5.3 Stormwater Pollution Prevention

To prevent stormwater pollution, each resident / the building manager (as appropriate) will be required to:

- Ensure all waste is disposed into chutes & building manager to rotate bins to ensure no overflow;
- Ensure that rubbish and recycling items are secured so they can't blow away into the car park during collections;
- Keep bins closed to prevent animals from searching through waste; and
- Make sure any bin spillage is cleaned up using dry absorbent materials (such as sand, sawdust or paper towel, as required).

6.6 Other Waste Streams

6.6.1 Garden Waste

Given the nature of the proposed mixed-use building, it is generally expected that garden waste generation will be minimal.

We expect that the upkeep, maintenance and gardening undertaken on the common property areas on-site will be managed by a private contractor which is appointed by the Building Manager.

It is expected that any garden waste will be collected and disposed of by the private contractor.

6.6.2 E-Waste

Tenants will be responsible for the appropriate disposal of any e-waste items generated, including items such as batteries, computers, electrical appliances etc.

E-waste can be disposed within the municipality at locations listed on Council's website, such as Moonee Valley Transfer Station and Brimbank Resource Recovery Centre. Alternatively, tenants can engage an appropriate private waste contractor for the removal of e-waste.

6.7 Contact Information

6.7.1 Council

Moonee Valley City Council	Local Council	ph 03 9243 8888

6.7.2 Suppliers / Contractors

iDump:	Private Waste Collector	ph 1300 443 867
Kartaway	Private Waste Collector	ph 1300 362 362
Waste Wise Environmental	Private Waste Collector	ph 03 9359 1555
Sulo MGB Australia	Bin supplier	ph 1300 364 388

6.7.3 Other Useful Contacts

Sustainability Victoria	ph 1300 363 744
	Online: www.sustainability.vic.gov.au
Eco Waste Recycle Centre & Transfer Station	Online: www.ecowasterecycling.com.au
Cleanaway	Online: www.cleanaway.com.au

7 Limitations

This Waste Management Plan is intended to inform and accompany a town planning application.

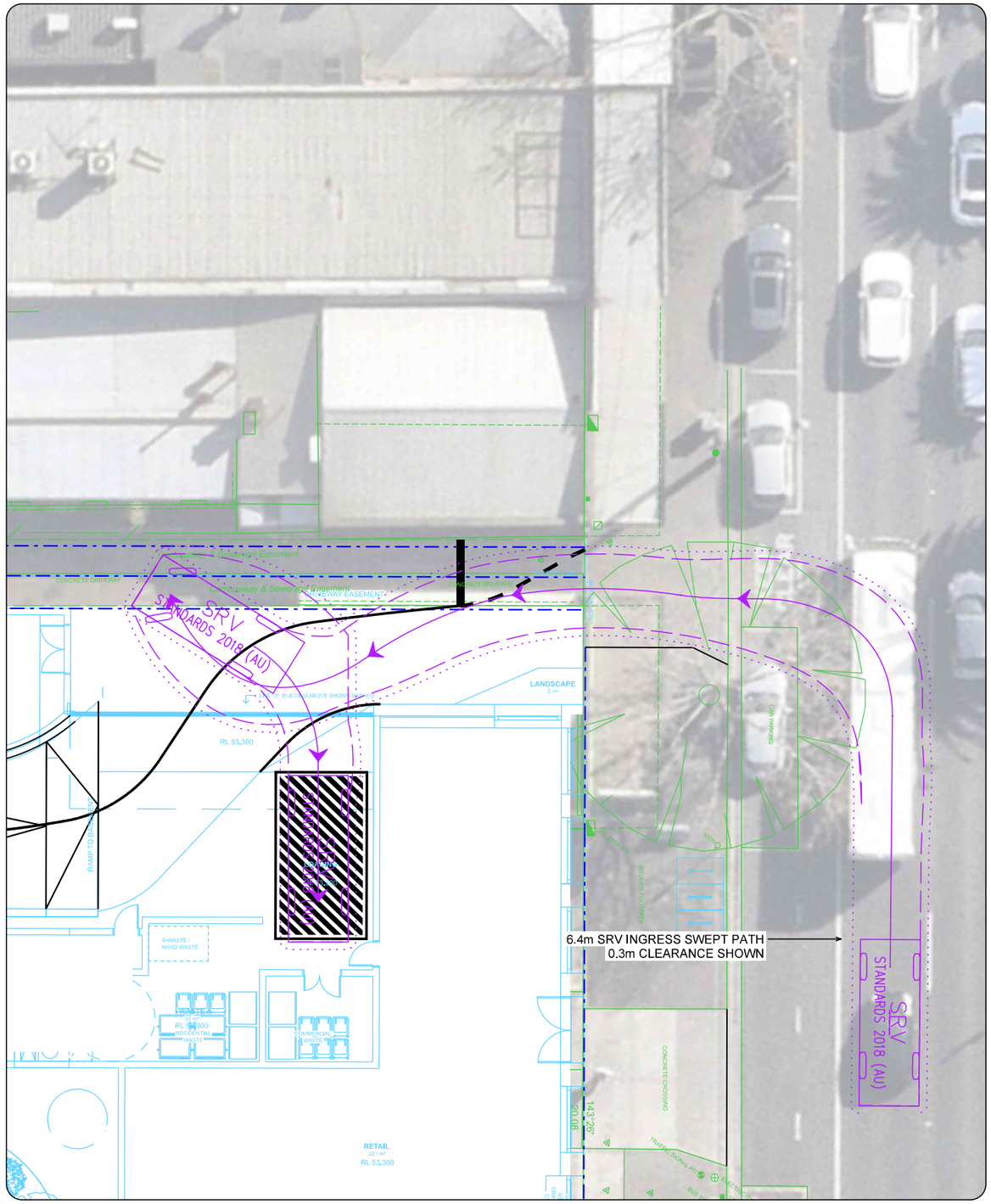
The waste generation data presented in this report are estimates only based on the existing operations. Actual waste generation characteristics could vary month to month depending on demand and productivity. Accordingly, it is our expectation that the Building Manager / Site Operator will adjust the recommended strategy to respond to actual operational conditions post development. These adjustments could include, but are not limited to increasing the number of bins and or increasing the collection frequency - Subject to Council Approval.

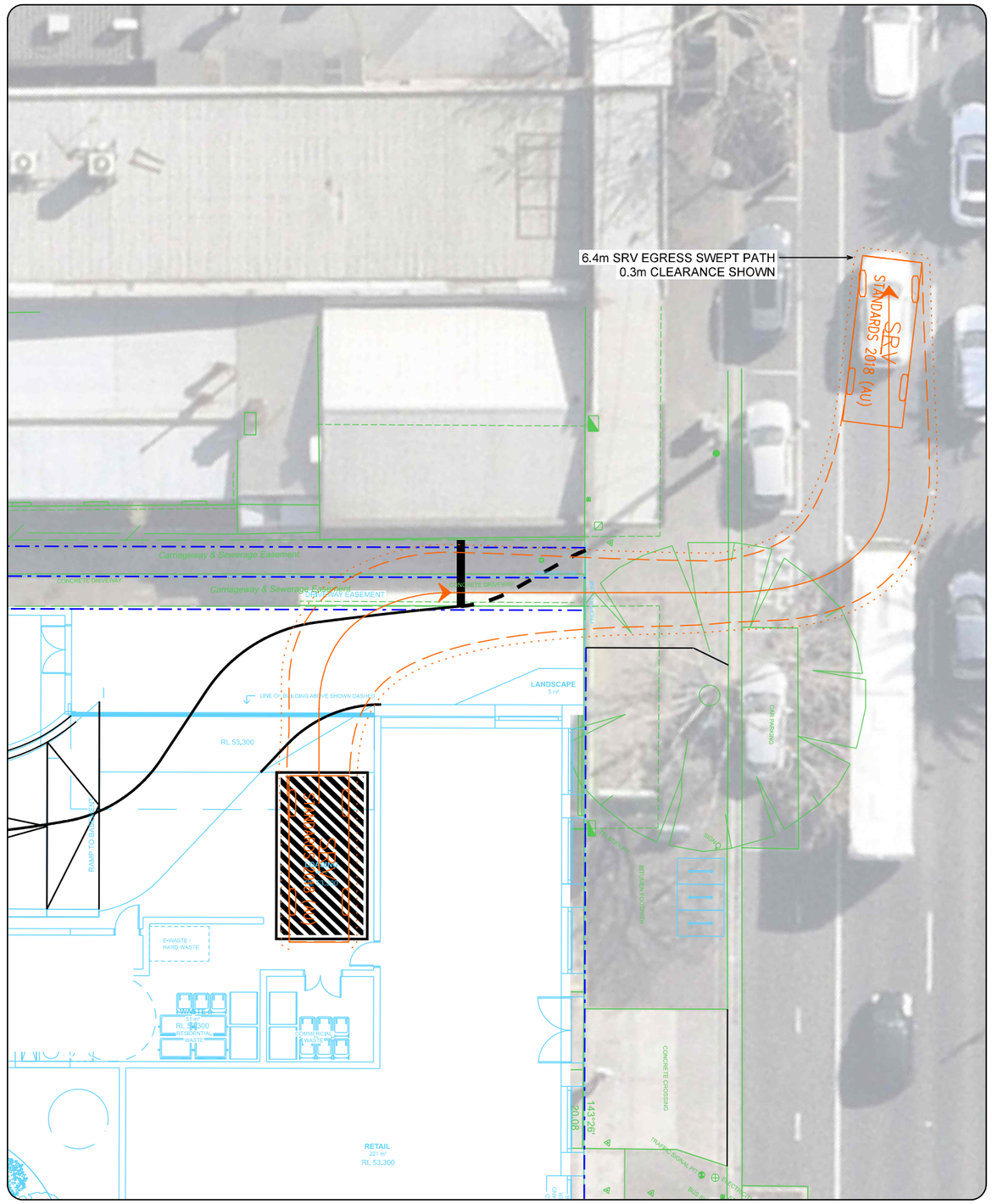
To this end, Subject to Council request, changes in legal requirements, changes in the development's needs and / or waste patterns (waste composition, volume or distribution), or to address unforeseen operation issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

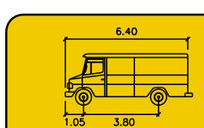
- A waste audit and new waste strategy;
- Revision of the waste systems (bin sizes / quantity / streams / collection frequency);
- Re-education of tenants;
- Revision of the services provided by the waste collector(s); and
- Any necessary statutory approval(s).

APPENDIX A
Scaled Site Plan & Swept Path Analysis

Design Vehicle: 6.4 Metre Small Rigid Vehicle







6.4m SMALL RIGID VEHICLE

	METERS
WIDTH	: 2.30
TRACK	: 2.30
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 38.1

IMPACT TRAFFIC ENGINEERING PTY LTD
ABN 78 611 424 107
LEVEL 17, 31 QUEEN STREET, MELBOURNE VIC 3000
create@Impactaustralia.com.au
Impactaustralia.com.au

MELWAY ONLINE REF:MAP 28 F2

SCALE
1:200 @ A3

Client
KINCREST

Date **2025-12-12**
Drawn / Approved **WK / JO**

Project
MIXED-USE DEVELOPMENT
1009-1015 Mt. ALEXANDER ROAD, MELBOURNE
CITY OF MOONEE VALLEY

Title
TRAFFIC & TRANSPORT ASSESSMENT
SWEPT PATH ANALYSIS
6.4m SRV DESIGN VEHICLE

Status
PRELIMINARY

Drawing Number
IMP2505046 - DRG-01-03

Revision
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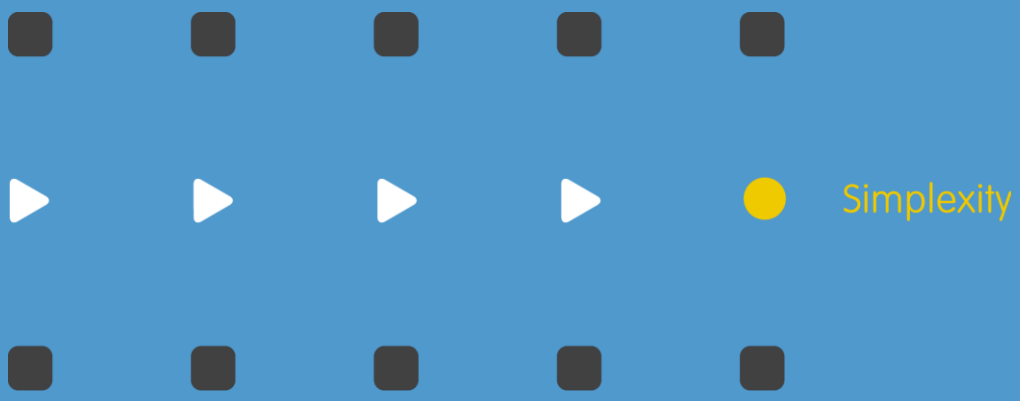
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