

Traffix Group

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Waste Management Plan

Proposed Mixed use Development
98-104 Riversdale Road, Hawthorn

Prepared for
Glenferrie Hill Pty Ltd

May 2026

G38194R-02B (WMP)

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Document Control

Our Reference: G38194R-02B (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	08/05/2026	P. Santhosh/M. Jora	J. Young (RPE 15330)
B	Final	19/05/2026	M. Jora	J. Young (RPE 15330)

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



COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

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.....	4
3.3.1.	Overall Generation Rates.....	4
3.3.2.	Considering Alternative Waste Streams.....	5
3.4.	Waste Equipment Mobile Garbage Bins (Waste Room).....	7
3.4.1.	FOGO Collection – Kitchen Caddies and Liners.....	8
3.4.2.	E-waste.....	9
3.4.3.	Internal Bin Storage.....	10
3.5.	Dual Chute System.....	11
3.6.	Planning Scheme Design Requirements (Clause 58).....	11
3.6.1.	Waste Area and Access.....	13
3.7.	Signage.....	14
3.8.	Waste Collection Arrangements and Vehicle Access.....	15
4.	Amenity Impacts.....	16
4.1.	Ventilation/Odour Prevention.....	16
4.2.	Noise Reduction.....	16
4.3.	Vermin Prevention & Litter Management.....	16
4.4.	Washing Facilities and Stormwater Pollution.....	17
5.	Ongoing Maintenance & Sustainability Initiatives.....	17
5.1.	Maintenance Management.....	17
5.2.	Waste Reduction Strategies.....	17
5.3.	Waste Management Rules.....	18
5.4.	Monitoring and Review.....	18
5.5.	Occupational Health and Safety Risk Assessment.....	19
6.	Contact Information.....	20

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

List of Figures

Figure 1: FOGO Caddy Liner Requirements	9
Figure 2: Example Internal Waste Storage System	10
Figure 3: Proposed Waste Areas & Pedestrian Access Route	13
Figure 4: Waste Signage Examples	15
Figure 5: Sustainability Victoria's Waste Management Hierarchy	18

List of Tables

Table 1: Development Schedule	1
Table 2: Waste Streams	3
Table 3: Waste Generation Rates	5
Table 4: Expected Waste Generation for the Proposed Use	5
Table 5: Alternative Waste Streams	6
Table 6: Expected Waste Generation – Splits per Stream	6
Table 7: Expected Waste Generation – Splits per Stream	6
Table 8: Waste Bins and Collection Frequencies - Residential	7
Table 9: Waste Bins and Collection Frequencies – Retail	7
Table 10: Bin Details and Colours	8
Table 11: Standard D24 Requirements	11
Table 12: Waste Area Requirements	14
Table 13: Waste Area Requirements	14
Table 14: Supplier Contact Information	20

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

List of Appendices

Appendix A	Development Plans
Appendix B	Swept Path Diagrams

**ADVERTISED
PLAN**

1. Introduction

Traffix Group has been engaged by Glenferrie Hill Pty Ltd to undertake a Waste Management Plan for the Proposed Mixed-use Development at 98-104 Riversdale Road, Hawthorn.

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

2. Development

The application proposes to develop the site for the purpose of multi storey mixed use development. The development schedule is provided in Table 1.

Table 1: Development Schedule

Use		Current Scheme
Residential	2 bed apartments	16 no.
	3 bed apartments	26 no.
	Total	42 no.
Commercial	Medical centre	229m ²

Vehicle access to the site is provided via a crossover to Glen Street.

Medical centre

A waste storage area is provided for medical centre at basement level, which can be accessed via using lift as required.

Residential

A dual chute system for residents is provided at each residential level which will terminate into a chute discharge/termination area at basement level. Garbage and commingled recycling will be accommodated within the chutes.

Additional waste bins for Food Organic Garden Organic (FOGO) and glass will be provided within a shared residential waste storage area at basement. These waste streams will be manually transferred to the waste room at basement by residents.

E-waste, charity waste bins and hard waste are to be stored within shared residential waste storage area.

Waste collection is to be undertaken on-site within the basement carpark via a private contractor using a 6.4m long rear loading waste collection vehicle.

A copy of the development plans prepared by Tristan Wong Architecture is attached at Appendix A.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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 individual dwellings and within medical tenancy for temporary storage of garbage, recyclable, FOGO and glass waste where relevant prior to transferring to mobile Garbage Bins (MGBs)
- A dual chute system for garbage and recyclable waste (excluding FOGO and glass) at each residential level – access to all residential dwellings provided,
- Manual transfer by residents of FOGO, glass and hard waste from dwellings to the shared waste storage area at basement level as required,
- Waste shall be stored within MGBs within the basement level waste room, and
- Collection of waste will occur by private contractors via the basement carpark

3.2. Management of Waste Streams

In accordance with the Victorian Government's Circular Economy Policy *Recycling Victoria, A New Economy* (February 2020) FOGO and glass waste have been considered separately to reduce landfill at the source.

On this basis, the waste generated by the development will be separated into the following waste streams:

Residential Component

- General Garbage Waste,
- Food and Organics/Green Waste (FOGO),
- Glass, and
- Other Commingled Recycling (inc. recyclable plastics and paper and cardboard)

Commercial Component

- General Garbage Waste,
- Other Commingled Recycling and
- Clinical/Medical waste

**ADVERTISED
PLAN**

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

Table 2: Waste Streams

Waste Type	Waste Management Arrangements	
	Residential Waste	Commercial waste
Garbage	Each dwelling shall be provided with small caddy bins for temporary storage of waste. Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the appropriate chute provided at each residential level.	Medical tenancy shall be provided with plastic bins for temporary storage of landfill waste. Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the respective commercial waste storage area.
Recycling	Each dwelling shall be provided with small caddy bins for temporary storage of waste. Residents will dispose of recyclable items directly into the appropriate chute provided at each level. Cardboard items shall be folded where appropriate.	Medical tenancy shall be provided with smaller bins for temporary storage of recyclable waste. Staff will dispose of loose recyclable items directly into the recycling bin within the respective commercial waste storage area.
FOGO	Residents will be provided with a kitchen caddy within the individual dwellings. Residents will dispose of organic waste directly into the organic bins within the shared waste area at basement level. Any bags used as part of the bins/caddies should be compostable in accordance with the relevant standards.	FOGO waste generation by medical centre is expected to be negligible, therefore any minimal FOGO waste can be accommodated within the garbage bin provided.
Glass	Glass waste will be separated within each residential dwelling as relevant. Residents will dispose of loose glass waste directly into the glass bins within the shared waste area at basement level.	Glass waste generation by medical tenancy is anticipated to be very low and therefore, it can be accommodated within the commingled recycling bin provided.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Waste Management Plan

98-104 Riversdale Road, Hawthorn

Waste Type	Waste Management Arrangements	
	Residential Waste	Commercial waste
Paper & cardboard	Paper and cardboard waste generated by residents can typically be accommodated within the commingled recycling bin (i.e. loose-leaf paper, food packaging etc). Transfer of this waste shall occur via the commingled recycling chute. An exception would apply to large cardboard items which must be taken to the basement level bin room manually via residents and places withing recycling bins within the basement.	Staff will dispose of loose cardboard directly into the paper & cardboard bin within the commercial waste storage area at basement level. Cardboard shall be folded appropriately.
Hard Waste	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. A temporary hard waste storage area is provided at basement level, and this waste will be collected via a private contractor on-site.	Hard waste generation by Medical Tenancy is expected to be negligible. Any minimal hard waste shall temporarily be stored internally within tenancy where relevant and can be drop off in nearby waste transfer facilities.
Other	Residents will dispose of electric waste within onsite e-waste bin including batteries, phones, computers etc. or alternatively at the nearest transfer station. E-waste must not be disposed in landfill. Residents can dispose of any charity goods within charity bin provided on-site.	Any clinical waste generated will be separated and disposed of in the clinical waste bins provided in the commercial waste storage area on the basement level. The e- waste generation by medical tenancy would be negligible therefore any e-waste that may be generated to be directly disposed of at the nearest e-waste transfer stations by individual tenant as required.

3.3. Waste Generation

3.3.1. Overall Generation Rates

The proposed land uses have been assessed against the waste generation rates within the *Waste Management and Recycling in Multi-unit Developments, Better Practice Guide (2019)* as prepared by Sustainability Victoria (Better Practice Guide).

Table 3 sets out the expected waste generation for the Proposed Mixed use Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
Residential		
Two-bedroom apartment	100L per apartment/week	100L per apartment/week
Three-bedroom apartment	120L per apartment/week	120L per apartment/week
Commercial		
Medical centre	10L per 100 m ² floor area/day	10L per 100 m ² floor area/day

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

Table 4: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Residential			
Two-bedroom apartments	16 no.	1600 L/week	1600 L/week
Three-bedroom apartments	26 no.	3120 L/week	3120 L/week
TOTAL WASTE GENERATED		4720 L/week	4720 L/week
Commercial			
Medical Centre	229m ²	161 L/week	161 L/week
TOTAL WASTE GENERATED		161 L/week	161 L/week

3.3.2. Considering Alternative Waste Streams

The waste ratios separated below are based on Traffix Group experience on similar developments and other waste management guidelines that provide suitable guidance on the split between various waste streams.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The split of waste generation between general waste, recycling, FOGO and Glass is detailed in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential dwelling	65%	35%	80%	20%	-
Medical centre	100%	-	100%	-	-

Based on the preceding splits, the development is expected to generate individual waste volumes as per Table 6.

Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (inc. paper & cardboard)	Glass
Residential					
2-Bed Apartment	16 no.	1040 L	560 L	1280 L	320 L
3-Bed Apartment	26 no.	2028 L	1092 L	2496 L	624 L
Subtotal		3068 L	1652 L	3776 L	944 L
TOTAL WASTE GENERATED		4720 L/week		4720 L/week	

Table 7: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage	Recycling
		General (inc. FOGO waste)	Commingled
Medical Centre	229 sqm	161 L	161 L
TOTAL WASTE GENERATED		161 L/week	161 L/week

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3.4. Waste Equipment Mobile Garbage Bins (Waste Room)

Based on the determined waste generation, Table 8 provides a summary of the nominated waste storage area provisions and the frequency of collection.

MGBs shall be provided by Owners Corporation or private waste collection contractors.

Table 8: Waste Bins and Collection Frequencies - Residential

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	3068 L	1,100L	3 no.	1
FOGO	1652 L	240L	7 no.	1
Recycling	3776 L	660L 1100L	1 no 3 no.	1
Glass	944 L	240L 660L	1 no. 1 no.	1
E-waste	varies	240L	1 no.	As required
Charity waste	varies	240L	1 no.	As required

Table 9: Waste Bins and Collection Frequencies – Retail

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	161L	660L	1 no.	Fortnightly
Recycling	161L	660L	1 no.	Fortnightly
Clinical/Medical waste	varies	120L	2 no.	As required

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Waste Management Plan

98-104 Riversdale Road, Hawthorn

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

Table 10: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) ^{Note 1}	Bin Lid Colour ^{Note 2}	Bin Body Colour ^{Note 2}
Garbage	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240l 660L	1,060 x 585 x 730mm 1,200 x 1,260 x 780mm	Purple	
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. FOGO Collection – Kitchen Caddies and Liners

Kitchen caddies for Food Organics and Garden Organics (FOGO) will not be provided by Council. These items may be supplied and managed by the nominated private waste collection service provider or alternately supplied by residents.

Residents are encouraged to place food scraps directly into the provided kitchen caddy without the use of plastic, biodegradable, or compostable liners. This is identified as the most environmentally sustainable method for the FOGO waste stream.

To maintain hygiene and mitigate odours, residents shall be instructed to:

- Wash or rinse the kitchen caddy after each emptying.
- Utilize the "dishwasher-safe" feature of Council-standard caddies for weekly deep cleaning.
- Apply a thin layer of bicarbonate soda at the base of the caddy to neutralize acidic food odours.

Where moisture control is required, residents may use small amounts of newspaper, paper towels, or unlined brown paper bags (e.g., mushroom bags) to wrap food scraps. These materials are fully compatible.

If bin liners are used, liners must be certified to AS 4736-2006 (Biodegradable plastics suitable for industrial composting). Liners must be lime green in colour and clearly display the 'Seedling Logo' to ensure compatibility with FOGO processing facilities.

General 'biodegradable' or 'oxo-degradable' bags are strictly prohibited as they do not meet Australian Standards for composability and constitute a waste stream contaminant.

Guidance for identifying appropriate FOGO caddy liners is provided in the following figure (source: <https://www.monash.vic.gov.au/Waste-Sustainability/Recycling-and-Composting/Food-Waste-Collection/Lining-your-caddy>).



Figure 1: FOGO Caddy Liner Requirements

Suitable commercial bags commonly available are detailed as follows:

- Maze 7L compostable paper bags
- BioBag Compostable Plastic Bin Liners 8L
- Maze 9L slim compostable bags
- Cardia compostable 8L kitchen tidy bags
- Multix greener mini plant-based compostable bags

Council is not responsible for providing kitchen caddies or liners. These items shall be purchased from retailers such as Supermarkets, Bunnings, Big W, or similar stores.

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)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Additional e-waste recycling locations are listed at:

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

An allowance for a 240L e-waste bin has been included within the waste room. This bin would accommodate general e-waste (cables, small handheld appliances) and would be collected and processed by private contractor as required. Larger appliances would be stored within hard waste areas and transferred as required.

3.4.3. Internal Bin Storage

Internally, a storage space shall be provided with minimum dimensions of at least 0.07m³ and minimum depth of 250mm for the storage of waste and recycling for each dwelling. This would typically be provided within an under-bench bin system provided as part of the cabinetry of kitchen or laundry areas.

FOGO caddies shall be provided separately to this storage arrangement.

An example of a suitable storage solution (74L) that could be considered is provided in the following figure¹.



Figure 2: Example Internal Waste Storage System

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

¹ Source: Kia Ora VITA 74L (2x37L) Kitchen Bin in Dark Grey. To suit 450mm cabinet K74450 - Organise at The Storage Shop

Waste Management Plan

98-104 Riversdale Road, Hawthorn

3.5. Dual Chute System

A dual chute system for garbage and recycling will be provided for residents on each building level, which will terminate into the appropriate bins located in the waste area at basement level.

Skirting/equivalent system should be provided at the termination of the chutes to reduce the impact of materials falling into the bins. Residential garbage and recycling bins shall have reinforced bases to increase the durability of the bins.

The chutes shall be designed to the manufacturer's specifications and appropriate signage, and instructions will be provided to residents to ensure correct and safe use of the chute system. Bins would be rotated as required by trained personnel.

The chutes will have acoustic treatment including vinyl loaded flexible barrier and 25mm acoustic foam to minimise noise impacts to the residents. Plastic chutes can be used if desired to further reduce the noise impacts to a minimal level.

Chute termination areas will be enclosed and secure for safety reasons. Access to these areas will be available by trained personal only. Building management staff will be responsible for the rotation and emptying of bins as required.

Doors to the secure chute room shall be provided at a minimum width of 1.5m in order to facilitate the transfer of 660L & 1100L bins as required.

3.6. Planning Scheme Design Requirements (Clause 58)

The development is subject to the requirements under Clause 58 of the Planning Scheme which apply to apartment developments. Clause 58.06-3 identifies the requirements to be met around waste and recycling.

The specific requirements under Standard D24 requirements are detailed in the following table with commentary also provided.

Table 11: Standard D24 Requirements

Standard D24 Requirement	Discussion / Response
<i>Developments should include dedicated areas for:</i>	
- Waste and recycling enclosures which are: - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.	Separate waste rooms are provided for the dwellings and medical tenancy. The waste room is located at basement level will include adequate ventilation and enable convenient access as required.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Waste Management Plan

98-104 Riversdale Road, Hawthorn

Standard D24 Requirement	Discussion / Response
Adequate facilities for bin washing. These areas should be adequately ventilated.	Bin wash facility will be provided within the bin room. The wash will include suitable drainage and ventilation arrangements.
Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	Waste room include bins that enable the separation of individual waste streams including FOGO and glass for the dwellings. This separation will enable maximum resource recovery and minimise landfill.
Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	The development includes FOGO bins for the dwellings which will enable the collection and storage of any garden waste.
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	The nominated waste collection vehicle will enter and exit the site in a forward's direction.
Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	Each dwelling shall include an internal bin arrangement that allows for the separation of waste. The dwellings shall include in internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	
Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).	The waste generation and collection arrangements are designed in accordance with the requirements of the Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).
Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	Odour, noise and vehicle movements hazards will have no impact on adjoining premises.

Overall, the requirements detailed under Standard D24 of Clause 58.06-3 have been met within the proposed development and included in this Waste Management Plan.

3.6.1. Waste Area and Access

The proposed development includes two waste storage areas provided at basement level.

The residential waste room includes the chute termination area which will be secured and accessed via trained personnel only and shared storage area for other waste streams which is accessible to residents by lifts as required.

A separate waste storage room is provided for medical tenancy within the basement.

Access door to all the waste storage area is at least 1.5m wide to allow adequate transfer of the 660L and 1,100L bins.

The waste area and access route are illustrated at Figure 3.

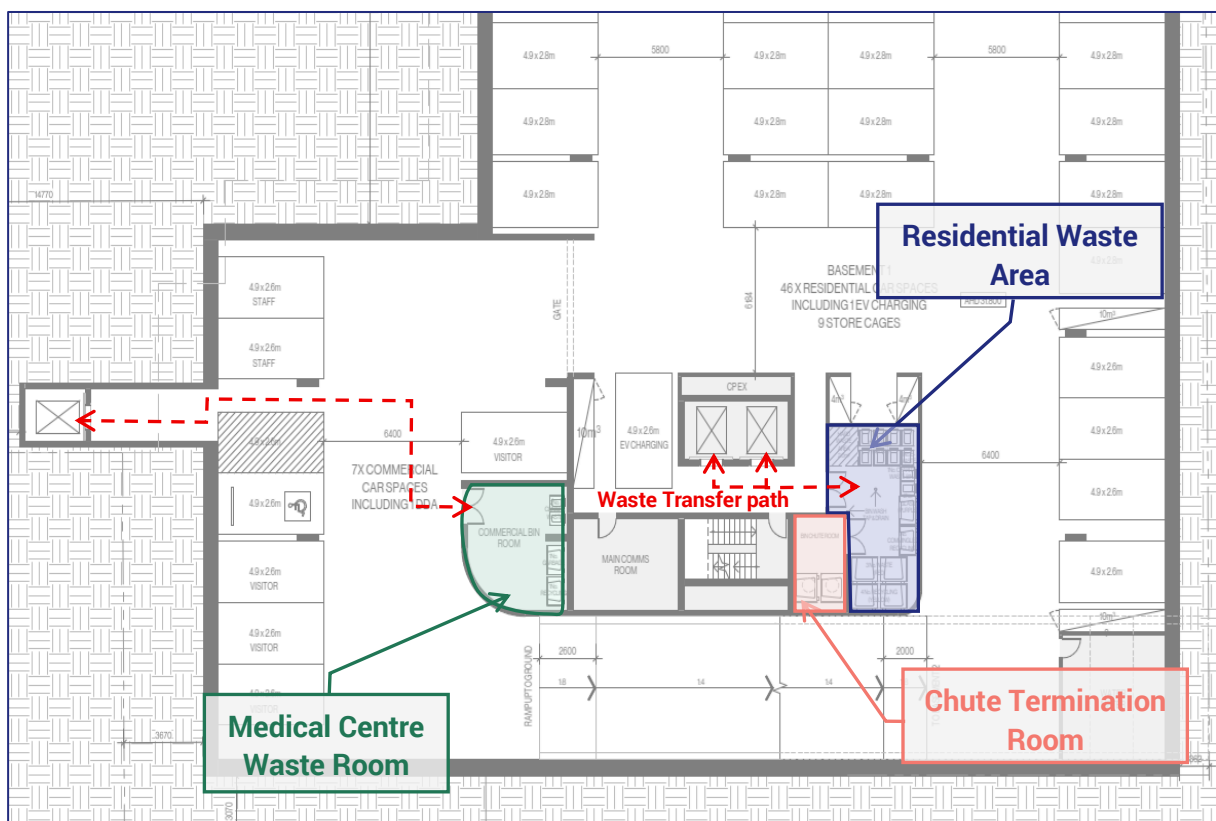


Figure 3: Proposed Waste Areas & Pedestrian Access Route

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Waste Management Plan

98-104 Riversdale Road, Hawthorn

Table 12 details the waste area requirements based on the waste equipment proposed.

Table 12: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Residential	240L	0.43sqm	8	3.44sqm	~38sqm
	660L	0.98sqm	2	1.96sqm	
	1,100L	1.33sqm	6	7.98sqm	

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

Table 13: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Medical centre	120L	0.26sqm	2	0.52sqm	~23sqm
	660L	0.98sqm	2	1.96sqm	

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 mixed-use Development.

3.7. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 4.

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





Figure 4: Waste Signage Examples

3.8. Waste Collection Arrangements and Vehicle Access

Waste collection will occur on-site within the basement 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 carpark whilst the bins are emptied and exit the site in a forward direction.

Waste collection will be undertaken outside of the peak hours to minimise disruption and ensure there is sufficient space 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.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

4. Amenity Impacts

It is the responsibility of the building manager and medical centre staff to carry out the ongoing maintenance of all waste areas to minimise the amenity impacts associated with the items detailed in following sections.

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 regularly 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 will be determined following the confirmation of a specific private waste collection contractor by the building manager. Waste collection time should comply with the EPA Noise Control Guidelines (Publication 1254):

Domestic Waste Collection

- Collections occurring once a week will be restricted to the hours 6:00am – 6pm Monday to Saturday,
- Collections occurring more than once a week will be restricted to the hours 7 am – 6pm Monday to Saturday

Commercial Waste

- – 7:00am to 8:00pm Monday to Saturday; and
- – 9:00am to 8:00pm Sunday and Public Holidays.

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Residents and private contractors will have access to the waste room.

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.

**ADVERTISED
PLAN**

4.4. Washing Facilities and Stormwater Pollution

Appropriate washing facilities including water supply and hose will 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 wastewater to prevent any stormwater pollution.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the building manager for the ongoing operation and maintenance of the Waste Management Plan.

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

All ongoing costs are to be fully met by the future occupant of the building.

5.2. Waste Reduction Strategies

The building manager will be responsible to encourage residents and staff of the proposed mixed-use development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 5 below.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Waste Management Plan

98-104 Riversdale Road, Hawthorn

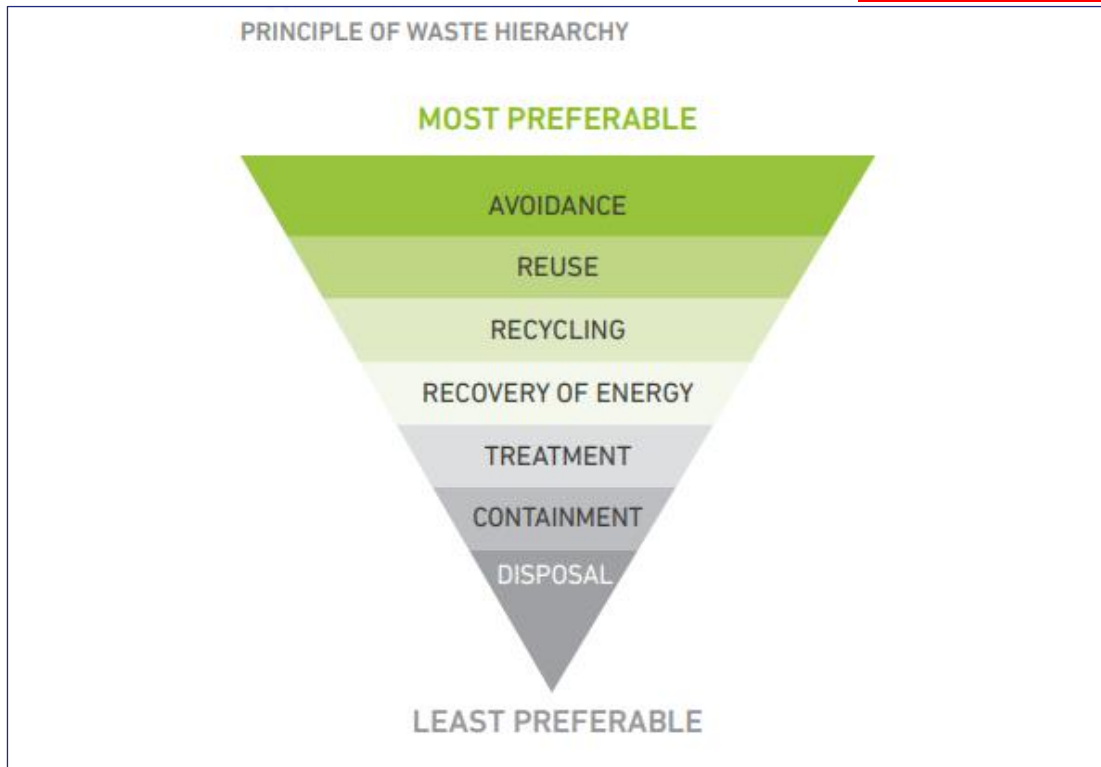


Figure 5: Sustainability Victoria's Waste Management Hierarchy

Additionally, the building manager 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 building manager to ensure all residents and 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 3.3. The building manager will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

5.5. Occupational Health and Safety Risk Assessment

Further to the occupation of the residential development, the building manager will ensure the waste collection arrangements comply with the relevant occupational health and safety (OH&S) guidelines including WorkSafe Victoria's *Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials* (June 2003).

Additionally, the property manager will ensure the nominated private contractor completes a risk assessment, provides staff training and implements safety procedures to address the risks associated with waste management activities, including manual bin handling, bin transfers and cleaning of waste equipment.

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

6. Contact Information

Table 14 provides a list of common waste collection service contractors and waste equipment suppliers. The building manager 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 14: 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
	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

Service Type	Business Name	Phone	Website
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

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Appendix A

Development Plans

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Project
98-104 Riversdale Road, Hawthorn

Revisions		
Rev	Date	Revision
1	13/05/26	ISSUED FOR TOWN PLANNING

General Notes		
Rev	Date	Revision

Drawing Notes & Copyright

Do not scale drawings. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by Tristan Wong Architecture before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

All rights reserved. This document is the property of Tristan Wong Architecture (TWA) and is intended solely for the commissioned purpose. No portion of this document may be reproduced, altered, or transmitted in any form or by any means without the prior written consent of Tristan Wong Architecture (TWA). Any unauthorized use of this document in any manner is strictly prohibited.

Drawing Details

Job No.
25014

Scale
1:150 @A1 OR 1:300 @A3

0 1.5 3 4.5 6 7.5 m

Drawing No.
SD02_02

Rev.
1

Drawing Title
BASEMENT 01



Appendix B

**ADVERTISED
PLAN**

Swept Path Diagrams

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Architectural site plan and aerial view of a building and its surroundings. The plan shows a building with a 'MAIL ROOM' and a 'COMMUNAL OPEN SPACE 108m²'. A 'FLAT' area is marked with dimensions 2000 and 3500. A 'PEDESTRIAN SIGHT TRIANGLE' is indicated with a height restriction of 900mm. The aerial view shows the building's location relative to a road and a 'TREE 6' with a height of 5.00m. A 'STEP RAMP' is also shown. The plan includes various dimensions and labels for different areas and features.

[illegible]

VEHICLE USED IN SIMULATION

6.345

0.98 3.40

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

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	19/05/2026	TOWN PLANNING	J. YOUNG	L. FURNESS

98-104 RIVERSDALE ROAD, HAWTHORN
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASE INFORMATION FROM: SD02_04.dwg &
SD02_03.dwg
DRAWINGS BY: Tristan Wong Architects

FILE NAME: G38194-01
SHEET NO.: 01



SCALE: 1:200 (A3)

0 2 4

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

Traffix Group
Level 28, 459 Collins St, MELBOURNE VIC 3000
T: (03) 9822 2888
www.traffixgroup.com.au