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# Waste Management Plan

Social Housing Development

2-6 Lampard Road, Drouin

Prepared for  
Housing Choices Australia Ltd

May 2026

G37029R-02D (WMP)

## Document Control

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# 1. Introduction

Traffix Group has been engaged by Housing Choices Australia Ltd to prepare a Waste Management Plan for the Social Housing Development at 2-6 Lampard Road, Drouin.

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. Land Use

The application is for a residential development on the site comprising of total 45 dwellings including 20 x one-bed apartments, 20 x two-bed apartments and 5 x three-bedroom townhouses in total.

Vehicle access to the site is provided via a crossover to the Lampard Road located at the site's northern boundary.

## Apartments

A shared waste storage area is provided at the ground level to be shared among all the apartments which can be accessed via the car park accessway. The waste will manually be transferred via residents to the shared waste storage room which is accessible via lifts as required.

## Townhouses

A separate waste storage area is provided at ground level to be shared among all the townhouses. Residents shall manually transfer their waste to the waste room as required.

Waste collection is to be undertaken on street along the site's frontage to Lampard Road via a private contractor using an 8.8m long rear loaded waste collection vehicle.

During collection, private contractor will prop temporarily at site's frontage and waste collection staff will be responsible to transfer the bins directly from waste storage area to the rear of the waste collection vehicle and return them back to the property once the collection has been completed.

A copy of the development plans prepared by Lian Architects Pty Ltd is attached at Appendix A.

## 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 apartments and townhouses within the kitchen for temporary storage of garbage, recyclable, FOGO & Glass waste prior to transferring to the relevant shared Mobile Garbage Bins (MGB's) using lifts via residents, and
- Shared mobile garbage bins (MGB's) within the waste storage area at ground level.

### 3.2. Management of Waste Streams

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

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

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

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

Table 1: Waste Streams

| Waste Type | Waste Management                                                                                                                                                                                            |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garbage    | Residents shall place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within the respective shared waste area at the ground level using lifts. |
| Recycling  | Residents will dispose of recyclable items directly into the recycling bins within the respective shared waste area at the ground level using lifts. Cardboard items shall be folded where appropriate.     |
| FOGO       | Residents will dispose of organic waste directly into the organic bins within the respective shared waste area at the ground level using lifts.                                                             |
| Glass      | Residents will dispose of loose glass waste directly into the glass bins within the respective shared waste area at the ground level using lifts.                                                           |

| Waste Type                   | Waste Management                                                                                                                                                                                                                                                                                                                    |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Paper &amp; cardboard</b> | Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the recycling bin.                                                                                                                                                                                                        |
| <b>Hard Waste</b>            | Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. Total of 2sqm of hard waste storage space is provided adjacent to the townhouse's waste storage area.                                                                                                    |
| <b>Other</b>                 | Residents will dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Drouin Waste Recyclers (81 Weerong Road, Drouin). E-waste must not be disposed of in landfill. Residents can dispose of any charity goods at the local op shops or charity bins. |

## 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 Social Housing Development.

Table 2: Waste Generation Rates

| Waste Source             | Garbage             | Recycling           |
|--------------------------|---------------------|---------------------|
| One-bedroom apartments   | 80L/apartment/week  | 80L/apartment/week  |
| Two-bedroom apartments   | 100L/apartment/week | 100L/apartment/week |
| Three-bedroom townhouses | 120L/townhouse/week | 100L/townhouse/week |

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

Table 3: Expected Waste Generation for the Use

| Waste Source                 | Size/No. | Garbage                 | Recycling              |
|------------------------------|----------|-------------------------|------------------------|
| One-bedroom apartments       | 20 no.   | 1,600 L/week            | 1,600 L/week           |
| Two-bedroom apartments       | 20 no.   | 2,000 L/week            | 2,000 L/week           |
| Three-bedroom townhouses     | 5 no.    | 600 L/week              | 600 L/week             |
| <b>TOTAL WASTE GENERATED</b> |          | <b>4,200 L per week</b> | <b>4,200L per week</b> |

## 3.3.2. Considering Alternative Waste Streams

As previously detailed, the Victorian Government's Circular Economy Policy: Recycling Victoria, requires food organics green organics (FOGO) and glass waste have been considered separately to reduce landfill at the source.

Consideration of the separate waste streams from the development is provided in the following Table 4.

Table 4: Alternative Waste Streams

| Land Use             | Garbage |      | Recycling                                |       |
|----------------------|---------|------|------------------------------------------|-------|
|                      | General | FOGO | Commingled (including paper & cardboard) | Glass |
| Residential dwelling | 65%     | 35%  | 80%                                      | 20%   |

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    | Commingled           | Glass | Paper & Cardboard |
| Residential apartments       | 40 no.   | 2,340 L              | 1,260 L | 2,880 L              | 720 L | -                 |
| <b>TOTAL WASTE GENERATED</b> |          | <b>3,600L / week</b> |         | <b>3,600L / week</b> |       |                   |

Table 6: Expected Waste Generation – Splits per Stream

| Waste Source                 | Size/No. | Garbage            |       | Recycling          |       |                   |
|------------------------------|----------|--------------------|-------|--------------------|-------|-------------------|
|                              |          | General            | FOGO  | Commingled         | Glass | Paper & Cardboard |
| Residential townhouses       | 5 no.    | 390 L              | 210 L | 480 L              | 120 L | -                 |
| <b>TOTAL WASTE GENERATED</b> |          | <b>600L / week</b> |       | <b>600L / week</b> |       |                   |



## 3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 & Table 8 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies – Residential Apartments

| Waste Stream | Waste Volume (L/week) | Bin Capacity | No. of Bins Required | Collection Frequency (per week) |
|--------------|-----------------------|--------------|----------------------|---------------------------------|
| Garbage      | 2,340L                | 660L         | 4 no.                | 1                               |
| FOGO         | 1,260L                | 240L         | 6 no.                | 1                               |
| Recycling    | 2,880L                | 360L<br>660L | 1 no.<br>4 no.       | 1                               |
| Glass        | 720L                  | 240L         | 6 no.                | 0.5                             |

Table 8: Waste Bins and Collection Frequencies – Residential Townhouses

| Waste Stream | Waste Volume (L/week) | Bin Capacity | No. of Bins Required | Collection Frequency (per week) |
|--------------|-----------------------|--------------|----------------------|---------------------------------|
| Garbage      | 390L                  | 660L         | 1 no.                | 1                               |
| FOGO         | 210L                  | 240L         | 1 no.                | 1                               |
| Recycling    | 480L                  | 660L         | 1 no.                | 1                               |
| Glass        | 120L                  | 240L         | 1 no.                | 0.5                             |

Further details regarding the waste equipment required for the development are detailed in Table 9.

Table 9: Bin Details and Colours

| Waste Stream | Bin Capacity                                                                                            | Dimensions (H x W x D) <sup>Note 1</sup> | Bin Lid Colour <sup>Note 2</sup> | Bin Body Colour <sup>Note 2</sup> |
|--------------|---------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------|-----------------------------------|
| Garbage      | 660L                                                                                                    | 1,200 x 1,260 x 780mm                    | Red                              | Dark Green                        |
| Recycling    | 660L                                                                                                    | 1,200 x 1,260 x 780mm                    | Yellow                           |                                   |
| FOGO         | 240L                                                                                                    | 1,060 x 585 x 730mm                      | Light Green                      |                                   |
| Glass        | 240L                                                                                                    | 1,060 x 585 x 730mm                      | 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. Waste Area and Access

### Apartments and Townhouses

The development provides two shared waste storage areas located at the ground level which can be accessed by the carpark accessway.

The waste storage areas and access route are illustrated at Figure 1.

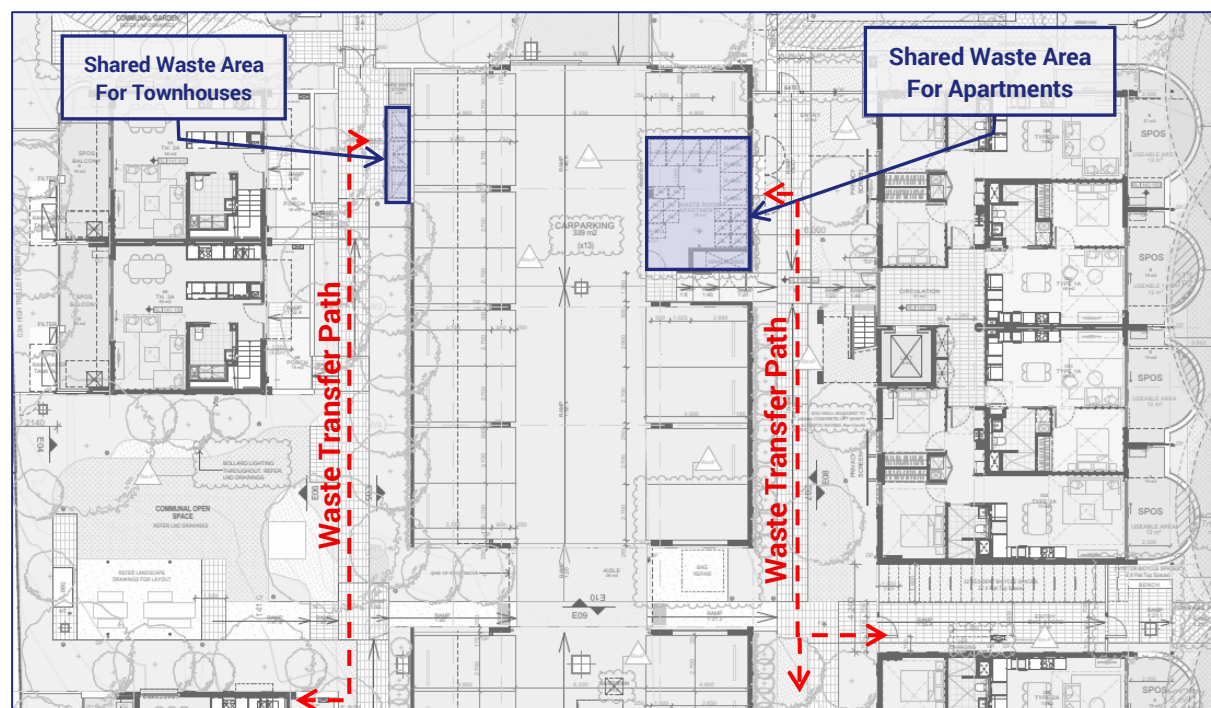


Figure 1: Waste Storage Areas & Pedestrian Access Route

Table 10 and Table 11 detail the waste area requirements based on the waste equipment proposed.

Table 10: Waste Area Requirements

| Use                    | Waste Equipment | Net Area <sup>1</sup> | Quantity | Net Waste Storage Area Required | Waste Area Provided |
|------------------------|-----------------|-----------------------|----------|---------------------------------|---------------------|
| Residential apartments | 240L            | 0.43m <sup>2</sup>    | 12       | 5.16m <sup>2</sup>              | 31m <sup>2</sup>    |
|                        | 360L            | 0.58m <sup>2</sup>    | 1        | 0.58m <sup>2</sup>              |                     |
|                        | 660L            | 0.99m <sup>2</sup>    | 8        | 7.84m <sup>2</sup>              |                     |

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

Table 11: Waste Area Requirements

| Use                    | Waste Equipment | Net Area <sup>1</sup> | Quantity | Net Waste Storage Area Required | Waste Area Provided |
|------------------------|-----------------|-----------------------|----------|---------------------------------|---------------------|
| Residential townhouses | 240L            | 0.43m <sup>2</sup>    | 2        | 1.86m <sup>2</sup>              | 5m <sup>2</sup>     |
|                        | 660L            | 0.99m <sup>2</sup>    | 2        | 1.98m <sup>2</sup>              |                     |

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.

## 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 residents of the development 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-street along the site's frontage to Lampard Road. A private contractor will be engaged to collect the waste via an 8.8m long medium rigid vehicle (MRV).

The private waste contractor will prop temporarily along the site's frontage to Lampard Road and waste collection staff will be responsible to transfer the bins directly from waste storage area to the waste vehicle and return the empty bins back to the property post collection. No bin will be left on street at any collection times.

## 4. Planning Scheme Design Requirements (Clause 55)

Clause 53.23 does not include any waste specifications or requirements. Accordingly, we have assessed the proposed development under the guidelines set out at Clause 55.05-5 relating to waste and recycling objectives for a residential development with two or more dwellings on a lot and residential buildings.

Clause 55.05-5 details waste and recycling objectives as follows:

*To ensure dwellings are designed to facilitate waste recycling.*

*To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.*

*To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.*

Within this Clause, Standard B5-5 sets out the minimum requirements for bin storage areas as per the following:

*The development includes a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1 and Table B5-5.2 within the planning scheme.*

This development includes:

- 5 townhouses which falls under the Table B5-5.1 requirements,
- 40 apartments which falls under the Table B5-5.2 requirements.

Both scenarios and their applicable requirements are detailed and summarised in the following table.

Table 12: Design Requirements – Clause 55.05-05

| Type of bin storage area                        | Minimum area                                                      | Minimum depth | Minimum height |
|-------------------------------------------------|-------------------------------------------------------------------|---------------|----------------|
| <b>Townhouses</b>                               |                                                                   |               |                |
| Shared bin storage area for 4 or more dwellings | 1 square metre per dwelling plus 4 square metres in shared area   | 0.8 metre     | 1.8 metres     |
| <b>Apartments</b>                               |                                                                   |               |                |
| Shared bin storage area for 16 to 55 dwellings  | 0.5 square metre per dwelling plus 5 square metres in shared area | 1 metre       | 2.7 metres     |

The minimum area for the shared bin arrangement shall be achieved, as well as minimum depth and heights.

Other requirements to be met are outlined below.

Enclosed bin storage areas are ventilated by:

*Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or a mechanical exhaust ventilation system.*

*A tap and drain is provided to wash bins and continuous path of travel is provided from each dwelling to bin storage areas.*

*Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.*

In response to the above:

- A mechanical exhaust system shall be provided only to the apartment waste area.
- Bin washing facility is provided within the shared bin room for both townhouses and apartment waste area.

Internal waste and storage space shall be provided within kitchen areas via the use of cupboard bins or similar. The spatial requirements shall be met.

## 5. Amenity Impacts

It is the responsibility of the Owners Corporation/Building management to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

### 5.1. 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 frequently cleaned to prevent the retainment of odours.

### 5.2. 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 property manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

#### Domestic Waste Collection

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

### 5.3. 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.

### 5.4. Washing Facilities and Stormwater Pollution

Appropriate bin washing facilities including water supply and hose will be provided for the regular washing of the bins and waste area as arranged by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

## 6. Ongoing Maintenance & Sustainability Initiatives

### 6.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the Owners Corporation/Building Management for the ongoing operation and maintenance of the Waste Management Plan.

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

All ongoing costs are to be fully met by the Owners Corporation/Building Management.

### 6.2. Waste Reduction Strategies

The Owners Corporation/ Building Management will be responsible to encourage residents of the proposed 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 3 below.

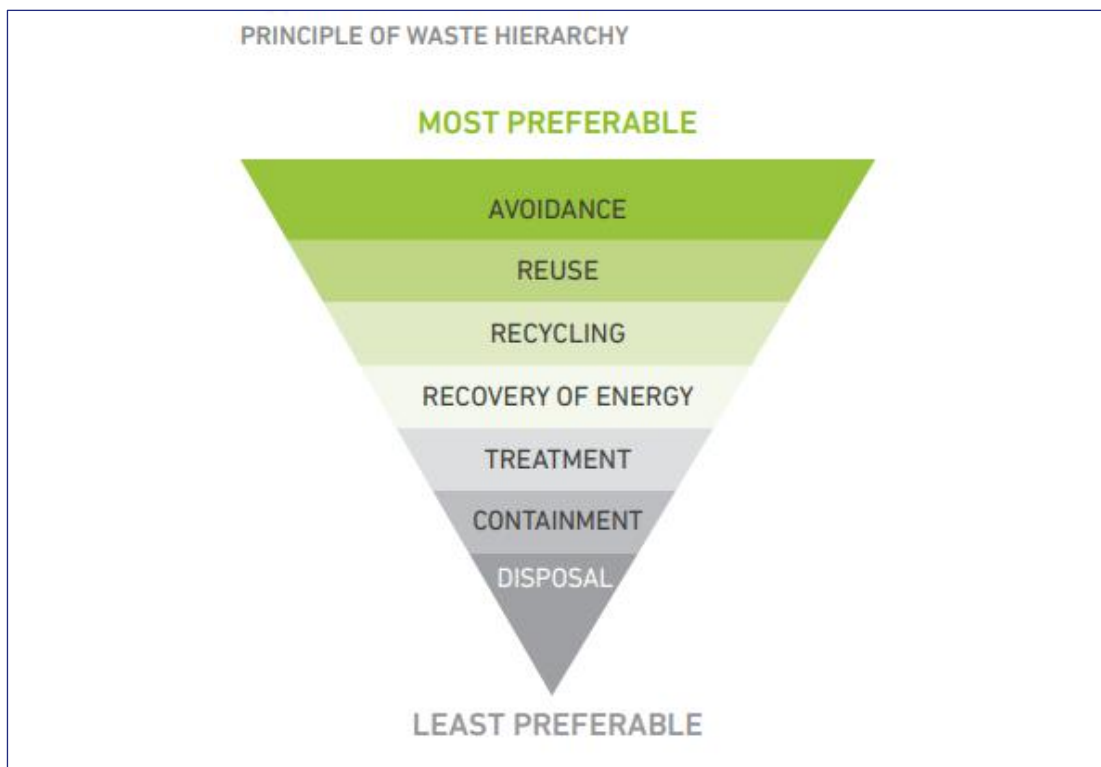


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the Owners Corporation/ Building Management 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.

### **6.3. Waste Management Rules**

It will be the responsibility of the Owners Corporation/ Building Management to ensure all residents 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.

### **6.4. 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 Owners Corporation/ Building Management will be responsible for monitoring the Waste Management Plan. Where required, the Owners Corporation/ Building Management should undertake a waste audit to identify any modifications and/or improvements to the waste management system.



## 7. Contact Information

Table 13 provides a list of common waste collection service contractors and waste equipment suppliers. The Owners Corporation/Building Management 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 13: Supplier Contact Information

| Service Type             | Business Name                                | Phone        | Website                                                                        |
|--------------------------|----------------------------------------------|--------------|--------------------------------------------------------------------------------|
| Private Waste Collectors | Citywide Waste                               | 03 9261 5000 | <a href="http://www.citywide.com.au">www.citywide.com.au</a>                   |
|                          | SUEZ                                         | 13 13 35     | <a href="http://www.suez.com.au">www.suez.com.au</a>                           |
|                          | Cleanaway                                    | 13 13 39     | <a href="http://www.cleanaway.com.au">www.cleanaway.com.au</a>                 |
|                          | Veolia                                       | 13 29 55     | <a href="http://www.veolia.com/anz">www.veolia.com/anz</a>                     |
|                          | JJ Richards                                  | 03 9794 5722 | <a href="http://www.jjrichards.com.au">www.jjrichards.com.au</a>               |
|                          | Waste Wise Environmental                     | 1300 550 408 | <a href="http://www.wastewise.com.au">www.wastewise.com.au</a>                 |
|                          | Kartaway                                     | 1300 362 362 | <a href="http://www.kartaway.com.au">www.kartaway.com.au</a>                   |
|                          | iDump                                        | 1300 443 867 | <a href="http://www.idump.com.au">www.idump.com.au</a>                         |
|                          | Waste Ninja                                  | 1300 648 088 | <a href="http://www.wasteninja.com.au">www.wasteninja.com.au</a>               |
| E-Waste Collection       | TechCollect                                  | 1300 229 837 | <a href="http://www.techcollect.com.au">www.techcollect.com.au</a>             |
|                          | ToxFree                                      | 1300 869 373 | <a href="http://www.toxfree.com.au">www.toxfree.com.au</a>                     |
| Equipment Supplier       | Sulo Australian (bin supplier)               | 03 9357 7320 | <a href="http://www.sulo.com.au">www.sulo.com.au</a>                           |
|                          | Mr Wheelie Bin (bin supplier)                | 03 9912 2850 | <a href="http://www.mrwheeliebin.com.au">www.mrwheeliebin.com.au</a>           |
|                          | Eco-safe Technologies (odour control system) | 1300 135 039 | <a href="http://www.eco-safe.com.au">www.eco-safe.com.au</a>                   |
| Bin Washing Services     | The Bin Butlers                              | 1300 788 123 | <a href="http://www.thebinbutlers.com.au">www.thebinbutlers.com.au</a>         |
|                          | WBCM Environmental Australia                 | 1300 800 621 | <a href="http://www.wbcm-aust.com.au">www.wbcm-aust.com.au</a>                 |
|                          | Kerbside Clean-A-Bin                         | 03 9588 1944 | <a href="http://www.kerbsidecleanabin.com.au">www.kerbsidecleanabin.com.au</a> |



# Appendix A

## Development Plans



This copy of this drawing is issued for the use of the recipient and the acceptance of the same constitutes an agreement that it will not be published, retransmitted or given to any other party without the permission of Lian Landscape Pty Ltd and it shall remain their property subject to return upon request.

This drawing is to be read in conjunction with the following Contract documents, details and specifications and any other written instructions issued during the course of the Contract.

The Contractor shall verify all dimensions on site prior to commencing any site clearing. Typical dimensions shall also be verified on site.

Legend

- Tree Protection Zone (TPZ)
- Structural Root Zone (SRZ)
- Extent of Tree Canopy
- TPZ Encroachment

Revisions

| Rev   | Date       | Transmitted Set Name |
|-------|------------|----------------------|
| Rev1  | 20/01/2025 | 1st Issue            |
| Rev2  | 10/02/2025 | 2nd Issue            |
| Rev3  | 10/02/2025 | 3rd Issue            |
| Rev4  | 10/02/2025 | 4th Issue            |
| Rev5  | 10/02/2025 | 5th Issue            |
| Rev6  | 10/02/2025 | 6th Issue            |
| Rev7  | 10/02/2025 | 7th Issue            |
| Rev8  | 10/02/2025 | 8th Issue            |
| Rev9  | 10/02/2025 | 9th Issue            |
| Rev10 | 10/02/2025 | 10th Issue           |
| Rev11 | 10/02/2025 | 11th Issue           |
| Rev12 | 10/02/2025 | 12th Issue           |
| Rev13 | 10/02/2025 | 13th Issue           |
| Rev14 | 10/02/2025 | 14th Issue           |
| Rev15 | 10/02/2025 | 15th Issue           |
| Rev16 | 10/02/2025 | 16th Issue           |
| Rev17 | 10/02/2025 | 17th Issue           |
| Rev18 | 10/02/2025 | 18th Issue           |
| Rev19 | 10/02/2025 | 19th Issue           |
| Rev20 | 10/02/2025 | 20th Issue           |

Client  
HOUSING CHOICES AUSTRALIA  
Project  
HCA CROUJUN  
Project Address  
2-6 LAMPARD ROAD CROUJUN VIC 3018 AUS  
Drawing Name  
GROUND FLOOR GA  
PLAN

Project Stage  
TOWN PLANNING  
Scale  
1:100  
Date  
21/05/2025  
Drawn  
LG & CG  
Project Number  
HC02TP100  
Drawing  
RevP

Revisions

| Rev   | Date       | Transmitted Set Name |
|-------|------------|----------------------|
| Rev1  | 20/01/2025 | 1st Issue            |
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