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Traffix Group

Waste Management Plan

Proposed Mixed Use Development
675 Victoria Street, Abbotsford

Prepared for
EG

October 2024

G31423R-04C (WMP)

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Document Control

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A	DFP Application	8/10/2024	M. Jora	C. Morello (RPE7781)
B	Updated WMP	23/10/2024	M. Jora	C. Morello (RPE7781)
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Table of Contents

- 1. Introduction..... 1
- 2. Proposal..... 1
- 3. Waste Management Plan 2
 - 3.1. Waste Generation 2
 - 3.2. Alternative Waste Streams 3
 - 3.3. Waste Equipment 4
 - 3.4. Waste Systems 5
 - 3.4.1. Waste Streams 5
 - 3.4.2. Dual Chute System 7
 - 3.4.3. Waste Areas and Access 7
 - 3.5. Signage 8
 - 3.6. Waste Collection Arrangements and Vehicle Access 10
- 4. Amenity Impacts 11
- 5. Ongoing Maintenance & Sustainability Initiatives..... 12
 - 5.1. Maintenance Management 12
 - 5.2. Waste Reduction Strategies 12
 - 5.3. Waste Management Rules 12
 - 5.4. Monitoring and Review 13
 - 5.5. Occupational Health and Safety Risk Assessment 13
- 6. Contact Information 14

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PLAN

List of Figures

Figure 1: Proposed Waste Areas & Access Route	8
Figure 2: Waste Signage Examples	9
Figure 3: Sustainability Victoria’s Waste Management Hierarchy	12

List of Tables

Table 1: Waste Generation Rates	2
Table 2: Expected Waste Generation for the Proposed Use	2
Table 3: Waste Bins and Collection Frequencies	4
Table 4: Bin Details and Colours	5
Table 5: Waste Streams	6
Table 6: Waste Area Requirements	8
Table 7: Supplier Contact Information	14

List of Appendices

Appendix A	Development Plans
Appendix B	Swept Path Diagrams

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1. Introduction

Traffix Group has been engaged by EG to undertake a Waste Management Plan (WMP) for the proposed mixed use development at 675 Victoria Street, Abbotsford.

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

2. Proposal

The proposal is for a mixed-use development comprising the following:

- 21 x one-bedroom apartments,
- 67 x two-bedroom apartments,
- 35 x three-bedroom apartments,
- 122 square metres of community facility (Place of Assembly), and
- 287 square metres of commercial office space.
- 279 square metres of internal amenity spaces including a gym and private dining room to be used by residents of the development only.

Separate dedicated waste storage areas are provided at lower ground level for both the residential dwellings and commercial spaces.

Vehicle access to the site is to be provided via Victoria Street at the south eastern corner of the site.

Waste collection is proposed to be undertaken onsite within the lower ground level via a private contractor using the 6.4m long mini rear loaded waste collection vehicle.

A copy of the development plans prepared by SJB Architects (dated March 2025) is attached at Appendix A.

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3. Waste Management Plan

3.1. Waste Generation

The proposed land uses have 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.

It is noted that the Guidelines do not set out a waste generation rate for the Place of Assembly (Community Facility). Based on the proposed operation the waste generation rates for 'office' have been applied to this use.

The following table sets out the expected waste generation for the proposed mixed-use development.

Table 1: Waste Generation Rates

Waste Source	Garbage	Recycling
Residential		
One-bedroom dwellings	80L/dwelling per week	80L/dwelling per week
Two-bedroom dwellings	100L/dwelling per week	100L/dwelling per week
Three-bedroom dwellings	120L/dwelling per week	120L/dwelling per week
Residential Amenities	10L/100m ² floor area/day	10L/100m ² floor area/day
Commercial		
Place of Assembly (Community Facility) ⁽¹⁾	10L/100m ² floor area/day	10L/100m ² floor area/day
Office	10L/100m ² floor area/day	10L/100m ² floor area/day
Note: 1. It should be noted that waste generation for the place of assembly and office rates are expected to most closely reflect the intended operation.		

An estimate of the total waste generated by the proposed development is detailed in Table 2.

Table 2: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Residential			
One-bedroom dwellings	21	1,680L per week	1,680L per week
Two-bedroom dwellings	67	6,700L per week	6,700L per week
Three-bedroom dwellings	35	4,200L per week	4,200L per week
Residential amenities	279 m ²	195L per week	195L per week

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Waste Management Plan

675 Victoria Street, Abbotsford

Waste Source	Size/No.	Garbage	Recycling
TOTAL RESIDENTIAL WASTE GENERATED		12,775L per week	12,775L per week
Commercial			
Community Facility (5-days)	122m ²	85L per week	85L per week
Office (5-days)	287m ²	144L per week	144L per week
TOTAL COMMERCIAL WASTE GENERATED		229L per week	229L per week

3.2. Alternative Waste Streams

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

Residential Component

Organic waste is included within the 'garbage' waste rates. Based on the *Victorian Statewide Garbage Bin Audit* – 30% of recycling waste from the residential uses is considered as glass.

Based on the above, the residential component will produce:

- Garbage – 8,304L/week,
- Commingled Recycling – 8,943L/week,
- FOGO – 4,471L/week, and
- Glass – 3,833L/week

Commercial Component

Paper & cardboard waste is included within the 'recycling' waste rates. Approximately 50% of the recycling waste from the office tenancy is considered as paper & cardboard.

Based on the above, the commercial component will produce:

- Garbage – 144L/week,
- Commingled Recycling – 72L/week, and
- Paper & cardboard – 72L/week.

Community Facility

FOGO waste is included within the Garbage waste. Approximately 30% of the FOGO waste from the community is considered as FOGO waste.

- Garbage – 60L/week,
- Commingled Recycling – 85L/week, and
- FOGO – 26L/week.

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Waste Management Plan

675 Victoria Street, Abbotsford

Three (3) standard 240L sized bins of each (Garbage, Commingled Recycling and FOGO) waste stream will be provided within the commercial bin room.

3.3. Waste Equipment

Based on the determined waste generation, Table 3 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 3: Waste Bins and Collection Frequencies

Waste Source	Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential Component	Garbage	8,304L	1,100L	3	3
	Recycling	8,943L	1,100L	5	2
	FOGO	4,471L	240L	7	3
	Glass	3,833L	240L	8	2
Office	Garbage	144L	360L	1	1
	Recycling	72L	240L	1	1
	Paper & cardboard	72L	240L	1	1
Community facility	Garbage	60L	240L	1	On Demand
	Recycling	85L	240L	1	On Demand
	FOGO	26L	240L	1	On Demand

Overall, the proposed mixed-use development requires the following bins:

- Residential dwellings – 15 x 240L bins and 8 x 1,100L bin, and
- Office tenancy – 2 x 240L bins and 1 x 360L bin.
- Community facility – 3 x 240L bins.

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Waste Management Plan

675 Victoria Street, Abbotsford

Further details regarding the waste equipment required for the development are detailed in Table 4

Table 4: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) ¹	Bin Lid Colour ²	Bin Body Colour ²
Garbage	240L 1,100L	1,060 x 440 x 496mm 1,200 x 1,240 x 1,070mm	Red	Dark Green
Recycling	240L 1,100L	1,060 x 440 x 496mm 1,200 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 440 x 496mm	Light Green	
Glass	240L	1,060 x 440 x 496mm	Purple	
Paper & cardboard	360L	1,100 x 680 x 770mm	Blue	

Notes:

1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.

2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

3.4. Waste Systems

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

- Immediate smaller bins within individual dwellings/commercial tenancies for temporary storage of garbage, FOGO, recycling, glass and paper & cardboard waste,
- A dual-chute system for garbage and recyclable waste at each building level, and
- Mobile garbage bins within the respective waste storage areas at lower ground level.

3.4.1. Waste Streams

The waste generated by the proposed development will be separated and managed into the following waste streams, as detailed below.

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675 Victoria Street, Abbotsford

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Table 5: Waste Streams

Waste Type	Waste Management	
	Residential	Commercial Tenancies
Garbage	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage chute at each residential level.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the respective garbage bin within the commercial waste area at lower ground.
Recycling	Residents will dispose of recyclable items directly into the recycling chute within the residential waste area at each level. Larger cardboard items shall be folded and transferred to the basement bin room where appropriate.	Staff will transfer recyclable items from smaller bins directly into the respective recycling bin within the commercial waste area at lower ground.
FOGO	Residents will be provided with a plastic bin in each dwelling for the separating of FOGO waste from general waste. FOGO waste will be bagged (with compostable bags) and residents will dispose of their FOGO waste from their dwelling into the organic bins within the residential waste area at lower ground.	Organic waste generated by the office tenancy is anticipated to be low and can be accommodated within the garbage bin. A 240L FOGO waste bin is provided within the commercial waste storage area for community facility.
	The property manager will be responsible for the collection and disposal of garden organics via a landscape maintenance contractor.	
Glass	Residents will be provided with a plastic bin in each dwelling for the separating of glass from general recycling. They will be responsible for transferring this waste directly into the glass bins within the waste area at basement level.	Glass waste generated by the commercial tenancies is anticipated to be low and can be accommodated within the recycling bin.
Paper & cardboard	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the general recycling bin.	Staff will dispose of loose cardboard directly into the paper & cardboard bin within the commercial waste area at lower ground. 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 lower ground. Residential hard waste will be collected via private contractor as required.	The commercial tenancies will dispose of any hard waste via a private contractor on a required basis.

Waste Type	Waste Management	
	Residential	Commercial Tenancies
Other	Residents will dispose of electric waste directly into the electric waste bins within the waste storage area at lower ground. Residents can dispose of any charity goods at the charity bin provided at lower ground.	The tenancies will dispose of any electric waste including batteries, phones, computers etc. with the assistance of a private contractor or drop it off at Whelans Waste Transfer Station (Kirkdale Street, Brunswick East). Electronic waste must not be disposed in landfill.

3.4.2. Dual Chute System

A dual waste chute system will be provided on each level with residential dwellings. A dedicated chute will be provided for garbage and recycling separately which will terminate into the appropriate bins located in the residential waste area at lower ground. 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 can 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. Access to the chute outlet at ground level will be secured and accessible to trained personnel only. Bins would be rotated as required by trained personnel.

3.4.3. Waste Areas and Access

The proposed development provides separate residential waste storage area and a commercial waste storage area at lower ground level.

Access to the waste area will be via the lifts/stairs, as required.

The waste areas are illustrated at Figure 1.

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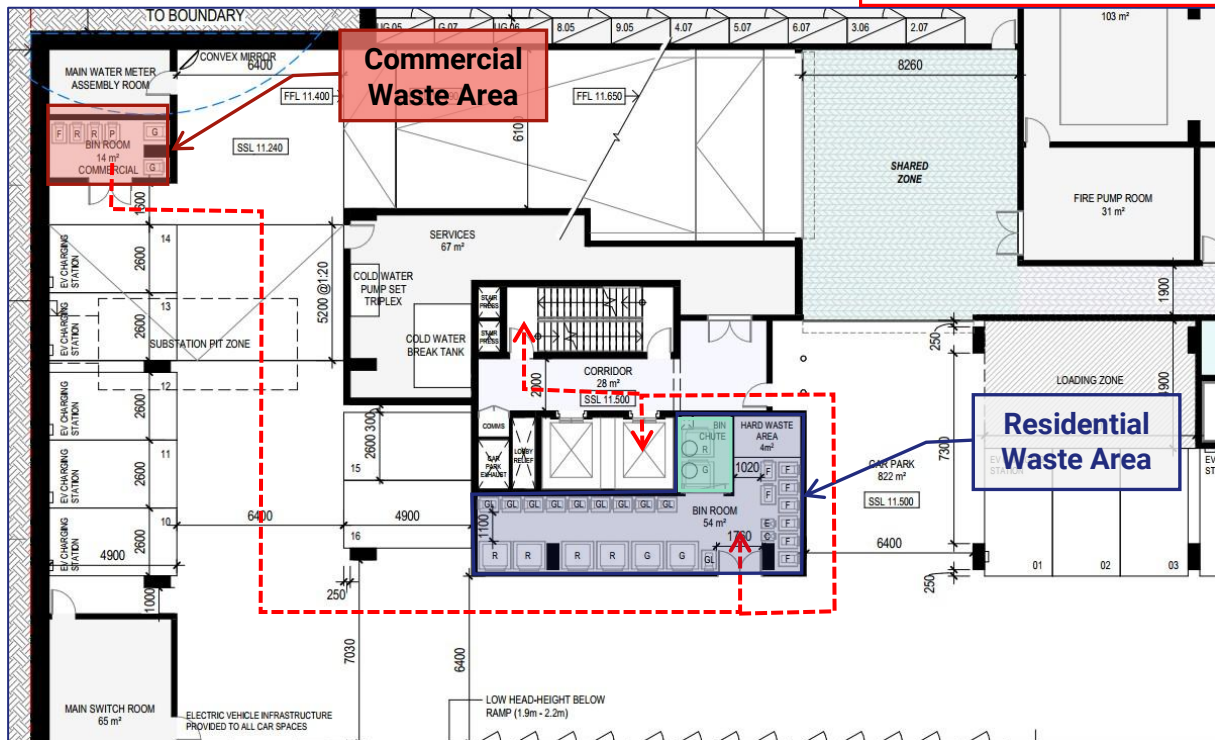


Figure 1: Proposed Waste Areas & Access Route

Table 6 details the waste area requirements based on the waste equipment proposed.

Table 6: Waste Area Requirements

Use	Waste Equipment	Net Area ^{Note 1}	Quantity	Net Waste Area Required	Waste Area Provided
Residential dwellings	240L	0.43m ²	15	6.40m ²	54m ²
	1,100L	1.33m ²	8	10.64m ²	
	Hard waste		4m ²		
Office	240L	0.43m ²	2	0.86m ²	14m ²
	360L	0.58m ²	1	0.58m ²	
Community facility	240L	0.43m ²	3	1.29m ²	

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 for the residential dwellings and commercial tenancies.

3.5. Signage

Prior to moving in and during induction, residents would be advised on the waste disposal arrangement for the proposed development. Residents and the commercial tenancies will be

provided with information regarding the five waste streams and guides on separating waste at the source to help reduce waste and separate recycling.

Appropriate signage as illustrated in Figure 2 will be displayed on the bins and the waste areas to assist in guiding and encouraging residents and staff to dispose of waste correctly into the appropriate waste streams.

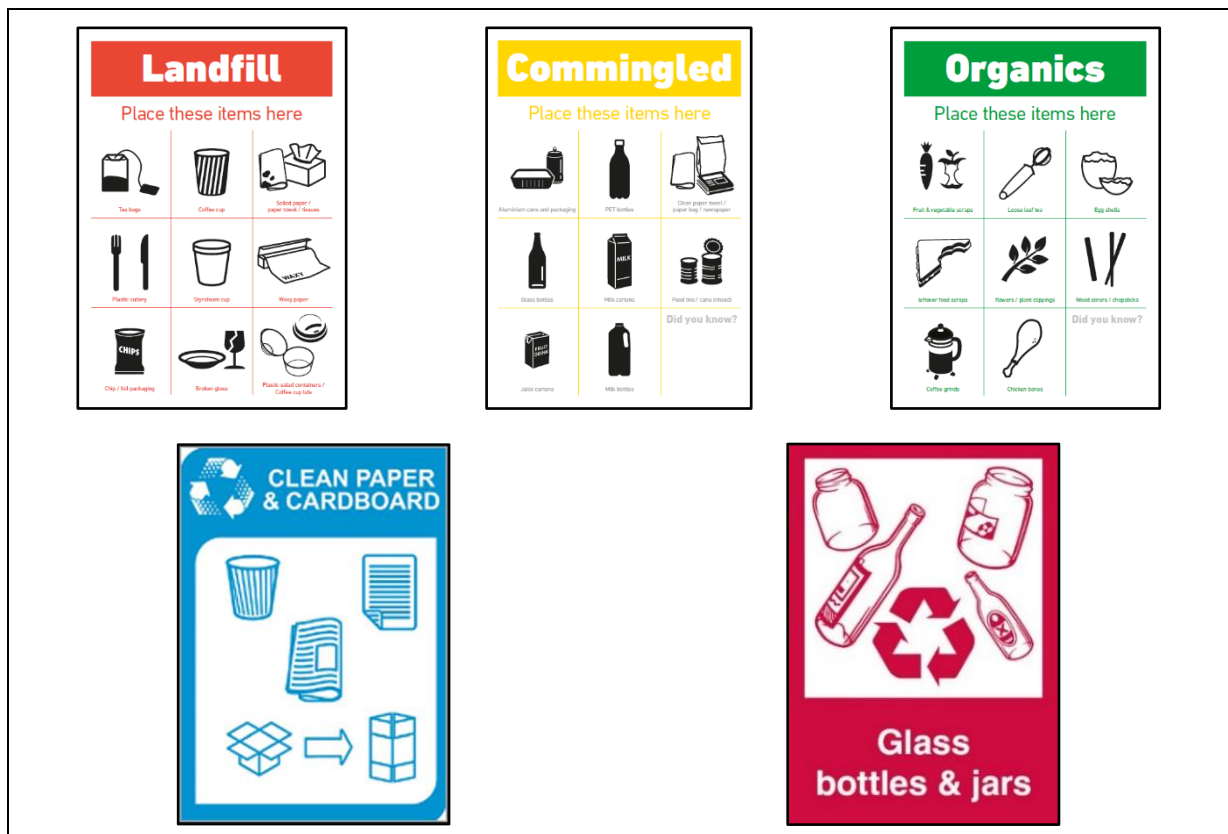


Figure 2: Waste Signage Examples

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3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur onsite within the lower ground level. A private contractor will be engaged to collect the waste via a mini rear loader vehicle (typically 6.4m long with 2.2m headroom clearance along travel path).

The waste vehicle will prop within the loading area and transfer the bins to and from the waste area. Waste collection will be undertaken during off peak periods to minimise disruptions.

Traffix Group has provided advice to the project architect to accommodate vehicle access of the 6.4m long mini rear loader vehicle within the lower ground level. A minimum headroom clearance of 2.5m is provided within waste collection area to accommodate the rear lifting of the bins.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loader vehicle entering and exiting the site in a forward direction is attached at Appendix B.

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4. Amenity Impacts

It is the responsibility of the property manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the waste areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

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 requirements under 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

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

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

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 drainage to prevent any stormwater pollution.

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5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

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

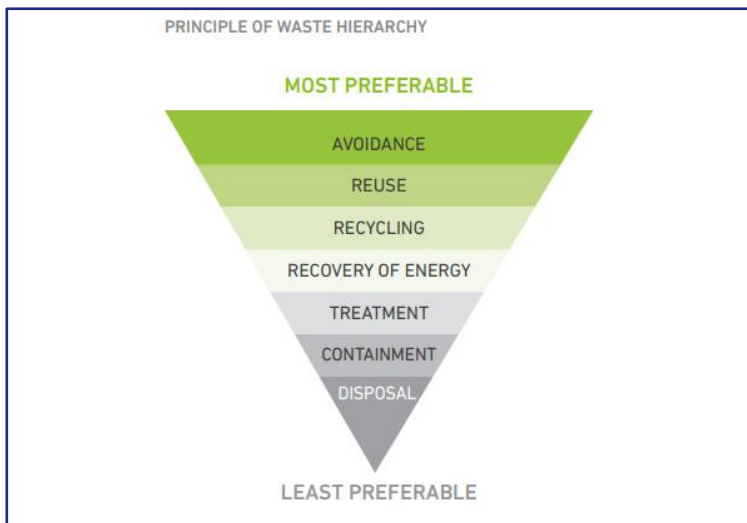
The property manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the property manager will engage an appropriate contractor to conduct maintenance services, replacements or upgrades.

All ongoing costs are to be fully met by the owner(s) of the building.

5.2. Waste Reduction Strategies

The property manager will be responsible to encourage all users 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.



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Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the property 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 property manager to ensure all users 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 property manager will be responsible for monitoring the Waste Management Plan. Where required, the property 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 property 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.

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6. Contact Information

Below is a list of common waste collection service contractors and waste equipment suppliers. The property 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 7: 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
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

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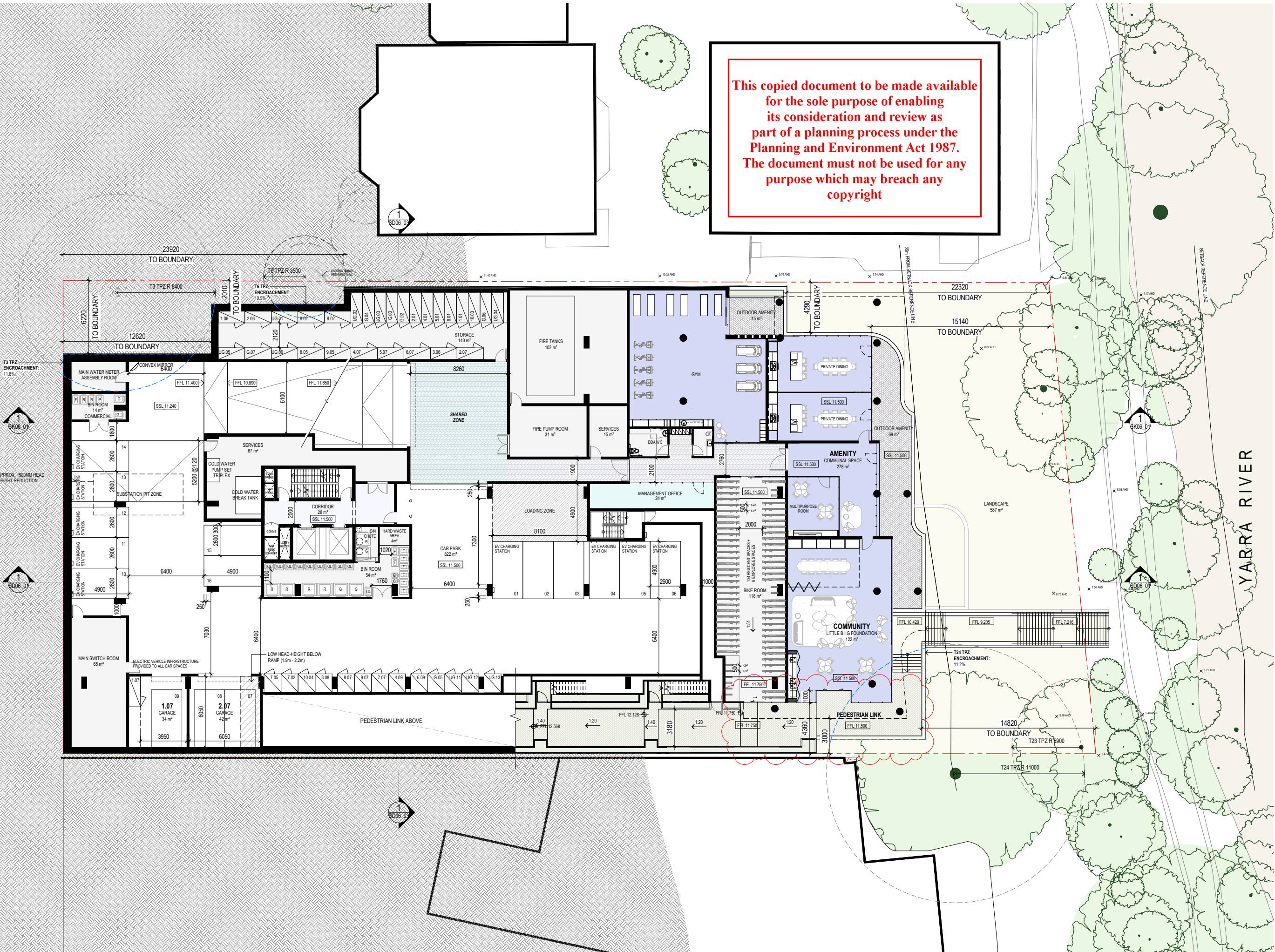
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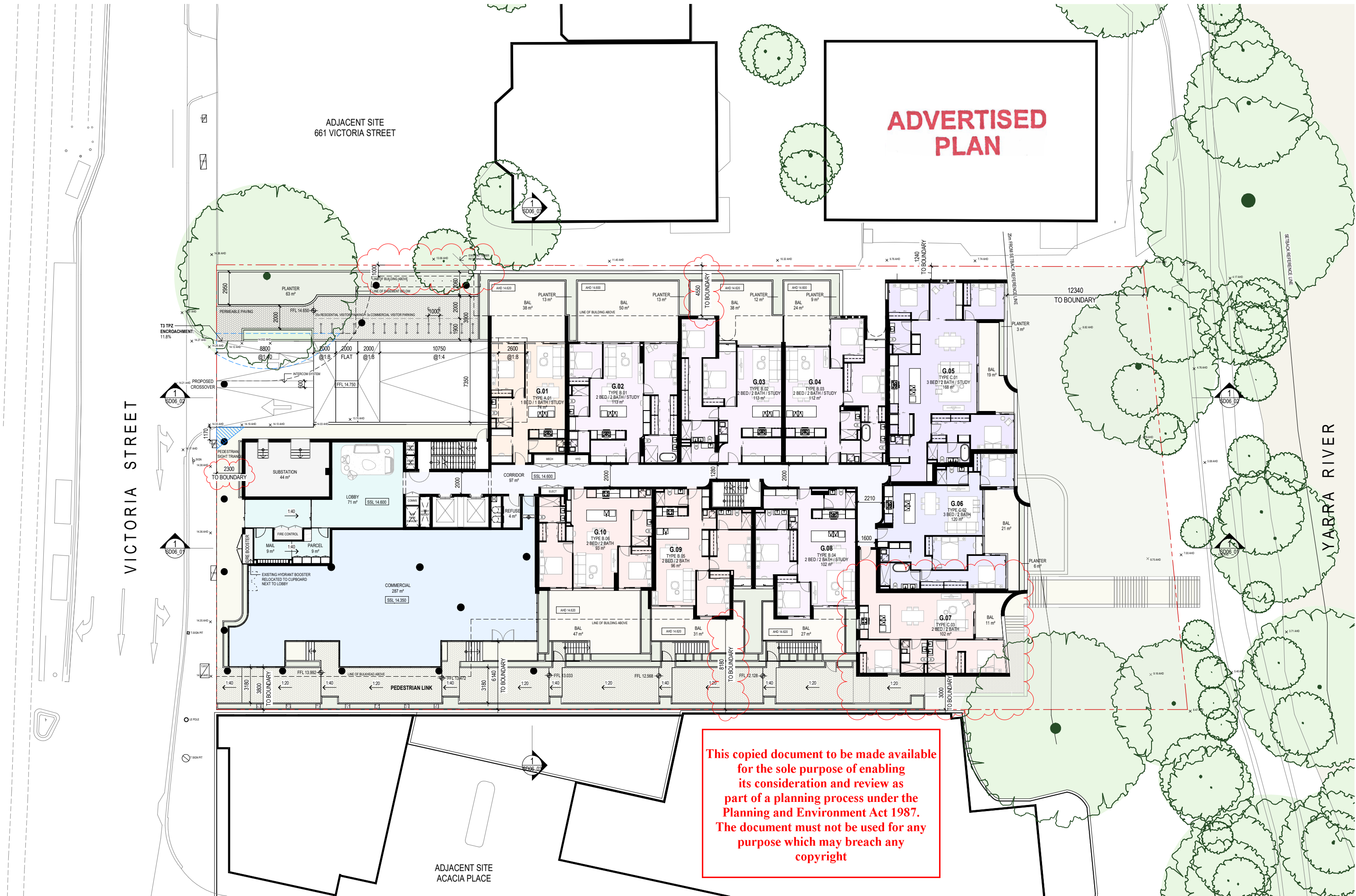
Development Plans

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Appendix B

Swept Path Diagrams

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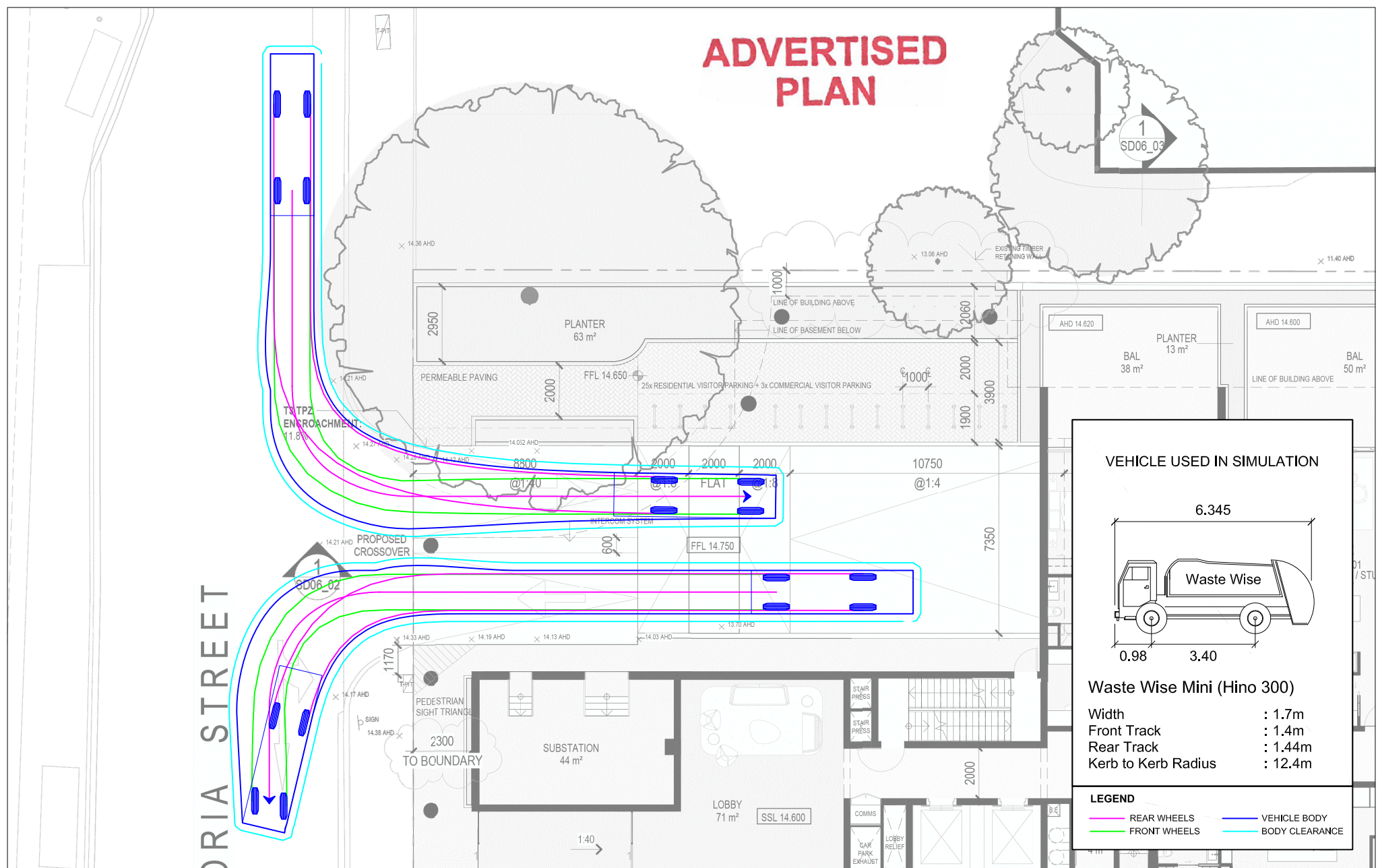
VEHICLE USED IN SIMULATION

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
- FRONT WHEELS
- VEHICLE BODY
- BODY CLEARANCE



675 VICTORIA STREET, ABBOTSFORD
PROPOSED MIXED USE DEVELOPMENT

FILE NAME: 31423
SHEET NO.: 02



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