

Traffix Group

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Waste Management Plan

Mixed use Development

55-61 Atherton Road, Oakleigh

Prepared for
DC Atherton Pty Ltd

September 2025

G34209R-04D (WMP)

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Document Control

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1. Introduction

Traffix Group has been engaged by DC Atherton Pty Ltd to prepare a Waste Management Plan for the Mixed use Development at 55-61 Atherton Road, Oakleigh.

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

2. Land Use

The development is for a mixed-use development, comprising residential apartments and a retail tenancy at ground level.

We note, to allow for flexibility for the retail tenancies and to be conservative, we have assessed half of the total retail floor area as 'retail (non-food)', which is a low waste generator and the other half as 'restaurant', which is a high waste generator.

The development schedule is provided in Table 1.

Table 1: Development Schedule

Uses		Area/ No.
Residential	One-bedroom dwelling	15 no.
	Two-bedroom dwelling	81 no.
	Three-bedroom dwelling	26 no.
	Total	122 no.
Commercial	Retail (3 tenancies) ⁽¹⁾	541m ²

Note: Please note that we have conservatively assessed 50% of the total retail area as retail (non-food) and other 50% of the retail as food and drink tenancy (restaurant), to allow flexibility for the proposed retail use.

Access to the on-site car park will be provided at the north-east boundary of the site, via a dual-width ramp connection with Atkinson Street.

The existing crossover with Atkinson Street is to be shifted further to the north to align with the proposed access. The existing crossover to Atherton Road is proposed to be decommissioned and will be reinstated with kerb and channel.

Waste will be collected onsite via a private contractor using a 6.4m long mini rear loader waste vehicle from the loading bay at the ground level. The arrangement has a minimum headroom clearance requirement of 2.2m for the waste vehicle along its travel path and 2.5m within the collection zone for the rear lifting of the 1,100L bins.

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A dual chute system for residents is provided at each building level and will terminate into the chute discharge area at ground floor. Garbage and comingled recycling will be accommodated within the chutes (separate chute for each waste stream).

A shared residential waste area is provided at ground floor for glass and FOGO waste. This waste will be manually transferred to the waste room which is accessible by residents. Hard waste will be accommodated within the shared residential waste area.

A separate retail waste area is provided at ground floor for retail tenancy.

A copy of the development plans prepared by Peddle Thorpe Architects is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

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

- Immediate smaller bins within individual dwellings/tenancy (e.g., bin storage space inside kitchen cupboards) for temporary storage of garbage, recyclables, and FOGO waste prior to transferring to the mobile garbage bins,
- A dual chute system for garbage and recyclable waste at each residential level,
- Manual transfer of FOGO and glass waste streams and hard waste to the primary waste storage area at ground level, and
- Manual transfer of all waste streams to the primary waste storage area for retail tenancy 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), glass and paper & cardboard waste have been considered separately to 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),
- Paper & Cardboard Recycling,
- Glass Recycling, and
- Other Comingled Recycling.

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

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	Retail Tenancy
Garbage	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the appropriate chute at each residential level.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the retail waste area.
Commingled Recycling	Residents will dispose of recyclable items directly into the appropriate chute at each residential level. Cardboard items shall be folded where appropriate.	Staff will dispose of any loose recyclable items directly into the recycling bin within the retail waste area.
FOGO	Residents will dispose of organic waste directly into the organic bins within the shared residential waste area.	Staff will dispose of organic waste directly into the organic bins within the retail waste area.
Glass	Residents will dispose of loose glass waste directly into the glass bins within the shared residential waste area.	Staff will dispose of glass waste directly into the glass bins within the retail waste area.
Paper & cardboard	Paper and cardboard waste generated by residents to be accommodated within the commingled recycling bin provided. Transfer to occur via the commingled recycling chutes except large cardboard which must be taken manually to the ground level.	Staff will dispose of loose cardboard directly into the paper & cardboard bin within the retail waste area. Cardboard shall be folded appropriately.
Hard Waste	Any hard waste including used furniture and white goods can be disposed of via the assistance of the building/ property manager, and it will be collected via private collection contractor. A hard waste storage space approx. 3m ² is provided within the shared residential waste storage space at ground level.	

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Waste Type	Waste Management	
	Residential Waste	Retail Tenancy
Other	Residents can dispose of any electric waste including batteries, phones, computers etc. with the assistance of the building manager or drop it off at Monash Waste Transfer Station (380 Ferntree Gully Road, Notting Hill). E-waste must not be disposed in landfill. Residents can dispose of any charity goods at the local op shops or charity bins.	If required, tenancies will engage a waste contractor responsible for the storage and collection of any cooking oils and grease. Any servicing and maintenance of the grease trap will be advised and undertaken by a private contractor.

3.3. Waste Generation

3.3.1. Overall Generation Rates

The 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.

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

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
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
Retail (restaurant)	660L/100m ² floor area/day	200L/100m ² floor area/day
Retail (non-food)	50L/100m ² floor area/day	50L/100m ² floor area/day

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

Table 4: Expected Waste Generation for the Use

Waste Source	Size/No.	Garbage/week	Recycling/week
Residential			
One-bedroom dwellings	15 no.	1,200L per week	1,200L per week
Two-bedroom dwellings	81 no.	8,100L per week	8,100L per week
Three-bedroom dwellings	26 no.	3,120L per week	3,120L per week
TOTAL WASTE GENERATED		12,420 L per week	12,420 L per week
50%retail & 50% restaurant			
Retail (restaurant)	270m ²	12,474L per week	3,780L per week
Retail (non-food)	271m ²	949L per week	949L per week
TOTAL WASTE GENERATED		13,423 L per week	4,729 L per week

3.3.2. Considering Alternative Waste Streams

A number of different land uses across the development are expected to generate FOGO, glass and paper & cardboard waste as summarised in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential	65%	35%	80%	20%	-
Retail (Restaurant)	70%	30%	50%	10%	40%
Retail (Non-Food)	100%	-	50%	-	50%

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

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Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Comingled	Glass	Paper & Cardboard
Residential						
Dwellings	122	8,073L	4,347L	9,936L	2,484L	-
TOTAL WASTE GENERATED		12,420 L / week		12,420 L / week		
Retail						
Retail (restaurant)	270m ²	8,732L	3,742L	1,890L	378L	1,512L
Retail (non-food)	271m ²	949L	-	474L	-	474L
Subtotal		9,680L	3,742L	2,364L	378L	1,986L
TOTAL WASTE GENERATED		13,423 L per week		4,729 L per week		

3.4. Waste Equipment (MGBs)

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

It is noted that it is likely that the same waste contractor will collect waste for the residential and retail component. Accordingly, we have presumed that waste collection frequencies for the residential component will be dictated by the retail component. Therefore, it reasonable for waste collection to occur three times per week for the retail and residential component for all waste streams.

Table 7: Residential - Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	8,073L	660L	1 no.	3
		1,100L	2 no.	
FOGO	4,347L	240L	6 no.	3
Recycling	9,936L	1,100L	3 no.	3
Glass	3,108L	660L	2 no.	3

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Table 8: Retail - Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	9,680L	1,100L	3 no.	3
FOGO	3,742L	240L	6 no.	3
Recycling	2,364L	1,100L	1 no.	3
Glass	378L	240L	2 no.	1
Paper & Cardboard	1,986L	1,100L	1 no.	2

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) 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	1,100L	1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240L	1,060 x 585 x 730mm	Purple	
Paper & cardboard	1,100L	1,330 x 1,240 x 1,070mm	Blue	
Note 1. Note 2. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.				

3.4.1. Waste Area and Access

The mixed-use development provides separate waste storage areas for residential dwellings and retail tenancy.

A dedicated chute discharge area shared residential waste storage area, and a retail waste storage area is located centrally within the ground floor.

The waste store is conveniently located adjacent to the loading bay, where waste collection will take place.

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

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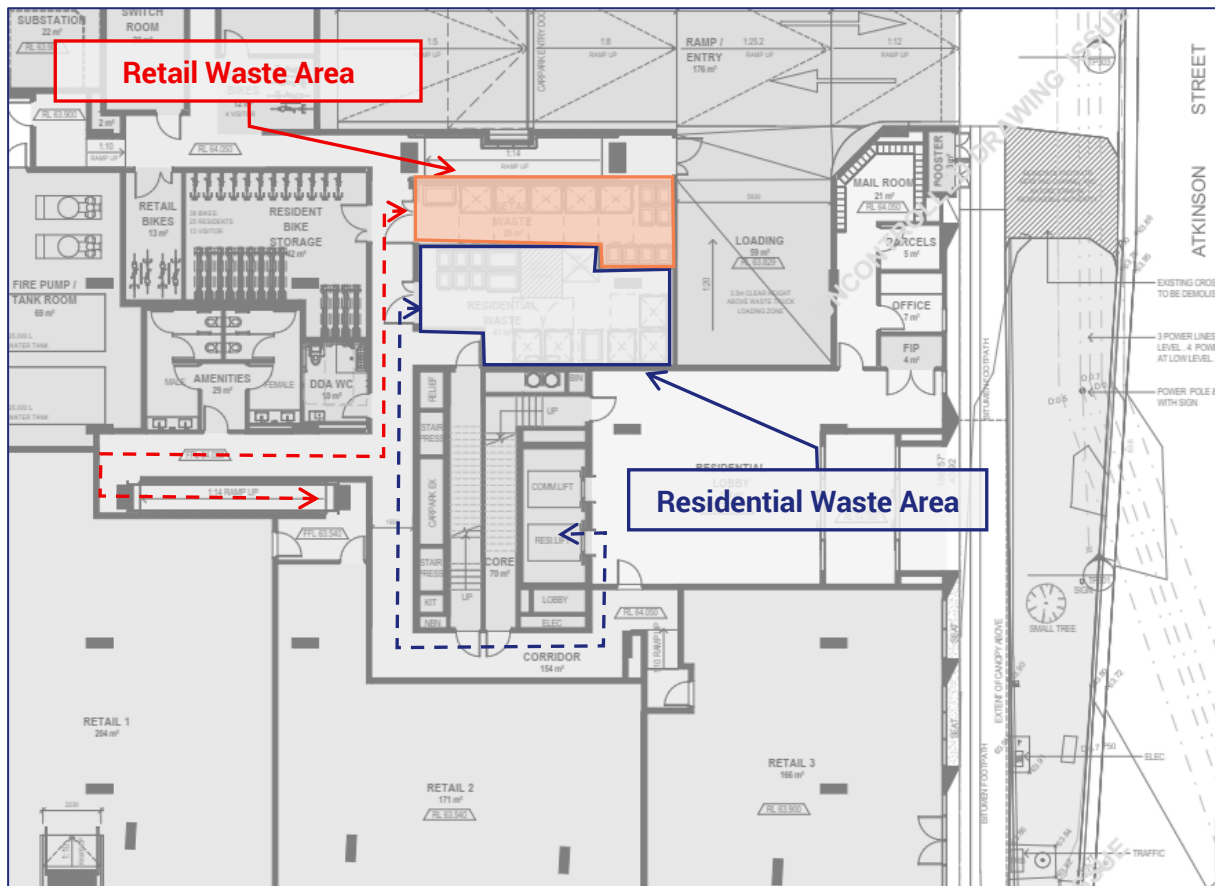


Figure 1: Waste Area & Pedestrian Access Route

Table 10 details the waste area requirements based on the waste equipment proposed.

Table 10: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Residential	240L	0.43m ²	6	2.58m ²	41m ²
	660L	0.99m ²	2	1.98m ²	
	1,100L	1.33m ²	5	6.65m ²	

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

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Table 11: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Retail	240L	0.43m ²	8	3.44m ²	28m ²
	1,100L	1.33m ²	5	6.65m 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 within the development.

3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste storage areas, as illustrated in Figure 2.

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

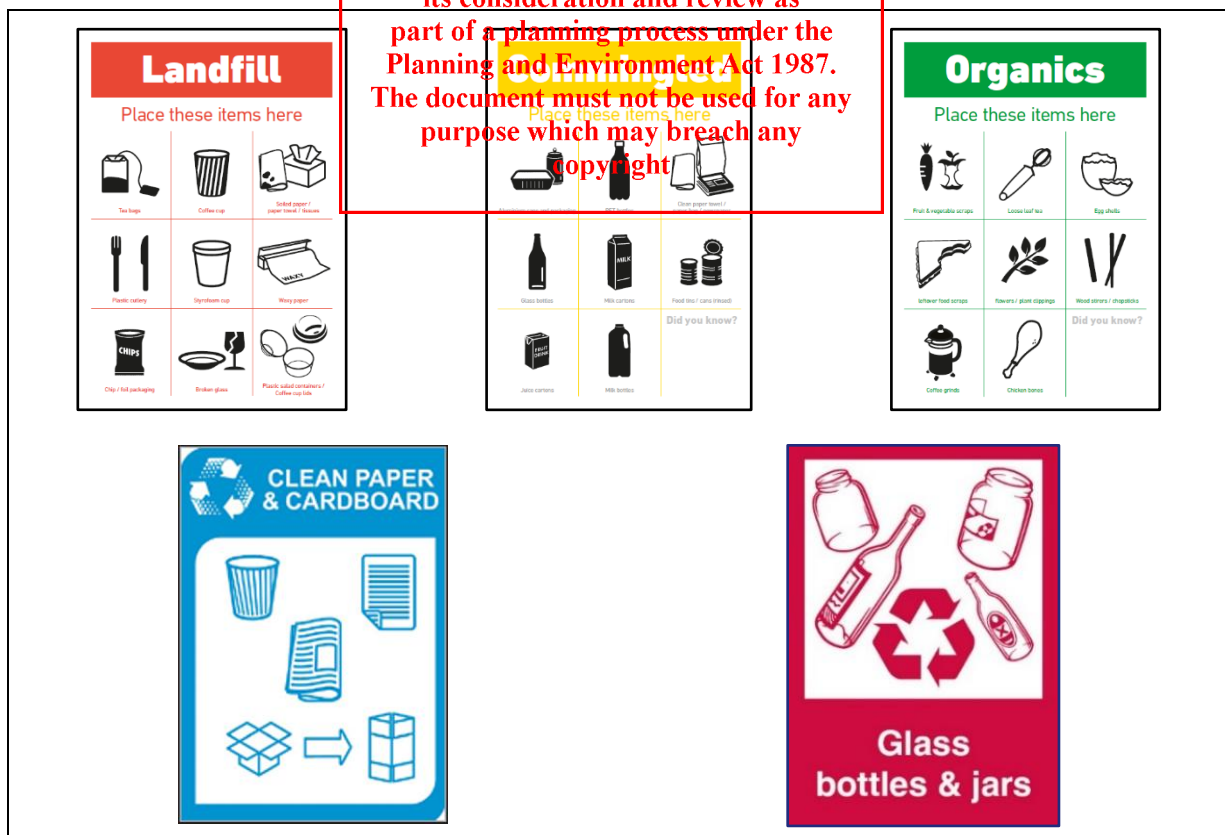


Figure 2: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

Waste collection will occur within the on-site loading bay located near the top of the car park ramp. 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 enter the site in a forward direction, reverse and prop temporarily within the loading bay to transfer the bins from the waste storage area to the waste vehicle and exit the site in a forward direction. Waste collection will be undertaken outside of the peak loading 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 for a 6.4m long SRV truck within the on-site loading bay. This truck is larger than the mini rear loading waste vehicle that will collect waste.

Swept path diagrams demonstrating access for an SRV truck entering and exiting the site in a forward direction are attached at Appendix B.

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4. Amenity Impacts

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

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 frequently 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 site 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 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

Commercial 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

4.3. 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.

4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for washing and cleaning of bins. Alternatively, appropriate washing facilities including water supply and hose shall 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.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

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

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

All ongoing costs are to be fully met by the site manager.

5.2. Waste Reduction Strategies

The site manager will be responsible to encourage residents to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

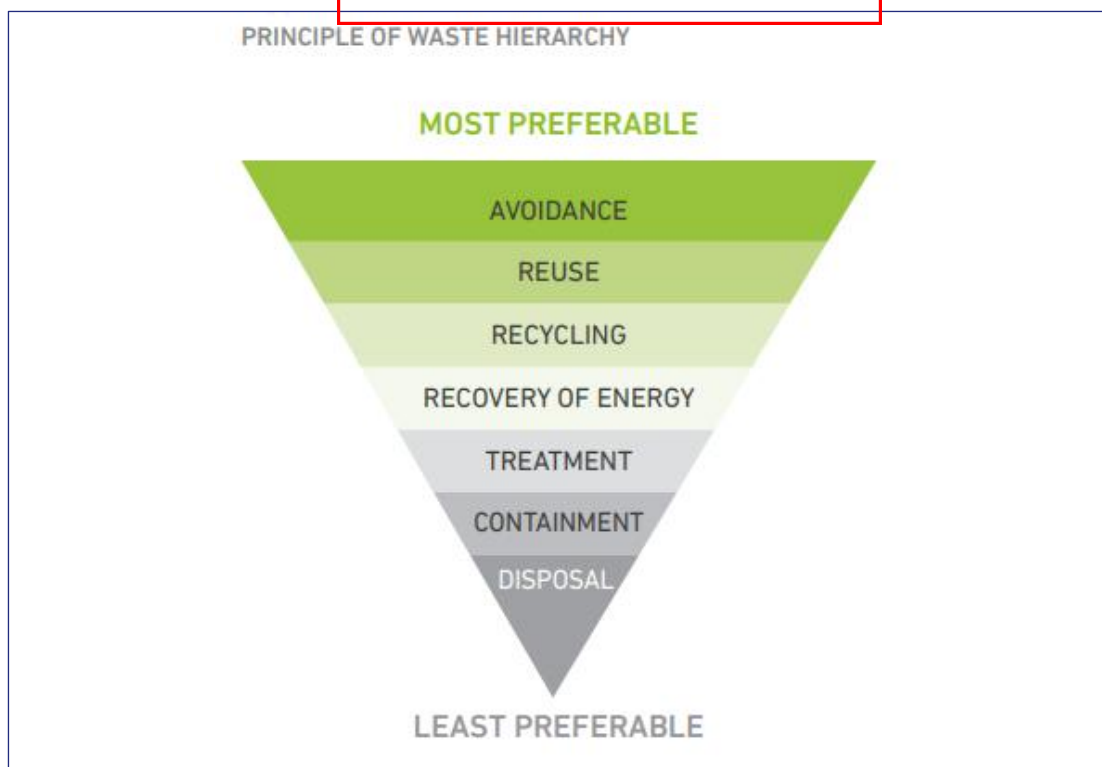


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the site 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 site manager to ensure all staff and residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the 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 site manager will be responsible for monitoring the Waste Management Plan. Where required, the site manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

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6. Contact Information

Table 12 provides a list of common waste collection service contractors and waste equipment suppliers. The site 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 12: 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
	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
	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
	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au

Service Type	Business Name	Phone	Website
Bin Washing Services	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

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Appendix A

Development Plans

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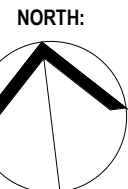
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W www.pta.com.au
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Appendix B

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Swept Path Diagrams

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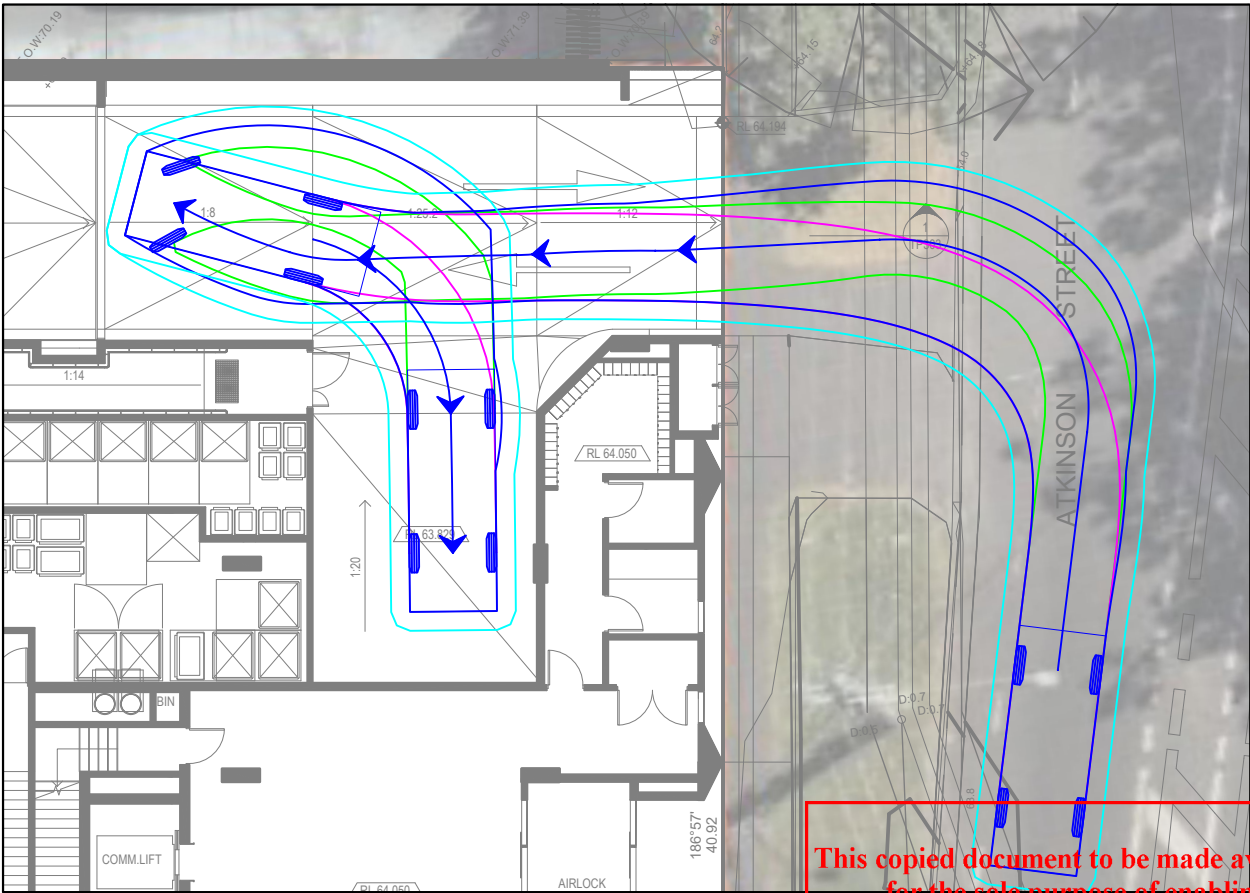
VEHICLE PROFILE

VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 5KM/H)

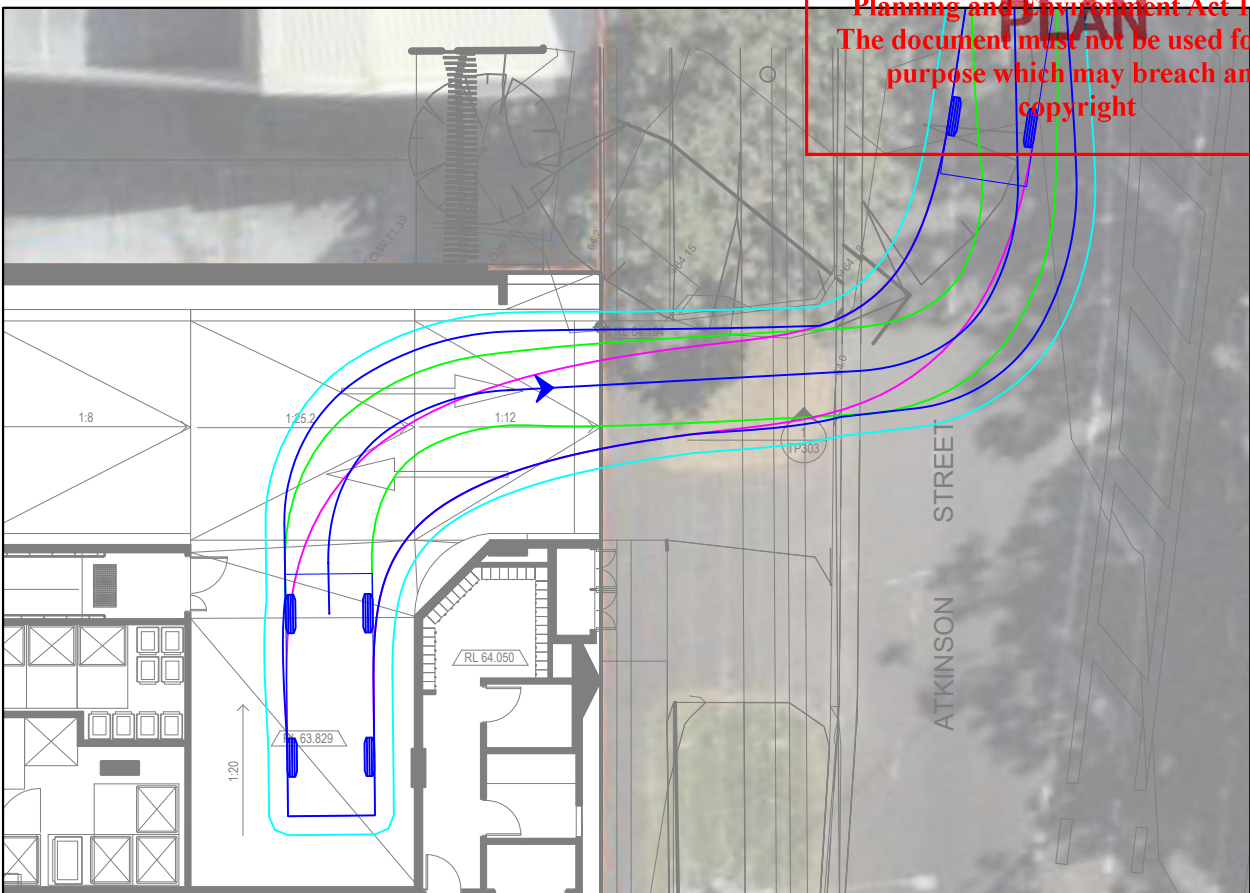
SRV (AS 2890.2)
Width : 2300
Track : 2300
Lock to Lock Time : 6.0
Steering Angle : 38.0

REAR WHEELS : VEHICLE BODY
FRONT WHEELS : BODY CLEARANCE

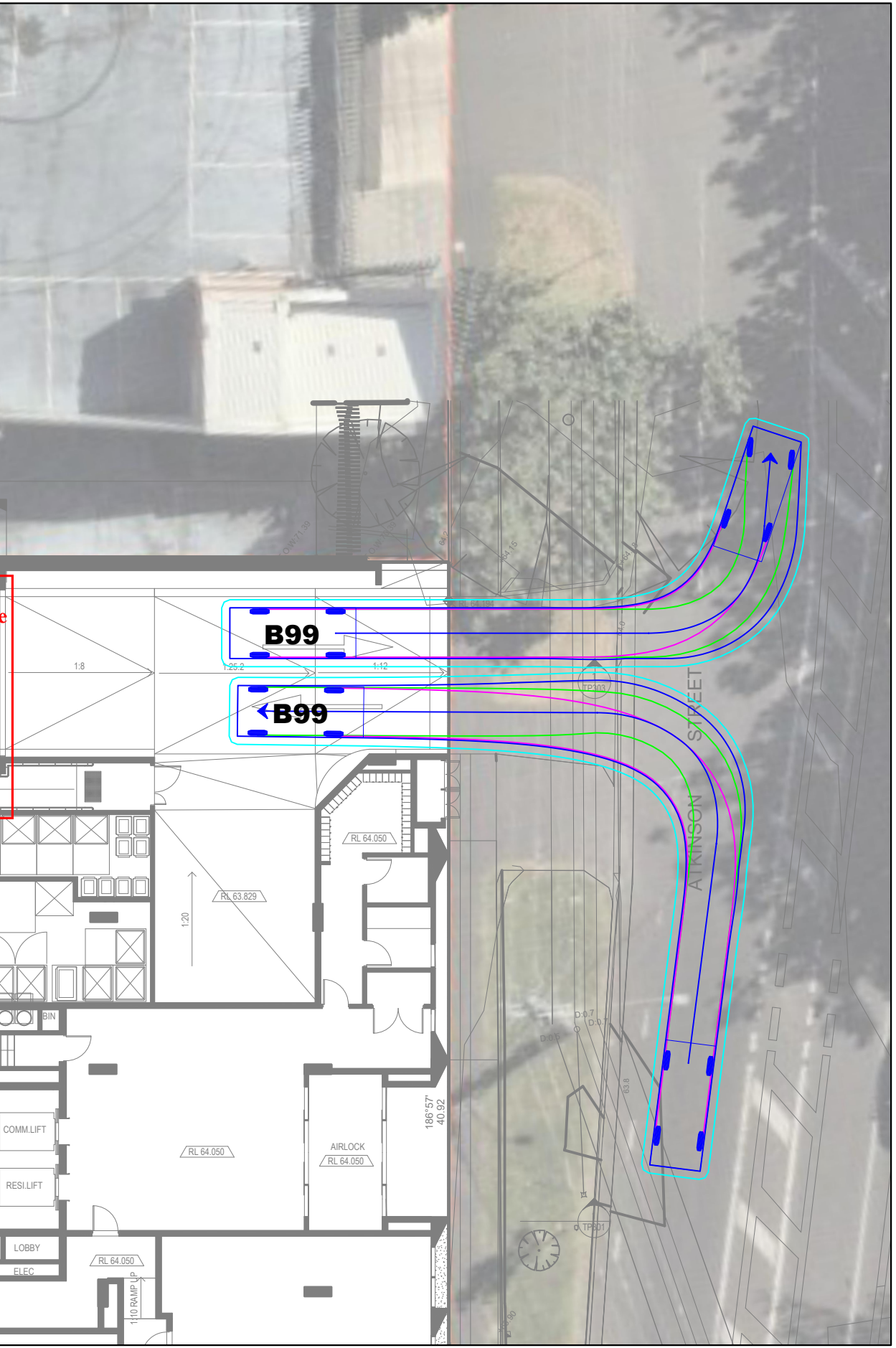
LOADING BAY - INGRESS (SRV)



LOADING BAY - EGRESS (SRV)



SITE ACCESS - B99 PASSING



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VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 5KM/H)

99th percentile
(AS/NZS 2890.1:2004)

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

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

LEGEND
REAR WHEELS : VEHICLE BODY
FRONT WHEELS : BODY CLEARANCE

61 ATHERTON ROAD, OAKLEIGH
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
PLANS PREPARED BY PEDDLE THORP,
RECEIVED SEPTEMBER 2025. AERIAL FOR
CONTEXT ONLY.

FILE NAME: G34209-02
SHEET NO.: 01



SCALE:
1:200 (A3)

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B	23/05/2025	AMENDED SCHEME	T. AMANATIDIS	C. MORELLO
C	10/09/2025	AMENDED SCHEME	D. DURAIRAJ	C. MORELLO