

Traffix Group

ADVERTISED
PLAN

Waste Management Plan

Proposed Commercial Development
69 Carrington Road, Box Hill

Prepared for
Golden Age Group

December 2024

G33509R-02H (WMP)

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Document Control

Our Reference: G33509R-02H (WMP)

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1. Introduction

Traffix Group has been engaged by Golden Age Group to prepare a Waste Management Plan for the Proposed Commercial Development at 69 Carrington Road, Box Hill.

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

2. Proposal

The proposal is for a 14-storey commercial use development on the site comprising 6,661m² of office floor area, and 1,390m² of retail use at ground floor and level 1, with associated two-level basement carpark accessed via car lifts.

Vehicle access to the site is to be provided along the southern boundary of the site, via Cambridge Street. A shared waste storage room is provided within the basement level 1 which can be accessed via the lifts/staircases.

Waste collection will be undertaken on-site within the loading bay on ground level, accessed from Cambridge Street via a private contractor using a 6.4m long mini rear loading waste collection vehicle.

A copy of the development plans prepared by Gray Puksand (December 2024) 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 tenancies for temporary storage of garbage and recyclable waste, prior to transferring to the mobile garbage bins,
- Mobile garbage bins within the waste storage area provided at basement level 1.

Individual tenancies will be responsible for managing receptacles and transferring their own waste manually to their primary collection waste bin room provided at the basement level 1.

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 help reduce landfill at the source.

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

- General Garbage Waste,
- Food and Organics/Green Waste,
- Paper & Cardboard Recycling,
- Glass Recycling, and
- Other Commingled Recycling.

The proposed management of each of the streams/systems is detailed in Table 1.

Table 1: Waste Streams

Waste Type	Waste Management	
	Restaurant use	Office use
Garbage	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the shared waste area provided at basement level 1 of the building.	
Recycling	Staff will dispose of loose recyclable items directly into the recycling bin within the shared waste area provided at basement level 1 of the building.	
FOGO	Staff will dispose of organic waste directly in the organic bins within the shared waste area provided at basement level 1 of the building.	Organic waste generation by the office use is anticipated to be low and can be accommodated within the garbage bins.
Glass	Staff will dispose of glass waste directly in the glass bins within the shared waste area provided at basement level 1 of the building.	Glass waste generation by the office use is anticipated to be low and can be accommodated within the recycling bins.
Paper & cardboard	Staff will dispose of loose cardboard directly into the paper & cardboard bin within the waste area provided at basement level 1 of the building. Cardboard shall be folded appropriately.	
Hard Waste	The commercial tenancies will dispose of any hard waste via a private contractor on a required basis.	
Other	Staff will dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Whitehorse City Council (379-399 Whitehorse Rd, Nunawading VIC 3131). E-waste must not be disposed in landfill.	

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Waste Management Plan

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3.3. Waste Generation

3.3.1. Overall Generation Rates

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. Table 2 sets out the expected waste generation for the Proposed Commercial Development.

It is noted that the retail component has been conservatively assessed as a restaurant use. This will allow flexibility for these tenancies to be non-food retail/food retail/restaurant uses.

Table 2: Waste Generation Rates

Waste Source	Garbage	Recycling
Restaurant	660L/100m ² floor area/day	200L/100m ² floor area/day
Office	10L/100m ² floor area/day	10L/100m ² floor area/day

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

Table 3: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Restaurant	1,390m ²	64,218L per week	19,460L per week
Office	6,661m ²	3,331L per week	3,331L per week
TOTAL WASTE GENERATED		67,549L per week	22,791L per week

3.3.2. Considering Alternative Waste Streams

A number of different land uses across the site are expected to generate FOGO, glass and paper & cardboard waste as summarised in Table 4.

Table 4: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Restaurant	70%	30%	60%	15%	25%
Office	100%	-	50%	-	50%

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

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Table 5: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
Restaurant use	1,390m ²	44,953L	19,265L	11,676L	2,919L	4,865L
Office use	6,661m ²	3,331L	-	1,665L	-	1,665L
Subtotal		48,283L	19,265L	13,341L	2,919L	6,530L
TOTAL WASTE GENERATED		67,549L / week		22,791L / week		

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 6 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 6: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	48,283L	1,100L	9 no.	5
FOGO	19,265L	240L	17 no.	5
Recycling	13,341L	660L	1 no.	5
		1,100L	2 no.	
Glass	2,919L	660L	1 no.	5
Paper & Cardboard	6,530L	360L	1 no.	5
		1,100L	1 no.	

Overall, the proposed development requires the following bins:

- 12 x 1,100L bins,
- 2 x 660L bins,
- 1 x 360L bin, and
- 17 x 240L bins.

Further details regarding the waste equipment required for the development are detailed in Table 7.

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Table 7: 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	1,100L	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	660L	1,200 x 1,260 x 780mm	Purple	
Paper & cardboard	360L 660L	1,098 x 880 x 610mm 1,200 x 1,260 x 780mm	Blue	

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

The proposed development provides a shared waste storage area located at the basement level 1 of the building which can be accessed via the lifts/staircases. The waste area will be secured and accessible for the building management and appropriate staff only.

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

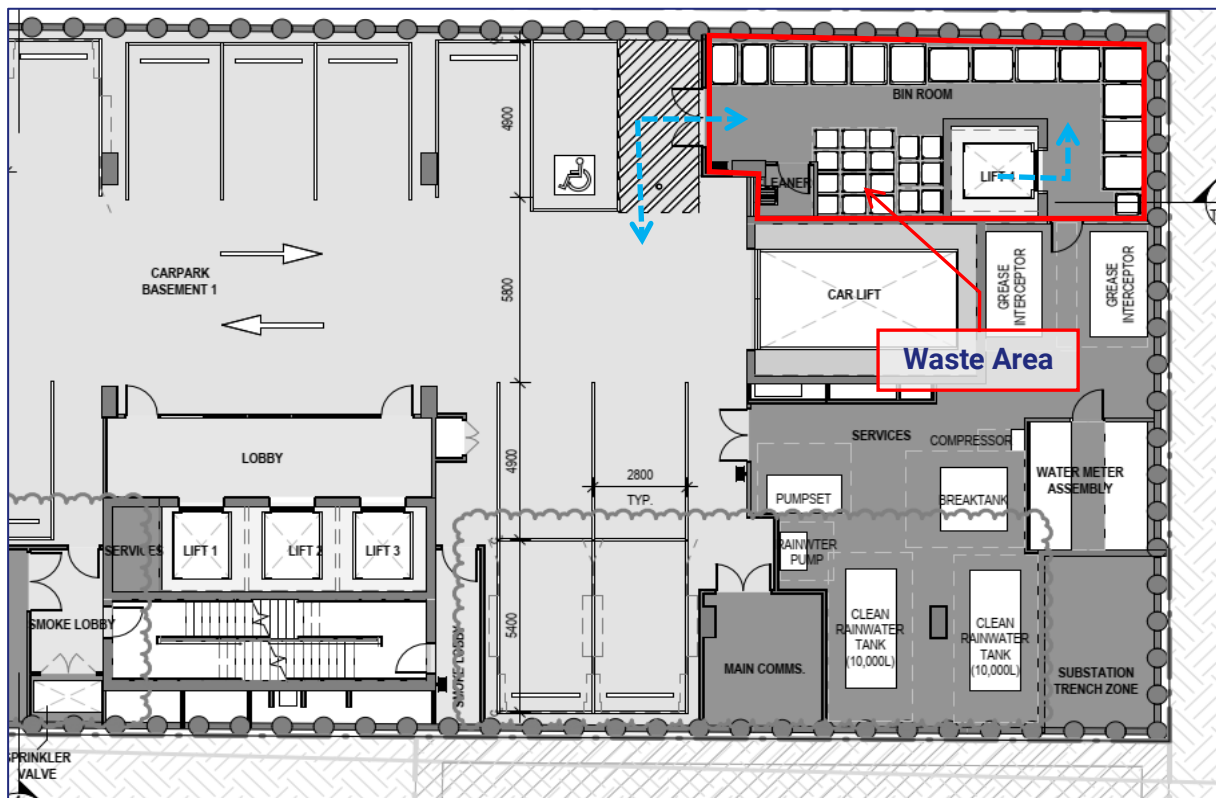


Figure 1: Proposed Waste Area & Pedestrian Access Route

Table 8 details the waste area requirements based on the waste equipment proposed.

Table 8: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Commercial Use	240L	0.43m ²	17	7.26m ²	57m ²
	660L	0.99m ²	2	1.96m ²	
	360L	0.58m ²	1	0.57m ²	
	1,100L	1.33m ²	12	15.92m 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 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 staff of the proposed development to dispose of waste correctly into the appropriate waste streams.



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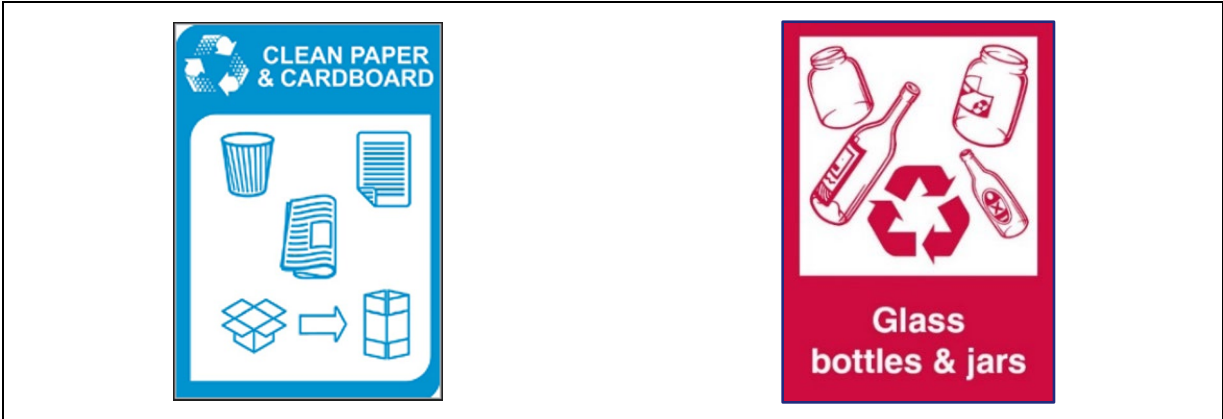


Figure 2: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the loading bay provided at ground level, and it is accessible from Cambridge Street. A private contractor will be engaged to collect the waste via a 6.4m long mini rear loading waste vehicle.

Transfer of all the waste bins from the storage bin room to the collection point will be undertaken by the delegated staff and the building management via the lifts prior to the collection. The transfer of bins will occur internally within the site during the entire transfer process.

The private contractor will prop within the proposed on-site loading bay whilst the bins are emptied. An excerpt of the ground level plans illustrating the proposed loading bay is provided at Figure 3.

Waste collection will be undertaken outside the peak loading/unloading times and business hours to minimise the disruption and ensure there is sufficient space for transfer of bins to and from the waste vehicle.

Traffix Group has provided advice to the project architect to accommodate vehicle access of a 6.4 metre long small-rigid vehicle (SRV) within the on-site loading bay. This truck is slightly larger than the proposed waste vehicle (mini rear loading waste vehicle) and therefore is considered a conservative assessment.

Swept path diagrams demonstrating loading vehicle access to/from the on-site loading bay are attached at Appendix B.

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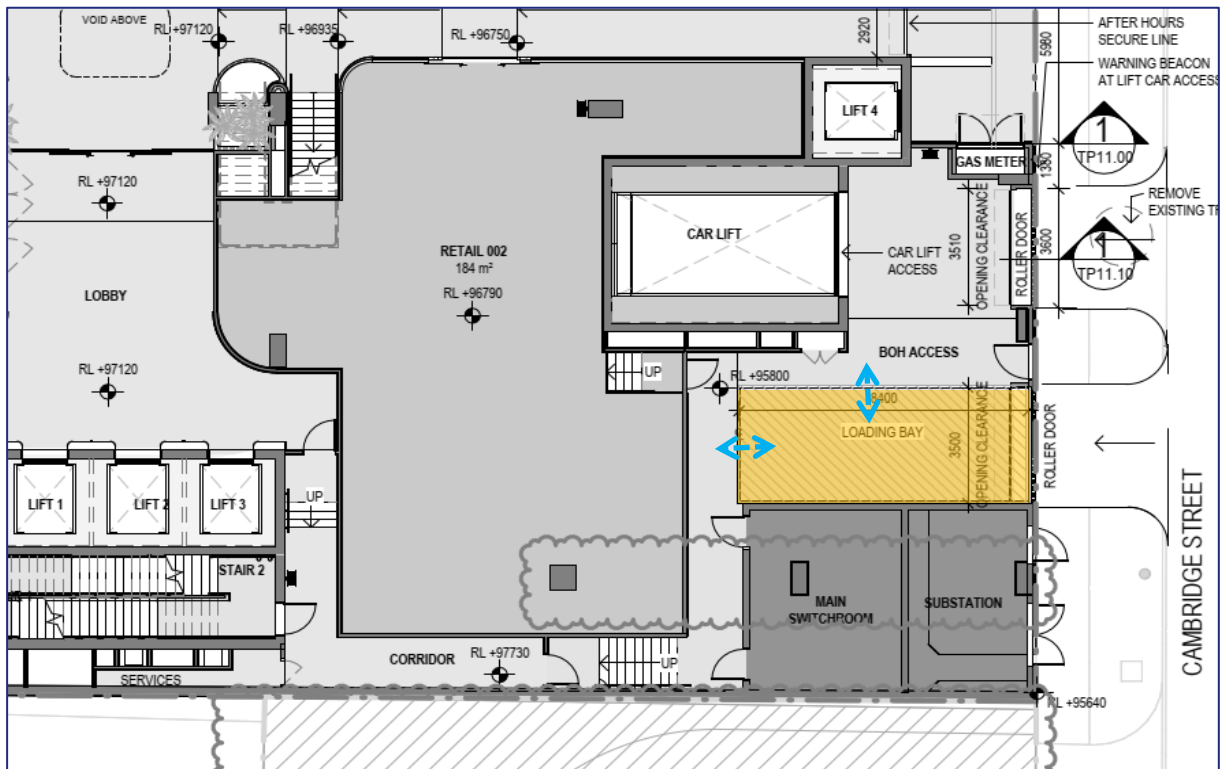


Figure 3: Loading Bay – Internal Access

4. Amenity Impacts

It is the responsibility of the site operator 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 operator. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

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

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 the washing and cleaning services. Alternately, 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 proposed development, it is the responsibility of the site operator for the ongoing operation and maintenance of the Waste Management Plan.

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

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

5.2. Waste Reduction Strategies

The site operator will be responsible to encourage staff 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 4 below.

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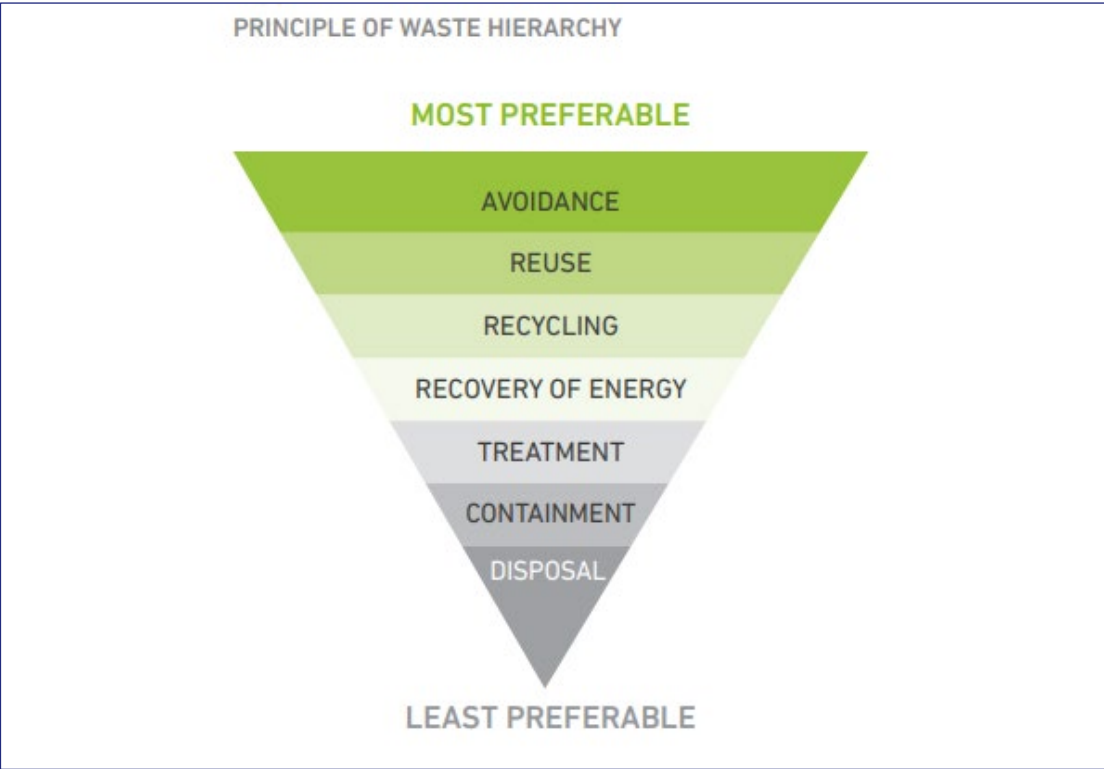


Figure 4: Sustainability Victoria’s Waste Management Hierarchy

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

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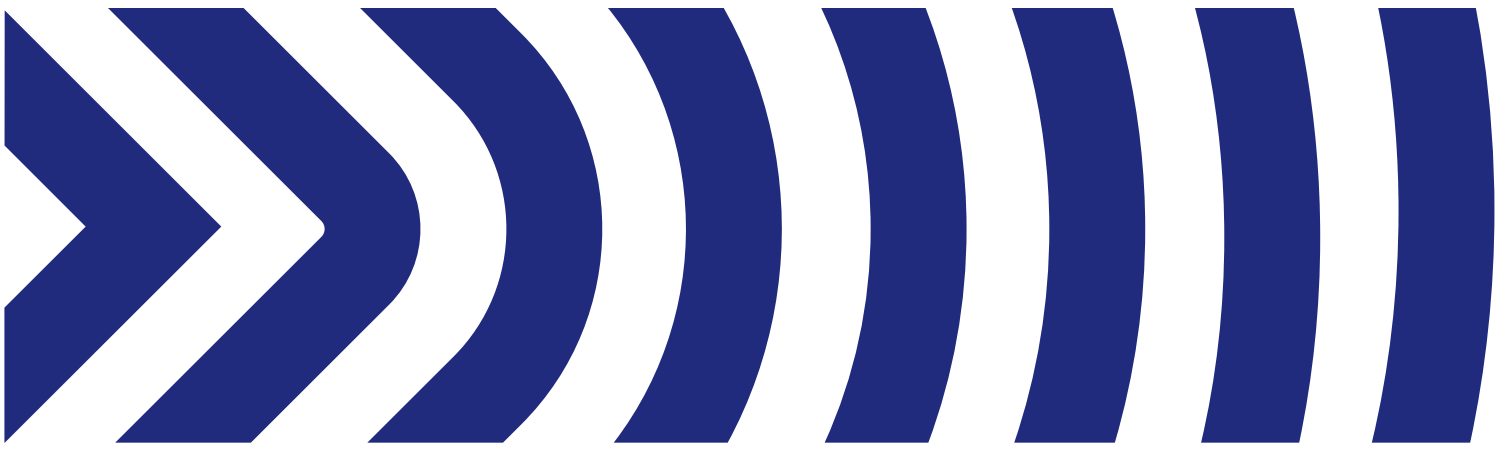
6. Contact Information

Table 9 provides a list of common waste collection service contractors and waste equipment suppliers. The site operator 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 9: Supplier Contact Information

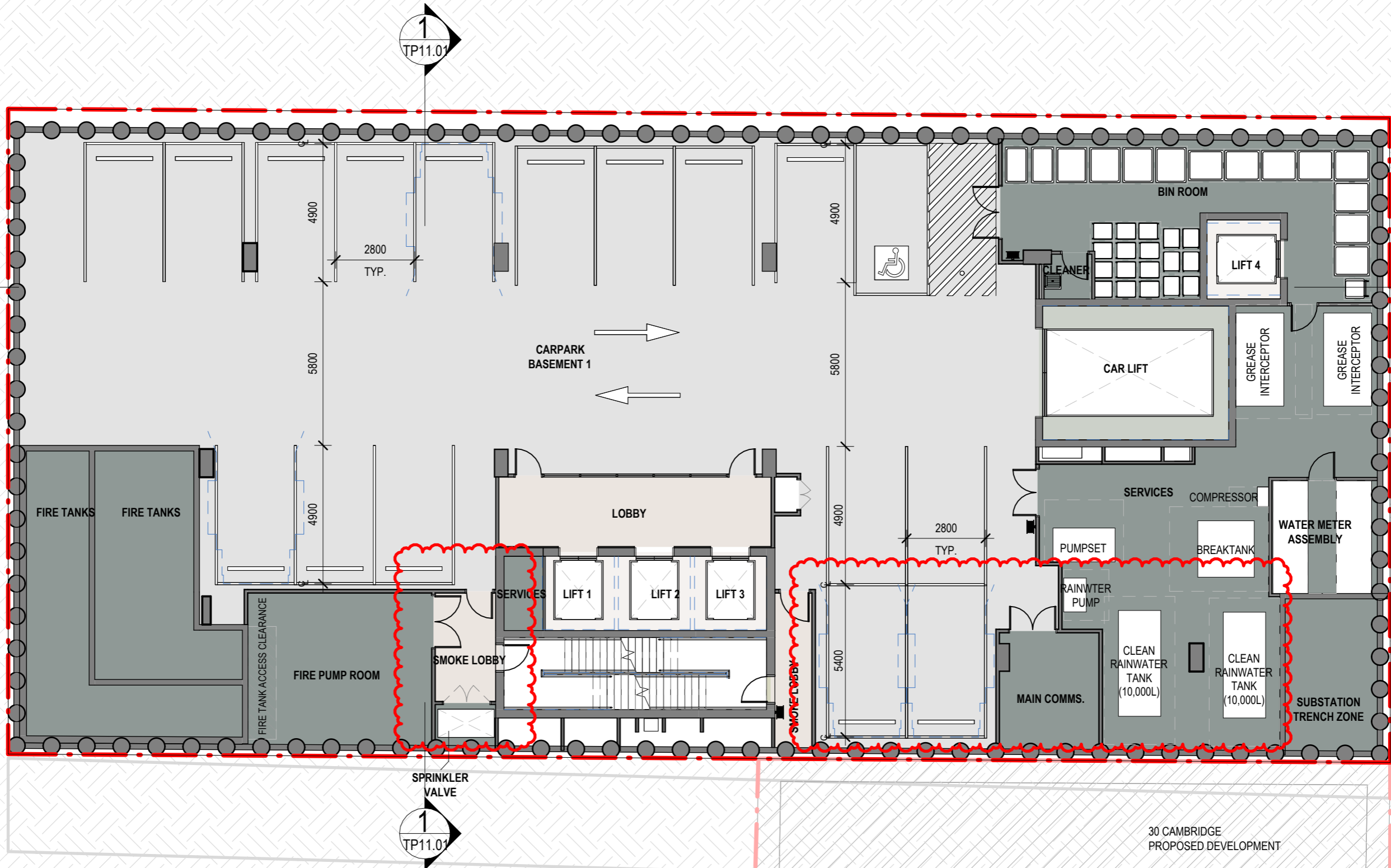
Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	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
	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



Appendix A

Development Plans

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30 CAMBRIDGE
PROPOSED DEVELOPMENT



**GRAY
PUKSAND**

COMMERCIAL DEVELOPMENT

BASEMENT 1 PLAN

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DWG # TP03.01 PROJECT #123146
REV TP3 SHEET A3
DATE 19.12.2024
SCALE 1 : 150



Autodesk Docs://123146 - 69 Carrington Road Box Hill/123146_69 Carrington Road Box Hill_C22.rvt

65-67 CARRINGTON ROAD

24 CAMBRIDGE STREET



RL +97880

RL +96070

LANEWAY ACCESS
AFTER HOURS SECURE LINE

LANEWAY ACCESS
AFTER HOURS SECURE LINE
WARNING BEACON AT LIFT CAR ACCESS

1:20 1:20 1:10 1:11 1:21 1:21

LANEWAY

VOID ABOVE

LIFT 5

LIFT 4

GAS METER

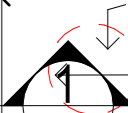
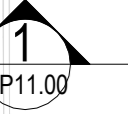
CAR LIFT

RETAIL 001
287 m²
RL +97730

RETAIL 002
184 m²
RL +96790

LOBBY

BOH ACCESS



10 VISITOR BIKE SPACES

CANOP ABOVE

BOOSTER

SERVICES

LIFT 1

LIFT 2

LIFT 3

SMOKE LOBBY

STAIR 1

STAIR 2

SERVICES

CORRIDOR

UP

UP

UP

UP

LOADING BAY

MAIN SWITCHROOM

SUBSTATION

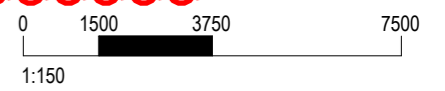
RL +97350

RL +95640



TELSTRA BUILDING

30 CAMBRIDGE PROPOSED DEVELOPMENT



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COMMERCIAL DEVELOPMENT

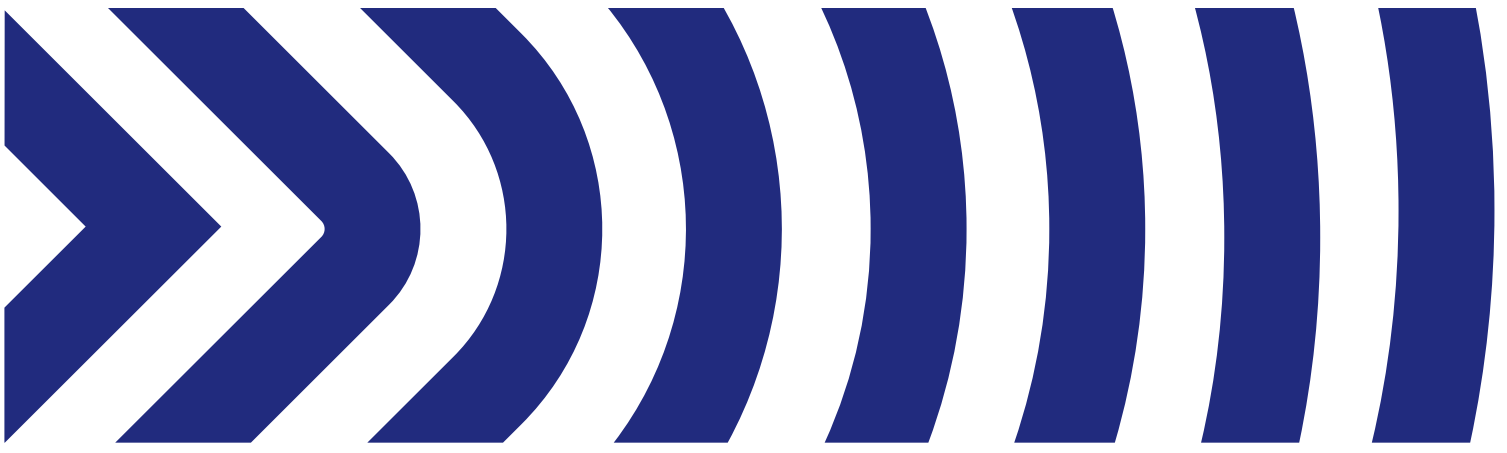
GROUND LEVEL PLAN

ADVERTISED
PLAN

DWG # TP03.02 PROJECT #123146
REV TP3 SHEET A3
DATE 19.12.2024
SCALE 1 : 150



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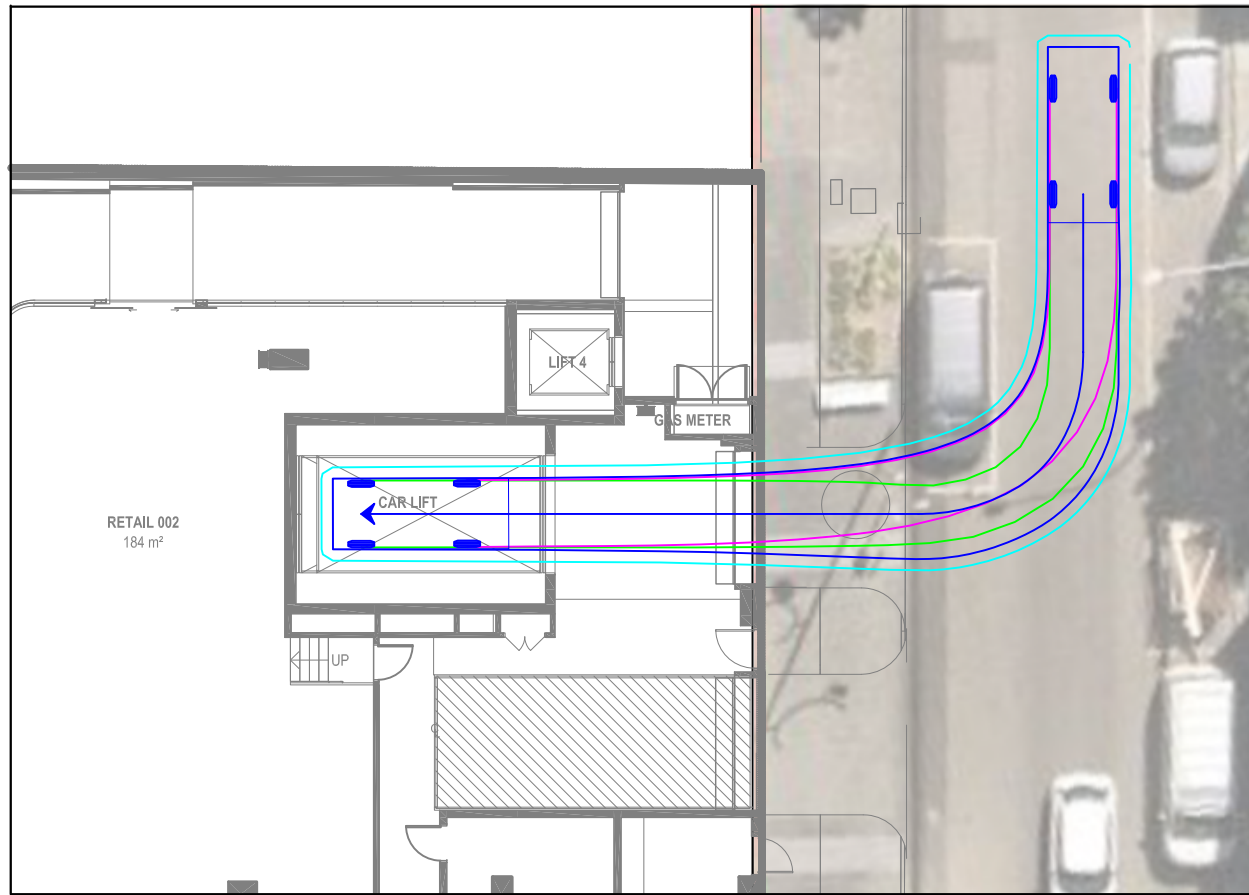


Appendix B

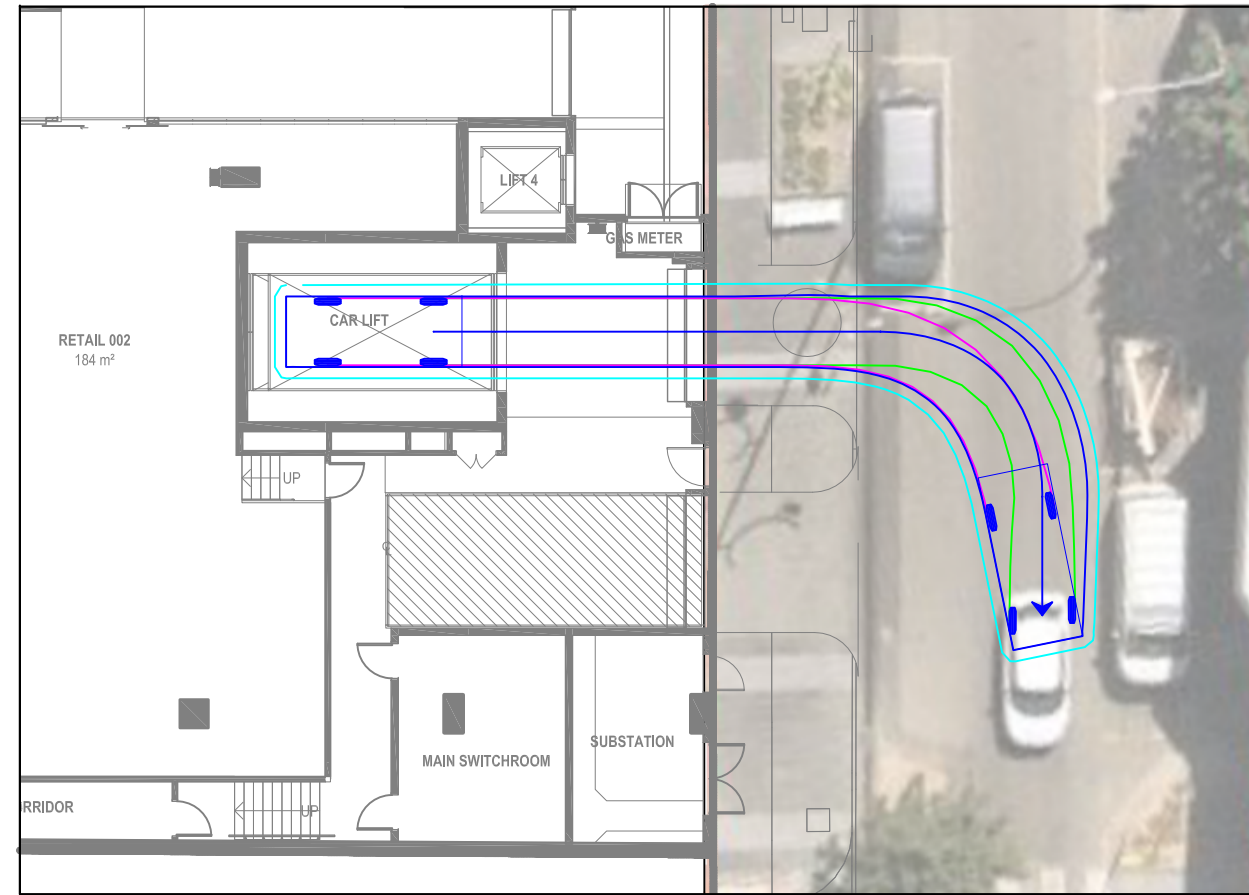
Swept Path Diagrams

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CAMBRIDGE STREET CAR LIFT VEHICLE INGRESS - B99



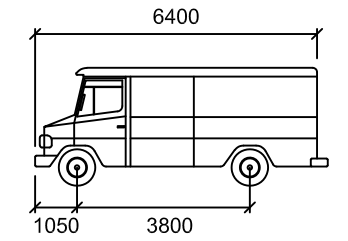
CAMBRIDGE STREET CAR LIFT VEHICLE EGRESS - B99



VEHICLE PROFILE

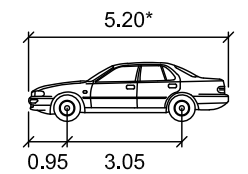
VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



6.4m SRV

Width	: 2300
Track	: 2300
Lock to Lock Time	: 6.0
Steering Angle	: 38.0



99th percentile
(AS/NZS 2890.1:2004)

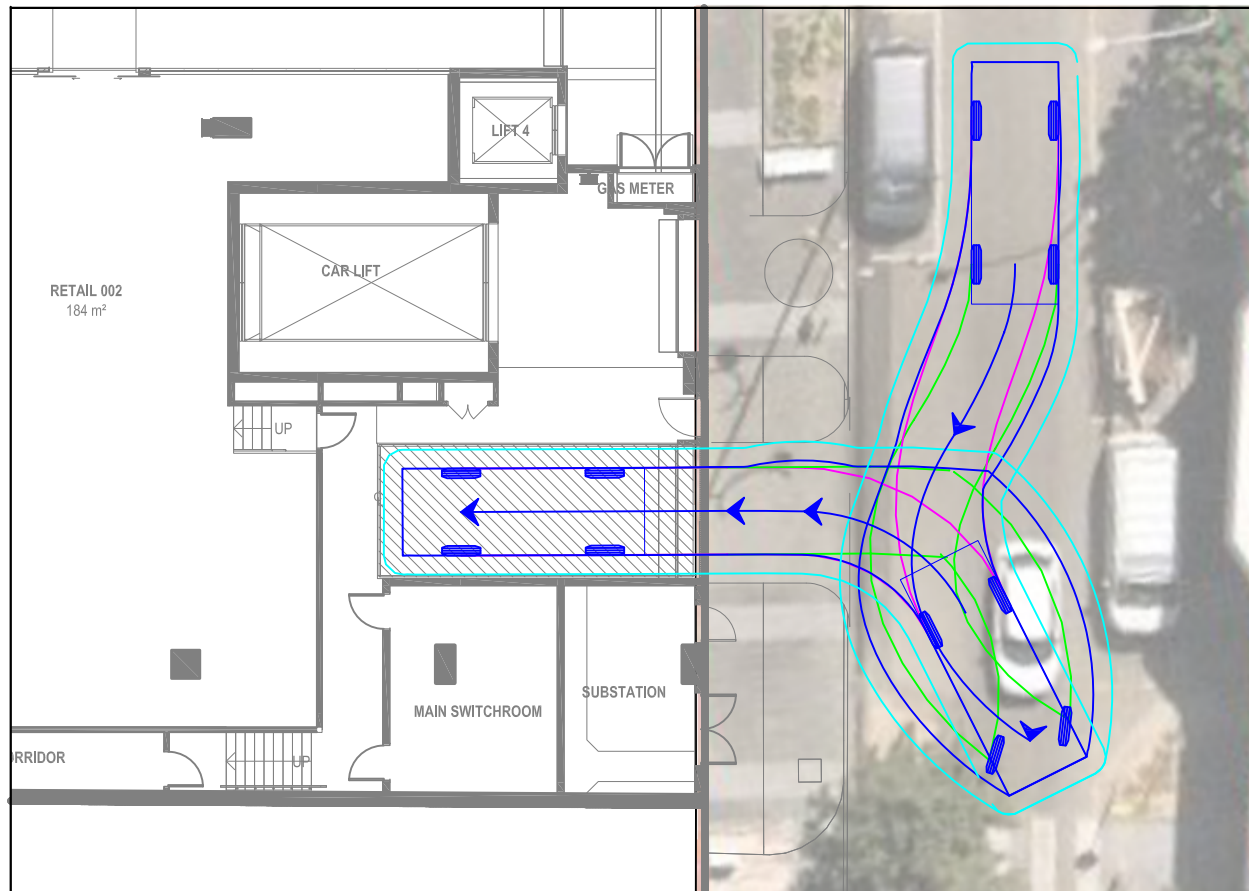
Width	: 1.94
Track	: 1.84
Kerb to Kerb Radius	: 12.5m

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

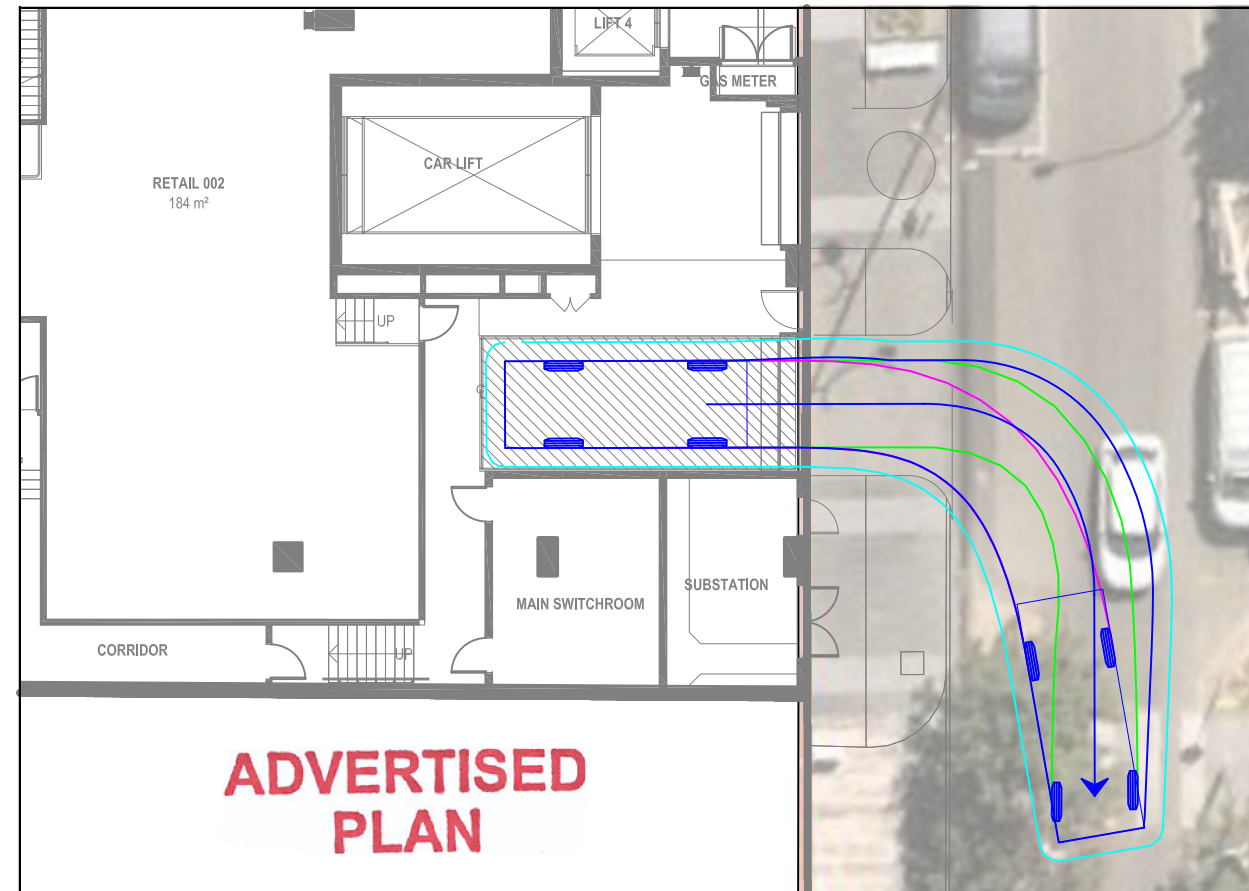
LEGEND

- REAR WHEELS
- FRONT WHEELS
- VEHICLE BODY
- BODY CLEARANCE

CAMBRIDGE STREET LOADING BAY INGRESS - 6.4m SRV



CAMBRIDGE STREET LOADING BAY EGRESS - 6.4m SRV



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	12/12/2023	TOWN PLANNING	H. ROBERTSON	T. AMANATIDIS (RPE11292)
B	16/05/2024	AMENDED PLANS	H. ROBERTSON	T. AMANATIDIS (RPE11292)
C	12/12/2024	AMENDED PLANS	J. LEWIS	T. AMANATIDIS (RPE11292)

69 CARRINGTON ROAD, BOX HILL
PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:
BASE PLANS PREPARED BY GRAY PUKSAND,
DATED DECEMBER 2024.

FILE NAME: G33509-01
SHEET NO.: 01



SCALE: 1:200 (A3)

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Traffix Group

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