

Waste Management Plan

57 Stock Route Road,
Mansfield, VICTORIA

19/08/2025



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Waste Management Plan (WMP)

Proposed Mixed-Use Development

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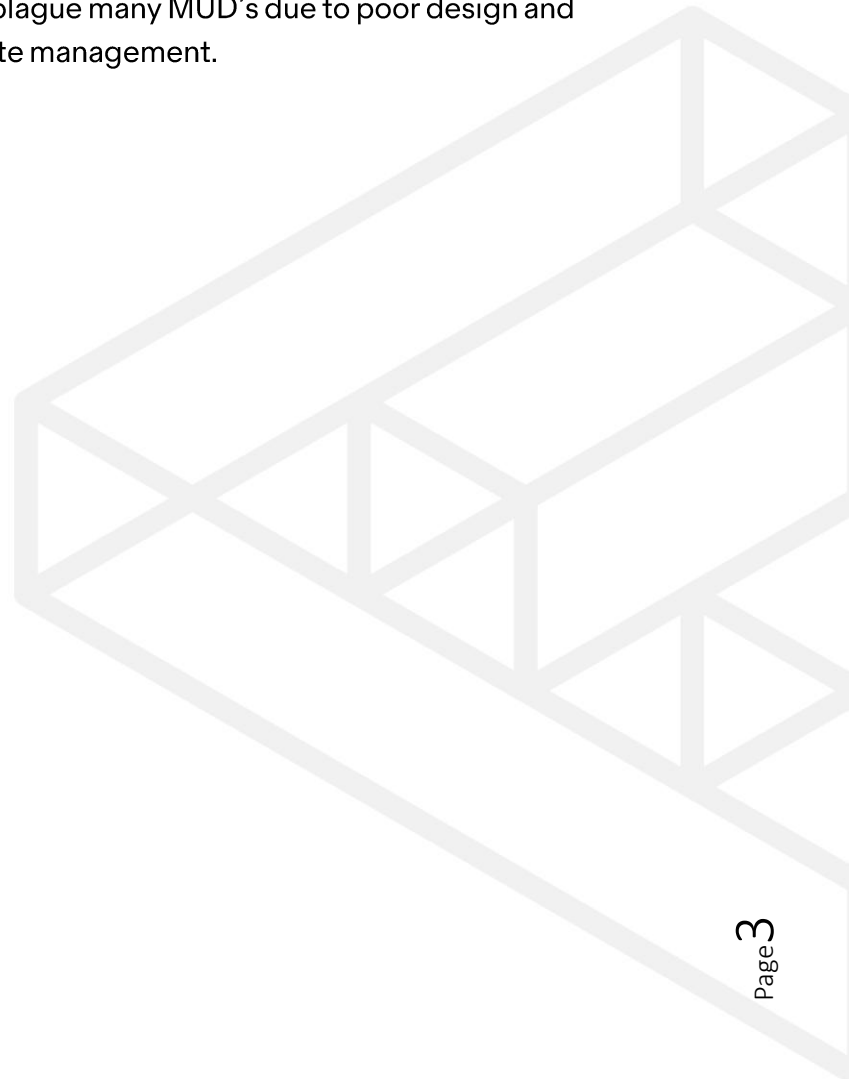
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0	21/05/25	Issued for Client Review - Preliminary	DG	JC
1	23/05/25	Updated as per latest plan and client’s comments	DG	-
2	19/08/25	Updated as per council comments	DG	-



PURPOSE OF THE WASTE MANAGEMENT PLAN

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (residential and commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours and collection contractors
- Ensure residents of MUDs are not disadvantaged in their access to recycling and other responsible waste management options
- Avoid existing legacy issues that plague many MUD's due to poor design and insufficient consideration for waste management.



INTRODUCTION

Framer Consulting Services has been engaged to undertake a Waste Management Plan for the proposed mixed-use development located at 57 Stock Route Road, Mansfield.

We have reviewed the plans for the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 57 Stock Route Road, Mansfield. The site area is approximately 8.308 hectares. It is located within an established residential area approximately 168 km North-East of the Melbourne CBD.

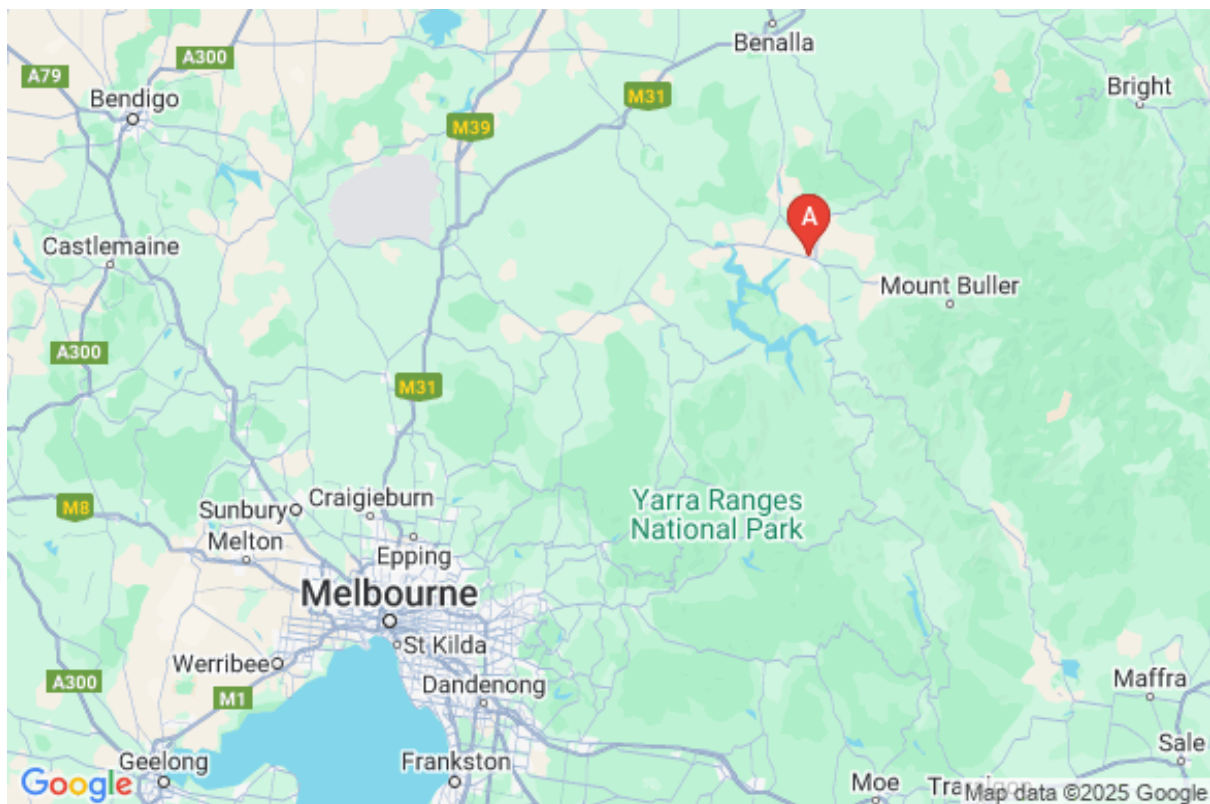


Figure 1: Location of the proposed development in Mansfield in relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of the development of the site into multi-unit residential dwellings, a childcare centre and a community centre within the proposed lifestyle village. The area of the site is approximately 8.308 hectares.

TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a mixed-use development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- FOGO waste; and
- Hard rubbish such as broken furniture and large objects.

This list of waste types to be separately treated is expected to expand by 2030 in line with the Victoria State Government's Recycling Victoria Policy. This will include separate treatment of FOGO and glass waste for a 4-stream system.

WASTE GENERATION RATES

Listed below are the waste generation estimates for the development in accordance with the Sustainability Victoria guidelines based on Melbourne City generation rates.

Residential

For the development as per SV's guidelines and Melbourne City generation rates:

Space type	Rubbish Generation	Comingled Recyclables	FOGO Waste*
Dwelling	78 L/week	120 L/week	42 L/week*

* Based on the audit carried by Sustainability Victoria which found that approximately 35% of the garbage bin is made of food waste.

Commercial

For the development as per SV's guidelines and Melbourne City generation rates:

Space type	Rubbish Generation	Comingled Recyclables
Community Centre (gym, SPA, offices)	10 L per 100m ² per day	10 L per 100m ² per day
Childcare	350 L per 100m ² per week	350 L per 100m ² per week

Please note that the dining, kitchen premises will not be a commercial kitchen and will not provide food as service. It will be only used as a domestic oven/cooktop for the residents.

Residential

Based on the 177 units on site, the total commercial waste generated by the residential component of the development is therefore:

Total Development	Rubbish Generation	Comingled Recyclables	Food Waste
177 units	13,806 L/week	21,240 L/week or 42,480 L/fortnight	7,434 L/week or 14,868 L/fortnight
Proposed Bin Type	80 L	240 L	240 L
Number of Bins	177	177	177
Collection Frequency	Once per week (Council collection)	Once per fortnight (Council collection)	Once per fortnight (Council collection)

Commercial

Based on the 814m² of the community centre, and **assumed children's rooms area of 500m²**, the total commercial waste generated by the commercial component of the development is therefore:

Total Development	Rubbish Generation	Comingled Recyclables
Community Centre	570 L/week	570 L/week
Childcare	1,750 L/week	1,750 L/week
Proposed Bin Type	660 L & 1,100 L	660 L & 1,100 L
Number of Bins required	<ul style="list-style-type: none"> Community Centre – 660L x 1 Childcare – 1,100 L x 2 	<ul style="list-style-type: none"> Community Centre – 660L x 1 Childcare – 1,100 L x 2
Collection Frequency	Once per week (Private collection)	Once per week (Private Collection)

Glass waste - Commercial

The childcare and community centre will not generate enough glass waste to provide a separate collection for this stream. There is no separate waste generation for glass waste provided from Sustainability Victoria as well.

FOGO waste - Commercial

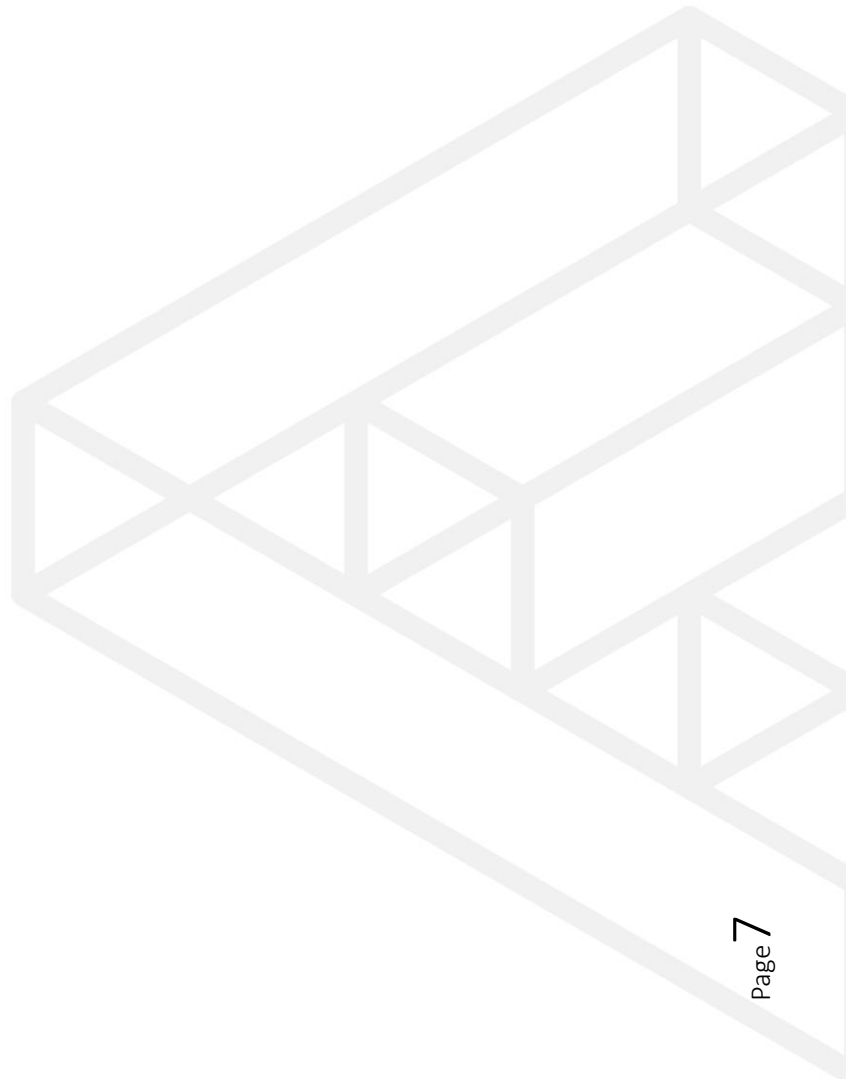
The childcare and community centre will generate food waste to provide a separate collection for this stream. A 1,100L bin for FOGO waste will be provided for the commercial development on site.

Hard Waste - Residential

Residents wishing to dispose of large household items should do so at Councils Resource Recovery Centre – fees apply. Alternatively, residents may wish to engage a local contractor to assist with disposal.

Hard Waste - Commercial

The private contractor will provide hard waste collection for the commercial component of the development. Method and frequency of collection will be confirmed once the private contractor is engaged.








BIN TYPES

Residential

Below are the types of bins that **council** will provide with the common dimensions:



Bin Storage Type	Capacity	Colour	Waste Type	Comments
	80L	Black body with red lid	General Rubbish	The average dimensions are: Height 0.84m, Width 0.45m, Depth 0.51m Total floor area required: 0.23m ² /bin
	240L	Black body with yellow lid	Recyclables	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42m ² /bin
	240L	Black body with light green lid	FOGO	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42m ² /bin

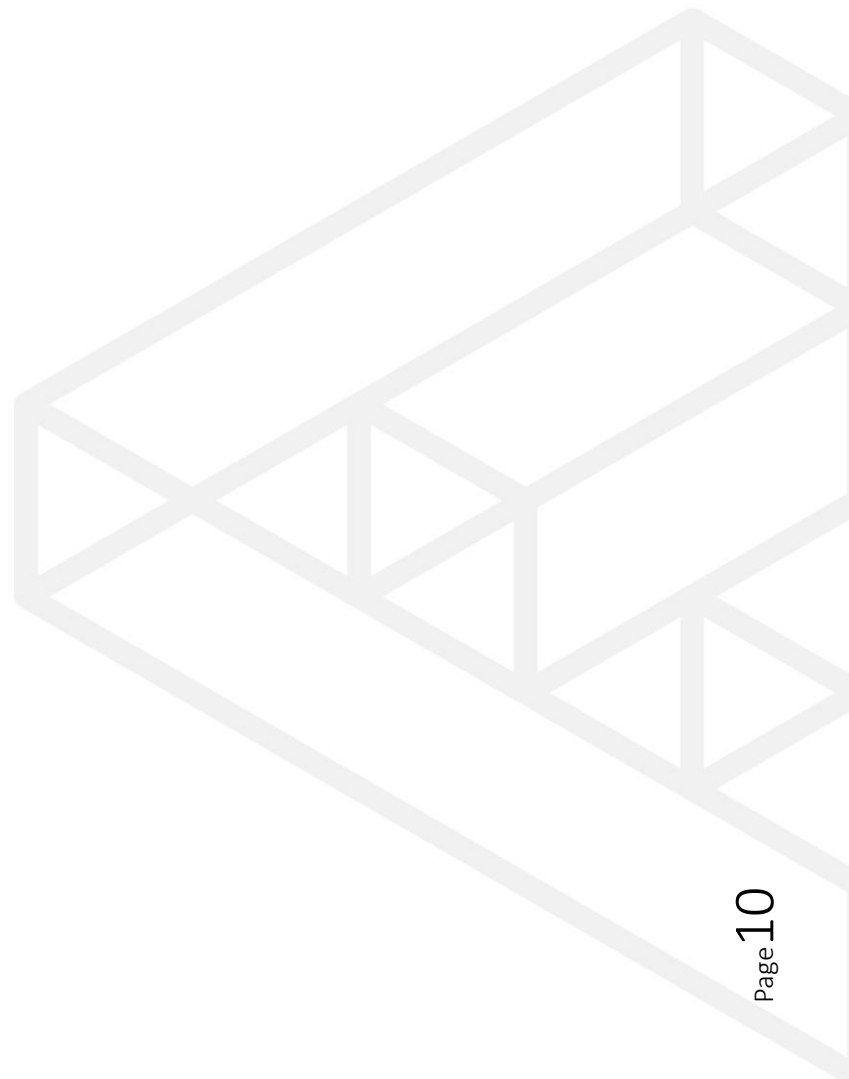
Commercial

Below are the types of bins that **private contractor** will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	660L	Dark green body with red lid	General Rubbish	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m ² /bin
	660L	Dark green body with yellow lid	Recyclables	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m ² /bin
	660L	Dark green body with lime green lid	FOGO	The average dimensions are: Height 1.2m, Width 1.26m, Depth 0.78m Total floor area required: 0.98m ² /bin
	1,100L	Dark green body with red lid	General Rubbish	The average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.32m ² /bin



Bin Storage Type	Capacity	Colour	Waste Type	Comments
	1,100L	Dark green body with yellow lid	Recyclables	The average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.32m ² /bin
	1,100L	Dark green body with lime green lid	FOGO	The average dimensions are: Height 1.33m, Width 1.24m, Depth 1.07m Total floor area required: 1.32m ² /bin



SIGNAGE

Signage is required at bin storage areas to encourage correct recycling and reduce waste going to landfill. Appropriate signage will be made available by the private contractor/council (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.



Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website:

<http://www.sustainability.vic.gov.au>.





WASTE STORAGE

Residential

1 x 80L bin for general rubbish, 1 x 240L bin for recycling and 1 x 240L bin for FOGO waste will be provided for the development by council.

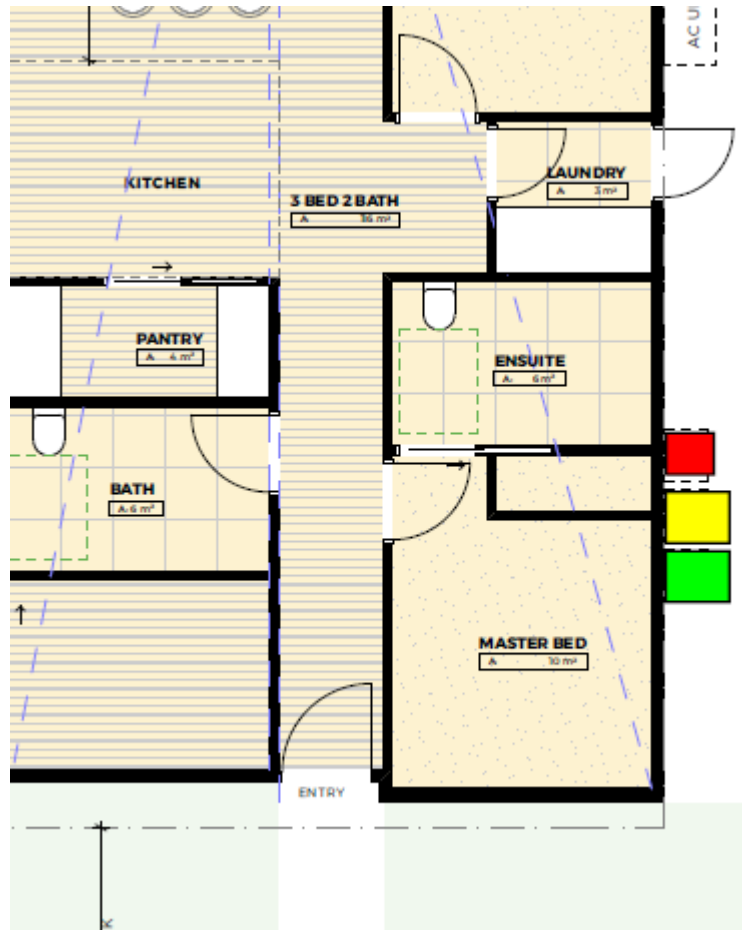


Figure 3: Example bin storage area for residential dwellings

All bin types will be stored in each dwelling's respective POS. This will make it easy for the residents to store and roll out the bins to their respective collection point on the collection day. Occupants will not be permitted to store bins in front of the townhouses to protect the visual amenity of the common areas.

Commercial - Childcare

1 x 1,100L bin for general rubbish, 1 x 1,100L for recycling and 1 x 1,100L bin for FOGO will be provided for the childcare by the private contractor.

Both bin types will be stored in the designated bin storage area near the car park. Building users will dispose of all type of rubbish in the dedicated bins in the storage area. This will make it easy for the staff, cleaner or building manager to store bins and for private contractor to roll out the bins to the collection point on the collection day.

The storage area is outdoor thus naturally ventilated which will help reducing odours related to the waste. The staff, cleaner or building manager will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

Access to a tap for bin wash-down will be provided in the storage area.

Commercial – Community Centre

1 x 660L bin for general rubbish, 1 x 660L bin for FOGO and 1 x 660L bin for recycling will be provided for the community centre by the private contractor.

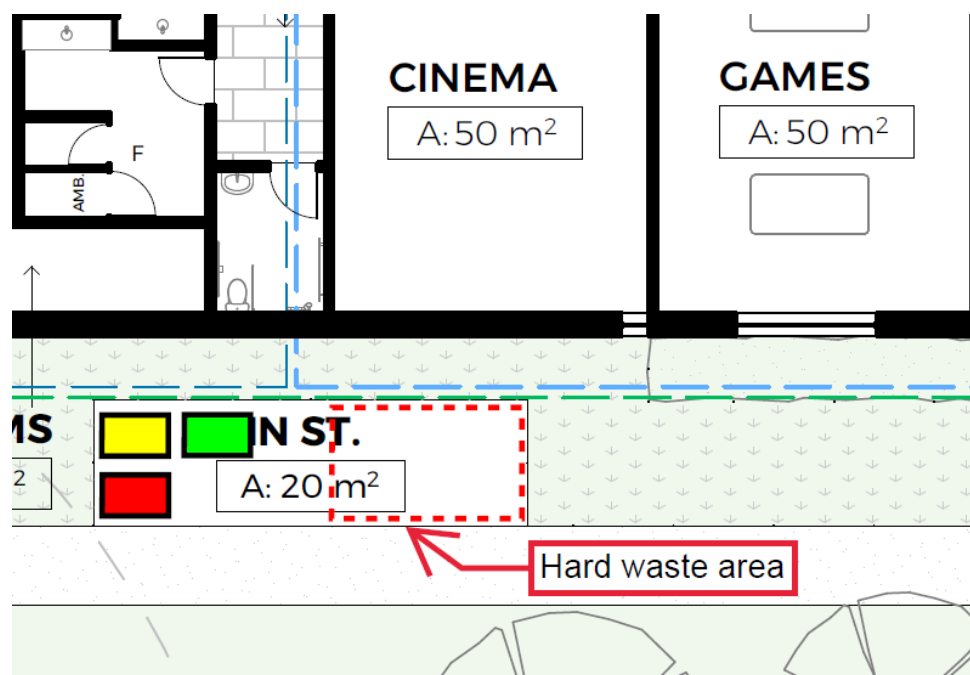


Figure 4: Example bin storage area for the community centre

Both bin types will be stored within the community centre lot. This will make it easy for the staff to store bins. Space in the storage will be allocated for hard waste.

The cleaner/building manager will be in charge of emptying the bins into the central storage area.

The storage area is outdoor thus naturally ventilated which will help reducing odours related to the waste. The staff, cleaner or building manager will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

Access to a tap for bin wash-down will be provided in the storage area.

WASTE COLLECTION & DISPOSAL

Residential

Council collection is proposed for the residential dwellings.

Residents will roll out their bins to the front of the dwelling on the evening prior to collection day and put the bins back once empty. Council truck will enter the site via Stock Route Road and collect bins for each of the dwellings.

The collection will require separate trucks for each waste stream.

All waste streams will be collected by Council, with pickups made once per week for general waste and fortnightly for recycling and food waste.

The collection will occur outside of peak traffic hours and will be in accordance with EPA and the Mansfield Shire Council requirements, to minimise any traffic disturbance for residents or visitors entering or exiting the site.

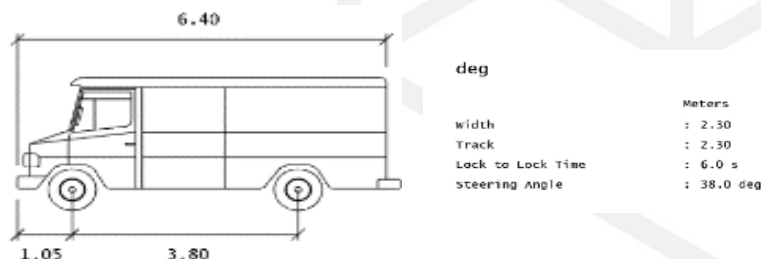
Commercial

The private collection is proposed for the development as the collection will occur from within the site. The private collection will be provided at the expense of the owner of the land.

The collection will be made directly from the childcare centre and community centre lots. The private waste contractor will enter the site via Stock Route Road and roll out the bins to the truck and put the bins back in the storage area once empty. The truck will then manoeuvre within the site to exit the site in a forward direction. The building manager/ cleaner/ staff will therefore need to ensure that the private contractors have access to the bin store on collection day.

The collection will require two separate trucks, one each for general rubbish and recyclables.

As collection of the bins is to be made on-site, it is proposed that a Small Rigid Vehicle (SRV) or similar vehicle is used for collection. The SRV is approximately 3.5m high, 6.4m long and 2.3m wide. The laneway width allows for the width of the collection vehicle and the collection will not interfere with any exit or entry of vehicles.



Collection will occur outside of peak traffic hours and in accordance with EPA and Mansfield Shire Council requirements, so as to minimise any traffic disturbance for residents or visitors entering or exiting the site. Collection of each waste stream will occur weekly.

OTHER WASTE TYPES

The private contractor will provide hard waste collection for the childcare facility and community centre. The method and frequency of collection will be confirmed once the private contractor is engaged.

Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory offcuts for reuse as art materials. Free pick up.

Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.

PREVENTATIVE MEASURES

Disposal Procedures

Residents/tenants are to ensure that all internal general rubbish bin bags are tied up securely before being placed in the bins. They will also ensure that recyclables are placed in the yellow-lidded bins in a way that minimises potential litter and overflow (for example crushing boxes, cans and plastic bottles).

Maintenance

As a minimum, residents/tenants will be required to keep the bins neatly placed in their garages. To further reduce the risk of litter, residents/tenants will be asked to make sure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and the risk of vermin. The residents/building manager/cleaner will be required to conduct periodic maintenance of their bins such as wash-downs and any necessary repairs/replacements will need to be organised with the private contractor or council.



SUMMARY

Correct implementation and resident/staff induction to the WMP will ensure that all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored & collected efficiently and effectively without compromising the amenity, capacity and tidiness of the storage areas. The private contractor or council will supply the bins and will be responsible for bin collection.

