

# Traffix Group

## Waste Management Plan

Indoor Recreation Facility

35-77 Emu Road, Maidstone

Prepared for  
The Jar HQ Pty Ltd

October 2025

G37550R-02A (WMP)

# Waste Management Plan

35-77 Emu Road, Maidstone

## Document Control

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AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems  
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## Waste Management Plan

35-77 Emu Road, Maidstone

# 1. Introduction

Traffix Group has been engaged by The Jar HQ Pty Ltd to prepare a Waste Management Plan for the Indoor Recreation Facility at 35-77 Emu Road, Maidstone.

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

# 2. Land Use

The application is for an indoor recreation facility on-site within the existing eastern warehouse at 35-77 Emu Road, Maidstone. The proposal is to occupy the existing eastern warehouse building (area of 4,490m<sup>2</sup>) within the overall site.

The site will be occupied by 'The Jar Pickleball Club (NPL)', with a total of 9 indoor pickleball courts and 6 indoor padel courts (i.e. 15 indoor courts in total). The venue will also cater for a Pro Shop and a small bar for food and beverage offerings to patrons. The site will operate between 6am-12midnight Monday to Sunday.

Waste bins for the facility will be stored within an external enclosed waste storage area at the rear of the carpark.

Waste collection shall be undertaken within on-site carpark via private waste collection services with vehicles up to the 8.8m long Medium Rigid Vehicle (MRV).

Waste collection will also occur outside of peak hours via private collection, noting that the two end car spaces within the carpark will be marked as 'No Stopping' during waste collection time (i.e. most likely occurring between 7:30am-9:30am).

A copy of the carpark plan layout 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 caddy bins within the internal areas for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage bins (MGB's), and
- Mobile garbage bins (MGB's) within the external waste storage area provided within the rear carpark on-site.

### 3.2. Management of Waste Streams

The waste generated by the development will be separated and managed into the following waste streams consistent with the current operations at the existing South Melbourne Facility:

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

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

Table 1: Waste Streams and Management

Waste Type	Waste Management
<b>Garbage</b>	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 storage area on-site. On those occasions when bins are placed within the public realm, loose general waste will be placed within the bins as required.
<b>Recycling</b>	Staff will dispose of loose recyclable items directly into the recycling bin within the shared waste storage area on-site. On those occasions when bins are placed within the public realm, loose general waste will be placed within the bins as required.
<b>FOGO</b>	FOGO waste generation is expected to be low; therefore, any minimal FOGO waste generation is to be accommodated in garbage bin.
<b>Glass</b>	Glass waste generation is expected to be low; therefore, any minimal glass waste generation is to be accommodated into the commingled recycling bin.
<b>Paper &amp; cardboard</b>	Any paper & cardboard waste generation is to be accommodated into the commingled recycling bin.
<b>Hard Waste</b>	Hard waste can temporarily be stored within the property boundary of the site till it gets collected. Facility operator shall dispose of any hard waste via a private contractor on a required basis.

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Waste Type	Waste Management
Other	The facility operator will dispose of any electric waste via a private contractor. E-waste must not be disposed in landfill.

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

There are no waste generation rates for a 'recreational facility', which are set out under the *Better Practice Guide for Waste Management and Recycling in Multi unit Developments by Sustainable Victoria*.

Accordingly, in this instance it is appropriate to adopt the comparable bin volumes/collection frequency to determine overall waste generation for the proposed site.

The existing South Melbourne facility with an approximate total floor area of 2,000 sqm currently utilises:

- 1 x 660L General Waste bin, collected once a week,
- 1 x 660L Recycling Waste bin, collected once a week,

The proposed facility has an increased total floor area of approximately 4,000 sqm.

To accommodate the increased waste generation, the collection frequency has been doubled for each waste stream. The following arrangements are proposed:

- 1 x 660L General Waste bin, collected twice a week,
- 1 x 660L Recycling Waste bin, collected twice a week.

We have been advised that 50%-70% of the waste from the site will consist of Bottles & cans. A separate container for glass recycling waste shall be provided on-site where relevant which shall be disposed of within the nearby CDS facility.

These collection frequencies are indicative and may be adjusted by the site operator in consultation with the private waste contractor to suit operational needs. Site operator retains the flexibility to increase or decrease the collection frequency as required

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Further details regarding the waste equipment required for the development are detailed in Table 5.

Table 2: 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	1,060 x 585 x 730mm	Red	Dark Green
Recycling	660L	1,060 x 585 x 730mm	Yellow	
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 Bayside City Council.				

### 3.4. Waste Area and Access

The development provides an external waste storage area for the bins on-site. The waste storage area is illustrated at Figure 1.

This area shall be lockable with access available to designated club members for the access to bins as required.



Figure 1: Waste Storage Area Location

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### 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 facility staff of the development to dispose of waste correctly into the appropriate waste streams.

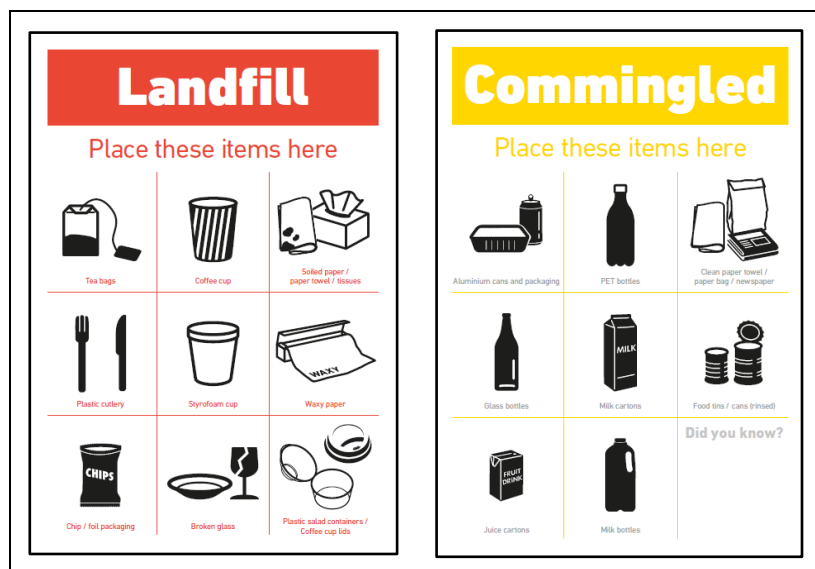


Figure 2: Waste Signage Examples – Landfill and Recycling

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### 3.6. Container Waste

A proportion of the recycling waste is expected to be associated with drinks containers. The default scenario assumes that this waste would be included within the comingled recycling bins.

Victoria's Container Deposit Scheme (CDS Vic), launched November 1, 2023, gives a 10-cent refund for eligible drink containers (most aluminium, glass, plastic, and liquid paperboard 150ml-3L) returned to designated collection points (reverse vending machines, over the counter, depots). Its goal is to reduce litter, increase recycling, and contribute to a circular economy.

There would be opportunity for the community sporting clubs accommodated within this building to provide 1-2 of the recycling bins specifically for container recycling. The containers collected could be transferred to a refund point by a designated club member with the money raised contributing towards club equipment or other costs.

If this approach is adopted the designated recycling bin shall include the signage as detailed below.



Figure 3: Waste Signage Examples – Container

### 3.7. Waste Collection Arrangements and Vehicle Access

Waste collection will occur on-site within the on-site carpark via private waste collection services using vehicles up to the 8.8m long Medium Rigid Vehicle (MRV).

Bins will be wheeled from waste storage area to the collection vehicle via waste collection staff as required. Bins will immediately be returned to the waste storage area after collection is completed.

The waste truck will prop temporarily within the carpark near the bin enclosure whilst the bins are transferred to the collection vehicle and exit the carpark in a forward direction. Waste collection will also occur outside of peak hours, noting that the two end car spaces within the carpark will be marked as 'No Stopping' during waste collection time (i.e. most likely occurring between 7:30am-9:30am).

## 4. Amenity Impacts

It is the responsibility of the Facility 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

Collection days and times will be determined following the confirmation of Bayside City Council.

Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

#### 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 cleaning and washing 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 Facility Operator for the ongoing operation and maintenance of the Waste Management Plan.

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

All ongoing costs are to be fully met by the Facility Operator.

### 5.2. Waste Reduction Strategies

The Facility Operator will be responsible 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.

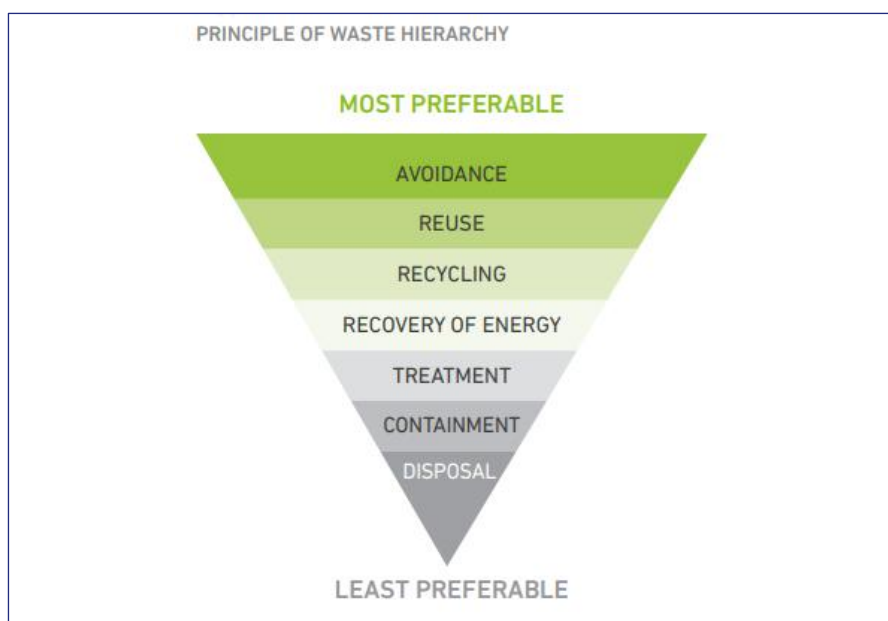


Figure 4: Sustainability Victoria's Waste Management Hierarchy

Additionally, the Facility 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 Facility Operator that the staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the development.

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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 this Waste Management Plan. The Facility Operator will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

## 6. Contact Information

Table 3 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.

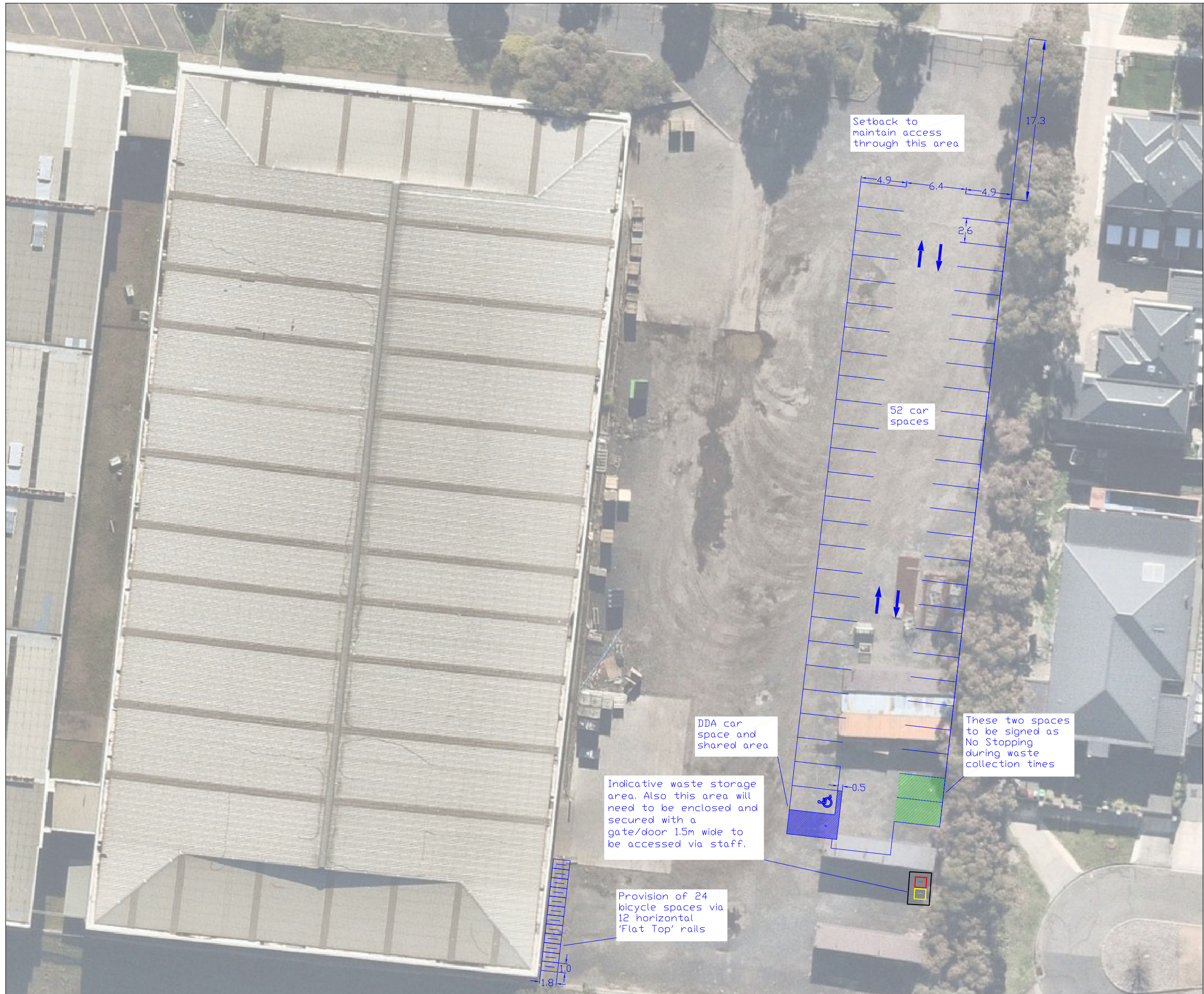
Table 3: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private waste contractors	Budget Waste Services	1800 292 783	<a href="http://www.budgetwasteservices.com.au">www.budgetwasteservices.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>
E-Waste Collection	TechCollect	1300 229 837	<a href="http://www.techcollect.com.au">www.techcollect.com.au</a>
Equipment Supplier	Budget Waste Services	1800 292 783	<a href="http://www.budgetwasteservices.com.au">www.budgetwasteservices.com.au</a>
	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>
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

## Carpark Plan





REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	10/10/2025	Carpark Plan	D. ECONOMOU	J. STONE

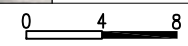
### 35 EMU ROAD, MAIDSTONE CARPARK PLAN

GENERAL NOTES:  
BASE INFORMATION  
FROM: FloorPlan-GF-JOINERY,  
FURNITURE&WORKSTATIONPLAN.dwg  
DRAWINGS BY: Received  
11th September, 2025

FILE NAME: G37550-01A  
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