

Client
Studio BAAM

Date
10 September 2026

Planning

Transport

Urban Design

Waste Management

Landscape

Civil

Waste Management Plan

7 Torquay Road, Belmont (VIC)

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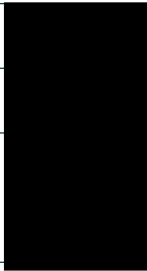
ratio.com.au

Project
7 Torquay Road, Belmont (VIC)

Prepared for
Studio BAAM

Our reference
22590W-R02F01

Directory path <https://ratioconsultants1.sharepoint.com/sites/22590W/Shared Documents/7. Waste management plans/22590W-R02F01.docx>

Version	Date	Issue	Prepared by	Checked by
R01D01	13/06/2025	Town Planning – Draft		
R01F01	27/08/2025	Town Planning – Final		
R02F01	10/09/2026	Town Planning – Amended architectural plans		

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1. Introduction

1.1. Project Details

Site Address

7 Torquay Road, Belmont (VIC)

Local Council

City of Greater Geelong (Phone: 03 5272 5272)

Planning Application Number

To be assigned

Development Type

80-place childcare centre

Development Summary

Level	Waste Source	Floor Area (m ²)
Ground level	Playroom 1	39.4
Ground level	Playroom 2	78.6
Ground level	Playroom 3	72.0
Ground level	Playroom 4	72.0
Total		262

1.2. Purpose

This Waste Management Plan has been updated to align with the revised architectural plans and to accompany the Town Planning Application for the proposed development.

1.3. Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development, are outside the scope of this Waste Management Plan.

1.4. Applicable Standards and References

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

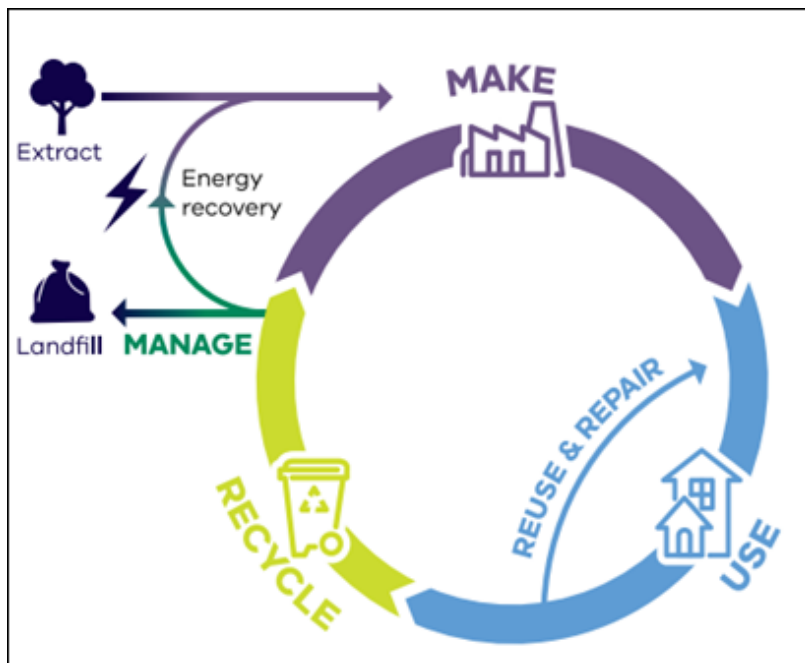
- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Australian Standards:
 - AS 4123.1-7 (Mobile Waste Containers).
 - AS 1668.2 (Odour).
 - AS 2890.2 (Parking Facilities).
 - AS 5377:2013 (E-waste).
 - AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
 - AS 4564-2012 (Composts).
 - AS 1319 (Safety signs).
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Disability Discrimination Act 1992.
- Victorian Government – Recycling Victoria: A New Economy (2020).
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).

2. Operational Waste Management Guide

2.1. Recycling Victoria: A new economy

Victoria is on a path towards a 'circular economy', whereby residents and businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in figure 2.1 below.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

The Government's *Recycling Victoria: A New Economy* (2020) sets out strategies to reduce the amount of waste generated in Victoria and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors to encourage users to access the services and systems as intended. This includes promoting the above strategy where practicable and encourage users to participate in minimising the impact of waste on the environment.

Therefore, supporting users to participate in the circular economy and encouraging waste as a last resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding your waste profile and progress over time. Audit results should be shared with all users, to raise awareness and encourage further reductions in waste wherever possible.

2.2. Guide for Childcare Centre Staff

General Waste Disposal

- Staff shall place general waste into dedicated general waste receptacles (to be provided by the Operator).
- Staff shall take full general waste receptacles to the bin storage area and empty them into the general waste collection bin.
- General waste must be placed within tied plastic bags prior to being placed into the general waste collection bin.

Organics Disposal

- Staff shall place food scraps into dedicated organics caddies (to be provided by the Operator).
- Staff shall take full organics caddies to the bin storage area and empty them into the organics collection bin.
- Organics must be unbagged or placed within contractor-approved compostable bags prior to being placed into the organics collection bin.

Commingled Recycling Disposal

- Staff shall place commingled recycling into dedicated commingled recycling receptacles (to be provided by the Operator).
- Staff shall take full commingled recycling receptacles to the bin storage area and empty them into the commingled recycling collection bin.
- Bottles, cans, and containers must be rinsed, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>) prior to being placed into the commingled recycling collection bin.
- Paper and cardboard must be flattened prior to being placed into the commingled recycling collection bin.
- Recycling must not be bagged.

Disposal of Other Waste Streams

Hard Waste & E-Waste Disposal

- Hard waste and e-waste shall be taken to a nearby resource recovery centre. For more information, refer to this link:
<https://www.geelongaustralia.com.au/recycling/centre/article/item/8cb8188ceff1506.asp>
x

2.3. Guide for the Childcare Centre Operator

The Operator shall be responsible for the following:

- Ongoing management of the waste management system, including the maintenance of the bin storage area and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging an appropriate contractor(s) to conduct services, replacements, or upgrades, as required.
- Ensure site safety for all building users and contractors.
- Abide by all relevant OH&S legislation, regulations, and guidelines.
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers.
- Provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities.
- Publishing and distributing information to ensure that staff are familiar about the waste management system and the location of the bin storage area.
- Informing staff that bagged commingled recycling is not permitted.
- Advising staff on where and how to dispose of each waste stream correctly.
- Securing the bin storage area and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Servicing all public areas through sweeping and removal of litter on a regular basis to prevent stormwater pollution.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Maintaining the cleanliness of the bin storage area or engaging appropriate bin cleaning services to support hygiene and assist in preventing vermin and flies.
- Ensuring that the bin storage area and associated waste management equipment are provided as per the design requirements outlined in Section 6.

2.4. Waste Management Plan Communication Strategy

The Operator shall provide educational material to inform staff about the development's waste management system and advise staff how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.5. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Waste Volume Assessment

Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments, 2019' specifies the following general waste and recycling generation rates relevant to the development:

Childcare

Adopted for all activity rooms

- General Waste: 350 L/100m² floor area/week
- Recycling: 350 L/100m² floor area/week

To increase resource recovery rates by allowing for the separation of organics from the general waste stream, the above waste generation rates have been modified to allow for an 80 : 20 split for general waste : organics. Applying the above modified waste generation rates, the waste volume estimates for the development are outlined in Tables 3.1 below.

Table 3.1: General Waste, Organics and Commingled Recycling Volume Estimates

Waste Source	Floor Area (m ²)	General Waste Generation Rate (L/100m ² /Week)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m ² /Week)	Organics Volume (L/Week)	Commingled Recycling Generation Rate (L/100m ² /Week)	Commingled Recycling Volume (L/Week)
Playrooms	262	280	734	70	183	350	917
Total	262	-	734	-	183	-	917

4. Waste Storage Details

4.1. Waste Storage Requirements

The waste storage requirements for the development are outlined in Table 4.1 below.

Table 4.1: Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
General Waste	1100	1	1330	1240	1070	1.33
Organics	240	1	1060	585	730	0.43
Commingled Recycling	1100	1	1330	1240	1070	1.33
Total Footprint Required Excluding Circulation (m²):						3.08
Total Area Provided (m²)						11.50

Refer to Appendix A for the waste storage layout.

5. Waste Collection Details

5.1. Waste Collection Requirements

The waste collection requirements for the development are outlined in Table 5.1 below

Table 5.1: Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency (per week)	Capacity (L/week)
General Waste	734	1100	1	1	1,100
Organics	183	240	1	1	240
Commingled recycling	917	1100	1	1	1,100

5.2. Waste Collection Methodology

The proposed waste collection methodology for the development is outlined below:

- Waste shall be collected on-site from the car park area by a private contractor.
- The nominated waste collection vehicle is the 6.4-metre-long mini rear loader, which has a travel height clearance requirement of 2.4 metres and an operational height clearance requirement of 2.5 metres. No height clearance issues have been identified within the site.
- The Operator will be responsible for ensuring that the waste collection contractor has access to the bin storage area.
- The waste collection contractor will be responsible for the transfer of bins from the bin storage area to the rear of the collection vehicle and returning the bins to the bin storage area immediately after collection.
- Waste collection shall occur outside of peak drop-off and pick-up times to ensure the waste collection vehicle can safely manoeuvre and exit the site.
- The waste collection contractor shall also be responsible for the development of a Safe Work Method Statement (SWMS) to ensure safety is considered for every aspect of the collection process.
- Staff will be responsible for organising for hard waste and e-waste to be taken to a nearby resource recovery centre.

5.3. Waste Collection Time

Waste collection from the subject site shall be undertaken in accordance with EPA Victoria's 'Noise Control Guidelines' (Publication 1254.2, May 2021, Section 5 – Domestic Refuse Collection), as outlined below:

- Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Compliance with Heavy Vehicle National Law (HVNL) for vehicles with mass greater than 4.5 tonne GVM.

Further to this, waste collection is to occur outside of service hours to ensure the waste collection vehicle can safely manoeuvre within the car park, as demonstrated in Appendix B.

6. Design Standards

6.1. Bin Storage Area Design Requirements

The bin storage area shall be provided in accordance with the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Appropriately screened to prevent unsightly impacts on amenity.
- Provided with artificial light to enable waste system users to dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated waste management equipment.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Ventilated in accordance with the requirements of the Building Code of Australia and AS 1668.2, with the outdoor location of the bin storage area providing adequate ventilation.
- Provided with tight-fitting doors.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

6.2. Bin Colour Requirements

The collection bins shall be provided in the following colours:

- General waste bins with a dark green or black body and red lid.
- Commingled recycling bins with a dark green or black body and yellow lid.
- Organics bins with a dark green or black body and lime green lid.

6.3. Signage Requirements

The bin storage area / bins shall be provided with instructions and signage informing staff of the following:

- How to correctly separate and dispose of / recycle each waste stream.
- The necessary measures to be undertaken in the event of waste spillages / bag ruptures.
- That no hazardous material is to be stored within the bin storage area.

All bins / the bin storage area shall be provided with Sustainability Victoria or equivalent signage. Typical Sustainability Victoria signage is shown in Figure 6.1 below.

Figure 6.1: Sustainability Victoria Signage



Source Sustainability Victoria

6.4. Internal Waste Receptacle Requirements

Internal waste receptacles shall meet the following requirements:

- Suitably sized receptacles no larger than 60 litres for general waste and recycling to ensure ease of manual handling.

7. Contact Details

7.1. List of Contractors and Suppliers

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: List of Contractors and Suppliers

Service	Contractor/ Supplier	Phone	Website
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au
Waste Transfer Station	Geelong Resource Recovery Centre and Transfer Station	03 5272 2613	www.geelongaustralia.com.au
	Drysdale Resource Recovery Centre	03 5251 2935	www.geelongaustralia.com.au

Appendix A – Plans

Site Area	1375.2m ²
Proposed Childcare Centre	604.5m ²
Site Coverage	596.8m ² (43%)
Permeability	465.9m ² (33%)
Proposed Childcare Places	80 children
Proposed Childcare Staff	9 staff
Proposed Car Spaces	10 car spaces

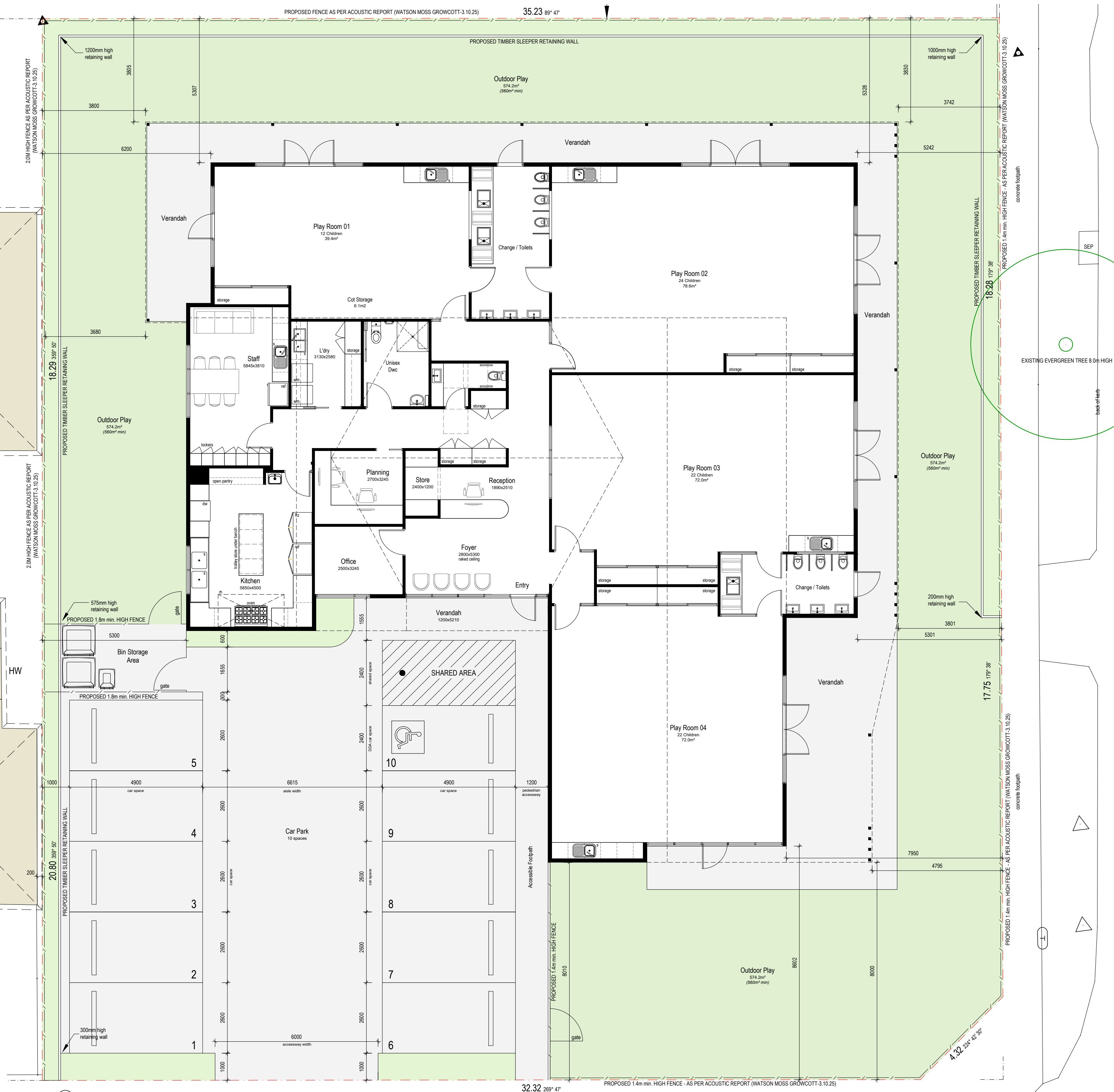
S.P.O.S

2/53 Dorothy
Avenue
ADJOINING UNIT
single storey
brick dwelling

S.P.O.S

1/53 Dorothy
Avenue
ADJOINING UNIT
single storey
brick dwelling

PROPOSED GROUND FLOOR PLAN
scale:1:100



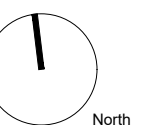
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Torquay Road, Belmont
Project
Proposed Childcare Centre

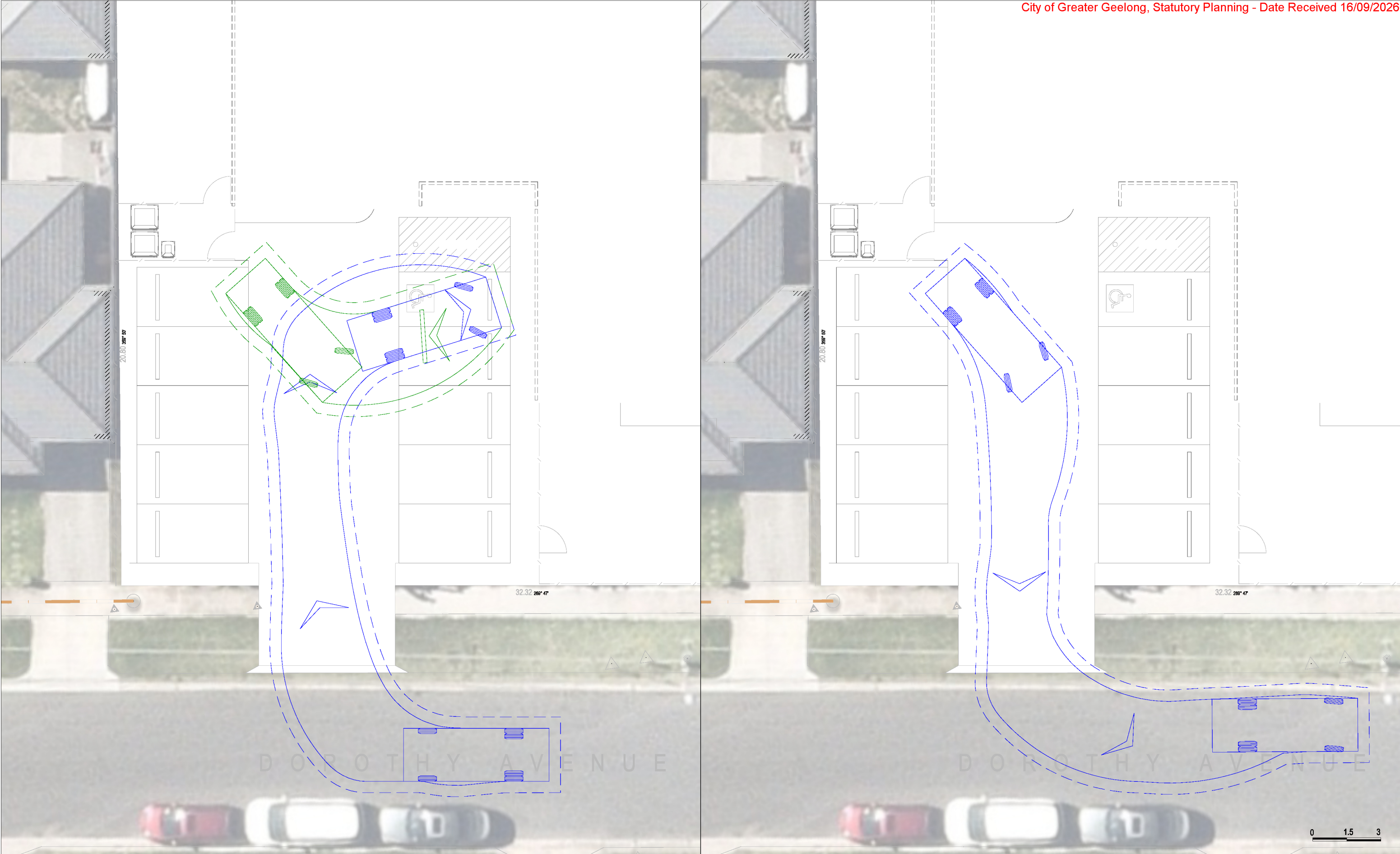
4th June 2026
TOWN PLANNING
PRELIMINARY
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PROPOSED GROUND FLOOR PLAN



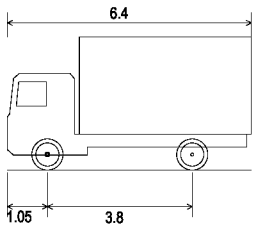
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Appendix B – Swept Path Assessment



RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

SRV - Small Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

Overall Length
Overall Width
Track Width
Lock to Lock Time
Curb to Curb Turning Radius

6.400m
2.330m
2.330m
4.00 sec
7.100m

Proposed Childcare Centre 7 Torquay Road, Belmont Swept Path Assessment

NOTE:
1) Base Plan Supplied by studio BAAM on 16/04/2025
2) Maximum Design Speed 10km/h

RATIO REFERENCE
22590T-SK002-B

SHEET No.
6 of 6

PREPARED BY
T.H.

SCALE
1:150 @A3

DATE
3/09/2026

