Waste Management Plan

147 Burswood Road, Burswood

Prepared for Ekta Holding Pty Ltd

18 July 2024

Project Number: WMP24018

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	25/03/2024	MA	DP	DP
2.0	Second Approved Release	22/04/2024	MA	DP	DP
3.0	Third Approved Release	18/07/2024	MA	DP	DP

Approval for Release

Name	Position	File Reference
Dilan Patel	Project Manager – Waste Management Consultant	WMP24018-02_Waste Management Plan_3.0
Signature	Dilan Patel Digitally signed by Dilan Patel Date: 2024.07.18 16:22:36 +08'00'	

Executive Summary

Ekta Holding Pty Ltd is seeking development approval for the proposed commercial development located at 147 Burswood Road, Burswood (the Proposal).

To satisfy the conditions of the development application the Town of Victoria Park (the Town) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the Town's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	3,071	240	Seven	Two times each week	Private Contractor
Recycling	3,071	240	Seven	Two times each week	Private Contractor

A private contractor will collect refuse and recyclables from the Proposal via the Bin Presentation Area on ROW/laneway.

Building management will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Ekta Holding Pty Ltd is seeking development approval for the proposed commercial development located at 147 Burswood Road, Burswood (the Proposal).

To satisfy the conditions of the development application the Town of Victoria Park (the Town) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the Town's requirements.

The Proposal is bordered by ROW/laneway to the north, commercial developments to the east and to the west and Burswood Road to the south, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m^2) of the commercial tenancies at the Proposal. The Proposal consists of the following:

- Tenancy 1 – 85m^2;
- Tenancy 2 – 141m^2; and
- Childcare Centre – 651m^2.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Melbourne's *Guidelines for Waste Management Plans* (2021).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City of Melbourne Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Tenancy 1	Shops (non-food)	50L/100m²/day	50L/100m²/day
Tenancy 2	Shops (non-food)	50L/100m²/day	50L/100m²/day
Childcare Centre	Childcare	350L/100m²/week	350L/100m²/week

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 2-2. It is estimated that the Proposal will generate 3,071L of refuse and 3,071L of recyclables each week.

Table 2-2: Estimated Waste Generation

Tenancy Use Type	Area (m^2)	Waste Generation Rate	Waste Generation (L/week)
Refuse			
Tenancy 1	85	50L/100m^2/day	298
Tenancy 2	141	50L/100m^2/day	494
Childcare Centre	651	350L/100m^2/week	2,279
		Total	**3,071**
Recyclables			
Tenancy 1	85	50L/100m^2/day	298
Tenancy 2	141	50L/100m^2/day	494
Childcare Centre	651	350L/100m^2/week	2,279
		Total	**3,071**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse and recycling.

These internal bins will be collected by the staff/cleaners and transferred to the Bin Storage Area for consolidation into the appropriate bins. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to staff and visitors.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist staff, visitors and cleaners to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bins Sizes		
	240L	660L	1,100L
Depth	0.730	0.780	1.070
Width	0.585	1.260	1.240
Height	1.060	1.200	1.330

Reference: SULO Bin Specification Data Sheets

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the commercial bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse and recyclables 2 times each week.

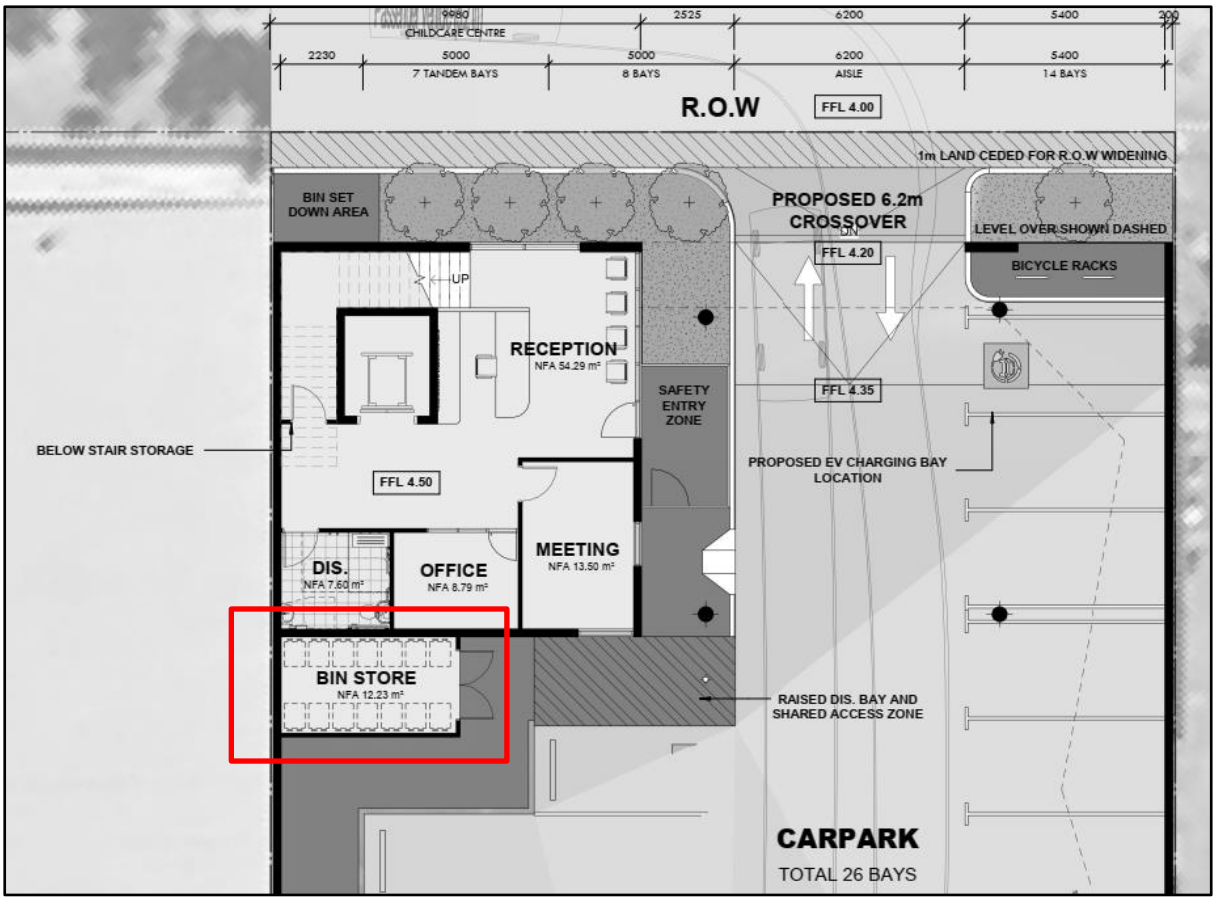
Based on the results shown in Table 3-2, the Bin Storage Area has been sized to accommodate:

- Seven 240L refuse bins; and
- Seven 240L recycling bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	3,071	7	3	2
Recycling	3,071	7	3	2

Diagram 1: Bin Storage Area



3.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter into the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the building management during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

A private waste contractor will service the Proposal and provide seven 240L bins for refuse and seven 240L bins for recyclables.

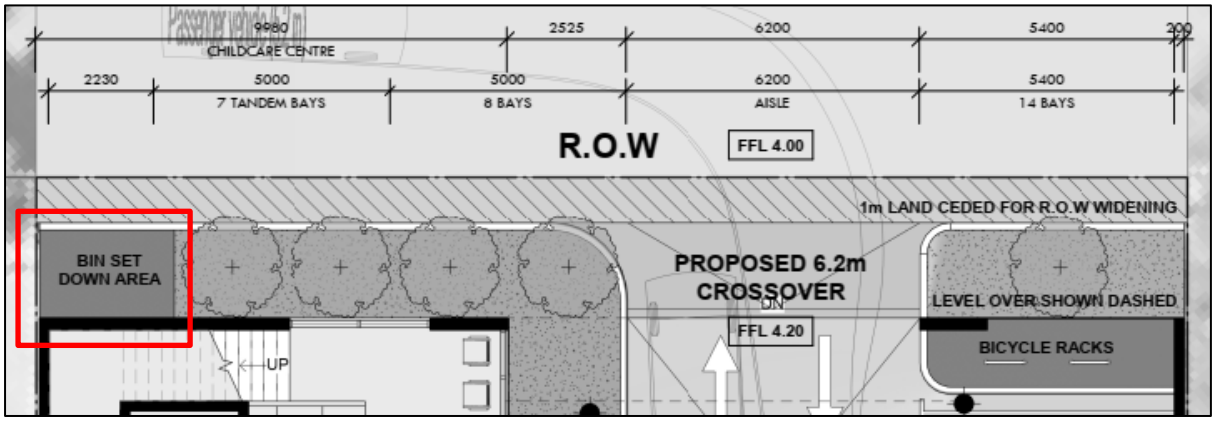
The private contractor will collect refuse and recyclables two times each week from the Proposal via the Bin Presentation Area on ROW/laneway, as show in Diagram 2.

Servicing will be conducted outside of peak operating hours of the Childcare Centre (mid-afternoon) and to occure between 7am and 7pm to allow the waste collection vehicle to mitigate impacts on local traffic movements during peak traffic hours.

Bins will be presented for collection 1m from the verge with the wheels and handles facing away from the street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians, footpaths or bike lanes. Bins will be lined up neatly and in a single row along the verge, with sufficient space between each bin to facilitate collection by the private contractor's side arm waste collection vehicle.

Building management will ferry the bins to and from the Bin Storage Area and the Bin Presentation Area on collection days. The travel path between the Bin Storage Area and the Bin Presentation Area will be of flat surface and kept free of obstacles. Building management will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

Diagram 2: Bin Presentation Area



4.1 Bulk and Speciality Waste

Bulk and speciality waste materials will be removed from the Proposal as they are generated. Removal of these wastes will be monitored by building management, who will liaise with staff and cleaners to assist with the removal of these wastes, as required.

Sanitary wastes from the Childcare Centre will be collected in situ. A suitably qualified sanitary waste collection and disposal provider will be engaged to determine storage and collection requirements.

5 Waste Management

Building management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ferrying of bins to and from the Bin Storage Area and Bin Presentation Area on collection days;
- Ensure all staff and cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff and cleaners behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with staff and cleaners to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Seven 240L refuse bins, collected two times each week; and
- Seven 240L recycling bins, collected two times each week.

A private contractor will collect refuse and recyclables from the Proposal via the Bin Presentation Area on ROW/laneway.

Building management will oversee the relevant aspects of waste management at the Proposal.

Figures

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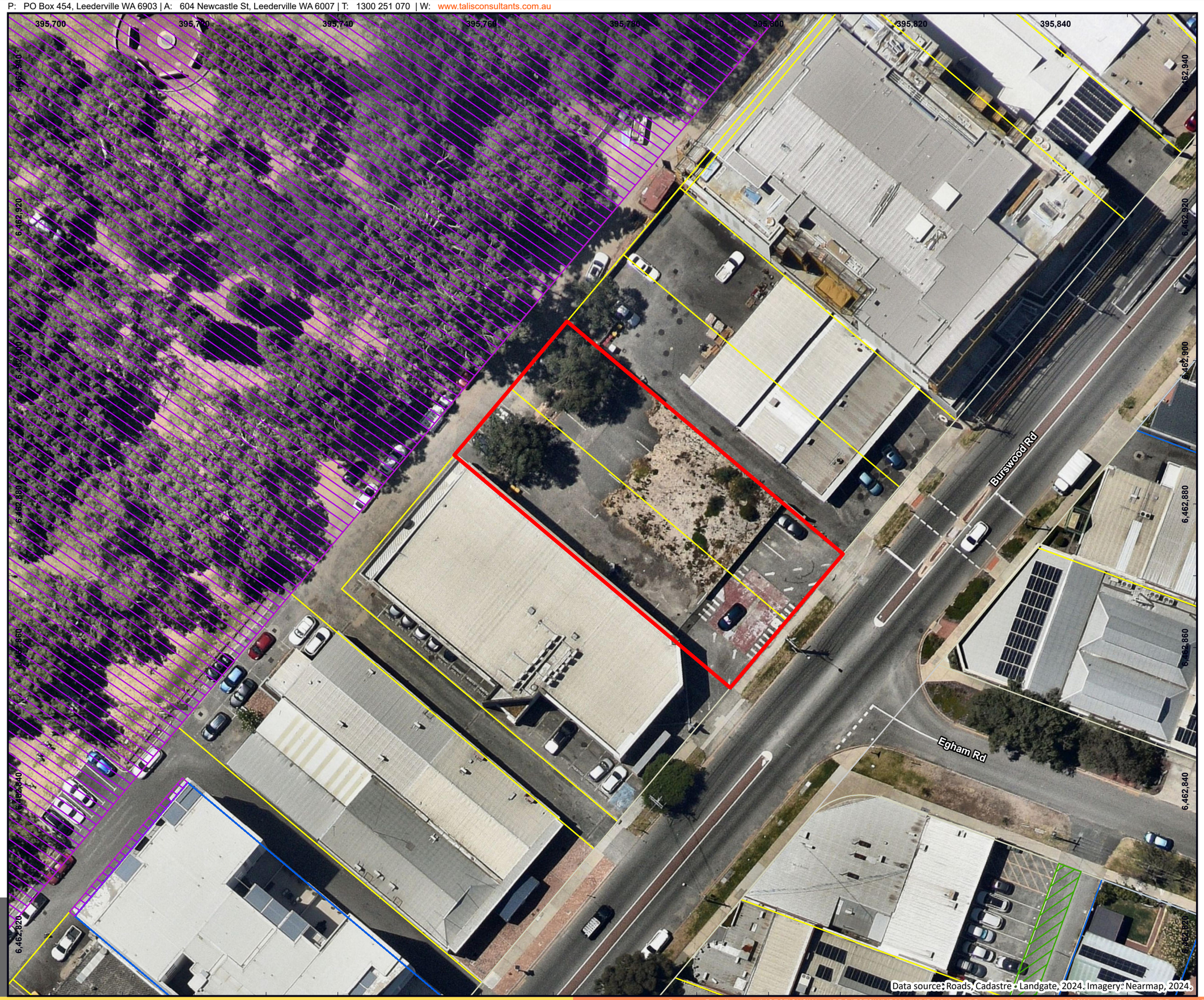
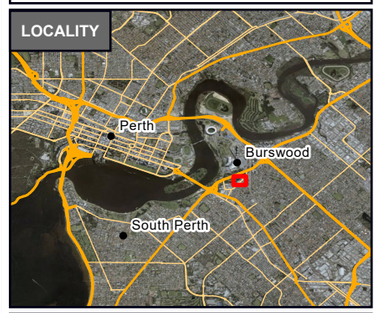


LEGEND

- Site Boundary

Cadastre

- Crown Allotment
- Freehold
- Road
- Strata Plan or Lot
- Easement
- Reserve



LOCALITY

147 Burswood Road
Burswood WA 6100

Ekta Holding Pty Ltd

N
0 5 10 15 20 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:500

Prepared:	E Jackson	Date:	12/02/2024
Reviewed:	A Brouwer	Revision:	A
Project:	WMP24018		

talis consultants

Figure 01

Data source: Roads, Cadastre • Landgate, 2024. Imagery: Nearmap, 2024.

Assets | Engineering | Environment | Noise | Spatial | Waste

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