

23 January 2025

Our Ref: C2586-01

Chief Executive Officer
Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Attention: Planning Services

Dear Sir

**WASTE MANAGEMENT PLAN – PROPOSED R&D CHILD CARE PREMISES
LOT 2 (#22) BRODIE-HALL DRIVE, BENTLEY**

Hidding Urban Planning has been engaged to prepare a Waste Management Plan to support the proposed Research & Development Child Care Premises Development Application at 22 Brodie-Hall Drive, Bentley (subject land).

The Town of Victoria Park, as part of a preliminary review of the Development Application, has requested a Waste Management Plan.

This Waste Management Plan (WMP) sets out anticipated waste generation levels, bin storage requirements and waste collection method and has been prepared in consideration of the WALGA Commercial Waste Management Guidelines.

1.0 Executive Summary

A Waste Management Plan is required to identify how waste is to be stored and collected from the proposed Research & Development Child Care Premises.

A summary of the bin size, numbers, collection frequency and collection method is provided in **Table 1** below.

Table 1

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Freq	Collection
Refuse	732	240	4	Once a week	Private
Recycling	732	240	4	Once a week	Private

A private waste contractor will service the proposed R&D Child Care Premises. As the bin store is located in proximity to Brodie-Hall Drive, the bins will be placed on the kerbside for waste collection.

The child-care centre manager or qualified staff member will oversee the relevant aspects of waste management for the facility.

2.0 Waste Generation

The anticipated volume of refuse and recyclables is based on the floor area (m²) of the waste generating areas of the proposed R&D Child Care Premises. It is calculated that the proposed R&D Child Care Premises has 293m² of waste generating floor area (inclusive of office areas, kitchen, staff room, meeting room, four (4) child play areas, cot rooms, change rooms, toilets and laundry).

The estimated amount of refuse and recyclables to be generated by the proposed Child Care Premises has been based on a review of other Waste Management Plans for Child Care Premises land uses and published waste generation rates in Victoria. A review of these indicated that a Child Care Premises generates approximately 350 litres of general and recyclable waste per 100m² of floor area per week, however this is based upon a 7-day a week operation (i.e. 50L of refuse and recyclables per day per 100m² of waste generating floor area). Accordingly, given the 5-day a week operation, it would be appropriate to calculate waste requirements based on 250 litres per week per 100m² of floor area, for this development.

Based on these assumptions, it is estimated that the proposed Child Care Premises will generate the following amount of waste:

Table 2 Waste Generation

Item	General Waste	Recyclable Waste
Waste Generation Rate	50L / 100m ² / Day	50L / 100m ² / Day
Floor Area	293m ²	293m ²
Trading Days	5	5
Weekly Waste	732L	732L

General waste will typically include food waste, nappies, textiles and residual waste. Recyclable waste will typically include paper, cardboard, bottles and co-mingled/mixed recycling items.

To accommodate the anticipated amount of refuse and recyclables, the proposed development has been designed to provide the following:

General Waste: 4 x 240L bins (960L total)
 Recyclable Waste: 4 x 240L bins (960L total)
Total Bins 8 x 240L bins

The number of bins provided exceeds the anticipated waste generation for the facility, and therefore, it accommodates any possible minor increase in waste generation.

3.0 Waste Storage

3.1 Bin Storage Area

The proposed development has been designed to include a bin storage area that accommodates 4 x 240L bins for general waste and 4x 240L bins for recyclable waste, as shown in **Figure 1A** and **Figure 1B** below.



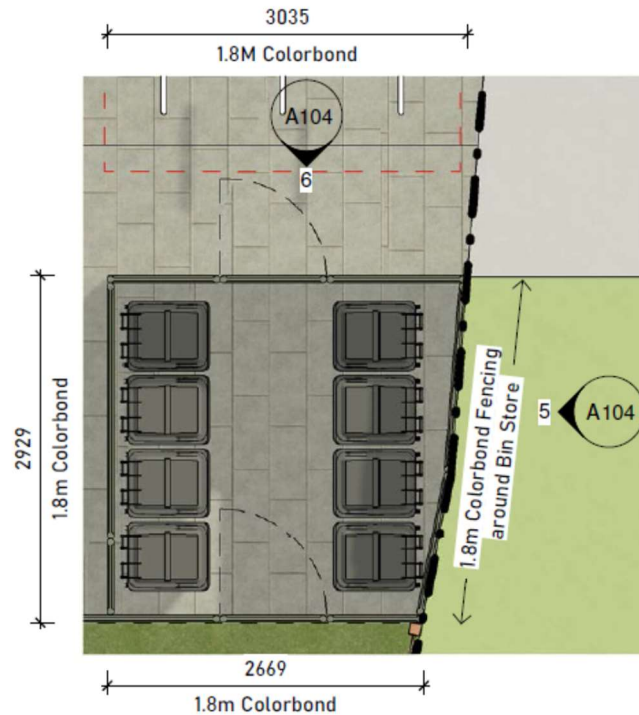


Figure 1B: Bin Storage Area

The most frequently utilised bin type in Western Australia is the standard 240L MGB. These bins are widely used for residential waste collections, but are appropriate for a range of commercial and industrial developments which do not generate large volumes of waste and recycling. MGB's with 240L capacity are a very versatile and flexible container. Most are produced to a standard design which allows for small quantities of waste to be moved easily by hand. They can be used for storing and moving waste within premises as well as for direct collection for waste disposal. Multiple bins are generally used to accommodate higher volumes of waste generated by commercial and industrial operations.

The bin store has been designed to accommodate a total of eight (8) bins as illustrated and can be accessed from the car parking area, as shown. The bin storage area is approximately 3m x 3m.

The design of the bin storage area will include:

- Constructed using Colorbond in a colour matching other fence associated with the development.
- Sufficient area to walk through the storage area to access and move the bins,
- Having a fence height not less than 1.80m height as shown on Elevation Plans,
- Open air for ventilation,
- Smooth impervious floor sloped to a drain,
- Tap connection for washing bins and storage area.
- Will include appropriate signage.

3.2 Internal Transfer of Waste

Internal bins will be available through the premises to ensure the separate of refuse and recycling.

The internal bins will be collected by the staff/cleaners at least once a day and transferred to the Bin Storage Area for consolidation into the appropriate bins. The internal servicing of bins will be conducted predominantly outside of main operational hours to avoid disturbance to visitors and children. There may be occasions where bins are required to be taken out to the Bin Storage Area during the course of a normal operational day if they are full.

4.0 Waste Collection & Management

A private waste collection contractor will service the proposed development and provide the facility with four 240L bins for refuse and four 240L bins for recyclable waste, collected once each week utilising its waste collection vehicle. The collection of waste and recyclables will be on different days.

The child care manager will transfer bins to and from the bin storage area and the bin placement area on collection day. The private contractor's waste collection vehicle will service the bins from Brodie-Hall Drive (consistent with collection of waste from other commercial properties in the area).

The bins will be placed on the kerb side of Brodie-Hall Drive on the evening before the day of collection and will be returned to the bin store (by staff) shortly after collection. The location of the bin placement area is on the existing footpath which is adjacent to the kerb. The footpath in this location is approximately 2.00m wide, so there is ample space for the bin to be located and to still enable pedestrian and cycle movement on the footpath.

The location of the bin placement area is shown below at **Figure 2**, below.

The bin placement area will be 3m long and 0.8m wide to accommodate 4 bins. As noted previously, the waste and recyclable bins will be collected on different days, ensuring the only a maximum of 4 bins are presented to the street at any one time.

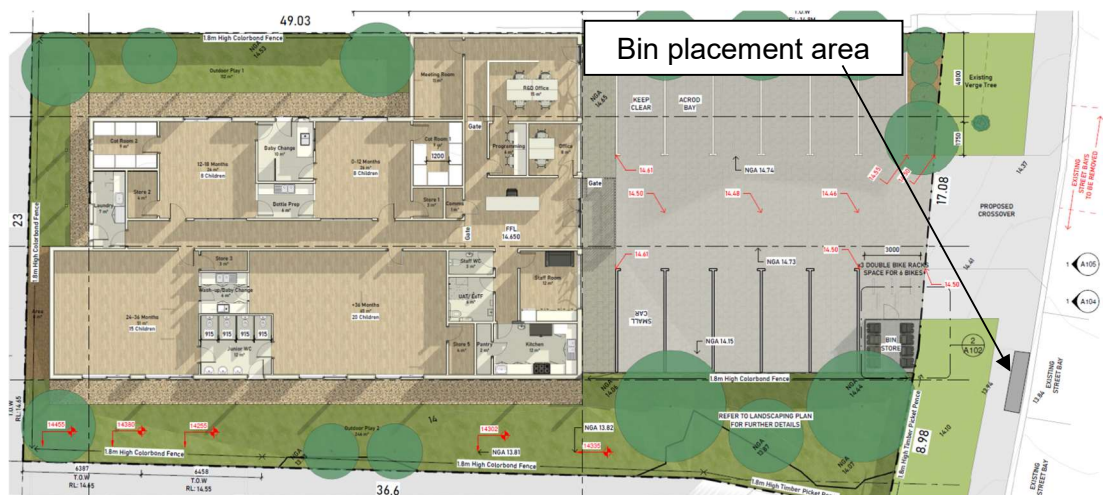


Figure 2: Bin Placement Area

The waste collection vehicle will have to stop on Brodie-Hall Drive and the driver may have to exit the vehicle to attend to the bins, given there are existing on-street parking bays on Brodie Hall Drive, and it will unlikely that the waste collection vehicle will be able to pull alongside the bins directly to empty them. This happens regularly in many jurisdictions.

The existing on-street parking along Brodie-Hall Drive is shown below in **Figure 3**.



Figure 3: On-Street Parking in Brodie-Hall Drive

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Note that it is intended that at least two (2) on-street parking bays will be removed to facilitate a new crossover to the proposed development, but other on-street car parking bays will remain and may prevent the waste collection vehicle from emptying the bins directly.

The bin storage area will be cleaned regularly (at least every 2 weeks) or on an as-required basis which will include a complete hose down with soap bottle connector.

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;
- Transfer bins to and from the Bin Storage Area and the Bin Placement Area for collection;
- Ensure all staff at the Child Care Premises are made aware of this WMP and their responsibilities;
- Monitor staff 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 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.

5.0 Bulk & Sanitary Waste

Bulk and sanitary waste materials will be removed from the Child Care Premises 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 will be collected in situ. A suitably qualified sanitary waste collection and disposal provider will be engaged to determine storage and collection requirements.

6.0 Auditing / Monitoring

The waste collection system detailed in this Waste Management Plan will be monitored and reviewed to ensure there are no issues with respect to waste generation, waste collection and to record any particular issue.

Should you have any queries with respect to this Waste Management Plan, please do not hesitate to contact me on 0424 651 513.

Yours sincerely,



Nik Hidding
Director

HIDDING URBAN PLANNING