

# Waste Management Plan

Prepared by:	Planning Solutions	Job No:	8528
Date:	18 May 2023	Version No:	1
Site address:	Lots 59 (2) and 51 (6) Austral Parade, East Bunbury		
Development:	Three storey mixed use development comprising 54 multiple dwellings and two commercial tenancies.		

## INTRODUCTION

1. This Waste Management Plan (**WMP**) has been prepared in support of a mixed-use development at Lots 59 (2) and 51 (6) Austral Parade, East Bunbury (**subject site**).
2. The purpose of the WMP is to document the appropriate measures for the management of waste generated by the development.
3. Waste collection and disposal will be undertaken in accordance with this plan, subject to any conditions of development approval or future revisions.

## SUMMARY OF DEVELOPMENT

4. This three storey mixed use development comprises 54 multiple dwellings, two commercial tenancies each with a Net Lettable Area (**NLA**) of 270m<sup>2</sup> and 306m<sup>2</sup> (total NLA of 576m<sup>2</sup>), as well as associated parking, access, and landscaping on the subject site.
5. One commercial tenancy is assumed to be a café and the other retail / commercial.
6. The 54 dwellings comprise 10 x 1-bedroom, 32 x 2-bedroom, 9 x 3-bedroom and 3 x 4-bedroom multiple dwellings.
7. The proposal includes provision of three bin store areas on the ground floor of the development, one residential, one commercial and one bulk waste, all located at eastern elevation to the rear of commercial tenancy (refer waste storage details further below).
8. Refer **Attachment 1** for a copy of the development plans.

## WASTE GENERATION

9. Refer Table 1 below for a summary of the estimated amount of waste generated by the development.

**Table 1: Waste Generation**

Use:	Quantity:	Refuse Generation Rate*:	Recycling Generation Rate*:	FOGO	Total Refuse Generated (L/week):	Total Recycling Generated (L/week):	Total FOGO Generation (L/week):
<b>Residential</b>	10 x 1-bedroom dwellings	40L/week	20L/week	20L/week	400L	800L	200L
	32 x 2-bedroom dwellings	60L/week	40L/week	40L/week	1920L	1280L	1280L
	9 x 3-bedroom dwellings	80L/week	90L/week	60L/week	720L	810L	540L
	3 x 4-bedroom dwellings	80L/week	90L/week	60L/week	240L	360L	180L
	<b>Total</b>	<b>260L/week</b>	<b>280L/week</b>	<b>180L/week</b>	<b>3280L</b>	<b>3250L</b>	<b>2200L</b>
<b>Commercial (Café)</b>	1 x Café tenancy with total NLA, 309m <sup>2</sup>	2100L/100 m <sup>2</sup> floor area/week	1400L/100 m <sup>2</sup> floor area/week	840L/100m <sup>2</sup> floor area/week	6426L	4284L	2571L
<b>Commercial (Retail)</b>	1 x Retail Shop tenancy with total NLA, 270m <sup>2</sup>	350L/100m <sup>2</sup> floor area/week	350L/100m <sup>2</sup> floor area/week	N/A	945L	945L	1890L
<b>Total:</b>					<b>7317L</b>	<b>5229L</b>	<b>4461L</b>

\*In accordance with Waste Management Plan Guidelines as published by WALGA

## WASTE STORAGE

10. The development includes provision of three bin store areas on the ground floor of the development, one residential, one commercial and one bulk waste, all located at eastern elevation to the rear of commercial tenancy.
11. All waste generated by the development will be stored in the bin store area.
12. The residential bin store has a total floor area of 40m<sup>2</sup>.
13. The commercial bin store has total floor of 32m<sup>2</sup>.
14. The bulk waste bin store has a total floor area of 13m<sup>2</sup>.
15. The bin stores are of sufficient size to accommodate all the required bins to service the development, including adequate area around the bins to allow access and manoeuvring of the bins.
16. Individual residents and tenants of the commercial tenancies will be responsible for the placement of waste within the bins in the bin storage area.
17. Refer Table 2 and Table 3 below for a summary of the required number of bins required to support the waste generated by the development.

**Table 2: Residential Bin Provision**

Type of Bin:	Total Waste Generated (L/week):	Number of Bins Required
		1,100L
Refuse:	3280L	3
Recycling:	3250L	3
FOGO:	2200L	2

**Table 3: Commercial Bin Provision**

Type of Bin:	Total Waste Generated (L/week):	Number of Bins Required			
		240L	360L	660L	1,100L
Refuse:	7317L	0	0	1	3
Recycling:	5229L	0	0	0	5
FOGO:	4461L	1	0	0	2

18. Noting the number of bins identified in Table 2 above, the development proposes:
  - a) 3 x 1100L refuse bins, 3 x 1100L recycling bins and 2 x 1100L FOGO bins for residents (Total 8 x 1100L residential bins).
  - b) 3 x 1100L and 1 x 660L refuse bins, and 5 x 1100L recycling bins, and 2 x 1100L and 1 x 240L FOGO bins for the commercial tenancies (Total 10 x 1100L, 1 x 660L AND 1 X 240L commercial bins).
19. All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist visitors, tenants/staff and cleaners to dispose of their separate waste materials in the correct bins.
20. Adequate space will be allocated within the bin storage area for placement of bulk rubbish that are unable to be disposed of within the bins. Bulk waste will be removed on a 'as required' basis.
21. The following specific management measures apply to manage waste throughout the development:
  - Waste management and disposal will be undertaken in a manner that respects adjoining owner's property rights, maintains public safety, and minimises disruption to pedestrians and vehicular traffic within this locality.
  - Waste will be stored within the designated bin store area in a manner that does not pose harm to the environment.
  - The area designated for the storage of bins will be designed and constructed to the satisfaction of the City of Bunbury.
  - Bins will be fitted with secure lids to ensure all waste is properly contained.

## WASTE COLLECTION

22. Waste collection vehicles will enter from Hough Road and use the loading bay adjacent to bin stores providing for convenient access and safe circulation to and from the bin stores.
23. A loading zone is provided adjacent to the bin store.
24. Waste will be collected by a designated private operator(s).
25. All residential waste will be collected weekly.
26. Commercial refuse and FOGO will be collected twice weekly and recycling weekly.

## **Attachment 1: Development Plans**