



# Waste Management Plan

Survey Strata Residential Dwellings  
Old Coast Road, Pelican Point



Harley Dykstra<sup>®</sup>

PLANNING & SURVEY SOLUTIONS



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# 1. Introduction

This Waste Management Plan (WMP) has been prepared for the purpose of managing domestic waste in relation to the residential survey strata development on Old Coast Road, Pelican Point (referred to within as ‘the residential development’). The residential development is situated within The Sanctuary Golf Resort which provides facilities including:

- The main function building which includes a restaurant, bar, function centre, board room and golf shop;
- 38 short stay accommodation units; and
- Car parking.

This Waste Management Plan applies to the approved 25 residential survey strata dwellings and has been prepared in accordance with WAGLA’s Planning for Waste Management – Waste Management Guidelines for New Multi Dwelling Developments.

# 2. Operation

## 2.1 Details of Development

The Pelican Point Bunbury Development Plan was adopted by the City of Bunbury in December 1992 prior to commencement of development. Majority of the site has been developed in accordance with the Development Plan with residential lots either side of Estuary Drive, establishment of the local centre at the corner of Estuary Drive and Old Coast Road, the Golf Course and supporting facilities on Lot 105.

The development of strata Lot 40 (the subject site) will complete the development as per the Development Plan. The site known as the Sanctuary Golf Resort is shown in **Figure 1** below.



Figure 1 Aerial Site Plan



The residential development (Lots 43 to 67) currently enjoys survey strata subdivision approval for 25 lots ranging in size from 180m<sup>2</sup> to 307m<sup>2</sup> with a common property accessway and bin storage area. Once developed and sold, lots will be in separate ownership and dwellings constructed to R40 density requirements. Dwellings may be occupied either permanently or temporarily for short term purposes. **Figure 2** below shows the approved survey strata subdivision.

The residential development is subject to a Local Development Plan which details the access, design elements, setbacks, fencing and incidental development of the site.

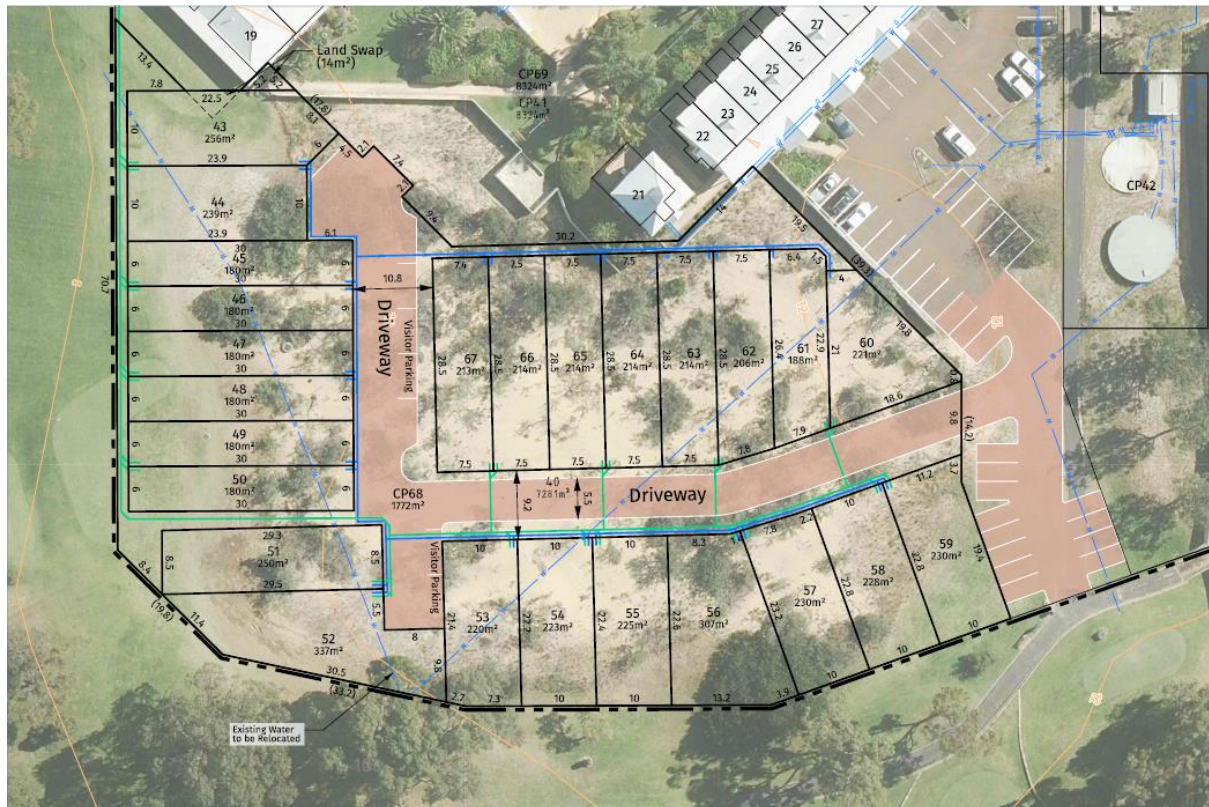


Figure 2 Proposed Development

## 2.2 Management of Waste - Garbage

To ensure proper waste management for the Residential Development, each residential lot will be provided with a 240l general waste and a 240l recycling wheelie bin. The general waste bin will be collected weekly and the recycling fortnightly by an independent contractor.

The wheelie bins will be collected from the front of each dwelling by strata management staff and placed in the nominated waste storage area for collection by the contractor on the morning of the collection day. Once emptied by the waste contractor, staff will return the bins to the front of each dwelling for residents to store on site.

Pathways are provided from the waste storage area to the residential lots for ease of moving the bins to and from the storage area.

It is estimated that each of the residential survey strata lots will annually produce an average general waste that can be accommodated by the proposed bin allocation and collection schedule.



## 2.3 Management of Waste - Recycling

Waste and recyclables will be sorted by residents and binned appropriately. Residents will be encouraged to recycle waste by the provision of a recycling bin for each dwelling and informed of materials that can be recycled.

## 2.4 Access Arrangements

The waste storage area will be gated for residents and strata management staff to access from the pathway at the rear of Lots 63 to 67.

Gates for collection of waste by the contractor will be closed with the exception of collection times. Access for collection will be from the existing common property as shown in **Figure 3** below. Adequate manoeuvring for the collection truck is also demonstrated in **Figure 4**.



Figure 3 Waste Storage Area and Access

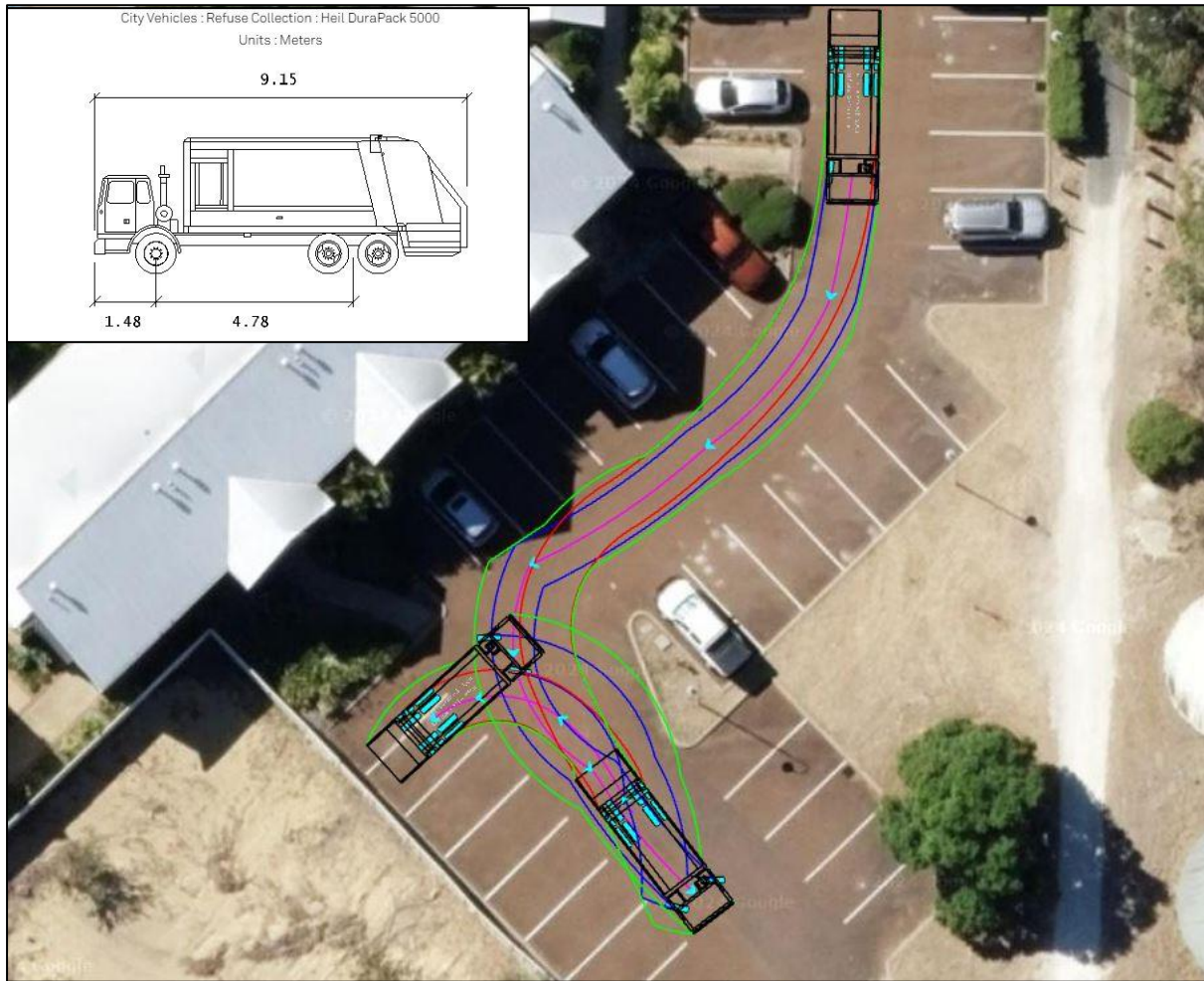


Figure 4 Waste Collection Truck Access

## 2.5 Noise Management

Waste is to be collected from the Waste Storage Area during weekday business hours to avoid disruption to residents and traffic conflicts within the facility.

## 2.6 Cleaning

The Waste Storage Area and bins will be cleaned regularly by the strata management staff or a nominated contractor. The Waste Storage Area will be graded for drainage that will be connected to the reticulated sewer.

## 2.7 Pest Management

The waste storage area will be maintained in a clean condition to maintain pest control. Inspection of the area for pests will be undertaken periodically with control of pests by a licenced contractor engaged as required. The use of bait stations will be considered, if required.

## 2.8 Bin and User Security

The bin enclosure will be closed off from public access and will use gates to deter vandalism and anti-social behaviour. No bins will remain or be stored outside of the enclosure.



## 2.9 Appearance of Bin Storage Area

The bins will be stored in an allocated bin enclosure as shown in **Figure 3**.

The Waste Storage Area will be easily and safely accessible from within the development. The waste bins will generally be stored directly abutting the walls of the enclosures.

The Waste Storage Area will consist of a paved and drained surface for ease of cleaning. The walls shall be of rendered brick surface, painted to match the common walls of the development.

The bin enclosure has been designed in keeping with the overall aesthetics of the development and will allow collection of waste from a single location for the residential development.

## 2.10 Collection process and responsibilities

The Facility Manager/Strata Management staff will oversee the implementation of the Waste Management Plan and continually monitor and review the waste management plan activities.

The Facility Manager/ Strata Management staff will be responsible for the following:

- Monitoring, cleaning and maintenance of bins and the Waste Storage Area;
- Responsible for collection and returning bins to individual dwellings;
- Information material to inform residents of segregation of waste, collection days and procedures;
- Sufficient labelling of bins and signage of the Waste Storage Area; and
- Ensuring regular waste collection by the contractor.

Residents will be responsible for:

- The segregation of recycling and general waste material into the appropriate bins; and
- Placement of bins at the front of their property on the mornings of collection days to allow for bins to be placed in the Waste Storage Area.

## 3 Conclusion

This Waste Management Plan demonstrates that the proposed development provides a sufficient space and plan for the storage and collection of general and recyclable waste for the residential development.

The collection of general and recyclable wastes will be achieved using:

- 240L general waste bin per lot, to be collected once a week; and
- 240L recycling waste bin, to be collected fortnightly.

The waste collection vehicle will collect the general and recycling waste from the Waste Storage Area as identified in **Figure 3** and **4** of this report. The Facility Manager/Strata Management staff will collect and return bins to individual lots on the days of collection.