



Waste Management Plan

Beeliar Drive Shopping Centre

Prepared for Beeliar Drive Project Pty Ltd

9 January 2026

Project Number: WMP25089

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Name	Position	File Reference
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Executive Summary

Beeliar Drive Project Pty Ltd is seeking development approval for the commercial development located at Lot 1, 704 and 4308 Yangebup Road, Cockburn Central (the Proposal).

To satisfy the conditions of the development application the City of Cockburn (the City) 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 City'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
Bin Storage Area 1					
Refuse	13,315	1,100	Three	Five times each week	Private Contractor
Recycling	6,350	1,100	Two	Five times each week	Private Contractor
Bin Storage Area 2					
Refuse	3,780	1,100	Two	Twice each week	Private Contractor
Recycling	3,780	1,100	Two	Twice each week	Private Contractor
Bin Storage Area 3					
Refuse	2,730	1,100	Two	Twice each week	Private Contractor
Recycling	2,730	1,100	Two	Twice each week	Private Contractor
Bin Storage Area 4					
Refuse	5,040	1,100	Three	Twice each week	Private Contractor
Recycling	2,520	1,100	Two	Twice each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the Bin Storage Areas. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Yangebup Road or Beeliar Drive.

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

This WMP will form part of the building management agreement and will continue to be applied in perpetuity across the life of the Proposal. Should the approved Waste Management Plan fail to deliver a safe, effective and efficient waste management service, the City will liaise with the owner to review, update and approve the Waste Management Plan.

Table of Contents

1	Introduction	1
1.1	Objectives and Scope	1
2	Construction and Demolition Waste	2
2.1	Demolition	2
2.2	Construction.....	2
3	Waste Generation	3
3.1	Proposed Tenancies	3
3.2	Waste Generation Rates	3
3.3	Waste Generation Volumes	4
3.3.1	Bin Storage Area 1 Waste Generation	4
3.3.2	Bin Storage Area 2 Waste Generation	5
3.3.3	Bin Storage Area 3 Waste Generation	5
3.3.4	Bin Storage Area 4 Waste Generation	6
4	Waste Storage	7
4.1	Internal Transfer of Waste	7
4.2	Bin Sizes.....	7
4.3	Bin Storage Area 1 Size	8
4.4	Bin Storage Area 2 Size	9
4.5	Bin Storage Area 3 Size	9
4.6	Bin Storage Area 4 Size	10
4.7	Bin Storage Area Design.....	11
5	Waste Collection	12
5.1	Bulk and Speciality Waste	13
6	Waste Management.....	14
7	Conclusion.....	15

Tables

Table 3-1: Waste Generation Rates	4
Table 3-2: Estimated Waste Generation – Bin Storage Area 1	5
Table 3-3: Estimated Waste Generation – Bin Storage Area 2	5
Table 3-4: Estimated Waste Generation – Bin Storage Area 3	6
Table 3-5: Estimated Waste Generation – Bin Storage Area 4	6

Table 4-1: Typical Bin Dimensions	8
Table 4-2: Bin Requirements for Bin Storage Area 1	8
Table 4-3: Bin Requirements for Bin Storage Area 2	9
Table 4-4: Bin Requirements for Bin Storage Area 3	10
Table 4-5: Bin Requirements for Bin Storage Area 3	10

Diagrams

- Diagram 1: Bin Storage Area Locations
- Diagram 2: Bin Storage Area 1
- Diagram 3: Bin Storage Area 2
- Diagram 4: Bin Storage Area 3
- Diagram 5: Bin Storage Area 4
- Diagram 6: Waste Collection Vehicle Swept Paths

Figures

- Figure 1: Locality Plan

1 Introduction

Beeliar Drive Project Pty Ltd is seeking development approval for the proposed Beeliar Drive Shopping Centre located at Lot 1, 704 and 4308 Yangebup Road, Cockburn Central (the Proposal).

To satisfy the conditions of the development application the City of Cockburn (the City) 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 City's requirements.

The Proposal is bordered by Yangebup Road to the north, reserve to the east and west, and Beeliar Drive 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 adequately sized Bin Storage Areas, 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: Construction and Demolition Waste;
- Section 3: Waste Generation;
- Section 4: Waste Storage;
- Section 5: Waste Collection;
- Section 6: Waste Management; and
- Section 7: Conclusion.

2 Construction and Demolition Waste

The below section presents the required communication and waste disposal considerations for Construction and Demolition waste generated during the Proposals development.

2.1 Demolition

The Proposal is currently free of buildings and structures; therefore any demolition works are unlikely to occur ensuring demolition waste is not generated at the Proposal.

2.2 Construction

Appropriate waste management procedures that aim to reduce waste and encourage recycling of excess materials should be considered as part of the construction phase of the Proposal. The tendering of the construction of the building and the tender assessment scoring should consider applicants that have effective waste minimisation strategies.

3 Waste Generation

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

3.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m²) of the commercial tenancies at the Proposal. The Proposal consists of the following:

Bin Storage Area 1:

- T5 (Hair Salon) – 100m²;
- T6 (Laundromat) – 100m²;
- T7 (Butcher/Bakery) – 100m²;
- T8 (Optometrist) – 100m²;
- T9 (Nail Salon) – 100m²;
- T10 (Café) – 75m²;
- T11 (Takeaway/Dine-in) – 100m²;
- T12 (Restaurant) – 100m²; and
- T12 (Restaurant) – 100m².

Bin Storage Area 2:

- T14 (Fast-Food) – 360m².

Bin Storage Area 3:

- T15 (Fast-Food) – 260m².

Bin Storage Area 4:

- T16 (Service Station) – 240m².

Tenancy 1, Tenancy 2, Tenancy 3 and Tenancy 4 (Major Supermarkets and associated liquor stores and Pharmacy) will include their own back of house and manage their waste through their own internal processes governed by national contracts. Each operation will utilise their own independent private waste contractor and therefore has been excluded from this report.

3.2 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 Preparing a Waste Management Plan* (2014).

It should also be noted that a conservative approach has been taken with regards to waste generation across the Proposal by overestimating the potential waste volumes for the commercial tenancies. This includes assuming seven days of operation for all tenancies. This is considered to be an over estimation as it is not uncommon for food and beverage tenancies to close operations post weekend trading therefore resulting in an over estimation of waste volumes generated.

Table 3-1 shows the waste generation rates which have been applied to the Proposal.

Table 3-1: Waste Generation Rates

Tenancy Use Type	Melbourne Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	Floor Area Required
Tenancy 5,6,7,9 & 10	Shops (non-food)	50L/100m ² /day	50L/100m ² /day	1m ² /200m ² GFA
Tenancy 8	Office	10L/100m ² /day	10L/100m ² /day	
Tenancy 10	Café	300L/100m ² /day	200L/100m ² /day	1m ² /20 seats or 1m ² /100 meals served
Tenancy 12 & 13	Restaurant	660L/100m ² /day	200L/100m ² /day	
Tenancy 11, 14 & 15	Takeaway/Café	150L/100m ² /day	150L/100m ² /day	
Tenancy 16	Convenience Store	300L/100m ² /day	150L/100m ² /day	1m ² /200m ² GFA
Total Floor Area Required				26.58m²

**It can be assumed that there are approximately 50 seats per 100m² in the F&B tenancies.*

3.3 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.

3.3.1 Bin Storage Area 1 Waste Generation

Bin Storage Area 1 waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-2. It is estimated that the commercial tenancies utilising Bin Storage Area 1 will generate 13,315L of refuse and 6,350L of recyclables each week.

Table 3-2: Estimated Waste Generation – Bin Storage Area 1

Commercial Tenancy	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 5	100	50	350
Tenancy 6	100	50	350
Tenancy 7	100	50	350
Tenancy 8	100	10	50
Tenancy 9	100	50	350
Tenancy 10	75	300	1,575
Tenancy 11	100	150	1,050
Tenancy 12	100	660	4,620
Tenancy 13	100	660	4,620
Total			13,315
Recyclables			
Tenancy 5	100	50	350
Tenancy 6	100	50	350
Tenancy 7	100	50	350
Tenancy 8	100	10	50
Tenancy 9	100	50	350
Tenancy 10	75	200	1,050
Tenancy 11	100	150	1,050
Tenancy 12	100	200	1,400
Tenancy 13	100	200	1,400
Total			6,350

3.3.2 Bin Storage Area 2 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-3. It is estimated that Tenancy 14 utilising Bin Storage Area 2 will generate 3,780L of refuse and 3,780L of recyclables each week.

Table 3-3: Estimated Waste Generation – Bin Storage Area 2

Tenancy 14	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	360	150	3,780
Recyclables	360	150	3,780
Total			7,560

3.3.3 Bin Storage Area 3 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-4. It is estimated that Tenancy 15 utilising Bin Storage Area 3 will generate 2,730L of refuse and 2,730L of recyclables each week.

Table 3-4: Estimated Waste Generation – Bin Storage Area 3

Tenancy 15	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	260	150	2,730
Recyclables	260	150	2,730
Total			5,460

3.3.4 Bin Storage Area 4 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-5. It is estimated that Tenancy 16 utilising Bin Storage Area 4 will generate 5,040L of refuse and 2,520L of recyclables each week.

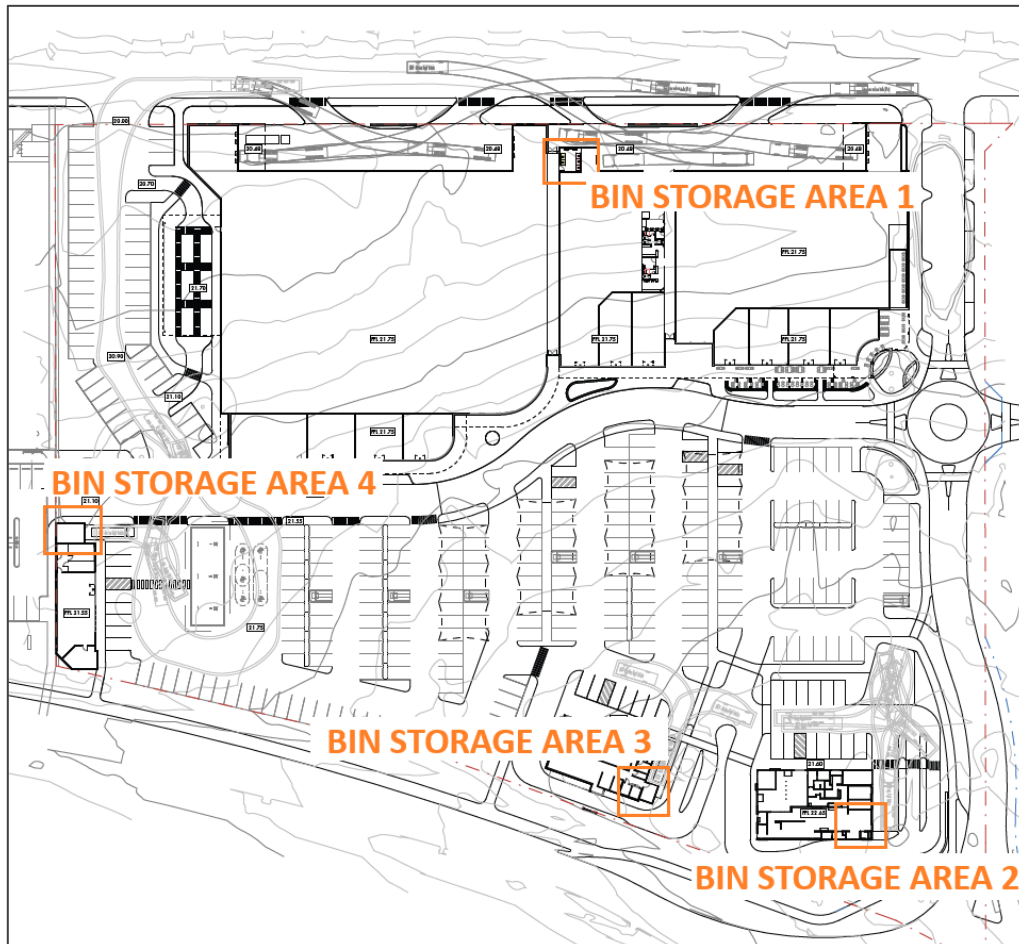
Table 3-5: Estimated Waste Generation – Bin Storage Area 4

Tenancy 16	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	240	300	5,040
Recyclables	240	150	2,520
Total			8,505

4 Waste Storage

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

Diagram 1: Bin Storage Area Locations



4.1 Internal Transfer of Waste

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

These internal bins will be collected by the staff/cleaners and transferred to the respective 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/visitors.

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

4.2 Bin Sizes

Table 4-1 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 4-1: Typical Bin Dimensions

Dimensions (m)	Bin 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

4.3 Bin Storage Area 1 Size

To ensure sufficient area is available for storage of the Bin Storage Area 1, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-2, bin sizes in Table 4-1 and based on collection of refuse and recyclables five times each week.

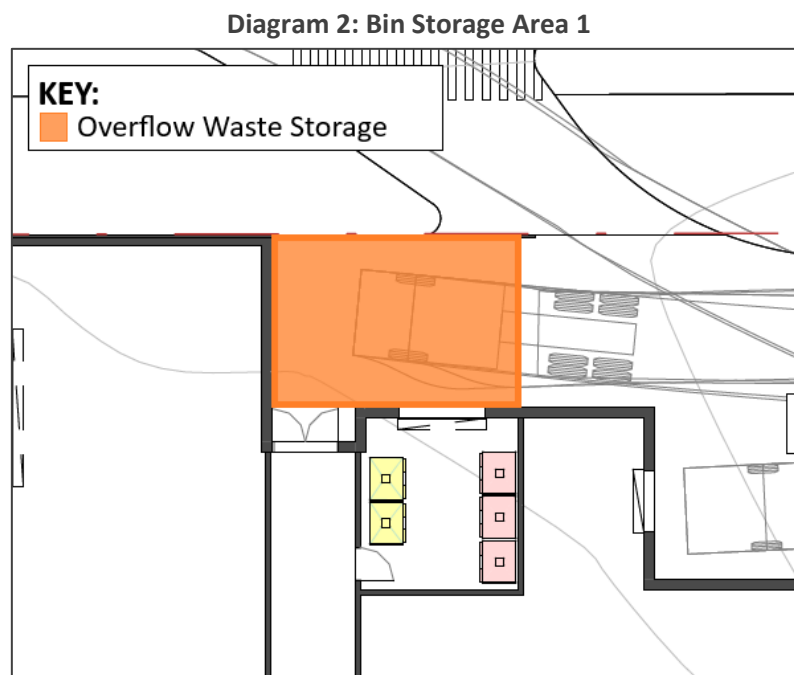
Based on the results shown in Table 4-2 Bin Storage Area 1 has been sized to accommodate:

- Three 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-2: Bin Requirements for Bin Storage Area 1

Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	13,315	12	5	3	23m ² + 40m ² overflow
Recycling	6,350	6	2	2	

The configuration of these bins within the Bin Storage Area, as well as overflow waste storage, is shown in Diagram 2. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 2 represents the maximum requirements assuming five collections each week of refuse and recyclables.



4.4 Bin Storage Area 2 Size

To ensure sufficient area is available for storage of the Bin Storage Area 2, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-3, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-3 Bin Storage Area 2 has been sized to accommodate:

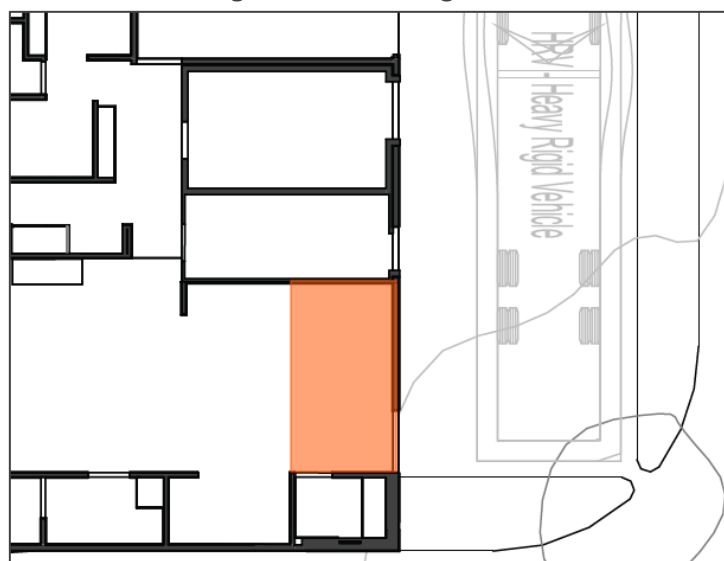
- Two 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-3: Bin Requirements for Bin Storage Area 2

Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	3,780	8	3	2	12m ²
Recycling	3,780	8	3	2	

The configuration of these bins within the Bin Storage Area is shown in Diagram 3. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 3 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 3: Bin Storage Area 2



4.5 Bin Storage Area 3 Size

To ensure sufficient area is available for storage of the Bin Storage Area 3, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-4, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-4 Bin Storage Area 3 has been sized to accommodate:

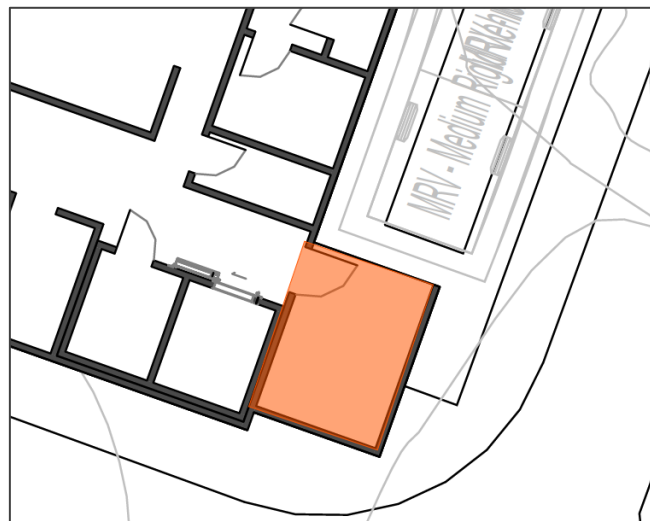
- Two 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-4: Bin Requirements for Bin Storage Area 3

Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	2,730	6	3	2	11m ²
Recycling	2,730	6	3	2	

The configuration of these bins within the Bin Storage Area is shown in Diagram 4. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 4 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 4: Bin Storage Area 3



4.6 Bin Storage Area 4 Size

To ensure sufficient area is available for storage of the Bin Storage Area 3, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-5, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-5 Bin Storage Area 4 has been sized to accommodate:

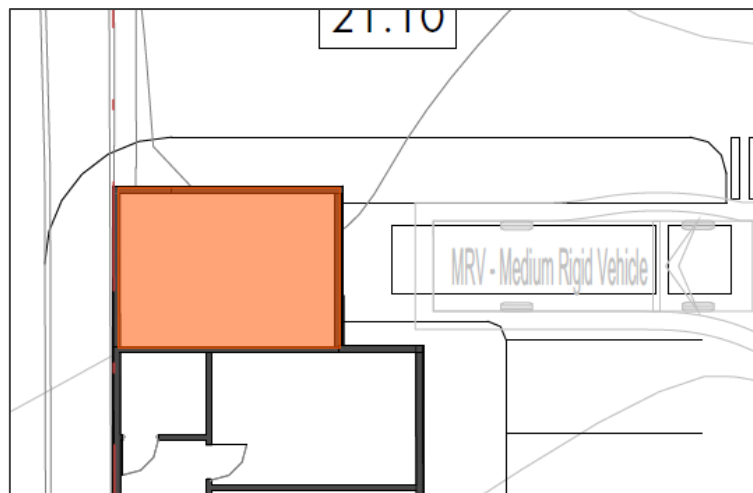
- Three 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-5: Bin Requirements for Bin Storage Area 3

Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	5,040	11	4	3	22m ²
Recycling	2,520	6	2	2	

The configuration of these bins within the Bin Storage Area is shown in Diagram 5. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 5 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 5: Bin Storage Area 4



4.7 Bin Storage Area Design

The Bin Storage Areas will align with the requirements of the City's Health Laws and consider noise, odour, hygiene, vermin, security, health and safety and the environment.

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

- The bin presentation area or collection point will be flat, with the travel path between the bin store and collection point/vehicle clear of steps or kerbs;
- External bin stores will be surrounded by 1.8-metre-high walls or fencing with a self-closing gate;
- Bin stores will be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part;
- Bin stores will have 75mm concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out;
- Bin store internal walls will be cement rendered (solid and impervious) to enable easy cleaning. Ceilings in bin stores shall be finished with a smooth faced, non-absorbent material capable of being easily cleaned;
- Bin store walls and ceilings will be finished or painted in a light colour;
- Bin stores will be constructed in a manner that prevents the entry of vermin;
- Bin stores will be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting);
- Bin stores will have the following signs and/or information displayed:
 - A sign stating "NO STANDING" at the entrance to the room/area; and
 - A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area.
- Any external bin store greater than 20m² is required to be covered with a roof.

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

5 Waste Collection

A private contractor will collect waste from the Proposal utilising a rear loader waste collection vehicle and provide the required bin numbers and collection frequencies as outlined in Section 4.3 to Section 4.6.

The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Areas. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Yangebup Road or Beeliar Drive, turn into the Proposal in forward gear, and pull up directly opposite the respective Bin Storage Areas for servicing, as shown in Diagram 6.

It is proposed that servicing will be conducted outside of normal operating hours to allow the waste collection vehicle to mitigate impacts on visitors and local traffic movements during peak traffic hours.

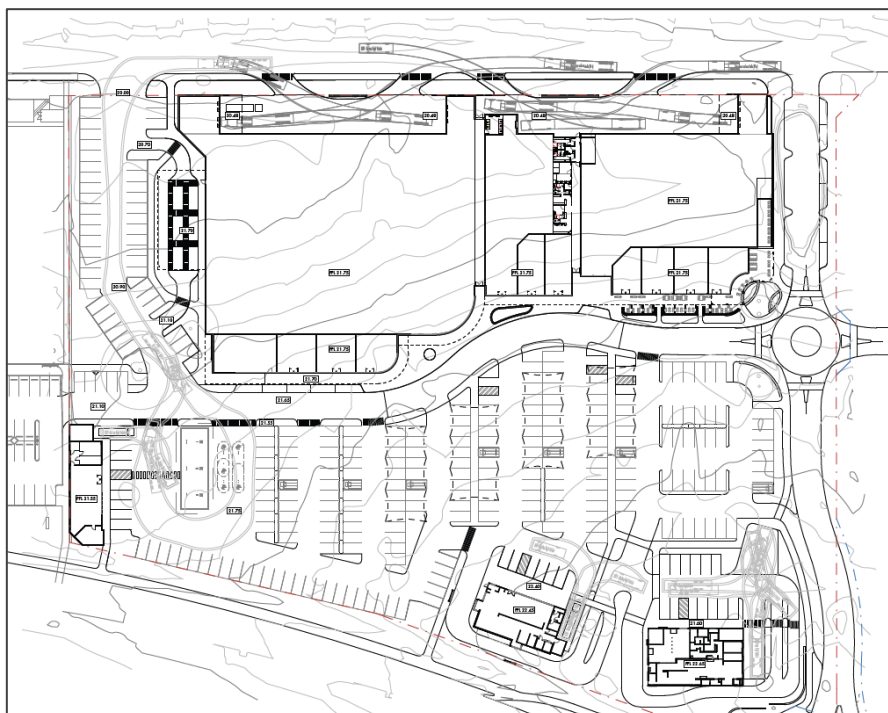
Private contractor's staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Areas during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning back onto Yangebup Road or Beeliar Drive moving with traffic flow.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

The ability for the private contractor's rear loader waste collection vehicle to access the Proposal in a safe manner has been assessed by qualified traffic engineers and will be included within their traffic impact statement.

Diagram 6: Waste Collection Vehicle Swept Paths



5.1 Bulk and Speciality Waste

Adequate space may be allocated throughout the Proposal for placement of cabinets/containers for the collection and storage of bulk and specialty wastes that are unable to be disposed of within the bins in the Bin Storage Areas. These may include items such as:

- Batteries and E-wastes;
- White goods/appliances;
- Used Cooking Oil;
- Cleaning chemicals; and
- Commercial Light globes.

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal. Collection will be monitored by centre management who will assist to organise their transport to the appropriate waste facility, as required.

6 Waste Management

Centre management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ensure all tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor tenant 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 tenants 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.

This WMP will form part of the building management agreement and will continue to be applied in perpetuity across the life of the Proposal.

7 Conclusion

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

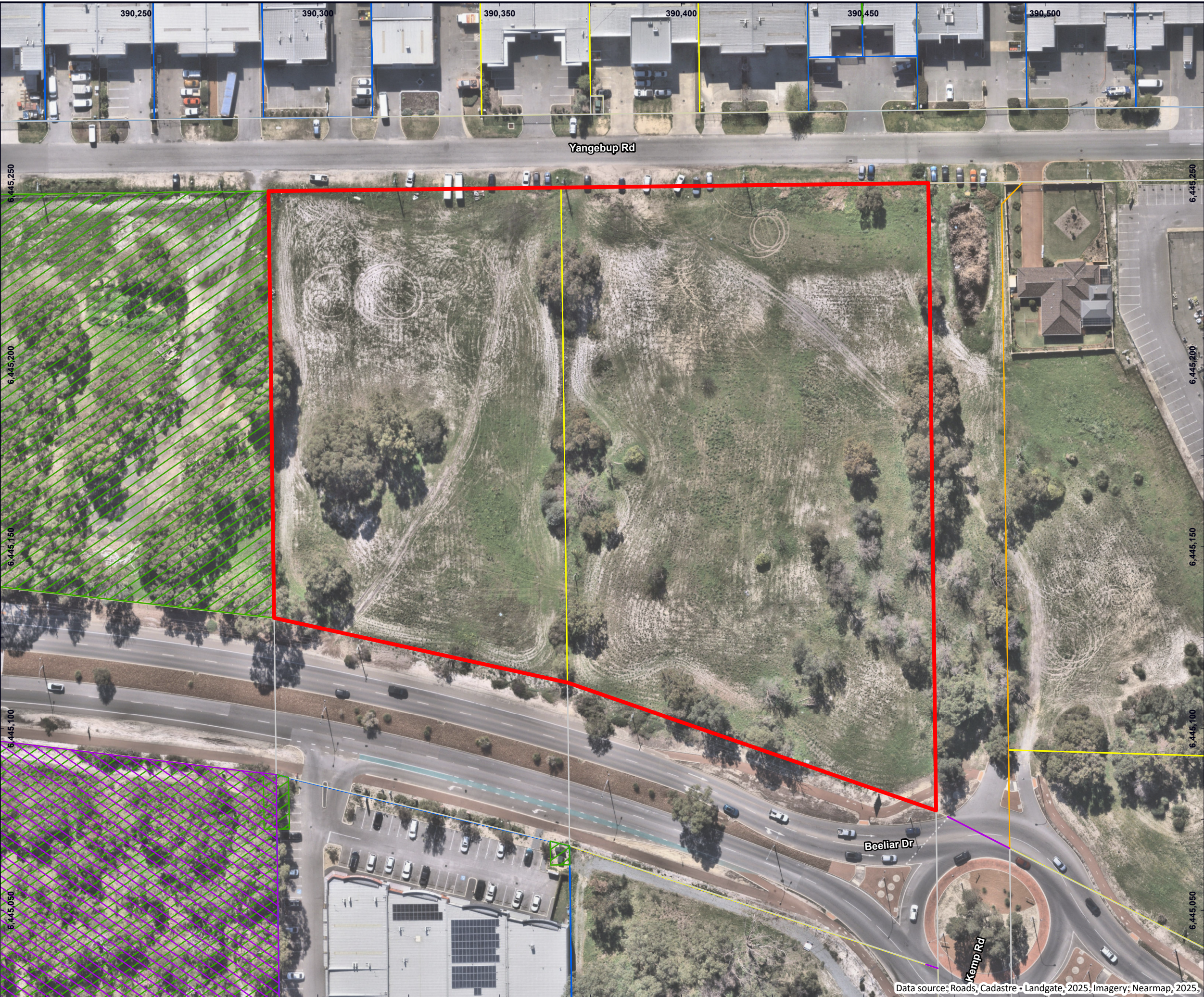
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Figures

Figure 1: Locality Plan



LEGEND

Site Boundary

Cadastre

Crown Allotment

Freehold

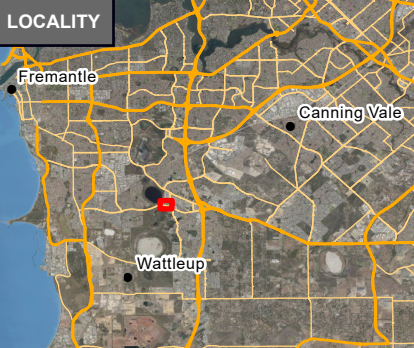
Road

Strata Plan or Lot

Easement

Reserve

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0 5 10 15 20 km

LOCALITY

Yangebup Rd & Beeliar Dr
Cockburn Central WA 6164

Beeliar Drive Project Pty Ltd

0 10 20 30 40 m
Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:1,000

Prepared: E Jackson	Date: 16/09/2025
Reviewed: J Logothetis	Revision: A
Project: WMP25089	



Figure 01

Data source: Roads, Cadastre - Landgate, 2025, Imagery: Nearmap, 2025.



Assets | Engineering | Environment | Noise | Spatial | Waste

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