



Waste Management Plan

Glen Iris Local Centre

Prepared for Super Lifestyle Custodian Pty Ltd AFT The Sequeira Unit Trust c/- The Karalee 25

Preston Street Como WA 6152

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Executive Summary

Super Lifestyle Custodian Pty Ltd AFT The Sequeira Unit Trust is seeking development approval for the proposed Glen Iris Local Centre located at Lot 1000 Berrigan Drive, Jandakot (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	Number of Bins	Collection Frequency	Collection
Supermarket Bin Storage Area					
Refuse	46,200	3.0m ³	Four	Five times each week	Private Contractor
Recycling	16,800	3.0m ³	Two	Five times each week	Private Contractor
Tenancy Bin Storage Area					
Refuse	31,518	1,100L	Six	Five times each week	Private Contractor
Recycling	12,583	1,100L	Three	Five times each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the respective Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via the newly constructed road.

Centre manager 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.

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1 Introduction

Super Lifestyle Custodian Pty Ltd AFT The Sequeira Unit Trust is seeking development approval for the proposed Glen Iris Local Centre located at Lot 1000 Berrigan Drive, Jandakot (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 vacant land to the north and waste, residential and commercial properties to the east, and Berrigan 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 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 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 will be considered as part of the construction phase of the Proposal.

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:

- T01: Supermarket – 1,000m²;
- T02: Specialty – 40m²;
- T03: F&B – 65m²;
- T04: F&B – 140m²;
- T05: Bistro – 525m²;
- T06: Liquor Store – 115m²;
- T07: Specialty – 140m²;
- T08: Health and Wellness – 200m²; and
- T09: F&B – 85m².

3.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to City of Cockburn's *Policy LPP 1.14* and City of Melbourne's *Guidelines for Waste Management Plans* (2021).

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

Table 3-1: Waste Generation Rates

Tenancy Use Type	City of Melbourne Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	Floor Area Required (m ²)
Supermarket	Supermarket	660L/100m ² /day	240L/100m ² /day	2m ² /200m ² /GFA
Specialty	Shops (non-food)	50L/100m ² /day	50L/100m ² /day	2m ² /200m ² /GFA
F&B	Café	300L/100m ² /day	200L/100m ² /day	1m ² /20 seats
Bistro	Restaurant	660L/100m ² /day	130L/100m ² /day	1m ² /20 seats
Liquor Store	Shops (non-food)	50L/100m ² /day	50L/100m ² /day	2m ² /200m ² /GFA
Health and Wellness	Gym	10L/100m ² /day	10L/100m ² /day	1m ² /200m ² /GFA
Total Floor Area Required				33.425m²
Total Floor Area Provided				57m²

**It has been assumed that there are approximately 50 seats per 100m² in the food & beverage areas.*

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 Supermarket Bin Storage Area

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 3-2. It is estimated that the supermarket at the Proposal will generate 46,200L of refuse and 16,800L of recyclables each week.

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

T01: Supermarket	Area (m ²)	Waste Generation Rate	Waste Generation (L/week)
Refuse	1,000	660L/100m ² /day	46,200
Recyclables	1,000	200L/100m ² /day	16,800
Total			63,000

3.3.2 Tenancy Bin Storage Area

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 3-3. It is estimated that the commercial tenancies at the Proposal will generate 31,518L of refuse and 12,583L of recyclables each week.

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

Tenancy Use Type	Area (m ²)	Waste Generation Rate	Waste Generation (L/week)
Refuse			
T02: Specialty	115	50L/100m ² /day	140
T03: F&B	450	300L/100m ² /day	1,365
T04: F&B	200	300L/100m ² /day	2,940
T05: Bistro	150	660L/100m ² /day	24,255
T06: Liquor Store	40	50L/100m ² /day	403
T07: Specialty	90	50L/100m ² /day	490
T08: Health and Wellness	80	10L/100m ² /day	140
T09: F&B	150	300L/100m ² /day	1,785
Total			31,518
Recyclables			
T02: Specialty	115	50L/100m ² /day	140
T03: F&B	450	200L/100m ² /day	910
T04: F&B	200	200L/100m ² /day	1,960
T05: Bistro	150	200L/100m ² /day	7,350
T06: Liquor Store	40	50L/100m ² /day	403
T07: Specialty	90	50L/100m ² /day	490
T08: Health and Wellness	80	10L/100m ² /day	140
T09: F&B	150	200L/100m ² /day	1,190
Total			12,583

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 Diagram 2, and discussed in the following sub-sections.

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)	Bins Sizes			
	240L	660L	1,100L	3.0m ³
Depth	0.730	0.780	1.070	1.505
Width	0.585	1.260	1.240	1.805
Height	1.060	1.200	1.330	1.225

Reference: SULO Bin Specification Data Sheets

4.3 Bin Storage Area Size

4.3.1 Supermarket Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Supermarket 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 4-3 the Supermarket Bin Storage Area has been sized to accommodate:

- Four 3.0m³ refuse bins; and
- Two 3.0m³ recycling bin.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required				Floor Area Provided (m ²)
		240L	660L	1,100L	3.0m ³	
Refuse	46,200	39	14	9	4	29m ²
Recycling	16,800	14	6	4	2	

The size and location of the Supermarket Bin Storage Area is shown in Diagram 1.

Whilst Table 4-2 indicates that waste collections will be conducted five times each week, the City's Policy requires that the Proposal must have the capacity to store one weeks' worth of waste and recyclables.

To cater for a total of 46,200L of refuse and 16,800L of recyclables, a total of twenty-two 3.0m³ bins would be required. The back of house/loading dock has additional space for contingency waste storage if required.

Additionally, there will be signage on the walls in the back of house/loading dock marking Overflow Waste Storage Area.

Diagram 1: Supermarket Bin Storage Area



4.3.2 Tenancy Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Tenancy 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 five times each week.

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

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

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

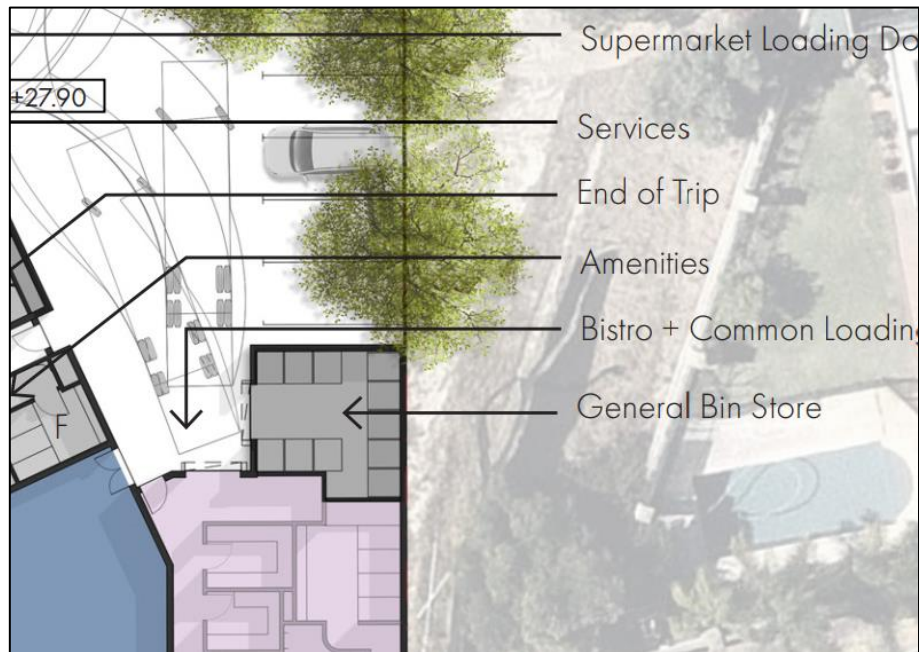
Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	31,518	27	10	6	28m ²
Recycling	12,583	11	4	3	

The size and location of the Tenancy Bin Storage Area is shown in Diagram 2.

Whilst Table 4-3 indicates that waste collections will be conducted five times each week, the City's Policy requires that the Proposal must have the capacity to store one weeks' worth of waste and recyclables.

To cater for a total of 31,518L of refuse and 12,583L of recyclables, a total of forty-one 1,100L bins would be required. Adjacent parking bays could be utilised for contingency waste storage if required, as well as the supermarket back of house/loading dock.

Diagram 2: Tenancy Bin Storage Area



4.4 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 Area 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 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 controlled to the 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.

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

5 Waste Collection

A private waste collection contractor will service the Proposal and provide the below bins.

Supermarket Bin Storage Area:

- Four 3.0m³ bins for refuse; and
- Two 3.0m³ bin for recyclables.

Tenancy Bin Storage Area:

- Six 1,100L bins for refuse; and
- Three 1,100L bins for recyclables.

The private contractor will collect refuse and recyclables five times each week utilising a front lift or rear loader waste collection vehicle.

The private contractor's waste collection vehicle will service the bins onsite, directly from the Bin Storage Areas. The private contractor's waste collection vehicle will travel with left hand lane traffic flow on the newly constructed road and turn into the Proposal in forward gear, complete a multipoint turn within the Proposals carpark and pull up directly opposite the respective Bin Storage Area for servicing, as shown in Diagram 3.

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

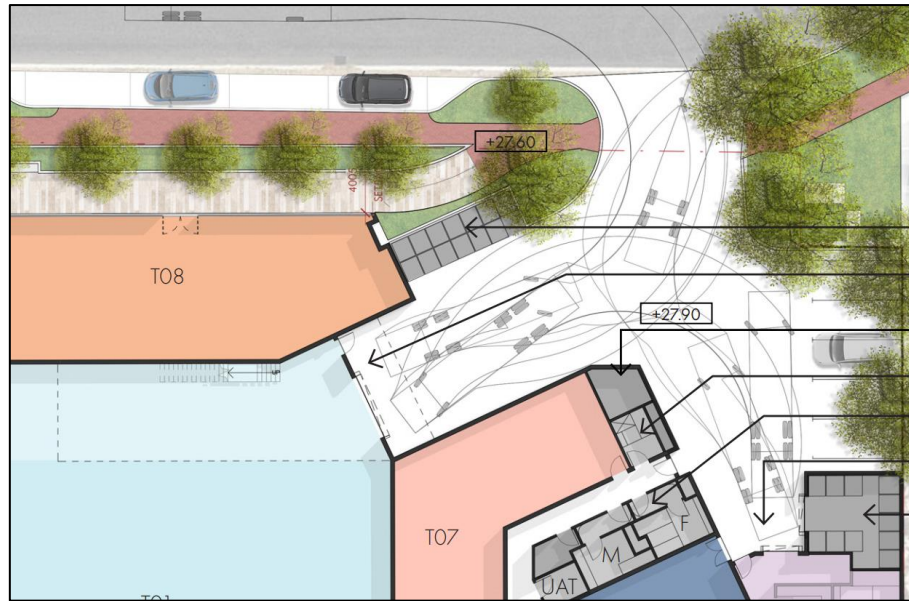
The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning onto the newly constructed road 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 3: Swept Path Analysis



5.1 Bulk and Speciality Waste

Adequate space may be allocated throughout the Proposal for placement of cabinets/containers for collection and storage of bulk and specialty wastes that are unable to be disposed of within the bins in the Bin Storage Area. 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 a 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 has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

Supermarket Bin Storage Area:

- Four 3.0m³ bins for refuse, collected five times each week; and
- Two 3.0m³ bin for recyclables, collected five times each week.

Tenancy Bin Storage Area:

- Six 1,100L refuse bins, collected five times each week; and
- Three 1,100L recycling bins, collected five times each week.

A private contractor will service the Proposal onsite, directly from the respective Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via the newly constructed road.

A centre manager will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Figure



LEGEND

- Site Boundary
- Cadastre
 - Crown Allotment
 - Freehold
 - Road
 - Strata Plan or Lot
 - Easement
 - Reserve

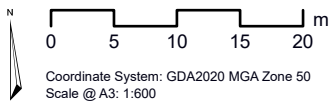
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LOCALITY

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Super Lifestyle Custodian Pty Ltd ATF
The Sequeira Unit Trust



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Figure 01

Data source: Roads, Cadastre - Landgate, 2024, Imagery: Nearmap, 2024,

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