



Waste Management Plan

Lot 701 Armadale Road, Treeby

Prepared for Satterley Property Group Pty Ltd

28 October 2025

Project Number: WMP25116

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	28/10/2025	JL	AB	AB

Approval for Release

Name	Position	File Reference
Ann Brouwer	Project Manager – Waste Management Plan Lead (WA)	WMP25116-01_Waste Management Plan_1.0
Signature		

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Executive Summary

Satterley Property Group Pty Ltd is seeking development approval for the proposed Large Format Retail Expansion Stage II located at Lot 701 Armadale Road, Treeby (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.

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 Biscayne Way to service Buildings 1 and 2, and Verde Drive/Armadale Road to service Buildings 3-7.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Bin Storage Area 1					
Refuse	5,280	1,100L	Three	Twice each week	Private Contractor
Recycling	1,320	1,100L	One	Twice each week	Private Contractor
Bin Storage Area 2					
Refuse	8,750	1,100L	Four	Twice each week	Private Contractor
Recycling	2,188	1,100L	One	Twice each week	Private Contractor
Bin Storage Area 3					
Refuse	14,642	1,100L	Seven	Twice each week	Private Contractor
Recycling	3,661	1,100L	Two	Twice each week	Private Contractor
Bin Storage Area 4					
Refuse	19,440	1,100L	Nine	Twice each week	Private Contractor
Recycling	7,560	1,100L	Four	Twice each week	Private Contractor
Bin Storage Area 5					
Refuse	4,320	1,100L	Two	Twice each week	Private Contractor
Recycling	1,080	1,100L	One	Twice each week	Private Contractor
Bin Storage Area 6					
Refuse	2,402	1,100L	Two	Twice each week	Private Contractor
Recycling	601	1,100L	One	Twice each week	Private Contractor
Bin Storage Area 7					
Refuse	9,098	1,100L	Five	Twice each week	Private Contractor
Recycling	2,275	1,100L	Two	Twice each week	Private Contractor
Bin Storage Area 8					
Refuse	6,392	1,100L	Three	Twice each week	Private Contractor
Recycling	2,911	1,100L	Two	Twice each week	Private Contractor
Bin Storage Area 9					
Refuse	8,832	1,100L	Five	Twice each week	Private Contractor
Recycling	4,858	1,100L	Three	Twice each week	Private Contractor
Bin Storage Area 10					
Refuse	6,000	1,100L	Three	Twice each week	Private Contractor
Recycling	1,500	1,100L	One	Twice each week	Private Contractor
Bin Storage Area 11					
Refuse	2,402	1,100L	Two	Twice each week	Private Contractor
Recycling	601	1,100L	One	Twice each week	Private Contractor

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1 Introduction

Satterley Property Group Pty Ltd is seeking development approval for the proposed Large Format Retail Expansion Stage II located at Lot 701 Armadale Road, Treeby (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 commercial properties to the north and west, residential properties to the east and Armadale Road/Verde 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: 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:

Building 1:

- Tenancy 11 (Showroom) – 2,200m²;
- Tenancy 12 (Showroom) – 800m²;
- Tenancy 13 (Showroom) – 645m²;
- Tenancy 14 (Showroom) – 1,001m²;
- Tenancy 15 (Showroom) – 1,200m²;
- Tenancy 16 (Showroom) – 1,800m²;
- Tenancy 17 (Showroom) – 1,001m²;
- Tenancy 18 (Showroom) – 1,500m²; and
- Tenancy 19 (Showroom) – 1,800m².

Building 2:

- Tenancy 10 (Warehouse) – 2,000m²;
- Tenancy 10 (Showroom) – 6,600m²;
- Tenancy 9 (Showroom) – 1,800m²; and
- Tenancy 8 (Showroom) – 1,001m².

Building 3:

- Tenancy 7 (Showroom) – 1,200m²;
- Tenancy 6 (Showroom) – 390m²;

- Tenancy 5 (Showroom) – 1,200m²; and
- Tenancy 4 (Showroom) – 1,001m².

Building 4:

- Tenancy 26 (Showroom) – 1,001m²;
- Tenancy 25 (Showroom) – 350m²; and
- Tenancy 24 (Café) – 150m².

Building 5:

- Tenancy 20 (Showroom) – 800m²;
- Tenancy 21 (Showroom) – 630m²;
- Tenancy 22 (Food) – 200m²; and
- Tenancy 23 (Gym) – 2,000m².

Building 6:

- Tenancy 1 (Showroom) – 1,400m²; and
- Tenancy 2 (Showroom) – 1,100m².

Building 7:

- Tenancy 3 (Showroom) – 1,001m².

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 Waste Management Plans (2021) and Western Australian Local Government Association's (WALGA) Commercial and Industrial Waste Management Plan Guidelines (2014), with consideration given to Randwick City Council *Waste Management Guidelines for Proposed Developments, Annexure A, Waste Generation Rates* (2004) as they contain contemporary estimates of waste generated from workshops/warehouses.

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

Table 3-1: Waste Generation Rates

Tenancy Use Types	Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	Floor Area Required (m ²)	Floor Area Calculations
Showroom	WALGA – Showrooms	30L/100m ² /day	30L/100m ² /day	2m ² /200m ² /GFA	(31,421/200)*2
Warehouse	Randwick – Warehouse	40L/100m ² /day	10L/100m ² /day	2m ² /200m ² /GFA	(2,000/200)*2
Café	Melbourne – Café	300L/100m ² /day	200L/100m ² /day	1m ² /20 seats	((150/100))*50/20
Food	Melbourne – Café	300L/100m ² /day	200L/100m ² /day	1m ² /20 seats	((200/100))*50/20
Gym	WALGA – Offices	10L/100m ² /day	10L/100m ² /day	1m ² /200m ² /GFA	(1,200/200)*1
Total Floor Area Required					187.35m²

**It has been assumed that there are approximately 50 seats per 100m² in the Café/Food 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 Bin Storage Area 1 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-2. It is estimated that Bin Storage Area 1 will generate 5,280L of refuse and 1,320L of recyclables each week.

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

Tenancy 11 - Showroom	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	2,200	40	5,280
Recyclables	2,200	10	1,320
Total			6,600

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 Bin Storage Area 2 will generate 8,750L of refuse and 2,188L of recyclables each week.

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

Tenancy Use Types	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 12 - Showroom	800	40	1,920
Tenancy 13 - Showroom	645	40	1,548
Tenancy 14 - Showroom	1,001	40	2,402
Tenancy 15 - Showroom	1,200	40	2,880
Total			8,750
Recyclables			
Tenancy 12 - Showroom	800	10	480
Tenancy 13 - Showroom	645	10	387
Tenancy 14 - Showroom	1,001	10	601
Tenancy 15 - Showroom	1,200	10	720
Total			2,188

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 Bin Storage Area 3 will generate 14,642L of refuse and 3,661L of recyclables each week.

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

Tenancy Use Types	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 16 - Showroom	1,800	40	4,320
Tenancy 17 - Showroom	1,001	40	2,402
Tenancy 18 - Showroom	1,500	40	3,600
Tenancy 19 - Showroom	1,800	40	4,320
Total			14,642
Recyclables			
Tenancy 16 - Showroom	1,800	10	1,080
Tenancy 17 - Showroom	1,001	10	601
Tenancy 18 - Showroom	1,500	10	900
Tenancy 19 - Showroom	1,800	10	1,080
Total			3,661

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 Bin Storage Area 4 will generate 19,440L of refuse and 7,560L of recyclables each week.

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

Tenancy Use Types	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 10 – Warehouse	2,000	30	3,600
Tenancy 10 – Showroom	6,600	40	15,840
Total			19,440
Recyclables			
Tenancy 10 – Warehouse	2,000	30	3,600
Tenancy 10 – Showroom	6,600	10	3,960
Total			7,560

3.3.5 Bin Storage Area 5 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-6. It is estimated that Bin Storage Area 5 will generate 4,320L of refuse and 1,080L of recyclables each week.

Table 3-6: Estimated Waste Generation – Bin Storage Area 5

Tenancy 9 - Showroom	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	1,800	40	4,320
Recyclables	1,800	10	1,080
Total			5,400

3.3.6 Bin Storage Area 6 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-7. It is estimated that Bin Storage Area 6 will generate 2,402L of refuse and 601L of recyclables each week.

Table 3-7: Estimated Waste Generation – Bin Storage Area 6

Tenancy 8 - Showroom	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Tenancy 8 - Showroom	1,001	40	2,402
Tenancy 8 - Showroom	1,001	10	601
Total			3,003

3.3.7 Bin Storage Area 7 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-8. It is estimated that Bin Storage Area 7 will generate 9,098L of refuse and 2,275L of recyclables each week.

Table 3-8: Estimated Waste Generation – Bin Storage Area 7

Building 3	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 4 - Showroom	1,001	40	2,402
Tenancy 5 - Showroom	1,200	40	2,880
Tenancy 6 - Showroom	390	40	936
Tenancy 7 - Showroom	1,200	40	2,880
Total			9,098
Recyclables			
Tenancy 4 - Showroom	1,001	10	601
Tenancy 5 - Showroom	1,200	10	720
Tenancy 6 - Showroom	390	10	234
Tenancy 7 - Showroom	1,200	10	720
Total			2,275

3.3.8 Bin Storage Area 8 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-9. It is estimated that Bin Storage Area 8 will generate 6,392L of refuse and 2,911L of recyclables each week.

Table 3-9: Estimated Waste Generation – Bin Storage Area 8

Building 4	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 24 – Café	150	300	3,150
Tenancy 25 - Showroom	350	40	2402
Tenancy 26 - Showroom	1,001	40	840
Total			6,392
Recyclables			
Tenancy 24 – Café	150	200	2,100
Tenancy 25 - Showroom	350	10	601
Tenancy 26 - Showroom	1,001	10	210
Total			2,911

3.3.9 Bin Storage Area 9 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-10. It is estimated that Bin Storage Area 9 will generate 8,832L of refuse and 4,858L of recyclables each week.

Table 3-10: Estimated Waste Generation – Bin Storage Area 9

Building 5	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 20 - Showroom	800	40	1,920
Tenancy 21 - Showroom	630	40	1,512
Tenancy 22 – Food	200	300	4,200
Tenancy 23 – Gym	2,000	10	1,200
Total			8,832
Recyclables			
Tenancy 20 - Showroom	800	10	480
Tenancy 21 - Showroom	630	10	378
Tenancy 22 – Food	200	200	2,800
Tenancy 23 – Gym	2,000	10	1,200
Total			4,858

3.3.10 Bin Storage Area 10 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-11. It is estimated that Bin Storage Area 10 will generate 6,000L of refuse and 1,500L of recyclables each week.

Table 3-11: Estimated Waste Generation – Bin Storage Area 10

Building 6	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Tenancy 1 - Showroom	1,400	40	3,360
Tenancy 2 - Showroom	1,100	40	2,640
Total			6,000
Recyclables			
Tenancy 1 - Showroom	1,400	10	840
Tenancy 2 - Showroom	1,100	10	660
Total			1,500

3.3.11 Bin Storage Area 11 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 3-12. It is estimated that Bin Storage Area 11 will generate 2,402L of refuse and 601L of recyclables each week.

Table 3-12: Estimated Waste Generation – Bin Storage Area 11

Tenancy 3 Showroom	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse	1,001	40	2,402
Recyclables	1,001	10	601
Total			3,003

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	
	660L	1,100L
Depth	0.780	1.070
Width	1.260	1.240
Height	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 bins, the amount of bins required for Bin Storage Area 1 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 twice each week.

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

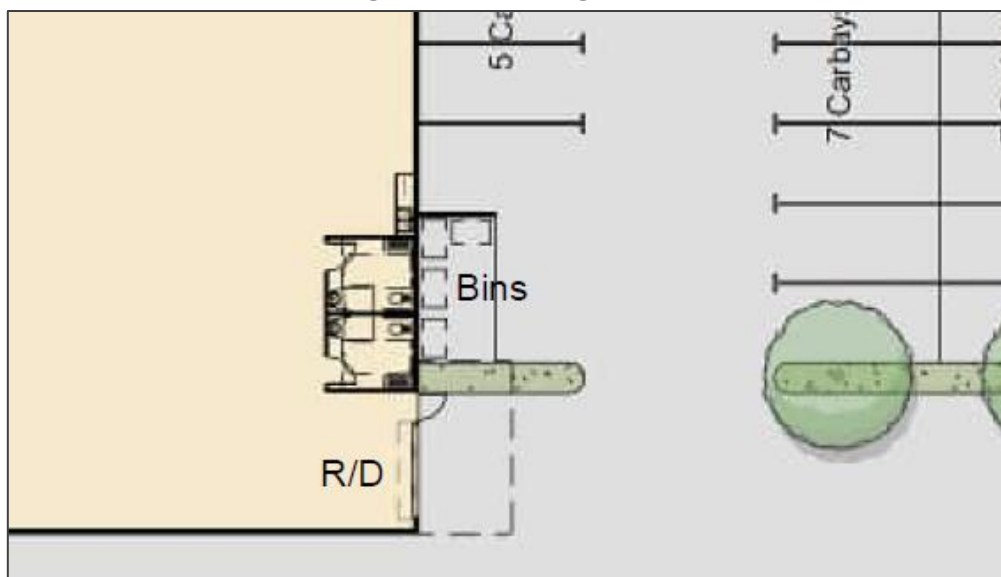
- Three 1,100L refuse bins; and
- One 1,100L recycling bin.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	5,280	4	3
Recycling	1,320	1	1

The configuration of these bins within Bin Storage Area 1 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 two collections each week of refuse and recyclables.

Diagram 2: Bin Storage Area 1



4.4 Bin Storage Area 2 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 2 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:

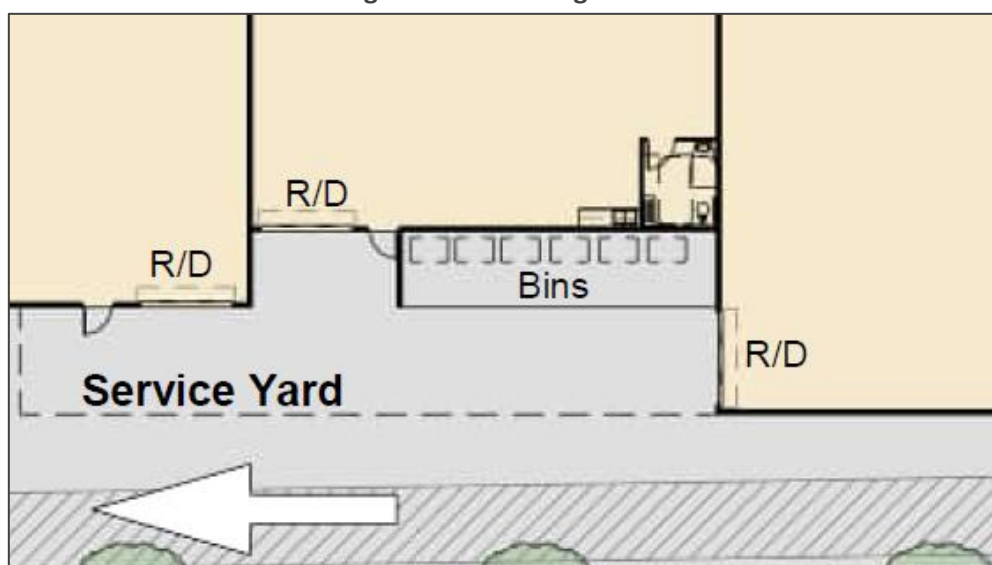
- Four 1,100L refuse bins; and
- One 1,100L recycling bin.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	8,750	7	4
Recycling	2,188	2	1

The configuration of these bins within Bin Storage Area 2 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 bins, the amount of bins required for Bin Storage Area 3 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:

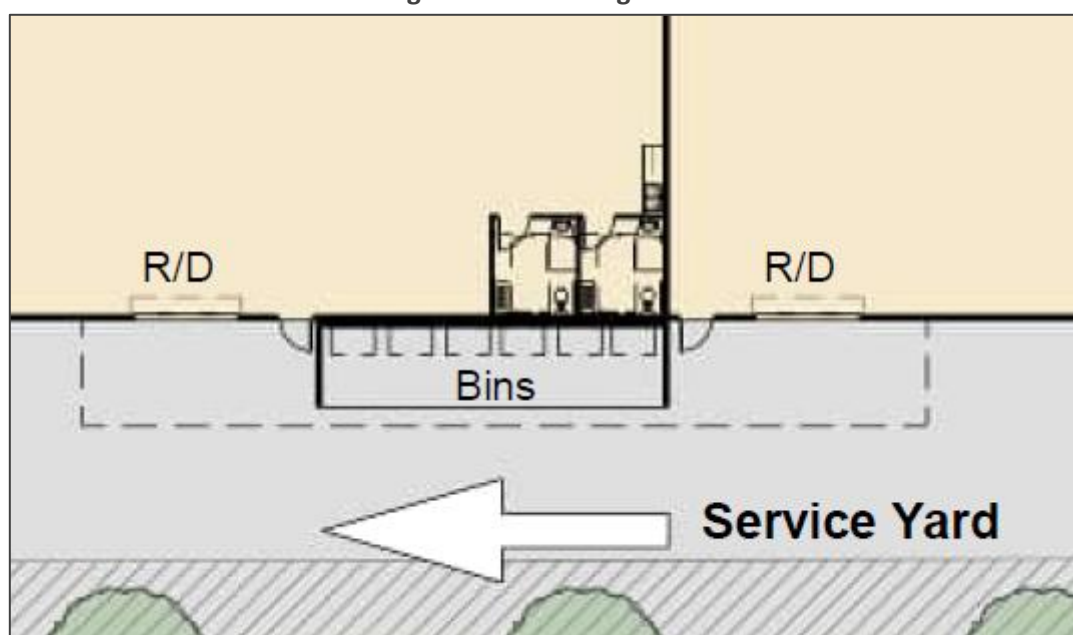
- Seven 1,100L refuse bins; and
- Two 1,100L recycling bins.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	14,642	12	7
Recycling	3,661	3	2

The configuration of these bins within Bin Storage Area 3 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 bins, the amount of bins required for Bin Storage Area 4 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:

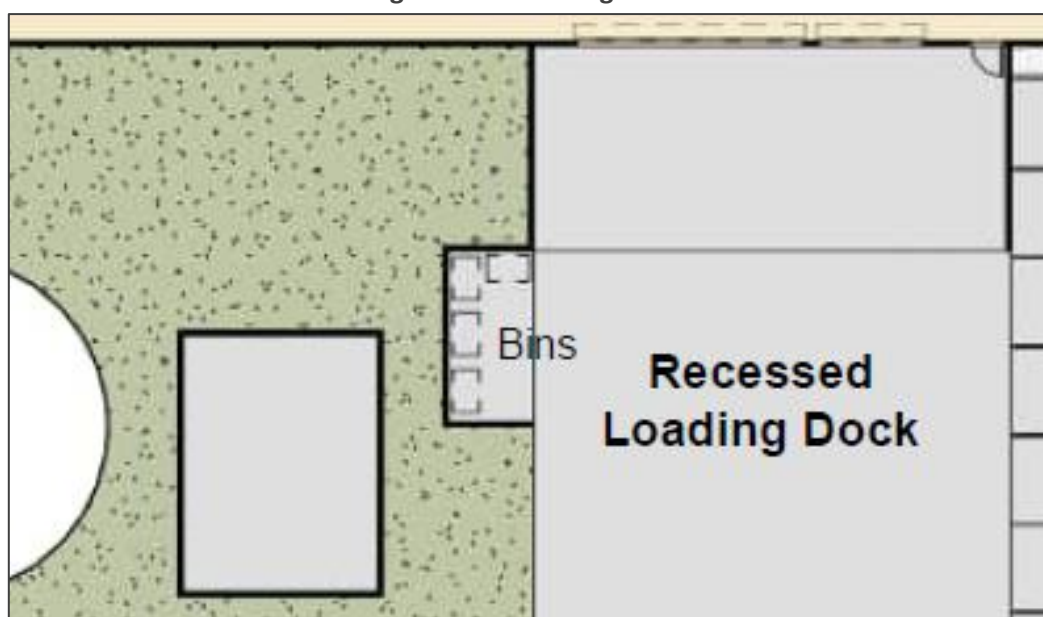
- Nine 1,100L refuse bins; and
- Four 1,100L recycling bins.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	19,440	15	9
Recycling	7,560	6	4

The configuration of these bins within Bin Storage Area 4 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 5 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 5 was modelled utilising the estimated waste generation in Table 3-6, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-6, Bin Storage Area 5 has been sized to accommodate:

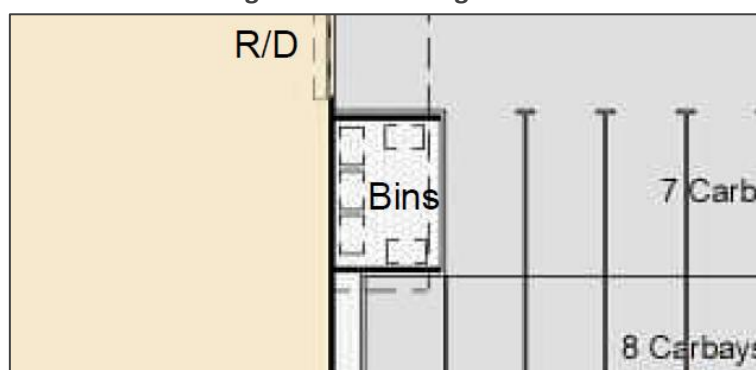
- Two 1,100L refuse bins; and
- One 1,100L recycling bin.

Table 4-6: Bin Requirements for Bin Storage Area – Bin Storage Area 5

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	4,320	4	2
Recycling	1,080	1	1

The configuration of these bins within Bin Storage Area 5 is shown in Diagram 6. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 6 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 6: Bin Storage Area 5



4.8 Bin Storage Area 6 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 6 was modelled utilising the estimated waste generation in Table 3-7, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

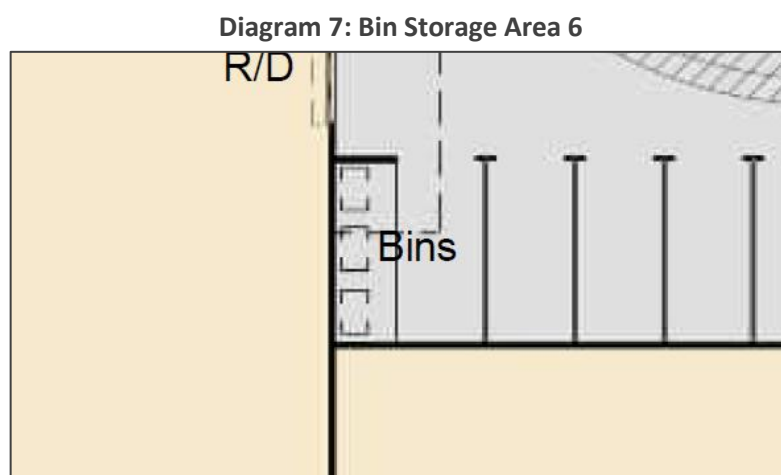
Based on the results shown in Table 4-7, Bin Storage Area 6 has been sized to accommodate:

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

Table 4-7: Bin Requirements for Bin Storage Area – Bin Storage Area 6

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	2,402	2	2
Recycling	601	1	1

The configuration of these bins within Bin Storage Area 6 is shown in Diagram 7. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 7 represents the maximum requirements assuming two collections each week of refuse and recyclables.



4.9 Bin Storage Area 7 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 7 was modelled utilising the estimated waste generation in Table 3-8, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-8, Bin Storage Area 7 has been sized to accommodate:

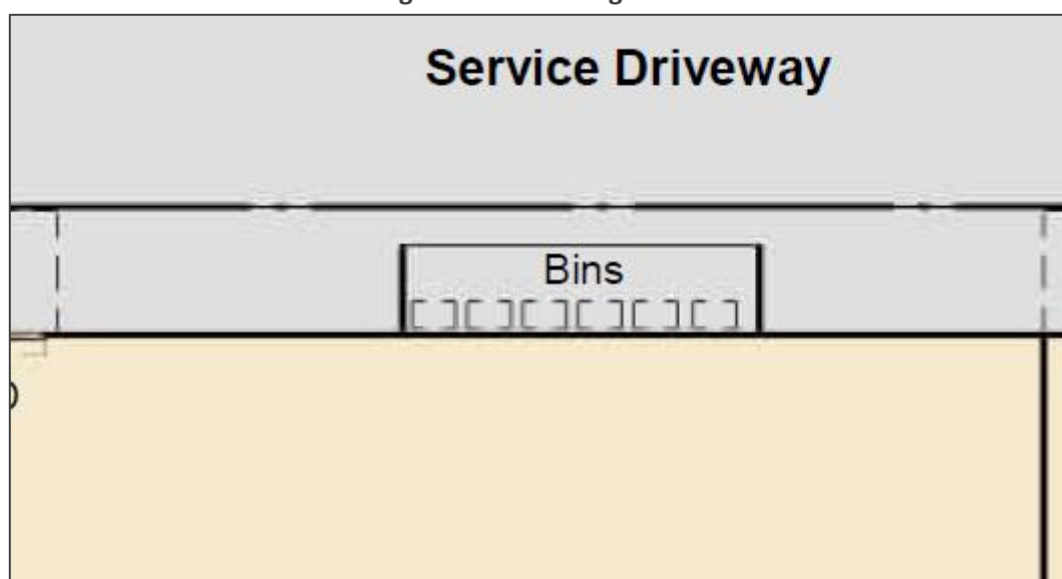
- Five 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-8: Bin Requirements for Bin Storage Area – Bin Storage Area 7

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	9,098	7	5
Recycling	2,275	2	2

The configuration of these bins within Bin Storage Area 7 is shown in Diagram 8. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 8 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 8: Bin Storage Area 7



4.10 Bin Storage Area 8 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 8 was modelled utilising the estimated waste generation in Table 3-9, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-9, Bin Storage Area 8 has been sized to accommodate:

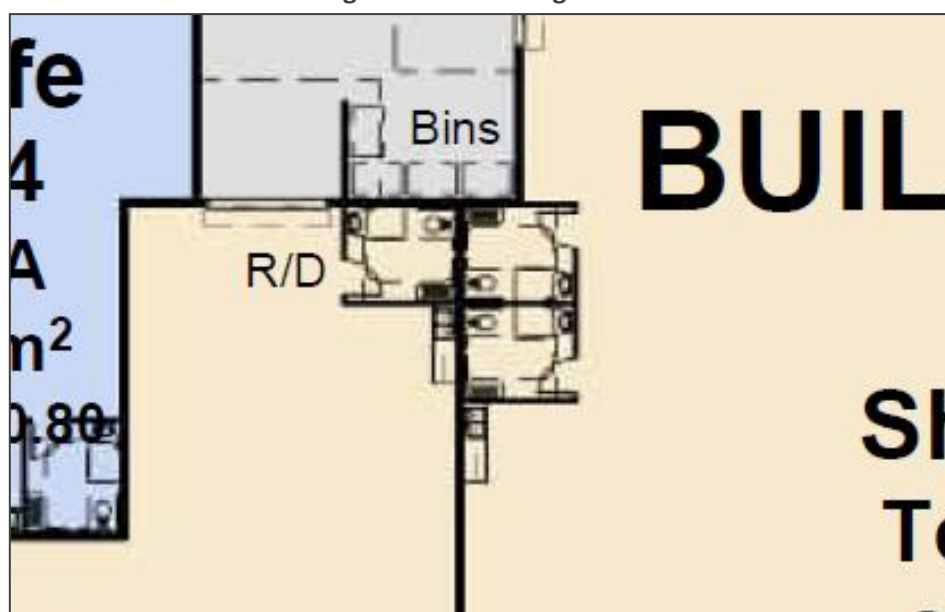
- Three 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-9: Bin Requirements for Bin Storage Area – Bin Storage Area 8

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	6,392	5	3
Recycling	2,911	3	2

The configuration of these bins within Bin Storage Area 8 is shown in Diagram 9. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 9 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 9: Bin Storage Area 8



4.11 Bin Storage Area 9 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 9 was modelled utilising the estimated waste generation in Table 3-10, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-10, Bin Storage Area 9 has been sized to accommodate:

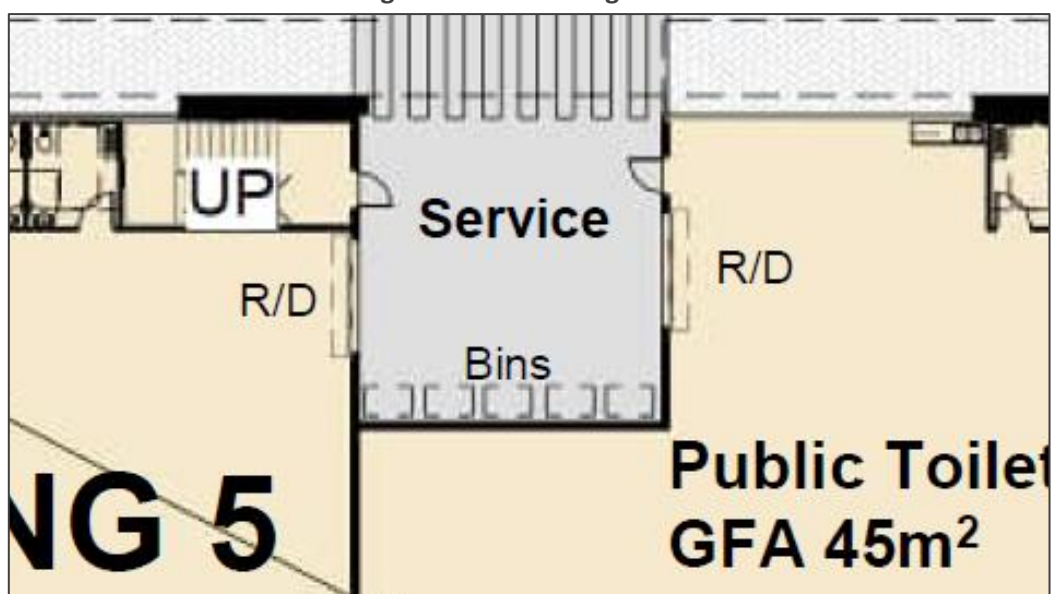
- Five 1,100L refuse bins; and
- Three 1,100L recycling bins.

Table 4-10: Bin Requirements for Bin Storage Area – Bin Storage Area 9

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	8,832	7	5
Recycling	4,858	4	3

The configuration of these bins within Bin Storage Area 5 is shown in Diagram 10. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 10 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 10: Bin Storage Area 9



4.12 Bin Storage Area 10 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 10 was modelled utilising the estimated waste generation in Table 3-11, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-11, Bin Storage Area 10 has been sized to accommodate:

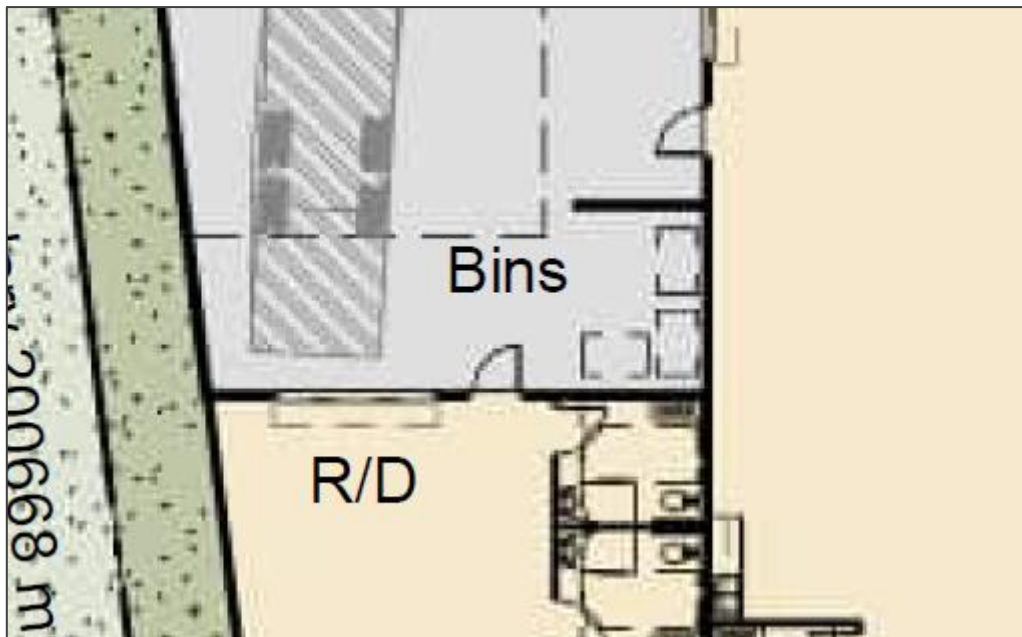
- Three 1,100L refuse bins; and
- One 1,100L recycling bin.

Table 4-11: Bin Requirements for Bin Storage Area – Bin Storage Area 10

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	6,000	5	3
Recycling	1,500	2	1

The configuration of these bins within Bin Storage Area 10 is shown in Diagram 11. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 11 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 11: Bin Storage Area 10



4.13 Bin Storage Area 11 Size

To ensure sufficient area is available for storage of bins, the amount of bins required for Bin Storage Area 11 was modelled utilising the estimated waste generation in Table 3-12, bin sizes in Table 4-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 4-12, Bin Storage Area 11 has been sized to accommodate:

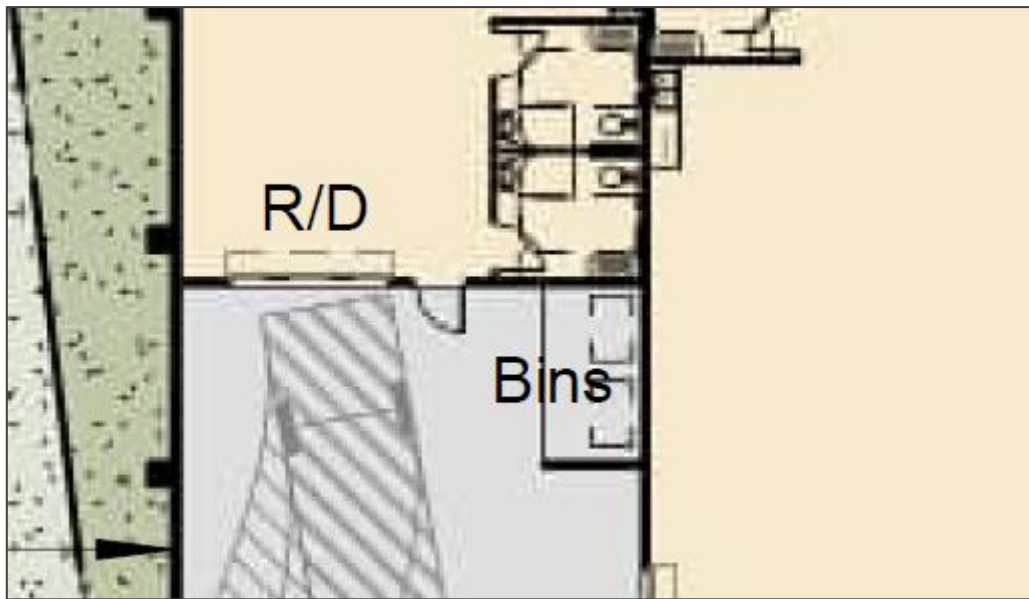
- Two 1,100L refuse bins; and
- One 1,100L recycling bin.

Table 4-12: Bin Requirements for Bin Storage Area – Bin Storage Area 11

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		660L	1,100L
Refuse	2,402	2	2
Recycling	601	1	1

The configuration of these bins within Bin Storage Area 11 is shown in Diagram 12. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 12 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 12: Bin Storage Area 11



4.14 Contingency Waste Storage Area

Whilst this WMP indicates that waste collections will be conducted two times each week, the City's Policy requires that the Proposal must have the capacity to store one weeks' worth of waste and recyclables.

Based on the calculated waste generation rates, a total storage area of approximately 187.36m² is required to accommodate one week's worth of refuse and recyclables. Given the large-scale commercial nature of the Proposal and the extensive on-site car parking area, sufficient space is available within the Proposals car park to use as additional space for contingency waste storage.

4.15 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 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 building manager/caretaker 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 4.13.

The private contractor will collect refuse and recyclables twice each week utilising a 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 rear loader waste collection vehicle will travel with left hand lane traffic flow on Verde Drive/Armadale Road/Biscayne Way, turn into the Proposal in forward gear and pull up adjacent to the respective Bin Storage Areas for servicing.

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

Once servicing is complete the private contractor's front loader waste collection vehicle will exit in a forward motion, turning left onto Verde Drive/Armadale Road/Biscayne Way 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 of waste collection vehicles to access the Proposal has been assessed by qualified traffic engineers and will be included within their Traffic Impact Assessment.

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

A building manager/caretaker 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/staff/cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor tenant/staff/cleaner 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/staff/cleaners 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.

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 Biscayne Way to service Buildings 1 and 2, and Verde Drive/Armadale Road to service Buildings 3-7.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan



LEGEND

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

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LOCALITY

0 2 4 6 8 km

LOCALITY

Lot 701 Armadale Road
Banjup WA 6164

Meyer Shirecore on behalf of
Satterley Property Group Pty Ltd

0 20 40 60 80 100 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:2,500

Prepared: P Atahan	Date: 22/10/2025
Reviewed: J Logothetis	Revision: A
Project: WMP25116	

Figure 01

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



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