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Lot 952 Stranmore Boulevard, Bayonet Head WA 6330

OPERATIONAL WASTE MANAGEMENT PLAN

Proposed Residential Development

Multi-Dwellings

Client - H+H Architects

Revision - 1C

Prepared for - City of Albany - October 2024

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INTRODUCTION

Archer Consultants Pty Ltd was engaged by H+H Architects to prepare a Waste Management Plan (WMP) for approval of a proposed commercial development at Lot 952 Stranmore Boulevard, Bayonet Head WA.

The proposed development consists of;

| DEVELOPMENT DETAILS |
|--|
| 4 x Two-Storey Buildings with a Total of 36 Units |
| Building 1 - 4 x 1 BR & 6 x 2BR (10 Units) Building 2 - 8 x 1 BR & 4 x 2BR (12 Units) Building 3 - 4 x 1 BR & 2 x 2BR (6 Units) Building 4 - 4 x 1 BR & 4 x 2BR (8 Units) |

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by H+H Architects.
- City of Albany Waste Guidelines & WALGA Multiple Dwelling Waste Management Guidelines.



BACKGROUND & EXISTING CONDITIONS

The subject site is located at Lot 952 Stranmore Boulevard, Bayonet Head WA, on the southeast side of Stranmore Boulevard with the nearby land uses consisting undeveloped land and residential properties.

Figure 1 provides an overview of the area, and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

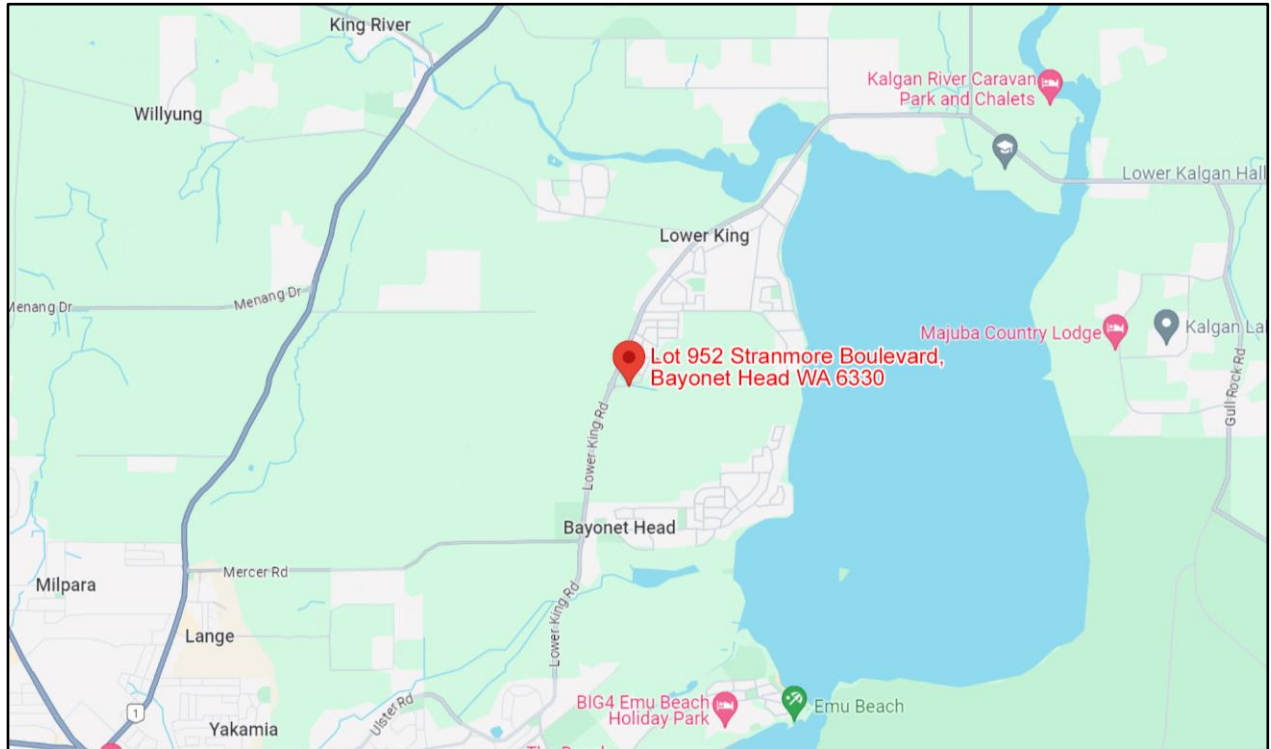


Figure 1: Location of the Subject Site



Figure 2: Aerial View of the Subject Site

PROPOSED DEVELOPMENT

The proposed development consists of multi-dwelling development. Access to the proposed front entrances of the residential buildings is via Stranmore Boulevard (Building 4), Ballendean Avenue (Building 3) and Ascanius Parade (Buildings 1 & 2) (**Refer Appendix A**).

ANTICIPATED WASTE GENERATION, STORAGE & COLLECTION

Waste will be collected from the roadside verge fortnightly by City of Albany Council waste services.

Waste Generation

As per the City of Albany Waste Guidelines & WALGA Multiple Dwelling Waste Management Guidelines.

The following table illustrates the typical garbage, recycling & organic generation rates.

NOTE: Where separate organic/food waste collection service is provided, general waste may be reduced which has been adjusted below.

Table 1: Typical Garbage, Recycling & Organic Generation Rates for Multi-Dwellings

| Type of Premises | General Landfill Waste | Commingled Recycling Waste | Organic FOGO Waste |
|------------------------------|------------------------|----------------------------|--------------------|
| Multi Dwellings 1 Bedroom | 80L/per/fortnight | 40L/per/fortnight | 40L/per/fortnight |
| Multi Dwellings 2 Bedroom | 120L/per/fortnight | 80L/per/fortnight | 80L/per/fortnight |

NOTE: Generation rates are based on generation rates within the WALGA Multiple Dwelling Waste Management Guidelines. Actual usage can vary and may be generated at a reduced rate. The body corporate will monitor all waste requirements and handling accessing any needs for waste management plan revisions.

Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated;

Building 1 - 4 x 1 BR & 6 x 2BR (10 Units)

- 4 x 80L/per/fortnight of general waste = 320L (uncompacted)
- 4 x 40L/per/fortnight of recycling waste = 160L (uncompacted)
- 4 x 40L/per/fortnight of FOGO waste = 160L (uncompacted)

- 6 x 120L/per/fortnight of general waste = 720L (uncompacted)
- 6 x 80L/per/fortnight of recycling waste = 480L (uncompacted)
- 6 x 80L/per/fortnight of FOGO waste = 480L (uncompacted)

Building 2: 8 x 1 BR & 4 x 2BR (12 Units)

- 8 x 80L/per/fortnight of general waste = 640L (uncompacted)
- 8 x 40L/per/fortnight of recycling waste = 320L (uncompacted)
- 8 x 40L/per/fortnight of FOGO waste = 320L (uncompacted)
- 4 x 120L/per/fortnight of general waste = 480L (uncompacted)
- 4 x 80L/per/fortnight of recycling waste = 320L (uncompacted)
- 4 x 80L/per/fortnight of FOGO waste = 320L (uncompacted)

Building 3: 4 x 1 BR & 2 x 2BR (6 Units)

- 4 x 80L/per/fortnight of general waste = 320L (uncompacted)
- 4 x 40L/per/fortnight of recycling waste = 160L (uncompacted)
- 4 x 40L/per/fortnight of FOGO waste = 160L (uncompacted)
- 2 x 120L/per/fortnight of general waste = 240L (uncompacted)
- 2 x 80L/per/fortnight of recycling waste = 160L (uncompacted)
- 2 x 80L/per/fortnight of FOGO waste = 160L (uncompacted)

Building 4: 4 x 1 BR & 4 x 2BR (8 Units)

- 4 x 80L/per/fortnight of general waste = 320L (uncompacted)
- 4 x 40L/per/fortnight of recycling waste = 160L (uncompacted)
- 4 x 40L/per/fortnight of FOGO waste = 160L (uncompacted)
- 4 x 120L/per/fortnight of general waste = 480L (uncompacted)
- 4 x 80L/per/fortnight of recycling waste = 320L (uncompacted)
- 4 x 80L/per/fortnight of FOGO waste = 320L (uncompacted)

Waste Storage and Handling of Waste Streams

Based on the total waste generated by the development, the following Mobile Garbage Bins (MGB's) should be provided:

Building 1 (10 Units)

- 5 x 240L General Waste MGB – collected and emptied once a fortnight.
- 3 x 240L Recycling Waste MGB – collected and emptied once a fortnight.
- 3 x 240L FOGO Waste MGB – collected and emptied once a fortnight.

Building 2 (12 Units)

- 5 x 240L General Waste MGB – collected and emptied once a fortnight.
- 3 x 240L Recycling Waste MGB – collected and emptied once a fortnight.
- 3 x 240L FOGO Waste MGB – collected and emptied once a fortnight.

Building 3 (6 Units)

- 3 x 240L General Waste MGB – collected and emptied once a fortnight.
- 2 x 240L Recycling Waste MGB – collected and emptied once a fortnight.
- 2 x 240L FOGO Waste MGB – collected and emptied once a fortnight.

Building 4 (8 Units)

- 4 x 240L General Waste MGB – collected and emptied once a fortnight.
- 2 x 240L Recycling Waste MGB – collected and emptied once a fortnight.
- 2 x 240L FOGO Waste MGB – collected and emptied once a fortnight.

NOTE: Bottles are not permitted to be emptied into garbage bins after 10.00pm on any night or before 7.00am on any day. **E-Waste** is expected to be minimal therefore, all waste will be placed in a small impermeable surface container and residents will organise for the E-Waste to be taken to a registered E-Waste Re-Processor as required.

The following table illustrates the typical dimensions of the MGB's mentioned above.

Table 2: Typical Measurements for WALGA (Mobile Garbage Bins) MGB's.

| Size (L) | Height (mm) | Width (mm) | Depth (mm) | Footprint (m ²) |
|----------|-------------|------------|------------|-----------------------------|
| 240L | 1,080 | 580 | 735 | 0.43 |



Figure 3: Guidelines for Residential Waste Placement within the Recycling & FOGO MGB's

What can go into your general waste bin?

The things in your general waste bin are sent to landfill.

IMPORTANT INFORMATION

Do not place batteries, electronic waste, lightglobes, chemicals, paint and flammable items in your bin.

These items are dangerous and can be dropped at Fossicker's Tip Shop instead.

Excess general waste that doesn't fit in your kerbside bin can be taken to Hanrahan Road Waste Facility. Fees apply or you can use your ratepayer Waste Pass.

Contact the City of Albany for information on options for an extra bin collection.



NAPPIES AND
SANITARY ITEMS

DAMAGED
CLOTHING



Collected fortnightly

SMALL PLASTIC ITEMS
Such as straws and cutlery

SOFT PLASTICS
Or take to your local
supermarket for recycling

POLYSTYRENE, TETRAPAKS AND
LONG LIFE MILK CARTONS

Verge collections

The City of Albany offers verge collections for bigger household items and larger garden waste.

Bulk waste service

Bulk Hard Waste Collections are held every two years. Residents with a regular kerbside bin service can place up to two 6x4 trailer loads (or two cubic metres) of hard waste on the verge on the advertised collection dates.

Bulk garden organics service

Bulk Green Waste Collections are held every year. Residents with a regular kerbside bin collection can place up to two 6x4 trailer loads (or two cubic metres) of green waste on the verge on the advertised collection dates.

Don't want to wait?

See the Drop off page for more information on where to take your waste.



Figure 4: Guidelines for Residential Waste Placement within the General MGB's & Verge Waste

Please Note: The National Retail Association is assisting the State Government to help businesses transition for the single-use plastics ban which commenced in July 2022.

From 1 January 2022, the [stage one](#) ban includes the following items to reduce plastic pollution:

- Plastic bags with handles
- Plastic laminated paper bags
- Disposable plastic straws and stirrers
- Disposable plastic cutlery, plates and bowls
- Disposable plastic food containers without lids
- Polystyrene food containers and trays
- Balloon releases.

[Stage 2](#) has commenced, with the second set of items being phased out between 1 September 2023 and 1 July 2025. These items include:

- loose and moulded expanded polystyrene packaging
- degradable plastics (plastics designed to break up more rapidly into fragments under certain conditions).
- produce bags
- expanded polystyrene cups and food trays for raw meat and seafood
- coffee cups and lids
- lids for cups, bowls, trays, plates and takeaway food containers
- trays for takeaway food not covered in the Stage 1 ban
- cotton buds with a plastic stem
- microbeads.

For more information visit the [Plastic Ban WA](#).

[WA Plastic Free](#) is a free service to help businesses navigate single-use plastic bans. They provide great support and resources for City businesses.

The following figure illustrates the scaled diagram of the MGB's within the waste storage area and kerbside placement for collection.

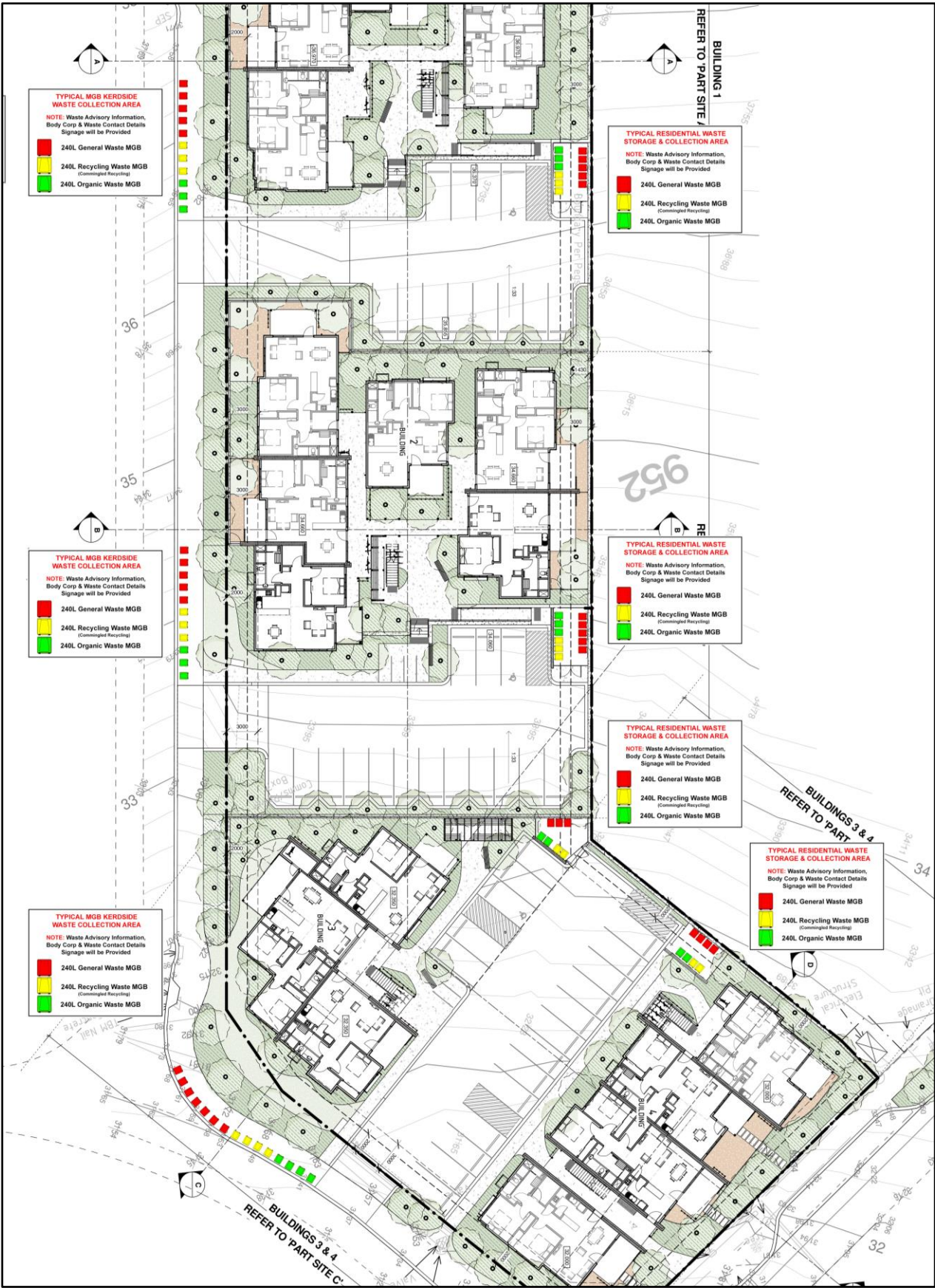


Figure 5: Scaled Diagram of the Waste Storage Room

WASTE COLLECTION (Private On-Site Collection)

Waste will be collected from the roadside verge fortnightly by City of Albany Council waste services.

To help ensure bin collection runs smoothly and enables drivers to pick up, empty and replace the bins safely, it's important to:

- The body corporate will arrange for the MGB's to be placed on the roadside verge fortnightly.
- Ensure the bin are not overfilled with the lids are shut to avoid spills and to protect it from bugs and animals.

The waste collection vehicle will pull up on Ascanius Parade and Ballendean Avenue and wheel the MGB's to/from the waste vehicle, emptying the MGB's. Once all the MGB's have been emptied and returned to the roadside verge, the vehicle will leave in a forward motion.

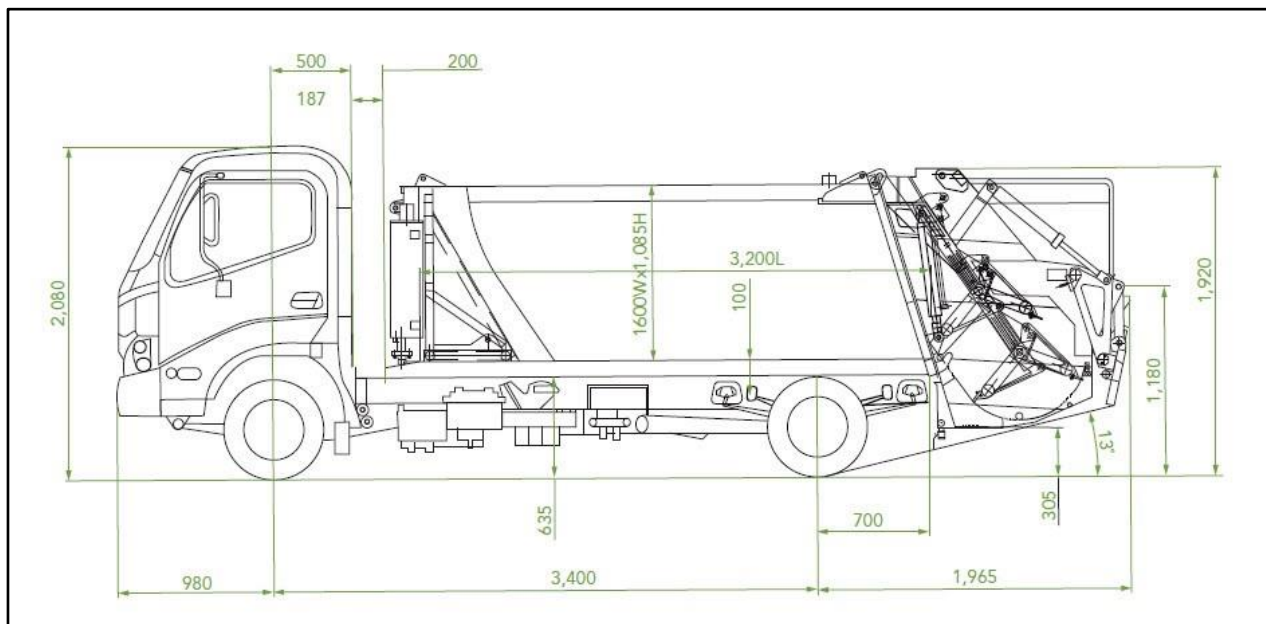


Figure 6: Diagram of a Typical SRV Waste Collection Vehicle

AMENITY

Noise

The only noise generated from the waste management at the property will be that of the MGB's being wheeled to / from the waste vehicle emptying the MGB's. Any other noise related to the waste management will be kept to a minimum.

Ventilation

The waste bin areas will have ample natural ventilation.

Security & Communication Strategy

All MGB's will be secured within the waste storage areas.

Residents, Management will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information. **NOTE:** All bin enclosures should have appropriate signage showing acceptable and non-acceptable items for each bin.

Waste Storage Enclosures & Cleaning Facilities

The body corporate will be responsible for keeping the waste bins clean.

NOTE: It is recommended that the on-site waste areas be enclosed and consist of; **(1)** Smooth impervious coated/treated ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet. **(2)** Tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** Waste educational signage with building management contact details.

Prevention of Vermin

The occupants will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

MISCELLANEOUS

Communal Composting Facility

NOTE: Organic waste is a problem in landfill as it produces methane, a harmful greenhouse gas that is 25 times more potent than carbon dioxide. Turning it into compost reduces the impact on the environment and allows waste to become a usable product. Existing landfill sites are also nearing capacity and the creation of new sites can cause significant detrimental effects through land clearing, loss of habitat for local wildlife, and potential groundwater and soil contamination from the leaching of heavy metals and chemicals. As a commitment to improving waste management methods in support of social and environmental commitments at the local level. 240L Organic Waste MGB's will be available for residents.

Bokashi Anaerobic Composting bins are also available that can be stored indoors. It's a great way to turn your kitchen scraps into rich liquid and semi-solid fertiliser.

Internal (Residential) Waste Storage

It is suggested that sufficient space, should be provided for interim storage of smaller bins for garbage and recyclables. Space should allow for separate storage of recyclables from the garbage streams and segregation of organics waste placed in a kitchen caddy for placement within the organic waste bin.

Organic (Food/Green) Waste

Residential food waste can be placed in the FOGO waste bins. Please refer to Communal Composting Facility above. Green waste for common areas will be handled by the gardening contractor.

Bulky Waste

NOTE: The Bulky waste collection is once every second year with the next collection available in 2025. The body corporate will be responsible to notify residents when collection will be available.

E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste is expected to be minimal therefore, all waste will be placed in a small impermeable surface container and management will organise for the E-Waste to be taken to a registered E-Waste Re-Processor as required.

Service Vehicles

All household waste bins will be placed on the roadside verge for collection by council's waste collection vehicles. There will be no waste vehicle access to the site.

PROPOSED SITE PLAN
1:200

NOT FOR CONSTRUCTION
PRELIMINARY

BAYONET HEAD SOCIAL HOUSING DEVELOPMENT

SITE PLAN PROPOSED DEVELOPMENT

LEGEND:

- TYPICAL MGB KERBSIDE WASTE COLLECTION AREA**
NOTE: Waste Advisory Information, Body Corp & Waste Contact Details Signage will be Provided
- 240L General Waste MGB**
- 240L Recycling Waste MGB (domestic/Recycling)**
- 240L Organic Waste MGB**

TYPICAL RESIDENTIAL WASTE STORAGE & COLLECTION AREA
NOTE: Waste Advisory Information, Body Corp & Waste Contact Details Signage will be Provided

240L General Waste MGB

240L Recycling Waste MGB (domestic/Recycling)

240L Organic Waste MGB

BUILDING 1
REFER TO PART SITE

BUILDINGS 3 & 4
REFER TO PART

ARCHITECTURAL SK0.12 C