



Waste Management Plan

Aegis Lincoln Park – Stage 1

Prepared for Aegis Group

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Project Number: WMP26064

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Executive Summary

Aegis Group is seeking development approval for the proposed Aegis Lincoln Park residential aged care (Stage 1) located at 19 Wright Street, Highgate (the Proposal).

To satisfy the conditions of the development application the City of Vincent (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
Refuse	12,279	1,100L	Four	Three times each week	Private Contractor
Recyclables	6,170	1,100L	Four	Once each week	Private Contractor
		660L	Four	Once each week	Private Contractor
Cardboard	3,039	1,100L	Two	Twice each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the Loading Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via the existing driveway off Lincoln Street.

Management/caretakers will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Aegis Group is seeking development approval for the proposed Aegis Lincoln Park residential aged care development (Stage 1) located at 19 Wright Street, Highgate (the Proposal).

To satisfy the conditions of the development application the City of Vincent (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.

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, recyclables and cardboard) 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 Waste Generation

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

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and cardboard is based on the number of apartments and the waste generating floor areas (m²) of the associated amenity areas at the Proposal. The Proposal consists of the following:

- Residential Aged Care Beds – 147; and
- Support, Office, Therapy and Nurse Stations – 371m².

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Vincent's *Waste Guidelines for New Developments* (2023).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City's Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Residential Aged Care Beds	Retirement Village	80L/apartment/week	60L/apartment/week
Office, Therapy, Nurse Station and Support	Offices	20L/100m ² /day	15L/100m ² /day

**As the Proposal will generate minimal FOGO waste and be serviced by a private contractor, the FOGO waste generation rate has been accounted for within the refuse waste generation rate for this waste assessment.*

As medical waste is highly dependent on the nature and scale of medical practices undertaken, there are currently no medical/clinical waste generation rates available within published waste management guidelines. Aged care facilities typically manage medical waste (i.e. sharps, infectious waste, pathological waste, pharmaceuticals, chemical waste and non-regulated medical waste) in-situ meaning storage space is not required within the Bin Storage Area. Therefore, medical waste has not been included within this waste generation assessment.

2.3 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.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the Proposal will generate 12,279L of refuse and 9,210L of recyclables.

Table 2-2: Estimated Waste Generation

Tenancy Use Type	Number of Beds/Floor Area (m ²)	Waste Generation Rate	Waste Generation (L/week)
Refuse			
Residential Aged Care Beds	147 beds	80L/apartment/week	11,760
Office, Therapy, Nurse Station and Support	371m ²	20L/100m ² /day	519
Total			12,279
Recyclables			
Residential Aged Care Beds	147 beds	60L/apartment/week	8,820
Office, Therapy, Nurse Station and Support	371m ²	15L/100m ² /day	390
Total			9,210

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area as discussed in the following sub-sections.

3.1 Internal Transfer of Waste

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

These internal bins will be collected by the staff/cleaners as required and transferred to the Bin Storage Area for consolidation into the appropriate bins.

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

Additionally, clinical/sharps bins will be available throughout the Proposal for the storage of clinical waste. Management/staff/cleaners will monitor accumulation and organise their collection by a suitably qualified private contractor, as required.

Instructions on identification and separation of medical wastes will be posted at each waste collection point to remind staff of procedures.

The following points are indicative of minimum requirements for environmental best practice relating to controlled clinical wastes and will be considered within the Proposal:

- Ensuring all clinical and related waste is properly contained;
- Ensuring all relevant measures are taken to reduce risk to staff, the community, and the environment; and
- All waste containers to meet the Australian Standards and are to be of the appropriate colour and have suitable symbols/wording for the waste types to be deposited into that container.

3.2 Bin Sizes

Table 3-1 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 3-1: 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

3.3 Bin Storage Area Size

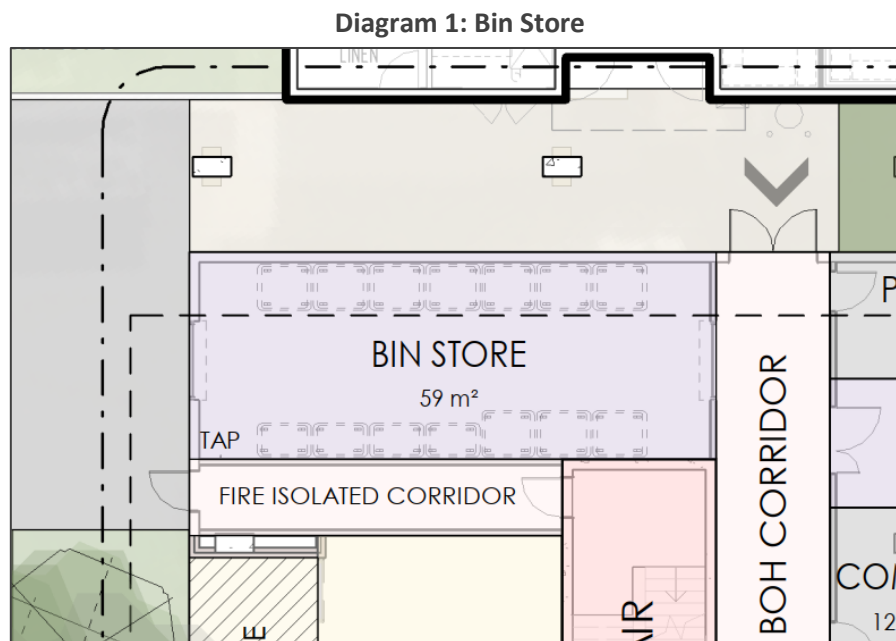
To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse three times each week, recycling once each week and cardboard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

It is the intention of the Proposal to separate a number of waste streams onsite for collection. Table 3-2 below shows the bins required for the source separation of waste streams. This breakdown has been based on industry specific waste composition data which has been averaged across the proposal.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Bin Size (L)	Total Required	Collection Frequency
Refuse	12,279	1,100	Four	Three times each week
Recycling	6,170	1,100	Four	Once each week
		660	Four	Once each week
Cardboard	3,039	1,100	Two	Twice each week

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



3.4 Bin Storage Area Design

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

- Easily accessible Bin Storage Area;
- A minimum aisle width of 1,000mm for access, turning and movement of bins for collection. The aisle shall be kept free of obstructions;

- Sufficient space provided to store refuse waste, recyclables and cardboard in separate bins;
- Located behind the front building setback;
- Bins shall not be visible from the property boundary except when presented for collection;
- Bins are reasonably secured from theft and vandalism;
- Concrete floors (in accordance with AS2870) grading to an industrial floor waste, with a hose cock to enable bins and the Bin Storage Areas to be washed out;
- Undercover and be designed to not permit storm water to enter the drain;
- Bin Storage Areas shall have enough space to facilitate the cleaning of bins;
- Walls and floors of Bin Storage Areas constructed of a material which facilitates the cleaning of the Bin Storage Areas;
- Roller doors to the Bin Storage Areas vermin proof;
- Ventilated to a suitable standard;
- Bin Storage Areas shall be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas shall comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting); and
- Signage shall be incorporated into the Bin Storage Areas to inform users of the appropriate bins for disposing of waste and guidance for the separation of refuse waste, comingled recyclables and cardboard.

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

4 Waste Collection

A private waste collection contractor will service the Proposal and provide four 1,100L bins for refuse, four 660L and four 1,100L bins for recyclables, and two 1,100L bins for cardboard.

The private contractor will collect refuse three times each week, recyclables once each week and cardboard twice each week utilising a rear loader waste collection vehicle.

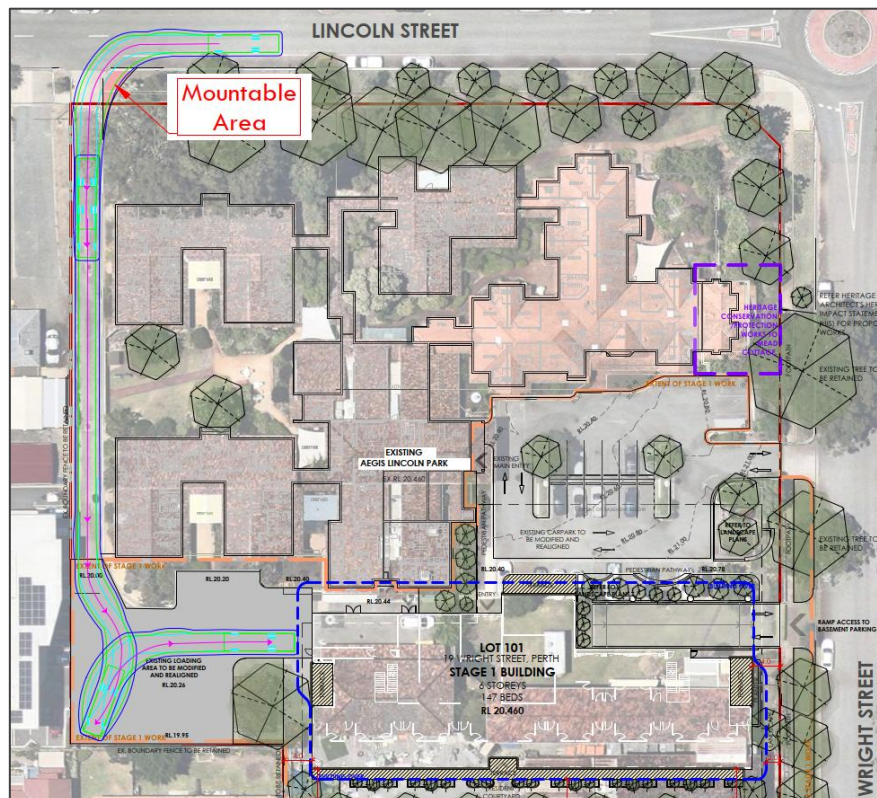
The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Lincoln Street, turn into the Proposal in forward gear utilising the access driveway and pull into the Loading Area for servicing, refer Diagram 2.

Private contractor's staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area 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 forward motion down the access driveway, turning onto Lincoln Street moving with traffic flow, refer Diagram 3.

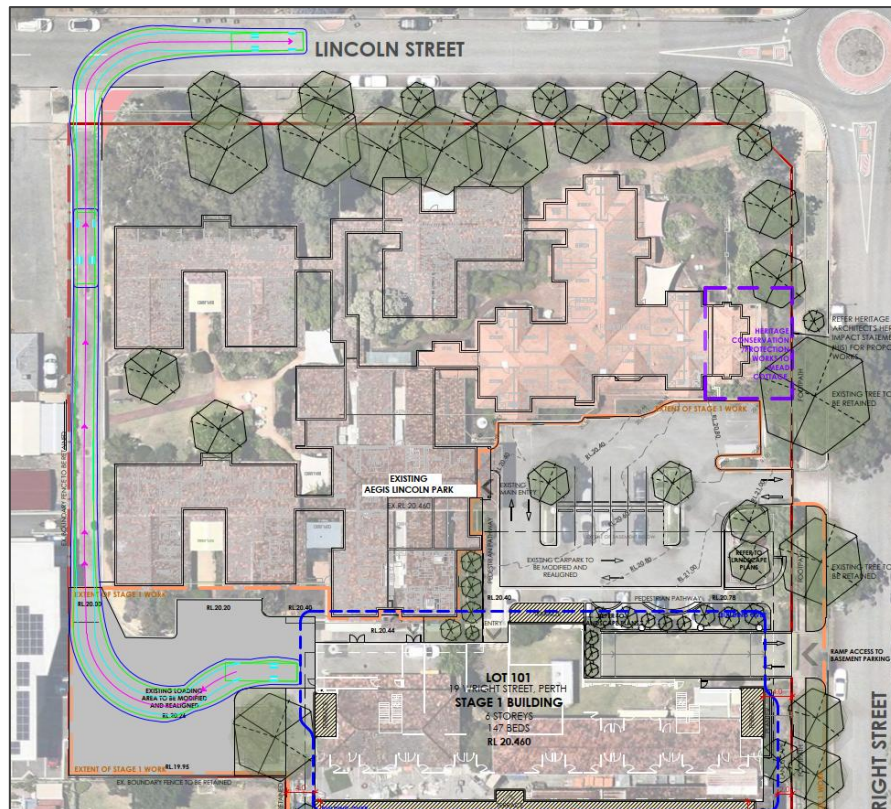
The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental 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.

Diagram 2: Waste Truck Entry



Transcore (June 2026) Waste truck swept path analysis: Waste Truck Entry T26.099.SK01.

Diagram 3: Waste Truck Exit



Transcore (June 2026) Waste truck swept path analysis: Waste Truck Exit T26.099.SK02.

4.1 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:

- Mattresses;
- Clothing;
- 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. A temporary skip bin could be utilised for collections, if required. Bulk and specialty waste collection will be monitored by management who will organise their transport to the appropriate waste facility, as required.

5 Waste Management

Management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ensure all staff/cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor 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;
- Monitor controlled medical waste accumulation and assist with its removal, as required;
- Regularly engage with 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.

6 Conclusion

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

The above is achieved using:

- Four 1,100L refuse bins, collected three times each week;
- Four 660L and four 1,100L recycling bins, collected once each week; and
- Two 1,100L cardboard bins, collected twice each week.

A private contractor will service the Proposal onsite, directly from the Loading Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via the existing driveway off Lincoln Street.

Management/caretakers will oversee the relevant aspects of waste management at the Proposal.

Figures

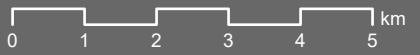
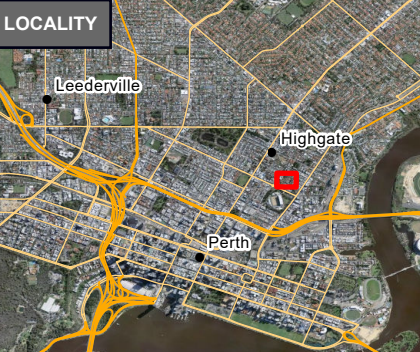
Figure 1: Locality Plan



LEGEND

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

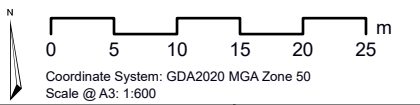
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LOCALITY

19 Wright Street
Highgate WA 6000

Aegis Group



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Reviewed:	KW	Revision:	A
Project:	WMP26064		



Figure 01

Data source: Roads, Cadastre - Landgate, 2026; Imagery: Nearmap, 2026.



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