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Reduce. Reuse. Recycle

79-81 Edward Street, Perth

Proposed Residential Development

Waste Management Plan



Prepared for:
Connected Systems

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79-81 Edward Street, Perth

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1 Introduction

This Waste Management Plan has been prepared by **Urbii** on behalf of **Connected Systems** in support of the proposed residential development, located at 79-81 Edward Street, Perth.

The subject site consists of two adjoining properties, which are bounded by Edward Street to the north and Dalmeny Street to the south, as shown in Figure 1.

It is proposed to develop the site into a residential development delivering six dwellings, with on-site car parking and individual bin storage.

The key issues addressed in this WMP include waste generation assumptions for the development, assessment of waste storage provisions, and documentation of the waste collection arrangements.



Figure 1: Subject site



2 Objectives

The objectives of this WMP are adapted from WALGA:

- Ensure that the long-term waste management needs for the development are met in an efficient and sustainable manner.
- Minimise the impact of waste services and facilities on the streetscape and surrounds, in relation to both the footpath/public realm and the frontage of the development.
- Reduce the impact of waste collection services and facilities on the amenity of the locality particularly in terms of noise and odour.
- Maximise safety for both waste collection staff and the public.
- Minimise traffic and footpath obstruction.

3 Referenced documents

The documents referenced in preparing this WMP may include, but are not limited to:

- *WALGA Multiple Dwelling Waste Management Plan Guidelines;*
- *WALGA Subdivision Waste Management Plan Guidelines; and,*
- *Waste Authority WA Waste Avoidance and Resource Recovery Strategy for 2030.*



4 Guiding concepts

Urbii adopts the guiding concepts of the State's Waste Strategy and encourages these concepts to be considered in all developments to the furthest extent feasible.

4.1 Waste hierarchy

The *Waste Avoidance and Resource Recovery Strategy 2030* applies the waste hierarchy (Figure 2), which is a widely accepted decision-making tool. The waste hierarchy ranks waste management options in order of their general environmental desirability. Waste avoidance is the most preferred option in the hierarchy.

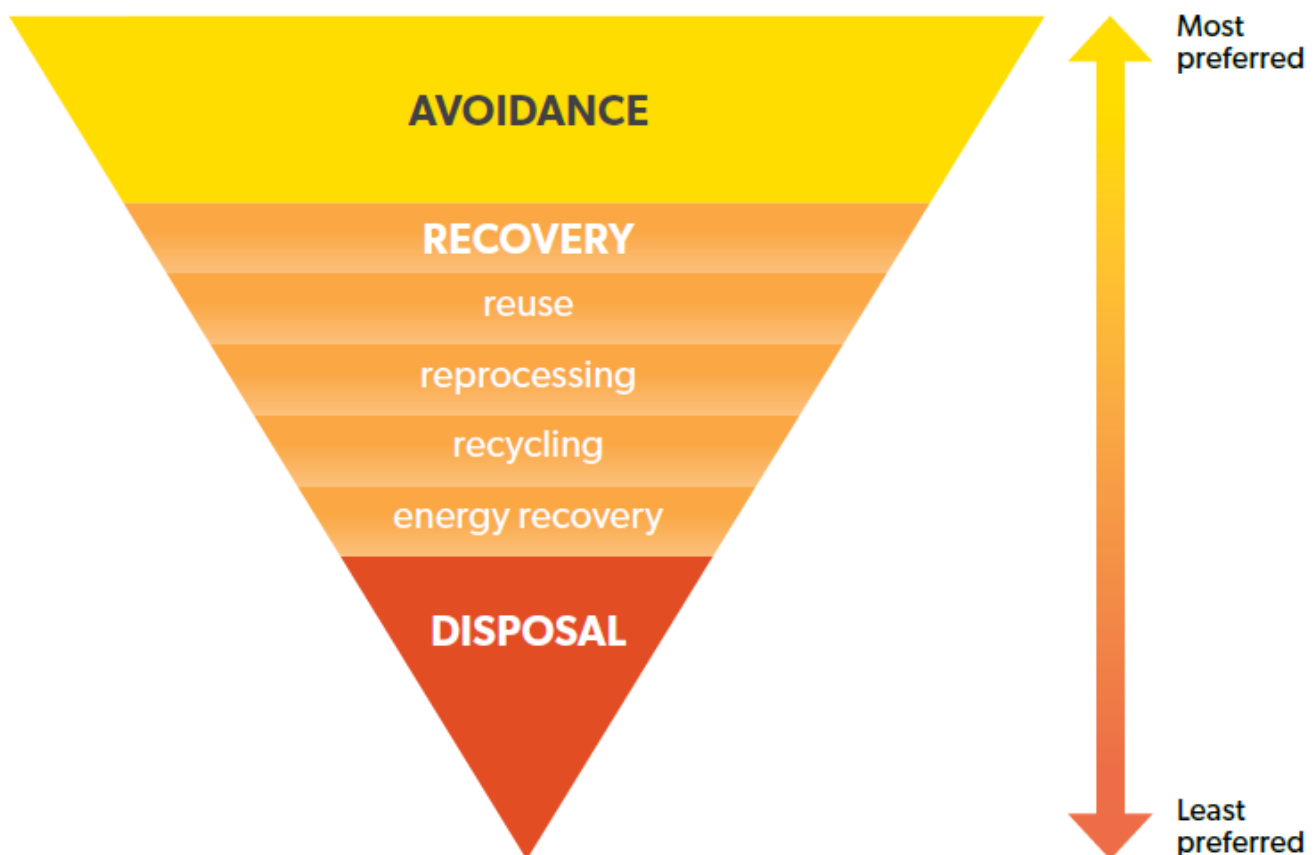


Figure 2: Waste hierarchy

Source: Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.

Resource recovery options recover value from materials, thereby offsetting the environmental impacts of extracting and processing raw materials. Energy recovery is the least preferred recovery option. Disposal is the least preferred option. Disposal generally recovers the least value from materials and delivers the least environmental benefit.

4.2 Circular economy

A circular economy (Figure 3) makes use of established sustainability concepts, including life cycle thinking and resource efficiency. A circular economy should consider the flow of both materials and energy. It moves away from the linear ‘take, make, use and dispose’ model, to one which keeps materials and energy circulating in the economy for as long as possible.

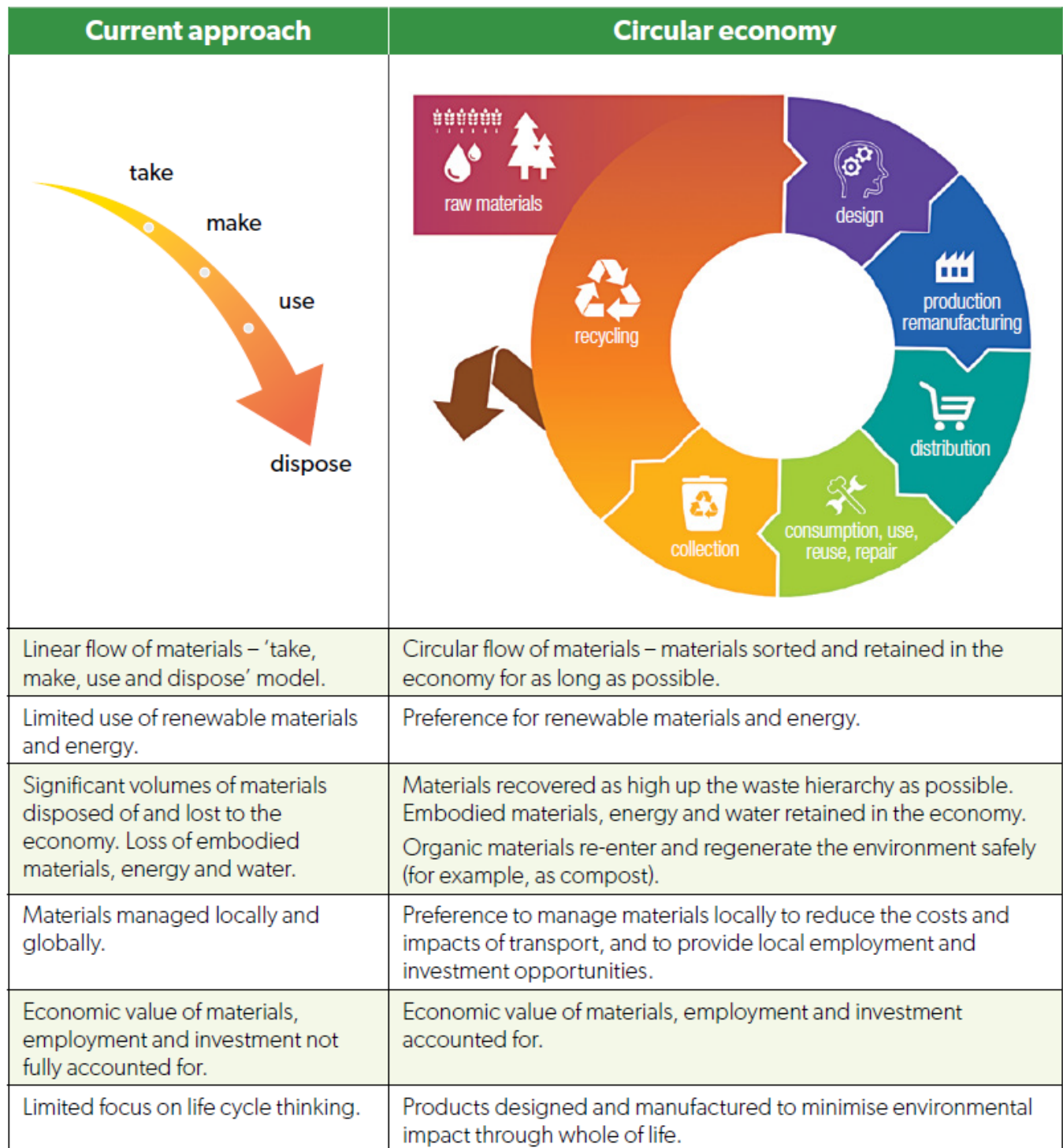


Figure 3: Transitioning to a circular economy



5 Proposed development

The proposal for the subject site is for a grouped dwelling development, comprising:

- Six residential dwellings, all configured as three-bedroom townhouses.
- Twelve resident car parking bays; and
- Individual bin storage for each dwelling.

Vehicle access to the site is to be provided via one crossover on Edward Street and one crossover on Dalmeny Street. A one-way vehicle circulation system is proposed, with entry from Dalmeny Street and exit to Edward Street.

Waste collection is proposed to occur via a rear-loader street collection service from Dalmeny Street, with bins presented within an on-street parking bay on scheduled collection days.

The City of Vincent has been consulted regarding the waste strategy, and has provided guidance on appropriate parking control signage, to facilitate waste collection.

Access for walking and cycling will be available via the existing surrounding path network.

The proposed development plans are included for reference in Appendix A.

6 Waste stream composition and generation

6.1 Waste composition

Multiple-dwelling residential developments typically generate several distinct waste streams that require separate collection and management systems. Understanding the expected composition of these waste streams is essential for determining appropriate storage volumes, collection frequencies, and servicing arrangements.

Table 1 summarises the common waste streams associated with medium- and high-density residential developments and provides indicative commentary on their characteristics and management considerations.

Table 1: Types of waste generated by multiple dwelling developments

Waste Stream	Comment
General Waste	General waste usually includes non-recyclable materials, such as non-recyclable plastic packaging, paper packaging contaminated with food waste and organic materials, such as garden trimmings and food waste. Batteries, hazardous waste (chemicals, paints, cleaning products, medicines or flammable liquids) should not be included in the general waste stream.
Comingled recyclables	Comingled recyclables consist of the assortment of recyclable materials generated in households. Materials collected for recycling may vary between Local Governments, but generally include plastic and glass containers, paper, cardboard and steel and aluminium cans.
Organic waste	Organic waste, includes garden waste, food scraps, compostable paper (tissues, serviettes, soiled paper, paper plates, etc.) and can make up a significant percentage of the general waste stream.
Household Hazardous Waste	Household hazardous waste (HHW) is broadly defined as leftover household products that are corrosive, toxic, flammable or reactive. If improperly used or disposed of, HHW can be harmful to human health and the environment. HHW includes chemical waste and other hazardous materials, such as batteries, fluorescent lamps, and gas cylinders.
Bulky Waste	Bulky waste can include old and broken furniture and electronic items/white goods and materials generated. Bulky waste can be a significant issue within developments with a high residential turnover, such as rental unit complexes, where tenants are required to dispose of various unwanted household items.



6.2 Waste generation rates

The waste generation rates for general waste, FOGO and recyclables are sourced from the WALGA Guidelines. Residential waste generation rates for different multiple dwelling sizes are detailed in Table 2.

Table 2: Residential waste generation rates

Dwelling Size/Use Type	Guidelines Used	General Waste	OR	General Waste	&	FOGO	Commingled Recyclables	Metric
Residential <12 Dwellings								
1 Bedroom	8	70		30		40	40	L/week
2 Bedrooms		130		50		80	60	L/week
3+ Bedrooms		210		70		140	120	L/week
Residential >12 Dwellings								
1 Bedroom	11	60		40		20	20	L/week
2 Bedrooms		100		60		40	40	L/week
3+ Bedrooms		140		80		60	90	L/week

6.3 Waste generation calculations

The proposed development is designed to accommodate an individual set of three bins for each dwelling, comprising general waste, FOGO and commingled recycling. No communal bin storage area is proposed as part of the development. On this basis, the waste management arrangement is based on individual kerbside bin provision rather than a shared storage and collection system, and detailed waste generation calculations for communal bin infrastructure are therefore not required in this Waste Management Plan.

7 Design considerations

7.1 Noise

The relevant better practice principles which have been adopted for this development to reduce noise include:

☐	Locating bin bays and collection points far enough away from residents to reduce the impact of the noise of bin use and waste collection
☒	Eliminating the need for collection vehicles to reverse
☐	Chutes, if installed, should be well insulated to avoid noise disturbing neighbouring units
☒	Select appropriate surfacing materials that will assist in minimising noise for pathways and driveways that bins will need to be wheeled over
☒	Consider how material will be transferred into bins or static compactors at storage points

7.2 Odour

Odour problems can be minimised by having well-ventilated waste storage areas. For enclosed storage and service areas, the air flowing from any storage areas should not exit close to residences. Ventilation openings should be protected against flies and vermin and located as near the ceiling and floor as possible, but away from the windows of dwellings.

The proposed odour control for the waste storage area includes:

☐	The waste storage area is uncovered
☒	The waste storage area is covered. The design of each bin store will provide for adequate natural ventilation through ventilated doors or an alternative method which will be permanent, unobstructed natural ventilation openings direct to the external air, not less than one-twentieth i.e. 5% of the floor area.
☐	The waste storage area is completely enclosed with no natural ventilation. A mechanical ventilation system is required, with the following features: • It should be in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2 <i>The use of Ventilation and Air Conditioning in Buildings</i>. • It should not be connected to the same ventilation system supplying air to the units.



7.3 Hygiene and vermin

Waste not sealed in containers attracts vermin and is potentially unhygienic. To minimise the potential for this, keep waste collection and storage areas free of clutter and dumped waste, do not allow bins to sit open for extended periods of time and **as far as possible, prevent vermin getting into waste collection and storage areas.**

Communal bin storage areas need to be easy to clean, with access to water (a tap and a hose) and **correct drainage to the sewer.** The disposal of water from washing bins and/or waste storage areas to stormwater drains **should be avoided**, wash-down areas having **drainage connected to the sewer.**

Drains to sewer should be located under cover to prevent rainwater inflows. Ideally, having covered floor junctions at walls helps with cleaning and avoids the build-up of dirt/spills. To maintain hygiene wash bins, floors and walls of waste bays and rooms regularly.

The development bin stores should include the following features:

☒	Self-closing doors to control vermin
☒	Bin store doors can be locked open while moving bins
☒	Impermeable walls and floor with a tap and hose to facilitate washing of bins and the bin store
☒	Suitably graded floor with a waste drain that is connected to sewer
☒	Designed to prevent storm water from entering the drain

7.4 Security

As far as practicable, the design of waste storage areas should:

- Maximise everyday surveillance by other residents
- Allow and encourage easy access for residents and building management whilst barring access by the public.

Some examples of how this could be done include:

- Locate the bin storage area away from public thoroughfares
- Design bin storage areas that can be locked
- For communal bin areas, ensure they are sufficiently open and well-lit to allow their use after dark.

Each dwelling will be provided with an individual bin store, secured within each garage.

8 Waste storage

8.1 Bin storage area design summary

The proposed development incorporates the following design elements which are applicable:

☒	The bin store is large enough for the bins to sit next to each other, not behind each other, as residents may not take responsibility for rotating bins
☒	The height of the bin store is sufficient for the residual waste bin lids to be opened
☒	Bins are located on-site (not on the verge), and they are screened from any street frontage
☒	Adequate lighting will be provided to allow the usage of the bin store after dark
☒	Internal waste rooms are well ventilated and have a smooth, easily cleanable floor
☒	Suitable drainage, with water discharging into a sewer drain, will be installed to allow the washing of bins
☒	A tap with hose will be available for use by residents/cleaners to wash out domestic bins and transport containers
☐	CCTV will be fitted inside the bin room.

8.2 Bin storage within residences

Designers should aim to incorporate sufficient space within the kitchen, laundry room, or other convenient location within the dwelling for the temporary storage of waste. Space should be sufficient to allow for the separate storage of recyclables and general waste, as well as organic waste where applicable. Ways to encourage recycling and minimise contamination include:

- Provision of adequate internal storage space within dwellings (kitchen or laundry) to accommodate the temporary storage of at least 2 days' worth of general waste, organics (where applicable), and recycling. This should comprise:
 - A minimum 30L general waste bin
 - A minimum 30L commingled recyclables bin
 - A 10L organic waste bin
- Provision of reusable, robust containers to assist residents in transporting recyclable materials from their dwelling to recycling bins without resorting to plastic garbage bags e.g. reusable, washable tote bags
- Posting signage in public areas of the building to educate residents/tenants about the location and use of the waste management system, including what materials are suitable for recycling and composting.



8.3 External bin storage areas

Bin storage areas for this development must be adequate to contain all waste streams generated on the premises for the proposed waste collection frequency.

8.3.1 Bin size, quantity and colour

Each dwelling will be provided with three bins, stored within a private bin store within the garage:

- 1 x 140L General waste (red lid bin).
- 1 x 240L Commingled recycling (yellow lid bin).
- 1 x 240L FOGO (lime green lid bins).

8.3.2 Bin storage area use

Waste and recycling storage facilities are located in positions that:

☒	Permit easy, direct and convenient access for the users of the facility
☒	Permit easy transfer of bins to the presentation point
☒	Permit easy, direct and convenient access for collection service providers
☒	Are well screened and do not reduce amenity
☒	Are secure and provide protection against potential vandalism
☒	Reduce potential noise pollution and disturbance of residents
☒	Are close to building exits.

Where bins of up to, and including, **360L** in capacity need to be wheeled to the collection point **by residents** (such as within unit complexes and townhouses):

☒	The distance should not exceed 75m in all circumstances
☐	For aged persons or persons with a disability, the distance should be limited to 50m
☒	The bin transfer grade should not exceed 1:14
☒	Bins should not need to be wheeled over steps (neither up nor down).

For bins **greater than 360L capacity**, if relocation of bins is required:

☐	Bins should not be wheeled over steps (neither up nor down)
☐	If less than or equal to 1.0m ³ in capacity, bins should not need to be wheeled more than 5m from the interim storage point to the collection point
☐	If greater than 1.5m ³ in capacity, manual manoeuvring of bins should be avoided wherever possible. Where it cannot be avoided (for example if bins are stored in a room or enclosure), the bins should not need to be wheeled more than 3m from the interim storage point to the collection point
☐	The bin-transfer grade should not exceed 1:30.

☐	Note: The above requirements are not applicable as residents will not be wheeling bins to the collection point. Bins will be transferred by building caretakers or waste contractor staff.
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9 Waste collection

9.1 Waste vehicle types

Waste collection will be serviced by:

☒	Local government collection service: City of Vincent A rear loader waste truck will be used to collect waste from Dalmeny Street on scheduled waste collection days.
☐	Private contractor collection service:

9.2 Waste collection frequency

The following waste collection frequency is proposed:

☒	General waste	Once per fortnight
☒	Commingled recyclables	Once per fortnight
☒	FOGO	Once per week

9.3 Waste collection method and presentation points

The proposed waste collection method for the development is standard kerbside collection, with individual bins to be presented for collection within the designated on-street parking bays on Dalmeny Street, adjacent to the site.

For this development, each dwelling will be provided with an individual set of bins, comprising general waste, FOGO and commingled recycling. Bins will be stored within each dwelling's allocated bin storage area when not awaiting collection. On scheduled collection days, residents will transfer the bins from the individual bin storage areas to the approved presentation point on Dalmeny Street.

In consultation with the City, waste collection is proposed to occur from the on-street parking bays located to the west of the Dalmeny Street site crossover. To facilitate this arrangement, parking control signage is proposed to be installed by the City so that the relevant street parking bays are kept clear during nominated waste collection times. This will ensure adequate space is available for bin presentation and collection and will avoid conflict with parked vehicles on collection days.

Bins are to be presented in accordance with the following requirements:

- bins shall be placed within the designated presentation area in the signed on-street parking bays on Dalmeny Street;
- bins shall be positioned so as not to obstruct the footpath, crossover, vehicle access points or access for people walking;
- bins shall not be placed beneath trees, signs, or other obstructions that may interfere with collection activities;
- bins shall be spaced appropriately to allow efficient collection in accordance with the City's requirements;
- bins shall be presented for collection only during the approved collection period;
- following collection, bins shall be returned to the individual bin storage areas as soon as practicable; and
- the final presentation arrangement shall remain consistent with the City's advice, the approved Waste Management Plan and the Transport Impact Statement prepared for the development.

The final bin presentation point, number of parking bays affected, and associated signage arrangements will be confirmed and refined through subsequent design and documentation to align with the City's requirements.

A bin presentation plan is included in Appendix B.

9.4 Vehicle access and maneuvering

Waste collection will be facilitated from designated parking bays on Dalmeny Street. Therefore, no internal waste truck access or circulation needs to be allowed for.



10 Additional waste requirements

10.1 Bulk waste

No dedicated bulk waste storage area is provided on site. Bulk waste items may be temporarily stored within individual store rooms or dwellings prior to removal.

Bulk waste will be disposed of via private collection services or through scheduled verge collections undertaken by the [City of Vincent](#).

10.2 E-Waste

E-waste will be temporarily stored within individual dwellings or designated storage areas prior to disposal. E-waste will be disposed of via appropriate facilities, such as local recycling centres, scheduled bulk verge collections, or public battery recycling points.

10.3 Garden organics

Garden organic waste associated with landscape maintenance will be managed by the site caretaker or strata management.

Where feasible, garden waste will be placed within FOGO bins, subject to available capacity. Alternatively, garden waste will be removed from the site via trailer and disposed of at an appropriate off-site facility.

11 Waste management

Individual residents will be responsible for:

- Cleaning and maintaining their private bin storage areas and associated facilities; and
- Ensuring bins are regularly cleaned and kept in a hygienic condition.

Residents will dispose of waste within their designated bin store and are required to comply with waste separation requirements. Only permitted materials are to be placed in each respective bin stream. Waste that cannot be accommodated within the provided bins is to be disposed of via an appropriate alternative method.

A copy of this Waste Management Plan will be retained on site and within strata records for reference.



12 Conclusion

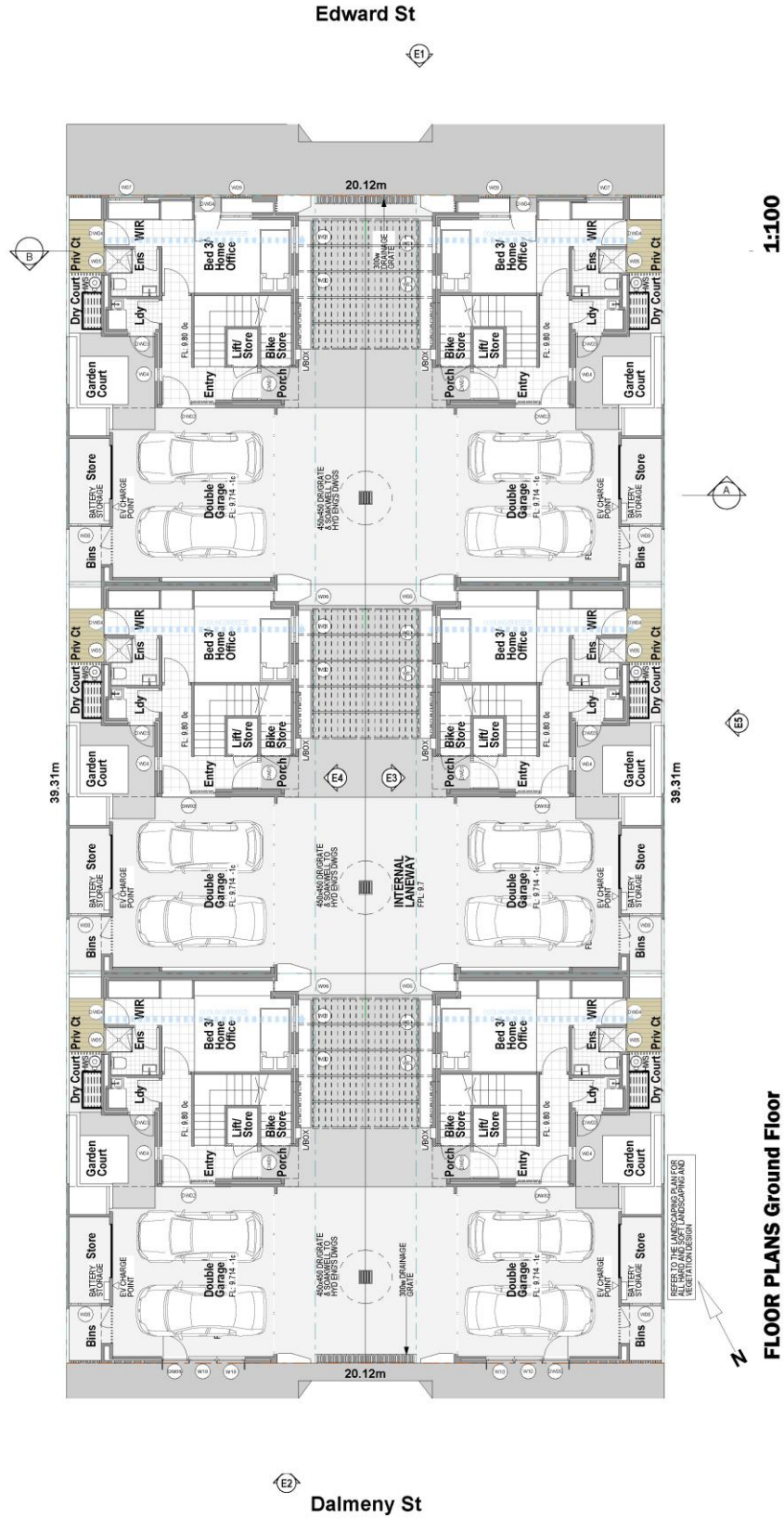
As demonstrated within this Waste Management Plan, the proposed residential development provides sufficient bin storage and adequate bins to service the site for general waste, FOGO and recyclables.

Furthermore, the servicing of the bins by the City of Vincent can be adequately achieved without having an adverse impact on the site and the local street network.

Appendices

Appendix A: Proposed development plans





Project Name
Edward St Grouped Housing

Project Address
Lots 6 & 7/79 & 81 Edward St Perth

Drawn By
A2.01

Project 1 Floor Plan

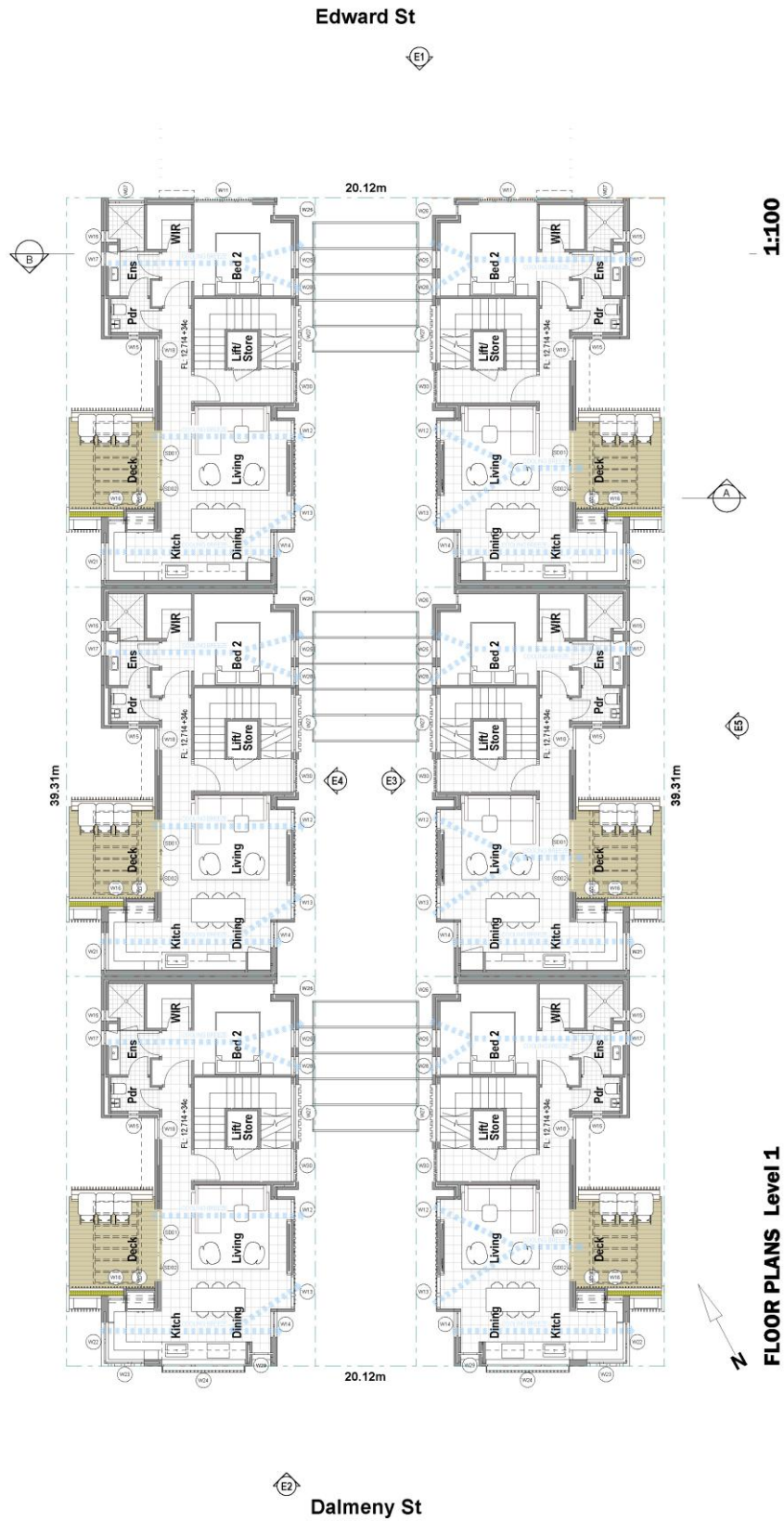
EDWARD ST MICROLOTS

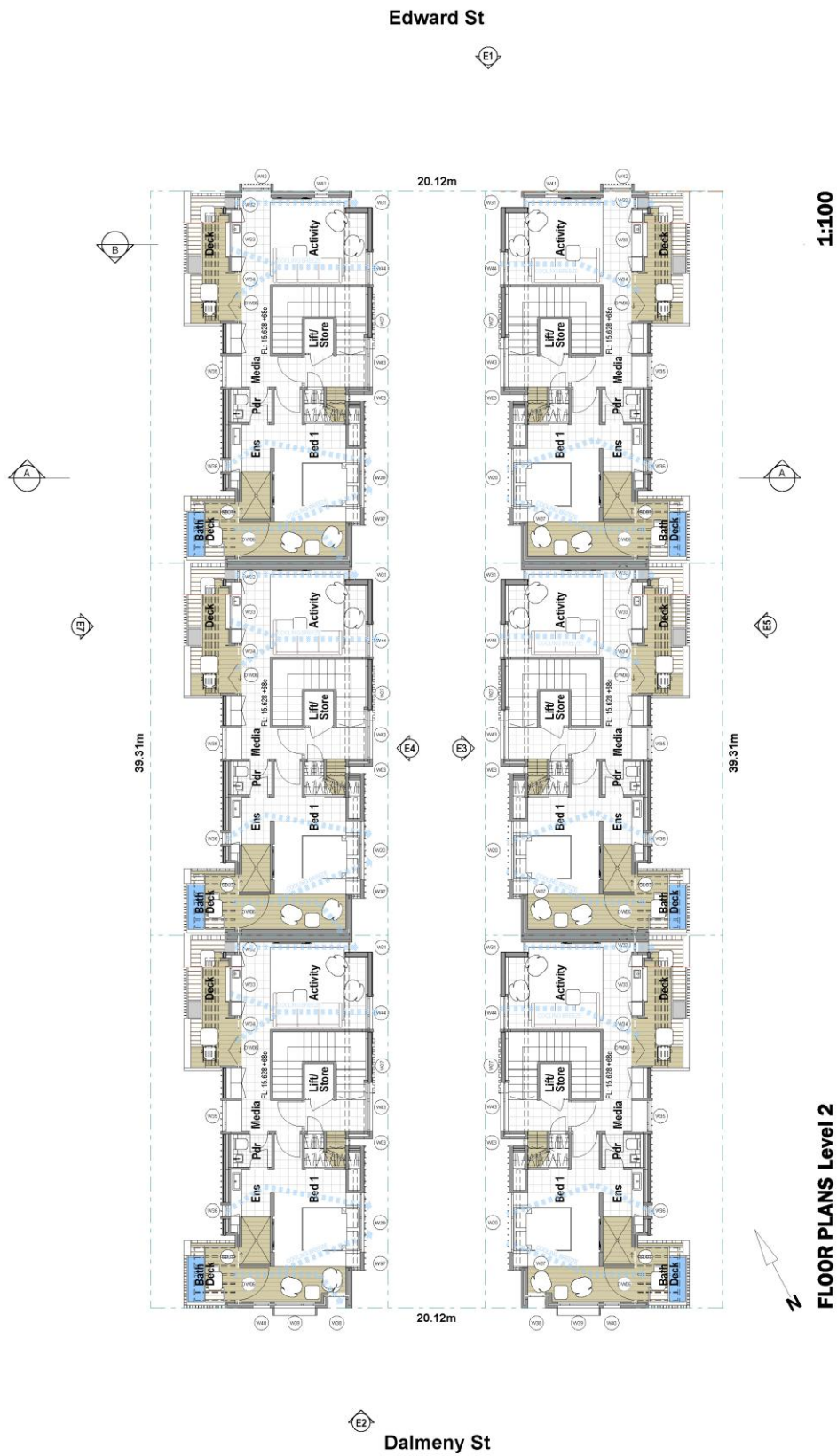
6 townhouse development Lots 6 & 7/79 & 81 Edward St Perth

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ARCHITECTURE - INTERIOR DESIGN - LANDSCAPE MANAGEMENT

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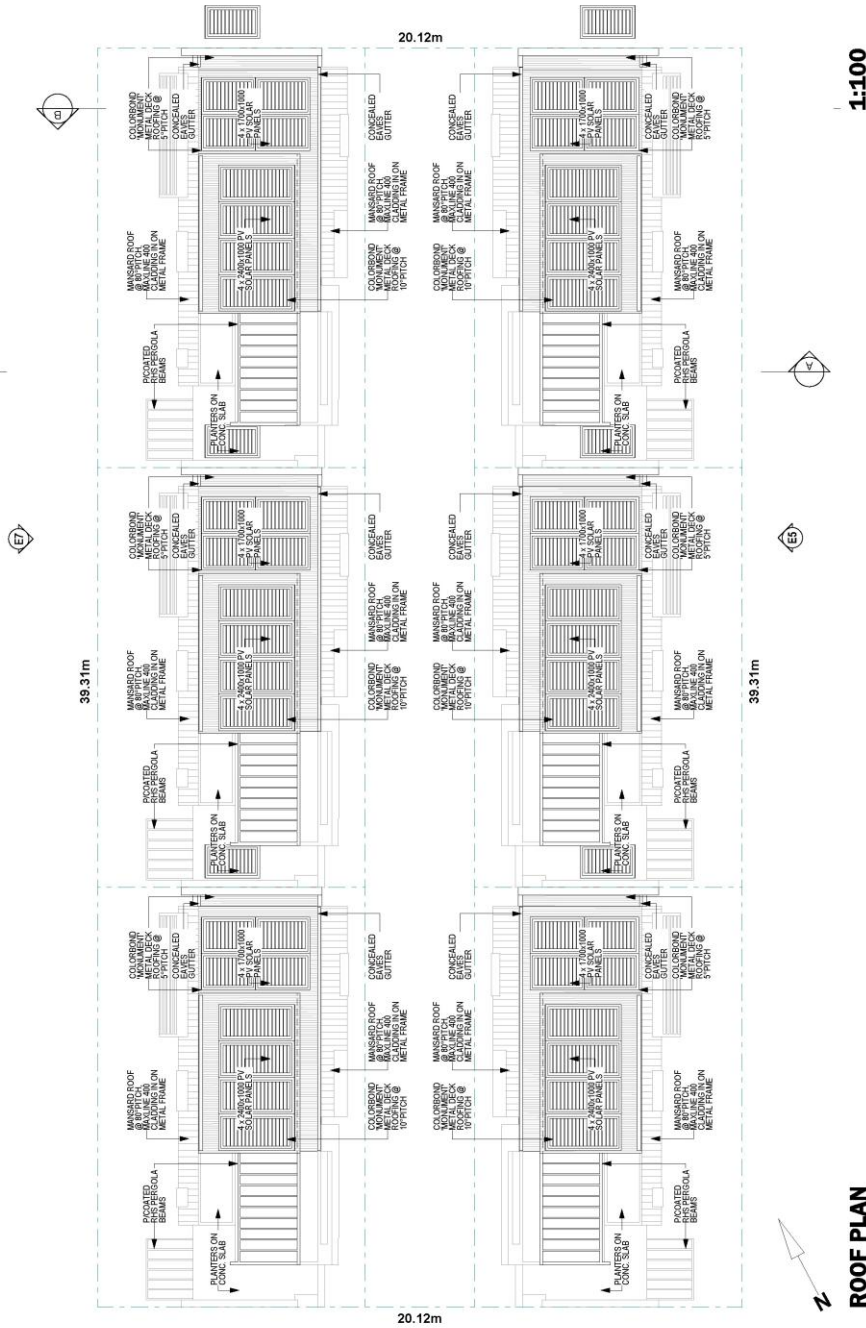


Project Name	Edward St Grouped Housing
Project Address	LOT 6 & 7/ 81 Edward St Perth
Drawn By	12453 J. Taylor Plans
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Scale	A2.04

EDWARD ST MICROLOTS
6 townhouse development Lots 6 & 7/ 81 Edward St Perth

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Edward St



Dalmeny St

Project Name
Edward St Grouped Housing

Project Address
Lot 8 & 79 & 81 Edward St Perth

Sheet Number
A2.05

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Drawn By
10/10/2020

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10/10/2020

Project Number
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EDWARD ST MICROLOTS

6 townhouse development Lots 6 & 7, 79 & 81 Edward St Perth

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ARCHITECTURE - INTERIOR DESIGN - MANAGEMENT

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Appendix B: Bin storage and presentation plans

