

PROPOSED MIXED USE DEVELOPMENT

289-295 VINCENT STREET LEEDERVILLE,

WASTE MANAGEMENT PLAN

PROPOSED MIXED USE DEVELOPMENT, 289–295 VINCENT STREET LEEDERVILLE,
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EXECUTIVE SUMMARY

SALT has been engaged Laetitia Holding Pty Ltd to prepare a Waste Management Plan (WMP) for a proposed residential development located at 289-295 Vincent Street, Leederville.

SALT understands that the proposal involves the development of a 13-level mixed use building consisting of 68 residential units, ground-floor café and commercial tenancy, rooftop access, onsite carparking, storage and servicing areas to support the operational requirements and occupant capacities of the subject site.

Waste generated would be stored within the ground-level waste storage areas provided. Residential and commercial waste would be stored separately onsite.

Residential waste would be collected by a private contractor, with the following arrangements:

- 4 x 1,100L garbage bins collected twice per week;
- 3 x 1,100L commingled recycling bins collected twice per week;
- 1 x 660L paper/cardboard recycling bin collected on an as required basis;
- 5 x 240L organic recycling bins collected twice per week; and
- 4m^2 of bulky waste area collected on an as basis.

Note: due to the weekly volume of waste and recycling generated, minimum bin capacities (L) and collection frequencies required to service the residential component, collections will be managed by a private waste contractor.

Commercial waste would be collected by a private contractor, with the following arrangements:

- 1 x 1,100L garbage bin collected once per week;
- 1 x 1,100L commingled recycling bin collected twice per week; and
- 1 x 240L organic recycling bin collected three times per week.

Waste collection vehicles would enter the subject site from Electric Lane to prop within the onsite loading area via a reversing manoeuvre.

Vehicle operators would ferry bins from the bin storage area to the collection vehicle and return upon emptying, before exiting the subject in a forward motion onto Electric Lane.

Building management would ensure that waste vehicle operators are able to access waste bins and storage areas to perform scheduled collections.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

CONTENTS

1 INTRODUCTION 1
2 INCLUDED IN THIS REPORT 1
3 LAND USE 1
4 RESIDENTIAL WASTE MANAGEMENT PLAN 2
4.1 WASTE GENERATION 2
4.2 WASTE SYSTEMS 2
4.2.1 DUAL CHUTE SYSTEM AND CONFIGURATION 2
4.2.2 GARBAGE (GENERAL WASTE) 3
4.2.3 COMMINGLED RECYCLING 3
4.2.4 LARGE PAPER/CARDBOARD RECYCLABLES 3
4.2.5 GLASS RECYCLABLES 3
4.2.6 ORGANICS RECYCLING 3
4.2.7 BULK WASTE 4
4.2.8 E-WASTE 4
4.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY 4
4.4 BIN COLOUR AND SUPPLIER 5
4.5 WASTE STORAGE AREA 5
4.6 WASTE COLLECTION 5
5 COMMERCIAL WASTE MANAGEMENT PLAN 6
5.1 WASTE GENERATION 6
5.2 WASTE SYSTEMS 6
5.2.1 GARBAGE (GENERAL WASTE) 6
5.2.2 COMMINGLED RECYCLING 7
5.2.3 ORGANICS RECYCLING 7
5.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY 7
5.4 BIN COLOUR AND SUPPLIER 8
5.5 WASTE STORAGE AREA 8
5.6 WASTE COLLECTION 8
6 RESPONSIBILITIES 9
7 SIGNAGE 9
8 SUSTAINABILITY ACTION PLAN AND INITIATIVES 10
9 WASTE AREA DESIGN REQUIREMENTS 10
9.1 VENTILATION 10
9.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION 11
9.3 NOISE REDUCTION 11
9.4 DDA COMPLIANCE 11
10 RISK AND HAZARD ANALYSIS 11
11 SUPPLIER CONTACT INFORMATION 13
11.1 EQUIPMENT SUPPLIERS 13
11.1.1 CHUTE SYSTEMS, COMPACTOR AND BIN ROTATION EQUIPMENT 13
11.2 WASTE COLLECTORS 13
11.2.1 GARBAGE, RECYCLING AND ORGANICS 13
11.2.2 HARD WASTE 13
11.3 BIN WASHING SERVICES 14
12 PURPOSE AND LIMITATIONS 14
APPENDIX 1 SWEPT PATH ANALYSIS 15

LIST OF FIGURES

FIGURE 1 AUSTRALIAN STANDARD COMPOSTABLE LOGO 4
FIGURE 2 TYPICAL WASTE SIGNAGE 9
FIGURE 3 WASTE HIERARCHY 10

LIST OF TABLES

TABLE 1 RESIDENTIAL WASTE GENERATION RATES 2
TABLE 2 WASTE GENERATION ASSESSMENT 2
TABLE 3 BIN SIZE AND COLLECTION FREQUENCY 4
TABLE 4 TYPICAL WASTE BIN DIMENSIONS 5
TABLE 5 WASTE AREA SPACE REQUIREMENTS (RESIDENTIAL) 5
TABLE 6 COMMERCIAL WASTE GENERATION RATES 6
TABLE 7 COMMERCIAL WASTE GENERATION ASSESSMENT 6
TABLE 8 COMMERCIAL BIN SIZE AND COLLECTION FREQUENCY 7
TABLE 9 TYPICAL WASTE BIN DIMENSIONS 7
TABLE 10 COMMERCIAL WASTE AREA SPACE REQUIREMENTS 8
TABLE 11 POTENTIAL RISKS AND CONTROL METHODS DURING WASTE COLLECTIONS 12
TABLE 12 HIGH LEVEL PURCHASING SCHEDULE 13

1 INTRODUCTION

SALT has been engaged by Laetitia Holding Pty Ltd to prepare a Waste Management Plan (WMP) for a proposed residential development located at 289–295 Vincent Street, Leederville.

This Waste Management Plan (WMP) has been prepared based on industry best practice, City of Vincent Waste Guidelines for New Developments (2020), WALGA *Better Practice Guideline Resource Recovery from Multiple Dwelling Developments* (2022), applicable Waste Authority and EPA guidelines, with reference to the waste generation rates, service standards and design criteria enclosed within.

In the circumstance that the development plans are amended, or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

2 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 289–295 Vincent Street, Leederville. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

3 LAND USE

Planning application number: to be allocated

Land Zone: Urban (Zone)

Land use type: Mixed-Use (residential and commercial)

Number of levels: 13 Levels + Rooftop

Residential Space: A total of 68 residential units consisting of;

- 32 x 1-Bed Units
- 25 x 2-Bed Units
- 10 x 3-Bed Units
- 1 x 4-Bed Unit

Commercial Space: A total of 262.6m^2 consisting of;

- 205.6m^2 Café
- 57m^2 Office

4 RESIDENTIAL WASTE MANAGEMENT PLAN

4.1 WASTE GENERATION

Waste generation rates are shown in Table 1 below. Calculations are based City of Vincent Waste Management Guidelines.

Residential generation rates for general waste, commingled recycling and organics recycling have been adopted based on the per bedroom waste generation rates enclosed in the City of Vincent Waste Guidelines for New Developments (2020). These rates are considered appropriate for a mixed-use residential development located within the City of Vincent.

Any common spaces located within the subject site including, travel, storage, circulation and service areas, have not been included in these calculations as any waste generated in these areas is generated in service of the commercial areas and therefore incorporated into the below rates.

Table 1 Residential Waste Generation Rates

Use/Type	Garbage (L/bedroom/week)	Commingled Recycling (L/bedroom/week)	Organics Recycling (L/bedroom/week)
1 Bedroom	80	40	20
2 Bedroom	120	80	40
3+ Bedroom	160	180	60

A waste generation assessment is provided in Table 2.

Table 2 Waste Generation Assessment

Use/Type	No. of Beds	Waste Per Week (L)		
		Garbage	Recycling	Organics
1 Bedroom	32	2,560	1,280	640
2 Bedroom	25	3,000	2,000	1,000
3+ Bedroom	11	1,760	1,980	660
Total Waste Generated per Week		**7,320L**	**5,260L**	**2,300L**

4.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Organic Recycling; and
- Bulk Waste.

4.2.1 DUAL CHUTE SYSTEM AND CONFIGURATION

All residents will dispose of general waste and commingled recycling using the dual chute system provided.

All chute access points would be clearly marked and labelled "General Waste" and "Commingled Recycling" as appropriate, with reference to relevant colour code as detailed in section 13 below. All chutes would terminate directly into the appropriate 1,100L bins located within the ground level chute termination area.

Please note that the maximum deflection angle typically allowed for the chute system is 22°. It is recommended that a smaller angle than the maximum is adopted to prevent clogging of materials within the chute system.

Building management would oversee and manage all chute system equipment as required.

Note: Large paper/cardboard material and glass recyclables will not be disposed of in chute systems to avoid blockages and damages to chute equipment, as per City of Vincent waste management guidelines. Refer to sections 4.2.4 and 4.2.5 below for guidance.

Termination points would have skirting or other equivalent system to reduce any materials leaving the bin on impact.

Chute discharge points would be fenced off, so residents are not able to access the equipment.

It is recommended that waste bins have reinforced bases for bin longevity.

Note: additional bins and volume capacity for general waste would be provided to assist with chute changeover periods and scheduled collection periods. Commercial spaces would not have access to chute disposal points.

4.2.2 GARBAGE (GENERAL WASTE)

Residential units would be furnished with plastic lined bins to have a minimum capacity of 20 litres for the temporary holding of garbage. Residents would transfer waste as required to the appropriately labelled "general waste" chute access point provided on each level.

Garbage is to be disposed of bagged.

4.2.3 COMMINGLED RECYCLING

Residential dwellings would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 20 litres. Residents would transfer waste as required to the appropriately labelled "commingled recycling" chute access point provided on each level.

Commingled recyclables would be disposed of loosely.

4.2.4 LARGE PAPER/CARDBOARD RECYCLABLES

Large paper/cardboard recyclables exceeding the appropriate size for available chute access points onsite, would be broken down and disposed of in the designated 660L paper/cardboard recycling bin located in the ground floor bin room.

All other cardboard waste would be disposed of using the provided chute system.

Building management would arrange for paper/cardboard collections to occur on as required basis and will be collected as the per the commingled recycling service for the subject site.

4.2.5 GLASS RECYCLABLES

As per the recent expansion of the WA Container Deposit Scheme (CDS) from July 2026 and to mitigate glass breakages occurring from chute termination, glass recyclables would be separated by residents as required and disposed at (CDS) deposit locations and available disposal points located across with the municipality.

A list of available disposal locations for glass recyclables is available here: https://www.vincent.wa.gov.au/your-home/waste-recycling/waste-disposal-centres.aspx

All glass recyclables would be disposed of cleaned and loosely, without the presence of liquids and bottle caps. Glass recyclables would not be disposed of in chute access points located onsite. Appropriate signage will be installed advising residents of this requirement.

4.2.6 ORGANICS RECYCLING

Residential dwellings would be furnished with unlined bins and or kitchen caddies for the temporary holding of organic recyclables, to have minimum cumulative capacity of at least 7 litres. Residents and occupants would transfer all organic wastes as required to the appropriate 240L bins provided. This capacity is based on the transfer of waste to the residential bin storage area as required.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor.

These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 1 below. It should be noted that non-compostable bags should not be placed into the organics bins as they cannot be composted and thus will affect the quality of the organic product.

Figure 1 Australian Standard Compostable Logo



Large green waste generated by the maintenance of communal landscaped areas would be disposed of via the engaged landscaper.

Food waste is to be disposed of loosely.

4.2.7 BULK WASTE

A 4m^2 bulk waste area has been provided onsite to support the handling and temporary storage and handling of residential bulk waste materials generated.

Building management and/or the appropriate owners corporation would arrange bulk waste collections via a private contractor on an as required basis. A routine collection schedule will be established once the site is operational.

Note: due to residential units being provided with their own onsite storage areas the minimum area of 4m^2 has been provided onsite as per City of Vincent Waste Management Guidelines.

4.2.8 E-WASTE

As per the recent Western Australia Government ban on e-waste disposal in landfills, enacted from July 2024. Building management, staff and visitors should be made aware of the available e-waste deposit points located across the Council region. E-waste must not be disposed into general waste streams or allocated recycling bins at any time.

Any e-waste generated within the development can be deposited at one of Council's or an alternate drop off point. These locations are listed here:

- https://recycleright.wa.gov.au/find-my-nearest/
- https://www.vincent.wa.gov.au/your-home/waste-recycling/waste-disposal-centres.aspx

4.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size dimensions and the frequency of collections are shown below in Table 3 and Table 4.

Table 3 Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins/Equipment	Weekly Capacity	Weekly Volume
Garbage	2	1,100L	4	8,800L	7,320L
Commingled Recycling	2	1,100L	3	6,600L	5,260L
Organic Recycling	2	240L*	5*	2,400L	2,300L
Paper/Cardboard Recycling	1*	660L	1	660L	-

**Volume capacities, bin size and collection frequencies may be subject to change once site is operational*

Table 4 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m^2)
1,100	1240	1070	1330	1.33
660	1260	780	1330	0.98
240	580	730	1060	0.42

Note: The above dimensions are based on Sulo bin size dimensions and specifications

4.4 BIN COLOUR AND SUPPLIER

All bins would be supplied by private contractor as required. The below bin colours are specified by council and/or industry standards:

- Garbage (general waste) bins would have red lids with dark green or black body;
- Commingled recycling bins would have yellow lids with dark green or black body;
- Organics recycling bins would have green lids with dark green or black body; and
- Paper/cardboard recycling bins would have a coloured lid as differentiated to the above, with a dark green or black body.

4.5 WASTE STORAGE AREA

Table 5 demonstrates the cumulative space requirements and provision of waste areas of the proposed development for both residential and commercial areas.

Waste storage areas have been sized appropriately to allow for safe circulation, bin manoeuvring and storage.

Table 5 Waste Area Space Requirements (Residential)

Stream	Space Required (including circulation)	Space to be Provided/Shown
General Waste	5.32m^2	36.6m^2
Dual Chute Equipment	3m^2	
Commingled Recycling	3.99m^2	
Organics Recycling	2.15m^2	
Paper/cardboard Recycling	0.98m^2	
Bulky Waste	4m^2	
TOTAL	**19.44m^2**	**36.6m^2**

Waste management would be overseen by building management and the appropriate owner's corporation.

4.6 WASTE COLLECTION

Residential waste would be collected by a private contractor, with the following arrangements:

- 4 x 1,100L garbage bins collected twice per week;
- 3 x 1,100L commingled recycling bins collected twice per week;
- 1 x 660L paper/cardboard recycling bins collected on an as required basis;
- 5 x 240L organic recycling bins collected twice per week; and
- 4m^2 of bulk waste area collected on an as basis.

All waste bins would be stored within the bin storage area provided on the ground level.

Waste collections would occur between 7am to 7pm on Mondays to Saturdays and between 9am to 7pm on Sundays and public holidays, in accordance with EPA WA Environmental Protection (Noise) Regulations 1997. This is to ensure minimal noise impacts to the neighbouring properties.

All waste collections would occur via a standard 8.8 medium rigid (MRV) collection vehicle.

Bulky waste collections would be performed by a utility vehicle or AustRoads B99 design vehicle equivalent.

Waste collection vehicles would enter the subject site from Electric Lane to prop within the onsite loading area via performing a reversing manoeuvre.

Vehicle operators would ferry bins from the bin storage area to the collection vehicle and return upon emptying, before exiting the subject in a forward motion onto Electric Lane.

Building management would ensure that waste vehicle operators are able to access waste bins and storage areas to perform scheduled collections.

5 COMMERCIAL WASTE MANAGEMENT PLAN

5.1 WASTE GENERATION

Waste generation rates for the subject site are shown in Table 6 and Table 7. Calculations are based on 7 day per week operation for takeaway café spaces and a 5 day per week operation for commercial spaces.

Generation rates for general waste, commingled recycling and organics recycling have been adopted based on to commercial generation rates enclosed in the City of Vincent Waste Guidelines for New Developments (2020). These rates are considered appropriate for a mixed-use development located within the City of Vincent.

Any common spaces located within the proposed site, including circulation, storage, services and amenities, have not been included in the calculations below, as waste generated in these areas is subject to the general servicing of the use, therefore have not been incorporated into the below rates.

Table 6 Commercial Waste Generation Rates

Use	Garbage (L/per 100m²/week)	Commingled Recycling (L/per 100m²/week)	Organics Recycling (L/per 100m²/week)
Takeaway Café	700	1,050	245
Commercial/Office	75	75	25

A waste generation assessment for the proposed use is provided in Table 7.

Table 7 Commercial Waste Generation Assessment

Use	Area M²	Waste Per Week (L)		
		Garbage	Recycling	Organics
Takeaway Café	205.6m²	1439	2159	504
Commercial/Office	57m²	43	43	14
Total Waste Generated per Week		**1,482L**	**2,202L**	**518L**

5.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Organics Recycling.

5.2.1 GARBAGE (GENERAL WASTE)

Takeaway café spaces would be furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 100 litres per 10m² of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Office spaces furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 15 litres per 10m² of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level commercial bin storage area.

Garbage is to be disposed of bagged.

5.2.2 COMMINGLED RECYCLING

Takeaway café spaces would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 150 litres per 10m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Office spaces would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 15 litres per 10m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 660L bins provided within the ground level commercial bin storage area.

Commingled recyclables would be disposed of loosely.

5.2.3 ORGANICS RECYCLING

Takeaway café spaces would be furnished with unlined bins for the temporary holding of organic recyclables, to have minimum cumulative capacity of 35 litres per 10m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Office spaces would be furnished with unlined bins for the temporary holding of organic recyclables, to have minimum cumulative capacity of 5 litres per 10m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 240L bins provided within the ground level retail bin storage area.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor or dehydrator provider. These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 1 above. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be composted and thus will affect the quality of the organic product.

5.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below in Table 8 to Table 9.

Commercial waste would be managed within a once per week collection schedule, due to the nature and volume of waste generated for all streams.

Once the site is operational, collection frequencies shown in Table 8 may be subject to change based on actual operational waste/recycling volumes generated.

It should be noted that the generated recycling volume exceeds the capacity volume by 2L (0.09%). Due to the conservative nature of the waste generation estimates this minor exceedance of the bin capacity is considered negligible, and as such the above system is considered appropriate by SALT.

Table 8 Commercial Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
General Waste	2	1,100L	1	1,100L	1,482L
Commingled Recycling	2	1,100L	1	2,200L	2,202L
Organics Recycling	3	240L	1	720L	518L

**Volume capacities and collection frequencies are subject to change once site is operational*

Table 9 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m^2)
1,100	1240	1070	1330	1.33
660	1260	780	1330	0.98
240	585	730	1060	0.43

Note: The above dimensions are based on SULO's flat lid bin specifications

5.4 BIN COLOUR AND SUPPLIER

All bins would be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7–2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids with dark green or black body;
- Recycling shall have yellow lids with dark green or black body; and
- Organics shall have green lid with dark green or black body.

Note, private contractors often supply bins for collection.

5.5 WASTE STORAGE AREA

Table 10 demonstrates the cumulative space requirements and provision of waste areas for the proposed development.

Please refer to architectural drawings for the size and layout of onsite waste storage for retail/commercial tenancies areas.

Waste storage areas have been sized appropriately to allow for safe circulation, bin manoeuvring and storage.

Commercial waste storage equipment would be fenced off and separated at later design and fit out stages based on building/facility management preference.

Table 10 Commercial Waste Area Space Requirements

Stream	Space Required (excluding circulation)	Space Provided
General Waste	1.33m^2	4.5m^2
Commingled Recycling	1.33m^2	
Organics Recycling	0.43m^2	
TOTAL	**3.09m^2**	**4.5m^2**

Waste management would be overseen by building management.

5.6 WASTE COLLECTION

Commercial waste would be collected by a private contractor, with the following arrangements:

- 1 x 1,100L garbage bins collected once per week;
- 1 x 1,100L commingled recycling bin collected twice per week; and
- 1 x 240L organic recycling bin collected twice per week.

Waste would be stored onsite within the separate retail bin storage area located on the ground level.

Waste collections would occur between 7am to 7pm on Mondays to Saturdays and between 9am to 7pm on Sundays and public holidays, in accordance with EPA WA Environmental Protection (Noise) Regulations 1997. This is to ensure minimal noise impacts to the neighbouring properties.

All waste collections would occur via a standard 8.8 medium rigid (MRV) collection vehicle.

Waste collection vehicles would enter the subject site from Electric Lane to prop within the onsite loading area via performing a reversing manoeuvre.

Vehicle operators would ferry bins from the bin storage area to the collection vehicle and return upon emptying, before exiting the subject in a forward motion onto Electric Lane.

Building management would ensure that waste vehicle operators are able to access waste bins and storage areas to perform scheduled collections.

Commercial tenants would ensure waste and recycling bins are free from contaminates prior to site collection schedules.

6 RESPONSIBILITIES

Building management would be responsible for overseeing waste management within the development. Responsibilities would include:

- Providing a copy of the endorsed Waste Management Plan to the building operators, occupants, and residents;
- All signages and waste education materials should be based on the latest available information from WA Waste Authority, WALGA or the equivalent;
- Providing residents and tenants with an information package which would include the following information:
  (a) A copy of this Waste Management Plan which includes information on waste storage areas and management methods onsite;
  (b) Methods and techniques for waste reduction and minimisation;
  (c) Information regarding bin collection days and requirements;
  (d) Staff members and occupant responsibilities regarding bin usage, storage, and collection
- Rotating bins placed beneath chutes or providing staff/cleaners with a cleaning and bin transfer and rotation schedules;
- Ensure that all bins throughout the site and the bin room are equipped with appropriate signages to guide users on appropriate segregation methods for their waste and recyclables;
- Inspecting waste stores;
- Reviewing contamination within bins;
- Investigating incidents of inappropriate waste storage (or aggregation).

Building management would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

It is recommended that building management conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

7 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by the WA Waste Authority or the design equivalent. The typical signage to be supplied is demonstrated in Figure 2 below, with reference to Sustainability Victoria signage that incorporates the same colour code per waste stream as standardised by the WA Waste Authority.

Figure 2 Typical Waste Signage



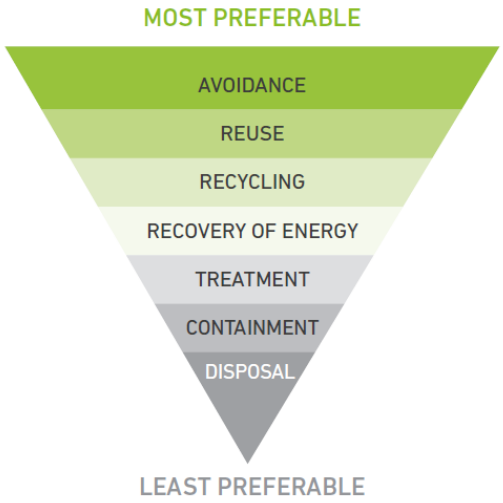
Signage within the waste disposal areas should inform staff members on the significance of food waste separation and highlight the end use products that can be generated from the composting process. The signage should also note that any contamination within the food organic bins would affect the quality of the product and thus cause the separation to be ineffective. This may increase their awareness and encourage them to separate food waste while also minimising contamination within the food organic bins. This signage may be available from the waste collection contractor.

8 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Building management should encourage users by demonstrating a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act* 2017 should be observed in order of preference (refer to Figure 3).

Figure 3 Waste Hierarchy



In addition to the waste management strategy detailed in the enclosed report, building management can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels in recycling and organics bins. The results of the audit could be shared with residents and commercial tenants to encourage them to continue or to improve their waste separation efforts. The audit may also be beneficial from a cost perspective as it would inform building management of opportunities to reduce bin numbers or collection frequencies.

Residents and commercial tenants should be inducted on on-site waste management practices and on the development's sustainability action plan via the provision of a handbook or in-person training, as deemed necessary.

9 WASTE AREA DESIGN REQUIREMENTS

9.1 VENTILATION

Ventilation would be provided in accordance with Australian Standard AS1668.

The waste room will be equipped with tight fitting doors and impervious flooring. Any openings within the waste room will be fitted with vermin-proof mesh.

9.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

An appropriately drained wash down area would be provided within the bin room or onsite, in which each bin would be washed regularly by building management. Bin washing areas or bin wash bays must discharge to a litter trap. Bin wash areas should not discharge into stormwater drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all wastewater to within their washing apparatus so as to not impact on the drainage provisions of the site.

Building management and cleaners would be responsible in ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping would be appropriately educated and made aware of correct waste disposal techniques.

9.3 NOISE REDUCTION

All waste areas would meet EPA, BCA and AS2107 acoustic requirements as appropriate within operational hours assigned to minimise acoustic impact on surrounding premises.

Waste collection timings in accordance with EPA WA Environmental Protection (Noise) Regulations 1997, which have been stipulated in the waste collection section (4.6) above.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighbouring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection
- Routes that service entirely residential areas should be altered to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

9.4 DDA COMPLIANCE

All waste areas to be accessed by commercial staff, cleaners and management would comply with AS1428.1:2009.

10 RISK AND HAZARD ANALYSIS

Table 11 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections.

The information provided below have been adopted from WorkSafe Western Australia *Checklist – Waste and Recycling Industry* (2019). The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

Table 11 Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	Vehicle operators would be trained in ensuring the following Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation Vehicle operators should not exit the vehicle body unless engine is switched off, ignition key is removed, safety prop is in position, and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operator should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	As the kerbside collection point is at the same grade with that of the waste storage area, there are no hazards presented from the presence of slopes or steps. The kerbside collection point waste storage area would also be well lit at all times to ensure good visibility to staff/vehicle operators. However, to ensure that any other potential risks are mitigated, frequent communication should be maintained between the driver and runner, and the runner should only transfer one bin at a time.
Surrounding traffic	Conflict with other vehicle operators and commercial tenants, residents and management within the car park during collection	Medium	Ensure that collection is to occur only at off-peak hours. The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	Residents and occupants should be educated on safe disposal of hazardous substances and sharp objects. Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.
Waste Bins	Overflowing bins affecting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provides a larger capacity than the volume generated for all waste streams hence there would be a low likelihood of this occurring.

11 SUPPLIER CONTACT INFORMATION

Table 12 provides a list of equipment specified by this waste management plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 12 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
Residential Allocation			
1,100L Bins	7	Private Supplier*	4 x 1,100L general waste bins 3 x 1,100L commingled recycling bins
660L Bins	1	Private Supplier*	1 x 660L paper/cardboard recycling bins
240L Bins	5	Private Supplier*	5 x 240L general waste bins
Commercial Allocation			
1,100L Bins	2	Private Supplier*	1 x 1,100L general waste bins 1 x 1,100L commingled recycling bins
240L Bins	1	Private Supplier*	1 x 240L organic recycling bins
Bin Station(s)	As required	Private Supplier*	Internal bin stations. Each bin station will contain one bin per waste stream.
*Private waste collection contractors often supply their own bins for collection.			

11.1 EQUIPMENT SUPPLIERS

11.1.1 CHUTE SYSTEMS, COMPACTOR AND BIN ROTATION EQUIPMENT

- Bucher Municipal – 03 9314 8928
- Wastech Engineering – 03 8787 1600
- Elephant's Foot – 02 9780 3500
- Wasteman Servicing & Chutes – 1300 172 202

11.2 WASTE COLLECTORS

11.2.1 GARBAGE, RECYCLING AND ORGANICS

- Cleanaway – (08) 9587 4600
- JJ Richards – 08 6278 1000
- Instant Waste Management – 08 9379 2111
- D&M Waste Management – 08 6336 7223
- Remondis – 13 73 73
- Tidy Up – 08 6397 7532

11.2.2 HARD WASTE

- G'Bye Rubbish Pty Ltd– 0455 256 856
- Junk Removalist Perth – 0488 074 226
- Instant Waste Management – 08 9379 2111
- Peel Rubbish Removal – 1300 733 533
- The Bin Guys – 08 9246 1688

11.3 BIN WASHING SERVICES

- Bin Bath – 08 9493 4622
- Kevs Wheelie Kleen – 0401 758 113
- Wheelie Bin Guy – 0419 961 082

12 PURPOSE AND LIMITATIONS

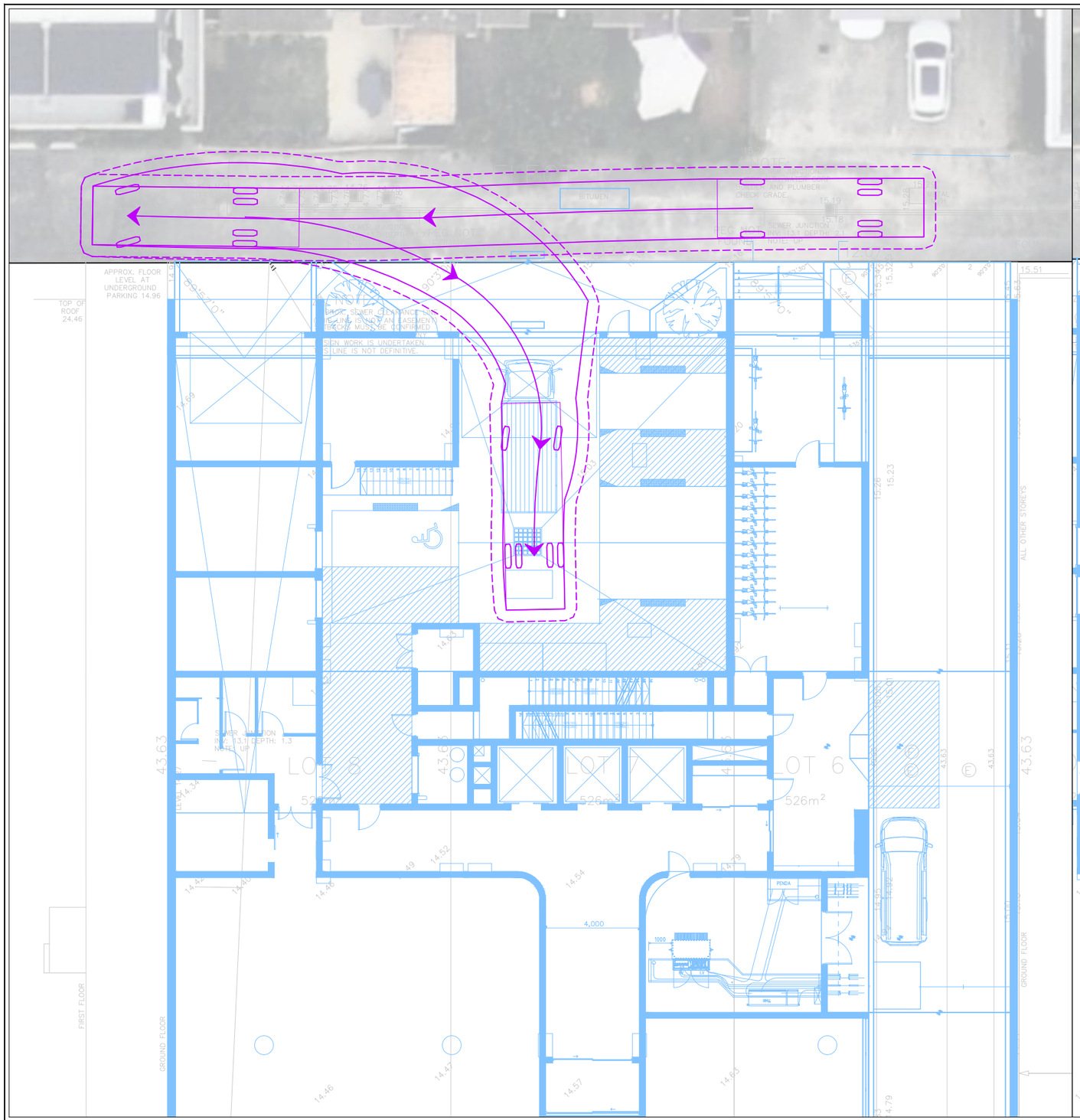
This Waste Management Plan has been prepared to form a part of the town planning application. The report is prepared to:

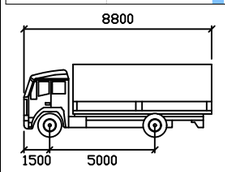
- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the occupancy rate of the development and operational capacities;
- The report does not discuss management of construction and demolition waste for the proposed development hence a separate report discussing the management of these waste streams would be required; and
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 SWEPT PATH ANALYSIS





MRV

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

HOANG LAM

PROPOSED MIXED-USE DEVELOPMENT

289-295 VINCENT STREET

LEEDERVILLE

SWEPT PATH ANALYSIS

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0 1.25 2.5 5
SCALE: 1:250 @ A3

DRAWN / CHECKED	DATE	SIZE
CG / IB	16-09-2026	A3
DRAWING NUMBER		REVISION
SALT-25715-SK-001		1



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