PROPOSED RESIDENTIAL DEVELOPMENT
8-10 BRECHIN COURT, DUNCRAIG.

WASTE MANAGEMENT PLAN. (WMP)
CITY OF JOONDALUP

Submitted by

HARDENJONESARCHITECTS

Suite 8-300 Rokeby Road Subiaco WA 6008
Ph | +61 8 9380 9900
Email | admin@hjarchitect.com.au

HJ Architects Pty Ltd ABN 33 066 326 257
Architects Board Registration 2552

Waste Management Plan - REV D
07 June 2019
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1. INTRODUCTION & OBJECTIVES OF THE WASTE MANAGEMENT PLAN

The City of Joondalup (CoJ) require a Waste Management Plan (WMP) to be included as part of a build permit application for the construction of 16 Multiple Dwellings, 3 Levels at 8-10 Brechin Court, Duncraig.

The objective of this plan is to ensure that waste management is undertaken effectively, efficiently, and sustainably during the operation of the residential complex on completion and its occupation.

In simple terms, the WMP addresses the day to day needs of the operation of the proposed residential development at 8-10 Brechin Court required to ensure that the plan can be implemented effectively.

This WMP will be incorporated into the overall strata management of the residential complex.

This WMP has been prepared in accordance with requirements of the:


1.1 THE DEVELOPMENT PROPOSAL/WASTE GENERATION

WASTE GENERATION RATES

Refer to Annexure - Waste Generation Rates.

<table>
<thead>
<tr>
<th>Dwelling Size</th>
<th>No. Units</th>
<th>General (L/week)</th>
<th>Recycling (L/fortnight)</th>
<th>Total Refuse (L/week)</th>
<th>Total Recycling (L/fortnight)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom apartment</td>
<td>3</td>
<td>80</td>
<td>40</td>
<td>240</td>
<td>120</td>
</tr>
<tr>
<td>2 Bedroom apartment</td>
<td>10</td>
<td>160</td>
<td>80</td>
<td>1600</td>
<td>800</td>
</tr>
<tr>
<td>3 Bedroom apartment</td>
<td>3</td>
<td>240</td>
<td>240</td>
<td>720</td>
<td>720</td>
</tr>
<tr>
<td>Total waste generation</td>
<td></td>
<td></td>
<td></td>
<td>2560</td>
<td>1640</td>
</tr>
<tr>
<td>Bins required (660L used) /week – General</td>
<td></td>
<td></td>
<td></td>
<td>3.87</td>
<td></td>
</tr>
<tr>
<td>Bins required (660L used) /fortnight – Recycling</td>
<td></td>
<td></td>
<td></td>
<td>2.48</td>
<td></td>
</tr>
<tr>
<td>Bins provided on site – Ground Floor</td>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

FREQUENCY OF COLLECTION

GENERAL BINS COLLECTED ONCE A WEEK
RECYCLING BINS COLLECTED ONCE A FORTNIGHT

Conclusion: Adequate Waste Capacity with bins to be provided.
2. BIN STORAGE AREA

2.1 BIN STORAGE LOCATIONS, SIZE & LAYOUT
Please refer to Annexure of this proposal for the locations of the bin stores & waste collection point and bin storage area dimensions.

2.2 BIN STORE CAPACITY – 20 SQM

4 x 660L (General) & 3 x 660L (Recycling) Sulo Wheel Bins

Please refer to the attached plans for sizes of the proposed Bin Store.

- The Bin Store is designed to house 660L Sulo Type Bins.
- The enclosure is designed to for adequate movement and easy access for the bins when stored.
- Bin door tracks to be inset into slab and flush mounted for bin access.
- Bin store will have Graded Concrete Floor, MIN 75mm THK, draining to waste traps that are connected to the sewer system and NOT the soak well/storm water system.
- The Walls will be either brick or render, (solid and impervious) for easy cleaning
- Bin Store will be fitted with a Tap/Hose Cock
- The Bin Store will be Brick/Masonry Construction and will be fitted with Sliding Aluminium Screens for visual aesthetics. The screens will be a heavy duty type.
- Bin Store will be lit in accordance with the relevant Australian Standards if and where required

2.3 WASH DOWN AREA
Bin enclosure to be fitted with a Tap/Hose Cock.

2.4 VENTILATION
Bin enclosure to be naturally ventilated

2.5 VERMIN PREVENTION
Bin enclosure to be cleaned and maintained regularly to prevent vermin infestation.

3. BULK WASTE

Apartment generated bulk waste responsibility of Apartment owner/occupier. Waste removal to be coordinated by apartment owner/occupier and the City of Joondalup for collection.
4. MANAGEtMENT OF THE BINS & MOVEMENT FOR COLLECTION

A Strata Company will be responsible for the overall management of the Bin stores and the movement for collection. This will include:

- The Strata Company will engage a Caretaker/Cleaner for the management of the Bins
- Ensuring efficient use of the bins. IE, when one is full, another is used. This prevents a ‘lazy’ tenant and or owner simply cramming a bin to over full and will mitigate the risk of household waste overflowing on site.
- Ensuring the bins are returned to Bin Store on site once emptied by council collection, on the same day as collection.
- Separation of Materials. It is expected that owners will separate materials (which is now common practice with the advent of re-cycling). As above, the caretaker/complex maintained will ensure proper General/Recycling waste is undertaken.
- Cleaning, maintenance of the bins themselves.
- The proposed Strata Management Statement will form part of the Strata Title for this development. With copies of this WMP being distributed to the Apartment Owners.

It will incorporate this Waste Management Plan and any changes to this plan must be approved by the City of Joondalup.

5. LOCATION OF THE BIN STORES ON SITE

Bin Store is located to allow for easy access and use by the tenants/owners of the apartments. The location allows for minimum travel distance for tenants and for collection.

6. BIN COLLECTION & WASTE SERVICE PROVIDER

Bin store conveniently located in under croft area in centre of apartment complex.

Access for rubbish disposal (by resident) outside main foyer area.

Access for rubbish removal via service ramp into driveway area for contractor/COJ collection.

Acoustic treatment and separation to Apartment 02 walls to be included as part of design development.
Development will be accessed and certified by an acoustic engineer prior to building permit being issued.

The care taker will have a key access to the Bin Store and Complex and manage it during bin collection.
7. WASTE DISPOSAL AND MANAGEMENT DURING CONSTRUCTION.

During the construction period, a skip bins and a temporary compound will be provided on site for waste produced and serviced as required.

Some waste management contractors provide off site sorting and recycling to minimize landfill waste. These waste contractors will be selected to service during the construction phase where practical.

Sub-contractors will be responsible for presorting waste products into the appropriate bins where possible as this will reduce overall construction costs. This will be supervised by site management. Subcontractors are encouraged to use products that can be reused or easily sorted prior to landfill.

Waste water generated during wash down and clean-up of equipment used for brickwork and plastering has the potential to be high in pH and to be toxic to aquatic flora and fauna. To minimize the impacts associated with the cleanup of such equipment, the developer shall ensure that wastewaters are disposed of in accordance with DEC guidelines. This shall be communicated to all personnel during induction.

Used solvents and paints are to be stored in the site sheds/compounds provided by the lead contractor (the Builder) and removed by a licensed contractor as required.

All excess lime or cement is to be removed by the person who brought it on to site.

All subcontractors will be notified of their responsibility to maintain site cleanliness and adhere to waste management policies during construction. These obligations will be included in all subcontractor contracts.

A Construction Management and Waste Management Plan will be provided by the Lead Contractor prior to the Building Permit being issued.

8. EDUCATION & ONGOING MANAGEMENT

Instructions on waste management are to be provided to the caretaker/building manager for ongoing management and maintenance.

9. ANNEXURES AND REPORTS

9.1 WASTE GENERATION RATES WALGA 13/12/2018
9.2 BRECHIN COURT WMP FLOOR PLAN HJA (DA003) 01/05/2019
9.3 660L CAPACITY SULO BIN SULO 01/05/2019
APPENDIX 1

WASTE GENERATION RATES

A rough guide to domestic waste generation rates for multiple dwelling developments is provided in Table 2. These generation rates have been developed through consultation with Local Governments in Western Australia.

<table>
<thead>
<tr>
<th>Waste Stream</th>
<th>Dwelling Size</th>
<th>Waste Generation Rate/Storage Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>General waste</td>
<td>1 bedroom</td>
<td>80L/week*</td>
</tr>
<tr>
<td></td>
<td>2 bedroom</td>
<td>160L/week*</td>
</tr>
<tr>
<td></td>
<td>3+ bedroom</td>
<td>240L/week*</td>
</tr>
<tr>
<td></td>
<td>*Where separate organic/food waste collection service is provided, these figures may be reduced.</td>
<td></td>
</tr>
<tr>
<td>Comingled recycling</td>
<td>1 bedroom</td>
<td>40L/fortnight</td>
</tr>
<tr>
<td></td>
<td>2 bedroom</td>
<td>80L/fortnight</td>
</tr>
<tr>
<td></td>
<td>3+ bedroom</td>
<td>240L/fortnight</td>
</tr>
<tr>
<td>Organic/food waste</td>
<td>1 bedroom</td>
<td>40L/fortnight</td>
</tr>
<tr>
<td></td>
<td>2 bedroom</td>
<td>80L/fortnight</td>
</tr>
<tr>
<td></td>
<td>3+ bedroom</td>
<td>120L/fortnight</td>
</tr>
</tbody>
</table>

Table 2: Waste generation rates
EASY HANDLING  
MAXIMUM SAFETY  
ATTRACTIVE DESIGN  

Easy handling
- Easy grip handles on all sides
- For easy filling
- For safe manoeuvring
- Compatible with identification and weighing systems

Reinforced base
- Ensures stability even when fully loaded
- Very stable wheel assemblies
- Reinforced base, front and rear panels for greater stability

Maximum safety
- User friendly
- Foot pedals on the front wheels lock the bin in position
- Directional locks are ideal for use with towing equipment
660 litre Container

Material

- Polymer components:
  - Injection moulded from specially designed HDPE
  - Resistant to decay, frost, heat and chemicals
  - Special UV-stabilisers provide excellent ageing characteristics
- Corrosion resistant steel components
- Noise reduction:
  - Quiet-running tyres
- Long service life:
  - High quality materials
  - Most advanced manufacturing processes
  - Withstands exposure to high mechanical stress levels
- Recycling:
  - All container parts are recyclable

Quality

- Certified according to DIN EN 840 and RAL GZ 951/1
- Constant quality control through manufacturers laboratory as well as independent institutes

Dimensions - Weights - Standards

- Nominal volume: 660 litres
- Net weight: 43 kg
- Max. load: 265 kg
- Permitted total weight: 310 kg

Measurements to be used as a guide only - variations will occur

Design

ADVANTAGES FOR THE USER:

- Easy handling, even with heavy loads
- Easy grip handles on all sides
- Stable and light weight lid
- User-friendly design
- Various wheel assembly configurations for different applications
- Water drainage plug as standard†
- Compatible with identification and weighing systems
- Suitable for all lifting equipment in accordance with EN 840
- Easy to clean due to smooth and rounded internal corners
- Rounded lid profile for improved rainwater dispersal
- Fitted as standard with chip nest in accordance with RAL GZ 951/1
- Reinforced base, front and rear panels for greater stability

Accessories

- For accessories and special design variations such as lid apertures, locks and towing brackets, please refer to the separate accessories sheet for 4-wheeled containers

SULO

SULO MGB Australia Pty Ltd
123 Wisemans Ferry Road
Somersby NSW 2250
Australia
Tel: +61 (0) 2 - 4348 8188
Fax: +61 (0) 2 - 4348 8128
Internet: www.sulo.com.au
E-mail: info@sulo.com.au

SULO – Queensland Office
11 Argon Street
Sunner Park QLD 4074
Australia
Tel: +61 (0) 7 - 3725 5000
Fax: +61 (0) 7 - 3725 5099

SULO – Victorian Office
1950 Hume Hwy
Campbellfield VIC 3061
Australia
Tel: +61 (0) 3 - 9357 7320
Fax: +61 (0) 3 - 9357 7340

SULO - New Zealand
PO Box 58 962
Greenmount, Manukau City 2141
New Zealand
Tel: +64 9 - 968 2180
Fax: +64 9 - 968 2188

Note: Certification and Quality Marks depicted in this brochure are registered to SULO Umwelttechnik GmbH & Co. KG

Colours

- Standard colours: green, blue, yellow
- Special colours are available on request
- All additives are cadmium free and environmentally friendly

Imprints and markings

- Manufacturer, year of manufacture, material
- Nominal volume, max. permitted total weight
- "No hot ashes" symbol
- EN 840, RAL markings
- Individual markings with imprints, hot-foil printing or adhesive labels available on request*