

CITY OF JOONDALUP

Waste Management Plan

Multi-Dwelling Development
Lot: 945 (#12) Northwood Way, Kallaroo



Prepared By Mark Anthony Design
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1.0 OBJECTIVE AND BACKGROUND

1.1 OBJECTIVE

The CITY OF JOONDALUP requires a WASTE MANAGEMENT PLAN to be included as part of a development application. This WMP has been prepared to fulfil this condition.

The objective of this plan is to ensure that waste management is undertaken effectively, efficiently, and sustainably. Its purpose is to minimise the effects on the community and the environment during both construction and daily operation of the development. The WASTE MANAGEMENT PLAN has also been prepared to meet minimum legislative requirements.

The report addresses both design features and daily operational controls required to ensure that the plan can be implemented effectively and efficiently.

1.2 BACKGROUND

The owners have requested MARK ANTHONY DESIGN prepare a WASTE MANAGEMENT PLAN for the proposed Multiple Dwelling Development at LOT: 945 (#12) NORTHWOOD WAY, KALLAROO, the proposed development is located within the City of Joondalup.

The building has been designed by MARK ANTHONY DESIGN and at the time of preparing this WASTE MANAGEMENT PLAN, the proposed development consisted of SEVEN (7) multiple dwellings with 5/2 bed x 2 bath, 1/2 bed x 1 & 1/1 bed x 1 bath units over two (2) levels.

2.0 WASTE MANAGEMENT PLAN COMMUNICATION

2.1 CONSTRUCTION

As part of the construction phase, a waste management consultant will be appointed where all site and company waste management policies will be explained to sub-contractors during the contract negotiation stage, details on how compliance will be achieved will accompany documentation prepared for the building permit application.

The tendering of the building construction and tender assessment scoring will be weighted in favour of contractors with waste minimisation strategies, compliance will be managed by the project manager and the developer during the construction phase to ensure contractual obligations are met.

2.2 OCCUPATION

The occupants of the development will be made aware of this WASTE MANAGEMENT PLAN and their responsibilities, this document will be included in the handover pack given to owners at the time of purchase and/or lease.

Key objectives of the WASTE MANAGEMENT PLAN will be incorporated into the strata management statement to ensure waste management within the development functions effectively in perpetuity. The body corporate will be informed of their obligations within the strata management statement, ensuring the waste management practices described are conveyed to successive owners and/or tenants. This information will be included in any future sale contract and/or rental lease agreement of successive owners and/or tenants.

The body corporate's role also will be to continue to inform occupants of their obligations or any modifications to the waste management system approved by the CITY OF JOONDALUP.

WASTE MANAGEMENT PLAN

3.1 CITY OF JOONDALUP REQUIREMENTS

A summary of the CITY OF JOONDALUP minimum requirements relating to waste storage and collection within this residential buildings are:

- 1 Detailing on waste movement throughout the development.
- 2 Details if bins are to be shared, how and who will responsible for presenting the bins on collection day.
- 3 Details on the estimated waste and recycling volumes generated per unit.
- 4 Details on the bin storage area and is it convenient and functional for the residents.
- 5 Details on where bins will be presentation on the verge.

All relevant conditions are to be addressed in order to comply with the CITY OF JOONDALUP waste, planning and health department requirements.

3.2 WASTE DISPOSAL

3.2.1 CONSTRUCTION

During the construction phase a skip bin will be provided for the disposal of waste produced on site and serviced as required by appointed waste management contractor. Some waste management contractors provide on-site sorting and recycling to minimise landfill waste, these waste management contractors will be selected during the construction phase where practical and subcontractors will be responsible for pre-sorting waste products into the appropriate bins where possible to reduce overall construction costs. The sorting will be supervised by the site management and subcontractors will be encouraged to use products that can be reused and/or easily sorted prior to landfill.

Waste water generated during the washing down and/or clean-up of equipment used for brickwork construction and plastering has the potential to be high in PH and therefore be toxic to aquatic flora and fauna, to minimize the impacts associated with the clean-up of such equipment the builder shall ensure that waste waters generated is disposed of in accordance with DEC guidelines this shall be communicated to all personnel during site induction meetings.

Used solvents and paints are to be stored with-in the site shed provided and removed by a licensed contractor as required, all excess lime or cement is to be removed by the contractor 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.

3.2.2 OCCUPATION

Waste generated by the residences will be separated into different waste types by the occupants within their units and transported by hand to the bin store which is located on the ground floor and placed in the relevant bin type RED for general YELLOW for recycling and GREEN for organic. The building caretaker will responsible for managing the bins within the bin storage area ensuring that one bin is full before the next one is used. The buildings caretaker will also be responsible for the presentation of full bins on collection day to the allocated bin presentation area located on the verge. The CITY OF JOONDALUP waste collection services will empty the bins via trucks where it is removed for processing at their waste disposal site.

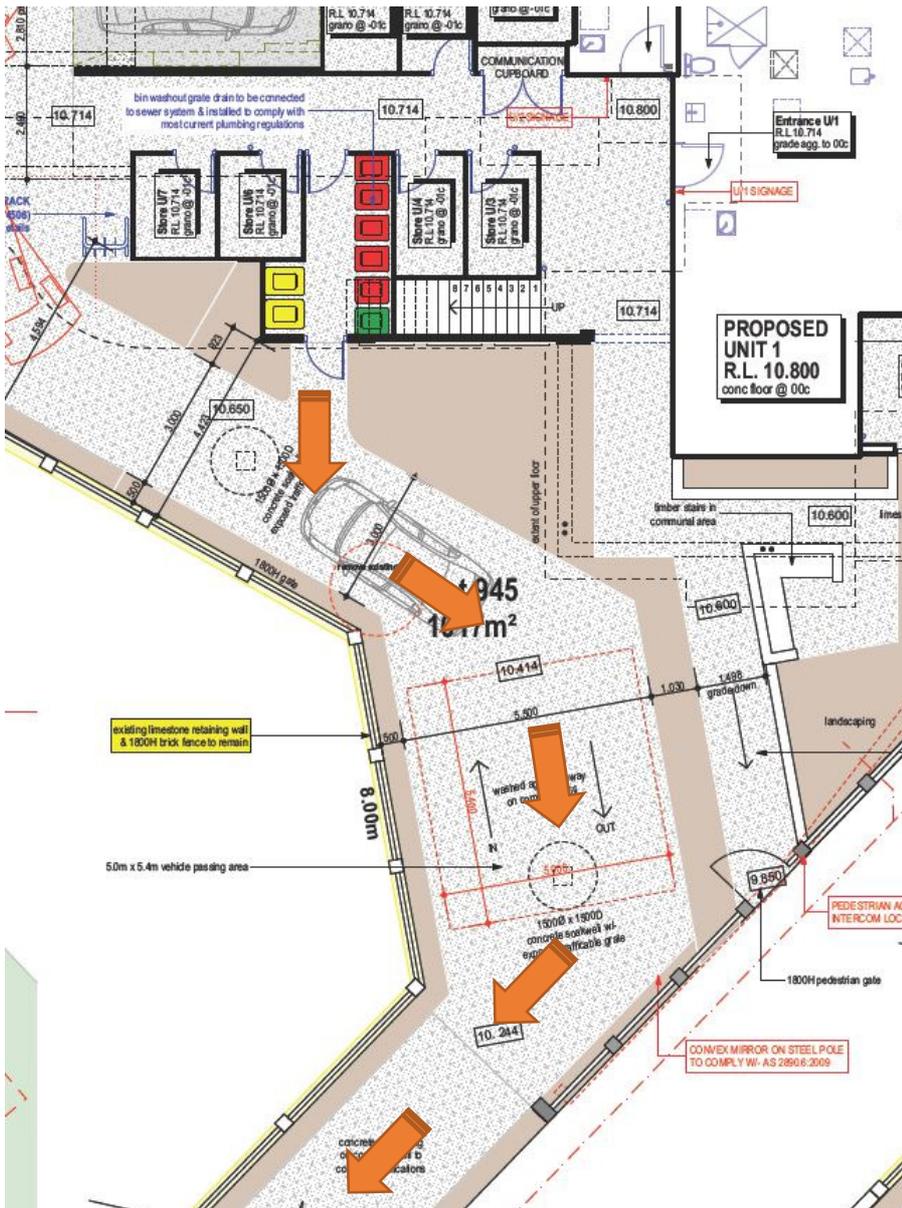
3.3 STORAGE AREA REQUIREMENTS

The CITY OF JOONDALUP has indicated that the bin storage areas at this development must be adequate 'to contain all waste and recycled material generated on the premises for at least 1 week.

The following statements and calculations have been made with this condition in mind.

3.3.1 BIN STORAGE AREA

The building enclosed bin storage area is located on the ground floor see drawings below;



The buildings bin store will be predominantly constructed of masonry brickwork have a floor constructed min. 100mm thick concrete slab floor graded to a floor waste drain connected to the building sewer system, the enclosed area will also be mechanically vented to external air to ensure there is no odour build-up. A water hose cock will be installed within to facilitate the wash-out of bins and bin store area with masonry brick walls sealed and rendered in a light colour to facilitate the bin stores maintenance.

The bin store located on the ground floor accessed from the main car parking area which is well lit and ventilated. Buildings caretaker will be responsible for the washing of waste and recycling the containers and also be responsible for the bin store maintenance.

3.4 WASTE SOURCES AND GENERATION VOLUMES

This section shows how the development will deal with the following requirements specified by the CITY OF JOONDALUP where an adequate storage space shall be provided to contain all waste and recycled material generated on the premises for at least calendar 1 week with the minimum area shall be at least 1 square meter per residential unit.

3.4.1 RESIDENTIAL WASTE CALCULATIONS

Residential Waste Calculations				
Organic/Food Waste		Approx. General Waste produced	Bin Capacity Required	Bin Capacity Provided
1/ 1B x 1B	80L/week	80L/week		
6/ 2B x 2B or 1Bath	160L/week	960L/week		
0/ 3B x 2B	240L/week	0L/week		
Total		1040/week	4.3 bins @ 240L/week	5 bins @ 240L
Recycled Waste		Approx. Recycled Waste produced		
1/ 1B x 1B	40L/week	40L/week		
6/ 2B x 2B or 1Bath	80L/week	480L/week		
0/ 3Bx2B	120L/week	0L/week		
Total		520L/week	2.1 bins @ 240L/week	3bins @ 240L

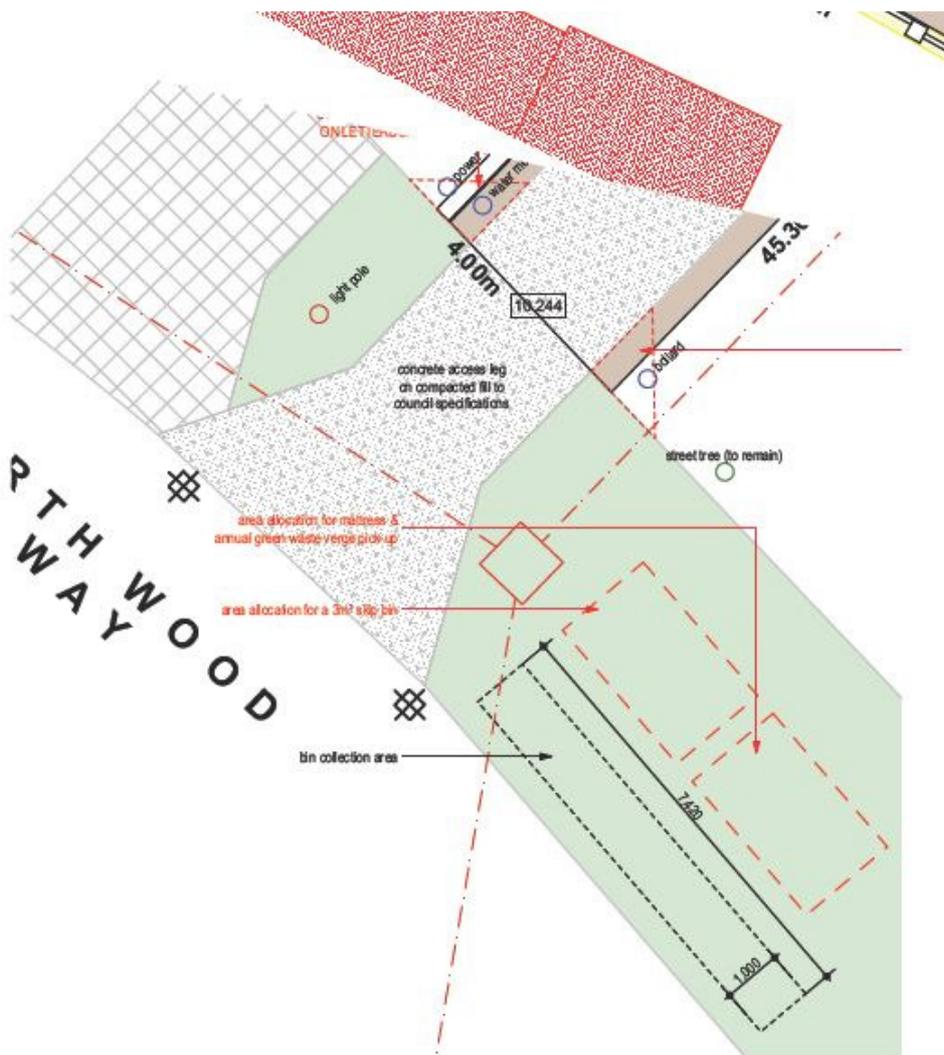
Source: WALGA – Multiple Dwelling Waste Management Appendix 1 Waste Generation Rates

3.5 MOVEMENT OF WASTE

The plans below illustrate that a clear path of travel is possible for the building caretaker to take move the full bins from the bins store to verge along NORTHWOOD WAY where bins are to be presented on the sites allocated collection day.

The bin storage area is located well away and not visible from the street and convenient located for the residents to use.

The plans indicated that the verge area where the bin will be presentation is sufficient for (5x 240L RED LID 3x 240L YELLOW RECYCLING & 1x 240L GREEN LID) to be presented, furthermore 2 area's of 3m x 2m in size has been illustrated where a 3m² skip bin & mattress and/or annual green waste verge pick-up can be placed for council collection.



Verge Bin & Yearly Bulk Waste Placement
scale 1:100

4.0 WASTE MANAGEMENT PLAN SUMMARY

This WASTE MANagements PLAN demonstrated that there are enough bin capacity and space for the bins to be stored and collected for the building waste generated to be taken off the site effectively, efficiently and sustainably.

The proposed strata management statement will form part of the strata title for this development, this Waste MANAGEMENT PLAN will be incorporated into the document and any changes to the Waste MANAGEMENT PLAN must be approved by the CITY OF JOONDALUP prior to adopting.