

WASTE MANAGEMENT PLAN



**LOTS 243 & 244 (NOS.44 & 46) GRAND OCEAN
ENTRANCE, BURNS BEACH**

**PROPOSED CARE PREMISES & CAFE
(RESTAURANT/CAFE)
CITY OF JOONDALUP**

Prepared for

Germano Designs and Panda Early Learning Centre for the construction of a new child care premises and cafe (Restaurant/café) on Lots 243 & 244 (No.44 & 46) Grand Ocean Entrance, Burns Beach.

Prepared by

CF Town Planning & Development
Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090
Tel: 92492158
Mb: 0407384140
Email: carlof@people.net.au

Carlo Famiano
Director
CF Town Planning & Development

| Name | Position | Document Revision | Date |
|------------------|--------------|-----------------------|------------------|
| Mr Carlo Famiano | Town Planner | Waste Management Plan | 13 December 2023 |
| | | | |
| | | | |
| | | | |

All rights are reserved by CVF Nominees Pty Ltd trading as CF Town Planning & Development. Other than for the purposes of and subject to conditions prescribed under the Copyright Act 1968 (C), no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of CF Town Planning & Development.

Contents

| | | |
|-------------|---|-----------|
| 1.0 | BACKGROUND & DESCRIPTION | 4 |
| 1.1 | Building Area | 4 |
| 2.0 | PURPOSE OF THE WASTE MANAGEMENT PLAN | 5 |
| 3.0 | KEY REFERENCE MATERIAL | 5 |
| 4.0 | ESTIMATED VOLUMES & BIN TYPES | 5 |
| 4.1 | Type of Waste Generated | 5 |
| 4.2 | Volume | 7 |
| 4.3 | Bin Type | 8 |
| 5.0 | COLLECTION FREQUENCY & PROVIDER | 9 |
| 6.0 | LOCATION, SITES & FEATURES OF BIN STORAGE AREA | 10 |
| 6.1 | Bin Storage Area & Layout | 10 |
| 6.2 | Bin Storage Location & Feature | 11 |
| 7.0 | NOISE, ODOURS & MINIMIZING LANDFILL | 13 |
| 8.0 | SCREENING & BLENDING OF STORAGE AREA | 15 |
| 9.0 | IMPACT ON ADJACENT/ADJOINING PROPERTIES | 15 |
| 10.0 | GENERAL WASTE & RECYCLE TRANSFER | 15 |
| 11.0 | MANAGEMENT REQUIREMENTS (WASTE MANAGEMENT) | 16 |
| 12.0 | CONSTRUCTION WASTE | 16 |
| 13.0 | CONCLUSION | 17 |

List of Appendices

- Appendix 1: Bin Store Location
 Appendix 2: - Site Development Plans



Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

1.0 BACKGROUND & DESCRIPTION

CF Town Planning & Development have been commissioned by Germano Designs and Panda Early Learning Centre to prepare a Waste Management Plan (WMP) in support of the development application currently being considered by the Metro Outer Joint Development Assessment Panel (JDAP) and the City of Joondalup for a new child care premises and cafe on Lots 243 & 244 (No.44 & 46) Grand Ocean Entrance, Burns Beach ('Subject Land').

Under the terms of the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No.3), the Subject Land is classified 'Urban Development' zone and is located within the Burns Beach Structure Plan Area ('Structure Plan'). According to the Structure Plan the Subject Land is located within the 'Local Shop Precinct'.

Under the terms of the Structure Plan, the development and use of land within the 'Local Shop Precinct' for 'Child Care Premises' and 'Restaurant/Café' purposes is identified as a permitted ("P") use.

The Subject Land is located on the south-western corner of the intersection of Grand Ocean Entrance and Whitehaven Avenue. In addition, the Subject Land comprises frontage and access to a right of way along the land's south-eastern rear boundary (known as Broulee Lane). It appears that the existing domestic waste collection services undertaken by the City of Joondalup operates along Broulee Lane. The Subject land is currently vacant/unused and does not comprise any physical improvements and/or any vegetation.

The proposed development includes the construction of one (1) two-storey building for child care premises and cafe ('Restaurant/Café') purposes. In addition, the development will include the construction of a car parking area and vehicular access from the rear right of way (i.e. Broulee Lane).

1.1 Building Area

A copy of the site development plans are provided in Appendix 2. It is significant to note that the development will comprise a floor area of 887.24m² (including the outdoor play area and other facilities). The following table provides a breakdown of the areas for the development:

Table 1 – Floor Area Usage

| USAGE | AREA |
|---|----------------------------|
| Ground Floor Area of Building | 300.53m ² |
| Upper Floor Area of Building | 172.26m ² |
| Outdoor Plan Area | 405.44m ² |
| Stores | 9.01m ² |
| Total Active Area of Child Care Premises | 887.24m² |

For the purpose of calculating waste generation, it should be noted that the floor area of the staff room, reception, kitchen/prep, cot room, planning room and playrooms (i.e. active areas) of the proposed child care premises totals 274m².

Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

2.0 PURPOSE OF WASTE MANAGEMENT PLAN

This Waste Management Plan has been prepared and submitted with the JDAP and the City of Joondalup as part of the current development application being considered for the Subject Land.

The aim of this Plan is to:

1. Identify the indicative volume of waste generation.
2. Ensure adequate facilities are provided to serve the future operations of the child care premises on the Subject Land.
3. Demonstrate the proposed design meets industry best practice.
4. Provide for an adequate on-street bin pick-up location (i.e. within the right of way) and minimize any impacts on traffic safety and vehicle movements along the adjoining road network.
5. Develop the framework of operational procedures required from the center operator to ensure that the management of waste is to best practice.

3.0 KEY REFERENCE MATERIAL

- WALGA Commercial and Industrial Waste Management Plan Guidelines; and
- New South Wales (NSW) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities; and
- Sustainability Victoria (Victorian State Government); *and*
- Discussions with the City of Joondalup Waste Management Division.

4.0 ESTIMATED VOLUMES & BIN TYPE

4.1 Types of Waste Generated

Commercial and industrial operations can generate a wide variety of the waste types. Table 2 below lists the types of waste typically generated for commercial/industrial developments (Table from WALGA 'Commercial and Industrial Waste Management Plan Guidelines'). It is recognised that the waste type generated will vary between different business operations.

Table 2 – Waste Types

| WASTE STREAM | COMMENT |
|----------------------|---|
| General Waste | The quantity and composition of general waste generated by a commercial or industrial operation can vary significantly. General waste includes non-recyclable plastics, food waste, recyclable packaging which is contaminated with food waste and other non-recyclable materials, as well as recyclables which have not been placed in the correct bin. |
| Recyclables | Workers frequently consume beverages packaged in recyclable containers, such as aluminium cans and polyethylene terephthalate (PET) bottles and milk is often provided by organisations in liquid paperboard or high density polyethylene (HDPE) containers. These materials can form a significant proportion of the waste stream in commercial and industrial buildings. Occasional |

Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

| | |
|-------------------------------------|--|
| | company events can also generate irregular but significant quantities of glass and other containers. |
| Glass | Glass bottles are a primary component of the waste streams generated within licensed venues such as pubs and clubs, as well as food retailers such as cafes and some take-away shops. Glass is very dense which makes it difficult to store and move efficiently |
| Office Paper | Waste audits have shown that by quantity, paper is by far the largest waste stream generated from offices. Office paper is generally white, A4-size and 80 grams per square metre (gsm, g/m ²), although many other combinations of colour, size and grade are also generated. Office paper is a higher grade paper and as it is usually generated in large quantities it is generally collected separately and recycled. |
| Cardboard and Bulk Packaging | Most waste generated from non-food retail facilities is bulk packaging material that protects goods delivered to the facility for sale or distribution. |
| Plastic Film | Plastic film, such as shrink pallet wrap, is another major component of non-food retail building waste. This material is very bulky, but very light weight and compacts well. |
| Food Waste | Most commercial and industrial developments generate some quantities of food waste. The volumes of food waste generated within a development can vary significantly depending on the type and scale of the business; ranging from uneaten employee/staff meals within office buildings through to food outlets, which can produce large quantities of food waste on a daily basis. |
| Cooking Oil & Grease | Used cooking oil is produced in large volumes by food retailers such as fish and chips shops and fried chicken stores. Waste oil can cause significant issues if improperly disposed of to the sewage system. |
| Controlled Waste | The Environmental Protection (Controlled Waste) Regulations 2004 apply to a controlled waste that is produced by, or as a result of: <ul style="list-style-type: none"> • An industrial or commercial activity • A medical, nursing, dental, veterinary, pharmaceutical or other related activity • Activities carried out on or at a laboratory • An apparatus for the treatment of sewage. An apparatus for the treatment of sewage. Controlled Waste is defined as all liquid waste, and any waste that cannot be disposed at a Class I, II or III landfill site. |
| Other Wastes | These can include printers, copies, and toner cartridges, IT equipment, batteries, mobile phones, furniture, florescent lights, paint, pallets and mattresses, timber, ferrous and non-ferrous metal |

The staff of the child care premises will be responsible to sort the waste through the provision of labeled bins throughout the building. The waste and recyclable streams that would apply to the proposed child care premises on the Subject Land would be as following:

- General waste; and
- Co-mingled recycling, which includes all paper, cardboard, plastic, glass, aluminum and steel cans.

4.2 Volume

As previously mentioned, the proposed new child care premises and café on the Subject Land will include the construction of one (1) building comprising an active area (i.e. internal and external) of 887.24m². For the purpose of calculating waste generation, it should be noted that the floor area of the staff room, reception, kitchen/prep, cot room, planning room and playrooms (i.e. active areas) of the proposed child care premises total 274m².

In order to provide the necessary service, this Waste Management Plan estimates the volume of waste generated by the use. The waste generation rates prescribed by 'Sustainability Victoria' has been adopted for the proposed child day care centre (using the generation rates prescribed for 'Commercial Development – Childcare').

In light of the above and in accordance with Sustainability Victoria, the following weekly waste generations rates associated for each stream of waste (i.e. general waste and recycling) are provided:

Table 3: Waste Generation Rates

| USE TYPE | GENERAL WASTE | RECYCLE WASTE |
|-----------|---------------------------------|---------------------------------|
| Childcare | 350L/100m ² per week | 350L/100m ² per week |

It should be noted that the proposed child day care premises on the Subject Land will operate between Monday to Friday (i.e. 5 days).

The cafe is aimed at providing a service to the local community, cater for parents dropping off and picking up children, with some sales to the local community. The café will operate Monday to Friday 6.30am to 9am and 3.30pm to 7pm (closed on weekends). No additional staff are required to operate the cafe, with the chef associated with the child care premises operating the cafe during the morning and afternoon operating times, using the kitchen associated with the child care premises (i.e. the chef will operate the cafe whilst not preparing food for the child care premises).

The following equation was used to calculate the anticipated weekly general waste and recycling generation:

- Waste, recycle generation calculations

$$\text{Total Amount of Waste Type} = (\text{Floor Area}/100\text{m}^2) \times \text{Waste Rate}$$

The following weekly waste generation calculations are provided in support of the development for the purpose of establishing the number of bins required in support of the new child care premises, based on the entire usable area of the site:

Table 4 – Weekly Waste Generation

| USE TYPE | AREA OF BUILDING (ACTIVE SPACE) | GENERAL WASTE | RECYCLE WASTE |
|---------------------|---------------------------------|---------------|---------------|
| Child Care Premises | 274m ² | 959 litres | 959 litres |

Note: It should be noted that the kitchen for the child care premises will be used to operate the cafe during the pick-up drop-off periods and will not operate outside of these hours. Given this, it is concluded that the waste generation for the kitchen/cafe have been included as part of the waste generation rates applicable to the 'Childcare' prescribed within 'Sustainability Victoria' guidelines and that a separate calculation for the cafe is not required in this instance given the small scale of the operation.

4.3 Bin Type

Given the volume of waste being generated by the proposed use on the land, this Waste Management Plan recommends the use of 240L rubbish bins to service the property with collection rates for each stream of waste will be once per week. Figure 1 illustrates the dimension of a standard 240 litre bin.

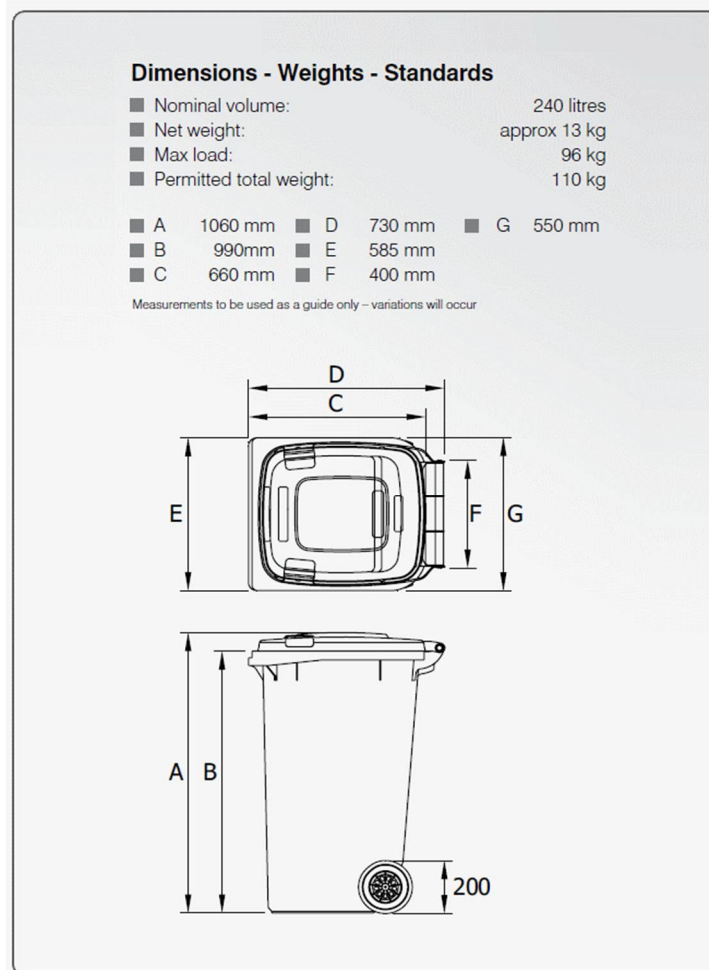


Figure 1 – Bin type & dimensions

As outlined above and later within this report, the waste collection intervals will be once per week for both general and recycle waste. The frequency of collection will assist with reducing the number of waste bins required (i.e. less recycle bins) to accommodate the waste generation for the child care premises and cafe. The proposed service will keep potential odours to a minimum.

The following equation was used to calculate the number of bins required to service the development:

- Total bins required for general/recycle waste

$$\text{Total Number of Bins Required} = \text{Total Weekly Waste Generated} / 240L.$$

Given the waste generation calculation outlined in Table 4, the following bin requirements will be applied to the proposed child care premises on the Subject Land:

- General waste bins- 4 x 240L
- Recycle waste bins- 4 x 240L

It should be noted that there is sufficient space within the proposed bin storage areas to accommodate the various bins required to service the development. The following calculation (i.e. Table 5) are provided in support of the waste generation and the number of bins required to service the use:

The following calculation are provided in support of the waste generation and the number of bins required to service the use:

Table 5 – Bin Capacity

| WASTE TYPE | BIN SIZE | NUMBER OF BINS | COLLECTION INTERVALS | BIN CAPACITY | ACTUAL WASTE COLLECTION |
|---------------|----------|----------------|----------------------|---------------|-------------------------|
| General Waste | 240L | 4 | 1 per week | 960L per week | 959 litres |
| Recycle Waste | 240L | 4 | 1 per week | 960L per week | 959 litres |

In light of the above bin capacity calculations, it is contended that the provision of the bin numbers and pick up intervals listed in Table 5, including associated storage facilities, is sufficient to accommodate the needs of the future occupants of the development.

5.0 COLLECTION FREQUENCY & PROVIDER

The operator of the child care premises and cafe will appoint a private contractor as the rubbish collection service provider, with the following indicative collection services being provided for the development on the Subject Land:

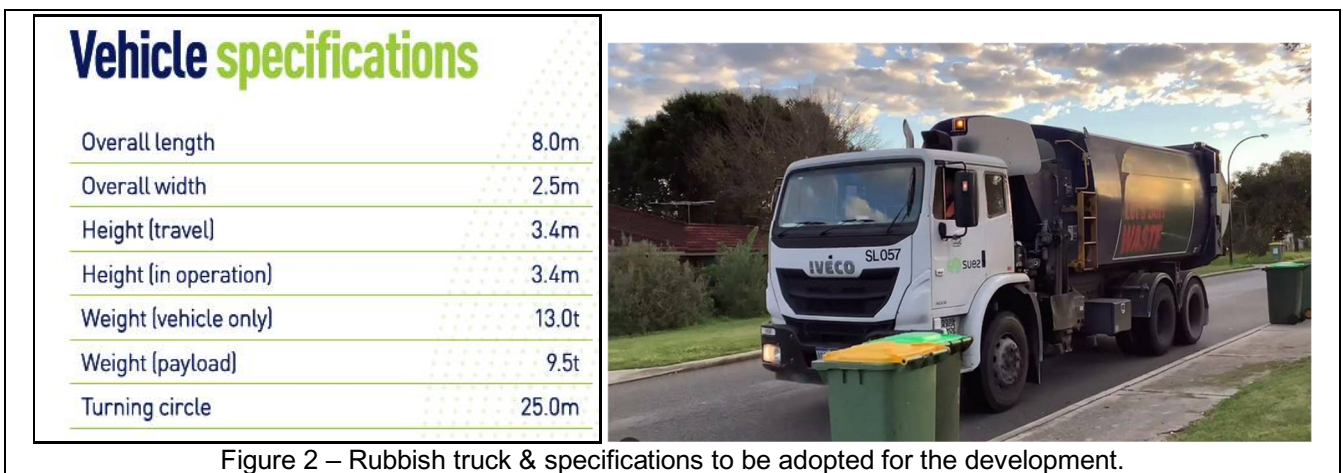
- Once per week 240 litre general waste bin collection (i.e. Friday).
- Once per week 240 litre recycling bin collection (i.e. Friday).

The private bin collection day for the development will coincide with the City of Joondalup’s domestic service within this part of Burns Beach that also takes place on Friday. This will result in less disruptions to the surrounding residential area. In addition, the Friday service will ensure that the bins are emptied before the weekend to reduce odours.

It is significant to note that all green waste will be collected and disposed of by a private landscape contractor which will collect and disposal of green waste (i.e. small garden prunings etc) as part of the weekly maintenance of the landscaping area and outdoor activity areas of the development.

All bins will be collected by the private contractor on-site using an 8 metre long truck (see Figure 2 & Appendix 1), with a side pick-up (similar to the City’s waste collection trucks). It is noted that the City’s current domestic waste collection service is along Broulee Lane (right of way). Given the low number of bins proposed for the development on the Subject Land, it could be argued that a similar waste collection pick-up can be applied (i.e. collection from the right of way).

On collection day, the truck will be stationary for a short period of time, with collection time being outside of the peak vehicle movement periods for the child care premises/cafe (i.e. outside the pick-up and drop-off times). This will result in the rubbish service attending the site between 9am and 2pm once per week per rubbish type. Given this, it is expected that there will be little disruptions to the on-site vehicle movements experienced during the weekly rubbish pick-up period. Furthermore, the service will not conflict with the peak vehicles movements on the adjoining streets and right of way. Given this, the service will not impact the nearby residential properties in terms of noise.



6.0 LOCATION, SIZE & FEATURES OF BIN STORAGE AREA

6.1 Bin Store Area & layout

As previously mentioned, the proposed child care premises and cafe on the Subject Land will require a total of eight (8) 240 litre bulk rubbish bins. The following table provides a breakdown of the required area for the bin storage area to accommodate the required bins:

Table 6 – Bin Storage Area

| BIN SIZE | BIN AREA ALLOWANCE | QUANTITY | MANOEURING SPACE ALLOWANCE | AREA REQUIRED |
|----------------------------------|---------------------------|-----------------|-----------------------------------|--------------------------|
| 240L Bins (General Waste) | 0.43m ² | 4 bins | X 2 (shared access) | 3.44m ² |
| 240L Bins (Recycle Waste) | 0.43m ² | 4 bins | X 2 (shared access) | 3.44m ² |
| | | | Total Area Required | 6.88m² |
| | | | Total Area provided | 12.4m² |

As demonstrated above, the bin store area comprises sufficient area to accommodate the bins and provide surplus area to accommodate any other waste materials or a FOGO service. The bin store area proposed for the development will comprise gates to allow for easy access and storage of the bins. The store has been designed to provide easy removal of the bins for servicing and cleaning (see Appendix 1 – Bin Store Location & Figure 4).

6.2 Bin Store Location & Features

The development will include one (1) bin storage area to service the child care premises and cafe on the Subject Land.

The bin storage area will be located within the undercroft car parking area of the proposed building on the Subject Land, along the western side of the building. Despite the location of the bin store within the undercroft area, it will still contain a masonry screen fence to provide a barrier between the bin store and the adjoining western property, along with screening the facility from being viewed from the street (see Appendix 1 – Bin Store Location & Figure 3).

It should be noted that the bin store area on the Subject land will abut the side setback area of the garage and driveway associated with the existing dwelling on adjoining Lot 101 (No.42) Grand Ocean Entrance (see Figure3).

The proposed location of the bin storage area will:

- i) Minimise odour levels impacting on the occupants/patrons of the child care premises and café;
- ii) The bin store is located away from any habitable rooms of the existing dwelling/s on any adjoining/adjacent properties;
- iii) There is sufficient separation between the bin store of the subject land and the usable space associated with the residential development on the adjoining property; and
- iv) Provide easy access for the future operators of the child care premises and cafe.



Figure 3 – Aerial Site Plan. Location of the bin store on the Subject Land.

Key design points of the bin storage area are as follows:

- The bin storage area will comprise a tap and connection to sewer for wash-down purposes.
- The bin storage area will comprise a 100mm concrete floor.
- The bin store will be located within the undercroft car parking area of the development, will comprise a screen wall and will therefore not visible from the street or and adjoining/adjacent properties.
- The bin store area will be screened (i.e. 1.8 metre high masonry wall) and gated to hide its view from the internal pedestrian path.
- The bin store will be well away from the outdoor play area and will provide security.
- The bin storage area will be secured and screened from the operators of the development.
- Adequate space is provided to move and access bins.
- Provide adequate ventilation of the bins store area.
- Install appropriate signage outlining each waste stream.
- Provide a secure area from theft and vandalism.
- Adequate on-site collection area (see Appendix 1 – Bin Store Location, Figures 3 & 4).

Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

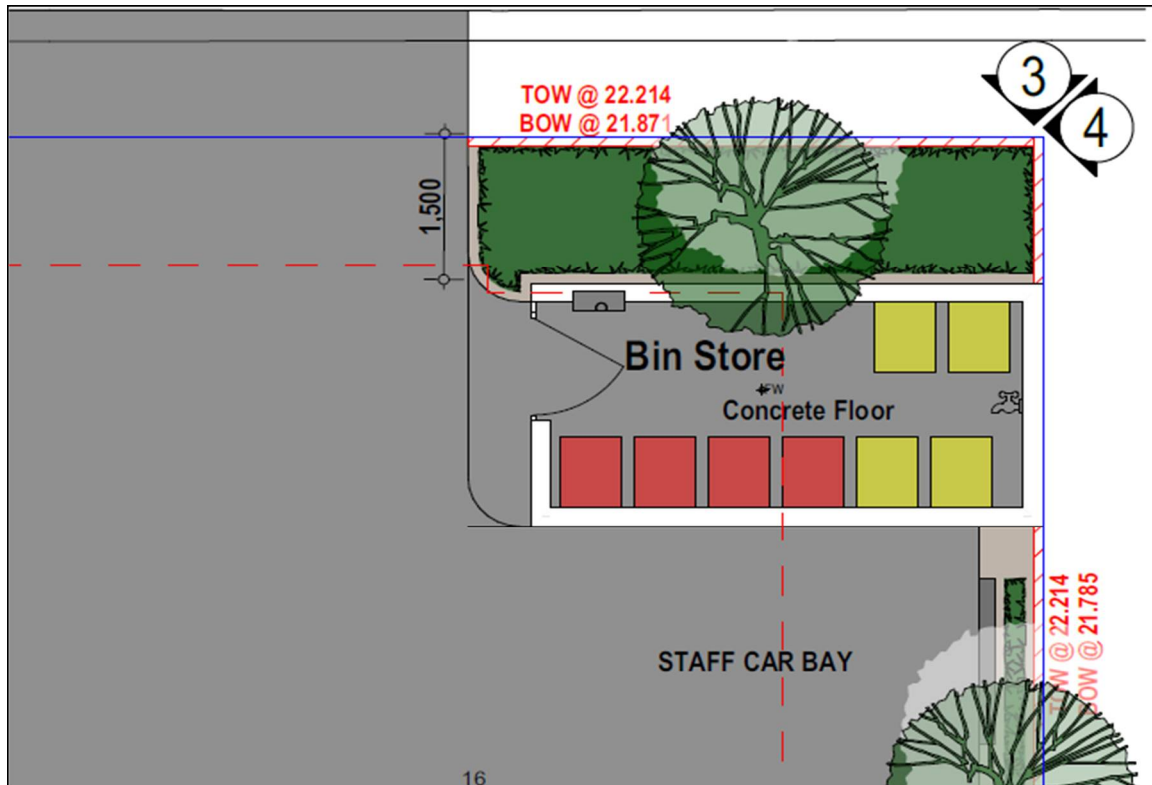


Figure 4 – The proposed bin storage area.

7.0 NOISE, ODOUR & MINIMIZING LANDFILL

It is anticipated that the location of the bin storage area within the undercroft and in close proximity to the car parking area of the development will provide easy access by the operators of the child care premises and café on the Subject Land.

Noise

The bin storage area will be screened and located within the undercroft level of the development on the Subject Land. A masonry fence will be provided between the bin store and western lot boundary. The bin storage area will comprise a masonry wall around the perimeter of the compound to provide security and further reduce any transfer of noise.

It is expected that the bin storage area will generate minimal vertical and horizontal noise transfer during use. As such, it is contended that the noise generated from the bin storage area will not result in any undue impacts on the adjoining properties and would be consistent with noise generated by a typical residential development.

In light of the above, it is contended that there will be no notable impacts on the existing development on the adjoining/adjacent properties from the proposed child care premises on the Subject Land in terms of waste management.

Odour

Strategies to minimize odour are:

- Locating the bin storage area within the undercroft level, in close proximity to the car parking area for the development and away from any openings to the child care premises;
- Construction of a masonry wall around the perimeter of the bin storage area.
- Screening the bin storage area.
- Allowing for natural ventilation of the bin storage area.
- Regular washing of the bins and storage area.
- Ensure general waste is bagged prior to placement in bins. Recyclables must be rinsed and loose.
- Ensure that bin lids are kept firmly closed.
- Arrange for the general waste bin to be collected on a Friday to limit the amount of waste within the bin over the weekend period.

Minimising landfill

Given that the proposed child care premises and café on the Subject Land will be provided with two (2) separate bin types (i.e. general waste & recycling), it allows operators of the child care premises and cafe to sort rubbish accordingly. The provision of recycling bins will enable occupants of the development to place the following items for recycle collection:

- Glass bottles and jars (excluding broken glass, plates, pottery etc).
- Plastic bottles and containers.
- Newspapers and glossy magazines, paper, envelopes.
- Cardboard boxes etc.
- Cans - steel and aluminum, excluding aerosols cans.
- Milk and juice cartons.



Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

This Waste Management Plan has been developed with the aim of reducing waste through best practices and education of staff. It is contended that adequate measures are available for the operators of the child care premises and cafe to minimize disposal of rubbish within the general waste bin resulting in long term reduction of landfill.

Vermin

The bin lids will remain closed at all times to reduce access by vermin. The use of bait stations could be implemented/considered by the operator in instances of vermin appearing.

8.0 SCREENING & BLENDING OF BIN STORAGE AREA

The bin storage area will be a purpose built compound specifically designed, located and screened from the public realm (i.e. screened from any adjoining roads). The bin storage area will be located within the undercroft level and not visible from the street and/or any adjoining properties.

9.0 IMPACT ON ADJOINING/ADJACENT PROPERTIES

The development on the Subject Land has been designed to locate the bin storage area in a location away from any internal activity areas of the child care premises and provides adequate separation from any key sensitive areas associated with the existing developments on the adjoining properties (i.e. the bin storage area is located within the undercroft car parking area and will abut the garage for the existing dwelling on the adjoining western property).

It is contended that the bin storage area is consistent with a bin storage area akin to a conventional residential development (i.e. grouped or multiple dwelling development). Notwithstanding this fact, it is significant to note that the bin store for the new child care premises and café on the Subject Land is located and will be constructed to minimize any adverse impacts on the adjoining or adjacent properties.

In light of the above, it is contended that any potential impacts on the adjoining and adjacent properties from the proposed bin storage area on the Subject Land is expected to be minimal and would be consistent with the waste disposal activities of a typical a residential type development within the immediate locality.

10.0 GENERAL WASTE & RECYCLING TRANSFER

The new child care premises and café will include adequate general waste and recycle bins within each key functional area of the building to enable staff and patrons of the use to appropriately dispose of waste. This includes the activity areas/outdoor play areas for the child care premises, all amenities and staff rooms throughout the development. The bins will be no larger than 60 litres and will be appropriately labelled or coloured to distinguish between the different waste types.

All bins will be regularly cleaned to reduce the extent of odours and attraction of pests. All waste within the bins located throughout the development will be transferred to the large storage bins once full and at the end of every day. This will include cleaning and sanitizing the bins on a daily basis to reduce any potential odours or pests.

Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

11.0 MANAGEMENT REQUIREMENTS (WASTE MANAGEMENT)

The appointed centre manager for the child care premises will be responsible to:

- i) Appoint a staff member to be responsible for:
 - arranging pick-up times for the bins by the private contractor;
 - arrange for all internal bins to be emptied daily or when full and arrange for the bins to be cleared and sanitized daily;
 - coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;
 - Ensure the bins are in working order and arrange maintenance if required; and
 - Ensure all staff/cleaners of the child care premises are aware of the requirements/responsibility of the waste management plan.
- ii) Ensure litter is cleaned up through regular landscape maintenance;
- iii) Co-ordinate the ordering of any skip bins if required for bulk pick-ups;
- iv) Deal promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and
- v) Arrange for a private contractor to collect and disposal of green waste (i.e. small garden prunings etc) as part of maintaining the landscaping areas for the development.

A copy of the Waste Management Plan will be maintained within the office/administration area of the child care premises for reference and records.

12.0 CONSTRUCTION WASTE

During construction, a waste compound will be provided on-site to store any waste produced during the construction process and will be serviced regularly (when required) by a private contractor. The contractor will provide off-site sorting of the waste to ensure that waste is recycled where possible to minimize landfill waste.

Sub-contractors will be responsible for pre-sorting of waste products into appropriate areas within the waste compound as much as possible to reduce overall construction costs. The site manager will monitor the disposal of waste and sorting of recycle material.

No waste compounds or rubbish will be placed or stored on the street verge area or footpaths surrounding the project boundaries. All pedestrian and vehicle access areas will remain clear from construction debris at all times.

More details regarding on-site management during the construction phase of the development will be provided as part of a Construction Management Plan (CMP) to be prepared by the builder prior to the commencement of construction. The requirement for a CMP is typically imposed as a condition on any development approval granted by the determining authority.

13.0 CONCLUSION

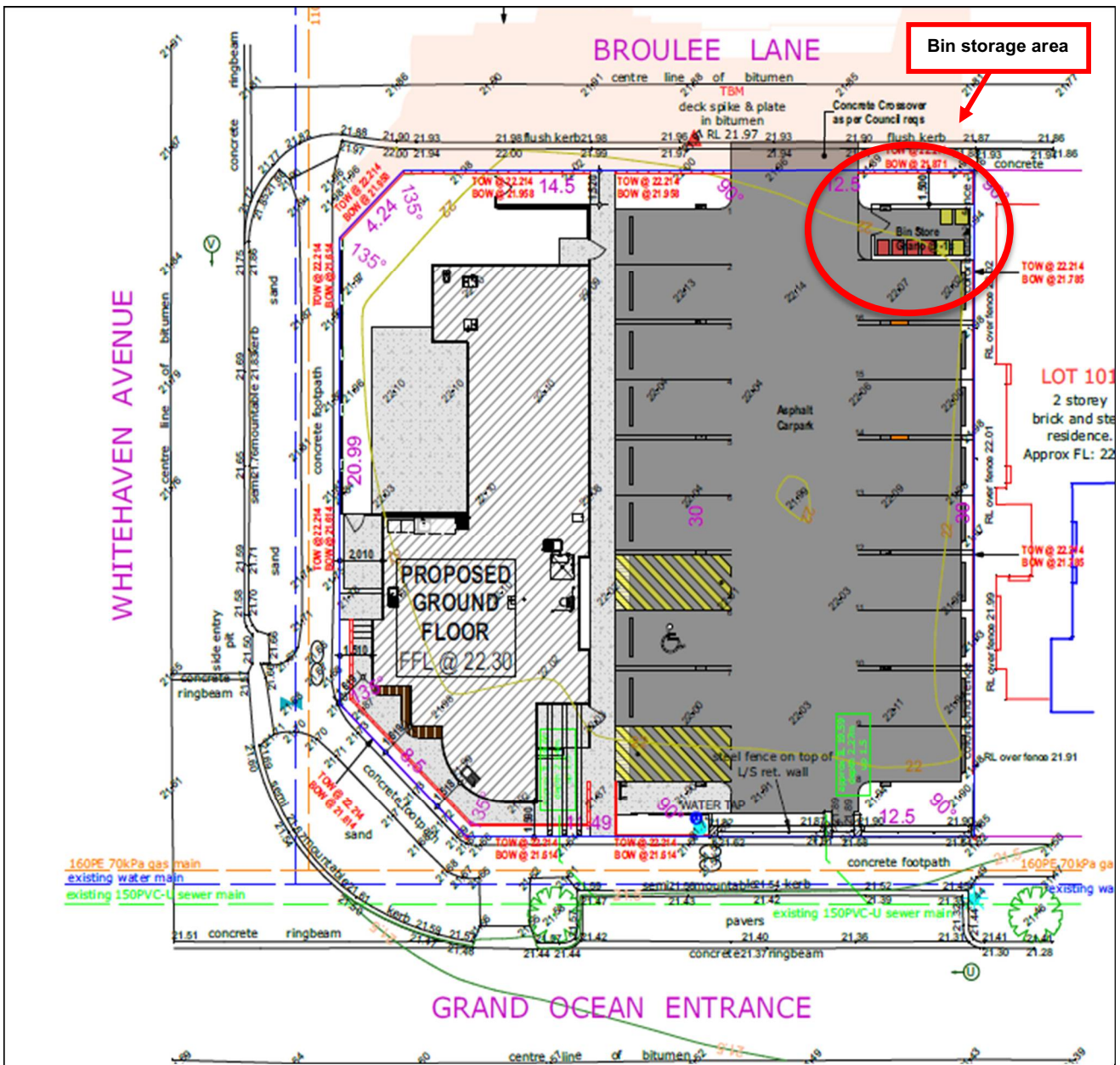
As demonstrated within this waste management plan, the proposed development (i.e. child care premises and cafe) on Subject Land provides sufficient bin storage and adequate bins to service the business operations for both general waste and recyclables. Given the waste levels generated, the use of 240 litre bins for each waste stream and collected once per week is adequate to service the needs of the proposed development on the Subject Land.

Furthermore the servicing of the bins by the private contractor (within the right of way) can adequately be achieved without having an adverse impact on the local residents and the local street network. An appointed staff member of the child care premises and café will be responsible to oversee the operation/implementation of the waste management plan.

13 December 2023

CF Town Planning & Development
Planning & Development Consultants

APPENDIX 1 – BIN STORE LOCATION



Location of Bin Storage Area (Site Plan)

Planning & Development Consultants

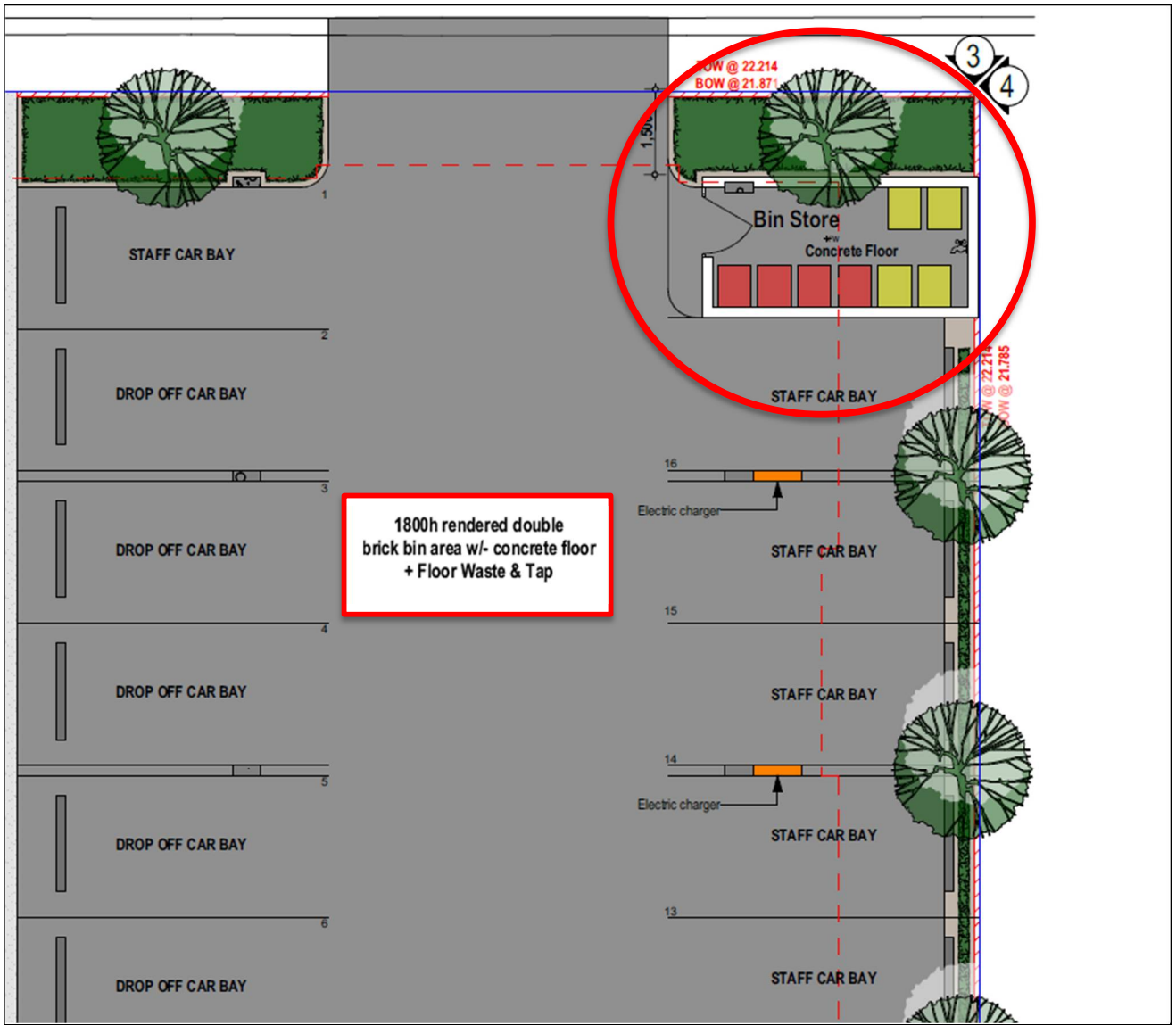
Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158

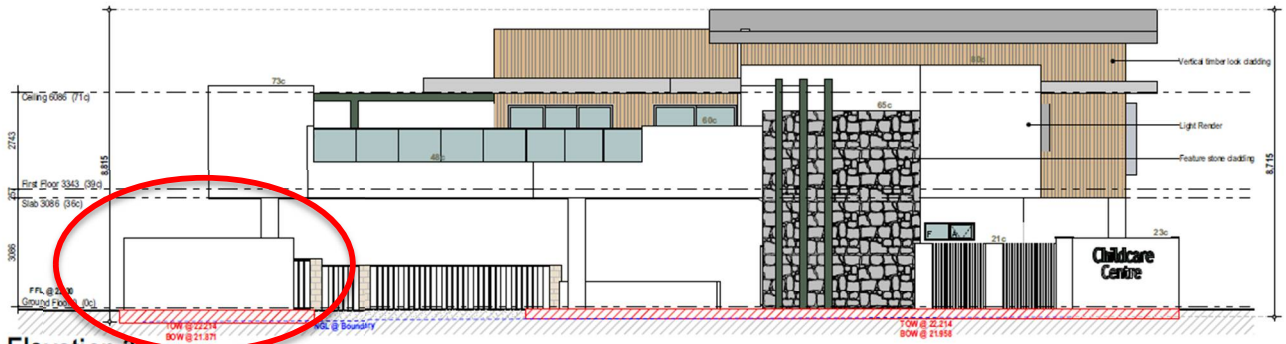
Mb: 0407384140

Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395



Bin Storage Area (Floor Plan)



Elevation 3
Scale 1:100



Elevation 4

Bin Storage Area (Elevations)

Planning & Development Consultants

Address: 3/1 Mulgool Road, Malaga WA 6090

Tel: 9249 2158 Mb: 0407384140 Email: carlof@people.net.au

CVF Nominees Pty Ltd ABN: 86 110 067 395

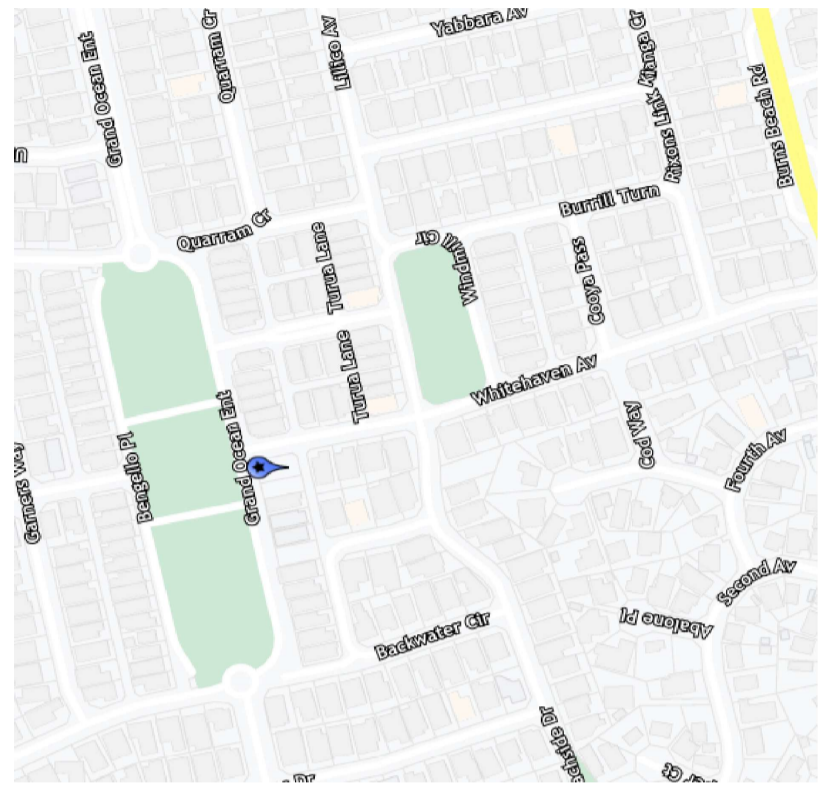
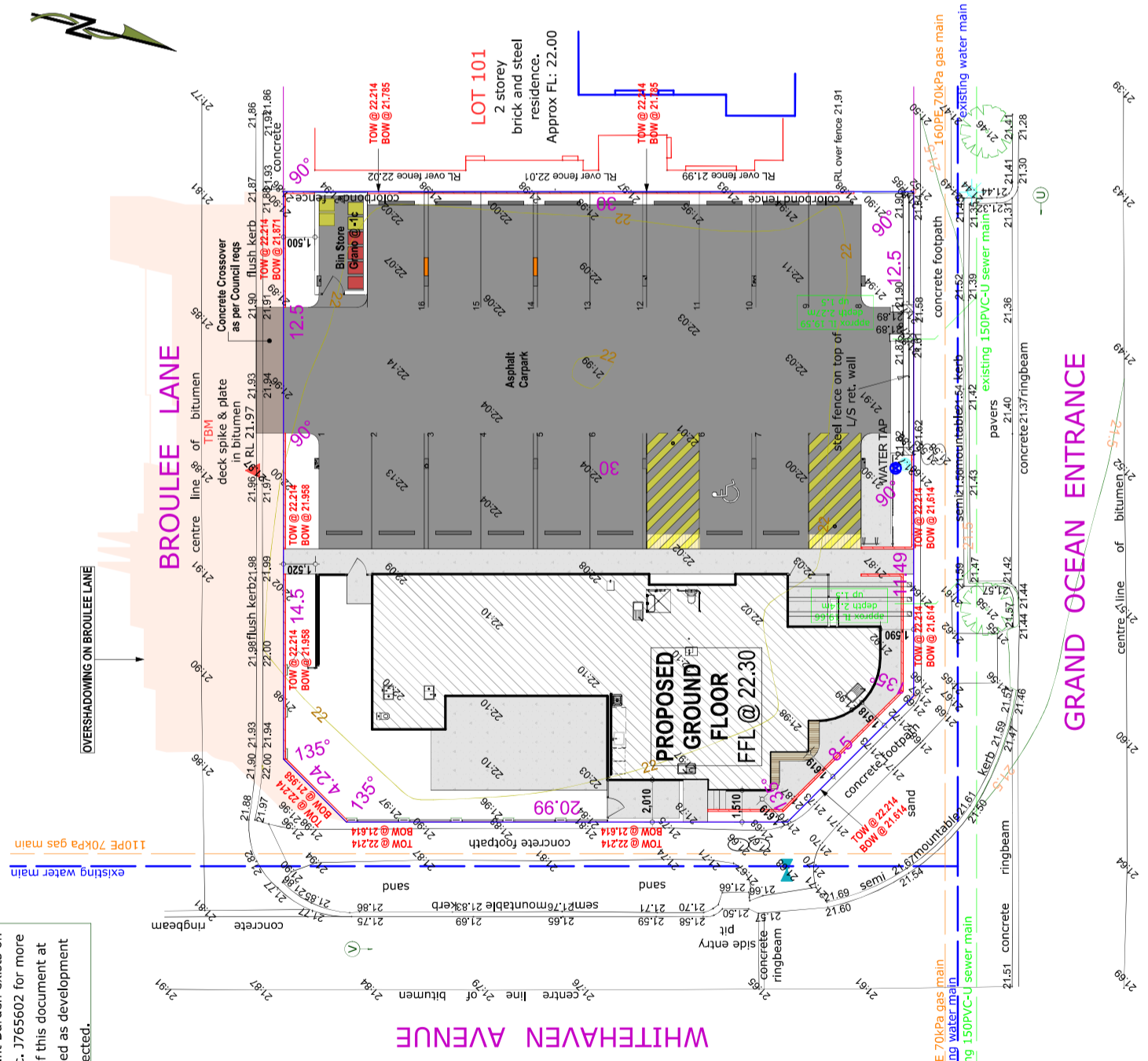
APPENDIX 2 – SITE DEVELOPMENT PLANS

| | | | | | | | |
|--|--|-------------------------|--|---|--|--|--|
| TBM deck spike and plate in bitumen equals RL 21.97 AHD | | Survey Date: 6 May 2019 | | Scale 1:200@A3 | | Feature Survey by | |
| Based on sewer manhole AB7596 RL 21.83 AHD (Water Corp e-plan) | | Client: Rajai Wahhab | | THE LAND DIVISION PLANNING & SURVEYING DESIGN PO Box 2444, Malaga, WA 6090 Tel 08 9209 3232 Fax 08 9249 2551 | | 243 & 244 ON DEPOSITED PLAN 47367 44 & 46 Grand Ocean Entrance, Burns Beach C/T #44 Vol: 2625 Fol: 619 #46 Vol: 2625 Fol: 620 OUR ref. 19-8426 | |
| Contractor to check datum before adopting levels | | Rev 0 | | Date 09/05/19 | | Description Feature Survey Drafted JD TF | |

| LEGEND/KEY | |
|------------|-------------------|
| | Gas Main |
| | Water Main |
| | Sewer Main |
| | Stop Valve |
| | Light Pole |
| | Power Dome |
| | Water Tap |
| | Telstra Pit |
| | Sign |
| | Tree |
| | Peg/Boundary Mark |

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. REPEP RECOMMENDED.

NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.
Note: Restrictive Covenant Burden exists on lot from ① to ⑤. See Doc. J765602 for more information. A search of this document at Landgate is recommended as development may be affected.



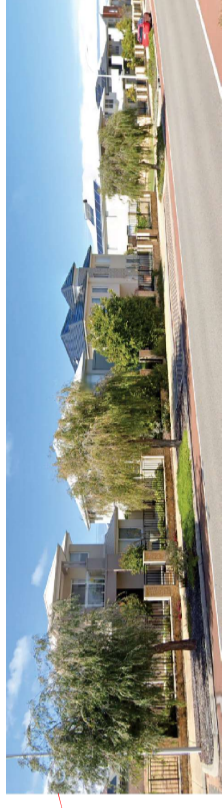
| Revision | Description | Date |
|----------|----------------------|----------|
| 5.00 | DWG Comments | 13.11.23 |
| 5.00 | Development Approval | 16.05.23 |
| 4.00 | Concept | 07.08.23 |
| 3.00 | Concept | 04.08.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |



Client: Panda
 Project Name: Child Care Premises
 Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title: Site Plan
 Scale: 1:200
 Sheet Size: A2
 Project No: 23003
 Revision Number: 6.00
 Drawing No.: 04 of 12

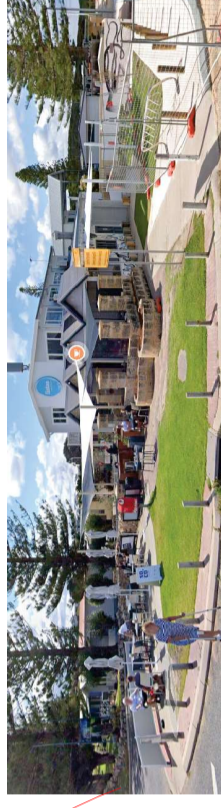
GERMANSO DESIGNS
 Unit: 3/1 Mulgurl Road, Malaga WA 6090
 (08) 9248 8392
 germanodesigns.com.au
 ©COPYRIGHT
 This plan shall remain the sole property of GERMANSO DESIGNS and must not be given, lent, read or otherwise disposed or copied without permission in writing of the company.



Existing Double Storey Residences - Grand Ocean Entrance



Burns Beach Primary School



Commercial Cafes - 35 Ocean Parade, Iluka

| Revision | Description | Date |
|----------|----------------------|----------|
| 1.00 | Concept | 15/07/23 |
| 2.00 | Concept | 15/07/23 |
| 3.00 | Concept | 15/07/23 |
| 4.00 | Concept | 15/07/23 |
| 5.00 | Development Approval | 18/08/23 |
| 6.00 | Development Approval | 18/08/23 |



Client: Panda
 Project Name: Child Care Premises
 Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach
 Drawing Title: Context Plan

Scale: Sheet Size: A2
 Project No: 23003 Revision Number: 6.00

Drawing No.: 05 of 12



©COPYRIGHT
 This plan shall remain the sole property of GERMAND DESIGNS and must not be given, lent, read or otherwise disposed or copied without permission in writing of the copyright.

Child / Room Calculations

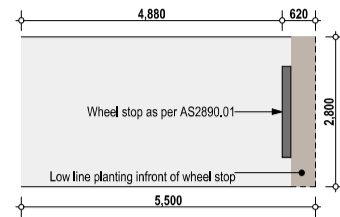
| Room | Age (Yrs) | Quant. | Size | Staff Req |
|------------------------------------|-----------|-----------|--------------------------------|-----------|
| Activity 1 | 0-2 | 12 | 39.36m ² | 3 |
| Activity 2 | 2-3 | 15 | 48.72m ² | 3 |
| Activity 3 | 3+ | 30 | 97.94m ² | 3 |
| | | | | +2 |
| Total Internal = | | 57 | 186.02m² | 11 |
| (Min 3.25m ² per child) | | | (Min 185.25m ² req) | |
| Total External Play Area = | | 57 | 405.44m² | |
| (Min 7m ² per child) | | | (Min 399m ² req) | |

| Landscaping | |
|-------------|---------------------|
| Site Area | 877m ² |
| Required | 8% |
| Provided | 68.60m ² |
| | 7.93% |

Car Parking Calculations

| | Required | Provided |
|--------------------------|----------|----------|
| 1 per employee | 11 | 11 |
| 8 per 57 - 64 children | 8 | 5 |
| Bike = 1 per 8 employees | 2 | |

BROULEE LANE



Carbay Detail



| Zone | Area | Perimeter |
|---------------------|-----------------------------|-----------------|
| First Floor | | |
| Store 1 | 3.34 | 7.74 |
| Store 2 | 5.67 | 9.78 |
| Child Care Centre | 300.53 | 83.87 |
| Ground Floor | | |
| Bin Store | 12.40 | 15.66 |
| Child Care Centre | 172.26 | 71.87 |
| | 184.86 m ² | 87.53 m |
| | 494.20 m² | 188.92 m |

| Revision | Description | Date |
|----------|----------------------|----------|
| 6.00 | DRP Comments | 13.11.23 |
| 5.00 | Development Approval | 16.08.23 |
| 4.00 | Concept | 07.08.23 |
| 3.00 | Concept | 04.08.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |



Client
Panda

Project Name
Child Care Premises

Project Address
Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title:
Ground Floor Plan

| | |
|-----------------------------|---------------------------------|
| Scale: 1:100 | Sheet Size: A2 |
| Project No: 23003 | Revision Number: 6.00 |

Drawing No.:
06 of 12



©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, resold or otherwise disposed or copied without permission in writing of the company.

GRAND OCEAN ENTRANCE

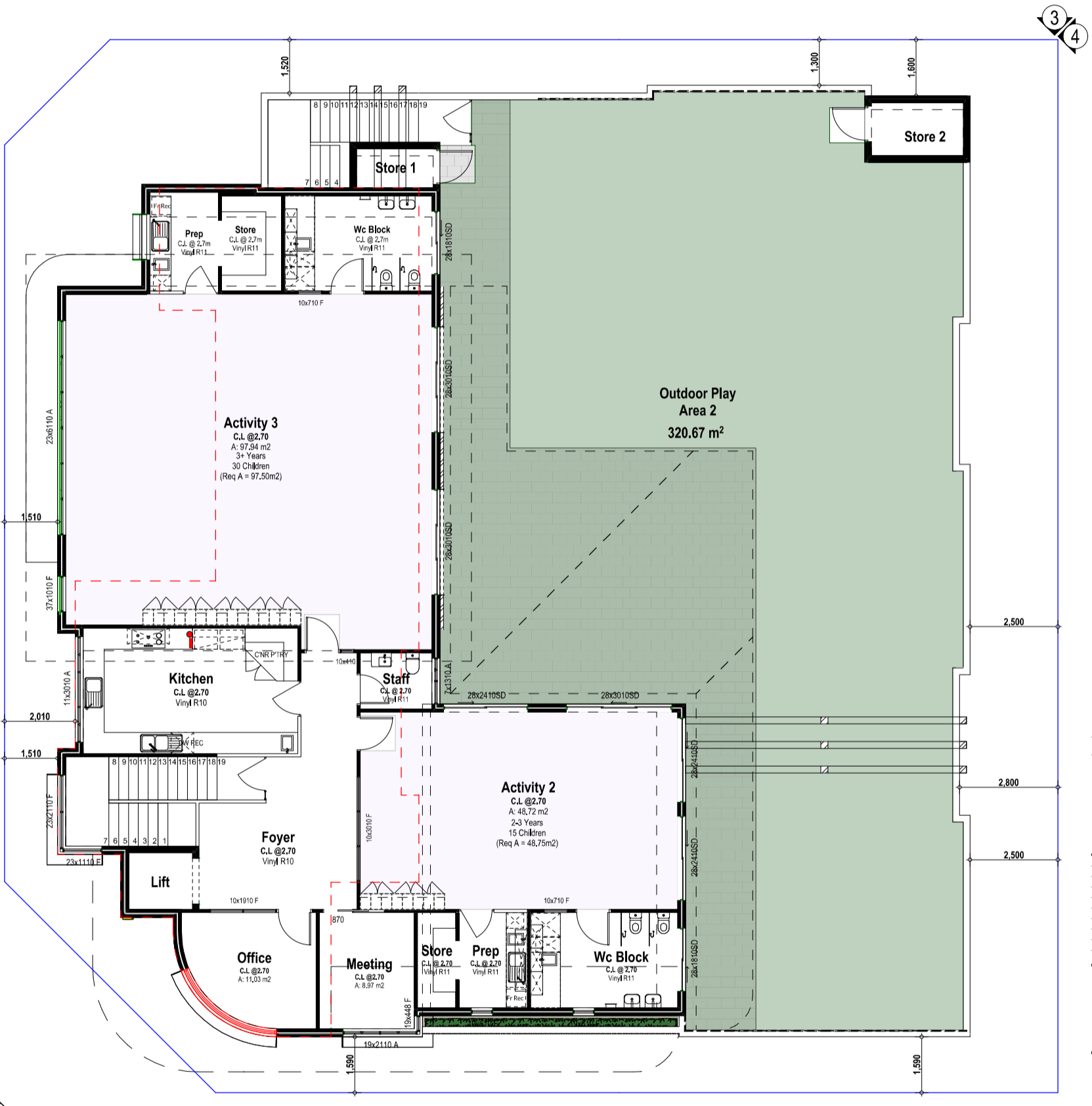
Child / Room Calculations

| Room | Age (Yrs) | Quant. | Size | Staff Req |
|--|-----------|-----------|--|-----------|
| Activity 1 | 0-2 | 12 | 39.36m ² | 3 |
| Activity 2 | 2-3 | 15 | 48.72m ² | 3 |
| Activity 3 | 3+ | 30 | 97.94m ² | 3 |
| | | | | +2 |
| Total Internal = (Min 3.25m ² per child) | | 57 | 186.02m² (Min 185.25m ² req) | 11 |
| Total External Play Area = (Min 7m ² per child) | | 57 | 405.44m² (Min 399m ² req) | |

| Landscaping | |
|-------------|------------------------------|
| Site Area | 877m ² |
| Required | 8% |
| Provided | 68.60m ² 7.93% |

Car Parking Calculations

| | Required | Provided |
|--------------------------|----------|----------|
| 1 per employee | 11 | 11 |
| 8 per 57 - 64 children | 8 | 5 |
| Bike = 1 per 8 employees | 2 | |



| Zone | Area | Perimeter |
|---------------------|-----------------------------|-----------------|
| First Floor | | |
| Store 1 | 3.34 | 7.74 |
| Store 2 | 5.67 | 9.78 |
| Child Care Centres | 306.54 m ² | 63.87 |
| Ground Floor | | |
| Bin Store | 12.40 | 15.66 |
| Child Care Centre | 172.26 | 71.97 |
| | 184.66 m ² | 87.53 m |
| | 494.20 m² | 188.92 m |

| Revision | Description | Date |
|----------|----------------------|----------|
| 6.00 | DRP Comments | 13.11.23 |
| 5.00 | Development Approval | 16.08.23 |
| 4.00 | Concept | 07.08.23 |
| 3.00 | Concept | 04.08.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |

Project North:

Client: Panda

Project Name: Child Care Premises

Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

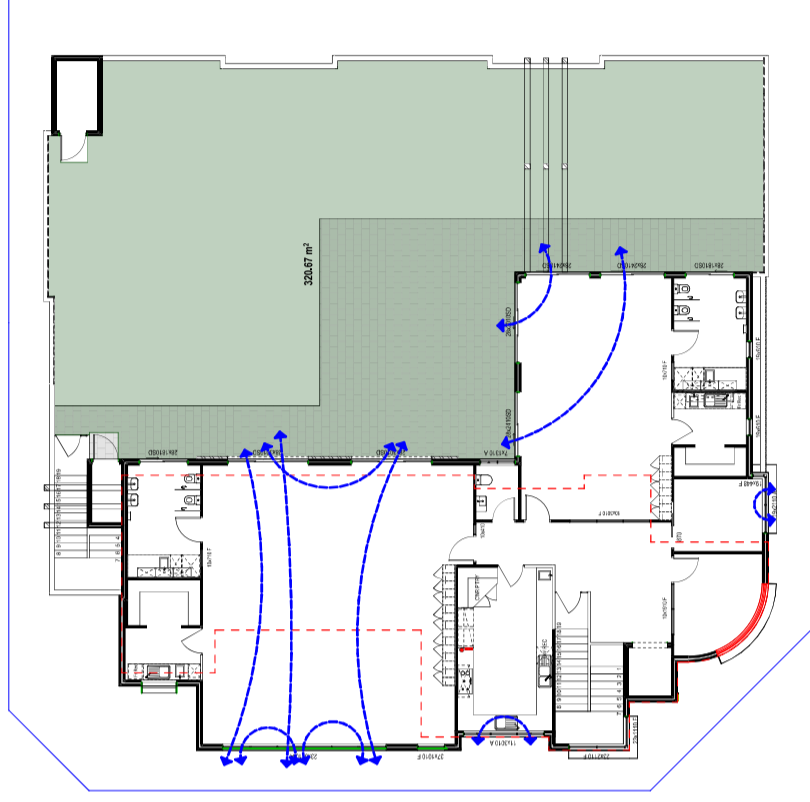
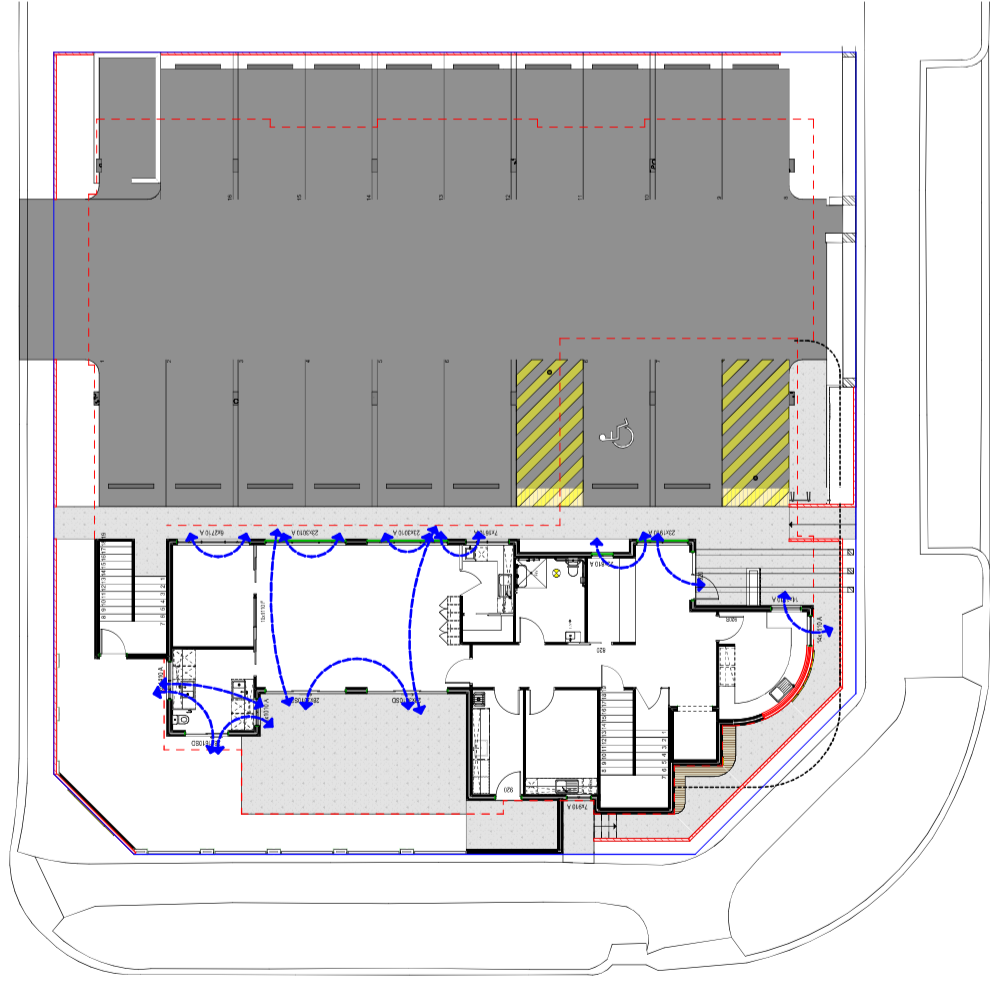
Drawing Title: First Floor Plan

| | |
|-------------------|-----------------------|
| Scale: 1:100 | Sheet Size: A2 |
| Project No: 23003 | Revision Number: 6.00 |

Drawing No.: 07 of 12



COPYRIGHT
This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, resold or otherwise disposed or copied without permission in writing of the company.



| Revision | Description | Date |
|----------|----------------------|----------|
| 5.00 | DSE Comments | 13.11.23 |
| 4.00 | Development Approval | 16.06.23 |
| 3.00 | Concept | 07.06.23 |
| 2.00 | Concept | 04.06.23 |
| 1.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |



Client
Panda

Project Name
Child Care Premises

Project Address
Lot 243 & 244 (#44 & 46) Grand Ocean
Entrance, Burns Beach

Drawing Title:
Breeze Path Plan

Scale: 1:200
Sheet Size: A2

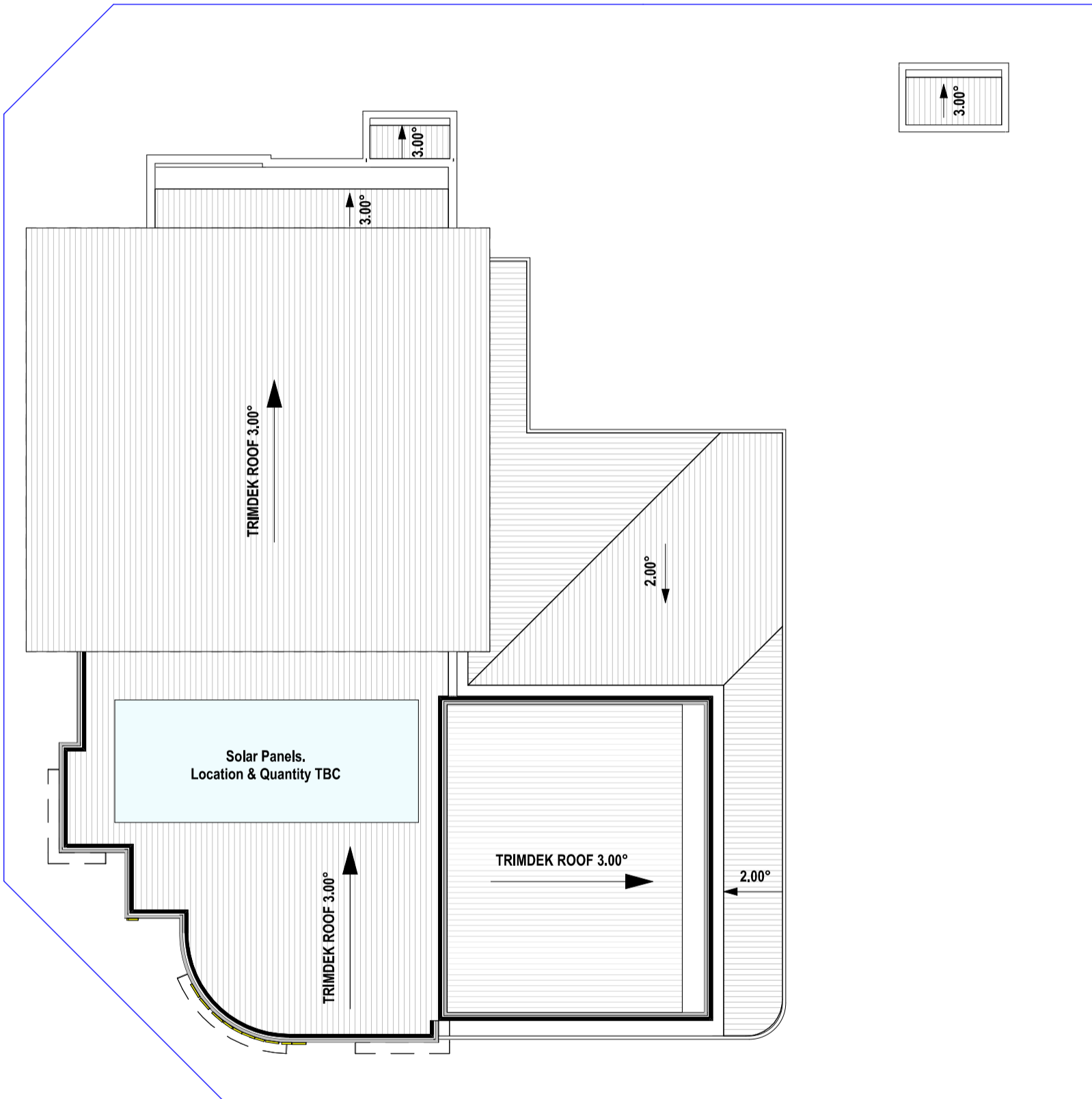
Project No: 23003
Revision Number: 6.00

Drawing No.:
08 of 12



Unit: 31 Mulgool Road, Malaga WA 6090
germandesigns.com.au
(8) 9248 8392

©COPYRIGHT
This plan shall remain the sole property of GERMANDO DESIGNS and must not be given, lent, read or otherwise disposed or copied without permission in writing of the company.



| Revision | Description | Date |
|----------|----------------------|----------|
| 6.00 | DRP Comments | 13.11.23 |
| 5.00 | Development Approval | 16.08.23 |
| 4.00 | Concept | 07.08.23 |
| 3.00 | Concept | 04.08.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |

Project North:



Client
Panda

Project Name
Child Care Premises

Project Address
Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach

Drawing Title:
Roof Plan

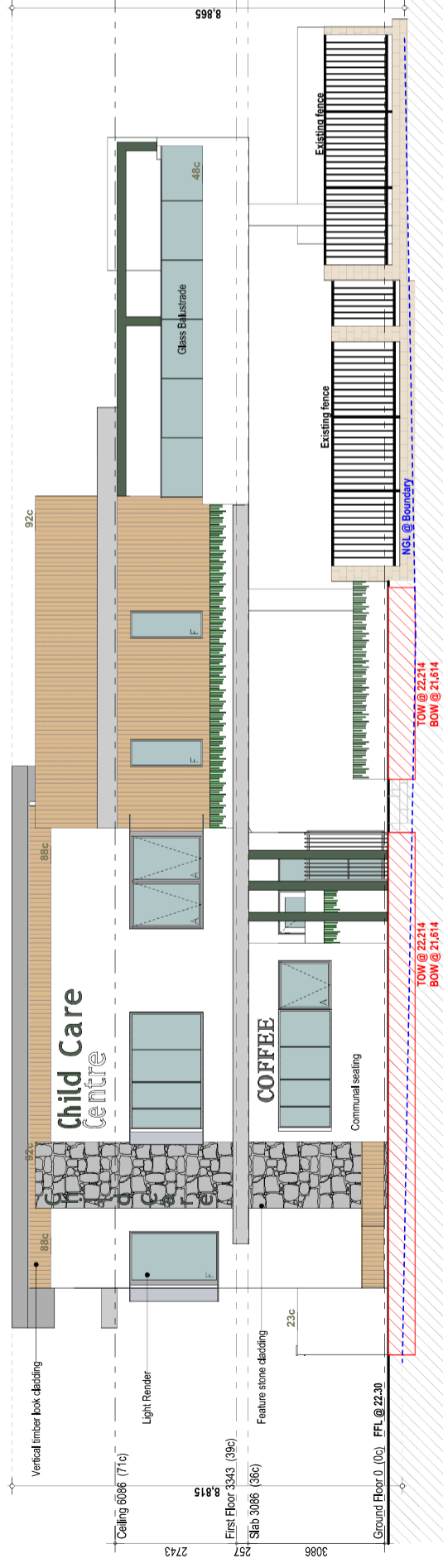
| | |
|----------------------|--------------------------|
| Scale: 1:100 | Sheet Size: A2 |
| Project No: 23003 | Revision Number: 6.00 |

Drawing No.:
09 of 12

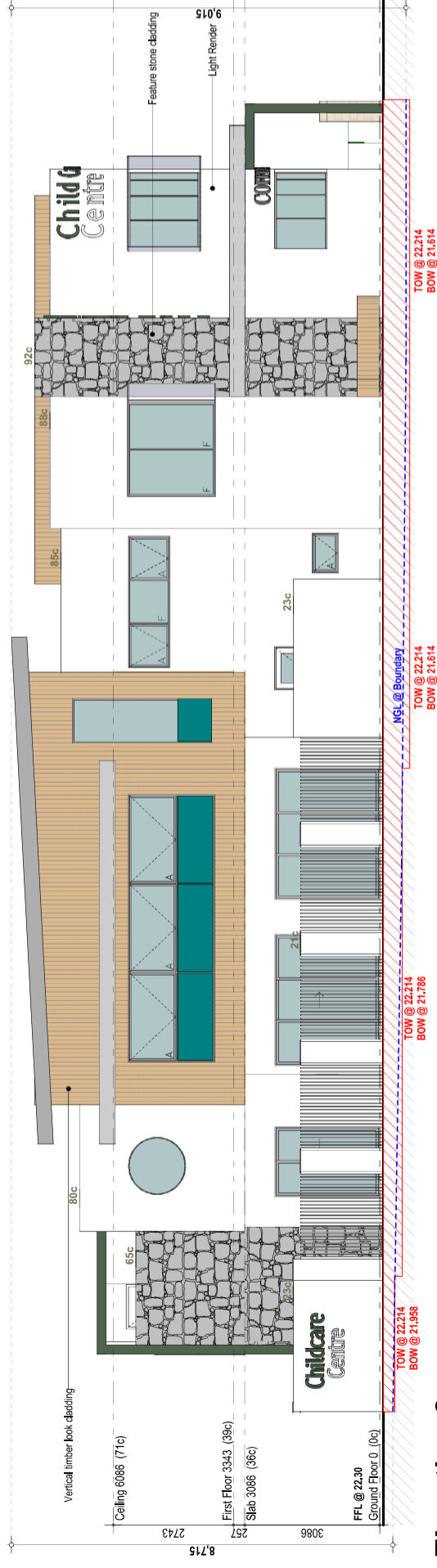


Unit: 3/1 Mulgool Road, Malaga WA 6090
(08) 9248 8392 germanodesigns.com.au

©COPYRIGHT
This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, resold or otherwise disposed of copied without permission in writing of the company.



Elevation 1
Scale 1:100



Elevation 2
Scale 1:100

| Revision | Description | Date |
|----------|----------------------|----------|
| 5.00 | DRG Comments | 13.11.23 |
| 5.00 | Development Approval | 16.06.23 |
| 4.00 | Concept | 07.06.23 |
| 3.00 | Concept | 04.06.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |

Project North:



Client: Panda
 Project Name: Child Care Premises
 Project Address: Lot 243 & 244 (#44 & 46) Grand Ocean Entrance, Burns Beach
 Drawing Title: Elevations

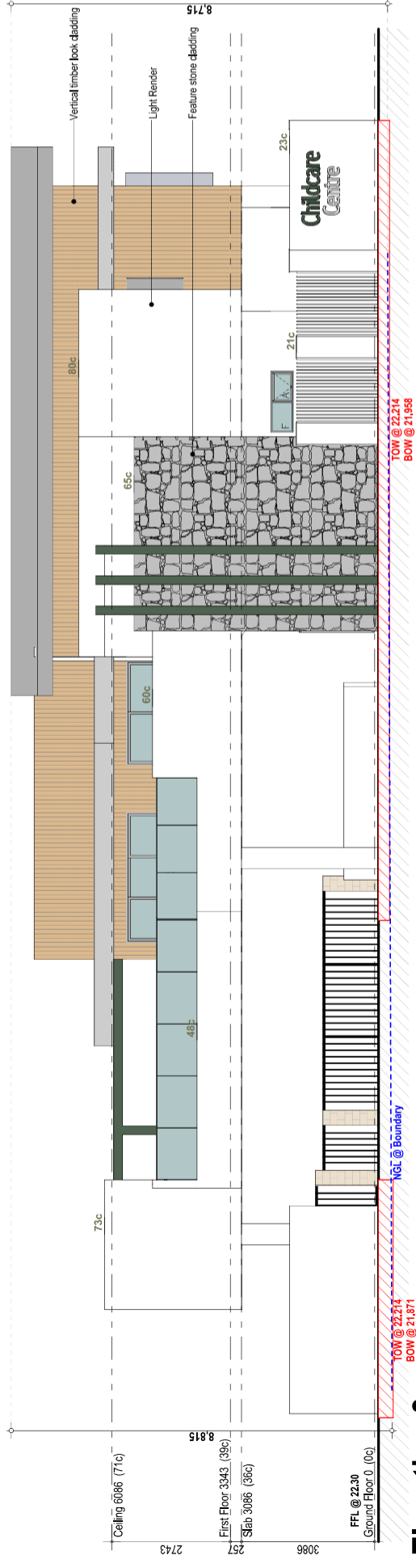
Scale: 1:100
 Project No: 23003
 Drawing No.: 10 of 12

Sheet Size: A2
 Revision Number: 6.00

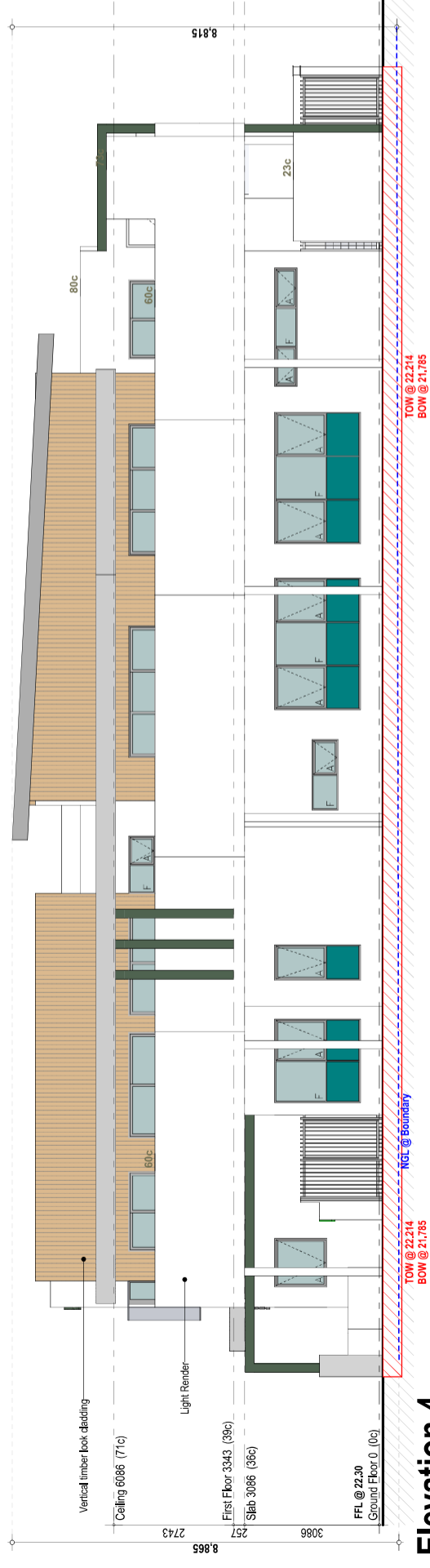


Unit: 31 Mulgurl Road, Malaga WA 6090
 (08) 9248 8392
 germanodesigns.com.au

©COPYRIGHT
 This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, read or otherwise disposed or copied without permission in writing of the copyright.



Elevation 3
Scale 1:100



Elevation 4
Scale 1:100

| Revision | Description | Date |
|----------|----------------------|----------|
| 5.00 | DRP Comments | 13.11.23 |
| 5.00 | Development Approval | 16.06.23 |
| 4.00 | Concept | 07.06.23 |
| 3.00 | Concept | 04.06.23 |
| 2.00 | Concept | 15.07.23 |
| 1.00 | Concept | 12.07.23 |

Project North:



Client
Panda
Project Name
Child Care Premises
Project Address
Lot 243 & 244 (#44 & 46) Grand Ocean
Entrance, Burns Beach
Drawing Title:
Elevations

Scale: 1:100
Sheet Size: A2
Project No: 23003
Revision Number: 6.00

Drawing No.: 11 of 12



Unit: 31 Mulgool Road, Malaga WA 6090
germandodesigns.com.au
(8) 9248 8392

©COPYRIGHT
This plan shall remain the sole property of GERMANDO DESIGNS and must not be given, lent, re-used or otherwise disposed or copied without permission in writing of the copyright.