

21 June 2022



Waste Management Plan

Aged and Dependant Persons' Dwellings

Lot 98 (No. 11) Chetwynd Way
Booragoon

Document Control

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1.0 Introduction

This Waste Management Plan ('WMP') has been prepared for the proposed development of Lot 98 (No. 11) Chetwynd Way, Booragoon (Site).

This WMP has been prepared in accordance with Local Planning Policy 1.3 ('LPP1.3') and sets out the anticipated waste generation levels, bin storage requirements and waste collection approach of the Aged Persons' Dwellings, once operational.

This WMP does not consider waste management during construction, which may need to be addressed at the Building Permit stage. Subject to any relevant conditions of Development Approval, waste collection and disposal is to be undertaken in accordance with this WMP.

2.0 Subject Site

The table below sets out the relevant high-level summary of the Site, including locational and cadastral considerations.

Address	11 Chetwynd Way, Booragoon
Local Authority	City of Melville (City)
Certificates of Title	Volume 1768 Folio 342
Registered Proprietor	Adrian Min Yan Lee
Cadastral	Lot 98 on Plan 11819
Land Area	2,675m ²
Chetwynd Way Street Frontage	24.43m
Land Use / Buildings	Single Residential Dwelling
Topography	Topographical fall of approx. 1.25m from NE to SW.

Table 1: Summary of Subject Site

3.0 Description of Proposed Development

The Application seeks approval for the construction of:

- 7 double storey dwellings with resident parking and multi-use area;
- 6 single storey dwellings with resident parking and multi-use area;
- 3 visitor parking bays (inclusive of one ACROD bay and associated shared space);
- Central communal open space and associated landscaping; and
- Vehicle circulation space.

The dwelling offering comprises the following floorplate designs:

Lot(s)	B/room	WC	Study / Guest	Car bay	Flexi Space	Lot Area (m ²)
1	1	2	1	1	1	169
2 – 6	2	2	1	1	1	147
7	1	2	1	1	1	168
8	1	2	1	1	1	165
9	1	2	1	1	1	148
10	1	2	1	1	2	174
11	2	2	1	1	1	171
12 – 13	1	2	1	1	1	147 / 149

Table 2: Development Summary

4.0 Waste Generation and Collection

4.1 Waste Generation

LPP1.3 does not specify a waste generation rate for Aged Persons’ Dwellings, rather, the LPP applies to Multiple Dwellings, Mixed-use and Non-residential development. However, the LPP provides a guide on the likely waste generation rates and suitable storage and collection arrangements.

It is understood that the City is preparing an updated draft Local Planning Policy which is applicable to Grouped and Aged and Dependent Persons’ Dwellings. As the draft Policy is not publicly available, the City has provided the following table which we are advised to use as the basis of preparing this WMP.

Waste Stream	Dwelling Size	Waste Generation Rate/ Storage Requirement <12 dwellings	Waste Generation Rate/ Storage Requirement >12 dwellings	
General Waste (on FOGO system)	1 bedroom	60L/fortnight	80L/fortnight	
	2 bedroom	100L/fortnight	120L/fortnight	
	3+ bedroom	140L/fortnight	160L/fortnight	
Comingled recycling	1 bedroom	80L/fortnight	40L/fortnight	
	2 bedroom	120L/fortnight	80L/fortnight	
	3+ bedroom	240L/fortnight	180L/fortnight	
FOGO *Note: City’s standard smaller bin is 140 litre capacity	1 bedroom	40L/week*	20L/week	
	2 bedroom	80L/week*	40L/week	
	3+ bedroom	140L/week*	60L/week	

Figure 1: Waste Generation Guide

4.2 Bin Selection

Given the above, the City has advised that the development will need to provide for the following waste storage and collection arrangement.

Waste Type	Bin Size	Collection
General Waste	2 x 660L	Weekly
Recycling	2 x 660L	Weekly
FOGO	3 x 240L	Weekly

Table 3: Waste Generation

4.3 Bin Storage and Collection

4.3.1 Bin Storage

The bin compound is shown on the architectural drawings submitted as part of the Development Application. The bin storage compound is of sufficient size to accommodate 4 x 660L and 3 x 240 Litre bins, as illustrated below (highlighted in red). The bin compound is designed in accordance with the guidance of the City. The Bin Store is conveniently located for access by future residents. We note that each proposed dwelling has internal storage for daily generate waste.

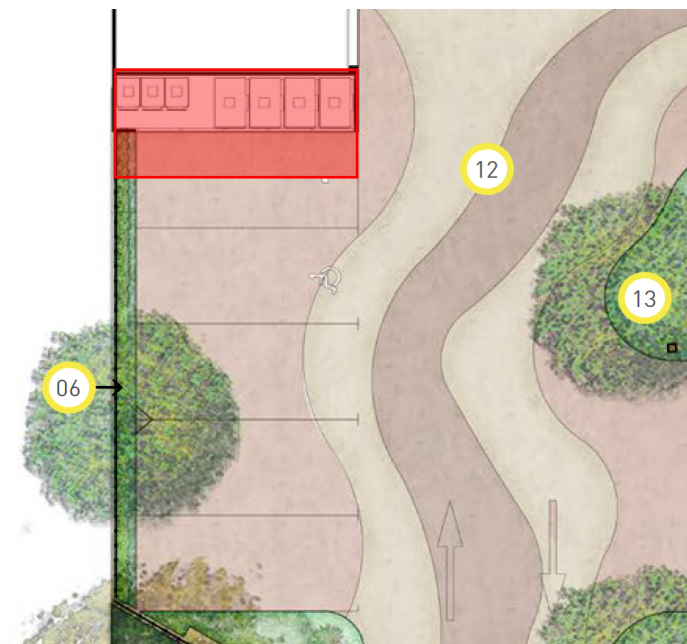


Figure 2: Bin Compound Location

4.3.2 Bin Collection

Per the advice of the City, bin collection will be undertaken by the City within the Site. Refuse trucks will enter the Site, park adjacent the visitor parking bays shown above, access the bin compound and service the bins. Bins are able to be manoeuvred out of the bin compound and to the waste collection vehicle within the shared zone associated with the ACROD bay.

In this regard, pavement will accommodate at least a 25-tonne truck and access to the gate fronting Chetwynd Way will be provided to the City. We note that a caretaker is expected to be onsite three days a week, for the purpose of waste management, maintenance, gardening etc.

It will be coordinated for the caretaker to be onsite for the entirety of the day of refuse collection and provide site access to the City's waste collectors. The City will also be provided with the telephone number of the appointed caretaker, should there be a need to make contact for the purpose of site access.

