

Waste Management Plan - Un-Hosted Short-Term Rental Accommodation

Strata Lot 1 & 2 (No. 5A & 5B) Macrae Road, Applecross

City of Melville



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1.0 INTRODUCTION

This Waste Management Plan (WMP) has been prepared in accordance with the City of Melville's (the City's) *Local Planning Policy 1.3 – Waste, Recycling and Food Organics Garden Organics (FOGO) Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments (LPP 1.3)*. In accordance with this resource, the anticipated quantities of general waste and recycling have been calculated, and a strategy has been formulated on how to manage on-site general and recycled waste.

This WMP will apply to the proposed six-storey short stay accommodation development comprising of a total of 21 apartments at Strata Lots 1 and 2 (Nos. 5A and 5B) Macrae Road, Applecross (Subject Site).

The subject site is a conventional rectangular shaped lot with a single frontage to Macrae Road to the north. The site is zoned Centre and is surrounded by a mixture of residential dwelling types.

Overall, the objective of this WMP is to outline the details of the waste strategy and the procedures that will be adopted to manage all waste on the subject site. Once approved by the City, waste collection and disposal is to be undertaken in accordance with this WMP, subject to any additional conditions of planning approval.

2.0 SUMMARY OF DEVELOPMENT

This application seeks approval to create a six-storey short stay accommodation development at the Subject Site comprising:

- At ground floor level, a single three-bedroom apartment, entry foyer, plant room, bulk waste store, bin store, lift and stair access, parking, and pedestrian entrance. The parking area is accessible from Macrae Road to the north of the Subject Site;
- From Level 1 to Level 5, two three-bedroom apartments, and two two-bedroom apartments on each level including a common area adjacent the lift and stair. One (1) two-bedroom dwelling and communal facilities including a guest's lounge and associated outdoor space; and
- A communal roof terrace above Level 5 which contains a large entertainment space including provision of a landscaping, seating, BBQ along with a store and UAT.

Waste generation for the proposal has been calculated in accordance with the City's waste generation rates for multiple dwellings which are considered to be conservative based on the intended short stay function of the development. **Table 1** provides for the waste generation and collection frequency for the development.

Table 1: Waste Generation Rates

Dwelling Size	No. Unit	Refuse (L/week)	Recycling (L/week)	FOGO (L/week)	Total Refuse (L/week)	Total Recycling (L/week)	Total FOGO (L/week)
2 Bedroom Dwelling	11	60	80	20	660	880	220
3+ Bedroom Dwelling	10	70	120	30	700	1200	300
Totals					1360	2080	520
Bin Size (L)					240	360	240
Bins Required					6	6	3
Collection Frequency					Weekly	Weekly	Weekly

3.0 WASTE GENERATION

3.1 Waste and Recyclables Capacity

The proposal is for 21 short stay accommodation apartments.

Bins will comprise 240L for general waste and FOGO, and 360L bins for recycling. The following bins will be used:

Calculated Based on Multiple Dwelling Rates:

- General Waste (collected weekly) – 6 x 240L bins (total 1,440L capacity).
- Recycling (collected weekly) – 6 x 360L bins (total 2,160L capacity).
- FOGO Waste (collected weekly) – 3 x 240L bins (total 720L capacity)

3.2 Other Waste Requirements

The proposal does not involve the generation of liquid waste, hazardous waste or medical waste products controlled by the *Environmental Protection (Controlled Waste) Regulations 2004*. No processing, retail and/or wholesale of animal products will occur on-site.

4.0 WASTE STORAGE

4.1 Internal Receptacles

To promote recycling, all apartments will have three receptacles, including separate general waste, recycling and FOGO. Guests/cleaners will transfer waste materials from the units to the bin store area.

4.2 Bin Storage Area

All bins will be stored within the designated enclosed bin store located at ground floor level within the undercroft parking area. Guests/cleaners will be able to access the bin store area via the stairs and lift provided to the carparking area on the ground floor.

Signage will be placed on the bin store doors outlining the frequency of collection, management arrangements and the responsibilities and contact details of the janitor and Strate Management Company.

The bin store will be constructed with graded hard stand with floor waste connected to the sewer system in accordance with Water Corporation requirements. A tap will be provided within the bin stores for wash down. The bin stores will be enclosed to prevent stormwater ingress and will be naturally ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended).

The bins store area was modelled using both 240L and 360L bins for general waste, recycling and FOGO waste. The information in **Table 2** below has been used in order to calculate the required size of the bin store.

Table 2 – Bin Store Area Calculations

Bin Size (L)	Width (m)	Depth (m)	Height (m)	Footprint (m ²)	Total Footprint (m ²) required
240L	0.58m	0.735m	1.08m	0.43m ²	3.87m ²
360L	0.60m	0.885m	1.10m	0.53m ²	3.18 m ²
Total Required:					7.05m ²
Total Provided:					14.01m ²

The bin store has a total combined internal footprint of 14.01m² representing a total oversupply of 6.96m² of the total required bin store area (refer **Figure 1**).

Bins will be arranged to allow internal access and movement and will be accessed by a self closing, vermin proof door adjacent to the central aisle. Access to the bin store will be provided via a key code made available to occupants by the Strata Management Company.

The bin stores have also been designed with due regard to the following:

- A 100mm thick concrete pad will be provided which is graded to a central drain;
- An accessible hose cock will be provided for cleaning of bins with adequate water supply;
- Internal walls will be brick/concrete rendered, with appropriate lighting provided;
- The provision of a roof to the bin store;
- An adequate movement aisle for manoeuvring of the 360L bins;
- The doors to the bin stores will be a sufficient width for a 360L bin to move through;
- The bin stores are located so as not to be visible from the road;
- The doors to the bin storage areas are to be self-closing and vermin proof;
- Located for convenient disposal of waste and recyclables by guests/cleaners;
- Not readily accessible by the public; and
- Covered and designed to not permit storm water to enter into the sewer drainage outlet.

4.3 Bulky Goods Collection Room

A separate, dedicated area for the temporary storage of bulky items awaiting disposal is provided in the car parking area on the ground floor with an internal area of 10.02m² and internal dimensions of 3.5m x 2.9m (refer **Figure 1**).

The Strate Management Company is responsible for notifying owners of the City's bulk waste collection schedule. It the responsibility of owners to take the bulk waste to the storage area in advance of the nominated collection date.

On or immediately prior to collection day, the janitor will be responsible for taking the bulk waste from the storage area to the verge collection area.

5.0 LOCATION OF BIN COLLECTION AREA, COLLECTION PROCESS AND RESPONSIBILITIES

The Strate Management Company will employ a janitor who will manage the bin collection process. Per the City's LPP 1.3, on-street collection is the preferred method for all developments.

The following outlines the collection process: (refer **Figure 2**):

- On collection day, the janitor will open the door to the bin store area and ensure the pathway between the bin store area and the bin collection area on the Macrae Road verge is free of obstacles, including parked vehicles.
- The contracted waste collection service personnel will access the bin store and transfer the bins to the bin pad on the Macrae Road verge for collection via a Council collection vehicle.
- Once collected, the janitor will be responsible for ensuring that bins are promptly removed from the verge and returned to the bin storage area.

In accordance with Clause 8.4 of LPP 1.3, the following street collection requirements are addressed by this proposal:

- A flat area will be provided within the Macrae Road verge, to the east of the driveway access, which will be of sufficient size to accommodate 15 bins for collection.
- The collection area within the verge will enable suitable space between bins for servicing.
- Bins within the verge will be sufficiently set back from the driveway to prevent vehicle obstructions and protect sight lines.
- No pedestrian paths will be impacted by the bins within the verge.
- The bin collection area within the verge will not impact street trees, parking bays, or street signs/furniture.

6.0 FREQUENCY OF COLLECTION

Waste will be collected by the City's Waste Vehicles in accordance with the City's Waste Services Guide 2025-2026.

City waste collection of bins from the Subject Site will occur on a weekly basis under an arrangement with the City.

It is the responsibility of the janitor to arrange for convenient access of bins by the waste collection services on the weekly collection days.

7.0 ESTABLISHMENT OF WASTE MANAGEMENT PLAN AND ONGOING MANAGEMENT

Upon occupation of the development, the Waste Management Plan will be provided to the Strate Management Company who will assign and implement the waste management systems as set out in this document. The Strate Management Company will be responsible for providing a copy of the Waste Management Plan to all owners of the building and the janitor.

The responsibilities of the janitor will be:

- Monitoring and maintenance of the bin storage areas;
- Cleaning of the bins and the bin storage areas as required;
- Unlocking and opening the bin store on collection days, and transporting bins to and from the bin collection area within the street verge for collection by City waste vehicles;
- Installing signage as required in the bin storage areas, denoting general waste, recycling bins and FOGO bins; and
- Ensuring that the owners/guests/clearers are aware of the waste management plan and their responsibilities.

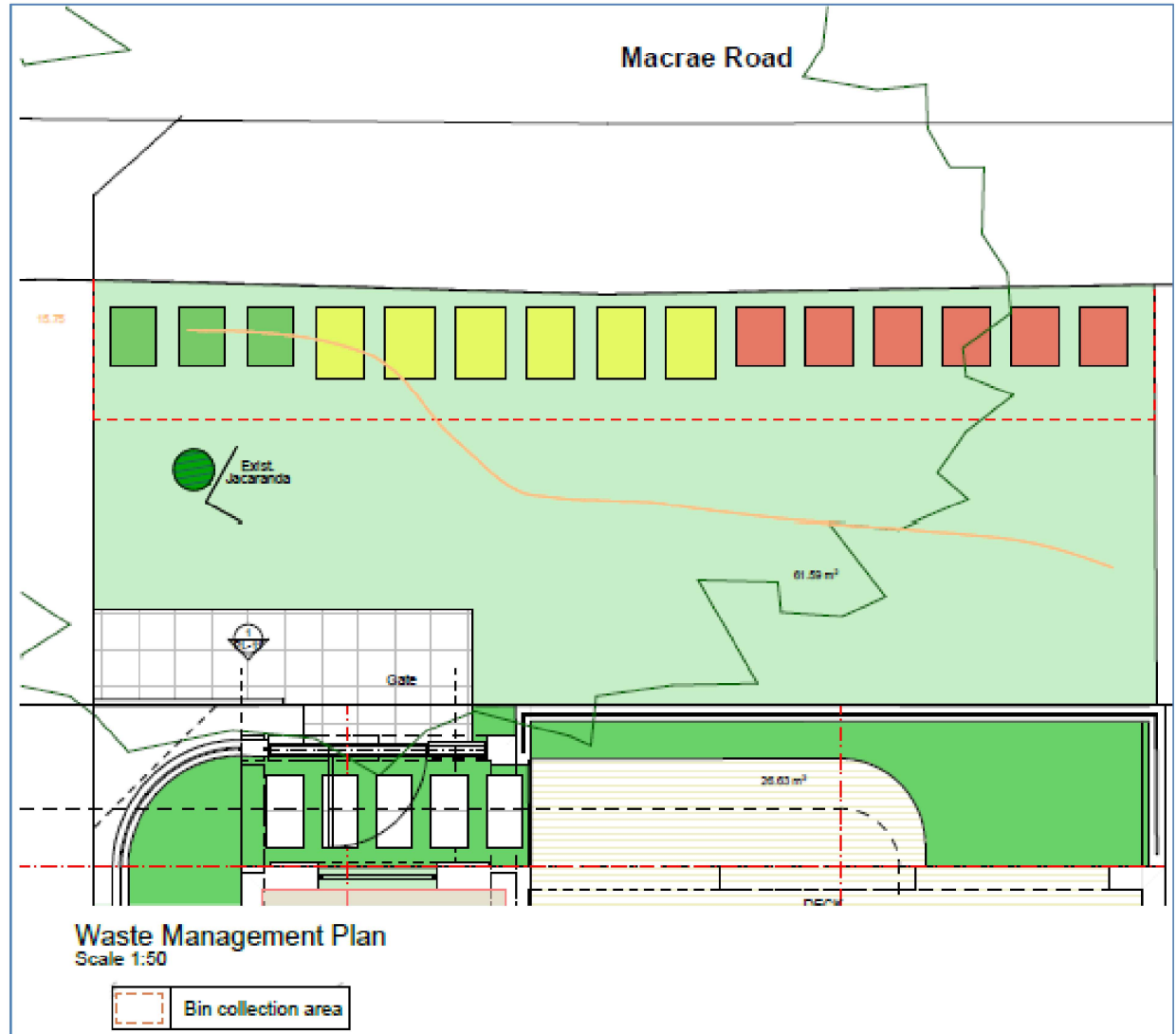
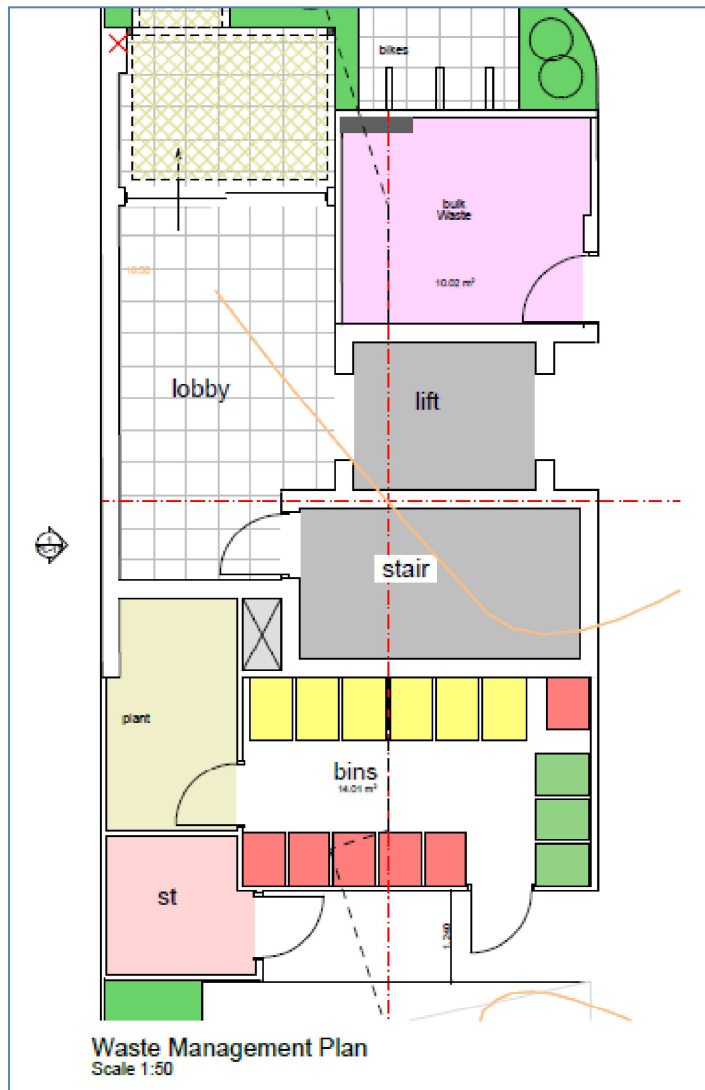


Figure 1 – Bin Store and Collection Areas

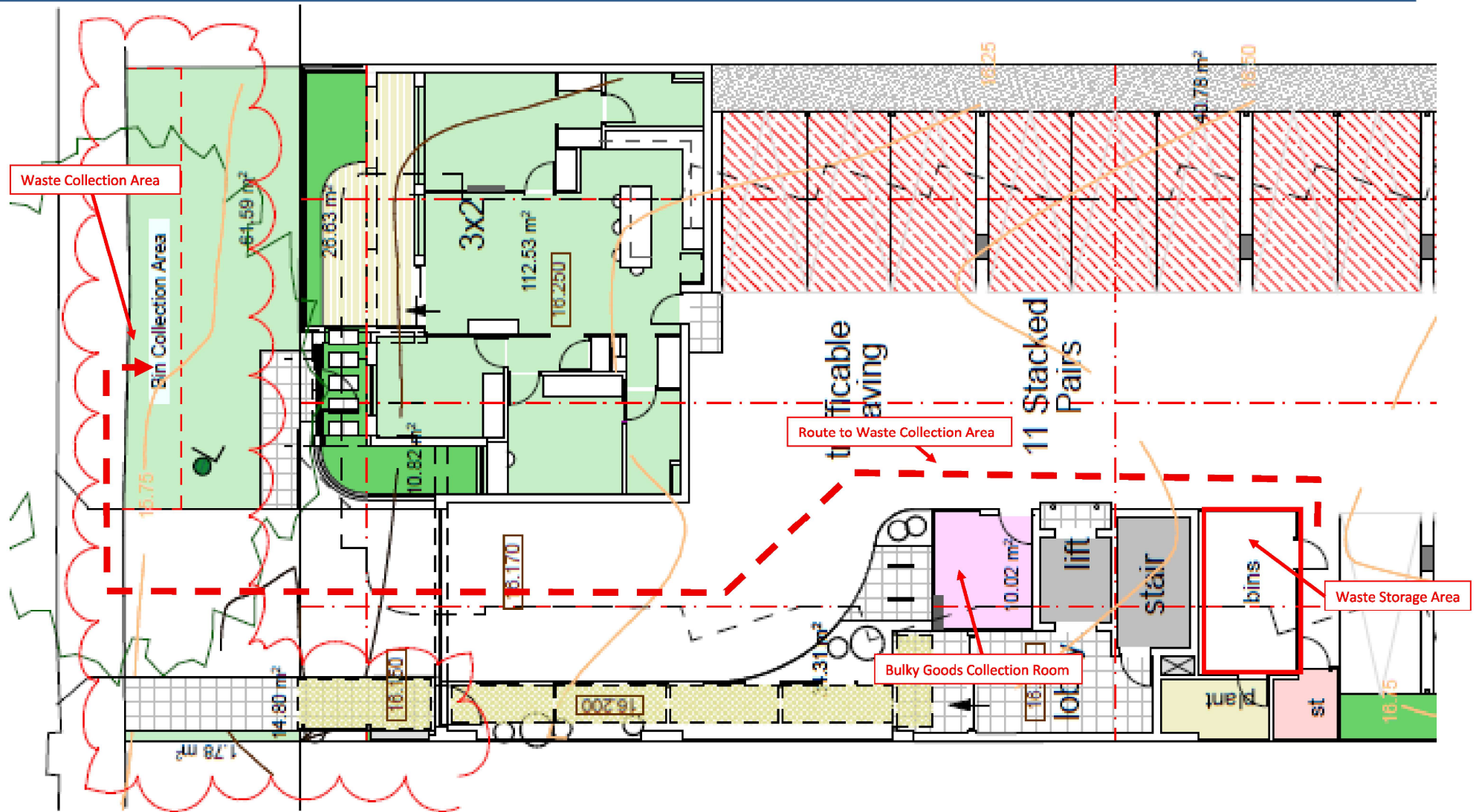


Figure 2 – Bin Collection Diagram

ANNEXURE 6

ACOUSTIC REPORT