



11 February 2021

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To Whom it May Concern

**RE: WMP Technical Note for Revised Planning Drawings for 55-61 Canning Beach Road, Applecross**

In response to the request from the City of Melville (the City) for a Technical Note to address the changes to the revised planning drawings for 55-61 Canning Road, Applecross (the Proposal), Talis can confirm that the Proposal can accommodate the required number of bins within the Residential and Commercial Bin Storage Areas in accordance with the following design changes:

- Minor changes to number of apartments in each tower;
- Minor changes to floor areas of commercial tenancies;
- Commercial Bin Storage Area relocated adjacent to Bin Staging Area;
- Reduction in floor area for Residential Bin Storage Areas;
  - Note: Updated waste generation rates utilised for the residential apartments in accordance with the City's updated *Local Planning Policy 1.3 Waste and Recyclables Collection for Multiple Dwellings Mixed Use Developments and Non-Residential Developments* (July 2020).

## Waste Generation

The anticipated volume of refuse, recyclables and FOGO is based on the number of residential apartments and the floor area (m<sup>2</sup>) of the commercial tenancies at the Proposal. The Proposal consists of the following:

- Residential Apartments:
  - Tower 1 – 79;
  - Tower 2 – 72; and
  - Tower 3 – 73.
- Ground Floor Community Use and Commercial Tenancies:
  - Bike and Kayak Hire – 73m<sup>2</sup>;
  - Health/Beauty Spa – 268m<sup>2</sup>;
  - Organic Café – 95m<sup>2</sup>;
  - Wine Bar – 137m<sup>2</sup>;
  - Gourmet Burger – 81m<sup>2</sup>.
  - Wood Fired Pizza – 81m<sup>2</sup>;
  - Café – 106m<sup>2</sup>;
  - Canning Beach Road Community Hub – 317m<sup>2</sup>;
  - Aging in Place – 28m<sup>2</sup>;
  - Men's Shed (including lounge and kitchen) – 141m<sup>2</sup>;
  - Makers Studio – 126m<sup>2</sup>; and
  - Medical Suites – 106m<sup>2</sup>.



Table 1 shows the waste generation rates which have been applied to the Proposal.

**Table 1: Waste Generation Rates**

Tenancy Use Type	Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
<b>Residential</b>				
Residential Apartments	Multiple Dwellings	65L/week	40L/week	28L/week
<b>Commercial</b>				
Bike and Kayak Hire	Shop (non-food) <100m <sup>2</sup>	50L/100m <sup>2</sup> /day	25L/100m <sup>2</sup> /day	-
Health/Beauty Spa	Shop (non-food) >100m <sup>2</sup>	50L/100m <sup>2</sup> /day	50L/100m <sup>2</sup> /day	-
Organic Café	Restaurant/Café	660L/100m <sup>2</sup> /day	130L/100m <sup>2</sup> /day	-
Wine Bar	Tavern/Small Bar	660L/100m <sup>2</sup> /day	130L/100m <sup>2</sup> /day	-
Gourmet Burger	Restaurant/Café	660L/100m <sup>2</sup> /day	130L/100m <sup>2</sup> /day	-
Wood Fired Pizza	Restaurant/Café	660L/100m <sup>2</sup> /day	130L/100m <sup>2</sup> /day	-
Café	Restaurant/Café	660L/100m <sup>2</sup> /day	130L/100m <sup>2</sup> /day	-
Canning Beach Road Community Hub	Office	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day	-
Aging in Place	Office	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day	-
Men's Shed	Shop (non-food) >100m <sup>2</sup>	50L/100m <sup>2</sup> /day	50L/100m <sup>2</sup> /day	-
Makers Studio	Office	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day	-
Medical Suites	Consulting Room	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> /day	-

The anticipated waste volumes (L/week) to be generated by the Proposal are shown in Table 2.

**Table 2: Anticipated Waste Generation**

Use Type	Anticipated Refuse (L/Week)	Anticipated Recycling (L/Week)	Anticipated FOGO (L/Week)
<b>Residential</b>			
Tower 1	5,135	3,160	2,212
Tower 2	4,680	2,880	2,016
Tower 3	4,745	2,920	2,044
<b>Commercial</b>			
Bike and Kayak Hire	256	128	-
Health/Beauty Spa	938	938	-
Organic Café	4,389	865	-
Wine Bar	5,425	1,069	-
Gourmet Burger	3,742	737	-
Wood Fired Pizza	3,742	737	-
Café	4,897	965	-
Canning Beach Road Community Hub	159	159	-
Aging in Place	14	14	-
Men's Shed	494	494	-
Makers Studio	63	63	-
Medical Suites	53	53	-



It is anticipated that the residential apartments from:

- Tower 1 will generate a total of 5,135L of refuse, 3,160L of recyclables and 2,212L of FOGO each week.
- Tower 2 will generate a total of 4,680L of refuse, 2,880L of recyclables and 2,016L of FOGO each week.
- Tower 3 will generate a total of 4,745L of refuse, 2,920L of recyclables and 2,044L of FOGO each week.

It is anticipated that the commercial tenancies will generate a total of 24,172L of refuse and 2,044L of recyclables each week.

## Waste Storage

### Residential Bin Storage Areas

Each tower at the Proposal has a Bin Storage Area for consolidating residential waste. Below displays the updated quantity of bins required for each residential tower assuming collection of refuse, recyclables and FOGO twice each week from the Proposal.

#### Tower 1

As shown in Table 3, the Tower 1 Bin Storage Area has been sized to accommodate:

- Two 660L refuse bins;
- Three 660L recycling bins; and
- Five 240L FOGO bins.

**Table 3: Bin Requirements for Tower 1**

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	5,135	6	2	3
Recyclables	3,160	7	3	2
FOGO	2,212	5	-	-

#### Tower 2

As shown in Table 4, the Tower 2 Bin Storage Area has been sized to accommodate:

- Two 660L refuse bins;
- Three 660L recycling bins; and
- Five 240L FOGO bins.

**Table 4: Bin Requirements for Tower 2**

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	4,680	5	2	2
Recyclables	2,880	7	3	2
FOGO	2,016	5	-	-



### Tower 3

As shown in Table 5, the Tower 3 Bin Storage Area has been sized to accommodate:

- Two 660L refuse bins;
- Two 660L recycling bins; and
- Five 240L FOGO bins.

**Table 5: Bin Requirements for Tower 3**

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	4,745	4	2	1
Recyclables	2,920	5	2	2
FOGO	2,044	5	-	-

### Commercial Bin Storage Area

Below displays the updated quantity of bins required for the Commercial Bin Storage Area assuming collection of refuse and recyclables twice each week from the Proposal.

As shown in Table 6, the Commercial Bin Storage Area has been sized to accommodate:

- Nineteen 660L refuse bins; and
- Five 660L recycling bins.

**Table 6: Bin Requirements for Commercial Bin Storage Area**

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	24,172	51	19	11
Recyclables	6,222	13	5	3



## Summary

As this Technical Note demonstrates, the revised planning drawings provide adequately sized Bin Storage Areas for the projected number of bins for refuse, recyclables and FOGO, based on the City's most recent waste generation rates. A summary of the projected waste generation volume, bin numbers and collection frequency are shown in Table 7.

**Table 7: Waste Collection Summary**

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
<b>Residential Bin Storage Area – Tower 1</b>					
Refuse	5,135	660	2	Twice each week	City of Melville
Recyclables	3,160	660	3	Twice each week	City of Melville
FOGO	2,212	240	5	Twice each week	City of Melville
<b>Residential Bin Storage Area – Tower 2</b>					
Refuse	4,680	660	2	Twice each week	City of Melville
Recyclables	2,880	660	3	Twice each week	City of Melville
FOGO	2,016	240	5	Twice each week	City of Melville
<b>Residential Bin Storage Area – Tower 3</b>					
Refuse	4,745	660	2	Twice each week	City of Melville
Recyclables	2,920	660	3	Twice each week	City of Melville
FOGO	2,044	240	5	Twice each week	City of Melville
<b>Commercial Bin Storage Area</b>					
Refuse	24,172	660	19	Twice each week	City of Melville
Recyclables	6,222	660	5	Twice each week	City of Melville

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

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<b>Approval for Release</b>					
Name	Position	File Reference			
Jenni Wroe	Waste Management Consultant	TW18074 - Technical Note - 55-61 Canning Beach Road, Applecross.1a			



Signature



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