Tel: 08 6189 9090
www.auswideconsulting.com.au
info@auswideconsulting.com.au
ABN 13 143 437 432

WASTE MANAGEMENT PLAN

1 Peony Boulevard, Yanchep WA 6035

Proposed Service Station

Prepared for:	FRP Capital
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City of Wanneroo Council Application #	TBA

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Introduction

AusWide Consulting was commissioned by FRP Capital to prepare a Waste Management Plan (WMP) for approval of a proposed commercial development at 1 Peony Boulevard, Yanchep WA 6035. The proposed commercial development consists of the construction of a range of new buildings comprising of the following elements:

- A control building (convenience retail store);
- An order-taking drive-through facility for the control building;
- A single-bay auto car wash & a four-bay manual car wash and four vacuum bays;
- A dog wash;
- Fuel canopy with 8 light vehicle fuelling positions; and,
- A total of 12 car parking bays inclusive of one ACROD bay.

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by ADS Architects.
- WALGA Commercial and Industrial Waste Management Plan Guidelines.
- NSW EPA Better Practice Guide for Resource Recovery in Residential Developments

Background and Existing Conditions

The subject site is located within 1 Peony Boulevard, Yanchep WA 6035, and the proposed development will encompass the north-west portion of Lot 395 on the northern side of the existing one-way driveway off Marmion Avenue (fronting the subject site). The nearby land uses are predominantly commercial with residential to the west.

The following **Figure 1** on page 5 provides an overview of the area, and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surrounding the subject site.

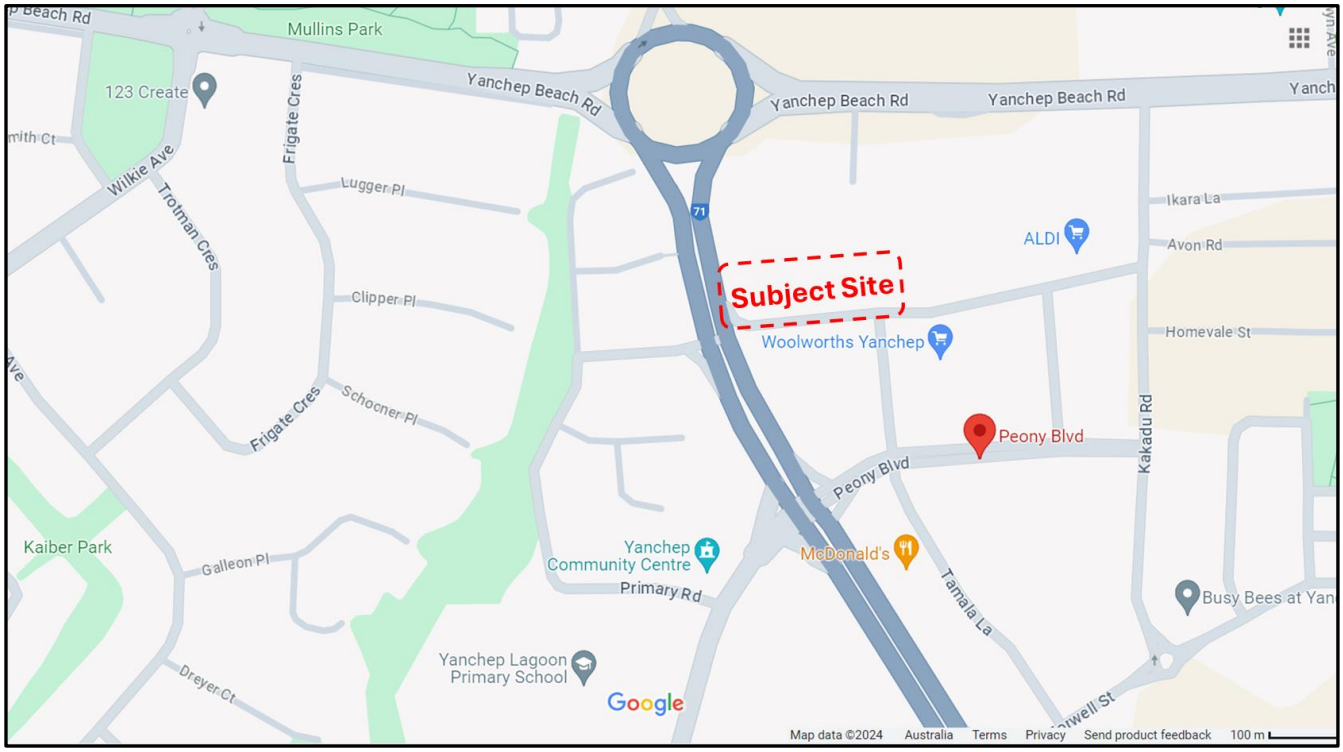

Figure 1: Location of Subject

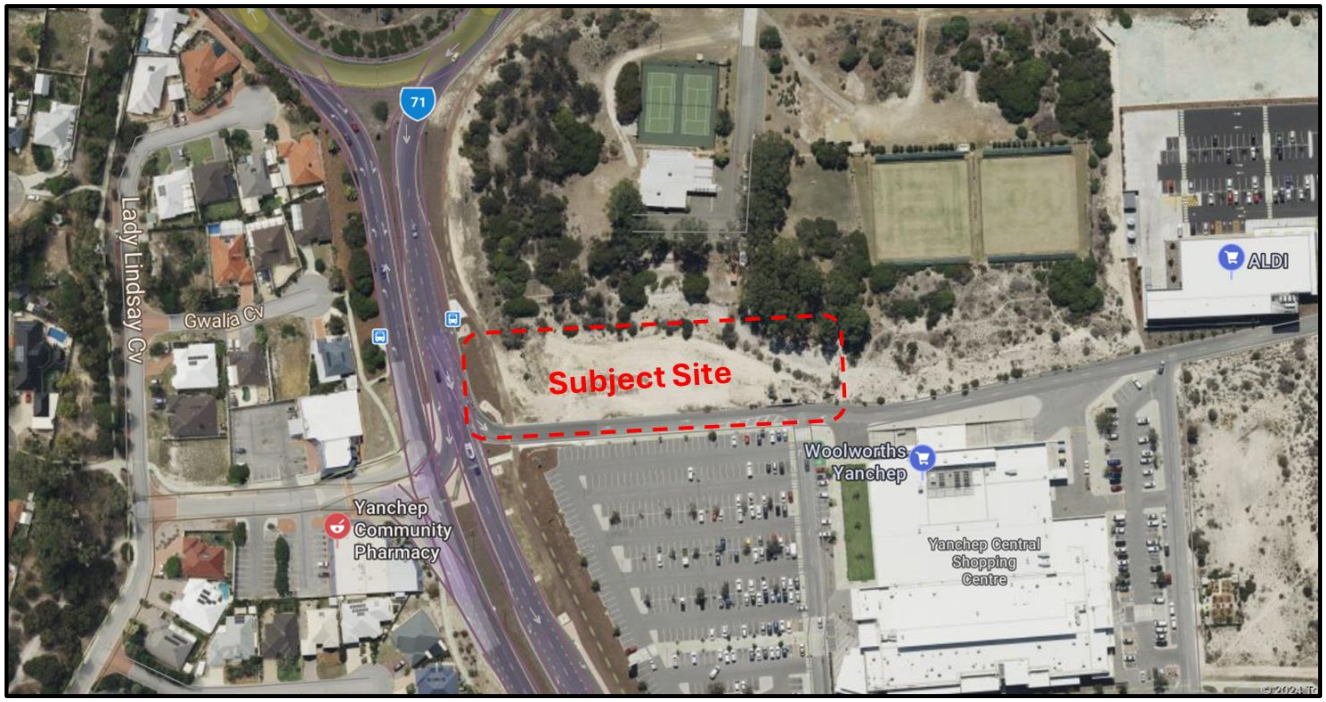

Figure 2: Aerial View of the Subject Site

Proposed Development

The proposed development will consist of the construction of the following new buildings across the site:

- A control building (convenience retail store);
- An order-taking drive-through facility for the control building;
- A single-bay auto car wash & a four-bay manual car wash and four vacuum bays;
- A dog wash;
- Fuel canopy with 8 light vehicle fuelling positions; and,
- A total of 12 car parking bays inclusive of one ACROD bay.

Anticipated Waste Generation, Storage and Collection

Waste collection will be provided by a private contractor.

Waste Generation

Waste generation rates have been determined using the WALGA Commercial and Industrial Waste Management Plan Guidelines and the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments. The following table illustrates the typical garbage and recycling generation rates.

Table 1: Typical Garbage and Recycling Generation Rates

Type of Premises	General Landfill Waste	Commingled Recycling Waste
Grocery & Convenience Stores	120L/100m^2 floor area/day	240L/100m^2 floor area/day

NOTE: Generation rates are based on generation rates within NSW EPA Better Practice Guide for Resource Recovery in Residential Developments the. Actual usage can vary and may be generated at a reduced rate. Management will monitor all waste requirements and handling due to the on-going operations of business. Accessing any needs for waste management plan revisions.

Waste within Overall Development

Using the garbage and recycling generation rates above and the floor area described in **Table 5**, below, the following can be calculated:

Table 2: Floor Areas for Proposed Tavern

Type of Premises	Total Floor Area
Grocery & Convenience Stores	282m^2

Convenience Store

- 120L/100m^2 of floor area per day general waste = 2,369L per week (uncompacted)
- 240L/100m^2 of floor area per day recycling waste = 4,738.5L per week (uncompacted)

Waste Storage Areas

Based on the total waste generated by the development, the following Mobile Garbage Bins (MGBs) should be provided:

- 1 x 1,100L General Waste MGB – collected and emptied twice a week.
- 2 x 1,100L Recycling Waste MGBs – collected and emptied twice a week.
- 1 x 240L Recycling Waste MGB – collected and emptied twice a week.

Table 3: Typical Measurements for WALGA MGBs

Size	Height (mm)	Width (mm)	Depth (mm)
1,100L	1,470	1,370	1,245
240L	1080	580	735

Waste Storage Area Signage

Waste separation and sorting information will be provided within the main waste storage area to ensure appropriate source separation of waste. The following figure shows examples of waste signage and appropriate waste separation.

Figure 3: Waste Storage Area Signage

The following **Figure 4** (on the next page) illustrates the scaled diagrams of the MGBs within the waste storage area.

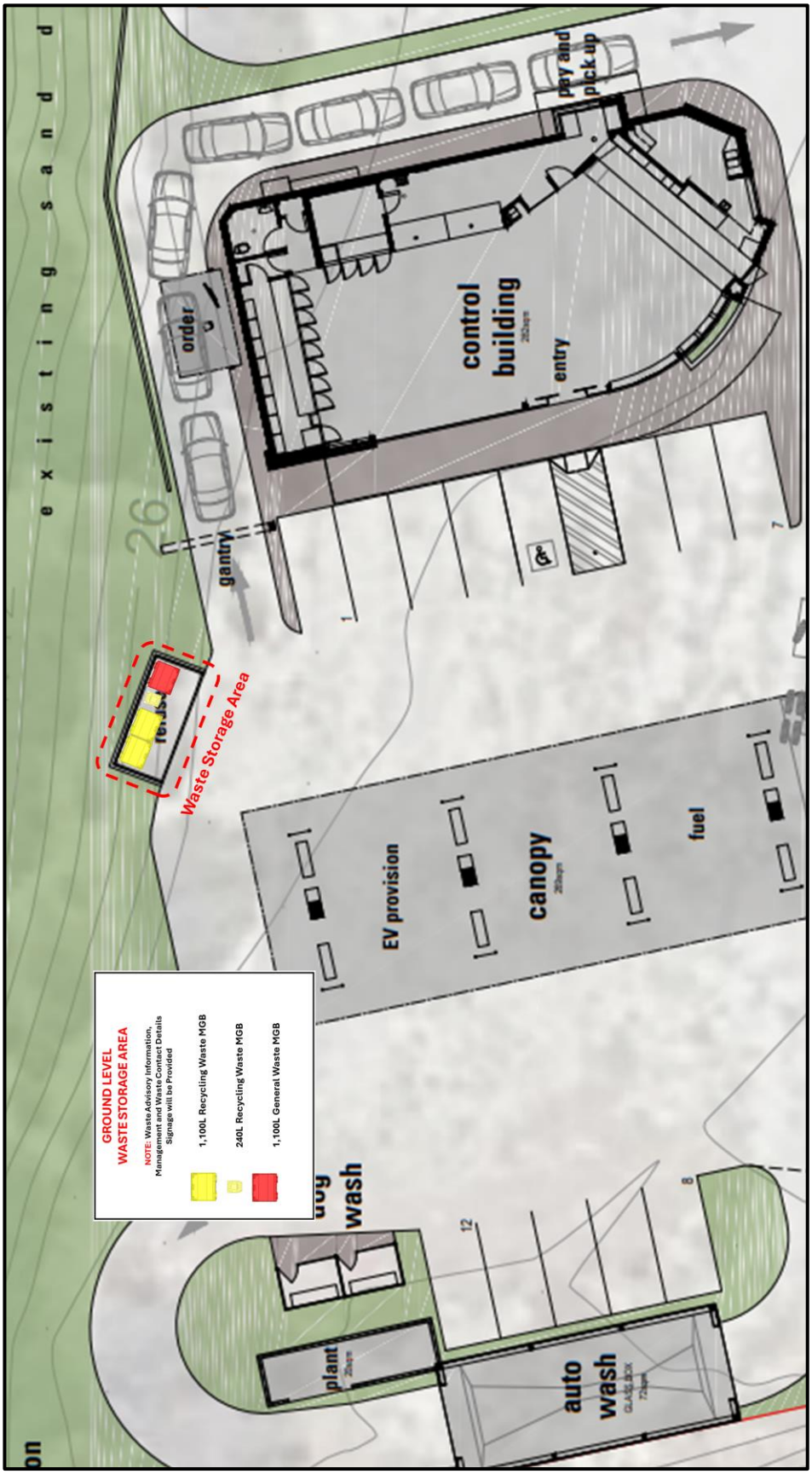

Figure 4: Scaled Diagram of the MGBs in the Waste Storage Area

Waste Storage Area Design Considerations

The 'WALGA Commercial and Industrial Waste Management Plan Guidelines' outline a number of general design considerations for waste storage areas. The new development has considered these at the design phase to ensure compliance. These are as follows:

- Have adequate storage space for required bins (based on the building size and the applicable waste and recycled material generation rates). **(COMPLIANT)**
- Be designed with some flexibility in relation to size to ensure future uses for the development are not limited. **(COMPLIANT)**
- Permit easy, direct and convenient access for tenants, cleaners and other users of the facility, whilst restricting access to unauthorised persons. **(COMPLIANT)**
- Permit easy transfer of bins to the presentation point if required, with doors and access wide and high enough to allow easy manoeuvring of any stored bin. **(COMPLIANT)**
- Permit easy, direct and convenient access for collection service providers. **(COMPLIANT)**
- Are integrated into the design of the overall development and do not affect visual amenity. **(COMPLIANT)**

Waste Collection

The waste collection service for the proposed development will be provided by a private contractor.

The waste collection vehicle will enter the proposed development via the car park and will be able to park directly in front of the waste storage area. The contractor will wheel the MGBs to/from waste storage area and empty them into the waste vehicle. Once the MGBs have been emptied and returned, the waste vehicle will exit the development in a forward motion. **Figure 5** below shows the dimensions of a typical waste collection vehicle.

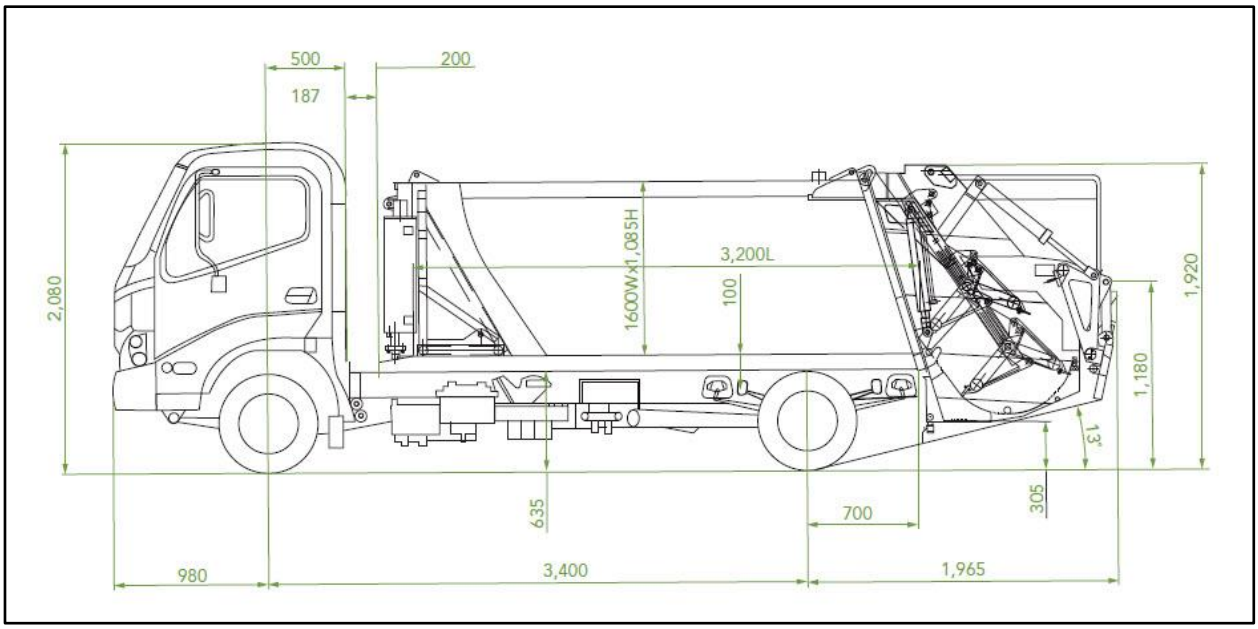

Figure 5: *Typical Dimensions of a Waste Collection Vehicle*

Amenity

Noise

The only noise generated from the waste management at the property will be that of the waste management truck, the wheeling of the MGBs to/from the waste vehicle and emptying the MGBs. Any other noise related to the waste management will be kept to a minimum.

Ventilation

The waste bin enclosure will be naturally ventilated.

Security/Communication Strategy

All MGBs will be secured within the ground level waste storage enclosure.

All management & staff will receive detailed documentation detailing all necessary requirements for safe waste management and handling including all relevant contact information.

Cleaning Facilities

Management is responsible for keeping the MGBs clean.

NOTE: It is recommended that waste enclosures consist of; **(1)** Impervious coated/treated walls and ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet within the enclosure/room. **(2)** With a tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** The enclosure/room should also be wet sealed to the ground surface (with a grated drain spanning the width of the entry) preventing any water leakage beyond the waste enclosure/room. **(4)** Self closing lockable double doors/electric roller door allowing easy removal of the MGBs.

Prevention of Vermin

The staff will be advised to not overfill the bins so that the lids are closed at all times. It is suggested to place rat traps in the corners of the waste storage areas.

Miscellaneous

Interim Internal Waste Storage

Waste bins will be provided for interim storage of garbage and recyclables within the service areas of the development. Space should be allowed for separate storage of recyclables from the garbage stream and provision for the segregation of food organics in a separate waste bin if implemented at a later date.

Green Waste/Food Waste

It is expected that green waste will be handled by the gardening contractor. Food waste should be placed in the General Waste MGBs.

Bulky Hard Waste

If hard waste collection is required, management should call a private contractor directly.

E-Waste

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes, and smoke detectors. E-Waste will be placed in impermeable surface containers and collected by a registered E-Waste Re-Processor as required.

Appendix A – Site Plans