



Project: **Waste Management Plan – V3**  
Unit 7/59 Arpenteur Drive, Baldivis  
Waste Management Plan

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Date: 3<sup>rd</sup> June 2026

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Document Status.

| Ver. No. | Author | Reviewed by | Date       | Issued for | Signature                                                                           | Date       |
|----------|--------|-------------|------------|------------|-------------------------------------------------------------------------------------|------------|
| 1        | HH     | HH          | 01/05/2026 | FINAL      |  | 04/05/2026 |
| 2        | HH     | HH          | 07/05/2026 | FINAL      |  | 07/05/2026 |
| 3        | HH     | HH          | 03/06/2026 | REV        |  | 03/06/2026 |
|          |        |             |            |            |                                                                                     |            |

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## 1. INTRODUCTION

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### 1.1. Overview

Move Consultants has prepared this Waste Management Plan for the proposed Change of Use application for the Limestone Coast Brewing tenancy situated at Unit 7/59 Arpenteur Drive, Baldivis in the City of Rockingham.

The key objectives of the plan outline the equipment and protocols which will be implemented and adopted to manage all waste (both general waste and recycling) for the proposal. Specifically, the Waste Management Plan (WMP) demonstrates that the development will be designed to:

- Adequately cater for the anticipated quantities of general waste and recyclables to be generated.
- Confirm a suitable bin storage area.
- Allow for the efficient collection of waste receptacles/bins by appropriate waste collection vehicles from the site.

### 1.2 Location

The proposal is located within a primarily residential area of Baldivis, south of Safety Bay Road and west of Nairn Drive on the site of the existing and established Settlers Hill Village Shopping Centre. The site is shown in **Figure 2**. The site is located approximately 900m due south-west of the Safety Bay Road/Nairn Drive 4-way roundabout intersection.



Figure 1 – Local Context



Figure 2 – Local Context

The location of the site in a metropolitan context is shown in **Figure 3**.

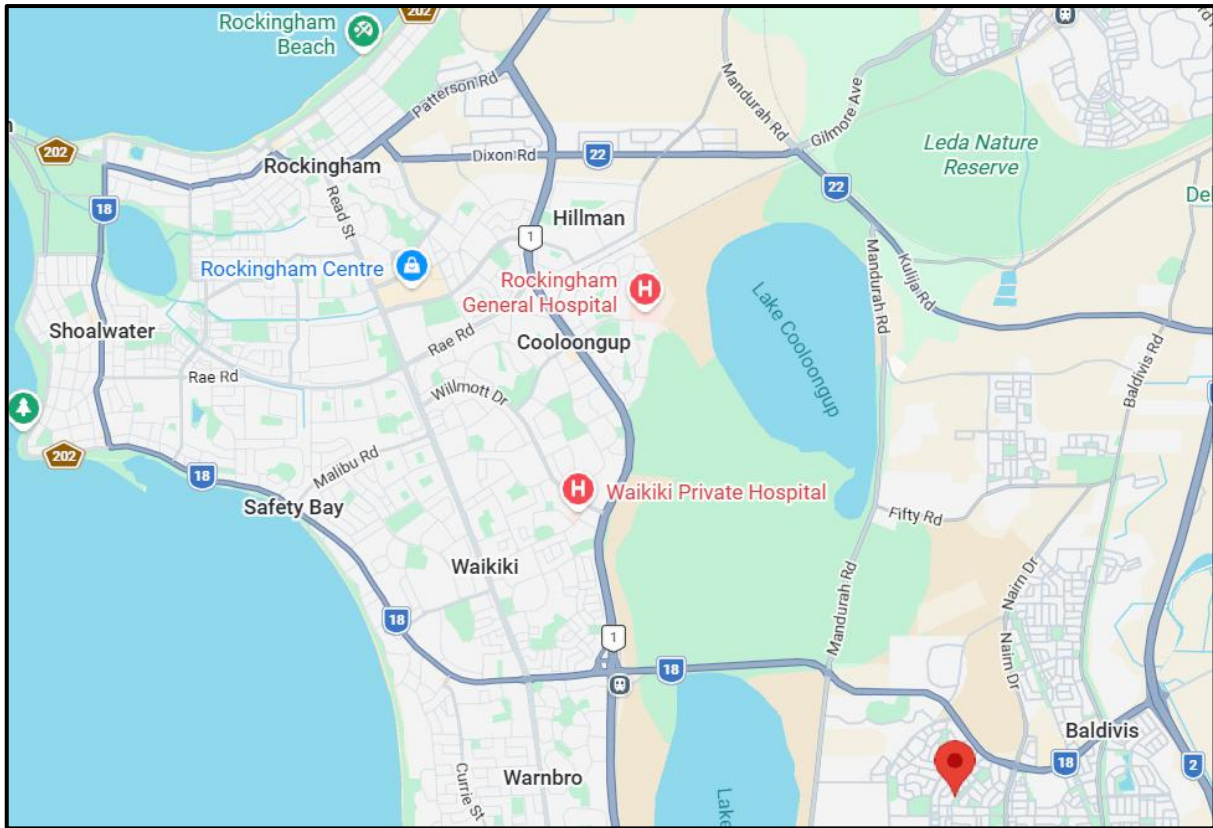


**Figure 3: Metropolitan Context**

The proposal consists of a Change of Use application to allow for an increase in capacity from 120 persons to 180 persons for the Limestone Coast Brewing tenancy and to allow for the direct to customer sale associated with a tap room on the site. No changes to access or car parking are proposed. A copy of the indicative floor plan is attached in in **Appendix A**.

## 2. WASTE GENERATION

### 2.1. Waste Generation Rates

The anticipated volumes of general waste (refuse) and recycling waste for the warehouse tenancies have been based upon documented waste management plans for similar facilities and for the office and warehouse tenancies upon a review of WALGA guidelines and similar developments within the Perth Metropolitan area.

## 2.2. General Waste Generation

**Table 1** shows the anticipated general waste to be generated by the approved development with each of the warehouse units storing their respective bins internal to each unit.

**Table 1: General Waste Generation**

| Activity Generator          | Unit (GFA in m2/Number of Units)   | Waste Generation Rate (L/week) | General Waste Generation (L/week) |
|-----------------------------|------------------------------------|--------------------------------|-----------------------------------|
| Café/Café Alfresco Area     | 389m2 GLA                          | 45L/100m2/day                  | 1,225L                            |
| <b>BIN STORAGE PROVIDED</b> | <b>2 x 660L GENERAL WASTE BINS</b> |                                |                                   |

## 2.3. Recyclable Waste Generation

**Table 2** shows the anticipated recycling waste to be generated by the approved development with each of the warehouse units storing their respective bins internal to each unit.

**Table 2: Recycling Waste Generation**

| Activity Generator          | Unit (GFA in m2/Number of Units)     | Waste Generation Rate (L/week) | General Waste Generation (L/week) |
|-----------------------------|--------------------------------------|--------------------------------|-----------------------------------|
| Café/Café Alfresco Area     | 389m2 GLA                            | 45L/100m2/day                  | 1,225L                            |
| <b>BIN STORAGE PROVIDED</b> | <b>2 x 660L RECYCLING WASTE BINS</b> |                                |                                   |

## 3. WASTE MANAGEMENT RECOMMENDATIONS

In order to ensure that waste is managed appropriately and safely, it is essential that adequate space be provided on the site within the respective bin storage areas internal to the units to accommodate the required storage receptacles.

### 3.1. Bin Arrangement and Storage Areas

General waste and recycling waste bins will be stored within a bin store along the eastern boundary of the site facing Cringle Lane.

### 3.2. External Collection of Waste

Collection of general waste and recycling waste will be carried out by private waste collection vehicles via on-site collection via entry from Arpenteur Drive travelling eastbound along Clyde

Square Avenue then turning left into Cringle Lane. Waste collection vehicles will park line haul against the eastern edge of the building outside peak hours to collect bins in a line haul outbound manner. The waste truck will then exit in forward gear to Osgood Way along Cringle Lane in a northbound manner. Bins will be collected outside of peak travel operating hours. This is considered to be safe and appropriate manoeuvre due to the low-speed low volume environment on Cringle Lane as well as consistent with similar developments with rear laneway frontage in the Perth Metropolitan area. External collection will be undertaken outside of business hours in order to eliminate conflict with parked vehicles on either side of the circulation aisle. It is anticipated that the maximum number of movements will be up to two (2) trips per week each to collect general and recycling waste. The management of the facility will arrange to secure the appropriate bins for the site and engage the services of a private waste management contractor for collection purposes.

### 3.3. Organic Waste and Bulk Waste

The operator of the site will arrange separately the removal of any landscaping and bulk waste external to the site along the Arpenteur Drive frontage or on a suitable location on the site.

### 3.4. Construction Waste

Construction waste resulting from any demolition activities will be removed off-site for processing, where required.

## 4. WASTE BIN STORAGE AREAS

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Internal bin storage areas will be located inside the warehouse elements of these tenancies and will include:

- Impervious floor draining to the existing sewer, where practicable. If connection to sewer is not possible, then connection to an approved on-site waste water treatment system is required or discharge to a sealed below ground tank that is periodically pumped and emptied.
- Installation of a tap for washing and rinsing bins and bin storage area, as required.
- Adequate manoeuvring space to remove bins.
- No double stacking of bins/receptacles.
- Appropriate signage, where required.
- Adequate aisle width for easy manoeuvring of all receptacles.
- Receptacles to be reasonably secured from theft and vandalism.
- Receptacles and storage areas within the internal bin storage areas to be monitored during the operation of the development to ensure that the receptacles are sufficient.
- Staff will be assigned to oversee all relevant aspects of the waste management associated with the development.

It should be noted that the number of general waste and recycling receptacles has been based upon a weekly collection regime; respectively, however increased collection frequency will lower the number of receptacles required. Waste receptacle and storage space within the dedicated internal bin storage areas will be monitored during the operation of the development to ensure that the proposed number of collection receptacles is sufficient.

## 5. BULK AND GREEN WASTE COLLECTION

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It is proposed that bulk waste materials and items be removed from the property as it is generated by private waste management contractors along the Arpenteur Drive frontage and/or within the site in a suitable area. Removal of these bulk waste materials will be the sole responsibility of the director or manager of the centre who will monitor bulk waste removal and provide assistance and advice, as required.

## 6. PROPERTY MANAGEMENT RESPONSIBILITIES

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Property managers will be appointed to be responsible for the following tasks associated with Waste Management on the site:

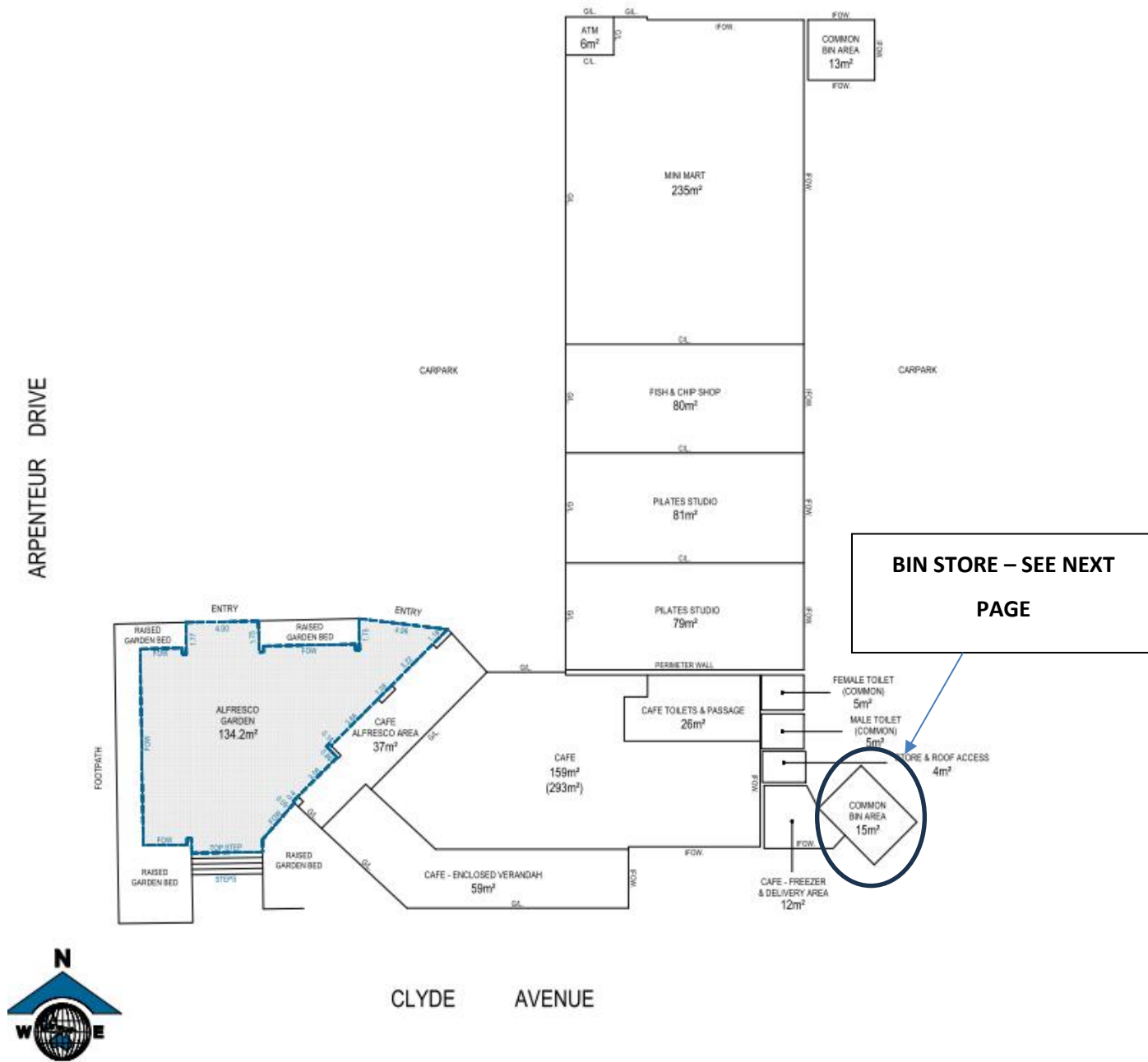
- Monitoring and maintenance (including cleaning) of the waste receptacles and bin storage area(s).
- Management of bulk waste and green waste collection, where required.
- Engage on an ongoing basis with staff to develop opportunities to increase resource recovery and minimise general waste volumes in conjunction with the City of Rockingham.
- Responsible for managing the collection of receptacles and liaising with waste management contractor whilst on site.
- Ensure that all staff are informed in relation to Waste Management protocols at the development and their respective responsibilities in accordance with this plan.

The proposed Building Management Statement and Site Management Plan will incorporate the tenets of this Waste Management Plan and any changes to this plan must be approved by the City of Rockingham prior to implementation. Failure to deliver a safe, effective, and efficient waste management service will result in the City liaising with management of the facility and will update and approve the Waste Management Plan.



## 7. APPENDIX A – INDICATIVE FLOOR PLAN AND BIN LOCATION

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## BIN STORE AND BIN PLACEMENT:

