



Waste Management Plan

Waikiki Tavern - Liquor Store

Prepared for BB Holdings (WA) Pty Ltd AFT Waikiki Unit Trust c/- Motivo

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DOCUMENT CONTROL

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Executive Summary

BB Holdings (WA) Pty Ltd AFT Waikiki Unit Trust is seeking development approval for the proposed liquor store located at Lot 500, 434 Safety Bay Road, Safety Bay (the Proposal).

To satisfy the conditions of the development application the City of Rockingham (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	368	240	Two	Once each week	Private Contractor
Recycling	368	660	One	Once each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Safety Bay Road.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

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To satisfy the conditions of the development application the City of Rockingham (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

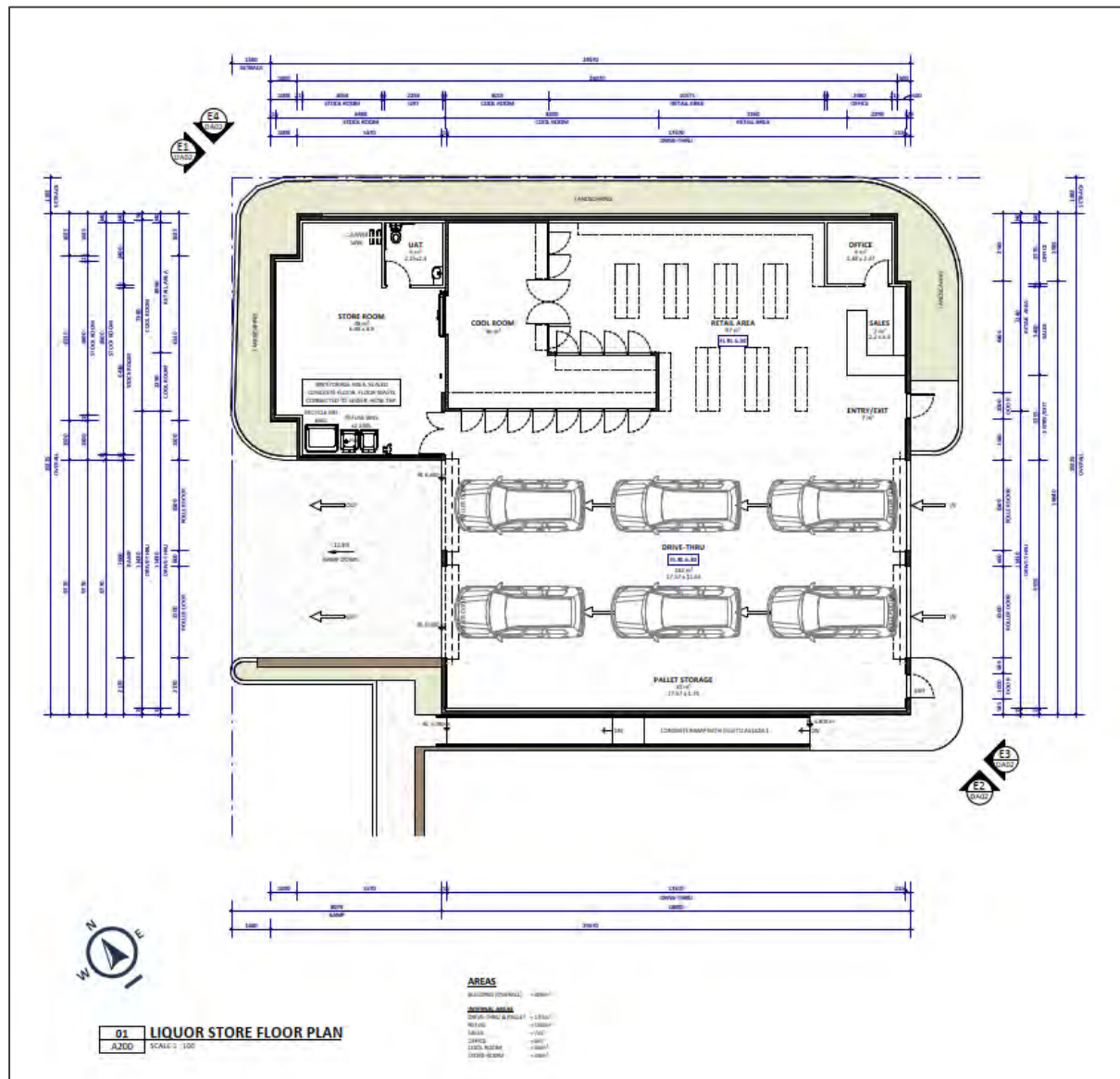
To achieve the objective, the scope of the WMP comprises:

- Section 2: Site Description
- Section 3: Waste Generation;
- Section 4: Waste Storage;
- Section 5: Waste Collection;
- Section 6: Waste Management; and
- Section 7: Conclusion.

2 Site Description

The Proposal is located within the City of Rockingham and comprises a liquor store as part of the Waikiki Tavern Project, as shown in Diagram 1. A summary of the anticipated floor areas are provided in Section 3.1

Diagram 1: Site Plan



The Proposal is bordered by commercial properties to the north and west, residential properties to the east and Safety Bay Road to the south, as shown in Figure 1.

3 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

3.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the waste generating floor area (m²) of the proposed Liquor Store. The Proposal consists of the following:

- Retail Area – 97m²;
- Sales – 7m²; and
- Office – 6m².

3.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the Western Australian Local Government Association's (WALGA) *Commercial and Industrial Waste Management Plan Guidelines* (2014).

Table 3-1 shows the waste generation rates which have been applied to the Proposal.

Table 3-1: Waste Generation Rates

Tenancy Use Type	WALGA Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Retail area and sales	Retail Shops (non-food) >100m ²	50L/100m ² /day	50L/100m ² /day
Office	Offices	10L/100m ² /day	10L/100m ² /day

3.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

3.3.1 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 3-2. It is estimated that the Proposal will generate 368L of refuse and 368L of recyclables each week.

Table 3-2: Estimated Waste Generation

Liquor Store	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Retail Area	97	50	340
Sales	7	50	25
Office	6	10	3
Total			368
Recyclables			
Retail Area	97	50	340
Sales	7	50	25
Office	6	10	3
Total			368

4 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 2, and discussed in the following sub-sections.

4.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse and recycling.

These internal bins will be collected by the staff/cleaners at least once each day and transferred to the Bin Storage Area for consolidation into the appropriate bins. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to staff/visitors.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist staff and cleaners to dispose of their separate waste materials in the correct bins.

4.2 Bin Sizes

Table 4-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 4-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes		
	240L	660L	1,100L
Depth	0.730	0.780	1.070
Width	0.585	1.260	1.240
Height	1.060	1.200	1.330

Reference: SULO Bin Specification Data Sheets

4.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-2, bin sizes in Table 4-1 and based on collection of refuse and recyclables one each week.

Based on the results shown in Table 4-2 the Bin Storage Area has been sized to accommodate:

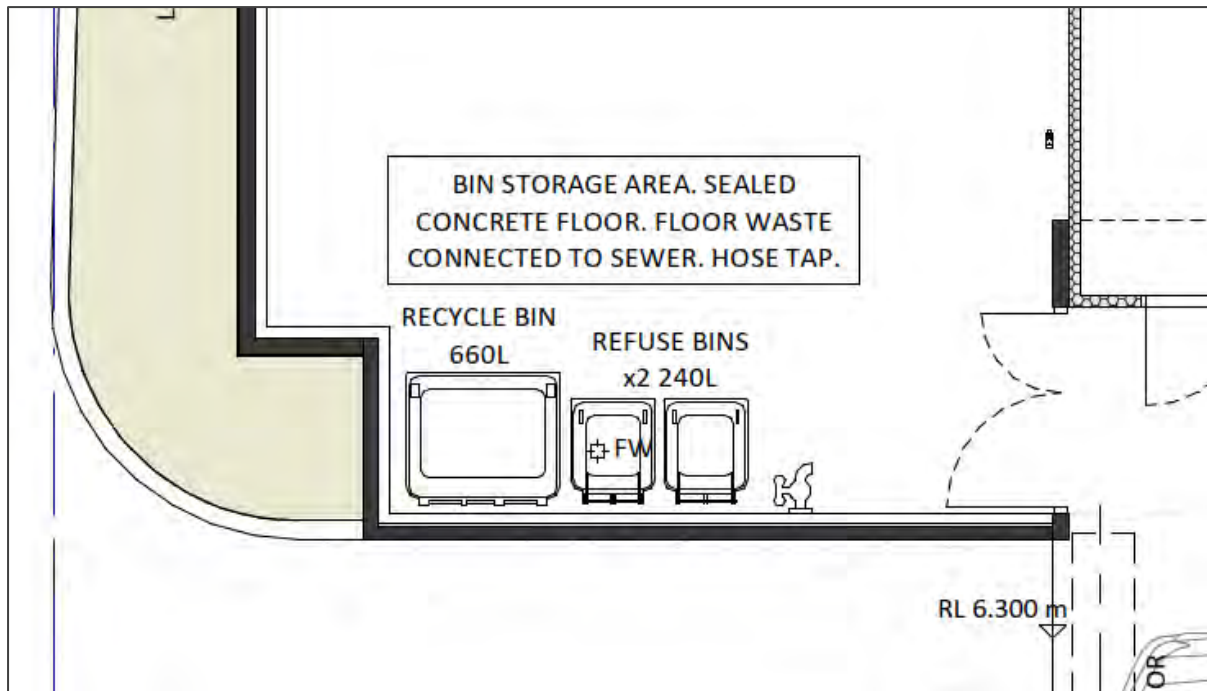
- Two 240L refuse bins; and
- One 660L recycling bin.

Table 4-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	368	2	1	1
Recycling	368	2	1	1

The configuration of these bins within the Bin Storage Area is shown in Diagram 2. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 2 represents the maximum requirements assuming one collection each week of refuse and recyclables.

Diagram 2: Bin Storage Area



4.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Located behind the building setback line and within property boundary;
- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Ventilated to a suitable standard;
- Appropriate signage;
- Designed to not permit stormwater to enter the drain;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the building manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

5 Waste Collection

A private waste collection contractor will service the Proposal and provide the liquor store with two 240L bins for refuse and one 660L bin for recyclables.

The private contractor will collect refuse and recyclables once each week utilising a rear loader waste collection vehicle.

The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Safety Bay Road, turn into the Proposal in forward gear, complete a multipoint turn within the Proposals carpark and pull up directly opposite the Bin Storage Area for servicing.

Private contractor's staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Areas and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning left onto Safety Bay Road moving with traffic flow.

The ability for the private contractor's rear loader waste collection vehicle to access the Proposal in a safe manner has been assessed by qualified traffic engineers and will be included within their traffic impact statement.

5.1 Bulk and Speciality Waste

Bulk and speciality waste materials will be removed from the Proposal as they are generated on an 'as required' basis.

Adequate space will be allocated throughout the Proposal for placement of cabinets/containers for collection and storage of bulk and specialty wastes that are unable to be disposed of within the bins in the Bin Storage Area.

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal and will be monitored by the building manager/caretaker who will organise their transport to the appropriate waste facility, as required.

6 Waste Management

A building manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ensure all staff/tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff/tenant behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with staff/tenants to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

7 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Two 240L refuse bins, collected once each week; and
- One 660L recycling bin, collected once each week.

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Safety Bay Road.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan



LEGEND

- Site Boundary
- Cadastral**
- Crown Allotment
- Freehold
- Strata Plan or Lot
- Road
- Easement
- Reserve

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LOCALITY

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BB Holdings (WA) Pty Ltd
AFT Waikiki Unit Trust



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Project:	WMP26080		



Figure 01

Data source: Roads, Cadastre - Landgate, 2026. Imagery: Nearmap, 2026.



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