



Waste Management Plan

124 Kerosene Lane, Baldivis

Prepared for A & PV Galati c/- Planning Solutions

6 May 2026

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Executive Summary

A & PV Galati is seeking development approval for the proposed tavern located on the corner of Sierra Parade & McDonald Road, Baldivis (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	Bin Size/Equipment	Total Required	Collection Frequency	Collection	Collection Vehicle
Refuse (<i>compacted 3:1</i>)	1,100L	Three	Three times each week	Private Contractor	Rear Lift
Cardboard (<i>compacted 12:1</i>)	Cardboard Baler	One	Ad Hoc	Private Contractor	Flatbed Truck
Containers for Change	240L	Two	Ad Hoc	Private Contractor	Ute/Trailer

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 Sierra Parade.

Building management/staff will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

A & PV Galati is seeking development approval for the proposed tavern located on the corner of Sierra Parade & McDonald Road, Baldivis (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.

The Proposal is bordered by existing commercial properties to the north and west, McDonald Road to the east and Sierra Parade to the south, as shown in Figure 1.

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, cardboard and containers for change) 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: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

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

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m²) of the commercial tenancies at the Proposal. The Proposal consists of the following:

- Function Room – 176m²;
- Restaurant – 141m²;
- Shaded Beer Garden – 170m²; and
- Dining – 423m².

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Perth's *Waste Guidelines for New Developments* (Revision 5, effective from June 2019).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City of Perth Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Function	Function Room	200L/100m ² /day	100L/100m ² /day
Restaurant & Dining	Licensed Club, Tavern, Small Bar (with dining)	667L/100m ² /day	50L/100m ² /day
Shaded Beer Garden	Licensed Club, Tavern, Small Bar (without dining)	50L/100m ² /day	50L/100m ² /day

2.3 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.

2.3.1 Waste Generation

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the Proposal will generate 29,358L of refuse and 3,797L of cardboard each week.

Table 2-2: Estimated Waste Generation

Tenancy Use Type	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Function	176	200	2,463
Restaurant	141	667	6,574
Shaded Beer Garden	170	50	594
Dining	423	667	19,727
Total			29,358
Cardboard			
Function	176	100	1,231
Restaurant	141	50	493
Shaded Beer Garden	170	50	594
Dining	423	50	1,479
Total			3,797

3 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.

3.1 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 containers for change.

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. Cardboard will be transferred by staff/cleaners directly to the cardboard baler within the Bin Storage Area. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to visitors.

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

3.2 Bin Sizes

Table 3-1 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 3-1: Typical Bin Dimensions

Dimensions (m)	Bins Sizes	
	240L	1,100L
Depth	0.730	1.070
Width	0.585	1.240
Height	1.060	1.330

Reference: SULO and Veolia Bin Specification Data Sheets

3.2.1 Compactor

An automatic bin compactor by Smart Waste Solutions Australia will be utilised to compact refuse and will have the ability to compact directly into the 1,100L bins, shown in Diagram 1.

Any damage caused to communal bins from the use of compaction will be the responsibility of the building manager/staff who will be liable for bin repair/replacement costs. The building manager/staff will be responsible for operating the compaction unit during designated hours to mitigate potential noise concerns.

Diagram 1: Typical Automatic Bin Compactor



3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of all bins and waste equipment, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1, as well as the tenants existing knowledge of operational taverns.

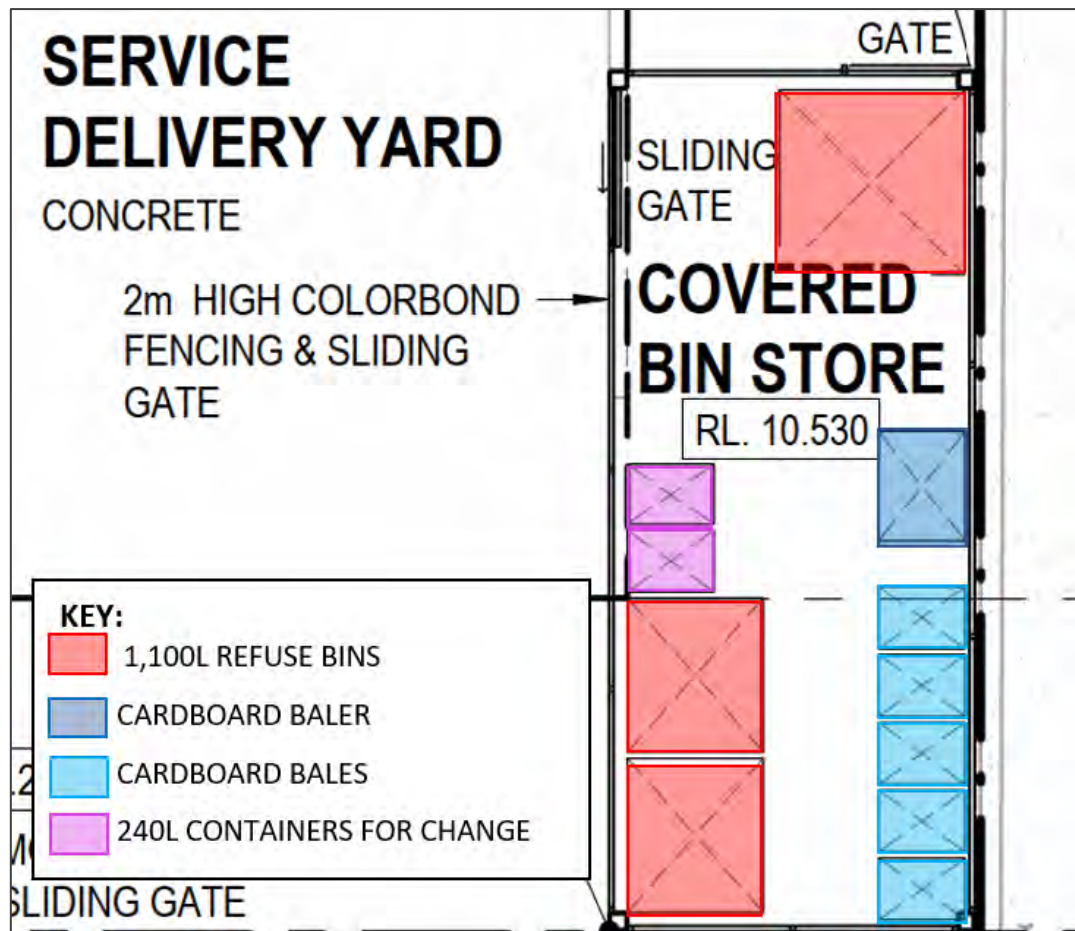
Bins and other waste equipment will be consolidated within the Bin Storage Area for collection. The total bins and equipment required for Bin Storage Area are shown in Table 3-2.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Type	Equipment/Bin Size	Total Required	Collection Frequency	Collection Vehicle
Refuse (compacted 3:1)	1,100L	Three	Three times each week	Rear Lift
Cardboard (compacted 12:1)	Cardboard Baler	One	Ad Hoc	Flatbed Truck
Containers for Change	240L	Two	Ad Hoc	Ute/Trailer

The configuration of these bins and waste equipment within the Bin Storage Area is shown in Diagram 2.

Diagram 2: Bin Storage Area



3.4 Bin Storage Area Design

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

- 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;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter the drain;
- Located behind the building setback line;
- 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/staff during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

A private waste collection contractor will service the Proposal by collecting the bins and cardboard bales discussed in Section 3.

Refuse will be collected three times each week and cardboard bales and Containers for Change bins will be collected ad hoc. Building management/staff will monitor cardboard and Containers for Change accumulation and organise their collection, as required.

The private contractor's waste collection vehicles will service the waste onsite, directly from the Bin Storage Area, via the Service Delivery Yard. The private contractors waste collection vehicles will travel with left hand lane traffic flow on Sierra Parade, turn into the Proposals carpark in forward gear and reverse into the Service Delivery Yard directly opposite the Bin Storage Area for servicing, as shown in Diagram 3.

It is proposed that servicing will be conducted outside of normal operating hours to allow the waste collection vehicles to utilise the empty carpark for manoeuvring and mitigate impacts on local traffic movements during peak traffic hours.

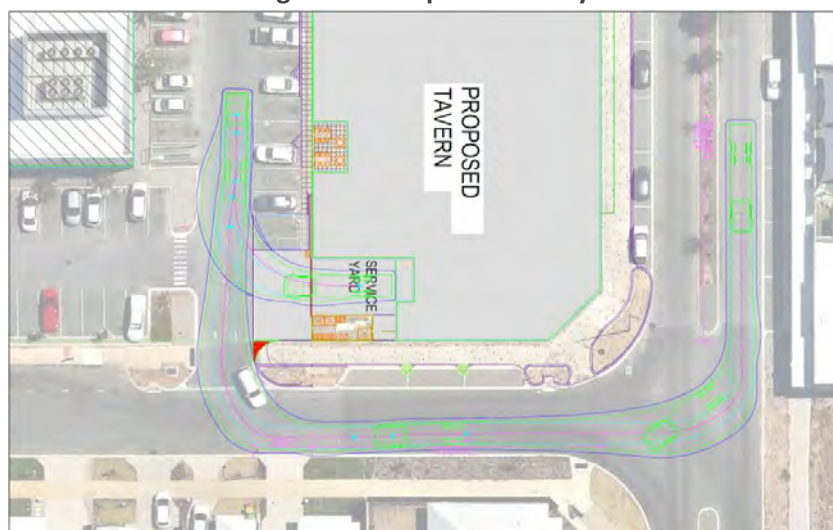
Private contractor's staff will ferry bins/cardboard bales to and from the waste collection vehicles and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Areas and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's waste collection vehicles will exit in a forward motion, turning onto Sierra Parade moving with traffic flow.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

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

Diagram 3: Swept Path Analysis



4.1 Bulk and Speciality Waste

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 may include items such as:

- Refurbishment wastes from fit outs;
- Batteries and E-wastes;
- White goods/appliances;
- Used cooking oil;
- Cleaning chemicals; and
- Commercial light globes.

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal. A temporary skip bin could be utilised for collections, if required. Specialty waste collection will be monitored by the building manager/staff who will organise their transport to the appropriate waste facility, as required.

5 Waste Management

Building management/staff will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ensure all staff/cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff/cleaner behaviour and identify requirements for education on how to use the bin system or additional signage;
- Monitor bulk/speciality waste accumulation and organise for its removal, as required;
- Regularly engage with staff/cleaners 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.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse, cardboard and containers, 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, cardboard and containers for change can be completed from the Proposal. 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 Sierra Parade.

Building management/staff will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan



LEGEND

Site Boundary

Cadastre

Crown Allotment

Freehold

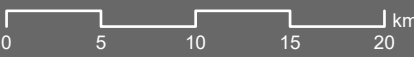
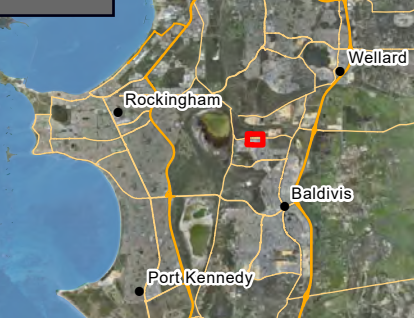
Road

Easement

Reserve

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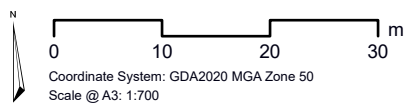
LOCALITY



LOCALITY

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Project: WMP26036	



Figure 01



Assets | Engineering | Environment | Noise | Spatial | Waste

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