




# Waste Management Plan

Lot 75 (#72) Walter Road, East Eden Hill

Prepared for Neha Patel

8 April 2026

Project Number: WMP26025

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## Executive Summary

Neha Patel is seeking development approval for the childcare centre located at Lot 75 (#72) Walter Road East, Eden Hill (the Proposal).

To satisfy the conditions of the development application the Town of Bassendean (the Town) 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 Town'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	964	240	Three	Twice each week	Private Contractor
Recycling	964	240	Three	Twice each week	Private Contractor

A private contractor will service the bins at the Proposal from the Bin Presentation Area on the Marion Street verge.

The childcare centre operator/suitably qualified staff will oversee the relevant aspects of waste management at the Proposal.

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## 1 Introduction

Neha Patel is seeking development approval for the childcare centre located at Lot 75 (#72) Walter Road East, Eden Hill (the Proposal).

To satisfy the conditions of the development application the Town of Bassendean (the Town) 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 Town's requirements.

The Proposal is bordered by Eden Hill Primary School to the north, commercial property to the east, Walter Road East to the south and Marion Street to the west, 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 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: 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 (m<sup>2</sup>) of the activity rooms and staff room at the Proposal – **275.55m<sup>2</sup>**.

### 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 Melbourne’s *Guidelines for Waste Management Plans* (2021) as they provide contemporary estimates of waste generated from Childcare Centres.

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 Melbourne Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Childcare Activity Rooms & Staff Room	Childcare	350L/100m <sup>2</sup> /week	350L/100m <sup>2</sup> /week

### 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.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 2-2. It is estimated that the Proposal will generate 964L of refuse and 964L of recyclables each week.

**Table 2-2: Estimated Waste Generation**

Childcare Activity Rooms & Staff Room	Area (m <sup>2</sup> )	Waste Generation Rate (L/100m <sup>2</sup> /day)	Waste Generation (L/week)
Refuse	275.55	350	964
Recyclables	275.55	350	964
<b>Total</b>			<b>1,928</b>

### 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 1, 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 recycling.

These internal bins will be collected by the staff/cleaners and transferred to the Bin Storage Area for consolidation into the appropriate bins, as required. 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 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)	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

#### 3.3 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 2-2, bin sizes in Table 3-1 and based on collection of refuse and recyclables twice each week.

Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

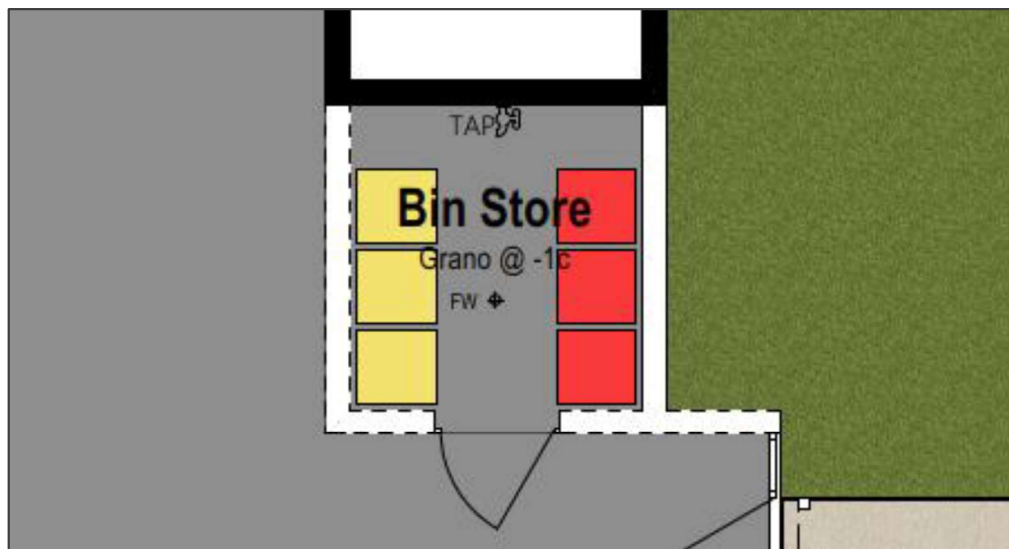
- Three 240L refuse bins; and
- Three 240L recycling bins.

**Table 3-2: Bin Requirements for Bin Storage Area**

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	964	3	1	1
Recycling	964	3	1	1

The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse and recyclables.

Diagram 1: 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 cleaners/suitably qualified staff during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

## 4 Waste Collection

While onsite collection was considered, the layout of the site does not allow sufficient space for an 8.8m MRV to turn around to allow a forward in and out manoeuvre and presents a number of safety concerns.

Therefore, collections from the kerbside are proposed, where a private waste collection contractor will service the Proposal and provide three 240L bins for refuse and three 240L bins for recyclables.

The private contractor will collect refuse and recyclables twice each week from the Proposal utilising a side arm waste collection vehicle.

The private contractor will service bins from the Bin Presentation Area located in the Marion Street, refer Diagram 2. The Bin Presentation Area will be located as far as practicable from the intersection of Walter Road and Marion Street.

It is proposed that servicing will be scheduled to occur outside Eden Hill primary school and the Proposal's drop-off and pick-up periods, as well as outside peak traffic periods (typically 7:00am–10:00am and 2:00pm–5:00pm).

Bins will be presented for collection 1m from the verge with the wheels and handles facing away from the street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians or bike lanes. Bins will be lined up neatly and in a single row along the verge, with sufficient space between each bin to facilitate collection by the private contractor's waste collection vehicle.

The childcare centre operator/suitably qualified staff will ferry the bins to and from the Bin Presentation Area on collection days. The travel path between the Bin Storage Area and the Bin Presentation Area will be of flat surface and kept free of obstacles.

The childcare centre operator/suitably qualified staff will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

Once servicing is complete the private contractor's waste collection vehicle will continue in a forward motion south along Marion Street, moving with traffic flow.

**Diagram 2 : Indicative Bin Presentation Area**



## **4.1 Bulk and Specialty Waste**

Bulk and speciality waste materials will be removed from the Proposal as they are generated. Removal of these wastes will be monitored by the childcare centre operator/suitably qualified staff, who will liaise with staff and cleaners to assist with the removal of these wastes, as required.

Sanitary wastes will be collected in situ. A suitably qualified sanitary waste collection and disposal provider will be engaged to determine storage and collection requirements.

## 5 Waste Management

The childcare centre operator/suitably qualified 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;
- Ferrying of bins to and from the Bin Storage Area and the Bin Presentation Area on collection days;
- 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 further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with 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 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:

- Three 240L refuse bins, collected twice each week; and
- Three 240L recycling bins, collected twice each week.

A private contractor will service the bins at the Proposal from the Bin Presentation Area on the Marion Street verge.

The childcare centre operator/suitably qualified staff will oversee the relevant aspects of waste management at the Proposal.

## Figures

Figure 1: Locality Plan

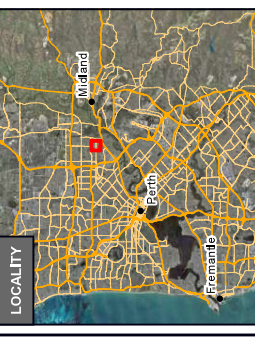


Data source: Roads, Cadastre - Landgate, 2025; Imagery: Nearmap, 2025.

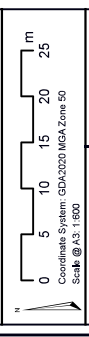
**LEGEND**

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

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**LOCALITY**  
 72 Walter Road East  
 Eden Hill WA 6054  
 Neha PATEL



Coordinates System: GDA2020 MGA Zone 50  
 Scale @ A3: 1:600  
 Prepared: Z O'Rourke Date: 13/03/2025  
 Reviewed: A Brouwer Revision: A  
 Project: WMP26025

**Figure 01**



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