



Waste Management Plan

500 Maritime Drive, Jindalee

Prepared for Claymont SPVI Pty Ltd

15 July 2026

Project Number: WMP25154

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Executive Summary

Claymont SPVI Pty Ltd is seeking development approval for the proposed residential development located at 500 Maritime Drive, Jindalee (the Proposal).

To satisfy the conditions of the development application the City of Wanneroo (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
Townhouse Individual Bin Storage Areas					
Refuse	-	140L/240L	One	Fortnightly	City of Wanneroo
Recycling	-	240	One	Fortnightly	City of Wanneroo
FOGO	-	240	One	Once each week	City of Wanneroo
Apartment Shared Bin Storage Area					
Refuse	14,800	660	Twelve	Twice each week	Private Contractor
Recycling	4,060	660	Four	Twice each week	Private Contractor

The City will service the townhouses utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the verge on Maritime Drive.

A private contractor will service the apartments utilising a rear loader waste collection vehicle. The private contractor's waste collection vehicle will stop on Crowsnest Way and service the bins directly from the Bin Storage Area.

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

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1 Introduction

Claymont SPVI Pty Ltd is seeking development approval for the proposed residential development located at 500 Maritime Drive, Jindalee (the Proposal).

To satisfy the conditions of the development application the City of Wanneroo (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 Crowsnest Way to the north, public open space to the east and south, and Maritime Drive 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 number of residential apartments and townhouses at the Proposal. The Proposal consists of the following:

Townhouses:

- Townhouses – 8.

Apartments:

- One Bedroom Apartments – 79;
- Two Bedroom Apartments – 44;
- Three Bedroom Apartments – 2; and
- Four Bedroom Apartments – 4.

The townhouses will have adequate space to store one 140L/240L refuse bin, one 240L recycling bin and one 240L FOGO bin within their garage/courtyard.

The apartments will utilise the shared Apartment Bin Storage Area.

2.2 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) *Multi Dwelling Development Waste Management Plan Guidelines* (2014).

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

Table 2-1: Waste Generation Rates

Tenancy Use Type	WALGA Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
One Bedroom Apartments	1 Bedroom	80L/week	20L/week
Two Bedroom Apartments	2 Bedroom	160L/week	40L/week
Three Bedroom Apartments	3+ Bedroom	240L/week	120L/week
Four Bedroom Apartments	3+ Bedroom	240L/week	120L/week

2.3 Apartment 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 residential apartments at the Proposal will generate 14,800L of refuse and 4,060L of recyclables each week.

Table 2-2: Estimated Waste Generation - Apartments

Residential Apartments	Number of Apartments	Waste Generation Rate (L/week)	Waste Generation (L/week)
Refuse			
One Bedroom Apartments	79	80	6,320
Two Bedroom Apartments	44	160	7,040
Three Bedroom Apartments	2	240	480
Four Bedroom Apartments	4	240	960
Total			14,800
Recyclables			
One Bedroom Apartments	79	80	1,580
Two Bedroom Apartments	44	160	1,760
Three Bedroom Apartments	2	240	240
Four Bedroom Apartments	4	240	480
Total			4,060

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the individual townhouses and the Apartment Bin Storage Area, as shown in Diagram 1 and 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, the residential apartments and townhouses will have room to accommodate two under counter/kitchen bins for the separate disposal of refuse and recyclables, and a kitchen caddy for FOGO waste.

Waste from these internal bins will be transferred by residents directly to their individual bins or to the Apartment Bin Storage Area and deposited into appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents 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

3.3.1 Townhouse Bin Storage Area Size

Each residential townhouse will have one 140L/240L refuse bin, one 240L recycling bin and one 240L FOGO bin stored within their garage/courtyard, as shown in Diagram 1. Each residential townhouse will have FOGO collected once each week and refuse and recyclables collected on alternating fortnights.

Diagram 1: Individual Townhouse Bin Storage Area



3.3.2 Apartment Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the number of bins required for the Apartment 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 Apartment Bin Storage Area has been sized to accommodate:

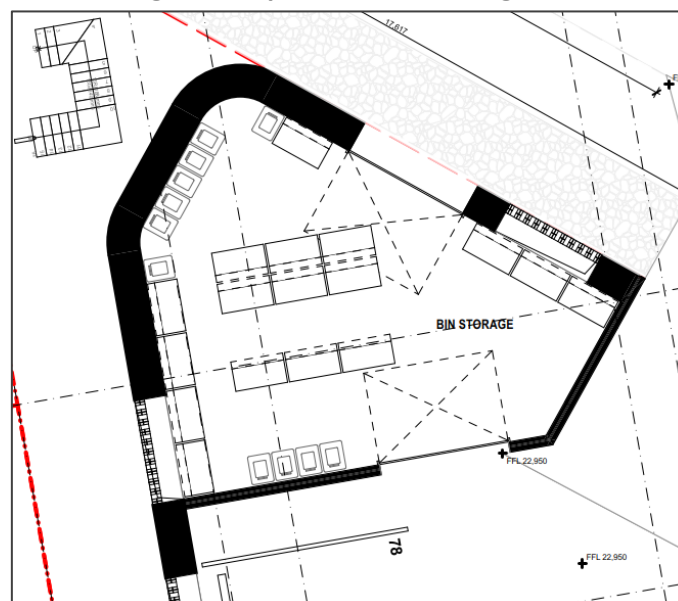
- Twelve 660L refuse bins; and
- Four 660L recycling bins.

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

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	14,800	31	12	7
Recycling	4,860	9	4	2

The size and location of the Apartment Bin Storage Area is shown in Diagram 2.

Diagram 2: Apartment Bin Storage Area



3.4 Provision for Food Organics Garden Organics (FOGO)

In the near future it is expected that the City will be introducing bins for the separate collection of food organics and garden organics (FOGO) within multi-unit residential properties in line with the state government's Waste Avoidance and Resource Recovery (WARR) Strategy 2030. As such, the development has provided sufficient space within the Apartment Bin Storage Area to accommodate **an additional eight 240L FOGO bins**, should the development be required to separate food waste for collection in the future.

Kitchen caddies would be used in each residential apartment to collect FOGO, which will then be taken by residents directly to the Apartment Bin Storage Area for depositing into communal 240L lime green lidded FOGO bins.

It is anticipated FOGO would be collected a minimum of once each week due to the malodorous nature of this type of waste. The City will assess the FOGO bin numbers and collections in the future, as required.

3.5 Bin Storage Area Design

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

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Areas;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Areas self-closing and vermin proof;
- Doors to the Bin Storage Areas 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 Areas will be monitored by the strata manager/ caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

The following sections describe the waste collection methodologies for the development.

4.1.1 Townhouses

The City will service the townhouses at the Proposal and provide each townhouse with one 140L/240L refuse bin, one 240L recycling bin and one 240L FOGO bin.

The City will collect FOGO once each week and refuse and recyclables on alternating fortnights from the Proposal utilising its side arm waste collection vehicle.

The City will service bins from the verge of the townhouses on Maritime Drive to the west of the Proposal.

Bins will be presented to the verge with 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, footpaths 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 City's side arm waste collection vehicle.

Residents will ferry bins to and from the verge and their respective Townhouse Bin Storage Area on collection days. The travel path between the Townhouse Bin Storage Areas and the verge will be of flat surface and kept free of obstacles. The residents will return their bins to their respective Townhouse Bin Storage Area as soon as possible on the same day following collection.

4.1.2 Apartments

A private waste collection contractor will service apartments at the Proposal and provide twelve 660L bins for refuse and four 660L bins for recyclables.

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

The private contractor's rear loader waste collection vehicle will service the bins directly from the Bin Storage Area from Crowsnest Way to the north of the Proposal. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Crowsnest Way and pull up at the designated truck stopping point by the Bin Storage Area for servicing, refer Figure 2.

It is proposed that servicing will be conducted outside of peak periods to mitigate impacts on local traffic movements.

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 Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit the Proposal in forward gear and continue along Crowsnest Way 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 Donald Veal Consultants and further information will be included within their Traffic Impact Statement.

4.1.3 Bulk Waste

To assist with the reduction of illegal dumping of bulk wastes, each apartment has an allocated storage room and additional space has been allowed for within the Bin Storage Area, which could be used for the temporary storage of bulk waste.

The strata manager/caretaker will liaise with residents on procedures for bulk waste disposal within the Proposal, as required.

The City provides four green waste disposal passes to the Wangara Recycling Facility and the following on-demand bulk collection services to residents annually:

- One – bulk hard waste (up to 3m³);
- One – green waste (up to 3m³);
- One – E-waste collection;
- One – Whitegoods collection; and
- One – Mattress collection.

5 Waste Management

A strata manager/caretaker 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 residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident 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 residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City/private contractor 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:

Townhouses (each):

- One 140L/240L refuse bin, collected fortnightly;
- One 240L recycling bin, collected fortnightly; and
- One 240L FOGO bin, collected once each week.

Apartments:

- Twelve 660L refuse bins, collected twice each week; and
- Four 660L recycling bins, collected twice each week.

The City will service the townhouses utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the verge on Maritime Drive.

A private contractor will service the apartments utilising a rear loader waste collection vehicle. The private contractor's waste collection vehicle will stop on Crowsnest Way and service the bins directly from the Bin Storage Area.

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

Figures

Figure 1: Locality Plan

Figure 2: Waste Collection Vehicle Stopping Point



LEGEND

Site Boundary

Cadastre

Strata Plan or Lot

Freehold

Crown Allotment

Easement

Reserve

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LOCALITY

0 1 2 3

km

LOCALITY

500 Maritime Drive
Jindalee WA 6032

Claymont SPVI Pty Ltd

N

0 20 40 60

m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:1,600

Prepared: Z O'Rourke

Date: 18/12/2025

Reviewed: J Logothetis

Revision: A

Project: WMP25154

Figure 01

Document Path: \\server\\Talis\\SECTIONS\\Waste\\PROJECTS\\WMP2025\\WMP25154 - 500 Maritime Drive, Jindalee\\GIS\\Maps\\WMP25154 - 500 Maritime Drive, Jindalee\\WMP25154 - 500 Maritime Drive, Jindalee.aprx

Donald Veal Consultants
6 Burgess Street
Midland WA 6056
Telephone +61 8 9274 7076
Facsimile +61 8 9274 4854



Z1108 500 MARITIME DR JINDALEE APARTMENTS TIA
SK04: REFUSE SWEPT PATH PROPOSED EMBAYMENT
DATE: 1.07.2026 SCALE: 1:200 AT A3
DWG FILE: DVC-Z1108
BASE: A2-02 BASEMENT FLOOR 1.dwg
AERIAL FROM CITY'S INTRAMAPS DATED SEPTEMBER 2025

SIGHT LINE OBSTRUCTED AT CROSSOVER.
HOWEVER THERE IS SUFFICIENT STOPPING
SIGHT DISTANCE FOR THOSE ON CROWSNEST
WAY TO STOP & AVOID COLLISION.

HARDSTAND FOR LOADING BAY. LEVELS TO
TIE INTO ROAD AND CROSS OVERS. LOADING
BAY TO BE MARKED OR SIGNED
ACCORDINGLY.

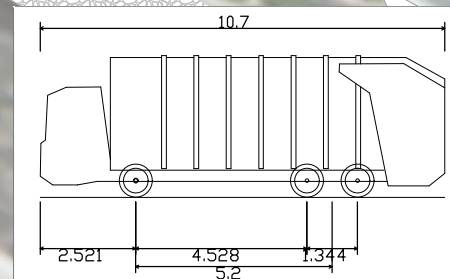
LEGEND	
	500mm OFFSET FROM VEHICLE OVERHANG
	VEHICLE OVERHANG
	WHEEL SWEEP PATH

FLUSH KERB TO COUNCIL REQUIREMENTS

SIGHT LINE OBSTRUCTED AT CROSSOVER.
HOWEVER THERE IS SUFFICIENT STOPPING
SIGHT DISTANCE FOR THOSE ON CROWSNEST
WAY TO STOP & AVOID COLLISION.

SEMI MOUNTABLE OR BARRIER KERB
TO COUNCIL REQUIREMENTS

MOUNTABLE KERB TO COUNCIL REQUIREMENTS
FOR EASE OF WHEELING BINS TO LOADING BAY



Redmond's Rear Loader	
Overall Length	10.700m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	10.500m

CONCEPT ONLY.
SUBJECT TO DETAILED DESIGN AND CITY'S APPROVAL.



Assets | Engineering | Environment | Noise | Spatial | Waste

HEAD OFFICE

604 Newcastle Street,
Leederville, WA 6007

NSW OFFICES

Nowra

76 Bridge Road,
Nowra, NSW 2541

Newcastle

58 Cleary Street,
Hamilton, NSW 2303

QLD OFFICE

Brisbane

35 Boundary Street,
South Brisbane, QLD 4101

P: 1300 251 070 | E: enquiries@talisconsultants.com.au

ABN 85 967 691 321