Waste Management Plan

Regis Greenmount Redevelopment

Prepared for Regis Aged Care Pty Ltd

28 May 2025

Project Number: WMP25004

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Name	Position	File Reference
Rachel Hayton	Project Manager – Senior Waste Strategy Consultant & Team Lead	WMP25004-01_Waste Management Plan_1.0
Signature		

Executive Summary

Regis Aged Care Pty Ltd is seeking development approval for the proposed aged care redevelopment/additions located at 9 Coongan Avenue, Greenmount (the Proposal).

To satisfy the conditions of the development application the Shire of Mundaring (the Shire) 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 Shire's requirements.

The anticipated volumes of waste generated from the Proposal can be stored and effectively collected from the Proposal in line with current operations.

A summary of the bin sizes, numbers, collection frequencies and collection method for the current operations is indicated below.

Rear Lift Waste Collection Vehicle:

- Three 1.5m^3 refuse bins, collected three times each week; and
- Seven 240L recycling bins, collected two times each week.

Front Lift Waste Collection Vehicle:

- One 3.0m^3 refuse bin, collected five times each week.

Specialist/Controlled Medical Waste Collection Vehicles:

- Two 240L secure document bins, collected as required;
- Thirty-three 120L clinical waste bins, collected weekly;
- Four 1.4L and two 6.5L sharps bins, collected fortnightly; and
- Three 120L cytotoxic bins, collected as required.

A private contractor will continue to service the Proposal onsite, directly from the Bin Storage Area/Waste Collection Areas, in line with current servicing arrangements. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Coongan Avenue.

Management/caretakers will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Regis Aged Care Pty Ltd is seeking development approval for the proposed aged care redevelopment/additions located at 9 Coongan Avenue, Greenmount (the Proposal).

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The Proposal is bordered by vacant land to the north and south, existing aged care buildings to the east and residential developments 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 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 current and proposed number of aged care beds and the floor area (m^2) of the associated amenity areas, totalling an area of 1,042m^2. The Proposal consists of the following:

- Current and Proposed Aged Care – 144 beds;
- Existing Office/Cinema/Private Dining – 228m^2;
- Proposed Kitchen – 100m^2;
- Proposed Café – 75m^2;
- Proposed Living/Dining Areas – 315m^2;
- Proposed Staff Room and Admin Areas – 178m^2; and
- Proposed Entry Lobby and Reception – 146m^2.

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).

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's Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Current and Proposed Aged Care	Retirement Village	60L/week	60L/week
Existing Office/Cinema/Private Dining	Office	10L/100m^2/day	10L/100m^2/day
Proposed Living/Dining Areas			
Proposed Staff Room and Admin Areas			
Proposed Entry Lobby and Reception			
Proposed Kitchen	Restaurant	660L/100m^2/day	200L/100m^2/day
Proposed Café	Café	300L/100m^2/day	200L/100m^2/day

As medical waste is highly dependent on the nature and scale of medical practices undertaken, there are currently no medical/clinical waste generation rates available within published waste management guidelines. Aged care facilities typically manage medical waste (i.e. sharps, infectious waste, pathological waste, pharmaceuticals, chemical waste and non-regulated medical waste) in-situ, therefore storage space is not required within the Bin Storage Area. Therefore, medical waste has not been included within this waste generation assessment.

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 is shown Table 2-2. It is estimated that the Proposal will generate 15,442L of refuse and 11,697L of recyclables each week.

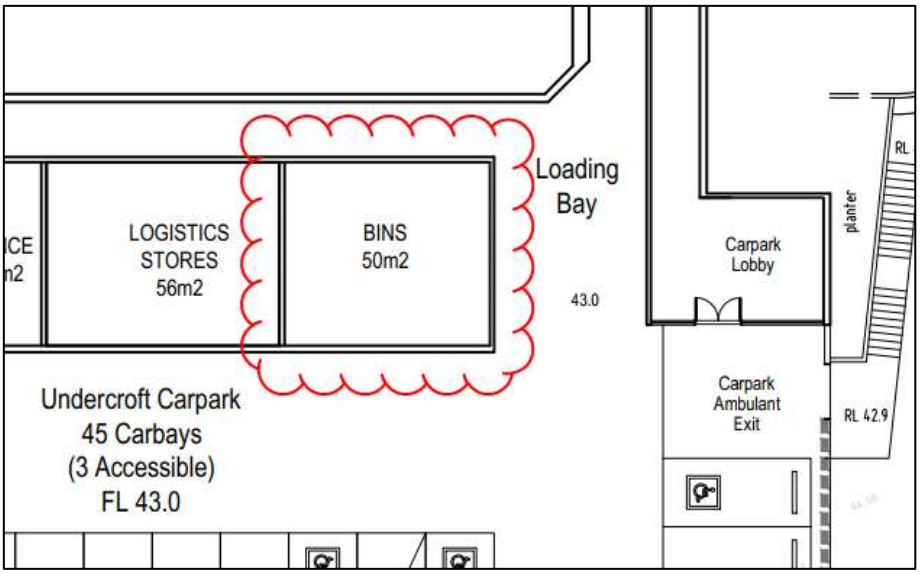
Table 2-2: Estimated Waste Generation

Tenancy Use Type	Number of Beds/Floor Area (m^2)	Waste Generation Rate	Waste Generation (L/week)
Refuse			
Current and Proposed Aged Care	144 beds	60L/week	8,640
Existing Office/Cinema/Private Dining, Proposed Living/Dining Areas, Proposed Staff Room and Admin Areas and Proposed Entry Lobby and Reception	867m^2	10L/100m^2/day	607
Proposed Kitchen	100m^2	660L/100m^2/day	4,620
Proposed Café	75m^2	300L/100m^2/day	1,575
		Total	**15,442**
Recyclables			
Current and Proposed Aged Care	144 beds	60L/week	8,640
Existing Office/Cinema/Private Dining, Proposed Living/Dining Areas, Proposed Staff Room and Admin Areas and Proposed Entry Lobby and Reception	867m^2	10L/100m^2/day	607
Proposed Kitchen	100m^2	200L/100m^2/day	1,400
Proposed Café	75m^2	200L/100m^2/day	1,050
		Total	**11,697**

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.

Diagram 1: Bin Storage Area



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 as required and transferred to the Bin Storage Area for consolidation into the appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist staff, cleaners, tenants and visitors 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					
	120L	240L	360L	660L	1,100L	3.0m^3
Depth	0.545	0.730	0.848	0.780	1.070	1.505
Width	0.480	0.585	0.680	1.260	1.240	1.805
Height	0.930	1.060	1.100	1.200	1.330	1.225

Reference: SULO and Veolia Bin Specification Data Sheets

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of waste generated from the redevelopment/additions, the amount of bins required for the new 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 all waste in line with existing waste services.

The existing Bin Storage Areas and servicing arrangement has allowance for increased collection frequencies and additional bins to accommodate the waste generated from the redevelopment/additions, if required.

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 into 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 management/caretakers during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

A private contractor will continue to service the Proposal and their associated bins onsite, in line with current servicing arrangements.

The private contractor's waste collection vehicles will service the bins onsite, directly from the Bin Storage Area/Collection Points. The private contractor's waste collection vehicles will enter and exit the Proposal in forward gear via Coongan Avenue, in line with current servicing arrangements.

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.

The current waste servicing arrangement based on collection vehicles is as follows:

Rear Lift Waste Collection Vehicle:

- Three 1.5m^3 refuse bins, collected three times each week from the Jacaranda Waste Collection Point;
- Seven 240L recycling bins, collected two times each week from the Jacaranda Waste Collection Point; and
- One 240L recycling bin, collected two times each week from the Banksia Waste Collection Point.

Front Lift Waste Collection Vehicle:

- One 3.0m^3 refuse bin, collected five times each week from the Banksia Waste Collection Point.

Specialty/Controlled Medical Waste Collection Vehicles:

- Two 240L secure document bins, collected as required from the Jacaranda Waste Collection Point;
- Thirty-three 120L clinical waste bins, collected weekly from the Jacaranda Waste Collection Point;
- Four 1.4L and two 6.5L sharps bins, collected fortnightly from the Jacaranda Waste Collection Point; and
- Three 120L cytotoxic bins, collected as required from the Jacaranda Waste Collection Point.

4.1 Controlled Medical Waste

The volume of controlled medical waste generated at the Proposal will be dependent on the nature and scale of the medical practises undertaken. Appropriate containers will be placed in all locations where particular categories of controlled medical waste may be generated. Instructions on identification and separation of controlled medical waste will be posted at each waste collection point to remind cleaners and staff of procedures. Collection of controlled medical waste will continue to be carried out in line with the current servicing arrangement.

4.2 Bulk and Speciality Waste

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

These materials will be removed from the Proposal once sufficient volumes have been accumulated to warrant disposal. Bulk and specialty waste collection will be monitored by management/caretakers who will organise on-call skip bins for removal as required, as per current operations.

5 Waste Management

Management/caretakers 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, cleaners and tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff, cleaners and tenant behaviour and identify requirements for further education and/or signage;
- Monitor controlled medical waste accumulation and assist with its removal, as required;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with staff, cleaners and 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.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse, recyclables and specialty/controlled medical wastes 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, recyclables and specialty/controlled medical wastes can be completed from the Proposal.

A summary of the bin sizes, numbers, collection frequencies and collection method for the current operations is indicated below.

Rear Lift Waste Collection Vehicle:

- Three 1.5m^3 refuse bins, collected three times each week; and
- Seven 240L recycling bins, collected two times each week.

Front Lift Waste Collection Vehicle:

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A private contractor will continue to service the Proposal onsite, directly from the Bin Storage Area/Waste Collection Areas, in line with current servicing arrangements. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Coongan Avenue.

Management/caretakers will oversee the relevant aspects of waste management at the Proposal.

Figures

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LEGEND

- Site Boundary

Cadastre

- Crown Allotment
- Freehold
- Road
- Strata Plan or Lot
- Easement
- Reserve

LOCALITY

LOCALITY

9 Coongan Avenue
Greenmount WA 6056

Regis Aged Care

N
0 10 20 30 40 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:1,000

Prepared:	E Jackson	Date:	10/01/2025
Reviewed:	M Ang	Revision:	A
Project:	WMP25004		

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Figure 01

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