

Urbii



Reduce. Reuse. Recycle

# 13 Elvire Street, Viveash

## Proposed Residential Development

### Waste Management Plan



Prepared for:  
**Aspen Group**

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# 13 Elvire Street, Viveash

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# Contents

|           |                                                 |           |
|-----------|-------------------------------------------------|-----------|
| <b>1</b>  | <b>INTRODUCTION</b>                             | <b>1</b>  |
| <b>2</b>  | <b>OBJECTIVES</b>                               | <b>2</b>  |
| <b>3</b>  | <b>REFERENCED DOCUMENTS</b>                     | <b>3</b>  |
| <b>4</b>  | <b>GUIDING CONCEPTS</b>                         | <b>4</b>  |
| 4.1       | Waste hierarchy                                 | 4         |
| 4.2       | Circular economy                                | 5         |
| <b>5</b>  | <b>PROPOSED DEVELOPMENT</b>                     | <b>6</b>  |
| <b>6</b>  | <b>WASTE GENERATION</b>                         | <b>7</b>  |
| 6.1       | Waste generation rates                          | 7         |
| 6.2       | Waste generation calculations                   | 7         |
| <b>7</b>  | <b>WASTE SYSTEMS</b>                            | <b>8</b>  |
| 7.1       | Internal waste storage                          | 8         |
| 7.2       | External bin storage areas                      | 8         |
| 7.3       | Access to bins                                  | 10        |
| <b>8</b>  | <b>WASTE COLLECTION</b>                         | <b>11</b> |
| 8.1       | Waste vehicle types                             | 11        |
| 8.2       | Waste collection frequency                      | 11        |
| 8.3       | Waste collection method and presentation points | 11        |
| 8.4       | Vehicle access and maneuvering                  | 11        |
| <b>9</b>  | <b>ADDITIONAL WASTE REQUIREMENTS</b>            | <b>12</b> |
| 9.1       | Bulk waste                                      | 12        |
| 9.2       | E-Waste                                         | 12        |
| 9.3       | Garden organics                                 | 12        |
| <b>10</b> | <b>WASTE MANAGEMENT</b>                         | <b>13</b> |
| <b>11</b> | <b>SIGNAGE AND EDUCATION</b>                    | <b>14</b> |
| <b>12</b> | <b>CONCLUSION</b>                               | <b>15</b> |
|           | <b>APPENDICES</b>                               | <b>16</b> |

# Figures

Figure 1: Subject site ..... 1

Figure 2: Waste hierarchy ..... 4

Figure 3: Transitioning to a circular economy ..... 5

# Tables

Table 1: Residential waste generation rates ..... 7

Table 2: Standard Mobile Garbage Bin (MGB) dimensions ..... 9

Table 3: Weekly waste generation and collection – Residential 2 bin system..... 21

# Appendices

Appendix A: Proposed development plans ..... 16

Appendix B: Bin storage and presentation plans ..... 18

Appendix C: Waste calculations..... 20

# 1 Introduction

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This Waste Management Plan has been prepared by **Urbii** on behalf of **Aspen Group** with regards to the proposed residential development, located at 13 Elvire Street, Viveash.

The subject site is situated on the western side of Elvire Street, as shown in Figure 1. The site presently accommodates 36 dwellings, some of which are being refurbished.

It is proposed to construct an additional 12 grouped dwellings on the site, which will increase the total yield to 48 dwellings.

The key issues that will be addressed in this WMP include calculation of the waste generation of the site, assessment of waste storage provisions and documentation of the waste collection arrangements.

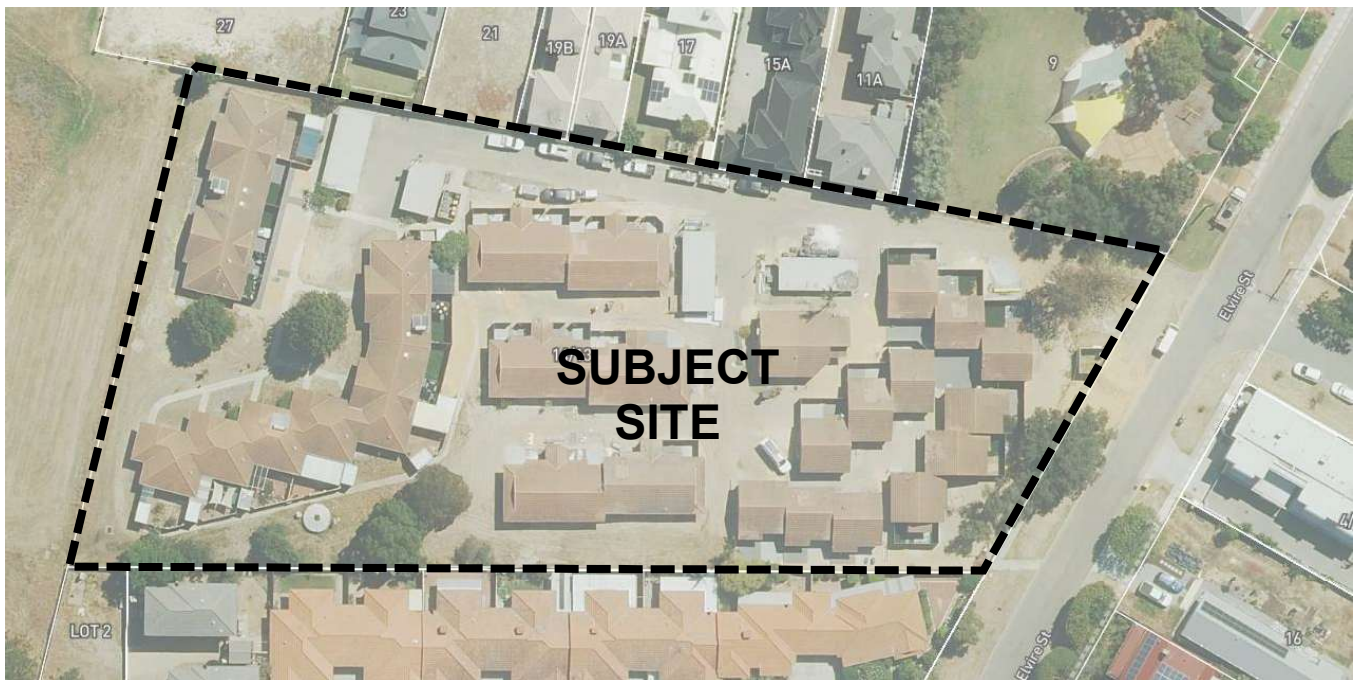


Figure 1: Subject site



## 2 Objectives

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The objectives of this WMP are adapted from WALGA:

- Ensure that the long-term waste management needs for the development are met in an efficient and sustainable manner.
- Minimise the impact of waste services and facilities on the streetscape and surrounds, in relation to both the footpath/public realm and the frontage of the development.
- Reduce the impact of waste collection services and facilities on the amenity of the locality particularly in terms of noise and odour.
- Maximise safety for both waste collection staff and the public.
- Minimise traffic and footpath obstruction.

### 3 Referenced documents

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**The documents referenced in preparing this WMP may include, but are not limited to:**

- City of Melbourne *Guidelines for Waste Management Plans* 2021;
- City of Perth *Waste Guidelines for all Developments* 2019;
- WALGA *Multiple Dwelling Waste Management Plan Guidelines*;
- WALGA *Subdivision Waste Management Plan Guidelines*; and,
- Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.



## 4 Guiding concepts

Urbii adopts the guiding concepts of the State's Waste Strategy and encourages these concepts to be considered in all developments to the furthest extent feasible.

### 4.1 Waste hierarchy

The *Waste Avoidance and Resource Recovery Strategy 2030* applies the waste hierarchy (Figure 2), which is a widely accepted decision-making tool. The waste hierarchy ranks waste management options in order of their general environmental desirability. Waste avoidance is the most preferred option in the hierarchy.

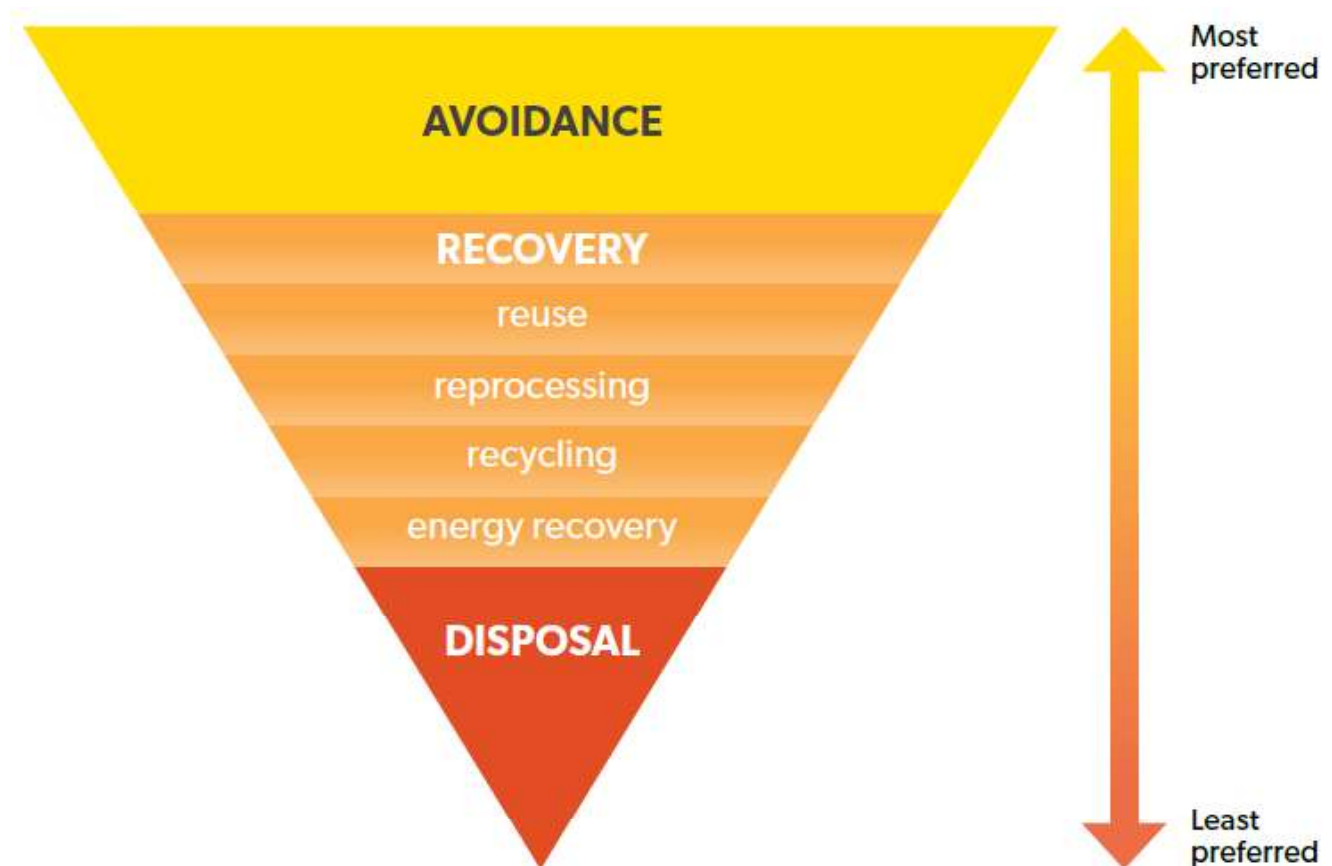


**Figure 2: Waste hierarchy**

Source: Waste Authority WA *Waste Avoidance and Resource Recovery Strategy for 2030*.

Resource recovery options recover value from materials, thereby offsetting the environmental impacts of extracting and processing raw materials. Energy recovery is the least preferred recovery option. Disposal is the least preferred option. Disposal generally recovers the least value from materials and delivers the least environmental benefit.

## 4.2 Circular economy

A circular economy (Figure 3) makes use of established sustainability concepts, including life cycle thinking and resource efficiency. A circular economy should consider the flow of both materials and energy. It moves away from the linear 'take, make, use and dispose' model, to one which keeps materials and energy circulating in the economy for as long as possible.

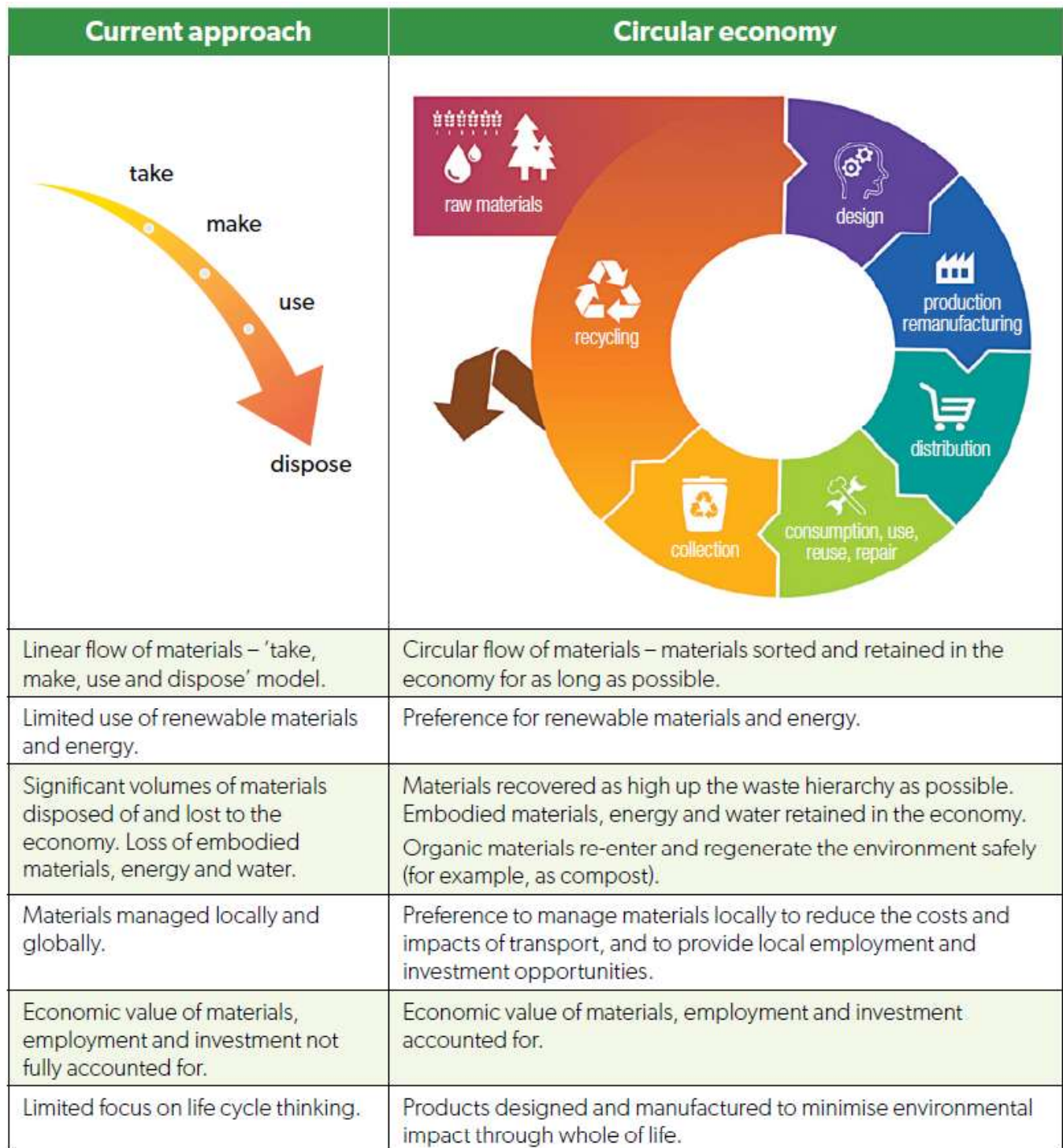


**Figure 3: Transitioning to a circular economy**



## 5 Proposed development

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**The proposal for the subject site is for a grouped dwelling residential development, comprising:**

- A total of 48 x 1-bed residential dwellings;
- 2 x communal bin stores.

Bins will be wheeled out from the communal bin stores for kerbside waste collection from Elvire Street.

The proposed development plans are included for reference in Appendix A.

## 6 Waste generation

### 6.1 Waste generation rates

The waste generation rates for general waste and recyclables are sourced from the WALGA Guidelines. Residential waste generation rates for different multiple dwelling sizes are detailed in Table 1.

**Table 1: Residential waste generation rates**

| Dwelling Size/Use Type    | Guidelines Used | General Waste | OR | General Waste | & | FOGO | Commingled Recyclables | Metric |
|---------------------------|-----------------|---------------|----|---------------|---|------|------------------------|--------|
| Residential <12 Dwellings |                 |               |    |               |   |      |                        |        |
| 1 Bedroom                 | 8               | 70            |    | 30            |   | 40   | 40                     | L/week |
| 2 Bedrooms                |                 | 130           |    | 50            |   | 80   | 60                     | L/week |
| 3+ Bedrooms               |                 | 210           |    | 70            |   | 140  | 120                    | L/week |
| Residential >12 Dwellings |                 |               |    |               |   |      |                        |        |
| 1 Bedroom                 | 11              | 60            |    | 40            |   | 20   | 20                     | L/week |
| 2 Bedrooms                |                 | 100           |    | 60            |   | 40   | 40                     | L/week |
| 3+ Bedrooms               |                 | 140           |    | 80            |   | 60   | 90                     | L/week |

### 6.2 Waste generation calculations

The waste generation calculations are detailed in Appendix C. The estimated waste generation for the development is:

- General Waste: around 2,880L per week.
- Recyclables: around 960L per week.



# 7 Waste systems

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## 7.1 Internal waste storage

Designers should aim to incorporate sufficient space within the kitchen, laundry room or other convenient location within each dwelling for the temporary storage of accumulated waste and recycling. Space should be sufficient to allow for the separate storage of recyclables and general waste. Possible ways to encourage recycling and minimise contamination include:

- Provision of adequate internal storage space within dwellings (kitchen or laundry) to accommodate the temporary storage of at least 2 days' worth of general waste, organics (where applicable) and recycling. This should comprise:
  - A minimum 30L general waste bin
  - A minimum 30L comingled recyclables bin
- Provision of reusable, robust containers to residents to assist them in transporting recyclable materials from their dwelling to recycling bins without resorting to plastic garbage bags e.g., reusable, washable tote-bags.
- Posting signage in public areas of the building (including the bin store) to educate residents/tenants about the location and use of the waste management system, including what materials are suitable for recycling and composting.
- Providing information in Strata and/or sales documents, to educate residents/tenants about the location and use of the waste management system, including what materials are suitable for recycling and general waste.

## 7.2 External bin storage areas

Bin storage areas at this development must be adequate to contain all waste and recycled material generated on the premises for the proposed waste collection frequency.

### 7.2.1 Bin size, quantity and colour

It is proposed to provide the following bins, which will be distributed across two communal bin stores:

- 12 x 240L General waste (red lid bin).
- 6 x 360L Co-mingled recycling (yellow lid bin).

The number of bins required for the development is detailed in Appendix C. The bins will be distributed equally across two bin stores, so each bin store will be provided with 6 x 240L general waste bins and 3 x 360L recycling bins.

### 7.2.2 Bin storage area size

As detailed in Table 2, each 240L and 360L bin has a footprint area of 0.43m<sup>2</sup> and 0.53m<sup>2</sup>, respectively. A 50mm gap is allowed between the bins to allow easy pull movement, and suitable clearance allowed between opposite bins and in walkways to maintain convenient walking access. The proposed bin storage area size is sufficient to accommodate the required bins. An indicative bin layout plan is shown in Appendix B.

**Table 2: Standard Mobile Garbage Bin (MGB) dimensions**

| Bin capacity                            | 80L  | 120L | 140L | 240L | 360L |
|-----------------------------------------|------|------|------|------|------|
| Height (mm)                             | 870  | 940  | 1065 | 1080 | 1100 |
| Depth (mm)                              | 530  | 560  | 540  | 735  | 885  |
| Width (mm)                              | 450  | 485  | 500  | 580  | 600  |
| Approximate footprint (m <sup>2</sup> ) | 0.24 | 0.27 | 0.27 | 0.43 | 0.53 |

Source: WALGA

### 7.2.3 Bin storage area design

Urbii has checked the proposed bin storage locations and confirmed that required clearances are provided. A bin storage plan is included in Appendix B. The bin stores will provide the following features:

- **Ventilation and odour:** For enclosed storage and service areas, the air flowing from any storage areas should not exit close to residences. Ventilation openings should be protected against flies and vermin and located as near the ceiling and floor as possible, but away from the windows of dwellings. If a forced ventilation or air conditioning system is used (for enclosed storage areas), It should be in accordance with the ventilation requirements of the Building Code of Australia and *Australian Standard AS 1668.2 The use of Ventilation and Air Conditioning in Buildings*. It should not be connected to the same ventilation system supplying air to the units.
- **Lighting:** Artificial light controlled by switches will be located near the bin store entrance.
- **Noise:** Bins will be collected from the waste collection presentation point on the road.
- **Aesthetics:** The bin store is consistent with the overall aesthetics of the development.
- **Vermin:** Self-closing doors will be provided to eliminate access to vermin. Doors will be able to be locked open when required.
- **Washing bins and waste storage area:** The internal bin store will have bin-washing facilities including an adequate supply of water with hose cock and have floor drainage installed. The building caretaker will be responsible for washing bins (or contracting a provider to wash bins) and for maintenance of the bin store.



### 7.3 Access to bins

Residents will access the bin stores through an access door provided for each bin store. Signage will be installed on the outside of each bin store, with the dwelling unit numbers allocated for the bin store. The site caretaker or designated responsible resident(s) will access the bin stores to wheel bins to the Elvire Street verge on waste collection days.

## 8 Waste collection

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### 8.1 Waste vehicle types

Waste collection will be serviced by the City of Swan. A side loader waste truck will be used to collect waste from the Elvire Street verge on scheduled waste collection days.

### 8.2 Waste collection frequency

It is recommended that the following waste frequency schedule be adopted, due to the waste generation profile of the development:

- General waste: Request that the City supplies 240L bins collected weekly.
- Recycling: 360L bin service collected fortnightly.

### 8.3 Waste collection method and presentation points

Bins are proposed to be wheeled out from the bin stores to a bin presentation point within the Elvire Street verge, on scheduled collection days.

A bin presentation plan is included in Appendix B.

### 8.4 Vehicle access and maneuvering

Waste collection will be facilitated on-street from the verge. Therefore, no internal waste truck access or circulation needs to be allowed for.



## 9 Additional waste requirements

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### 9.1 Bulk waste

Bulk waste can be temporarily stored in the bin store, or individual store rooms until it is removed by either private service or the City of Swan.

City of Swan residents can request two verge collections for domestic bulk waste each financial year. Additionally, up to three mattresses can be pre-booked for collection.

### 9.2 E-Waste

Storage space for E-waste will be accommodated in storage areas or individual dwellings. E-waste will be disposed of in a suitable manner, such as bulk drop-off to the tip or using public battery recycling boxes.

### 9.3 Garden organics

The site caretaker will manage garden organic waste associated with landscape maintenance. Garden waste can be placed in bins if there is space or can be removed by trailer to be disposed of offsite in a suitable location.

# 10 Waste management

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The building caretakers or contracted staff will be responsible for:

- Arranging for the bins to be cleaned and sanitised;
- Coordinating the cleaning of the bins and bin storage areas every two (2) to three (3) weeks;
- Dealing promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience; and,
- Providing adequate training for relevant staff regarding waste management.

Residents should comply with the City's waste sorting requirements and only place permitted waste in each respective bin type. Waste that does not belong in any bin should be disposed of through on-demand services or another appropriate method.

A copy of the Waste Management Plan will be maintained within the premises and strata plan for reference and records.



# 11 Signage and education

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Ongoing education, to support the waste management service, is one of the most important factors in encouraging residents to continue to utilise services and systems as originally intended. The following recommendations have been adapted from the WALGA Guidelines.

*“Educational signage should:*

- Clearly identify what items are and are not accepted in the general waste and recycling systems. If signage within the bin store is not possible due to space or other restrictions, bin stickers may be appropriate.*
- Outline appropriate waste management behaviour i.e. placing refuse/recyclables inside as opposed to adjacent to bins, placing mixed recyclables into the bin loose (not in a plastic bag), closing bin lids etc.*
- Where the strata body/building management holds tenants’ induction schemes, these should include the use of waste and recycling facilities. The strata body/building management, in conjunction with the Local Government, should issue a leaflet on the correct use of the waste and recycling facilities and the materials recycled. Tenants’ handbooks should include a section on the correct use of general waste and recycling facilities.*
- Ensuring education is ‘ongoing’ is beneficial because it tackles the transient nature of residents and differences between different Local Government services. All waste and recycling bins or receptacles should be clearly and correctly labelled and signage should be erected in bin storage areas to instructing residents as to the correct separation of recyclables from general waste.*
- Any hazards or potential dangers associated with the waste facilities, including those from the use of any waste handling equipment, should also be clearly identified. It is recommended that building managers post information in communal areas which clearly identified the relevant points of contact regarding recycling and/or other services within the development. As part of the ongoing education program, welcome packs should be produced and provided to all new residents. These packs should contain information outlining the developments waste management system, required actions and appropriate waste management behaviours.”*

## 12 Conclusion

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As demonstrated within this Waste Management Plan, the proposed residential development provides sufficient bin storage and adequate bins to service the site for general waste and recyclables.

Furthermore, the servicing of the bins by the City can be adequately achieved without having an adverse impact on the site and the local street network.



# Appendices

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## Appendix A: Proposed development plans



The site plan for the new bin store is a rectangular area with a width of 2,750 and a length of 2,990. The layout includes a 'BIN AREA' at the top, a 'TAP' at the bottom left, and a 'FW' (fire wall) in the center. The plan also shows a 'NEW BIN STORE' at the bottom and a 'BRICK WALL DEMOLISHED' area on the right. Dimensions are provided in meters, with a total length of 3,690 and a total width of 1,309. The plan includes a north arrow and a scale bar.



## Appendix C: Waste calculations

Table 3: Weekly waste generation and collection – Residential 2 bin system

☒ 2 Bin System

☐ 3 Bin System

Clear Form

Recalculate

Residential Less Than 12 Dwellings

Number of 1 Bedroom Apartments

0

Number of 2 Bedroom Apartments

0

Number of 3 or more Bedroom Apartments

0

Residential Greater Than 12 Dwellings

Number of 1 Bedroom Apartments

48

Number of 2 Bedroom Apartments

0

Number of 3 or more Bedroom Apartments

0

Results - Weekly Waste Generation

|                            |                        |                       |       |  |
|----------------------------|------------------------|-----------------------|-------|--|
| Residential Dwellings      |                        |                       |       |  |
| General Waste              | Food & Garden Organics | Comingled Recyclables | Total |  |
| 2880L                      | 0L                     | 960L                  | 3840L |  |
| Commercial Food & Beverage |                        |                       |       |  |
| General Waste              | Food & Garden Organics | Comingled Recyclables | Total |  |
| 0L                         | 0L                     | 0L                    | 0L    |  |
| Retail                     |                        |                       |       |  |
| General Waste              | Food & Garden Organics | Comingled Recyclables | Total |  |
| 0L                         | 0L                     | 0L                    | 0L    |  |
| Other Commercial           |                        |                       |       |  |
| General Waste              | Food & Garden Organics | Comingled Recyclables | Total |  |
| 0L                         | 0L                     | 0L                    | 0L    |  |
| Totals                     |                        |                       |       |  |
| General Waste              | Food & Garden Organics | Comingled Recyclables | Total |  |
| 2880L                      | 0L                     | 960L                  | 3840L |  |

General Waste

| Weekly generation (L) | Bin size (L) | Number of bins | Weekly collection frequency | Weekly capacity (L) |
|-----------------------|--------------|----------------|-----------------------------|---------------------|
| 2880                  | 240          | 12             | 1                           | 2880                |

Recycling

| Weekly generation (L) | Bin size (L) | Number of bins | Weekly collection frequency | Weekly capacity (L) |
|-----------------------|--------------|----------------|-----------------------------|---------------------|
| 960                   | 360          | 6              | 0.5                         | 1080                |