Waste Management Plan

Amaroo Gosnells Stage 1

Prepared for Amaroo Care Services Inc. c/- Silver Thomas Hanley

24 September 2026

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Executive Summary

Amaroo Care Services Inc. is seeking development approval for the proposed additions to the Amaroo Gosnells residential aged care development located at Lot 20 Eudoria Street, Gosnells (the Proposal).

To satisfy the conditions of the development application the City of Gosnells (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
Refuse	4,560	1,100	One	Twice each week	Private Contractor
		240L	Five		
Recycling	4,560	1,100	One	Twice each week	Private Contractor
		240L	Five		

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 Eudoria Street.

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

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1 Introduction

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To satisfy the conditions of the development application the City of Gosnells (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 the existing Buckley building to the north, Hamilton Court to the east, Eudoria Street to the south and residential property 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 apartments and the number of retirement living apartments and residential aged care beds at the Proposal, as follows:

- Retirement Living Apartments – 40; and
- Residential Aged Care Beds – 36.

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 *Waste Management Plan Guidelines* (2021) as this guideline contains a dedicated waste generation rate for a Retirement Village. This rate encompasses all waste generated by residents/occupants, which includes waste generated from shared services and amenities such as dining/lounge areas, sitting, nurse stations and all other communal areas.

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
Retirement Living Apartments	Retirement Village	60L/apartment/week	60/apartment/week
Residential Aged Care Beds	Retirement Village	60L/apartment/week	60/apartment/week

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. Similar developments 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 4,560L of refuse and 4,560L of recyclables each week.

Table 2-2: Estimated Waste Generation – Residential

Apartments/Aged Care Beds	Number of Apartments/Beds	Waste Generation Rate (L/week)	Waste Generation (L/week)
Refuse			
Retirement Living Apartments	40	60	2,400
Residential Aged Care Beds	36	60	2,160
		Total	**4,560**
Recyclables			
Retirement Living Apartments	40	60	2,400
Residential Aged Care Beds	36	60	2,160
		Total	**4,560**

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 as required and transferred to the Bin Storage Area for consolidation into the appropriate bins. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to residents/visitors.

The Proposal will also have space for one 240L secure document bin within the building. Staff will deposit secure documents in these bins as well as monitor accumulation and organise their collection by a suitable private contractor, as required.

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.

3.1.1 Controlled Medical Wastes

Appropriate containers will be placed in all locations where particular categories of medical waste may be generated. Containers may include two – three 240L clinical waste bins and sharps containers. Instructions on identification and separation of medical wastes will be posted at each waste collection point to remind staff of procedures.

Suitably qualified medical waste service providers will be engaged to determine storage and collection requirements.

The following points are indicative of minimum requirements for environmental best practice relating to controlled clinical wastes and will be considered within the Proposal:

- Ensuring all clinical and related waste is properly contained;
- Ensuring all relevant measures are taken to reduce risk to staff, the community, and the environment; and
- All waste containers to meet the Australian Standards and are to be of the appropriate colour and have suitable symbols/wording for the waste types to be deposited into that container.

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	1,100L
Depth	0.730	1.070
Width	0.585	1.240
Height	1.060	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 number 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:

- One 1,100L and five 240L refuse bins; and
- One 1,100L and five 240L recycling bins.

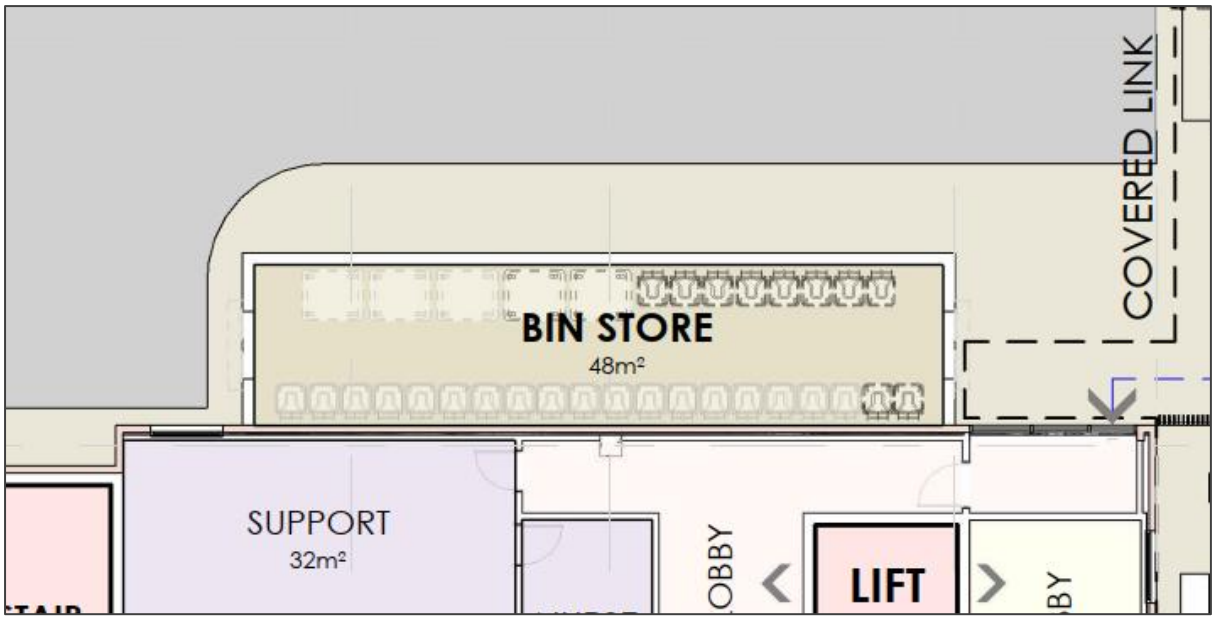
Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		240L	1,100L
Refuse	4,560	5	3
Recycling	4,560	5	3

The configuration of these bins within the Bin Storage Area is shown in dark grey 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.

The Bin Storage Area also has space to accommodate the existing bins at the Facility, shown in light grey in Diagram 1.

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 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 facility 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 waste collection contractor will service the Proposal and provide the Proposal with one 1,100L and five 240L bins for refuse and one 1,100L and five 240L 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 onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Eudoria Street, turn into the Proposal in forward gear and reverse into the Loading Area directly opposite the Bin Storage Area for servicing, as shown in Diagram 2.

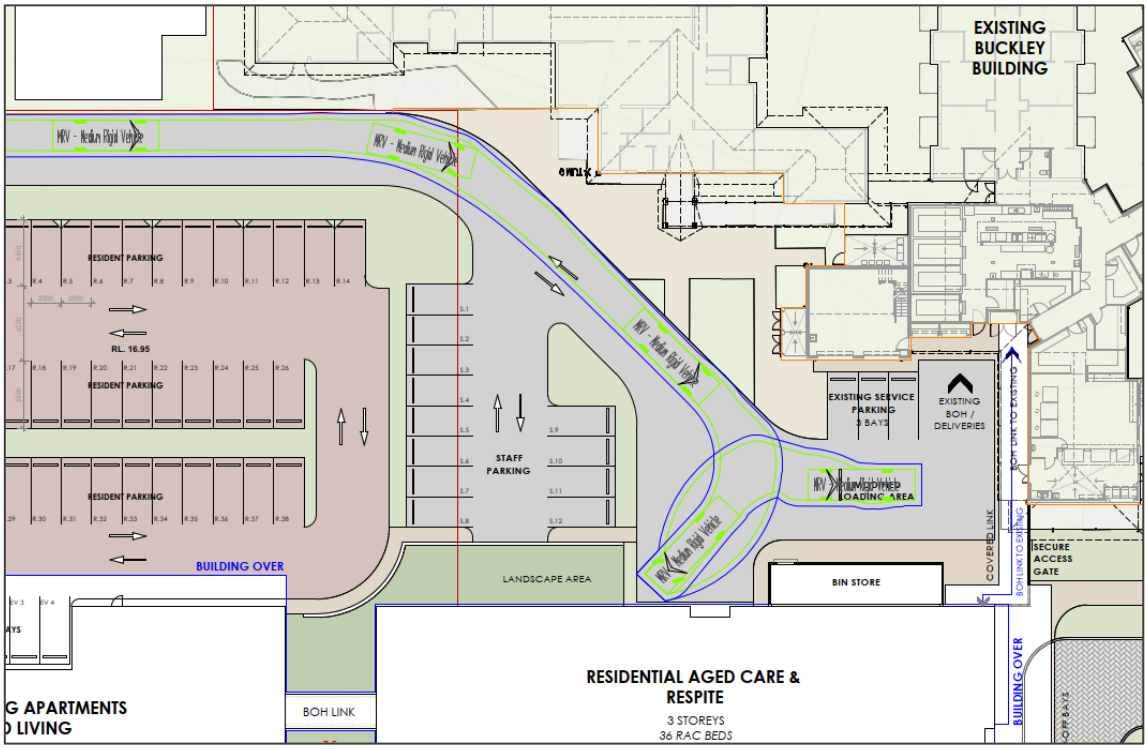
Private contractor's staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning onto Eudoria Street 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 vehicle to access the Proposal in a safe manner has been assessed by Urbii and further information will be included within their traffic impact statement.

Diagram 2: Loading Area and Swept Path Analysis



4.1 Bulk and Specialty Waste

Adequate space may 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;
- Mattresses;
- Clothing;
- 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. Bulk and specialty waste collection will be monitored by facility management/caretakers who will organise their transport to the appropriate waste facility, as required.

5 Waste Management

Facility management/caretakers 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 further education and/or signage;
- Monitor secure document and 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 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:

- One 1,100L and five 240L refuse bins, collected twice each week; and
- One 1,100L and five 240L recycling bins, collected twice each week.

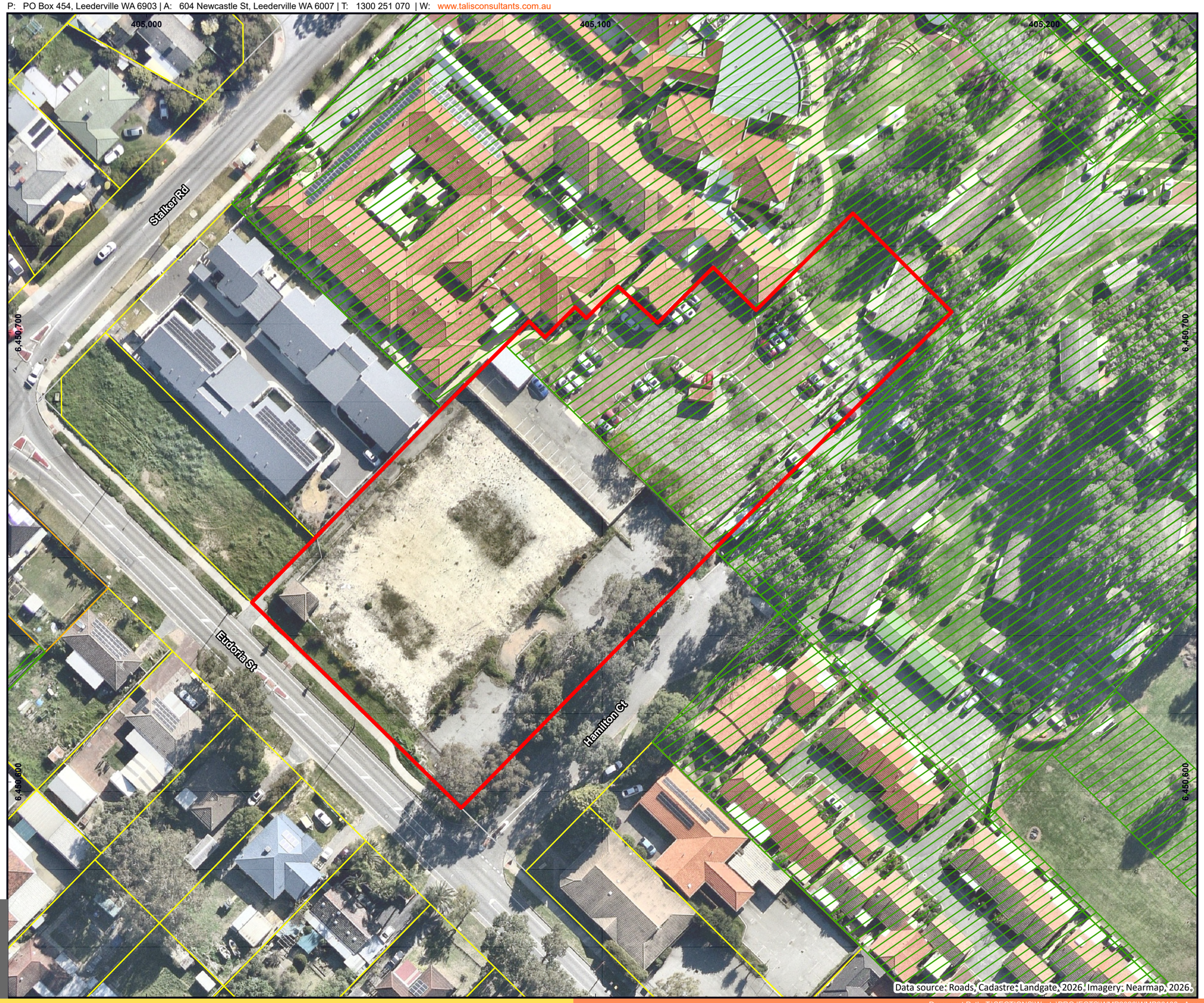
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Facility management/caretakers will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan

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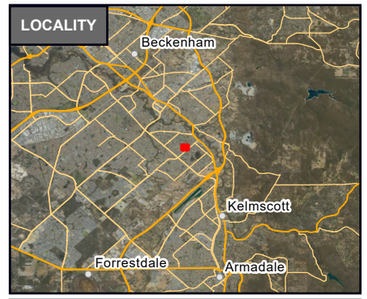
LEGEND

- Site Boundary

Cadastre

- Crown Allotment
- Freehold
- Road
- Easement

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LOCALITY

2 Hamilton Court
Gosnells WA 6110

Amaroo Care Services Inc.

N
0 10 20 30 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:800

Prepared:	PA	Date:	17/09/2026
Reviewed:	AB	Revision:	A
Project:	WMP26108		

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Figure 01

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Assets | Engineering | Environment | Noise | Spatial | Waste

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