

WASTE MANAGEMENT PLAN

Proposed 8-Unit Group Housing Development

Property: #472 Hannan Street, Kalgoorlie WA

Applicant: Boord Construction

Development: Proposed Group Housing – 8 Residential Units

Local Government: City of Kalgoorlie-Boulder

Site Area: Approximately 1,001m²

Bin Storage Area: 4.5m × 2.7m = 12.15m²

Architectural Drawing: Broadview Design SK01 – Overall Ground Floor Site Plan

Drawing Status: Issued for DA – 13 March 2026

Date: August 2026

1. PURPOSE OF THIS WASTE MANAGEMENT PLAN

This Waste Management Plan (WMP) has been prepared in support of the Development Application for the proposed eight-unit group housing development at #472 Hannan Street, Kalgoorlie.

The purpose of this WMP is to demonstrate that the proposed development provides sufficient and appropriately located space for the storage and collection of general waste and recycling.

In particular, this WMP demonstrates that:

- sufficient capacity is provided for the anticipated waste and recycling generated by the eight dwellings;
 - sufficient physical space is available within the designated **4.5mx2.7m communal bin store** to accommodate all required bins;
 - bins can be stored in an orderly and accessible manner;
 - the communal waste storage area is appropriately screened;
 - the waste storage area is separated from major building openings and residential outdoor living areas;
 - the waste storage area is separated from primary garden areas and communal open space;
 - waste collection can occur without adversely affecting pedestrian or vehicle access; and
 - ongoing management arrangements will be in place to maintain the bin store and waste facilities.
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2. DEVELOPMENT DESCRIPTION

The proposed development comprises **eight residential dwellings**, identified as Units 1–8.

The DA drawings show that the dwellings are two-bedroom dwellings and provide individual living, dining, kitchen, bedroom and bathroom areas, together with private outdoor areas including alfresco/balcony areas.

The development also provides:

- eight carports;
- one visitor parking bay;
- internal vehicle access and manoeuvring areas;
- pedestrian pathways;
- landscaping and garden areas;
- individual private outdoor areas;
- fencing and privacy screening; and
- a designated communal **BIN STORE**.

The architectural site plan identifies the BIN STORE within the development and identifies a concrete bin hardstand. The elevations also identify a approx **1600mm high privacy screen** and access gate associated with the bin store.

The site plan identifies approximately **150m² of soft landscaping**, with landscaping distributed throughout the development.

3. WASTE MANAGEMENT OBJECTIVES

The waste management system will be designed and operated in accordance with the following principles:

1. Provide adequate waste and recycling capacity for all eight dwellings.
2. Provide a dedicated communal storage location for all residential bins.
3. Keep waste and recycling bins within the designated bin store when not being collected.
4. Provide convenient access for residents to both general waste and recycling bins.
5. Maintain separation between waste storage and residential outdoor living areas.
6. Screen bins from surrounding dwellings, adjoining properties and the public domain.
7. Prevent waste storage from adversely affecting the visual amenity of the development.
8. Maintain the bin store in a clean, hygienic and vermin-resistant condition.
9. Provide safe access for bin movement and collection.

10. Encourage recycling and appropriate separation of waste at source.

4. WASTE COLLECTION SYSTEM

The City of Kalgoorlie-Boulder currently provides a two-bin residential collection service comprising:

- **240L general waste MGBs**, collected weekly; and
- **240L recycling MGBs**, collected fortnightly.

The development will utilise this existing residential collection system, subject to confirmation of the final servicing arrangements with the City.

No commercial waste stream is proposed as part of this development.

5. WASTE GENERATION CALCULATION

The waste generation calculations have been prepared with reference to the WALGA Multiple Dwelling Waste Management Guidelines and the City's Waste Management Plan requirements.

The development comprises **eight two-bedroom dwellings**.

For a two-bin system, the adopted waste generation rates are:

Waste Stream	Rate per 2-Bedroom Dwelling	Number of Dwellings	Estimated Generation
General Waste	160L/week	8	1,280L/week
Recycling	80L/fortnight	8	640L/fortnight

Accordingly, the anticipated waste generation for the development is:

General Waste

$$8 \times 160\text{L} = \mathbf{1,280\text{L per week}}$$

Recycling

$$8 \times 80\text{L} = \mathbf{640\text{L per fortnight}}$$

The above calculations represent the anticipated waste storage requirement and are used to determine the number of bins required.

6. PROPOSED BIN QUANTITY

The City of Kalgoorlie-Boulder provides 240L MGBs for its residential waste and recycling collection services.

The proposed bin provision is therefore:

General Waste

6 × 240L general waste bins

Total available capacity:

$$6 \times 240\text{L} = \mathbf{1,440\text{L}}$$

Required capacity:

1,280L/week

Available capacity above calculated requirement:

160L/week

This provides approximately **12.5% additional capacity** above the calculated weekly requirement.

Recycling

3 × 240L recycling bins

Total available capacity:

$$3 \times 240\text{L} = \mathbf{720\text{L}}$$

Required capacity:

640L/fortnight

Available capacity above calculated requirement:

80L/fortnight

This provides approximately **12.5% additional capacity** above the calculated requirement.

Total Bin Provision

Bin Type	Quantity	Bin Size	Total Capacity	Collection Frequency
General Waste	6	240L	1,440L	Weekly
Recycling	3	240L	720L	Fortnightly

Bin Type	Quantity	Bin Size	Total Capacity	Collection Frequency
Total	9	240L	2,160L	

The proposed provision of nine 240L bins is considered sufficient for the anticipated waste generation of the eight dwellings.

7. BIN STORAGE AREA – 4.5m × 2.7m

A dedicated communal bin store measuring:

$$5.0\text{m} \times 5.0\text{m} = 12.0\text{m}^2$$

is proposed for the development.

The 12m² bin store provides more physical area than the footprint required for the proposed nine 240L bins.

A standard 240L MGB has an approximate footprint of **0.43m²**.

Accordingly:

$$9 \times 0.43\text{m}^2 = 3.87\text{m}^2$$

The approximate physical footprint of all nine bins is therefore only **3.87m²**.

The proposed bin store provides:

$$12.0\text{m}^2 \text{ total area} - 3.87\text{m}^2 \text{ bin footprint} = \text{approximately } 8.13\text{m}^2 \text{ remaining area}$$

This provides substantial additional space for:

- access around bins;
- movement and rotation of bins;
- opening and closing of bin lids;
- resident access;
- cleaning and maintenance;
- temporary bin movement; and
- safe transfer of bins to and from the collection point.

The area is therefore considered more than sufficient to accommodate the proposed nine 240L bins without stacking bins or obstructing access to individual bins.

8. INDICATIVE BIN LAYOUT

The bins will be arranged within the bin store in an orderly configuration. An indicative arrangement is as shown on the dwgs:

Row 1: 6 × 240L General Waste Bins

Row 2: 3 × 240L Recycling Bins

The proposed arrangement occupies only a small portion of the available 12m² floor area and allows clear access to the bins.

General waste and recycling bins will be positioned adjacent to one another so that both waste streams are equally convenient for residents.

The final bin layout may be adjusted slightly to suit the detailed construction of the enclosure, provided the total bin capacity and clear access requirements identified in this WMP are maintained.

9. BIN STORE SURFACE AND CONSTRUCTION

The communal bin store will be provided on a durable, hard and impervious surface suitable for the storage and movement of mobile garbage bins.

The DA drawings identify a concrete bin hardstand associated with the BIN STORE.

The bin storage area will be constructed and maintained to provide:

- a level and durable floor;
- an impervious surface;
- adequate drainage;
- appropriate access for mobile garbage bins;
- adequate ventilation;
- vermin prevention;
- appropriate lighting where required;
- safe access for residents and maintenance personnel;
- and
- appropriate screening from surrounding areas.

The bin store will be capable of being washed down and maintained in a clean and hygienic condition.

10. SCREENING OF COMMUNAL WASTE STORAGE

The communal bin store will be visually screened to minimise the visual impact of waste and recycling bins.

The architectural drawings identify an approx **1600mm high 110 face brick privacy screen** associated with the BIN STORE.

The bin store will also benefit from the surrounding development's fencing, built form and landscaping.

The combination of:

- the dedicated bin-store enclosure;
- 1,600mm high robust privacy screening;
- surrounding fencing;
- building form; and
- landscaping

will substantially screen the bins from view.

The bin store is therefore not intended to present as an exposed collection of bins within the principal landscaped areas or communal outdoor areas of the development.

11. SEPARATION FROM MAJOR BUILDING OPENINGS

The location of the bin store has been selected to minimise potential impacts on the amenity of residents.

The bin store is located within the internal access/vehicle area of the development rather than being positioned within a primary residential outdoor living area.

The waste storage area will be screened so that bins are not directly exposed to views from surrounding residential areas.

The development includes living and dining areas and private alfresco/balcony areas associated with the individual dwellings. These areas are maintained as separate residential outdoor living spaces and are not to be used for communal waste storage.

The bin store will therefore remain confined to its designated storage area.

12. SEPARATION FROM PRIMARY GARDEN AREAS

The bin store is a dedicated hardstand/storage area and will not form part of the development's primary garden areas.

The DA site plan identifies substantial landscaped areas throughout the development, including approximately 150m² of soft landscaping.

The bin store is separated from these landscaped areas by the surrounding site layout, hardstand areas and screening.

Bins will not be stored within garden beds, landscaped areas or planting zones.

This ensures that waste storage does not compromise the intended landscaping or presentation of the development.

13. SEPARATION FROM COMMUNAL OPEN SPACE

The development does not include a separate large communal recreation area or communal garden as part of the principal site layout.

The principal outdoor areas shown on the DA drawings are associated with the individual dwellings, including private alfresco and balcony areas.

The dedicated communal bin store is therefore physically separated from the principal residential outdoor living areas and is confined to the designated waste storage location.

The bin store is not intended to be incorporated into, or form part of, any communal recreational or landscaped open space.

14. ACCESS TO BIN STORE

Residents will have practical access to the communal bin store from the internal development access areas.

The area provides sufficient space to allow individual bins to be accessed without requiring bins to be stacked or moved unnecessarily.

The arrangement will allow residents to:

1. enter the bin store;

2. access the relevant general waste or recycling bin;
3. deposit waste;
4. return the bin to its designated position; and
5. maintain the bin store in an orderly condition.

The generous size of the bin store also allows the arrangement to be modified if required following commencement of occupation.

15. BIN COLLECTION AND PRESENTATION

General waste bins will be collected weekly and recycling bins fortnightly in accordance with the City's current residential collection service.

On collection days, the required bins will be transferred from the communal bin store to the nominated collection/presentation point as shown on the dwgs.

Bins will be presented in accordance with the City's requirements, including appropriate separation between bins and positioning to allow safe mechanical collection.

The City currently requires residential bins to be placed at the kerb by **6:00am on collection day** and requires bins to be positioned approximately **800mm apart**, with handles facing the property and lids opening towards the road.

Following collection, the bins will be returned to the communal bin store.

The final collection and presentation arrangement will be confirmed with the City and/or its waste collection contractor prior to occupation.

16. VEHICLE AND PEDESTRIAN SAFETY

Waste collection and bin presentation will be managed so that bins do not create unnecessary obstruction to:

- resident vehicle access;
- visitor parking;
- pedestrian pathways;
- vehicle manoeuvring areas;
- sight lines; or
- adjoining public footpaths.

The development provides internal vehicle access and manoeuvring areas serving the eight dwellings.

Bins will only be moved to the collection point for the purpose of collection and will otherwise remain within the dedicated 5.0m × 5.0m bin store.

17. RECYCLING MANAGEMENT

Recycling will be encouraged through the provision of dedicated 240L recycling bins.

Residents will be required to separate recyclable materials from general waste at the point of disposal.

The recycling bins will be clearly identified and positioned adjacent to the general waste bins.

Residents will be provided with information regarding acceptable recycling materials and items that must not be placed in the recycling bins.

Recycling bins will be monitored for contamination and, where necessary, residents will be reminded of correct recycling practices.

18. WASTE MINIMISATION

The development will encourage waste minimisation through:

- separation of recyclable materials at source;
- convenient access to recycling bins;
- resident education;
- appropriate bin capacity;
- reuse of household items where practical;
- recycling of cardboard, paper, glass, metals and accepted plastic containers; and
- appropriate disposal of bulky, electronic and hazardous waste through approved facilities.

Items such as batteries, hazardous chemicals, e-waste and other prohibited materials are not to be placed in the general waste or recycling bins.

The City provides alternative disposal options for bulky household waste and other materials that cannot appropriately be placed in kerbside bins.

19. BULKY WASTE

Bulky household waste will not be stored permanently within the communal bin store.

Residents will be required to utilise the City's applicable bulk waste disposal services or approved disposal facilities.

Where bulky waste is temporarily required to be stored on site, it will be managed by the owner, strata company or property manager so that it does not obstruct the bin store, pedestrian access, vehicle access or landscaped areas.

20. CONSTRUCTION WASTE

Construction waste generated during construction of the development will be managed separately from the operational residential waste system.

The builder will provide appropriate construction waste bins/skips and will implement measures to maximise reuse and recycling of construction materials where practicable.

Construction and demolition waste will not be placed within the operational residential bins or communal bin store.

The operational waste management system will commence following completion and occupation of the development.

21. ONGOING MANAGEMENT

Responsibility for ongoing waste management will rest with the owner, strata company or appointed property manager.

The responsible party will ensure that:

- all bins remain within the designated bin store when not being collected;
- bins are not stored within landscaped areas;
- bins are not stored within communal outdoor areas;
- the bin store remains clean and free from litter;
- bin lids remain closed;
- bins are not overfilled;
- recycling contamination is minimized;
- the bin store is regularly cleaned;
- any damaged bins are reported to the City;
- illegal dumping is promptly removed; and
- bins are presented for collection and returned to the store following collection.

Waste volumes will be monitored following occupation.

If actual waste generation consistently exceeds the available capacity, the number of bins and/or collection arrangements will be reviewed with the City.

22. COMPLIANCE WITH CITY OF KALGOORLIE-BOULDER REQUIREMENTS

The proposed waste management arrangement addresses the City's requirements as follows:

City Requirement	Proposed Response
Adequate waste storage	Dedicated 4.5m × 2.7m / 12m² communal bin store
General waste capacity	6 × 240L bins = 1,440L
Recycling capacity	3 × 240L bins = 720L
General waste generation	1,280L/week
Recycling generation	640L/fortnight
Physical bin storage	Approx. 3.87m² total bin footprint within 25m ² store
Additional storage/access area	Approx. 21.13m² remaining within bin store
Screening	1,600mm high privacy screen , together with fencing, built form and landscaping
Separation from major openings	Bin store located within internal access/storage area and screened from residential areas
Separation from garden areas	Dedicated hardstand; bins not stored within landscaped areas
Separation from communal open space	Bin store is separate from residential outdoor living and landscaped areas
Recycling	Dedicated 240L recycling bins adjacent to general waste bins
Collection	General waste weekly; recycling fortnightly
Ongoing management	Owner/strata/property manager responsible for cleaning, presentation and maintenance

23. CONCLUSION

The proposed eight-unit group housing development at #472 Hannan Street, Kalgoorlie provides a dedicated **communal bin store with a total area of 12.0m²**.

Based on the adopted WALGA waste generation rates for the two-bin system, the eight two-bedroom dwellings are anticipated to generate approximately:

- **1,280L of general waste per week;** and
- **640L of recycling per fortnight.**

The proposed provision of:

- **6 × 240L general waste bins**, providing 1,440L capacity; and
- **3 × 240L recycling bins**, providing 720L capacity,

provides sufficient capacity for the anticipated waste generation.

The combined physical footprint of the nine proposed 240L bins is approximately **3.87m²**, compared with the available **12.0m² bin store area**. This leaves approximately **additional floor area** for access, movement, cleaning and maintenance.

The bin store therefore provides substantial capacity to accommodate all required waste and recycling bins without stacking and without obstructing access to individual bins.

The communal waste storage area is also appropriately located within the internal development area and is separated from the principal residential outdoor living areas and landscaped areas. The proposed **1,600mm high privacy screen**, together with fencing, built form and landscaping, will provide effective visual screening of the waste storage area.

The bin store will not encroach upon primary garden areas or residential outdoor living areas and will remain confined to the designated hardstand.

Accordingly, the proposed waste management arrangements provide a practical and appropriately sized solution for the development and demonstrate that sufficient space is available to accommodate all waste and recycling bins while maintaining appropriate visual and residential amenity.

The proposed Waste Management Plan is therefore considered to satisfactorily address the City of Kalgoorlie-Boulder's requirements for the proposed eight-unit development.



Precise Projects W.A. Pty Ltd
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Email: admin@preciseprojects.com.au
ABN: 39 613 082 018

Visual Clearance Certificate (Asbestos Removal)

A clearance certificate is required for all Class A and Class B asbestos removal work prior to the area being reoccupied.

Class B asbestos removal work must be conducted by an Independent Competent Person (ICP) or a Licensed Asbestos Assessor (LAA).

Class A asbestos removal work, clearances must be conducted by a Licensed Asbestos Assessor.

Client Name	Phone Number		
Boord Construction	(08) 9022 8839		
Asbestos Supervisor Name & Phone number	License Number		
Anthony Fraser	WR121		
Name of Licensed removalists	Phone number		
Anthony Fraser	N/A		
Address of Work Site where removal is being carried out	Date work commenced		
472 Hannan Street, Kalgoorlie WA 6430	06/03/2024		
Inspection date & Time	Date of work completion		
12 th March 2024 @ 7:00am	12/03/2024		
Qualified Inspector (ICP or LAA)	License number		
Anthony Fraser	WR121		
Details of ACM removal (quantity, class, location)			
Approx 320sqm Non- Friable Asbestos removal of External wall cladding on the outside of the house. External & internal wall & ceiling on outside laundry & office. Internal ceiling, bathroom wall cladding. Internal end wall in dining room. Internal cladding in lounge room.			
Visual Inspection Check List	Still Contaminated	Visually Clear	Initials
Building ledges		Yes	
Tops of rafters and purlins		Yes	
Top of wall girts		Yes	
Top of ducts and cable trays			
Surrounding roof areas			
Surrounding floors including cracks/ crevices		Yes	
Drains, depressions and grassed surrounds		Yes	
Access equipment used during removal work		Yes	
Other areas as relevant contaminated areas			
Include relevant notes or observations by person inspecting work area			

Statement:

I, the undersigned, have conducted a visual inspection of the asbestos removal area identified in this document and required in accordance with relevant regulations and code of practice. Subject to the notes or observations included by me I ~~have~~/have not found visual evidence of ACM remaining inside the removal area.

Name: Anthony Fraser

Signature

Date: 12th March 2024 Time: 7:00am

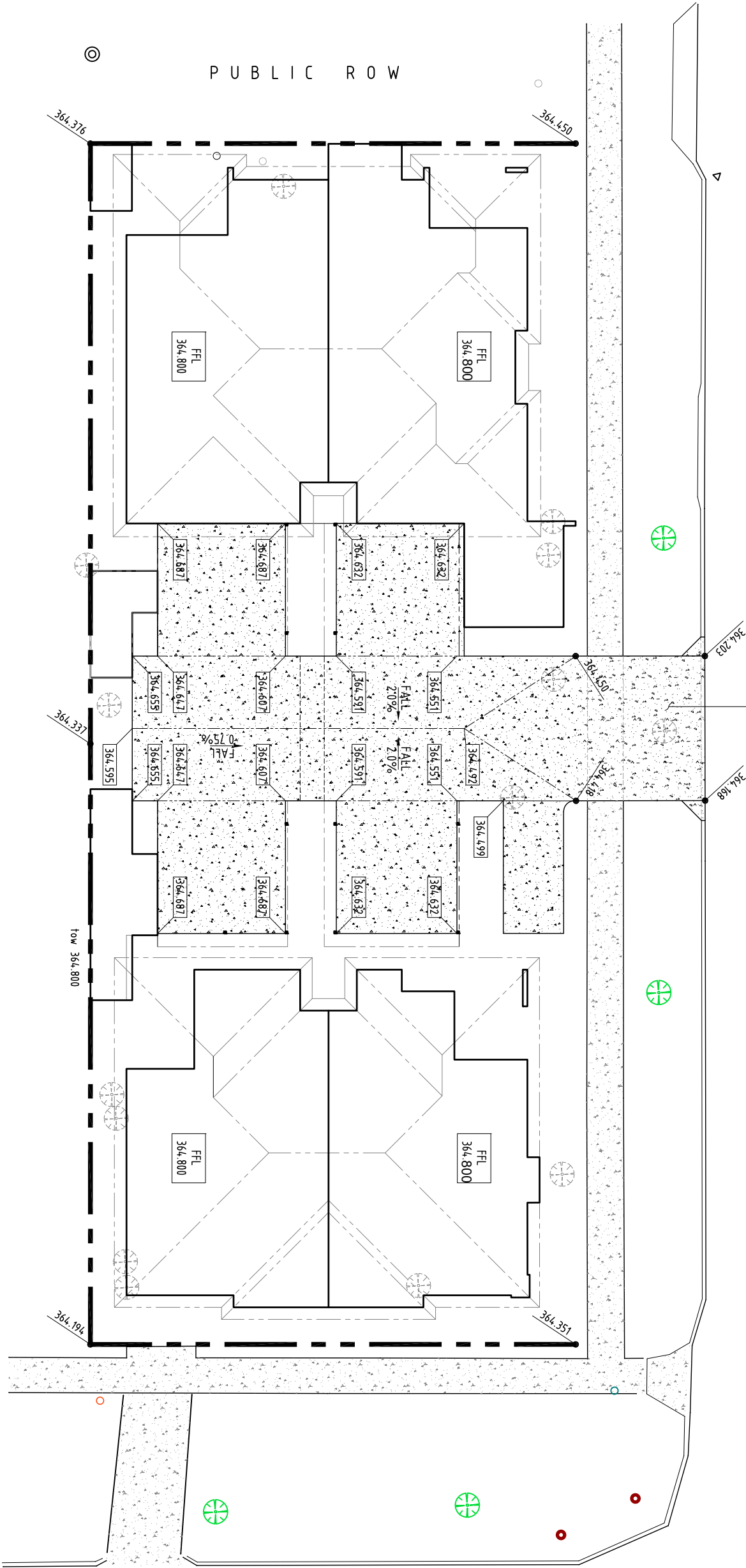


LEGEND

- EXISTING CONTOURS
- EXISTING SPOT HEIGHTS
- PROPOSED LEVELS
- EXISTING LEVELS
- ROAD CENTER LINE
- KERBING
- STORMWATER U/G
- RETAINING WALL
- GARDEN AREAS
- PROPOSED SEAL
- PROPOSED CONCRETE
- PROPOSED FOOTPATH
- TO BE REMOVED
- CHANGE IN GRADE
- DRAINAGE LINE
- PRAM RAMP
- JUNCTION PIT

CROSS OVER TO CKB REQUIREMENTS
REFER DRAWING 05-C-031

N E T H E R C O T T S T R E E T



SURFACE DRAINAGE PLAN
SCALE 1:100

STORMWATER NOTES

- ALL STORMWATER TO BE ACCORDANCE WITH ASS500:3
- SURFACE WATER RUNOFF TO BE DISCHARGED TO TO THE STREET VIA INTERNAL DRIVEWAY AND CROSS OVER
- ROOF STORMWATER FOR THE PROPOSED BUILDINGS DISCHARGE TO WATER TANK WITH OVERFLOW, THEN PIPED TO THE STREET
- EXISTING AND PROPOSED KERB HEIGHTS AT BTM TYPICAL
- 4.1 MAJOR CONTOURS AT 500mm
- 4.2 MINOR CONTOURS AT 100mm
- HEIGHTS SHOWN AT BOTTOM OF KERB
- REFER CKB DRAWING 05-C-031 FOR CROSS OVER REQUIREMENTS

										DRAWING NUMBER	
JN3742/C/002											
BOARD BUILDING 472 HANNAN ST, KALG PROPOSED GROUP DWELLING DEVELOPMENT SURFACE DRAINAGE PLAN											
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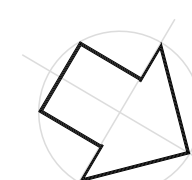
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SITE 1001m²
SITE COVER 605m² {60.44%} 65% ALLOWED

LANDSCAPING
155.84m² (MIN. DIAM 1.0m) SOFT LANDSCAPING SHOWN
MIN 150m² REQUIRED (15%)

59.94m² SOFT LANDSCAPING SHOWN TO FRONT SETBACK
MIN 29.85m²{30%} REQUIRED

- ^{BL} BOLLARD LIGHTING
- ^{COL} STEEL COLUMN
- AC AIRCONDITIONING UNIT
- HWU HOT WATER UNIT



SCALE 1:100



BROADVIEW DESIGN
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DRAWING:	OVERALL GROUND FLOOR SITE PLAN			
REVISIONS:	ISSUED FOR DA	ISSUED FOR DA		
	13/03/26	07/09/26		

DATE : JAN 2026	JOB REF : 565/26
SCALE : 1:100 (A1)	DWG : SK01

DEVELOPMENT SUMMARY

SITE 1001m²
SITE COVER 605m² (60.44%) 65% ALLOWED

LANDSCAPING
155.84m² (MIN. DIM 1.0m) SOFT LANDSCAPING SHOWN
MIN 150m² REQUIRED (1.5%)

59.94m² SOFT LANDSCAPING SHOWN TO FRONT SETBACK
MIN 29.85m²(30%) REQUIRED

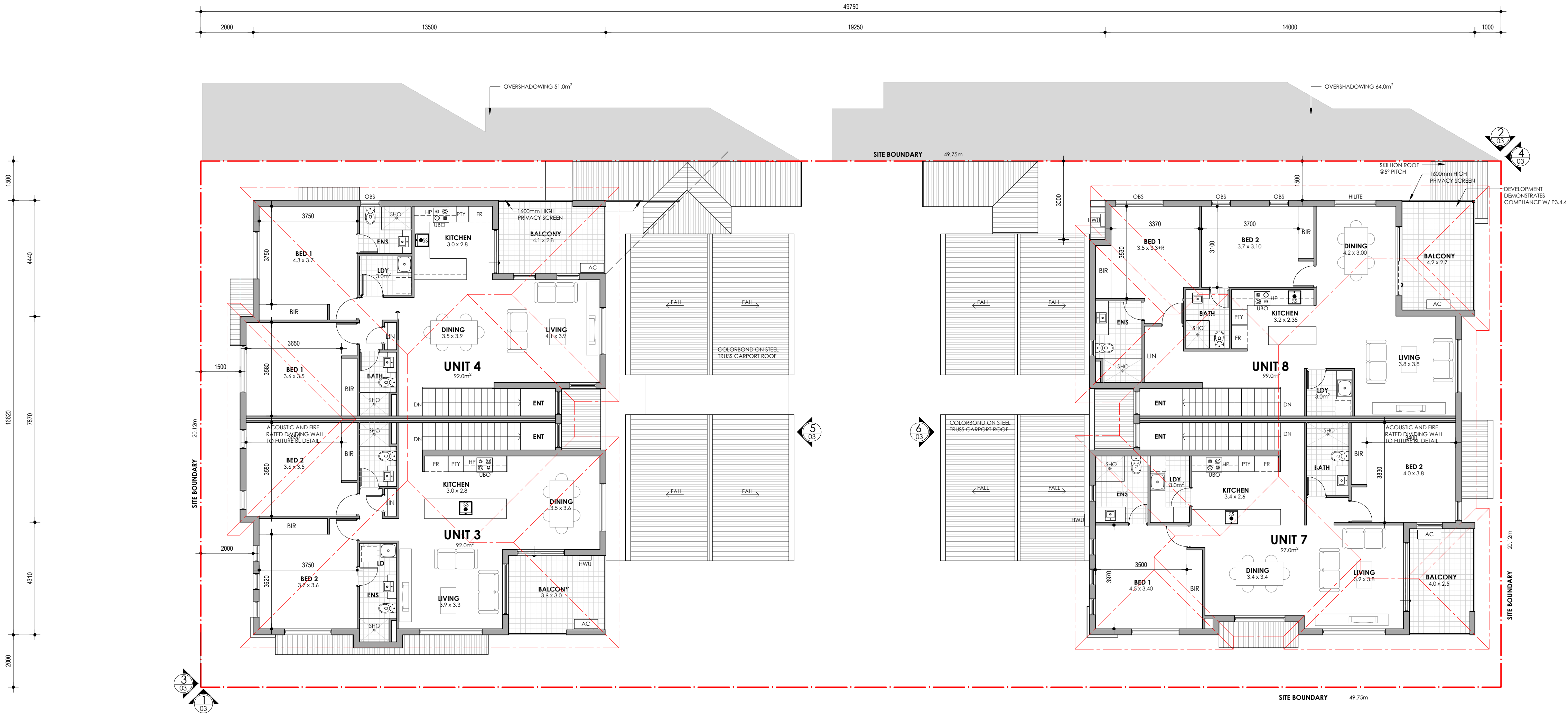
LEGEND / ABBREV:

- ⬮ BOLLARD LIGHTING
⬮ STEEL COLUMN
AC AIRCONDITIONING UNIT
HWU HOT WATER UNIT

PLANTING SCHEDULE:

CODE	BOTANICAL NAME	SIZE (Ht x Spdm)
SHRUBS		
WF	Westringia Fruticosa 'Native Rosemary'	1-2m
CA	Callistemon 'Little John'	1m x 1m
MA	Melaleuca Amillaris 'Green Globe'	1m x 1m
GG	Grevillea 'Gin Gin Gem'	spreads to 2m
DC	Dianella coerulea 'Little Jess'	clumping
TREES		
CF	Corymbia Ficifolia 'Red Flowering Gum'	6m x 4m

NOTE:
- All shrubs to have a minimum pot size of 200mm.
- All trees to have a minimum 45L bag size.
- All planting areas to have a minimum 75mm organic mulch with top level with adjoining.
- All planting areas to have automatic trickle irrigation.



OVERALL UPPER FLOOR PLAN

SCALE 1:100

PROJECT : PROPOSED GROUP HOUSING
#472 HANNAN STREET KALGOORLIE
CLIENT : BOORD CONSTRUCTION

BROADVIEW DESIGN
A.C.N. 111 187 805
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DO NOT SCALE FROM THIS DRAWING - This drawing is for reading purposes only and shall be read with all other drawings and specifications

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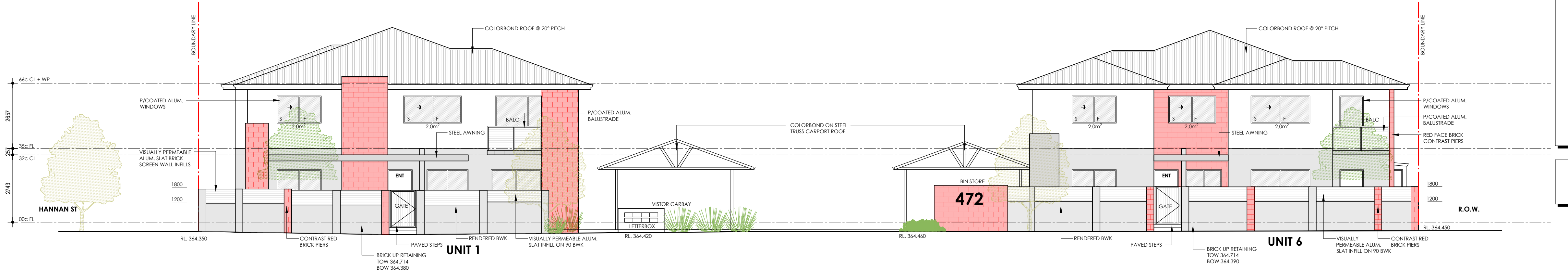
DRAWING: OVERALL GROUND FLOOR SITE PLAN
ISSUED FOR DA 13/03/26
ISSUED FOR DA 07/09/26

DATE: JAN 2026
SCALE: 1:100 (A1)

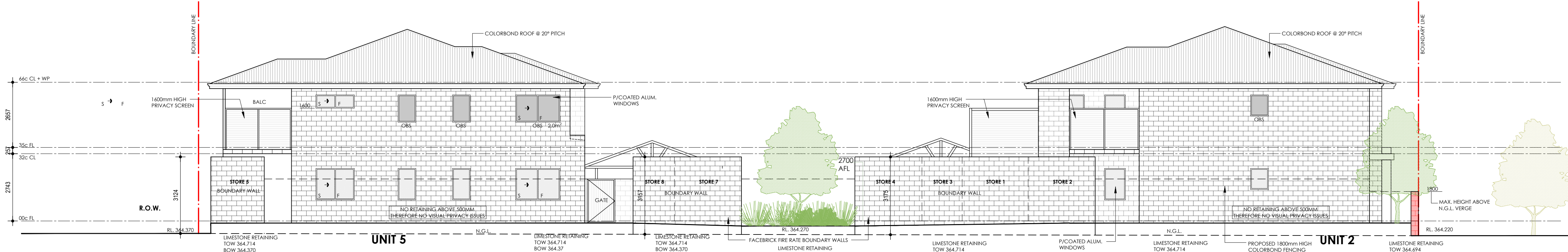
JOB REF: 565/26
DWG: SK02

FINISHES & COLOUR SCHEDULE	
WALLS	RENDERED BRICKWORK TEXTURED COAT RANGE IN WHITES & GREY SHADES, RED FACE BRICK CONTRAST PANELS
ROOFS, GUTTERS & FASCIAS	COLORBOND 'SHALE GREY'
WINDOWS & ENTRY DOOR	POWDERCOATED ALUMINIUM IN 'ANOTEC GREY'
DOWNPIPES	PAINTED TO MATCH WALLS
CARPORTS	POWDERCOATED PATIO TUBE TRUSS
FRONT SCREEN WALL	ALUMINIUM INFILL PANELS TO SCREEN WALL

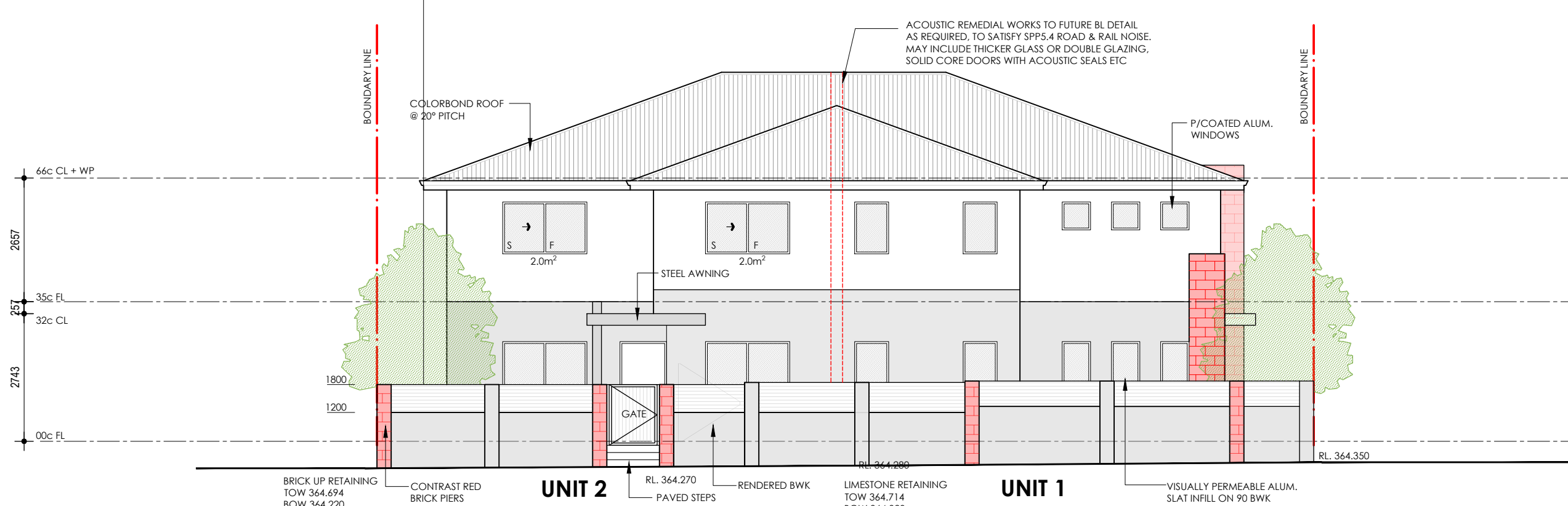
COUNCIL TO REFER TO FLOOR PLANS
FOR DIMENSIONED SETBACKS



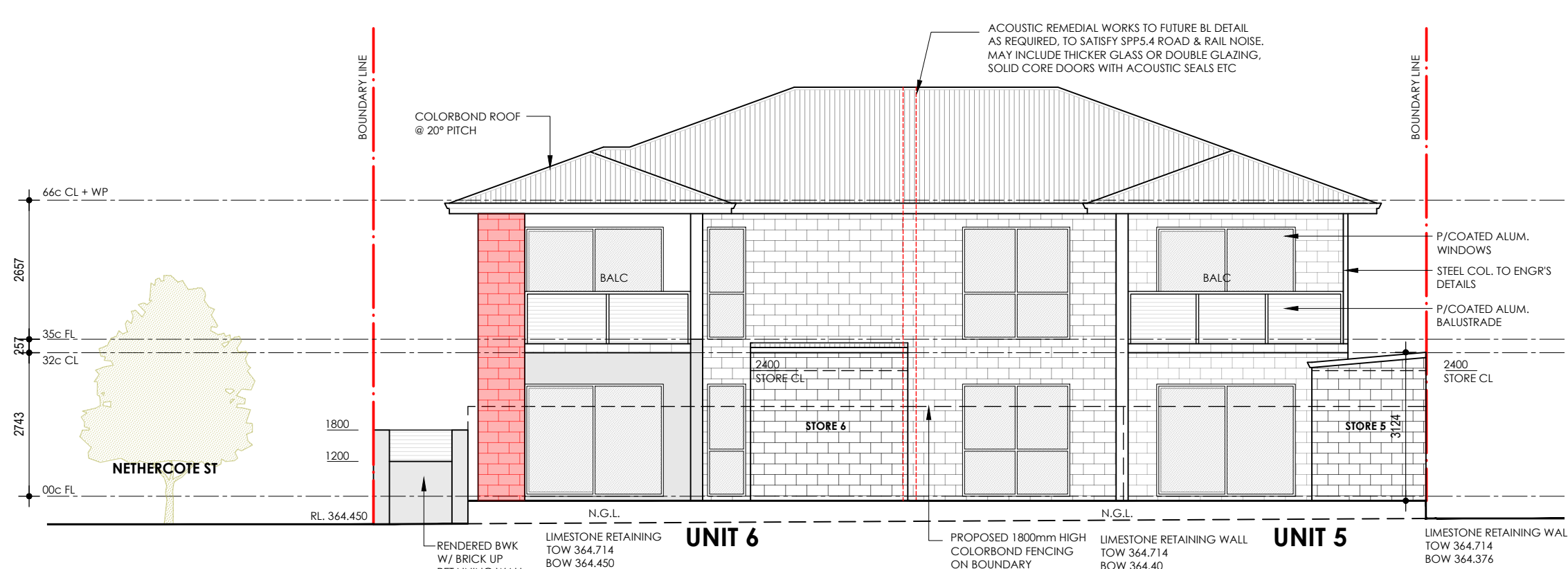
STREET ELEVATION-1 (NETHERCOTE ST)
SCALE 1:100



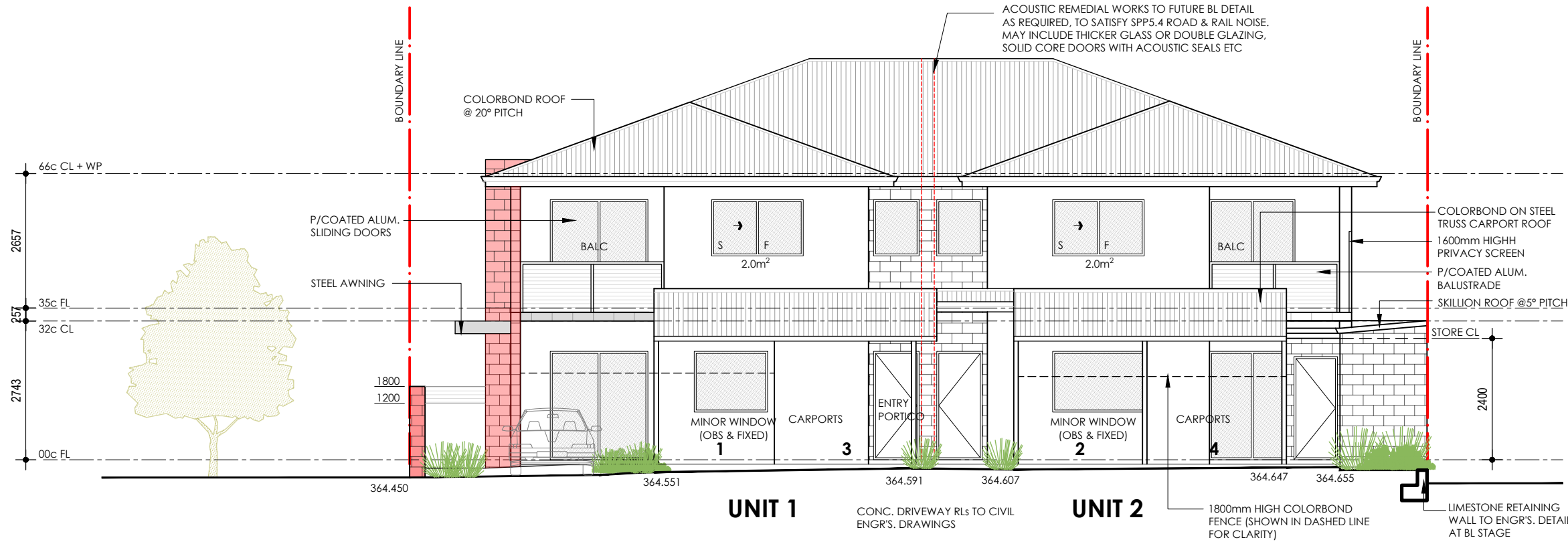
REAR ELEVATION-2
SCALE 1:100



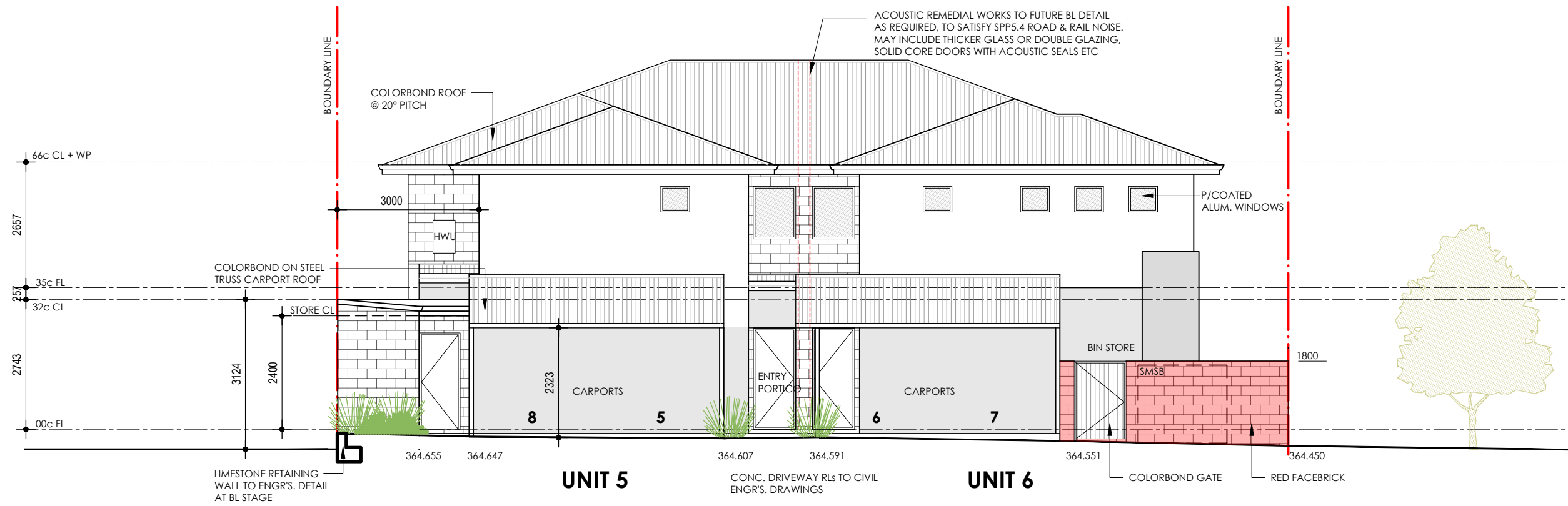
STREET ELEVATION-3 (HANNAN ST)
SCALE 1:100



STREET ELEVATION-4 (R.O.W)
SCALE 1:100



DRIVEWAY ELEVATION-5 (SOUTH)
SCALE 1:100



DRIVEWAY ELEVATION-6 (NORTH)
SCALE 1:100