

WASTE MANAGEMENT PLAN
16 HOWLETT STREET NORTH PERTH
HAPPY TAILS DOG DAY CARE

Introduction

Happy Tails Dog Day Care is a Dog Day Care facility proposed to base at 16 Howlett Street, North Perth where dogs will have the opportunity to socialise, learn behavioural skills and play in a safe and supported environment.

16 Howlett Street, North Perth resides in the City of Vincent and is zoned a commercial zone. The premises will be used for a private single use dwelling. The nature of the business is to care and entertain up to 30 dogs per day with grooming as an option.

The development is a total of 637sqm including a house/office (120sqm), front car park and back yard area which houses a large shed.

Happy Tails Dog Day Care PTY LTD is owned by Miss Amanda Deurloo and Mrs Lucinda Cunningham. It will be managed five days per week by Miss A. Deurloo. One-two more animal assistants will be onsite. Ms Lucinda Cunningham will be involved in the management and administrative component of the business.

On Thursday 29th March, I contacted Sally-Anne from the City of Vincent. She was going to let Happy Tails know exactly what was needed in regards to the correct management of dog waste. However, as this type of development is an unlisted use for a development application at the City of Vincent, Sally-Anne is in the process of researching more and will contact us in regards to this.

In the Meantime, we have contacted another Dog Day Care in the City of Stirling and they have informed us that they hire a special waste bin for the Dog waste which is collected twice a week to eliminate odour build up.

Waste Generation

Waste Generation has been formulated based on an office building, as there are no other suitable comparisons (Appendix 1 from the WALGA guidelines.) Using the total land size (including Front Car park area) the calculation is 10L/100Sqm/Day which equates to 63.7L per day for general waste and recycle bins. If we are to remove the parking space from the calculation, the land size including the house and backyard is approximately 450sqm, which equates to 45L of waste per day. There will not be this much waste generated as there will be a maximum of four employees and the rest dogs. We will have an extra bin supplied especially for the dog waste.

Waste Management Process:

1. 4 x two litre bins with lids will be placed around the backyard for dog faeces disposal. These bins will have large plastic bags inside.
2. When a dog defecates, this is picked up immediately by a staff member in a bag and placed in any of these four bins.
3. These bins are emptied at the end of the day in a large freezer located on the left-hand side of the premises. (see picture below of freezer). The freezer will be disinfected and washed out once a fortnight.
4. On the morning of rubbish removal from the front of the premises, the frozen faeces will be placed in the "special" dog bin which is collected twice weekly.
5. The four bins in the backyard will be disinfected at the end of each day and new rubbish bags placed inside.
6. Staff will maintain hand hygiene and wear gloves when handling bags and bins.



Waste Management System – Bin Storage Area



This Picture shows the left side of the premises for access to the waste storage area.

Bins will be located behind the gate until the specific collection day where they will be taken to the front of the property the night before pickup.

The size of this area is approximately 4 sqm.

The proposed number of bins will be three.

One green general waste bin, one yellow recycling bin and one general waste bin for dog waste. The dog waste bin will be 120L in size.

The bins will be stored here as they are hidden from client's vision, they are against a 5m high brick wall, they can be assessed by staff from the back of the house (where dog waste will be removed from). They can be easily put on the verge through the gate access.

To ensure better practice waste management, the bin with the dog waste will be removed twice weekly. Each faeces will be individually bagged to prevent odour and to maintain hygiene and health safety. Staff will be educated on maintaining proper hand hygiene after handling the faeces. There will be minimal general waste and recycling as there is only likely to be that created by food from staff and some recycling from everyday supplies such as milk cartons etc.

Access

The bins can be accessed from the front and back of the property through the gate shown in the picture below. This gate will be locked at all other times except for the dog waste bin pickup.



Collection

According to the City of Vincent's waste management, Howlett street is in Area 3, therefore the rubbish bin collection day will be on a Wednesday weekly. The Recycling bin will be collected fortnightly. The dog waste bin will be collected by ClearTech twice weekly on a Tuesday and Friday as to not coincide with the council collection days.

The bins will be collected from the front of the premises on the right side of the premises, away from the entrance (Please see diagram below).

The dog waste bin will be picked up from the same location twice weekly.



Education

Each individual staff member will be educated on the waste management system upon commencement of their employment at “Happy Tails”. One staff member will be responsible to putting the bins out at the end of the day and bringing them in the following day. A copy of the City of Vincent’s waste management will be kept onsite for employees to familiarise themselves.

Auditing and Monitoring

Manager, Ms Amanda Deurloo will be responsible for monitoring the waste at Happy Tails and ensuring bins are put out on the required days.

Floor washing/drainage

The outdoor play area will be pressure washed down at the end of each day and disinfectant applied once a week on a Friday. A sewer drain will be located on the right-hand side of the property near the fence. All water will be washed into this system. Below is a picture of the current sewer pipe which will be fixed to allow a drain at the back of the property once approval is obtained from the council.



Hygiene, Cleaning and Disinfection Standards for Happy Tails

- Inside and Outside dog areas must be cleaned at least once daily.
- All areas must be disinfected at least once weekly, noting that some disinfectants are dangerous and toxic to dogs and therefore we will use one that does not contain any coal or wool products.
- Outdoor couches/rugs/and bedding must be cleaned or changed at least once daily and disinfected at least once a week.
- Paths and exercise areas must be pressure washed and cleaned daily
- Faeces and waste materials must be disposed of in accordance with the requirements of the appropriate authority and placed in the freezer provided. Faeces must not be disposed of in sewer or septic systems.
- Disposable bedding, food containers and general waste from the facility/establishment/centre must be placed in a waste disposal device.
- Collection drains must be cleaned daily.
- Toys used in socialization and environmental enrichment must be washed in hot soapy water and disinfected at the end of every week.
- MSDS sheets for all chemical and industrial products used in the facility/establishment/centre must be prominently displayed throughout the facility/establishment/centre including feeding and storage areas.

Pest Control:

- Efforts must be made to effectively control pests including flies and rodents.
- Chemicals used for pest control must be registered with Australian Pesticides and Veterinary Medicines Authority for purpose and use only in accordance with the manufacturer's instructions.

Guidelines

- All animal waste products such as faeces, bedding and food waste should be disposed of promptly and hygienically and in accordance with the requirements of the City of Vincent.
- A trade waste service will be used for collection and disposal of wastes.
- Specialist advice will be sought before pest control operations are conducted to protect the health and safety of the staff and the animals kept.

Staff's health must be protected by the provision of or access to:

- induction upon commencing work in the facility/establishment/centre
- adequate hot and cold hand washing facilities
- hand disinfectant placed at various locations around the facility/establishment/centre
- immunization against tetanus
- provision of personal protective equipment e.g. disposable gloves.

