

Traffix Group

Waste Management Plan

Proposed Hotel Expansion
33-37 Fitzroy Street, St Kilda

Prepared for
Construction Assignments Pty Ltd

August, 2020

G28558R-01D (WMP)

Document Control

Our Reference: G28558R-01D (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	11/06/2020	Y. Leow	M. O'Shea
B	Final	08/07/2020	Y. Leow	M. O'Shea
C	Final #2	16/07/2020	Y. Leow	M. O'Shea
D	Final #3	11/08/2020	Y. Leow	M. O'Shea

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

Table of Contents

- 1. **Introduction..... 5**
- 2. **Proposal..... 5**
- 3. **Waste Management Plan..... 6**
 - 3.1. *Waste Generation 6*
 - 3.2. *Waste Equipment 7*
 - 3.3. *Waste Systems 7*
 - 3.3.1. *Waste Streams 8*
 - 3.3.2. *Bin Storage Areas and Access 8*
 - 3.4. *Signage 10*
 - 3.5. *Waste Collection Arrangements and Vehicle Access..... 10*
- 4. **Amenity Impacts 11**
- 5. **Ongoing Maintenance and Suitable Initiatives 12**
 - 5.1. *Maintenance Management..... 12*
 - 5.2. *Waste Reduction Strategies..... 12*
 - 5.3. *Waste Management Rules 13*
 - 5.4. *Monitoring and Review..... 13*
- 6. **Contact Information 13**

List of Figures

Figure 1: Proposed Bin Store Areas – Ground Level	9
Figure 2: Waste Signage Examples	10
Figure 3: Sustainability Victoria’s Waste Management Hierarchy	12

List of Tables

Table 1: Development Summary	5
Table 2: Waste Generation Rates	6
Table 3: Expected Waste Generation for the proposed use	6
Table 4: Waste Bins and Collection Frequencies	7
Table 5: Bin details and colours	7
Table 6: Waste Streams	8
Table 7: Bin Store Area Requirements	9
Table 8: Supplier Contact Information	13

List of Appendices

Appendix A	Development Plans
Appendix B	Swept Path Diagrams

1. Introduction

Traffix Group has been engaged by Construction Assignments Pty Ltd to undertake a Waste Management Plan for the proposed residential hotel expansion at 33-37 Fitzroy Street, St Kilda.

2. Proposal

It is proposed to demolish the existing building at 33 Fitzroy Street, and consolidate this area with the existing hotel at 33-35 Fitzroy Street to create an expanded hotel.

The number of hotel rooms on the site will increase from 81 to 131 (increase of 50 rooms). An ancillary gym is included as part of the proposed hotel (area of 78m²).

Part of the application includes the provision of a hotel bar, with an area of 365m².

The existing ground floor food and drink premise will remain unchanged (area of 284m²).

The table below summarises the development summary. It is noted that our assessment is based on the overall development including the existing and uses.

Table 1: Development Summary

Use	Size/No.
Hotel Rooms	131
Hotel bar	365m ²
Restaurant	284m ²
Gymnasium	78m ²

Vehicle access will continue to be provided via a 6.1m accessway to Jackson Street.

Waste collection for the development is proposed on-site within the carpark accessway near the waste room.

A copy of the development plans prepared by Mostaghim is attached at Appendix A to this report.

3. Waste Management Plan

3.1. Waste Generation

The following table sets out the expected waste generation for the proposed hotel expansion.

Table 2: Waste Generation Rates

Waste Source	Garbage ^(Note 1)	Recycling ^(Note 1)
Hotel	35L/room per week	35L/room per week
Hotel Bar ^(Note 2)	50L/100m ² per day	50L/100m ² per day
Restaurant	660L/100m ² per day	200L/100m ² per day
Gymnasium	10L/100m ² per day	10L/100m ² per day

Notes:

1. The waste generation rates are based on *Best Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainable Victoria which are in accordance with City of Port Phillip guidelines.
2. The waste generation rates for 'Licensed club' has been adopted for the bar use.

An estimate of the total waste generated by the proposed development is detailed in Table 3.

Table 3: Expected Waste Generation for the proposed use

Waste Source	Size/No.	Garbage	Recycling
Hotel Rooms	131	4,585L per week	4,585L per week
Hotel Bar (operating 7 days)	365m ²	1,278L per week	1,278L per week
Restaurant (operating 7 days)	284m ²	13,121L per week	3,976L per week
Gymnasium (operating 7 days)	78m ²	55L per week	55L per week
TOTAL WASTE GENERATED		19,039L per week	9,866L per week

Based on the assessment above, a total of 19,039L of garbage and 9,894L of recycling waste associated with the proposed development.

3.2. Waste Equipment

Based on the waste generation determined at Table 3, Table 4 provides a summary of the waste storage requirements and the frequency of collection.

Given that the hotel bar, restaurant and gym uses are generally ancillary to the residential hotel, we have allocated the bins to be shared amongst the uses.

Table 4: Waste Bins and Collection Frequencies

Waste Source	Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Total Development	Garbage	19,039L	1,100L	6	3
	Recycling	9,894L	1,100L	3	3

The proposed hotel expansion requires a total of 9 x 1,100L bins. Further details regarding the waste equipment required for the proposed development are detailed in Table 5 below.

Table 5: Bin details and colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) (Note 1)	Bin Lid Colour (Note 2)	Bin Body Colour (Note 2)
Garbage	1,100L	1330 x 1240 x 1070mm	Red	Dark Green
Recycling	1,100L	1330 x 1240 x 1070mm	Yellow	Dark Green

Notes:

- Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
- Bin lid and body colours are based on the bin colour scheme set out within the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments*.

3.3. Waste Systems

The waste management systems of the proposed development comprises of the following components:

- Immediate smaller bins to temporarily store garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB) within the bin store,
- MGBs, and
- Bin Store Area.

3.3.1. Waste Streams

The waste generated by the proposed development will be separated and managed into the following waste streams, as detailed below.

Table 6: Waste Streams

Waste Type	Waste Management	
	Hotel	Commercial
Garbage	Each hotel room shall be provided with plastic bins for temporary storage of waste. General landfill waste will be placed in tied plastic bags before disposing into the collection bins at ground level.	The restaurant, hotel bar and gymnasium shall store waste temporarily within plastic bins. Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly to the allocated waste bin in their specific bin store area at ground level.
Recycling	Each hotel room shall be provided with plastic bins for temporary storage of recyclable items. Loose recyclable items shall be disposed of in the recycling bins. Cardboard items shall be folded where appropriate.	The restaurant, hotel bar and gymnasium shall store recyclable items temporarily within plastic bins. Staff will dispose of loose recyclable items directly to the recycling bin within their specific the bin store area at ground level.
Green Waste	The property Manager will be responsible for the collection and disposal of any garden organics via a landscape maintenance contractor.	
Organics	Given that there would be minimal demand, it is considered impractical to provide composting for the development.	The restaurant, hotel bar and gymnasium shall dispose of organic waste via a private contractor.
Other	The property manager shall dispose of electric waste including batteries, phones, computers etc. at the Council’s Resource Recovery Centre or Port Melbourne Library. E-waste must not be disposed in landfill.	The restaurant shall dispose of used cooking oil via a private recycler.

3.3.2. Bin Storage Areas and Access

The proposed expansion includes a common bin storage area for the whole development.

All waste will be stored within the dedicated bin store area at ground level. Access to the waste bin store rooms will be via the carpark accessway.

The bin store areas are illustrated at Figure 1.

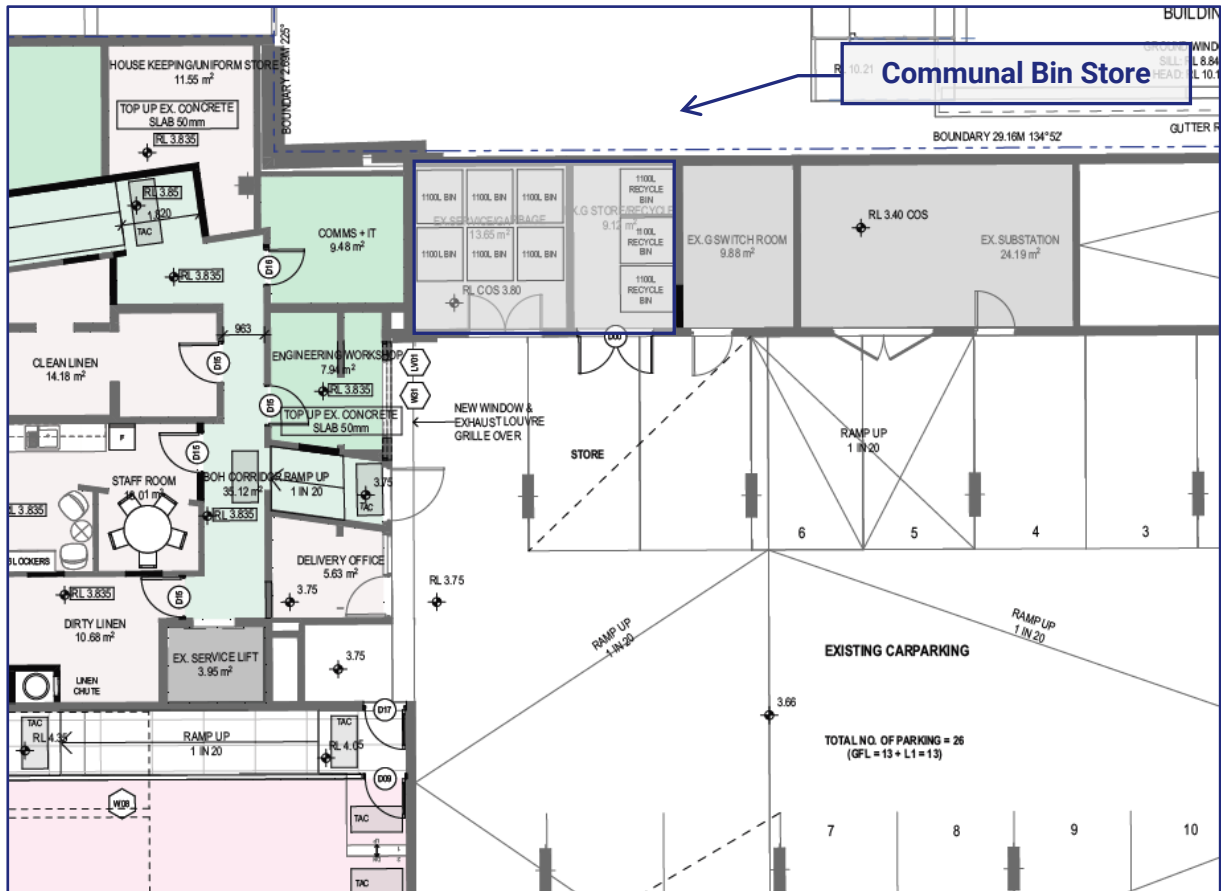


Figure 1: Proposed Bin Store Areas – Ground Level

Table 7 details the storage area requirements based on the waste equipment proposed.

Table 7: Bin Store Area Requirements

Use	Waste Equipment	Net Area	Quantity	Net Waste Storage Area Required	Bin Store Area Provided
Whole development	1,100L	1.33m ²	9	11.97m ²	22.77m ²

Note 1: Net Floor Area required is calculated from the dimensions of the bins.

Based on the above, we are satisfied that sufficient space is provided for on-site bin storage.

3.4. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the bin storage area, as illustrated in Figure 2.

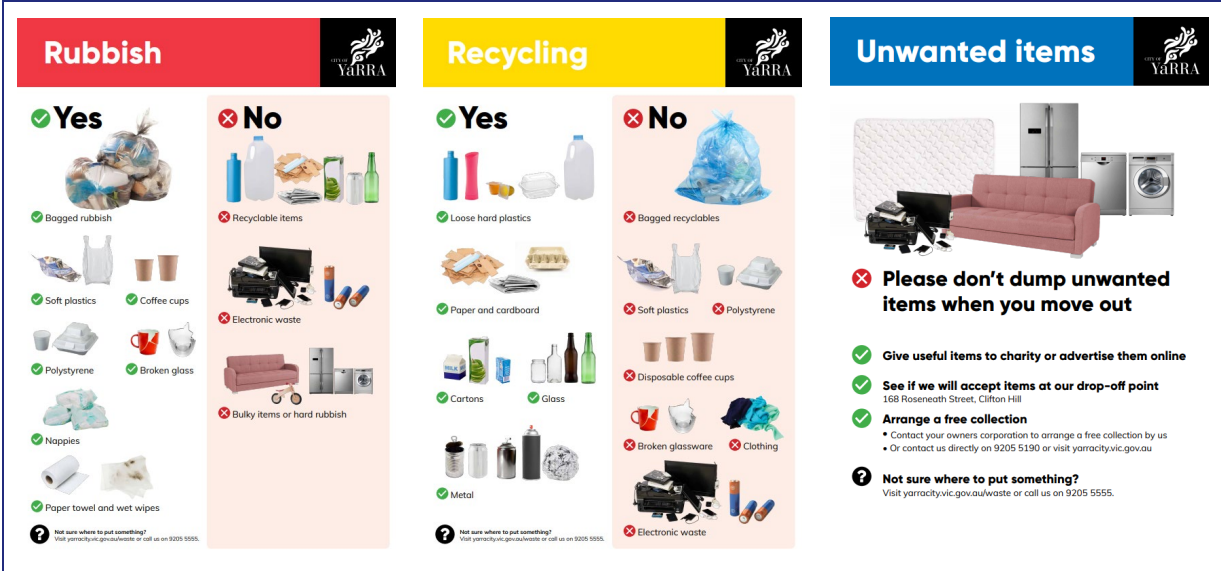


Figure 2: Waste Signage Examples

The signage will help guide and encourage guests and staff of the proposed development to dispose of waste correctly into the appropriate waste streams.

We note that the posters are available for download from the Sustainability Victoria website.

3.5. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur within the carpark at level 1. A private contractor will be engaged to collect the waste via a Waste Wise Mini Rear Loader (typically 6.4m long and 2.1m high).

The private contractor will transfer the bins at ground level to the temporary bin store area at level 1 for collection. The waste truck will prop temporarily within the carpark accessway and transfer the bins to the waste truck. Waste collection will be undertaken three times a week outside of commuter peak periods.

Traffic Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long Waste Wise Mini Rear Loader within the site. A minimum headroom clearance of 2.3m is provided at the site entrance and 2.5m at level 1 to accommodate the rear lifting of the bins.

Swept path diagrams demonstrating vehicle access of the 6.4m Waste Wise Mini Rear Loader entering and exiting the site in a forwards direction is attached at Appendix B.

4. Amenity Impacts

It is the responsibility of the property manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Bin store area will be frequently cleaned to prevent the retainment of odours. This will include the provision of a spray nozzle at the head of each chute to assist with cleaning.

Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the property manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

- *Collections occurring once a week should be restricted to the hours 6am – 6pm Monday to Saturday*
- *Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday*

Vermin Prevention & Washing Facilities

All access doors and bin lids will be kept closed at all times to prevent vermin access to the bin storage area.

Appropriate washing facilities including water supply and hose will be provided for the regular washing of the bins and bin store area by the property manager.

Litter Management and Stormwater Pollution

The waste areas will be secured to prevent any unauthorised use of waste areas. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed.

5. Ongoing Maintenance and Suitable Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the property manager for the ongoing operation and maintenance of the Waste Management Plan.

The property manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the property manager will engage an appropriate contractor to conduct maintenance services, replacements or upgrades.

All ongoing costs are to be fully met by the owner(s) of the building through the Owners Corporation fees.

5.2. Waste Reduction Strategies

The property manager will be responsible to encourage the residents and retail tenants of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

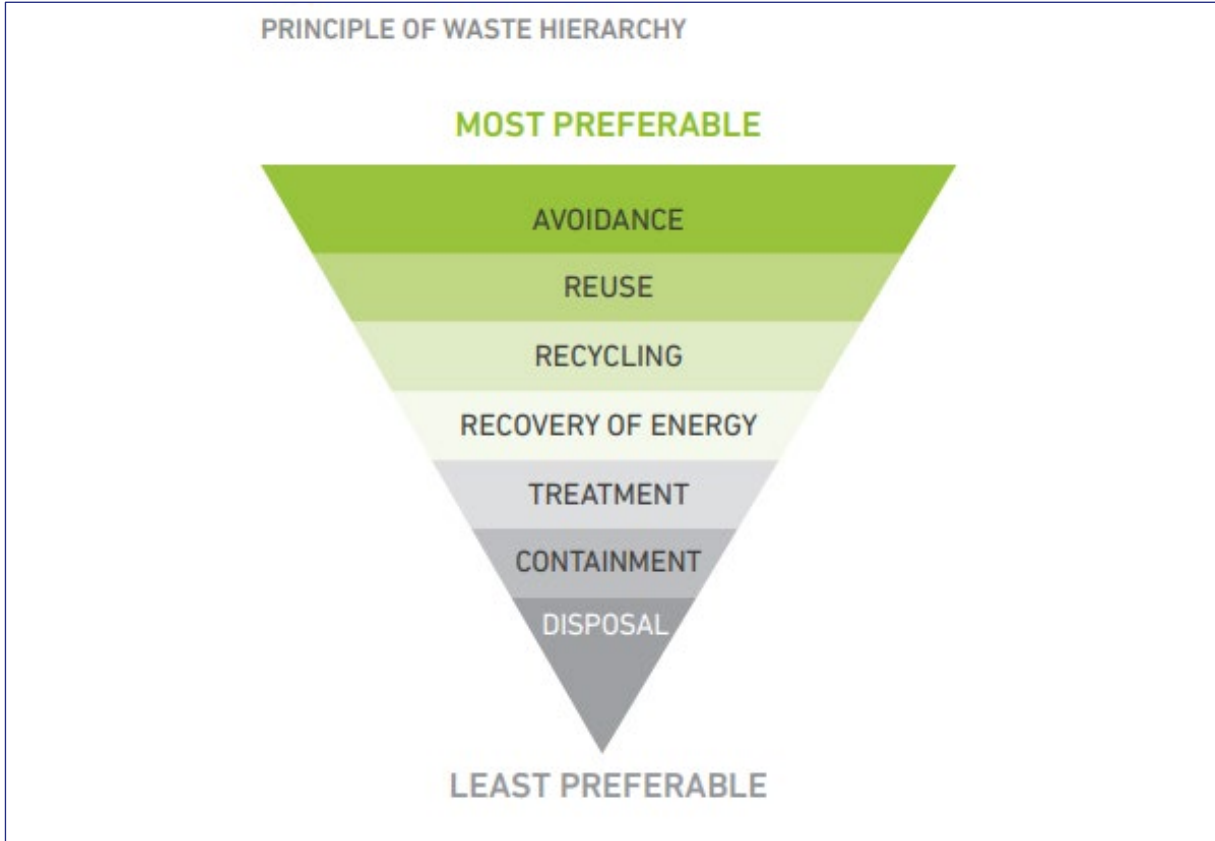


Figure 3: Sustainability Victoria’s Waste Management Hierarchy

Additionally, the property manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council’s waste programs to promote sustainability initiatives.

5.3. Waste Management Rules

It will be the responsibility of the property manager to ensure all residents & retail tenants are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.1. The property manager will be responsible for monitoring the Waste Management Plan. Where required, the property manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

6. Contact Information

Below is a list of common waste collection service contractors and waste equipment suppliers. The property manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers. Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 8: Supplier Contact Information

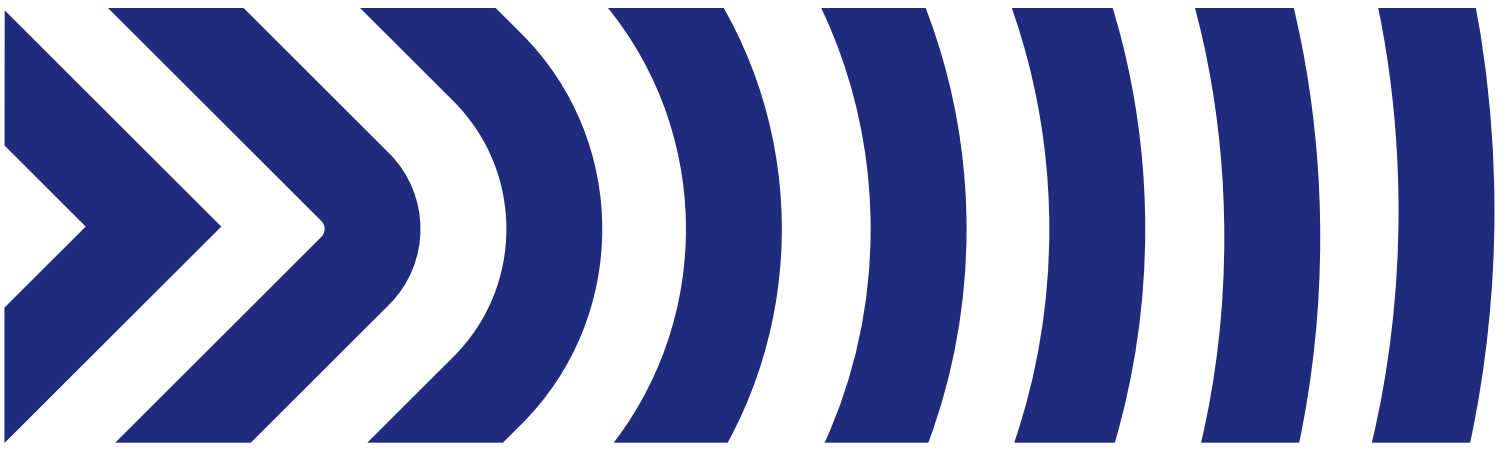
Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	SUEZ	13 13 35	www.suez.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au

Service Type	Business Name	Phone	Website
	iDump	1300 443 867	www.idump.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
	ToxFree	1300 869 373	www.toxfree.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au



Appendix A

Development Plans



Appendix B

Swept Path Diagrams