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To Whom it May Concern,

65 South Terrace, Fremantle

Talis understands that Yolk Property Group is seeking development approval for a proposed hotel at 65 South Terrace, Fremantle (the Hotel).

Talis has been engaged to provide a preliminary desktop review and assessment of waste management for the Hotel to assist with the Development Application (DA) process for the City of Fremantle (the City).

The outcomes of Talis' review of the Hotel follows. The outcomes are based on past discussions with the City's waste department, and recent waste management plans Talis has prepared for DA submissions.

It is worth noting that the current design of the Bin Storage Area and Loading Dock has been designed to adequately store the required number of bins based on the projected volumes of waste, which can be safely serviced by a private waste contractor.

City of Fremantle Waste Policies and Services

The City do not have a waste management policy or guidelines, but do have legislation for the Disposal of Refuse within their Health Local Laws, 1997, which defines the requirements for a 'Suitable Enclosure'. The City has preference for the use of best practice waste management guidelines, such as the City of Melbourne's Guidelines for Preparing a Waste Management Plan (2017) or the Western Australian Local Government Association's (WALGA) Commercial and Industrial Waste Management Plan Guidelines (2014).

Based on discussions with the City, the following commercial services are available:

- The City offers commercial refuse and recycling collection services and prefers ratepayers to utilise the City's commercial waste services if possible;
- The City utilises 240L, 660L, 1,100L, 1,500L and 3,000L bins for refuse with collections up to seven times per week;
- The City utilises 240L and 360L bins only for recyclables, with fortnightly collections only; and
- The City contracts out a cardboard recycling service, providing a weekly collection service utilising a 1,100L bin.

Waste Generation

The estimated weekly waste generation (L/week) is based on the proposed number of hotel room and floor areas (m²) of amenities, utilising the City of Melbourne's *Guidelines for Preparing a Waste Management Plan* (2017) as follows:

- Hotel Rooms – 100;
- Hotel Lobby, Staff Room and Managers Office – 96m²;
- Gym – 37m²;
- Open Office 1 – 114m²;

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- Open Office 2 – 91m²;
- Meeting Room – 11m²;
- Commercial Unit 1 – 27m²;
- Conference Room 1 – 42m²;
- Conference Room 2 – 40m²; and
- Bar/Café – 82m².

The anticipated volume of waste (refuse and recyclables) to be generated once the Hotel is fully operational is shown in the below table.

Anticipated Waste Generation (L/week)

Tenancy	Number of Hotel Rooms / Floor Area (m ²)	Waste Generation Rate	Waste Generation (L/Week)
Refuse			
Hotel Rooms	100 rooms	5L/bed/day	500
Hotel Lobby, Staff Room and Managers Office	96m ²	10L/100m ² /day	67
Gym	37m ²	10L/100m ² /day	26
Open Office 1	114m ²	10L/100m ² /day	80
Meeting Room	18m ²	10L/100m ² /day	13
Open Office 2	91m ²	10L/100m ² /day	64
Meeting Room	11m ²	10L/100m ² /day	8
Commercial Unit 1	27m ²	10L/100m ² /day	19
Conference Room 1	42m ²	10L/100m ² /day	29
Conference Room 2	40m ²	10L/100m ² /day	28
Bar/Café	82m ²	300L/100m ² /day	1,722
Total			2,556
Recyclables			
Hotel Rooms	100 rooms	5L/bed/day	500
Hotel Lobby, Staff Room and Managers Office	96m ²	10L/100m ² /day	67
Gym	37m ²	10L/100m ² /day	26
Open Office 1	114m ²	10L/100m ² /day	80
Meeting Room	18m ²	10L/100m ² /day	13
Open Office 2	91m ²	10L/100m ² /day	64
Meeting Room	11m ²	10L/100m ² /day	8
Commercial Unit 1	27m ²	10L/100m ² /day	19
Conference Room 1	42m ²	10L/100m ² /day	29
Conference Room 2	40m ²	10L/100m ² /day	28
Bar/Café	82m ²	200L/100m ² /day	1,148
Total			1,982

The data used for this report are best practice estimates and the projected volumes may be impacted as the Hotel becomes operational and building management operational requirements are known.

Waste Storage

Based on the estimated waste generation (L/week), the Bin Storage Area is designed to accommodate the bin preferences shown in the below table. The table includes preferences for collection frequencies offered by both the City or by a private waste contractor, noting that the City does not offer the use of 360L bins for refuse collections, but that private waste contractors can.

Bin Requirements

Collection Frequency	240L*	360L*	660L
Refuse			
One/Week	11	8	4
Two/Week	6	4	2
Three/Week	4	3	2
Four/Week	3	2	1
Recyclables			
Fortnightly (City's Collection)	17	12	7
One/Week	9	6	4
Two/Week	5	3	2
Three/Week	3	2	2
Four/Week	3	2	1

Note: The City does not utilise 360L bins for refuse services

**City's bin sizes available for recyclable collections*

Bin Storage Area Design

The current design of the Bin Storage Area provides an area that is 7.8m long x 1.9m deep, with an additional small area of 1.0m long x 0.7m deep which is specifically for the hotel operator.

The Bin Storage Area has considered the following design considerations in line with the City's Health Local Laws:

- Designed and erected in a manner that has regard for the design and appearance of the development of which they are a part. Suitable clearance to enable safe and unimpeded collection is also required. In this regard, clearance to buildings, hard and soft landscaped elements, and on/off-site parking will be taken into account;
- Located behind the building setback line, not visible from the property boundary or areas trafficable by the public;
- Not readily accessible by the public and reasonably secured from theft and vandalism;
- Undercover and designed not to permit stormwater to enter into the drain;
- To be constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness;
- Containing a smooth and impervious floor draining to the sewer, of not less than 75 millimetres in thickness; and which is evenly graded to an approved liquid refuse disposal system;
- Provided with a tap for washing of bins and connected to an adequate supply of water;
- Suitable ventilation, in accordance with Australian Standard 1668.2;
- Provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting).
- Access point for collection is of suitable size for the proposed size of the bins to be used and the collection method proposed;
- Adequate aisle/door widths for easy manoeuvring of bins in and out;
- Self-closing doors, proposed to be vermin proof; and

- Appropriate signage, so that bins are labelled using words in multiple languages and pictorials, with the type of waste material accepted in a bin, and so that any hazards and potential dangers associated with waste facilities, including those from the use of any waste handling equipment, are clearly identified.

Waste Collection

It is proposed that a private waste contractor will be engaged to service bins onsite directly from the Loading Dock, with a rear loader waste collection truck being capable of entering and exiting the Hotel in forward gear. To ensure adequate access for a waste collection vehicle to access the Hotel, height and width clearances of the access way and loading zone will be given additional allowances, which will also allow flexibility in choice of private waste contractor by the Hotel.

The use of a private contractor will allow for more frequent bin collections than the City can provide under their waste service, and collection times would be flexible and could be arranged to a preferred schedule and suitable time required by the Hotel. This would also allow the Hotel to be serviced outside of normal operating hours to mitigate impacts on local traffic movements during peak traffic hour, if required.

Details surrounding waste collection methodology will be confirmed through the Waste Management Plan following DA submission and consultation with the City.

Conclusion


As outlined above, the Bin Storage Area and waste collection methods have been designed to ensure that collection of refuse and recyclables can be efficiently and effectively completed from the Hotel, and to comply with the City’s health local laws.

Detailed waste management measures on bin sizes and bin collection methods will be addressed through the Waste Management Plan following DA submission.

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

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