

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

Waste Management Plan

Unit 7, No. 51 (Lot 1837) Queen Victoria St, Fremantle

March 2026

Disclaimer:

This report has been prepared by _____ solely for the benefit and use of the client. This document may not be reproduced or copied in whole or part without the express written consent of _____ and the client.

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

Contents

- 1.0 Introduction 0
- 2.0 Waste Generation 1
 - 2.1 Proposed Development..... 1
 - 2.2 Waste Generation Volumes..... 1
- 3.0 Waste Storage..... 2
 - 3.1 Bin Sizes and Types 2
 - 3.2 Bin Storage and Presentation Area 3
- 4.0 Waste Collection 4
 - 4.1 Internal Waste Collection..... 4
 - 4.2 External Waste Collection 4
- 5.0 Waste Management..... 4
- Attachment 1 – Site Plan..... 6

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.



1.0 Introduction

The proposal is for the change of use as a 'Recreation – Private' with incidental 'Restaurant/Café' and incidental 'Small Bar' (**proposed development**). The subject site is at Unit 7, No. 51 (Lot 1837) Queen Victoria St, Fremantle (**subject site**).

Existing development is a commercial tenancy located as part of a mixed-use development with other similar commercial tenancies on the ground floor and multiple dwellings on upper floor.

The proposal is intended to be predominantly used for the operation of indoor golf simulation with food and beverage available for purchase whilst using the premise. The proposed café and small bar is separated through different land uses as it is intended that the operations will transition from a café in the morning into a small bar in the evening to service different crowds and age-groups.

From a waste generation perspective, this predominantly stems from the use of the café and small bar. The existing development has bin storage area and waste management in place which will be adapted for the proposed use.

This Waste Management Plan (**WMP**) has been prepared as requested by the City of Fremantle (**City**) in consultation with the landowner and in reference to:

- City of Fremantle Local Planning Policy 2.24 – Waste Management Plans (**LPP2.24**)
- City of Fremantle Waste Management Guidelines for New Developments (**Waste Guidelines**)
- WALGA Commercial and Industrial and Waste Management Plan Guidelines

The proposed development is bordered by Queen Victoria Street to the northwest and Quarry Street to the southeast. However, the subject tenancy has frontage to Queen Victoria Street only. Access to services is via Quarry Street access, consistent with existing use of the development.

The objectives of the WMP are to describe the spatial allocation and management of waste services for the proposal. The WMP is designed to adequately cater for anticipated volume of waste generated and to provide sufficient bins and appropriate collection method. It also highlights responsibilities of the owner/operator of the development.

2.0 Waste Generation

2.1 Proposed Development

The proposed development is a change of use for 'Recreation – Private', 'Café' and 'Small Bar'. It is noted that the existing development is a commercial tenancy which has been designed as part of a mixed-use development.

Due to the nature of the proposed development, the site is mostly shared with between the uses with the predominant use as an indoor golf simulator (recreation-private). The dining area onsite is mostly used by the café but can also share between with the small bar. The use breakdown is below:

Table 1: Existing and proposed use on site with operating hours

Area	Operating hours
Recreation – Private	Monday to Sunday 10am – 10pm
Café	Monday to Sunday 6am – 3pm
Small Bar	Monday to Sunday 10am – 10pm

The predominant use of recreation-private for indoor golf simulation is unlikely to generate extensive amount of waste. Usage of café and small bar would be supplementary to the recreation – private use and potentially would not generate as much traffic or use as a standard café/small bar.

Given that this is a change of use application, the site has existing bin storage area and access, which has been provided as part of the existing development. A floor plan can be referred to at **Attachment 1**.

2.2 Waste Generation Volumes

It is intended that the waste will be separated into:

- General waste
- Food and Garden Organic Waste
- Comingled Recycling

In accordance with the requirements of LPP2.24, waste generation rates are being calculated based on WALGA waste generation calculator provided within the City's Waste Guidelines. The calculation is based on the floor area for each intended use.

The table below breaks down the floor space for each use.

Table 2: Indicative land use and waste generation volumes (WALGA)

Land Use	Floor Area	Waste Generation Volumes (L/week)		
		General Waste	Food & Garden Organics	Comingled Recyclables
Recreation – Private	~280sqm	185L	-	185L
Café	~55sqm	1,155L	462L	770L
Small Bar	~30sqm	840L	126L	630L
TOTAL		2191L	588L	1,596L

It is noted that for 'Recreation – Private' use, calculation for 'Gym' was used instead of the 'Community Centre / Sports Centre / Place of Worship / Recreation', as it is considered that the latter would have accounted for food and beverage services which has already been captured separately by the café and small bar use.

In this instance, given that the indoor golf use would not be dissimilar to the gym use as any waste generated is likely to arise and captured within both small bar and café use.

3.0 Waste Storage

3.1 Bin Sizes and Types

Typical bin sizes are noted to be as per follows:

Table 3: Typical bin dimensions

Bin Sizes	Dimensions (m)
240L	0.73m (D) x 0.58m (W) x 1.08m (H)
360L	0.88m (D) x 0.6m (W) x 1.1m (H)
660L	0.85m (D) x 1.37m (W) x 1.2m (H)
1,100L	1.24m (D) x 1.37m (W) x 1.47m (H)

Considering the restriction in bin storage area that has been allocated as part of the existing development, the most suitable bin sizes for the proposal would be 240L, 360L or 660L bins. These bin sizes are intended to be easily manoeuvred by staff, which will be pulled to the bin presentation area for pick up.

It is proposed that the following bins be provided for:

- 2 x 360L bin for general waste
- 2 x 360L bin for recycled waste
- 1 x 240L bin for FOGO waste

Whilst it is noted that there might be some exceedance of the calculated general waste, it is not anticipated to pose as an issue. Should there be exceedance of capacity, additional bins can be provided by external waste collection contractor along with increased frequency of collection.

The different types of bins are indicated by colour lids:

- General Waste – red lid
- FOGO – lime green lid
- Recycling – yellow lid

3.2 Bin Storage and Presentation Area

The proposed bins will be stored within 'Bin Store 2' as identified on the attached floor plan. This is wholly located onsite and is located within services area that is not visible to public. The location of bin store and the proposed storage of bins is consistent with the original intention of existing development and is the only physical area available given the built-form is existing.

Access to the bin store is via Queen Victoria Street. It has been noted that historically this is intended to be for the storage of bins. Based on the number and size of bins required, an indicative bin storage area of approximately 1.37m x 3.5m will be required. The existing bin store is sufficient to accommodate the use.

It has been noted that the residential bins for the mixed-use development have a separate chute and bin store at 'Bin Store 1'. Access to residential bins is via the rear of site from Quarry Street.

Waste bins will be pulled by staff and be presented along Queen Victoria Street on the day of pickup and returned within the day after disposal.

Refer to **Attachment 1** for indicative bin storage area and bin presentation area.

4.0 Waste Collection

4.1 Internal Waste Collection

In line with the City's LPP2.24 and the City's sustainability objectives, three (3) different types of waste bins will be provided, consistent with the waste streams proposed.

All internal bins are colour coded and labelled to ensure ease of identification and separation. Waste bins will be provided within the café and in a prominent location within the indoor golf area.

The waste will be emptied daily by staff or dedicated cleaner to the larger waste bins before the end of the day or as frequently as required.

4.2 External Waste Collection

For commercial properties, a private waste collection operator will be engaged to carry out the collection of waste and recycling bins. Waste and recyclables will be collected on a weekly basis. If necessary, the frequency can be increased on an as needed basis.

Staff or cleaner will be responsible to wheel out the bins from bin store to waste collection point for pick up during collection day. Bins will be picked up from Queen Victoria Street. Empty bins will be taken into the bin storage area.

In the event that there is a need to dispose of bulk waste, such as electrical equipment or building debris, these will be managed by the operator on an as need-basis. An external operator can be engaged to collect such items to be transported to landfill or recycling centre.

Refer to **Attachment 1** for Waste Collection Area.

5.0 Waste Management

Operator and staff have the responsibility for the following:

Staff Responsibilities:

- Staff is responsible to empty internal bins into the larger bins daily. This includes separating general waste, recyclables, and green waste.

- Staff is responsible to wheel out the bins at bin collection area and back into the bin storage area when it has been emptied.
- Staff is responsible to monitor and maintain the bins and bin storage area, including cleaning of bins and bin storage areas where required.

Operator Responsibilities:

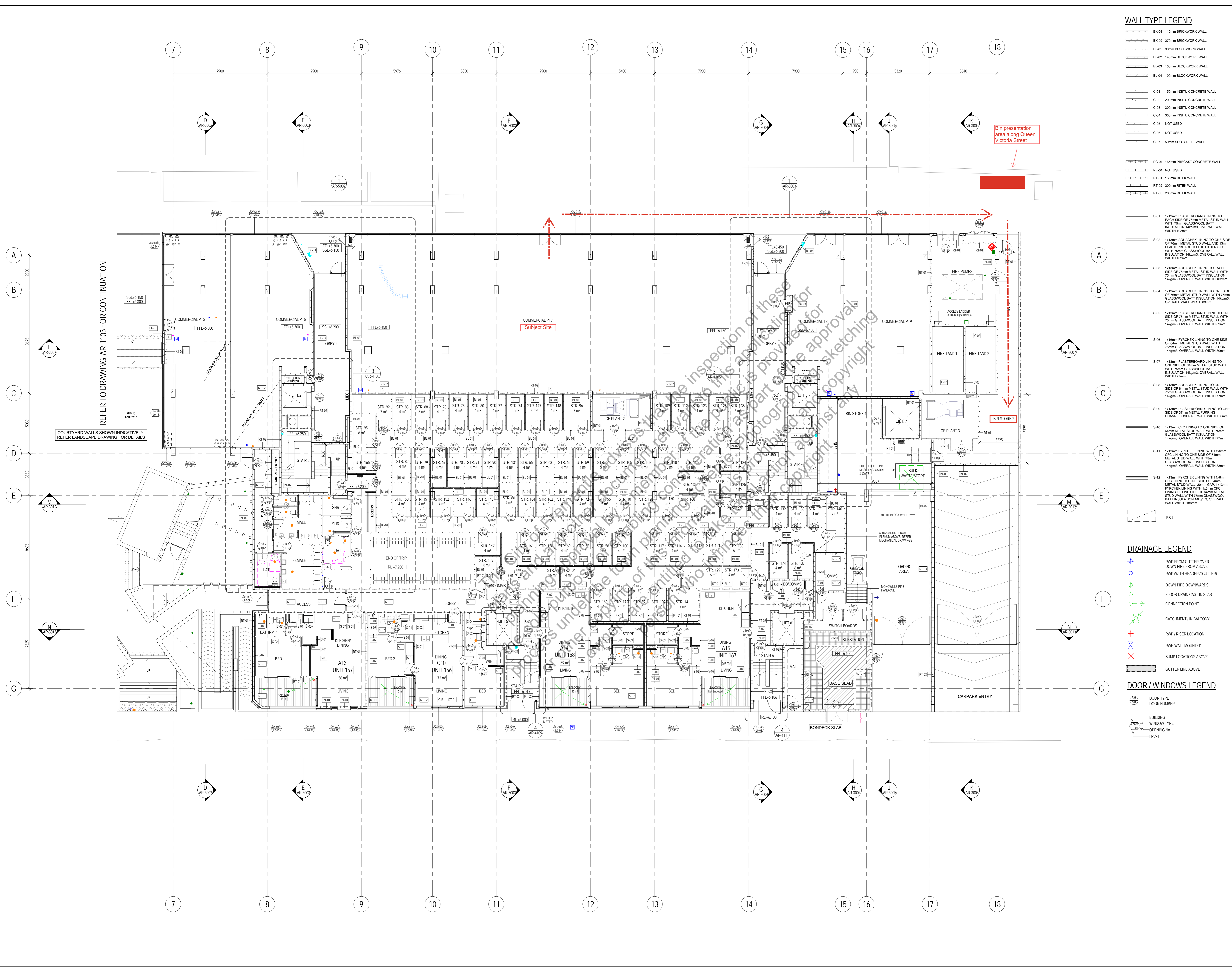
- Operator is to ensure all staff are aware of the Waste Management Plan and their responsibilities.
- Operator is to monitor staff and client's behaviour to identify further education opportunity for waste separation, including inclusion of signage to encourage reduction of waste.
- Operator is responsible to engage private contractor to ensure efficient and effective waste services.

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

Attachment 1 – Site Plan

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.





WALL TYPE LEGEND

- BK-01 110mm BRICKWORK WALL
- BK-02 270mm BRICKWORK WALL
- BL-01 90mm BLOCKWORK WALL
- BL-02 140mm BLOCKWORK WALL
- BL-03 150mm BLOCKWORK WALL
- BL-04 190mm BLOCKWORK WALL
- C-01 150mm INSITU CONCRETE WALL
- C-02 200mm INSITU CONCRETE WALL
- C-03 300mm INSITU CONCRETE WALL
- C-04 350mm INSITU CONCRETE WALL
- C-05 NOT USED
- C-06 NOT USED
- C-07 50mm SHOTCRETE WALL
- PC-01 165mm PRECAST CONCRETE WALL
- RE-01 NOT USED
- RT-01 165mm RTEK WALL
- RT-02 200mm RTEK WALL
- RT-03 265mm RTEK WALL

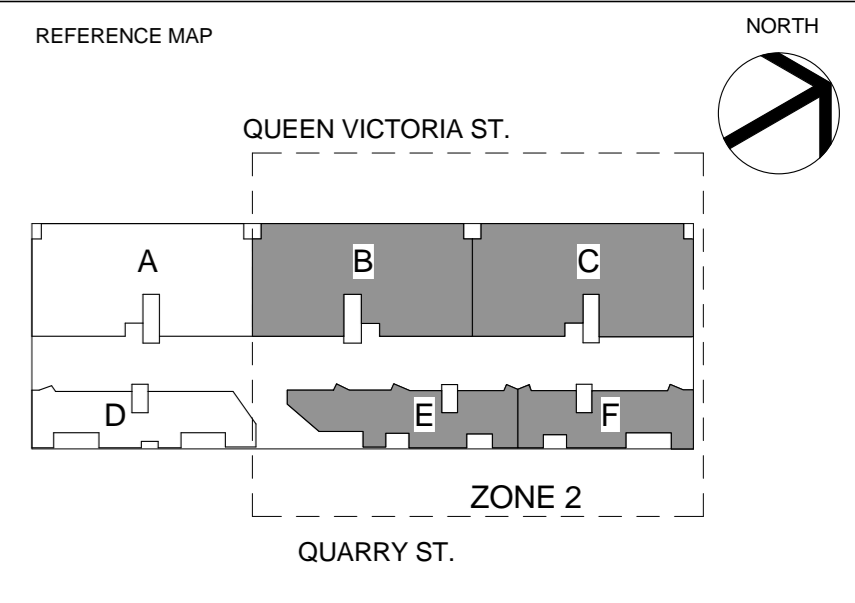
- S-01 1413mm PLASTERBOARD LINING TO EACH SIDE OF 75mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 102mm
- S-02 1413mm AQUACHEK LINING TO ONE SIDE OF 75mm METAL STUD WALL WITH 12mm PLASTERBOARD TO THE OTHER SIDE WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 102mm
- S-03 1413mm AQUACHEK LINING TO EACH SIDE OF 75mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 102mm
- S-04 1413mm AQUACHEK LINING TO ONE SIDE OF 75mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 88mm
- S-05 1413mm PLASTERBOARD LINING TO ONE SIDE OF 75mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 88mm
- S-06 1416mm FYPREK LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 88mm
- S-07 1413mm PLASTERBOARD LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 77mm
- S-08 1413mm AQUACHEK LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 77mm
- S-09 1413mm PLASTERBOARD LINING TO ONE SIDE OF 37mm METAL FURRING CHANNEL OVERALL WALL WIDTH 50mm
- S-10 1413mm CFC LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 77mm
- S-11 1413mm FYPREK LINING WITH 140mm CFC LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 88mm
- S-12 1413mm FYPREK LINING WITH 140mm CFC LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 20mm 400gsm FYPREK LINING WITH 140mm CFC LINING TO ONE SIDE OF 60mm METAL STUD WALL WITH 75mm GLASSWOOL BATT INSULATION 140mm OVERALL WALL WIDTH 168mm
- BSU

DRAINAGE LEGEND

- RWP FROM GUTTER OVER DOWN PIPE FROM ABOVE
- RWP (WITH HEADER/GUTTER)
- DOWN PIPE DOWNWARDS
- FLOOR DRAIN CAST IN SLAB
- CONNECTION POINT
- CATCHMENT / IN BALCONY
- RWP / RISER LOCATION
- RHW WALL MOUNTED
- SUMP LOCATIONS ABOVE
- GUTTER LINE ABOVE

DOOR / WINDOWS LEGEND

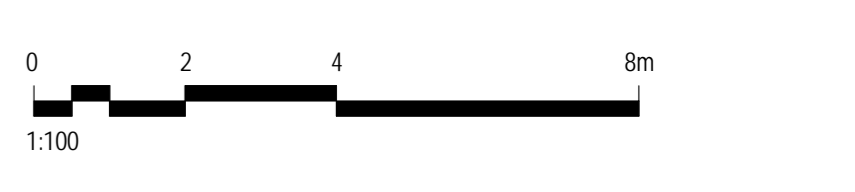
- DOOR TYPE
- DOOR NUMBER
- BUILDING
- WINDOW TYPE
- OPENING NO.
- LEVEL



- NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL HASSELL.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.



REV	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	23.01.17
F	ISSUED FOR INFORMATION	11.01.17
E	ISSUED FOR INFORMATION	05.12.16
D	ISSUED FOR INFORMATION	07.10.16
C	STRATA INFO	20.06.16
B	50% TENDER PACKAGE ISSUE	13.01.16
A	50% TENDER PACKAGE ISSUE	11.12.15

PROJECT
 DHA - QVS DEVELOPMENT
 35-51 QUEEN VICTORIA STREET
 FREMANTLE

DRAWING TITLE
 GROUND/ PODIUM LEVEL L00
 GA PLAN ZONE 2, BLOCK B&C AND E&F

STATUS
ISSUED FOR CONSTRUCTION

SCALE @ A0	DRAWN	CO-ORD	REVIEWED	APPROVED
1:100	AT	CO-ORD	JF	JF
PROJECT NUMBER	DRAWING NUMBER	REV		
011157	AR-1106	1		