Richmond Club Hotel

Waste Management Plan

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28 April 2026

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one*mile****grid*** *operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.*

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1 INTRODUCTION

onemile**grid** has been requested by Australian Venue Co Ltd to prepare a Waste Management Plan for the proposed expansion and refurbishment of the Richmond Club Hotel.

The existing Richmond Club Hotel is located at 100 Swan Street in Cremorne, with the expansion proposing to include the incorporation of the three (3) buildings directly to the west of the existing hotel, addressed as 94, 96 & 98 Swan Street.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 PURPOSE

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed hotel expansion and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers/real estate agents, Council, neighbours and collection contractors;
- Ensure staff are not disadvantaged in their access to recycling and other responsible waste management options;
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management; and
- Improve outcomes for compliance with regulatory tools and state Planning Strategies (where applicable), such as:
  - Recycling Victoria;
  - Town planning Permits;
  - Yarra Planning scheme;
  - Clause 19.03-5 of the state planning policy framework; and;
  - Direction 6.7 of Plan Melbourne.

3 POLICIES, STRATEGIES AND GUIDELINES

3.1 Recycling Victoria – Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated, through encouraging a change of behaviour and action on waste management and moreover recycling.

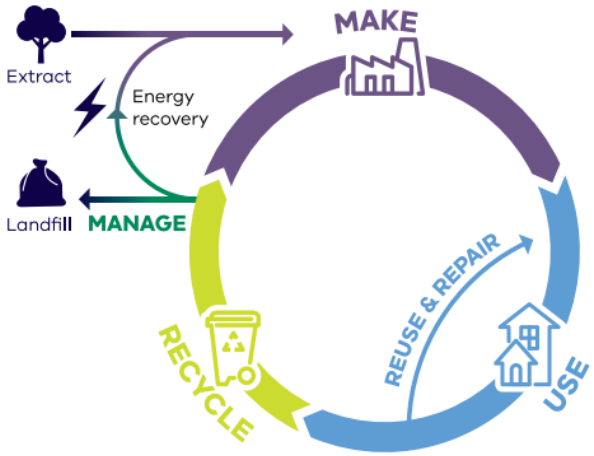
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to "deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy".

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

Figure 1 Resource Flows in a Circular Economy



3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

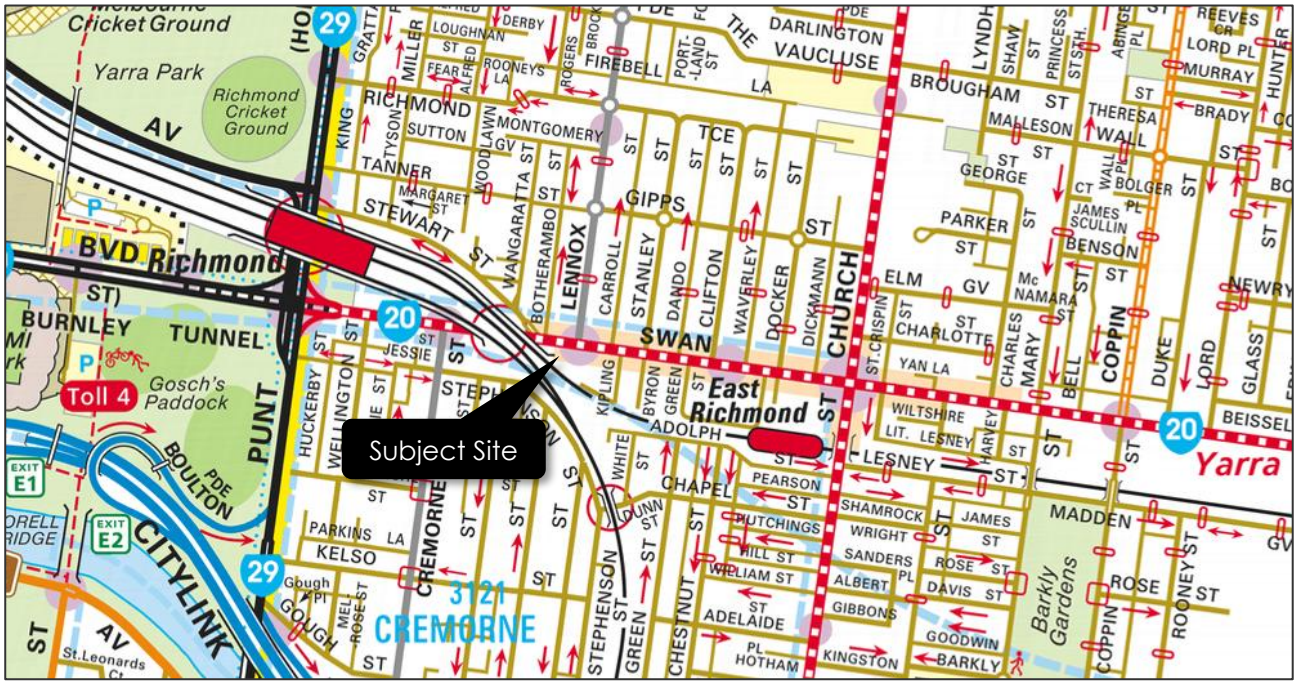
It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

4 EXISTING SITE CONDITIONS

4.1 Site Location

The subject site is made up of four buildings addressed as 94, 96, 98 and 100 Swan Street; all of which are located on the south side Swan Street positioned between Lennox Street (opposite/north side of the road) and Laneway / Cubitt Street (laneway that runs along the western and southern boundaries of the combined site), as shown in Figure 2 below.

Figure 2 Site Location



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The existing Richmond Club Hotel is the eastern most of the buildings, addressed as 100 Swan Street, and has a frontage to Swan Street of approximately 12 metres and a depth of approximately 40 metres. For clarity, the occupants and land uses for the four (4) subject buildings are as follows:

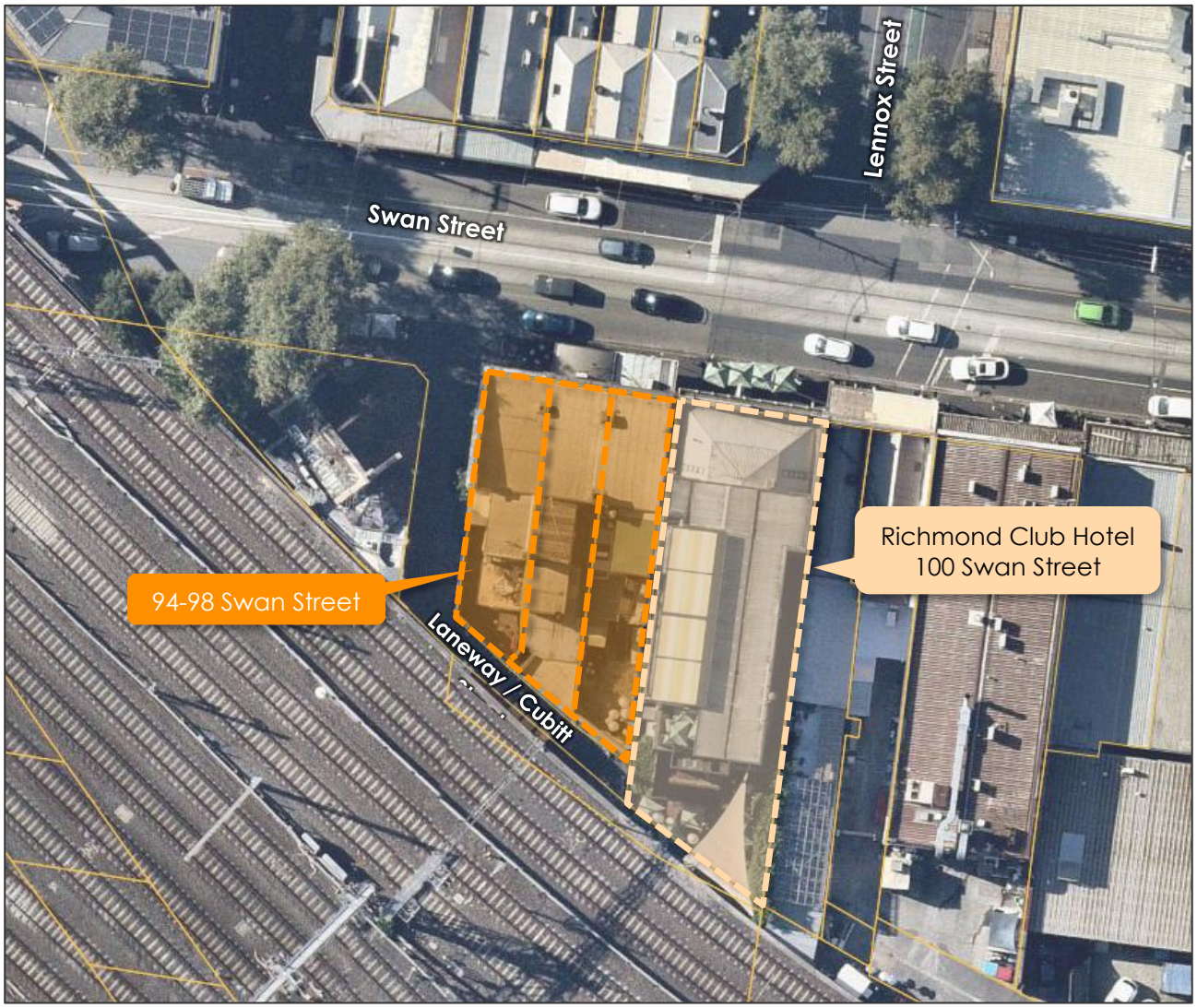
- 94 Swan Street; Bar 9T4 (bar/lounge).
- 96 Swan Street; The GBar (sports bar).
- 98 Swan Street; The Wrap Shack (food & drink premises).
- 100 Swan Street; Richmond Club Hotel (bar/pub).

No car parking is provided on-site for any of the existing premises, with access provided via the rear laneway (Laneway / Cubitt Street) for deliveries and waste collection.

Land use in the immediate vicinity of the site is mixed in nature, and includes commercial uses along Swan Street, Richmond Railway Station to the east and residential properties to the north.

An aerial view of the subject site is provided in Figure 3 below.

Figure 3 Site Context (Friday 7 March 2025)



Copyright Nearmap

4.2 Waste Management

Based on information provided by the operator, the following bins and collection frequency are provided for the existing Richmond Club Hotel operation:

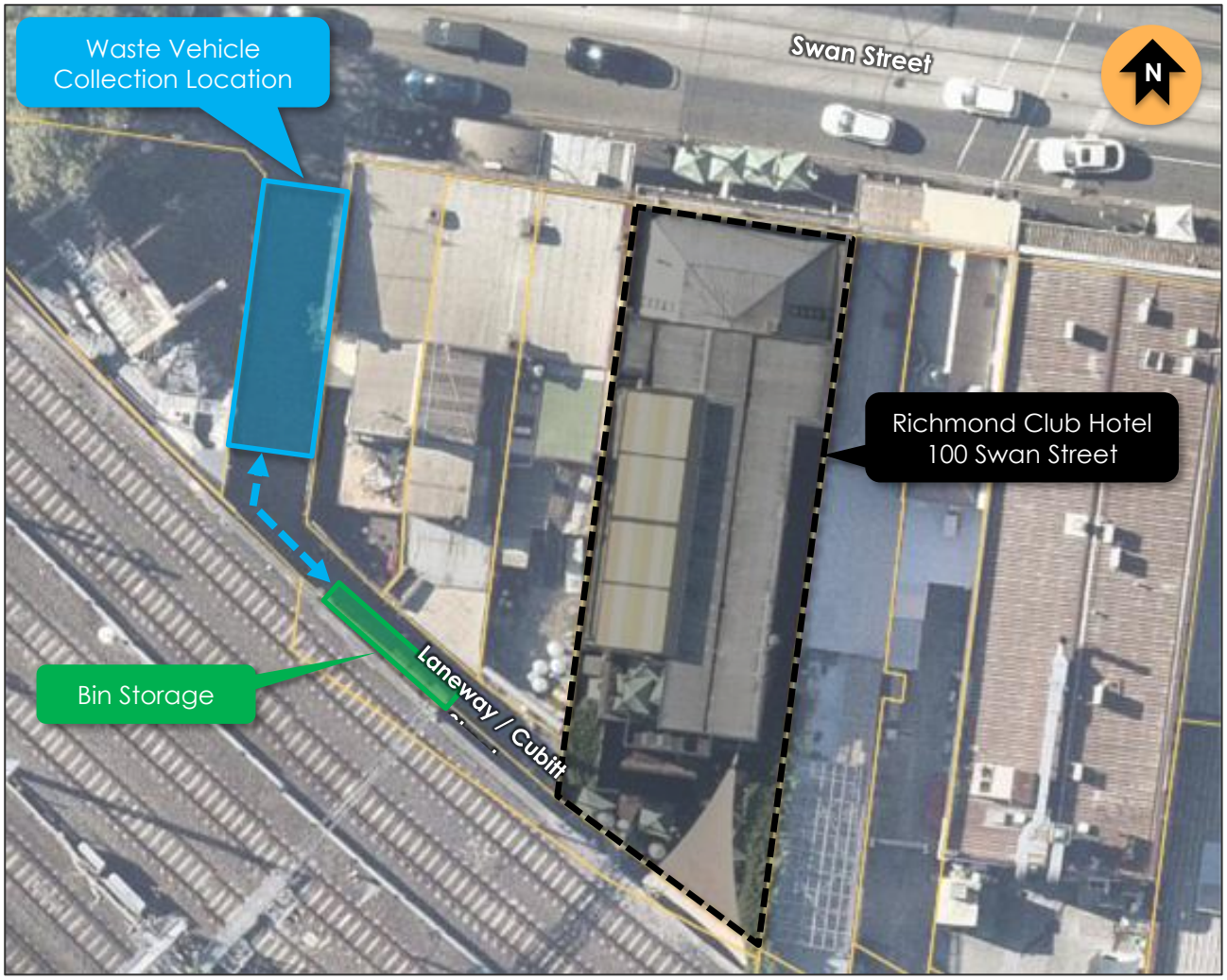
- 3 x 1,100L garbage bin.
  - Collected 5 x weekly by Remondis.
- 3 x 1,100L comingled recycling bins.
  - Collected 5 x weekly by Remondis.

Bins are currently stored along the rear section of Laneway / Cubitt Street.

For collection, waste collection vehicles enter Laneway / Cubitt Street from Swan Street and stop at the northern end of the laneway and transfer bins between the storage location and the truck to be emptied. Once collection is completed, bins are immediately returned to the storage area, and the waste truck proceeds back to Swan Street.

A view of the existing waste management arrangement is provided in Figure 2 below.

Figure 4 Existing Waste Management Arrangements - RCH



Copyright Nearmap

In relation to the other properties, bins are also stored within the laneway collected by a variety of private contractors.

5 PROPOSAL

It is proposed to refurbish and expand the Richmond Club, including incorporating the three (3) buildings to the west of the existing hotel (94, 96 & 98 Swan Street) into a new and larger single premises. In addition, the application proposes to increase the patronage limit for the expanded hotel to 1,200 patrons across the entire site.

It is not proposed to provide any on-site car parking spaces, as per the existing conditions.

An outline of the increase in floor area across the three (3) levels is provided in Table 1 below.

Table 1 Proposed Richmond Club Hotel Expansion

Section	*Existing GFA*	*Proposed GFA*	*Existing Patron Floor Area**	*Proposed Patron Floor Area**
GF Internal	646.78	623.14	420	375
GF External	183.34	222.85	100	165
L1 Internal	264	478.31	144	330
L1 External	-	71.9	-	60
L2 Internal	152	173.21	95	130
L2 External	-	179.83	-	108
Total GFA	**1,246.12 m²**	**1,749.24 m²**	**759 m²**	**1,168 m²**

*For the purposes of this report Patron Floor Area (PFA) is defined as area where a patron could eat or drink at the venue and excludes common areas such as stairs, lifts and toilets.

Note that PFA will be adopted throughout the report as this area represents the area of the venue that generates demand for patrons and staff to travel to the site.

Based on the above, the proposal will see an additional gross floor area of 503.12 square metres and increased patron floor area of 409 square metres.

6 WASTE MANAGEMENT

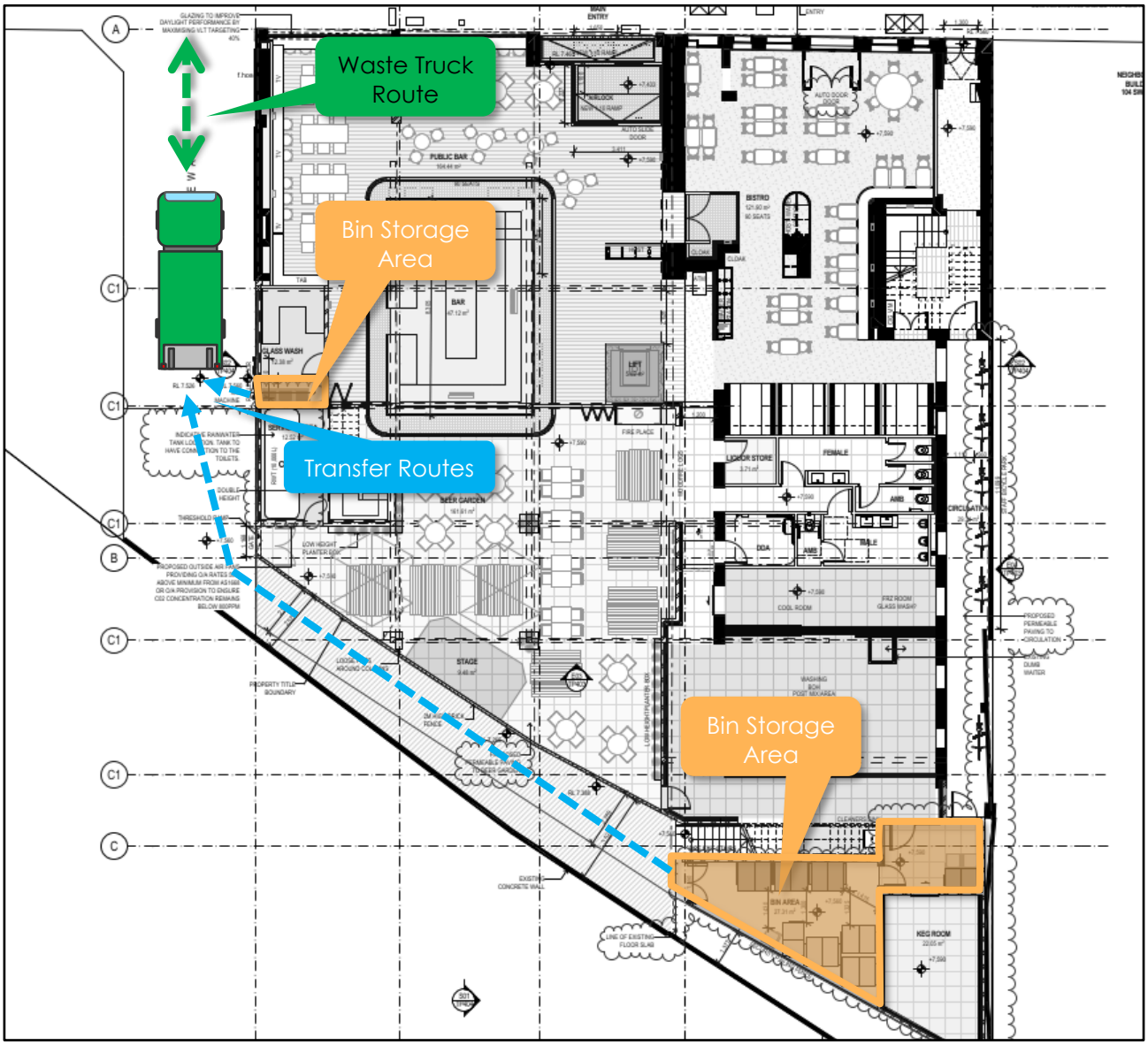
6.1 General

It is proposed to continue to utilise a private contractor (Remondis) to manage the collection and disposal of all waste streams associated with the development. As part of the proposal a consolidated waste management strategy will be developed for the RCH with a single contractor managing waste for all properties. This represents a significant improvement on the existing arrangement whereby each property has their own collection arrangements.

Bins for all waste streams will be stored within dedicated bin storage rooms on the ground level of the new consolidated building. The primary bin storage room is located in the southeast corner of the site accessed directly from Laneway / Cubitt Street. The secondary bin storage room doubles as a glass wash area. Naturally glass recycling bins will be stored in the secondary bin room. Access to the bin rooms will be provided to the waste contractor (Remondis) and bins will be emptied whilst the waste truck is positioned along Laneway / Cubitt Street – as per the existing operation. Following collection, bins will immediately be returned to the bin rooms.

The collection location and expected transfer route is shown in Figure 5 below.

Figure 5 Bin Storage Rooms and Collection Details



6.2 Waste Streams

6.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of garbage.

6.2.2 Organic (Food) Waste

A proportion of waste generated by the proposed use is anticipated to comprise of organic (food) waste, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of organic (food) waste.

6.2.3 Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile garbage bins will be provided for the collection and disposal of recycling.

6.2.4 Glass Recycling

A proportion of waste generated by the hotel is anticipated to comprise of glass, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

It is understood that Yarra will transition to the provision of a separate glass recycling stream by 2027, as part of the State Government's Recycling Victoria Policy. The provision of separate glass waste collection would result in the reduction of weekly recycling generation.

6.2.5 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

On 1st July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

Council does not provide a kerbside pick-up service for E-waste, therefore E-waste must be taken by staff to the appropriate collection centre, as described below:

- Yarra Recycling Centre accepts all e-waste;
- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (https://recyclingnearyou.com.au/electrical);
- Officeworks stores accept small amounts of personal E-waste;

- Aldi stores accept batteries; and
- Some Bunnings Warehouse stores accept batteries.

Additional recycling locations are provided at www.recyclemate.com.au, or https://recyclingnearyou.com.au/.

6.2.6 Grease Trap

Any grease traps associated with the hotel should be provided with regular maintenance, emptying and cleaning to prevent blockages and keep the system running efficiently.

The frequency of collection is highly dependent on the specific operation of the food and drink premises as well as the size and type of the grease trap provided. Typically, grease traps are emptied between two to six times per year, however it is recommended that an inspection and assessment be undertaken by a grease trap collection service upon construction of the food and drink premises, to determine the recommended frequency of cleaning and collection for the proposed food and drink premises.

7 WASTE GENERATION

7.1 Existing Waste Generation

Based on the information provided regarding the existing bin provision and collection frequency, the following waste generation represents the maximum existing waste generation for the Richmond Club Hotel. With three 1,100 litre bins collected five times per week for both the garbage and recycling waste streams, there are a total of 15 1,100 litre bin collections for both streams per week.

The above is summarised below in Table 2.

Table 2 Maximum Existing Waste Generation

Waste Stream	Bins	Collections/Week	Total Waste/Week
Garbage	1,100 litres	15 (3 bins x 5 collections)	16,500 litres
Recycling	1,100 litres	15 (3 bins x 5 collections)	16,500 litres

Based on the plans provided, it is understood that Richmond Club Hotel currently provides a net floor area of 560 m². Based on this floor area, the existing daily rate of waste generation for garbage and recycling per 100 m² can be determined, as calculated in Table 3 below.

Table 3 Existing Waste Generation Rates

Waste Stream	Net Floor Area	Total Waste/Week	Rate/100m²/Week	Rate/100m²/Day
Garbage	560 m²	16,500 litres	2,946 litres	421 litres
Recycling		16,500 litres	2,946 litres	421 litres

**Based on 7-day per week operation.*

7.2 Expected Future Waste Generation

7.2.1 Garbage, Organics & Recycling

The operator of the site, Australian Venue Co. (AVC), manages a broad portfolio of hospitality venues across Australia. As part of AVC's commitment to sustainable operations, a four-stream waste management strategy is proposed for the Richmond Club Hotel. This approach aligns with Sustainability Victoria's expectations and reflects current best practice in waste separation for contemporary hospitality venues.

The four waste streams will consist of:

- General garbage
- Organic waste
- Commingled recycling
- Glass recycling

In line with current trends and our experience the following is estimated:

- Organic waste will comprise approximately 15% of total garbage generated on-site
- Glass waste will comprise approximately 15% of total recycling

While the proposal involves an expansion, it is not expected that waste will increase in direct proportion to the added floor area. Operational efficiencies across the site such as consolidated service areas, shared facilities, and streamlined staffing are expected to reduce per-square-metre waste generation.

For the purpose of this assessment, the additional areas are assumed to generate waste at 80% of the rate of the existing floor area. As such, the existing waste generation rate will be reduced by 20% before being applied to the additional floor area.

Based on these assumptions, the expected additional waste volumes generated by the expansion are as follows:

Table 4 Additional Waste Generation

Waste Stream	*Floor Area*	*Rate/100m²/Day**	*Total Waste/Day*	*Total Waste/Week°*
Garbage	503 m²	337 litres	1695 litres	11,866 litres
Recycling		337 litres	1695 litres	11,866 litres

**80% of the existing waste generation rate (0.8 x 421 = 337)*

°Based on 7-day per week operation.

As previously outlined, it is proposed to separate organic waste from general garbage waste into dedicated bins going forward. Similarly, it is proposed to separate glass waste from recycling waste into decided bins/balers going forward. For the purposes of this assessment,

The total weekly waste generation for the Richmond Club Hotel is outlined in Table 5 below.

Table 5 Total Waste Generation

Waste Stream	*Existing*	*Additional*	*Total Waste/Week*
Garbage	16,500 x 0.85 = 14,028 litres	11,866 x 0.85 = 10,085 litres	**26,585 litres**
Organics	16,500 x 0.15 = 2,475 litres	11,711 x 0.15 = 1,780 litres	**4,255 litres**
Recycling	16,500 x 0.85 = 14,028 litres	11,711 x 0.85 = 10,085 litres	**26,585 litres**
Glass	16,500 x 0.15 = 2,475 litres	11,711 x 0.15 = 1,780 litres	**4,255 litres**

7.2.2 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

Based on information provided by the operator, e-waste generation is currently minimal. All E-waste generated by the hotel will be managed by the operator, with small bins available to staff in back-of-house areas and coordinated collections and/or disposal of E-waste undertaken by the operator.

8 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

8.1 Bin Provision and Specifications

It is proposed to continue using the same private waste contractor for all waste services associated with the hotel.

Consequently, the following bins will be required.

Table 6 Bin Provision

Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	26,585 litres	3 x 1,100 litres & 1 x 660 litres	Daily	4 bins
Organics	4,255 litres	240 litres		3 bins
Recycling	26,585 litres	3 x 1,100 litres & 1 x 660 litres		4 bins
Glass	4,255 litres	240 litres		3 bins
Total				**14 bins**

Figure 6 Bin Size Comparison

Typical bin specifications for each bin size are provided in Table 7 below.

Table 7 Bin Specifications

Capacity	Width	Depth	Height	Area
240 litres	0.60 m	0.75 m	1.10 m	0.45 m²
660 litres	1.25 m	0.80 m	1.30 m	1.00 m²
1,100 litres	1.25 m	1.10 m	1.35 m	1.38 m²

Bins are to be colour coded to the Australian Standard (AS4123), as shown in Table 8 below.

Table 8 Bin Colours

Stream	Colour
Garbage	Red lid and dark green or black body
Commingled Recycling	Yellow lid and dark green or black body
Organics	Light Green lid and dark green or black body
Glass	Purple lid and dark green or black body

8.2 Bin Storage

As indicated in Figure 5, it is proposed to provide two bin storage areas on the ground floor of the proposed development, with a combined floor area of roughly 40 m^2.

The layout of the bin storage area is shown in Figure 7 and Figure 8, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 6.

Some additional area is also provided within the bin storage rooms to allow for the temporary storage of bulk items and packaging, under the control of the operator.

Furthermore, the bin storage area is located appropriately for access by staff and the waste contractor, and is secured from the common areas.

The bin storage area should be vermin proof, and have appropriate ventilation, lighting and drainage.

The bin storage area shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Figure 7 Primary Bin Storage Room Layout

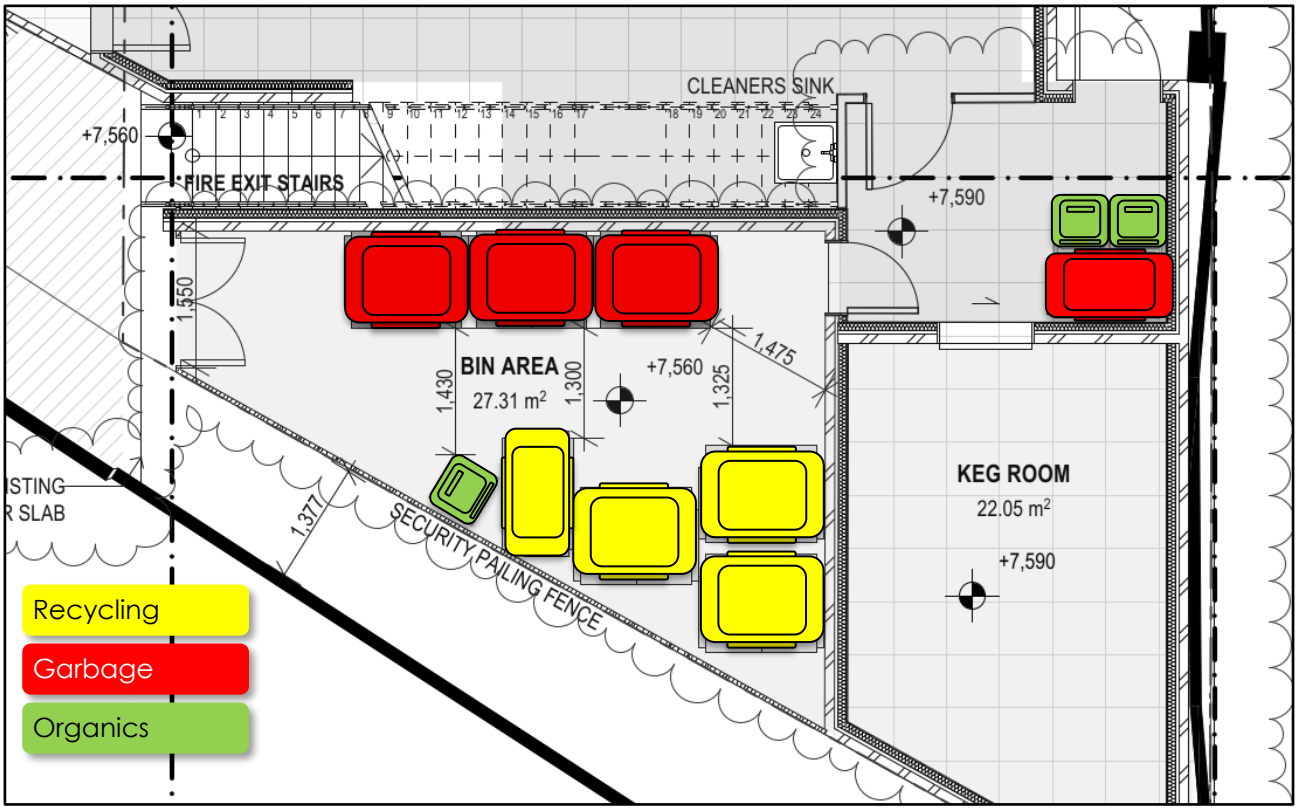
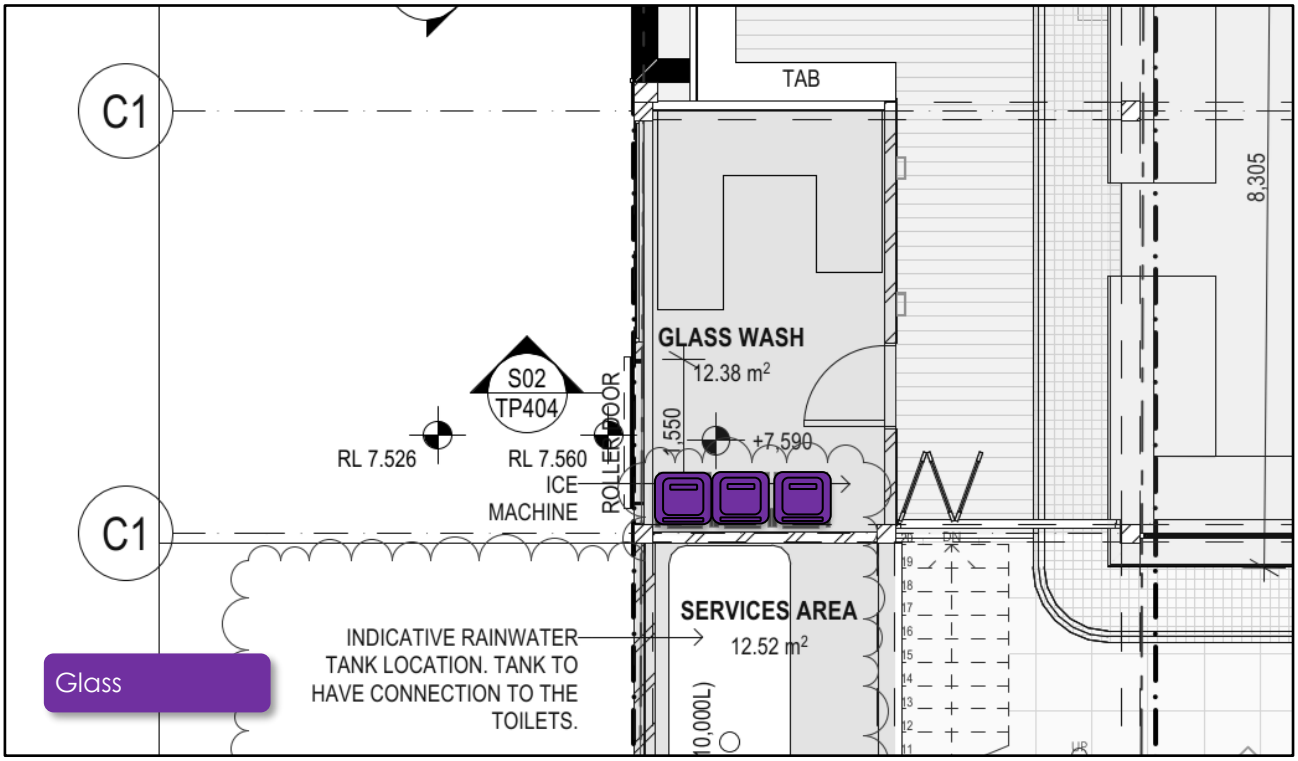


Figure 8 Secondary Bin Storage Room Layout



8.3 Bin Usage

Staff will bag and dispose of garbage in the provided bins, located in the bin storage rooms.

Staff will transport and dispose of recyclables (non-bagged) in the provided bins, located in the bin storage rooms. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

Food and organic waste are to be taken in compostable food waste bags to be placed in the dedicated FOGO bins. The use of compostable bags when disposing of organic (food) waste should be confirmed with the engaged contractor, as some processing facilities do not accept bagged organic waste.

Glass recycling shall be disposed of in the appropriate bins provided in the bin storage rooms.

8.4 Bin Collection

As per existing operations, waste collection vehicles enter Laneway / Cubitt Street from Swan Street and stop adjacent the subject site and transfer bins between the storage location and the truck to be emptied. Once collection is completed, bins will be immediately returned to the storage area, and the waste truck will proceed back to Swan Street.

8.5 Bin Cleaning

The operator shall ensure that the bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor, bin swapping by the waste contractor, or maintenance by staff.

A bin cleaning area should be provided within the bin storage area/s, with a drain connected to sewer.

Where cleaning is to be undertaken on-site, it should only occur in a designated bin cleaning area, provided with a drain connected to sewer.

8.6 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with the Australian Standard (AS4123), to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown in Figure 9 below.

Figure 9 Example Waste Signage

9 MANAGEMENT

9.1 General

In relation to the proposed development, recycling is of key importance, and in this regard, the operator shall encourage staff to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
  - Avoid waste generation in the first place;
  - Increase the reuse and recycling of waste when it is generated;
  - Recover, treat or contain waste preferentially to; and
  - Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

Additionally, it is recommended that a four bin system is provided within each townhouse, providing separate bins for garbage, recycling, organics and glass.

9.2 Staff Information

To ensure all staff are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all staff, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements;
- Staff responsibilities with regard to bin usage, storage, and collection; and
- Staff responsibilities with regard to litter and waste removal from the common property.

9.3 Restaurant Waste Minimisation

Restaurants can do a lot to minimize or reduce waste, by incorporating simple recycling and waste reduction programs and procedures that will eliminate much of the waste otherwise disposed of. These can include the following:

- Avoid over-purchasing. Over-purchasing causes spoilage and waste. Take inventory frequently and adjust orders where necessary;
- Store items in the order you purchase them. Use older items first. Place newly purchased items at the back of the shelves and train employees on the order of use;
- Inspect deliveries. Many deliveries include unusable meats and perishable items which may have opened or spilled during shipment;
- To avoid spoilage, store food tightly and appropriately, eliminating air in containers;
- Use storage containers that can be reused and request that food be delivered in reusable and recyclable containers;
- Use up all of a food product by reviewing your menu; and
- Consider the use of composting for all perishable items instead of discarding them as waste.

9.4 Noise Control

To minimise the disturbance to the surrounding residential areas during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours:
  - 6:30am to 8:00pm, Monday to Saturday;
  - 9:00am to 8:00pm, Sunday and Public Holidays;
- Collections occurring more than once a week should be restricted to the hours:
  - 7:00am to 8:00pm, Monday to Saturday;
  - 9:00am to 8:00pm, Sunday and Public Holidays;
- Refuse bins should be located at sites that provide minimal annoyance to residential premises;
- Compaction should be carried out while the vehicle is moving;
- Bottles should not be broken up at the collection site;
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

9.5 Food Standards Code

Division 2 of the Food Standard Code details requirements for the design and construction of food premises. With regard to garbage and recycling, Section 6 of Division 2 details 3 requirements for the storage of garbage and recyclable matter. A review of these requirements with respect to the proposed café and restaurant waste storage area follows:

> *(a) adequately contain the volume and type of garbage and recyclable matter on the food premises;*

The proposed bin storage rooms has been designed to accommodate the required number of bins for the volume of garbage, organics, recycling and glass generated by the hotel.

> *(b) enclose the garbage or recyclable matter, if this is necessary to keep pests and animals away from it; and*

The proposed bin storage rooms is enclosed, secured and will be vermin proof.

> *(c) are designed and constructed so that they may be easily and effectively cleaned.*

The proposed bin storage rooms will be constructed to ensure effective cleaning.

9.6 Waste Management Plan Implementation

The implementation, coordination and funding of the Waste Management Plan is the responsibility of the operator, and should be a dynamic document, reflecting changes in on-site and off-site conditions e.g., varying bin requirements, or changing waste collection methodology. As such, the plan should be regularly revisited and amended to provide the most accurate and relevant information to achieve the desired objectives of effectively managing the storage and disposal of waste generated on-site.

Should any significant operational changes occur on-site, a new or amended Waste Management Plan prepared by a suitable qualified and experienced person or firm may be required, detailing changes to the storage and disposal of the general, recyclable and e-wastes, responsibility in management and maintenance of the bins, location and area of bin rooms, etc.

10 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The site operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials.

11 CONTACT INFORMATION

11.1 Council

Yarra City Council

Phone: (03) 9205 5555 (Customer Service)

Web: www.yarracity.vic.gov.au

Email: info@yarracity.vic.gov.au

11.2 Contractors

Remondis

Services: Private contractor

Phone: +61 2 9032 7100

Web: www.remondis.com.au

Email: info@remondis.com.au

11.3 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au