

Waste Management Statement

Project Address	Lot 11, 13 International Square, Tullamarine
Subject	Waste Management Statement
Date	22 April 2026
Our Reference	24112T WS02

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We were engaged to provide a Waste review of the proposed residential hotel as per the drawings prepared by Hayball (Revision C, dated 07-04-2026). The development proposal comprises the following:

Development Summary

Waste Source	Qty
Serviced Apartment	164
Total	164

Level	Waste Source	Operational days/Week	Net Lettable Area (m2)
Ground	Reception/Lobby	7	68
Level 1	Occupant/Staff Amenities	7	161
		Total	229

State Policy Requirements

The following waste management review ensures that the proposed development allows for the separation, management and collection of organics and glass to align with the Recycling Victoria policy released by the State Government in February 2020. Best Practice waste design for the proposed land use, local serviceability, and Hume City Council’s requirements were also considered in terms of waste volumetric generation and the resulting storage capacity, collection methodology and waste flows across the facility.

Refuse Room Requirements

Waste Stream	Bin Size (L)	Quantity	Collection Frequency (per week)	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m2)
General waste	1100	3	2	1330	1240	1070	3.98
Organics	240	2	2	1060	585	730	0.85
Recycling	1100	3	2	1330	1240	1070	3.98
Glass	240	2	2	1060	585	730	0.85
Hard Waste		-	As required	-	-	-	1.50
Total Footprint Required Excluding Circulation (m2):							11.17

Waste Facility Design Comments

- The development proposal drawings feature a dedicated refuse room at Ground Level. The Waste Room is centrally located near the lift lobby to ensure convenient waste transfers by occupants and staff as required by future operations.
- The proposed Waste Room, which has an overall footprint of 29.6m², is large enough to accommodate the items listed in the schedule above plus effective bin transfers to/from the collection point and circulation within and through to/from the main linen and housekeeping room.
- The waste response, as documented in this Statement and the architectural drawings cited above, ensure effective onsite waste sorting and separation of organics from the general waste stream and future separation of glass from the recycling stream, as per State requirements.
- The bin transfer path (including doors) between the refuse room and the waste collection point is virtually flat and is provided with a minimum width of 1,500mm and is free of lips/steps.
- The refuse room shall be ventilated as per AS1668 and provided with bin washing facilities (tap with floor graded to wastewater) in accordance with BCA and relevant authority requirements.

Waste Collection Methodology

- Waste will be collected on International Square, rear of the site, by an 8.8m long, 4m high rear-lift private refuse vehicle. An indicative position and waste transfer paths to/from the collection point are illustrated in the enclosed drawing. Council will not provide collection services for the site.
- The waste collector will transfer bins between the bin room and the collection point and back to the bin room once bins are emptied. As per Rule 1.3 (1) of the Owners Corporation Plan CS1458X, no waste collection bins of any description will be left on the common carriageway at the rear of the site, except on the day prior to waste collection.

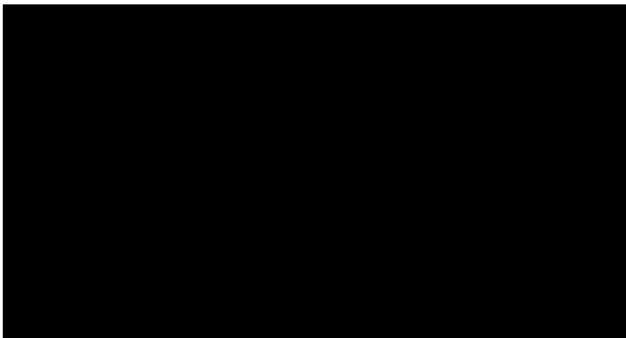
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ADVERTISED PLAN

- Waste will be collected at off-peak traffic times and as per EPA Victoria Noise Control Guidelines.
- Both site management and waste collector shall observe all relevant OH&S legislation, regulations and guidelines.

For any questions, please contact the undersigned.

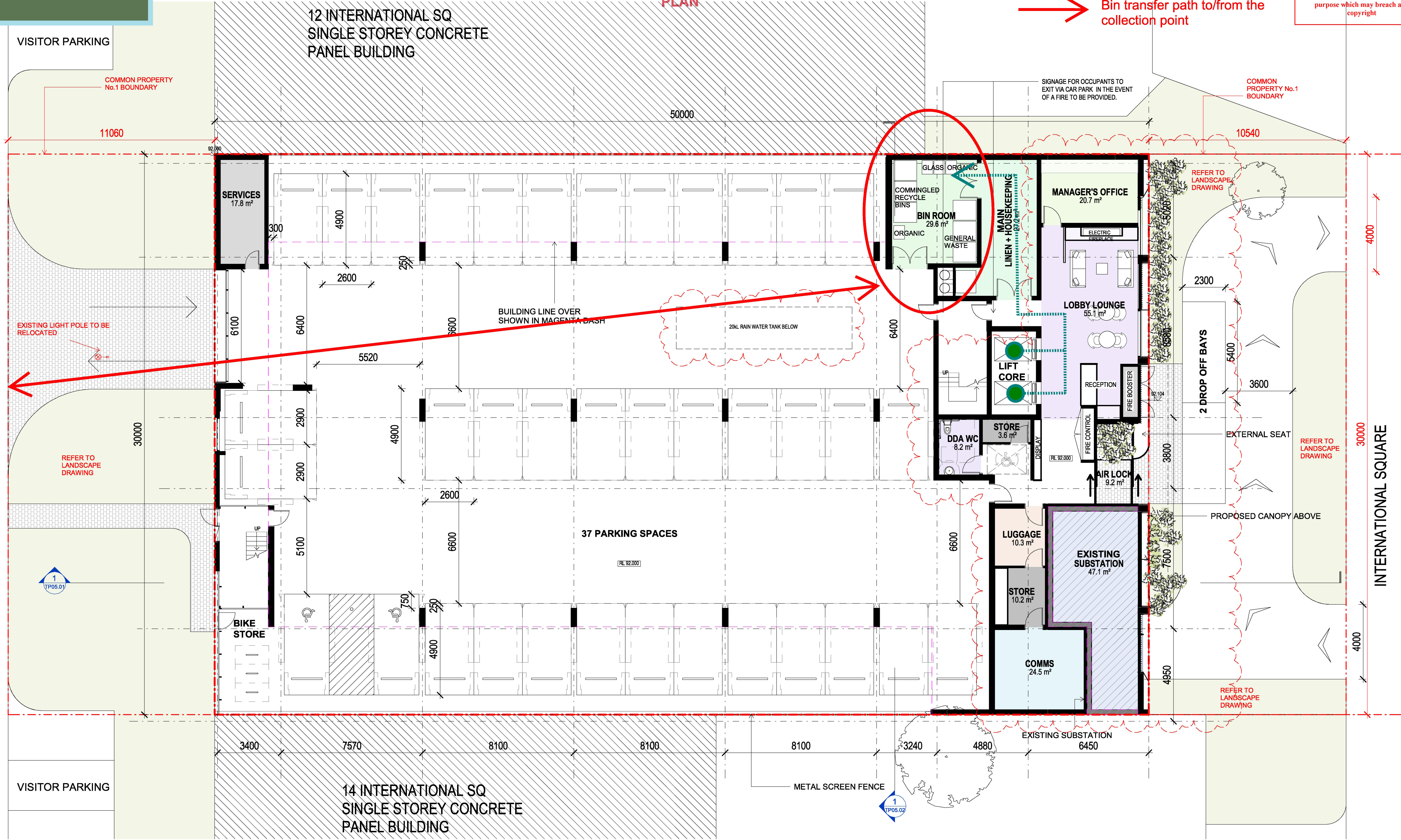
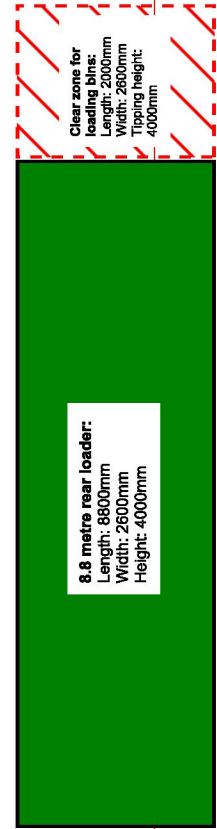
Sincerely,



Ratio Consultants

Enclosure: Waste Management Illustration

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NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT (WHICH FORMS PART OF THE TOWN PLANNING PERMIT SUBMISSION), AND ALL INITIATIVES CONTAINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

Project Title

**LOT 11 (INTERNATIONAL SQUARE) ON
REGISTERED CLUSTER PLAN 001458X AND
ADJACENT PARTS OF COMMON PROPERTY
NO.1, TULLAMARINE**



Wundwinjari Country	Gadigal Country	Yuggera + Tumbal Country
MELBOURNE	SYDNEY	BRISBANE
Level 1	Ground Floor	Level 5
250 Flinders Lane	11-17 Buckingham Street	293 Queen Street,
Melbourne VIC 3000	Surry Hills NSW 2010	Brisbane Qld 4000
T +61 3 9699 3644	T +61 2 9660 9329	T +61 7 3211 9821
ABN: 94006394261 Nominated Architects: ACT: David Dorfod 2734,		
NSW: David Dorfod 8028, QLD: Chad Brown 4041, SA: Hayzel 3259,		
TAS: Hayzel F357, VIC: Hayzel 50070		
Responsable / Nominated Architect :		
Registration Number :		
Contact Number :		

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Scale 1 : 100@ A1



Rev	Date	Description
A	12/01/2026	A
B	20/01/2026	B
C	07/04/2026	C

Checked by

Drawing Title

GROUND FLOOR

Status

TOWN PLANNING

Project No

2806

Drawing No
TP01.02

Revision

C

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.