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Operational Waste Management Plan

FRANKLINS TAVERN, 948 ALBANY HWY,
EAST VICTORIA PARK



URBAN CAPITOL GROUP

Operational Waste Management Plan

28 May 2025

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We acknowledge the Whadjuk Nyoongar People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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1. Introduction

URPS was engaged by the Sdp Plumbing (1988) Pty Ltd & Vima Holdings Pty Ltd to prepare an operational Waste Management Plan (WMP) for the proposed redevelopment of Franklin's Tavern at 944-948 Albany Highway, East Victoria Park, Western Australia (the 'development').

1.1 Development Context and Description

The development site (the 'site') is situated within the Town of Victoria Park, which is the local authority. The site location is shown in **Figure 1**, with the existing site area illustrated in **Figure 2**.

The site is bordered by residential properties to the north east, north and north west along Hubert Street. To the east and south, along Albany Highway, there are both commercial and residential properties. To the west, between Albany Highway and Terminus Lane, the site is adjacent to commercial and proposed residential developments, as shown in **Figure 1 and 2**.

Figure 1: Site Location



Figure 2: Site Area



1.1.1 Existing and Proposed Land Use

The existing land use on the site comprises the Franklins Tavern and the associated drive-through TAB East Victoria Park (Thirsty Camel) liquor store. These premises currently operate seven days a week.

The proposed development will retain the majority of the existing Franklins Tavern structure, including the drive-through facilities serving the liquor store. Under the proposed arrangement, the venue will operate from 10:00 am to 12:00 am, seven days a week.

The proposed development will continue to support licensed hospitality and retail liquor sales, with modifications to improve functionality and amenity. These changes include internal reconfiguration, accessibility upgrades, and enhanced customer service areas, while maintaining the core functions of the tavern and drive-through liquor outlet.

Table 1.1 below outlines the floor area (in square metres (m²)) allocated to each relevant land use within the development, for the purposes of assessing anticipated waste generation.

Table 1.1: Land Use Areas

Land Use	Area (m ²)
Liquor Store	65
Restaurant / Tavern	421

1.2 Purpose

The purpose of this WMP is to detail the systems and processes that will be implemented to effectively manage all waste generated at the development. In particular, the WMP demonstrates that the development has been planned and designed to:

- Accommodate the expected volumes of general waste and recyclable materials;
- Incorporate a dedicated Bin Storage Area ('BSA') of sufficient size to accommodate the anticipated bin types and capacities required; and
- Enable efficient and safe access for waste collection vehicles to service the bins.

1.3 Structure of WMP

The structure of this WMP comprises the following:

- Section 2: Waste Generation Estimates.
- Section 3: Waste Storage and Infrastructure.
- Section 4: Collection and Access Arrangements.
- Section 5: Management Roles, Responsibilities and Waste Management Practices.
- Section 6: Conclusion.

2. Waste Generation Estimates

This WMP has been informed by a range of relevant policies and guidelines, including:

- Town Of Victoria Park Strategic Waste Management Plan 2018 To 2023 (December 2021 Review)¹ ('**Current SWMP**');
- Town Of Victoria Park Draft Strategic Waste Management Plan 2025 To 2030² ('**Draft SWMP**');
- Western Australian Local Government Association's (WALGA) Commercial and Industrial Waste Management Plan Guidelines (2014)³ ('**WALGA Guidelines**'); and
- City of Melbourne's Waste Generation Rates (2021)⁴ ('**Melbourne Waste Rates**').

While both the Current SWMP and Draft SWMP provide strategic direction for local waste management, they do not include quantitative data specific to development related waste volumes. As such, to estimate waste generation for this development, reference has been made to the WALGA Guidelines and Melbourne Waste Rates. These documents provide benchmark waste generation rates commonly used in the absence of site or project specific data and are considered appropriate for the land uses proposed for the development.

Table 2.1 outlines the waste generation rates applied to the proposed land uses, based on the WALGA Guidelines. These guidelines provide estimates for general waste and recyclables only and do not distinguish organic waste from general waste. In contrast, the Melbourne Waste Rates offer more detailed categorisation for general waste, splitting general waste into garbage (i.e., non-organic general waste) and organics. Accordingly, **Table 2.2** presents the waste generation rates specifically applied to the proposed restaurant land use within the development, using the Melbourne Waste Rates to better account for organic waste volumes. This approach is considered appropriate as the Melbourne Waste Rates also provides a waste generation rate for general waste generation without organics separated which is the same volume as the WALGA Guidelines rates (see **Table 2.1**).

Table 2.1: WALGA Guidelines General Waste and Recyclables Waste Generation Rates

Development Land Use	Guideline Description	General Waste Generation	Recyclables Generation
Liquor Store	Shops with less than 100m ² floor area	50L/100m ² floor area/day	25L/100m ² floor area/day
Restaurant/Tavern	Restaurants	660L/100m ² floor area/day	130L/100m ² floor area/day

¹ <https://www.victoriapark.wa.gov.au/documents/39/strategic-waste-management-plan-2018-2023>

² <https://yourthoughts.victoriapark.wa.gov.au/strategic-waste-management-plan-2025-2030>

³ <https://walga.asn.au/policy-and-advocacy/our-policy-areas/planning-and-building/resources>

⁴ <https://www.melbourne.vic.gov.au/waste-management-plans>

Table 2.2: Melbourne Waste Rates Garbage and Organics Waste Generation Rates Split for General Waste

Development Land Use	Guideline Description	Garbage Generation	Organics Generation
Restaurant/Tavern	Restaurants	528/100m ² floor area/day	132L/100m ² floor area/day

2.1 Waste Generation Volumes

Waste generation has been estimated in litres (L), as volume is typically the key factor influencing the selection of bin sizes, quantities, and the storage space required. This assessment considers the total potential waste volumes for the entire development, representing the maximum expected waste output under full operational capacity.

To ensure consistency with the waste generation estimates provided in the referenced guidelines, which present data in litres per day, daily volumes have been converted to litres per week (L/week) for the purposes of this assessment. The resulting weekly waste generation volumes adopted in this WMP are presented in **Table 2.3** and **2.4**.

At full operational capacity, the development is estimated to generate approximately 20,140 litres of General Waste and 4,036 litres of Recyclables per week, as detailed in **Table 2.3**. This equates to a total volume of 24,176 litres of waste for week. A portion of the General Waste for the Tavern, specifically the organic fraction, is estimated at 3,982 litres per week, as outlined in **Table 2.4**, using the Melbourne Waste Rates.

Table 2.3: WALGA Guidelines Waste Generation Estimate

Development Land Use	Floor Area (m2)	Waste Generation Rate	Waste Generation (L/Week) *
General Waste			
Liquor Store	65	50L/100m ² floor area/day	228
Restaurant/Tavern	431	660L/100m ² floor area/day	19,912
Subtotal			20,140
Recyclables			
Liquor Store	65	25L/100m ² floor area/day	114
Restaurant/Tavern	431	130L/100m ² floor area/day	3,922
Subtotal			4,036
Total			24,176

*Numbers rounded.

Table 2.4: Melbourne Waste Rates Garbage and Organics Waste Generation Estimate

Development Land Use	Floor Area (m2)	Waste Generation Rate	Waste Generation (L/Week) *
Garbage Waste			
Restaurant/Tavern	431	528/100m ² floor area/day	15,930
Organics			
Restaurant/Tavern	431	132L/100m ² floor area/day	3,982
Total			19,912

*Numbers rounded.

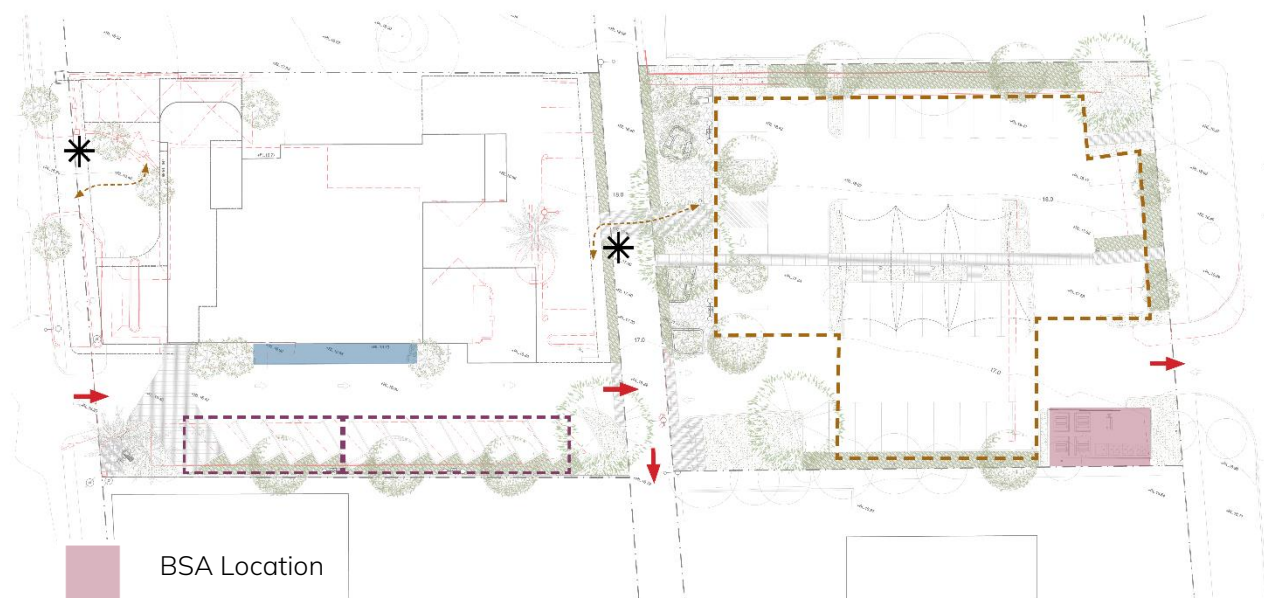
3. Waste Storage and Infrastructure

Effective waste management at the development requires adequate provision for the storage and handling of waste and recycling bins. This section outlines the location and design of the BSA, details the bin requirements for the development, and describes the internal process for transferring bins to and from the storage area.

3.1 BSA Location and Design

The location of the BSA is shown on the General Layout Plan (**Figure 3.1**). It is situated in the northern parking area, adjacent to Hubert Street. The BSA has a total area of approximately 48 m², measuring around 4.8 metres in width and 10 metres in length.

Figure 3.1: General Layout Plan with BSA Location indicated



3.2 Typical Bin Dimensions

Table 3.1 presents the standard dimensions for 240L, 660L and 1,100L bins which are commonly used in developments, as outlined by the WALGA Guidelines. These measurements are indicative only and may vary slightly depending on the waste service provider.

Table 3.1: Typical Bin Dimensions (Source: WALGA Guidelines)

Bin Capacity	240L	660L	1100L
Height (mm)	1080	1250	1470
Depth (mm)	735	850	1245
Width (mm)	580	1370	1370
Area (m ²)	0.43	1.16	1.7

3.3 Bin Requirements

To ensure sufficient space is available within the BSA for all required waste and recycling bins, as well as associated waste management equipment, bin sizes and quantities have been modelled using the waste generation rates provided in **Tables 2.3** and **2.4**, along with the standard bin dimensions outlined in **Table 3.1**.

The development will implement onsite source separation of multiple waste streams to support efficient recycling and comply with local waste management policies. **Table 3.2** identifies the indicative bin requirements for each waste stream. These bin requirements are based on estimated waste volumes and may be refined once the development becomes operational and actual waste generation patterns are better understood.

It is anticipated that bin sizes and allocations may be adjusted over time in consultation with the appointed waste contractor to ensure continued compliance with the Town of Victoria Park's waste management guidelines and broader sustainability objectives. Final decisions on bin selection and waste stream allocation will be made by the development's management team, informed by operational data and contractor recommendations. The BSA will be monitored and maintained by development management and cleaning staff to ensure that the number and configuration of bins remain sufficient, and that the BSA is kept clean, functional, and compliant with hygiene and access standards.

Table 3.2: Indicative Bin Requirements for Waste Streams

Waste Streams	Waste Generation (L/Week)	Quantity of Bins *	Collection Frequency
1100L Bin Size			
General Waste	16,158	5	3 X Per Week
Recyclables	4,036	1	3 X Per Week
660L Bin Size			
General Waste	16,158	8	3 X Per Week
Recyclables	4,036	2	3 X Per Week
Organics	3,982	2	3 X Per Week
240L Bin Size			
Organics	3,982	6	3 X Per Week

*Numbers rounded.

As noted in **Section 3.1**, the BSA has a total area of 48 m². Using the typical bin dimensions for 1,100L, 660L, and 240L bins provided in **Table 3.1**, **Table 3.3**, below, demonstrates that the BSA can accommodate the development's projected waste bin requirements. This remains the case regardless of the combination of bin sizes selected for the various waste streams (i.e., general waste, recyclables, and organics), confirming that the available space is adequate for the development needs.

Table 3.3: Area required for bin storage

Waste Streams	Bin Capacity Area (m ²) Table 3.1)	Quantity of Bins (Table 3.2)	Area Required (m ²)
1100L Bin Size			
General Waste	1.7	5	8.5
Recyclables	1.7	1	1.7
660L Bin Size			
General Waste	1.16	8	9.28
Recyclables	1.16	2	2.32
Organics	1.16	2	2.32
240L Bin Size			
Organics	0.43	6	2.58

3.4 BSA Amenity

The BSA has been designed to comply with the requirements set out in the Current and Draft SWMPs. All bins and associated waste management equipment will be housed within the BSA, which incorporates the following design features:

- The BSA has been integrated into the development in a way that complements its overall architectural and visual character.
- It is fully enclosed on all sides with fencing or screening, weatherproof, and will be accessible to authorised users, cleaning staff, development management and waste contractors.
- Adequate space is provided for the storage, movement and cleaning of the bins.
- Sufficient space is provided to ensure clear access paths between rows of bins, allowing for the safe and efficient movement of staff and waste personnel.
- Secure gates will be installed to provide controlled access to the BSA.
- The gates will be able to be latched open during waste collection or internal bin transfer to improve functionality.
- Gate dimensions are sufficient to accommodate the largest bin size identified in **Table 3.1**.
- The flooring will be constructed to meet applicable building standards, ensuring durability, hygiene, and ease of maintenance.

3.5 Internal Bin Transfer

Waste generated by the development operations will be managed through an internal bin transfer system designed to support efficient waste separation and timely removal to the BSA. Dedicated internal bins will

be provided within both the Tavern and bottle store to separate general waste, recyclables, and organic waste streams, as required. It is expected that staff working in the development will be responsible for transferring full waste bins on a daily basis to the BSA.

4. Collection and Access Arrangements

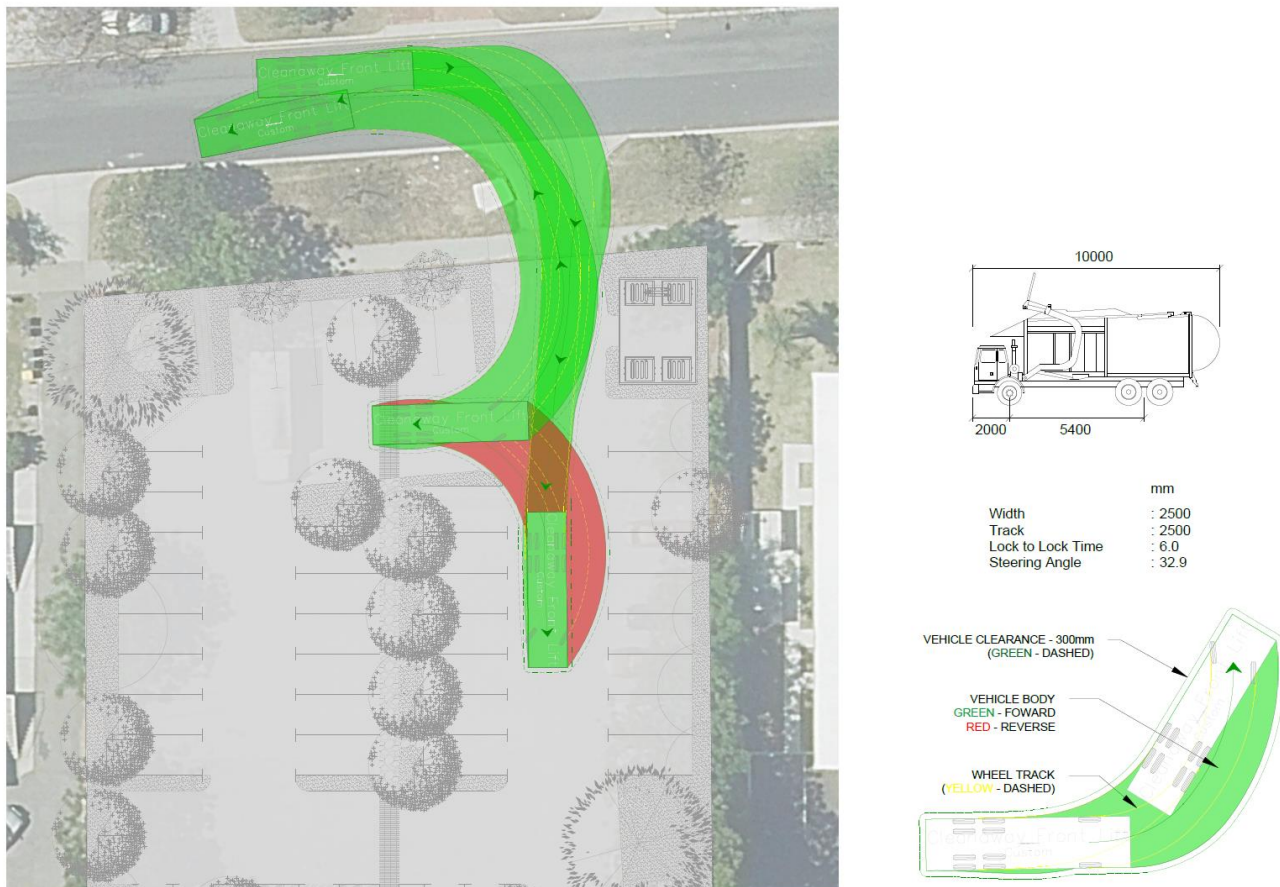
The Draft SWMP for the Town of Victoria Park notes that most waste services for businesses in the area are provided by commercial waste contractors. Currently, the Town of Victoria Park offers general waste, paper-only, and free cardboard collection services to a variety of businesses. Additionally, the Town of Victoria Park is exploring options to increase recovery of recyclable materials, particularly organics, over the next five years.

Accordingly, depending on the waste stream, waste collection for this development could be managed either by the Town of Victoria Park's services or by private commercial waste contractors.

Collection vehicles will access the development via Hubert Street. To ensure safe and efficient access, a swept path analysis was conducted by SHAWMAC using AutoTURN software. This analysis simulated the movements of an Australian Standard 8.8m Medium Rigid Vehicle and a 10m Cleanaway truck. The results, shown in **Figure 4.1**, demonstrate that waste vehicles can enter via Hubert Street, perform a turnaround manoeuvre within the site, and exit safely back onto Hubert Street. This onsite servicing approach preserves the amenity of the surrounding area by eliminating the need to present bins on the street during collection days, thereby reducing noise, odour, and visual impacts.

Collection schedules will be coordinated with waste service providers to ensure that the appropriate waste streams are presented on their designated collection days. Collection frequencies may vary depending on the waste stream.

Figure 4.1: waste collection vehicle swept path analysis (Source: SHAWMAC)



5. Management Roles, Responsibilities and Waste Management Practices

5.1 Management Roles

The development management team will be in charge of overseeing waste handling. The development manager/s will be trained to coordinate closely with waste service providers about bin collection schedules. The development manager/s or appointed person will keep the bin storage areas clean and ensure bins are washed regularly.

5.2 Responsibilities

Staff will receive clear information on how to separate general waste and recyclables properly. It's recommended that this information be provided in multiple languages to help reduce contamination in shared bins. All staff will be trained through a toolbox talk or similar session on how to use the waste and recycling systems correctly. Development management will also use signs or posters to educate visitors on sorting waste properly to minimize landfill disposal.

5.3 Waste Management Practices

Effective waste management at the development will follow the principles of the Resource and Waste Hierarchy (**Figure 5.1**), focusing on reducing, reusing, and recycling materials wherever possible. The following strategies outline practical steps to minimise waste generation, promote reuse, and improve recycling efforts across the development. These measures aim to support sustainability goals while ensuring operational efficiency.

Figure 5.1: Resource and Waste Hierarchy (Source: Draft SWMP)



The following waste management steps will be used to reduce the amount of waste produced:

Avoid Waste:

- Order food without extra leaves or parts.
- Buy things in bigger packs instead of many small ones.
- Serve appropriate portion sizes to avoid food waste.
- Use cloth hand towels or air dryers in toilets instead of paper towels.
- Teach new staff simple ways to reduce waste.

Reuse:

- Store food in containers that can be reused.
- Return cardboard boxes to suppliers when possible.
- Encourage suppliers to use reusable packaging.

Recycle:

- Buy products made from recycled materials when easy to find.
- Choose products with recyclable packaging.
- Provide recycling bins in common areas.
- Buy drinks in containers that can be recycled locally.
- Flatten cardboard boxes to save space.
- Keep cardboard clean to help recycling.

6. Conclusion

This WMP shows that the development includes a BSA of adequate size to accommodate all anticipated waste streams, based on estimated waste volumes. This confirms that the BSA has been properly designed to support efficient waste collection.

Waste collection services will be provided onsite by either private commercial contractors or the Town of Victoria Park, operating from the BSA located in the northern parking area. Collection vehicles will access the site via Hubert Street for both entry and exit.

The development's management and cleaning teams will regularly oversee the BSA and the development waste management system to ensure it continues to effectively serve the waste handling needs of the facility.

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