

Waste Management Plan for licensed Restaurant at 329 Brunswick Street Fitzroy 3065 (Lot 1 TP588351)

This plan is a requirement of Clause 22.05 Interface Uses Policy of the Yarra Planning Scheme, which states:

This policy applies to applications for use or development within:

- *Mixed Use, Business and Industrial Zones*
- *...*

22.05-1 Policy Basis

The policy supports the objectives of the MSS by protecting Yarra's diverse land use mix and built form, reducing conflict between commercial, industrial and residential activities, and supporting appropriate industrial and commercial activity.

While the mix of land use creates a diverse and interesting inner city character, it also may create conflict at the interface between the land uses. Issues of concern include:

- *Noise*
- *Visual impact and appearance*
- *Overlooking*
- *Odour and air emissions*
- *Light spill*
- *Loading and unloading*
- *Rubbish removal and storage.*
- *Construction noise*

In order to maintain the viability of industrial and business areas there is a need to ensure that new residents do not have unrealistic expectations of the level of amenity that can be achieved. New dwellings must be constructed to protect residents as much as reasonably possible from the inherent conflicts. There is also a need to ensure that commercial and industrial activities are well managed having regard to their proximity to residential uses.

22.05-2 Objectives

- *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*
- *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*
- *This policy applies to the consideration of all planning permit applications, where a permit is required pursuant to Clause 52.27.*

22.05-4.3 Commercial Waste

- *Business and industrial use is to ensure that commercial waste (solid, gas and liquid) management practices, storage and disposal are carried out with a minimum of odour and noise disruption to nearby residential properties.*
- *A Waste Management Plan that includes details of proposed waste management practices, storage and disposal will be required where waste disposal, collection or storage may cause unreasonable detriment to the amenity of adjoining residential properties.*

...

Details of the plan

Waste volume and type

The proposal involves a licensed Restaurant with a floor area of about 100sqm and a maximum patron capacity of 81. My client already runs an *unlicensed* Restaurant at the site (specialising in desserts), as well as a separate (licensed) dessert-themed Restaurant at 122 Moorabool Street Geelong.

Waste generated on the site will primarily involve food scraps, empty beverage containers and associated packaging. Based on the operation of my client's two Restaurants, she estimates (also allowing for additional waste from the sale/consumption of liquor) that the (329 Brunswick Street) proposal will generate about 240 litres of total waste per week.

There are 1 glass recycling, 2 other recycling (cardboard and plastic) bins and 1 general waste bin. Each has a capacity of 120 litres (a total of 480 litres). These are shown below:



Glass recycling bin



Other recycling bins



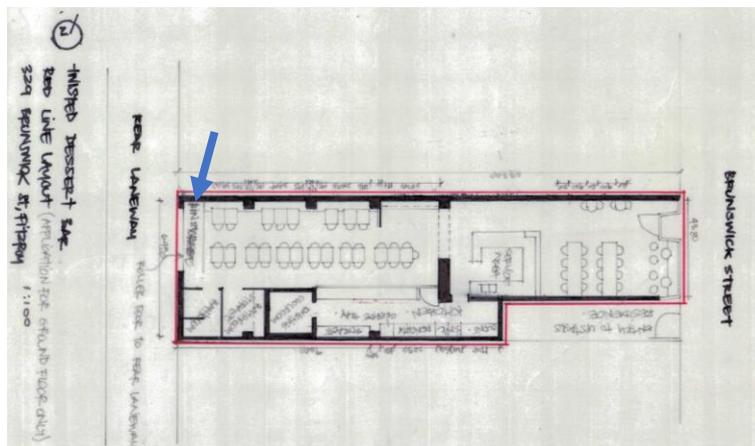
General waste bin

As my client's proposed main provision of liquor will be only small amounts of liquor included with desserts (at most 4 litres of spirits per week as an additive to desserts), there will be little actual waste associated with the service of liquor.

However, if beer or wine were served directly to patrons, there would still be adequate waste management provisions because the existing bins are not usually filled anywhere near full capacity (but more like 50% each). Any empty beer or wine containers (and packaging) would be spread across the three recycling bins, so there would be a total of 180 litres of additional capacity available.

Bin storage

Bins will be stored on the site in the designated bin storage area just inside the roller door at rear.



Layout of proposed licensed Restaurant (not to scale) with bin storage area shown with arrow. While not shown on this plan, the bin storage area is actually partitioned off by an internal wall from the rear of the site

Bin collection

Bins will be wheeled to the Brunswick Street footpath next to the site and emptied from there on a weekly basis.

Bins will be collected by the permit holder and returned to the onsite storage area on the same day they are emptied.

Bins will not be left in the lane next to the rear of the site or in Argyle Street.

END OF PLAN