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WASTE MANAGEMENT PLAN

**70 MERIVALE STREET
SOUTH BRISBANE QLD 4101**



CLIENT

Merivale No 1 Pty Ltd

July 2026

DOCUMENT INFORMATION

Contact Details:

MRA Environmental as part of MLEI QLD
Level 1, 155 Varsity Pde
VARISTY LAKES QLD 4227
ABN: 99 665 498 359

E: waste@mlei.com.au

Project Manager:
Allison Reiser
P 07 5578 7040
E areiser@mlei.com.au

Client Details:

Client: Merivale No.1 Pty Ltd
c/- Pert Projects
Client Contact: Ian Pert
Client Phone: 0418 195 741

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Title: Waste Management Plan
70 Merivale St & 38-40 Cordelia St
South Brisbane QLD 4101
Project Number: MRA26-150

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V.1	10 July 2026	P Cullen	A Reiser	A Reiser

Destination	Draft	Final	Rev	Rev	Rev	Rev
Pert Projects	V.1	V.1				
MRA Environmental	V.1	V.1				

LIMITATIONS

MRA Environmental as part of MLEI QLD (MRA/MLEI)) has prepared this Waste Management Plan for the sole use of Merivale No. 1 Pty Ltd (c/- Pert Projects) to support a Development Application for the proposed development located at 70 Merivale Street & 38-40 Cordelia Street, South Brisbane QLD 4101.

Specifically, this report will be submitted to the Brisbane City Council as a component of the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development in accordance with the Brisbane City Council *City Plan 2014 v36 - SC6.26 Refuse Planning Scheme Policy*.

This report is for the sole use of Merivale No. 1 Pty Ltd in relation to the Development Application to be submitted to the Brisbane City Council. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty expressed or implied is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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ATTACHMENTS

Attachment A: Private Waste Contractor & Novotel Correspondence

1.0 GLOSSARY OF TERMS

The *Brisbane City Council City Plan 2014: v36 – SC6.26 Refuse Planning Scheme Policy* utilises the following terminology unless the context of the subject matter otherwise indicates:

Bulk Bins – a receptacle that is greater than 360L in capacity generally ranging from 0.66m³ to 4.50m³ that provides for the temporary storage of refuse and which is used for on-site collection

Collection point – the identified position where refuse bins are presented for collection and emptying; where for Bulk Bins, the collection point could be the storage area

Mobile garbage bin – a bin used for the temporary storage of refuse that is from 140L up to 360L in capacity and may be used in kerbside refuse collection or on-site collection

Refuse – includes General Waste (including bulky items), recyclables and green waste

Refuse bin – a receptacle (mobile garbage (wheelie) bin or Bulk Bin) used for the temporary storage of refuse

Refuse collection vehicle – a vehicle that is specifically designed for collecting and emptying refuse bins and refuse compactors

Refuse compactor – a receptacle that provides for the mechanical compaction and temporary storage of refuse, to reduce bin numbers and collection frequency

Refuse and Recycling chutes – a tubular chute penetrating each floor of a building to dispose of refuse or Recycling material into a Bulk Bin or compactors unit at a level to be determined at design stage

Storage area – an area designated for storing refuse bins or a refuse compactor within the property

2.0 INTRODUCTION

2.1 BACKGROUND

MRA Environmental as part of MLEI QLD (MRA/MLEI) has been commissioned by Merivale No.1 Pty Ltd to prepare a Waste Management Plan (WMP) for the proposed development located at 70 Merivale Street & 38-10 Cordelia Street, South Brisbane.

The proposed development is for an 18-storey short-term accommodation building comprising all day dining and lobby on the ground level, staff back of house on mezzanine and level 2, 144 hotel rooms across level 3 to 14, wellness on level 15 and a rooftop restaurant on level 16. Servicing is proposed to remain consistent with the existing operation of the Novotel hotel on Cordelia Street, with servicing up to seven (7) times per week and an increase in recycling servicing frequency arrangements up to six (6) times per week if required.

Therefore, this Waste Management Plan has been prepared to be submitted to Council as part of the Development Application prepared for the site and ensures waste storage and collection activities for the operational phase of the development are generally in accordance with Brisbane City Council *City Plan 2014 v36 - SC6.26 Refuse Planning Scheme Policy*.

2.2 SITE DETAILS

The subject site is located at 70 Merivale St & 38-40 Cordelia St, South Brisbane on three (3) parcels of land formally described as Lot 97 on B3137 (70 Merivale St) and Lot 108 on B3137 & Lot 1 on RP135082 (38-40 Cordelia St). The site has road frontage onto Merivale Street; however, the development will have vehicular access from Cordelia Street via the existing Novotel Hotel located at 38-40 Cordelia St, South Brisbane.

The proposed development will offer 144 hotel suites, including ground-floor reception and an all-day dining area, mezzanine and level 2 hotel BOH and staff offices, hotel suites over levels 3 – 14, wellness space and gym on level 15 and a level 16 restaurant.

We understand that the Merivale Street Hotel will be a separate operation to the Novotel Hotel, however the two (2) hotels are adjoining, will have shared vehicular access and the intention is that the Merivale Street Hotel will utilise the Novotel's existing loading dock for waste servicing. There is sufficient space in the existing Novotel loading dock for the Merivale Street Hotel bins to be serviced in this location. This is further discussed in **Sections 4 & 5**.

The site is located in proximity to the Brisbane Convention & Exhibition Centre and Southbank Parklands which are generally to the north & east, the Novotel Hotel is adjacent to the west and beyond this is Musgrave Park. More generally the site is surrounded by a mix of primarily commercial properties (Refer to **Figure 1**).

2.3 SCOPE OF REPORT

This report represents a Waste Management Plan for the operational phase of the development, which includes:

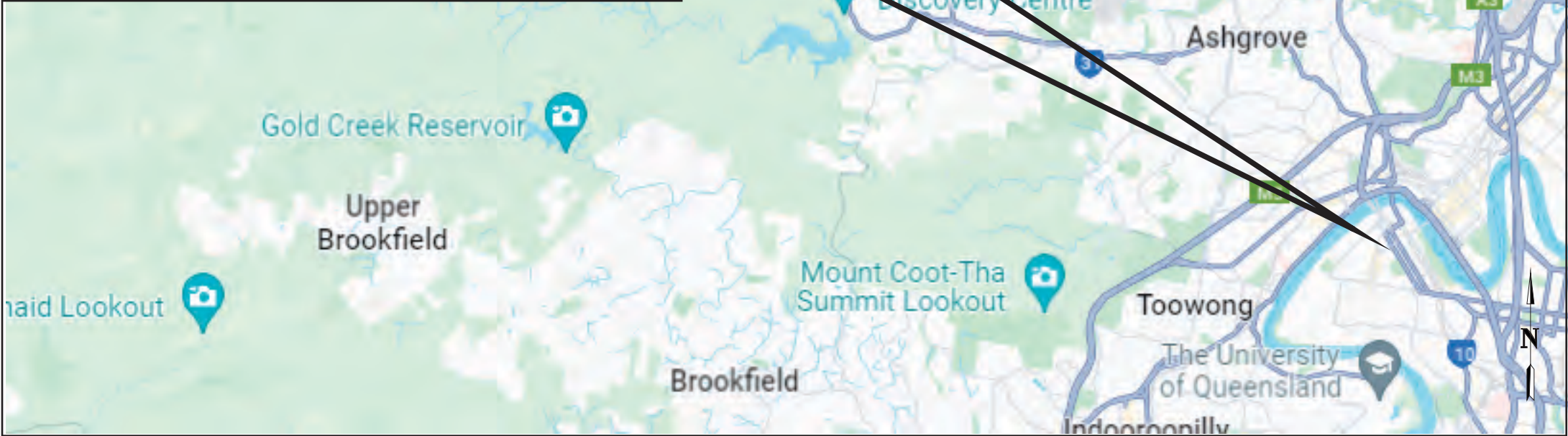
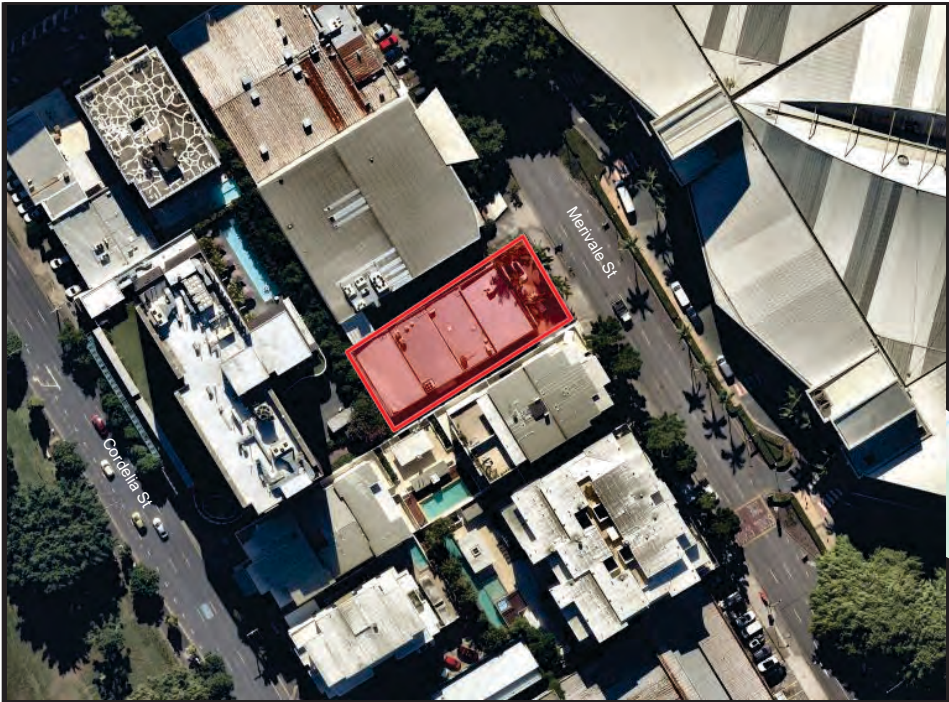
- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage requirements and waste storage bins (**Section 4.0**); and
- Details of the proposed waste collection arrangements (**Section 5.0**).

2.4 WMP OBJECTIVES & STRUCTURE

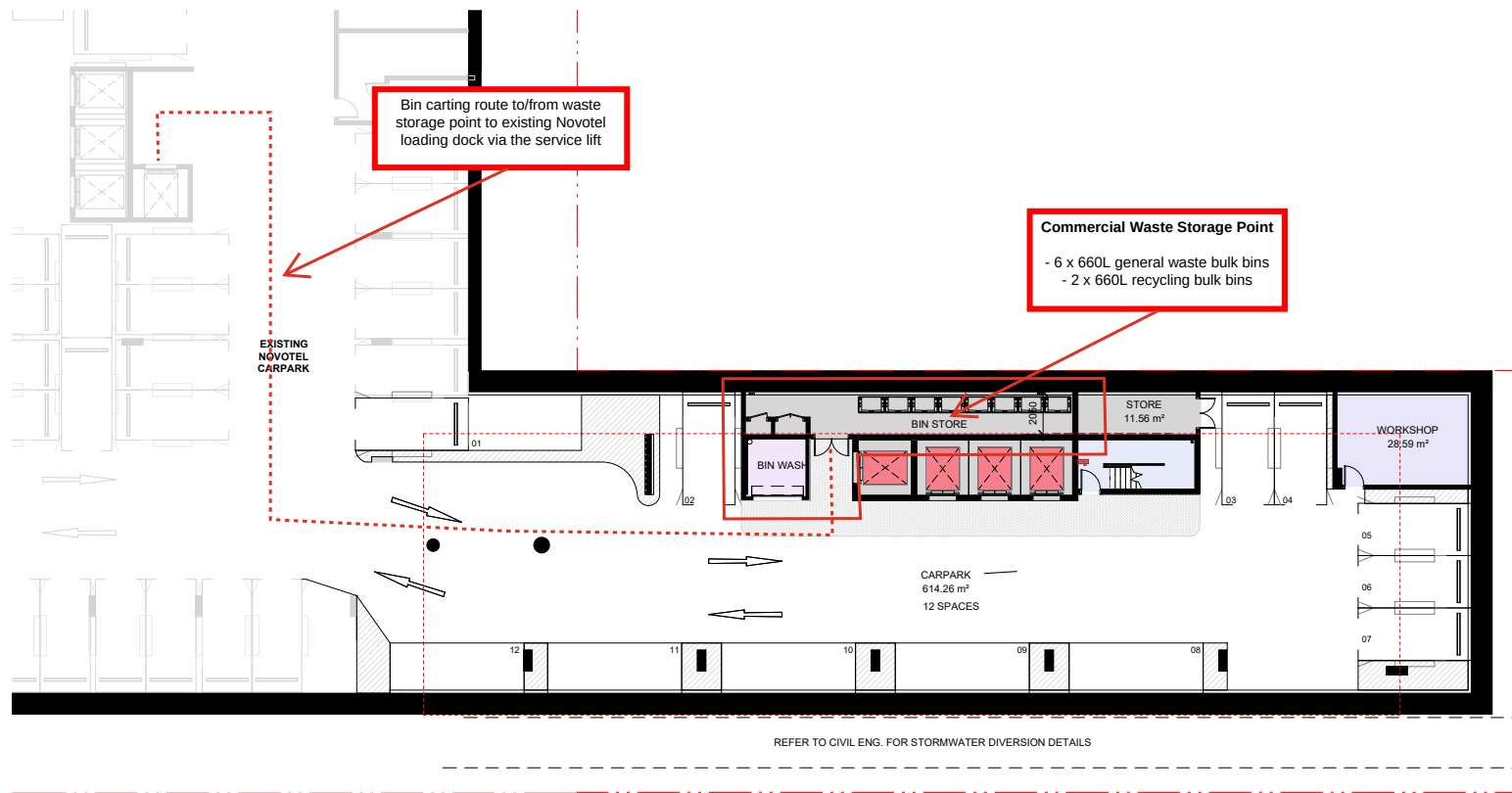
The main objectives of this report are to provide details for optimal waste management in the operational phase of the development.

The structure of this report will be as follows:

- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development tenancies;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and collection vehicle access.



MRA YOUR TRUSTED ENVIRONMENTAL PARTNER A: Level 1, 155 Varsity Pde, Varsity Lakes Qld 4227 E: waste@mlei.com.au Ph: 07 5578 7040 W: mraenvironmental.com.au		DESIGNED	RP	SCALE	NTS	CLIENT	MERIVALE NO 1 PTY LTD	JOB NUMBER	MRA26-150
		DRAWN	RP	LEVEL DATUM	-	PROJECT	WASTE MANAGEMENT PLAN 70 MERIVALE ST, SOUTH BRISBANE	DRAWING	Figure 1
		CHECKED	AR	SHEET SIZE	A4	TITLE	SITE LOCATION	REV	FINAL
		APPROVED	AR	CAD FILE					
		DATE	JULY 2026	ISSUE	FINAL				



BATESSMART™ Bates Smart Architects Pty Ltd ABN 98 094 740 988



Merivale Hotel
70 Merivale Street

BASEMENT PLAN
B12810
1 : 200 @ A3

Drawing no. Rev.
DA.B.001 J

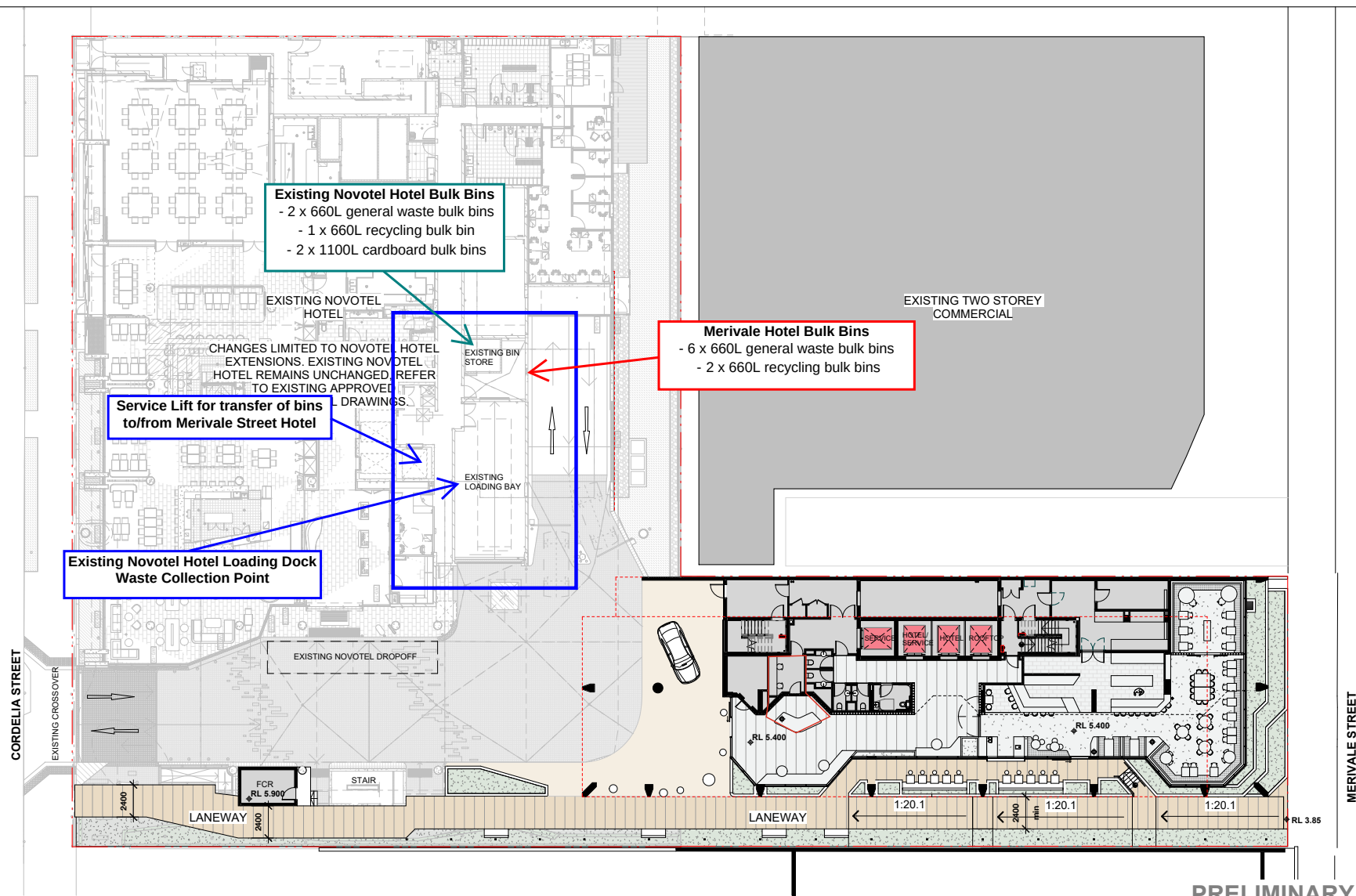


A: Level 1, 155 Varsity Pde, Varsity Lakes Qld 4227 PH: 07 5578 7040
E: waste@mlei.com.au W: mraenvironmental.com.au

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DRAWN	RP	LEVEL DATUM	-
CHECKED	AR	SHEET SIZE	A4
APPROVED	AR	CAD FILE	
DATE	JULY 2026	ISSUE	FINAL

CLIENT	MERIVALE NO 1 PTY LTD
PROJECT	WASTE MANAGEMENT PLAN 70 MERIVALE ST, SOUTH BRISBANE
TITLE	BASEMENT WASTE STORAGE POINT

JOB NUMBER	MRA26-150
DRAWING	Figure 2
REV	A



BATESSMART



Merivale Hotel
70 Merivale Street

SITE PLAN - GROUND
B12810
1 : 250 @ A3

Drawing no. DA01.002 J Rev.



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E: waste@mlei.com.au W: mraenvironmental.com.au

DESIGNED	RP	SCALE	NTS	CLIENT
DRAWN	RP	LEVEL DATUM	-	PROJECT
CHECKED	AR	SHEET SIZE	A4	
APPROVED	AR	CAD FILE		TITLE
DATE	JULY 2026	ISSUE	FINAL	

CLIENT	MERIVALE NO 1 PTY LTD
PROJECT	WASTE MANAGEMENT PLAN 70 MERIVALE ST, SOUTH BRISBANE
TITLE	WASTE COLLECTION POINT - EXISTING NOVOTEL LOADING DOCK

JOB NUMBER	MRA26-150
DRAWING	Figure 3
REV	A

3.0 WASTE GENERATION

Table 1 outlines the predicted types of waste that are expected to be generated at the proposed development.

Table 1: Predicted waste types to be generated

Tenancy Type	Predicted Waste Types
Short-term accommodation & ancillary facilities	General waste & recycling

3.1 WASTE QUANTITIES

Calculations of the anticipated waste quantities have been separated into the general waste and recycling components. The waste calculations were performed using typical waste generation rates as provided in Council's *Refuse Planning Scheme Policy* for short-term accommodation and associated ancillary areas.

Table 2 displays the general waste quantities and **Table 3** displays the recycling waste quantities that are anticipated from the short-term accommodation.

Table 2: Anticipated short-term accommodation general waste quantities

Dwelling	No.	Estimated Waste Generation Rate (L/unit/day)	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m ³ /week)	Estimated Daily Waste Generation (m ³ /day)
Hotel suites	144	5	5,040	5.04	0.72
TOTAL	144		5,040	5.04	0.72

Table 3: Anticipated short-term accommodation recycling quantities

Dwelling	No.	Estimated Waste Generation Rate (L/unit/day)	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m ³ /week)	Estimated Daily Waste Generation (m ³ /day)
Hotel suites	144	5	5,040	5.04	0.72
TOTAL	144		5,040	5.04	0.72

Table 4 displays the general waste quantities and **Table 5** displays the recycling waste quantities that are anticipated from the hotel's ancillary facilities.

Table 4: Anticipated hotel ancillary facilities general waste quantities

Proposed Tenancy/ Land Use	Approximate Gross Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)	Waste Generation (m ³ /week)	Waste Generation (m ³ /day)
Ground Floor Office / Mezzanine Meeting Room	72.5	10	50.75	0.05	0.01
Ground Floor All Day Dining	182.83	660	8,446.75	8.45	1.21
Level 2 Staff Café	92	250	1,610	1.61	0.23
Level 2 BOH Work Space	272	10	190.40	0.19	0.03
Level 15 Gym	67.88	10	47.52	0.05	0.01
Level 16 Restaurant	226.91	660	10,483.24	10.48	1.50

Proposed Tenancy/ Land Use	Approximate Gross Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)	Waste Generation (m ³ /week)	Waste Generation (m ³ /day)
TOTAL	914.12		20,828.65	20.83	2.98

Table 5: Anticipated hotel ancillary facilities recycling quantities

Proposed Tenancy/Land Use	Approximate Gross Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)	Waste Generation (m ³ /week)	Waste Generation (m ³ /day)
Ground Floor Office / Mezzanine Meeting Room	72.5	20	101.5	0.10	0.01
Ground Floor All Day Dining	182.83	200	2,559.62	2.56	0.37
Level 2 Staff Café	92	120	772.80	0.77	0.11
Level 2 BOH Work Space	272	20	380.80	0.38	0.05
Level 15 Gym	86.88	10	47.52	0.05	0.01
Level 16 Restaurant	226.91	200	3,176.74	3.18	0.45
TOTAL	914.12		7,038.98	7.04	1.01

3.2 TOTAL WASTE CAPACITY

The short-term accommodation component of the development is estimated to generate approximately **0.72m³/day** of general waste and **0.72m³/day** of recycling waste. The ancillary hotel components of the development are estimated to generate approximately **2.98m³/day** of commercial general waste and **1.01m³/day** of commercial recycling waste.

In summary, initial calculations based on the Policy waste generation rates show the proposed development is estimated to generate approximately **3.70m³/day** of general waste and **1.73m³/day** of recycling waste.

Relevantly however, it is understood that there is motivation to increase separation of waste, including separation of organic waste from the general waste stream with the use of food waste reduction technology. Therefore, a reduction by 30% in the overall general waste calculated has been allowed for and therefore the proposed development is estimated to generate approximately **2.59m³/day** or **18.13m³/week** of general waste.

It is also anticipated that separate cardboard recycling bins will be utilised and beverage container recycling via housekeeping will be implemented, therefore reducing the overall amount of commingled recycling to be stored. A cardboard baler is also provided to compact cardboard, therefore further reducing recycling storage requirements, with an assumed compaction ratio of 2:1.

4.0 WASTE & RECYCLING STORAGE

This section outlines the general design criteria of the waste storage point, as proposed to meet Council's *City Plan - SC6.26 Refuse Planning Scheme Policy* along with a description of the proposed bins to be used.

4.1 WASTE & RECYCLING STORAGE POINT

All general waste and recycling generated from the development will be collected by staff/cleaning contractors and transferred to the relevant bulk bins stored on basement level.

Site management will be responsible for transferring bins to the servicing point in the Novotel loading dock on scheduled waste collection days. We understand that waste collections currently occur up to seven (7) days per week at the Novotel. Therefore, as the general waste collection truck is already at this location on a daily basis, availability for Merivale Street Hotel servicing to occur up to seven (7) times per week is nominated. The private waste contractor has also advised that recycling servicing is available six (6) days per week if required. Please refer to **Attachment A** which contains correspondence from the Novotel and the private waste contractor regarding waste collection arrangements.

The existing Novotel basement and proposed Merivale Street Hotel basement will be connected. 660L bulk bins will be used for the storage and servicing of waste by the Merivale Street Hotel as they will be easily transferred via the basement level to the Novotel's service lift. The service lift will bring the bulk bins to ground level and allow for their transfer to the existing loading dock for servicing.

Please refer to **Figures 2 & 3** for the locations of the waste storage point and servicing point.

The waste storage point will be constructed to meet the requirements listed below:

- a) contained in an enclosure or room of sufficient size for the bulk bin quantity required;
- b) easily accessible for required personnel and for the required servicing of bins;
- c) screened from neighbouring properties for odour, amenity and noise;
- d) protected from the environment;
- e) provided with natural or temperature-controlled ventilation if in an enclosed room;
- f) kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options;
- g) kept clear of other amenities such as air-conditioning units, hot water systems or electrical hubs where located in a bin room;
- h) Designed to allow the bins to be easily transported to a separate servicing point (no steps or lips on bin carting route).

4.2 PROPOSED WASTE BINS

We understand that the existing Novotel Hotel utilise an equivalent of three (3) x 660L bulk bins serviced up to seven (7) days per week and one (1) commingled recycling bulk bin three (3) days per week. As noted above, a cardboard baler is also provided to compact cardboard, therefore further reducing recycling storage requirements.

Therefore, as the general waste collection truck is already at this location on a daily basis, availability for Merivale Street Hotel servicing to occur up to seven (7) days per week is nominated and is consistent with the current operations on-site for the adjoining Novotel South Bank. The private waste contractor has also advised that recycling servicing is available six (6) days per week if required.

To ensure that the design of the waste storage point is sufficient, the details of the type and quantity of waste and number of bins to be stored are outlined in **Table 6**. Dimensions of the proposed containers are detailed in **Section 4.4**.

Table 6: Details of proposed waste bins & servicing frequency

Waste Type	Waste Quantity (m ³ /week)	Bins Proposed in Area	Collection Frequency
General Waste	18.13*	6 x 0.66m ³ bulk bins	Up to seven times per week
Recycling Waste	12.11	2 [#] x 0.66m ³ bulk bins	Up to six times per week

* Organic waste reduction of 30%

Cardboard compacted at an assumed ratio of 2:1

4.3 DIMENSIONS OF WASTE CONTAINERS

Table 7 below provides dimensions of the bins to be used on-site.

Table 7: Dimensions of proposed waste storage containers

Bin Type	Volume	Length (mm) (incl. pockets)	Width/ Diameter (mm)	Height (mm)	Collection Vehicle Type
Bulk Bin	0.66m ³	1,260	1,235	780	Rear lift collection vehicle

4.4 DRAINAGE AND BIN WASH

A bin wash facility (including hose cock) will be provided in the waste storage point, which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. This area will be utilised as the bin washing facility for both the general waste and recycling bulk bins. It will be the responsibility of on-site management to wash bins and to maintain the cleanliness of the waste storage point.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

The existing Novotel Hotel has been in operation for many years, and we understand waste collection occurs up to seven (7) days per week. Subject to weekly variance (school holidays) and seasonal variance (peak and off-peak tourist seasons along with seasonal weather fluctuations), if required, waste collection frequencies can be decreased.

Therefore, as the general waste collection truck is already at this location on a daily basis, availability for Merivale Street Hotel general waste servicing to occur up to seven (7) times per week is nominated, with recycling to be serviced up to six (6) times per week.

5.2 BULK BIN COLLECTION POINT

On-site servicing is in the existing Novotel loading dock is proposed with access to the site from Cordelia Street. The same rear lift collection vehicle used by Novotel will also be used by the Merivale Street Hotel.

Please refer to **Figure 2** which indicates there is sufficient space in the existing Novotel loading dock for the Merivale Street Hotel bins to be serviced in this location. Waste servicing will be co-ordinated between site management to ensure existing loading bay operations are not adversely impacted during servicing, including general waste & recycling collections to be scheduled to occur at different times.

5.3 COLLECTION VEHICLE ACCESS

Table 8 details the dimensions of the rear lift waste collection vehicle that will service the development. The existing Novotel loading dock has been in operation for many years and their waste is currently serviced by a rear lift collection vehicle.

Table 8: Service vehicle dimensions (as per Council's Waste Policy)

Collection Vehicle Type	Rear lift truck
Travelling Height	3.6m
Width	2.5m
Length	10.24m
Working Height	3.6m
Turning template	As per BSD-3008-2
Min Turning Circle (kerb to kerb)	9.5m

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The subject site is located at 70 Merivale St & 38-40 Cordelia St, South Brisbane on three (3) parcels of land formally described as Lot 97 on B3137 (70 Merivale St) and Lot 108 on B3137 & Lot 1 on RP135082 (38-40 Cordelia St). The site has road frontage onto Merivale Street; however, the development will have vehicular access from Cordelia Street via the existing Novotel Hotel located at 38-40 Cordelia St, South Brisbane;
- The proposed development will offer 144 hotel suites, including ground-floor reception and an all-day dining area, mezzanine and level 2 hotel BOH and staff offices, hotel suites over levels 3 – 14, wellness space and gym on level 15 and a level 16 restaurant;
- We understand that the Merivale Street Hotel will be a separate operation to the Novotel Hotel, however the two (2) hotels are adjoining, will have shared vehicular access and the intention is that the Merivale Street Hotel will utilise the Novotel's existing loading dock for waste servicing. There is sufficient space in the existing Novotel loading dock for the Merivale Street Hotel bins to be serviced in this location;
- It is understood that there is motivation to increase separation of waste, including separation of organic waste from the general waste stream with the use of food waste reduction technology. Therefore, a reduction by 30% in the overall general waste calculated has been allowed for and therefore the proposed development is estimated to generate approximately **2.59m³/day** or **18.13m³/week** of general waste and approximately **1.73m³/day** or **12.11m³/week** of recycling;
- It is also anticipated that separate cardboard recycling bins will be utilised and beverage container recycling via housekeeping will be implemented, therefore reducing the overall amount of commingled recycling to stored. A cardboard baler is also provided to compact cardboard, therefore further reducing recycling storage requirements, with an assumed compaction ratio of 2:1;
- All general waste and recycling generated from the development will be collected by staff/cleaning contractors and transferred to the relevant bulk bins stored on basement level;
- Site management will be responsible for transferring bins to the servicing point in the Novotel loading dock on scheduled waste collection days. The existing Novotel basement and proposed Merivale Street Hotel basement will be connected. 660L bulk bins will be used for the storage and servicing of waste by the Merivale Street Hotel as they will be easily transferred via the basement level to the Novotel's service lift. The service lift will bring the bulk bins to ground level and allow for their transfer to the existing loading dock for servicing;
- The existing Novotel Hotel has been in operation for many years and we understand waste collection occurs up to seven (7) days per week. Subject to weekly variance (school holidays) and seasonal variance (peak and off-peak tourist seasons along with seasonal weather fluctuations), if required, waste collection frequencies can be decreased; and

- Therefore, as the general waste collection truck is already at this location on a daily basis, availability for Merivale Street Hotel servicing to occur up to seven (7) days per week is nominated and is consistent with the current operations on-site for the adjoining Novotel South Bank. The private waste contractor has also advised that recycling servicing is available six (6) days per week if required.

ATTACHMENT A

Private Waste Contractor & Novotel Correspondence

NOVOTEL

BRISBANE SOUTH BANK

Attention: Tara Nunn
Senior Planner
Town Planning Alliance

Application Reference: A006633380
Address of Site: 38 CORDELIA ST SOUTH BRISBANE QLD 4101

Dear Tara Nunn,

I hope this message finds you well.

I would like to inform you that the Novotel Brisbane South Bank currently has an agreement in place with Veolia Waste Services. Veolia provides waste collection services for the hotel, operating 7 days a week for 3 x 660L general waste bins, and 3 times a week for 1 x 660L comingled recycling bin. The hotel prefers this 7-day schedule to prevent the buildup of odors and to mitigate the risk of vermin infestation due to waste accumulation over extended periods.

Additionally, Veolia has confirmed that they are prepared to extend their services to the 70 Merivale Street property upon its completion.

Should you have any questions or require further information, please feel free to contact me.

Warm regards,
Dino Wedlock



Maintenance Manager



Dear Dino,

Veolia will be happy to service the new site at 70 Merivale street through the Novotel Southbank for General waste 7 days a week.

Cameron Trask

Territory Manager Brisbane CBD

Waste

mob. : +61 439 420 528 / tel. : 132955

cameron.trask@veolia.com

Address 166 Boundary Road Rocklea QLD 4106 Australia

www.veolia.com/anz

