ADVERTISED
PLAN

104-106 St Georges Road, Toorak

Waste Management Plan

210632WMP001D-F.docx

18 March 2026

onemile**grid**

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DOCUMENT INFORMATION

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Prepared by	AWG	**Reviewed by**	JS

***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

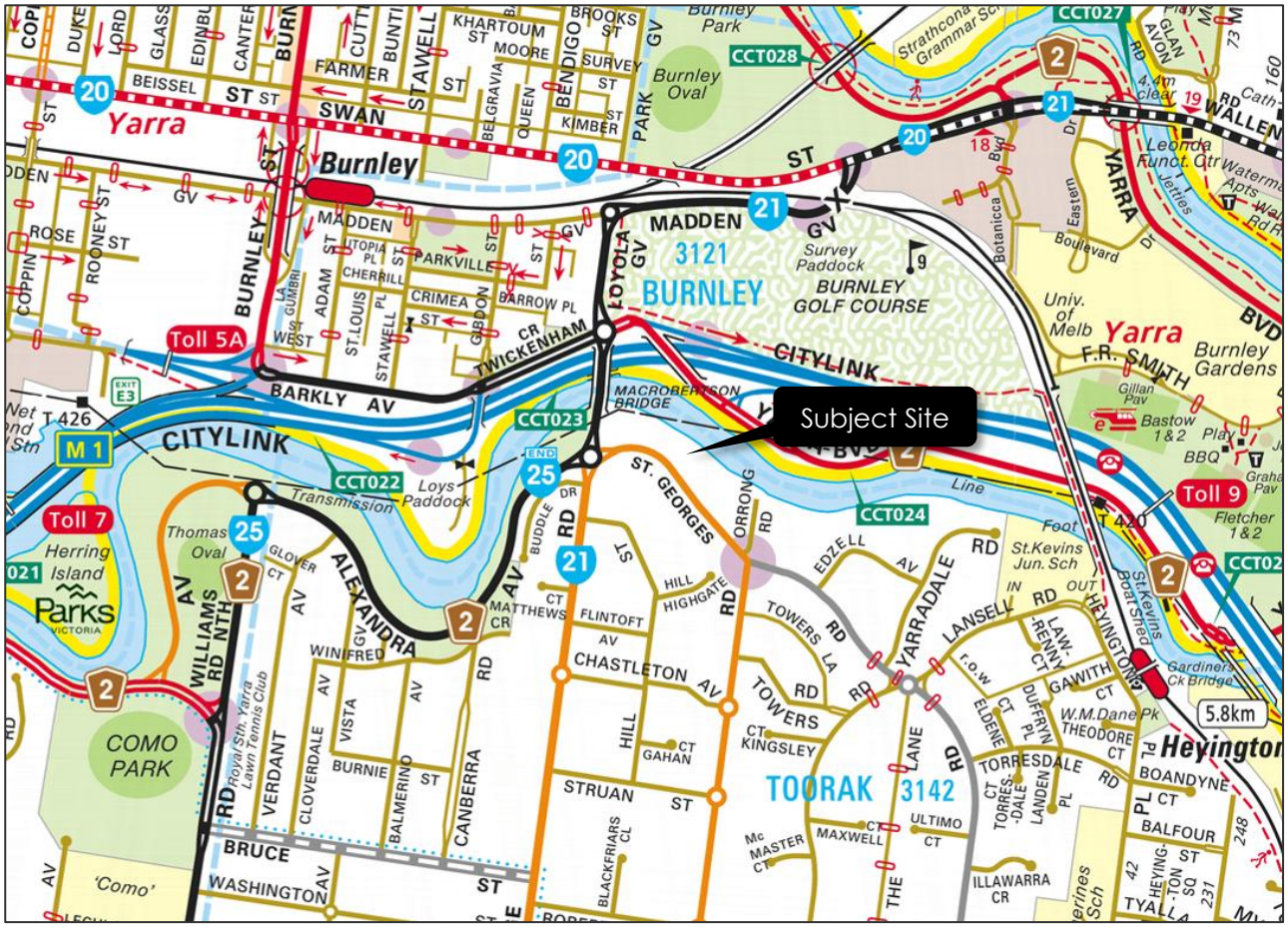
onemile**grid** has been requested by Blood Diamond Group Pty Ltd to prepare a Waste Management Plan for the proposed residential development at 104-106 St Georges Road, Toorak.

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, relevant Council documentation and Standard B5-5 in Clause 55.05 of the Stonnington Planning Scheme.

2 EXISTING SITE CONDITIONS

The subject site is located at 104-106 St Georges Road, Toorak, as shown in Figure 1.

Figure 1 Site Location



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The site comprises two land titles, each of which is currently occupied by a single dwelling.

The combined titles have a total frontage to St Georges Road of approximately 63 metres. Both properties are currently provided vehicular access via two crossovers each to St Georges Road, including a wide shared crossover at the interface of the two lots.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a residential development, comprising 18 luxury apartments arranged over six levels.

A summary of the apartment mix is shown in Table 1.

Table 1 Proposed Development

Component	*No/Area*
1-Bedroom Apartment	1
2-Bedroom Apartment	1
3-Bedroom Apartment	15
5-Bedroom Penthouse Apartment	1
Total Apartments	**18**

3.2 Waste Management

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Bins for all waste streams will be stored within a dedicated bin storage room, located on the Level 1 of the development. Bins will be transferred by a building manager or caretaker from the bin storage room on Level 1 and placed within the temporary bin storage area located on the Ground Level, adjacent to the driveway, for collection on the specified collection days. Following collection, bins will immediately be collected and returned to the bin storage room.

Swept paths demonstrating access to the waste collection point for the proposed waste collection vehicle are provided attached in Appendix A.

Residents will be responsible for disposing of loose recyclables and glass, or bagged garbage and organics, into the appropriate waste chutes located on each floor of the development, or directly into the appropriate bins located within the bin storage room.

A dual chute system will be utilised, separating garbage and recyclables, with organics and glass to be deposited directly into the bins in the storage room.

The building manager will be responsible for rotating bins within the bin storage room to ensure the bins do not overflow.

The collection location and expected transfer route is shown in Figure 2.

Figure 2 Bin Storage Room and Bin Transfer Details – Level 1

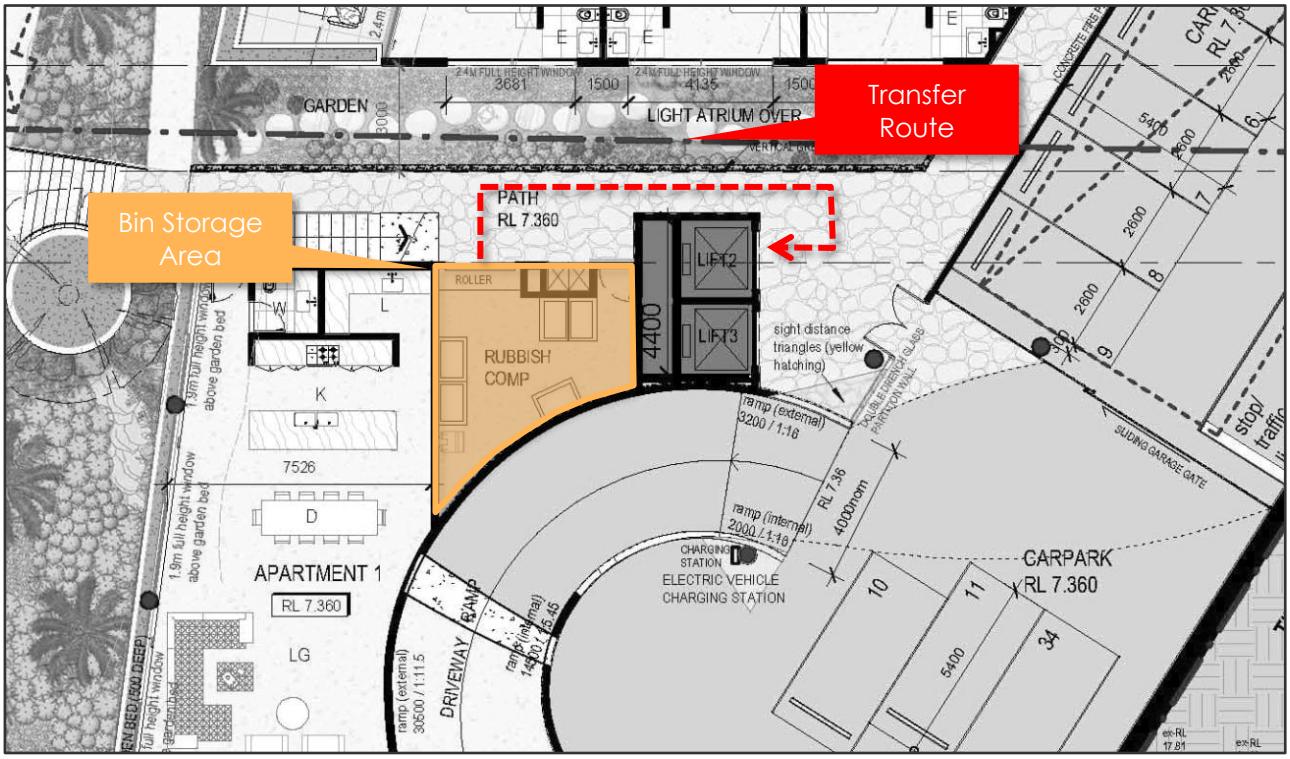
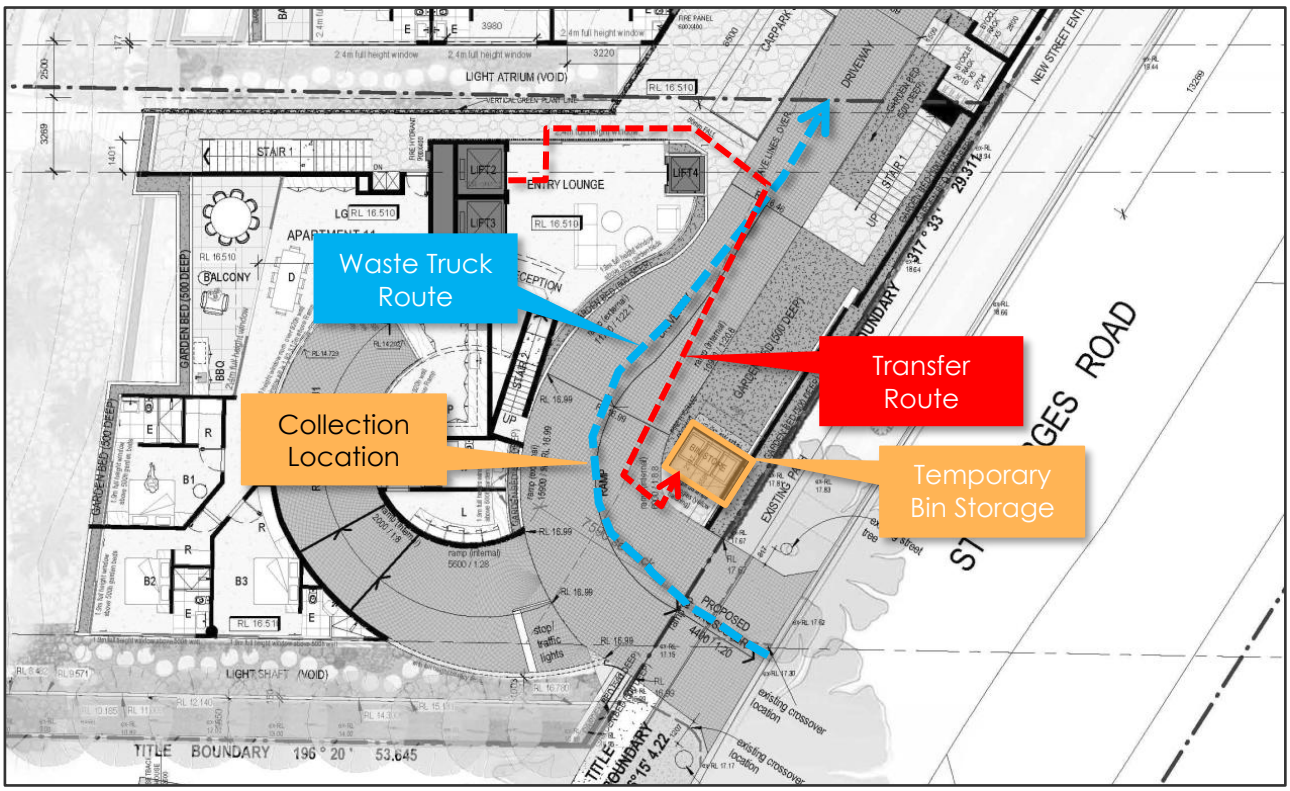


Figure 3 Bin Transfer and Collection Details – Level 4 (Ground Floor)



4 WASTE GENERATION

4.1 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for multi-unit developments:

Table 2 Sustainability Victoria Recommended Rates – Residential

Dwelling Size	*Garbage*	*Recycling and Paper*
Individual dwelling	120L	120L or 240 L
3-bedroom apartment or greater	120L	120L
2-bedroom apartment	100L	100L
1-bedroom apartment	80L	80L

In relation to residential dwellings, Sustainability Victoria indicates that approximately 35% of garbage is made of food waste, therefore, the provision of organics waste collection can result in a reduction in garbage generation by 35%.

4.2 Adopted Council Rates

Waste generation for garbage and recycling data has been sourced from the Residential Waste Management Guidelines prepared by the City of Stonnington. This document, developed to assist in the development of Waste Management Plans, provides estimates of waste generation rates for typical residential developments. For shared bin situations, the Guidelines identify a typical generation of 180 litres of waste and recycling material per week which is inclusive of 120 litres of garbage and 60 litres of recycling material.

Regardless, we have been advised that due to Council waste charges (even where private waste collection is provided) an allowance of 120 litres of garbage and 120 litres of recycling per week is to be provided for each dwelling.

Stonnington Council provides an opt-in food and green waste collection service, with 120 litre or 240 litre bins available, which are collected on a fortnightly basis.

Further to the above, Stonnington Council have indicated that they will be trialling a separated purple lidded glass recycling bin from 2025, with a council wide roll-out expected in 2026.

onemile**grid** have undertaken a review of the diversion of glass from the comingled recycling bin and note it is generally accepted that a 10% reduction in comingled recycling may be accepted with provision of a glass bin.

4.3 Expected Waste Generation

4.3.1 Garbage, Organics, Comingled Recycling and Glass

Based on adoption of the Council waste generation rates (which are generally in line with the Sustainability Victoria rates), the following weekly waste generation is expected.

Table 3 Expected Waste Generation

Component – Stream	No of Dwellings	Rate/Dwelling	Total Waste/Week
Garbage	18	78 litres	1,404 litres
Organics	18	42 litres	756 litres
Comingled Recycling	18	108 litres	1,944 litres
Glass	18	12 litres	216 litres

4.3.2 Green Waste

Given the nature of the proposed development and dwellings (being multi-unit/multi-level), it is expected that green waste generation will be minimal or negligible and can be placed within the organics bins, located in the bin storage room.

With regards to the common property, it is expected that any maintenance and gardening undertaken, will be managed by a contractor appointed by the Owner's Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

4.3.3 Hard Waste

The City of Stonnington offers two free hard waste collections each year for residents, which occurs typically during spring and autumn.

Hard waste will not be moved to the kerbside collection location until the evening before the hard waste collection, and the Owners Corporation will manage the hard waste collections to minimise the number of collections.

Hard waste will be collected from kerbside in accordance with Council standard requirements.

Additional to the above, hard waste may be disposed of independently by residents, at Council's Transfer Station.

4.3.4 Electronic Waste (E-Waste)

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

- Stonnington Waste Transfer Station, 43 Weir Street, Malvern;
- 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 https://recyclingnearyou.com.au/

4.3.5 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Previously, soft plastics were able to be recycled via REDcycle bins located at most Coles and Woolworths supermarkets. However, REDcycle have since paused the recycling of soft plastic due to supplier/storage issues, therefore soft plastic should be disposed of using the garbage bins.

Alternatively, for residents in Stonnington, RecycleSmart offer a collection service of soft plastics, in addition to other items, which is available to individual residents and businesses.

RecycleSmart are partnered with APR Plastics who convert soft plastics into oil, which is then further processed into a resin, enabling it to be turned back into food grade plastic packaging again.

More information can be found at https://www.recyclesmart.com/

4.3.6 Re-Useable Items

Residents should be encouraged to offer items which are still in good usable condition to be offered to local charity organisations or for free pickup on social media, before being sent for disposal.

Additionally, a charity bin may be placed within the bin storage room to encourage reuse of suitable items.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

5.1.1 In-Dwelling

Separate small waste bins will be provided within each of the dwellings for the four waste streams, with appropriate bin storage locations provided within the kitchens for each dwelling, as required.

5.1.2 Bulk Waste Bins

It is proposed to utilise a private waste contractor for the collection of all waste streams for the proposed development. Consequently, the following bins will be required.

Table 4 Bin Provision

Component – Stream	*Total Waste/Week*	*Bin Size*	*Collection Frequency*	*Bins Required*
Garbage	1,404 litres	660 litres	Weekly	2 bins
Organics	756 litres	240 litres	Weekly	4 bins
Comingled Recycling	1,944 litres	660 litres	Weekly	3 bins
Glass	216 litres	240 litres	Weekly	1 bin
Total				**10 bins**

It is acknowledged that the volume of garbage exceeds the weekly capacity and may require light compaction. If the bin capacity is regularly exceeded, it is recommended that the collection frequency is increased to twice per week.

The typical specifications of the bins indicated above are detailed in Table 5 below.

Table 5 Bin Specifications

Capacity	*Width*	*Depth*	*Height*	*Area*
240 litres	0.60m	0.75m	1.10m	0.45m²
660 litres	1.25m	0.80m	1.30m	1.00 m²

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

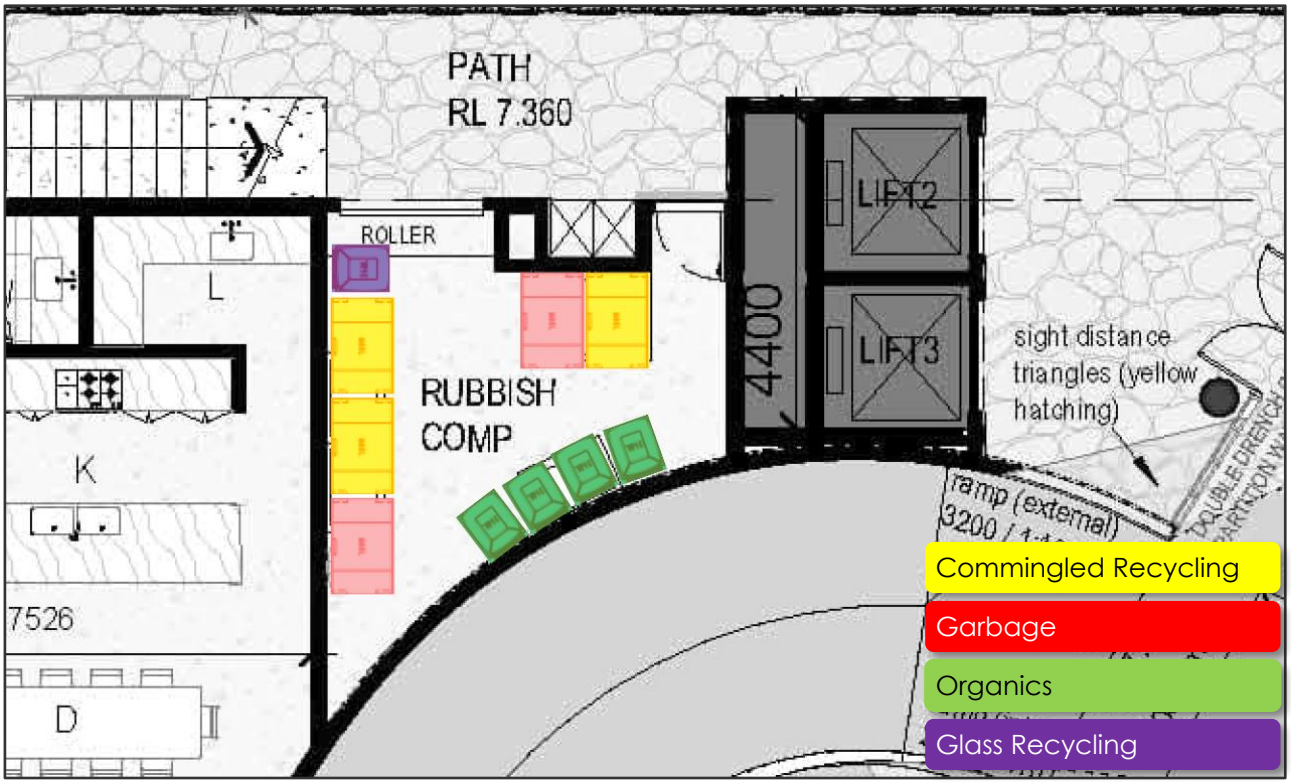
5.2 Bin Storage

As indicated in Figure 2, it is proposed to provide a bin storage area on Level 1, capable of accommodating the 5 x 660L bins plus the 5 x 240L glass bin, as shown in Figure 4 below.

The proposed bin storage room is therefore appropriately sized to accommodate the provision of bins in accordance with Council requirements. Some additional area is also provided within the bin storage room to allow for the temporary storage of bulk items and packaging, under the control of the Owners Corporation.

Furthermore, the bin storage room is located appropriately for access by residents and is secured from the common areas. The bin storage room should be vermin proof, and have appropriate ventilation, lighting, and drainage, and shall be cleaned regularly to minimise odour.

Figure 4 Bin Storage Room Layout



5.3 Waste Chutes

Dual waste chutes are proposed for the apartment building, with access provided on each level, and self-closing doors to ensure that odours do not permeate into the lobby/hallways.

The waste chutes are to terminate in a separate area to the organic waste and glass recycling bins, to ensure the safety of residents.

The following general rules apply when using the waste chutes:

- General household rubbish (essentially kitchen & bathroom rubbish) is the ONLY waste that should be placed in the garbage chutes;
- All rubbish must be securely bagged & tied before placing down the garbage chute;
- NO glass, cardboard, open food containers, plastic or papers is to be placed down the garbage chute; ***use the recycling chute***;
- Recyclable materials should not be bagged before placing down the recycling chute;
- Items too large to fit within the chutes should be taken directly to the bin storage room; and
- No rubbish is to be left on floor in the waste chute room.

5.4 Bin Collection

To allow for collection, bins will be transported by the building manager to the temporary bin store at the ground level adjacent the driveway. Collection for each stream will be collected at different times, therefore only the bins for one stream will be transported to the temporary storage area at a time.

The waste collection vehicle, a 6.4 m rear-lift waste collection vehicle (mini-loader), will enter the site from the crossover at the northwest, propping within the driveway adjacent the temporary bin storage area while undertaking collection. Once complete, the waste truck will exit the site in a forward direction, via the crossover at the southeast of the site.

The bins will be returned to the bin storage area immediately following collection.

5.5 Bin Cleaning

The building manager shall ensure that the shared 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 residents.

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

6 WASTE MANAGEMENT

6.1 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.

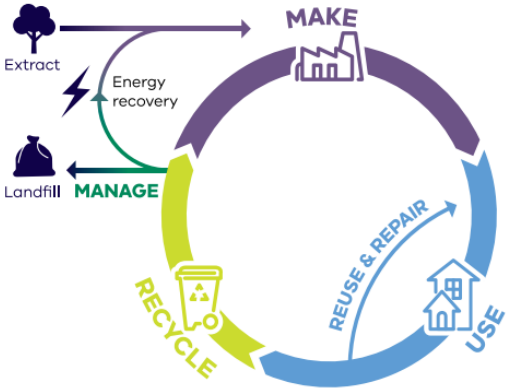
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 5 Resource Flows in a Circular Economy



In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation shall encourage residents 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; and
  - Recover, treat or contain waste preferentially to;
  - 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 residents; 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 dwelling, providing separate bins for garbage, recycling, organics and glass.

6.2 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, parking areas and the bin storage area.

The Owners Corporation shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area located on Level 1 and temporary bin storage area located on the ground level in particular, to discourage vermin.

6.3 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with either the Australian Standards or contractor standards, 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 6 below.

Figure 6 Example Waste Signage

6.4 Noise Control

It is noted that with the bin collection area being situated on the ground level adjacent the driveway, disturbance to residents during waste collection will be minimal. Regardless, to minimise the disturbance to residents 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 6:00am to 6:00pm, Monday to Saturday;
- Collections occurring more than once a week should be restricted to the hours 7:00am to 6:00pm, Monday to Saturday;
- Compaction should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

6.5 Resident Information

To ensure all residents are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents, 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;
- Resident responsibilities with regard to bin usage, storage, and collection; and
- Resident responsibilities with regard to litter and waste removal from the common property.

6.6 Municipal Charges

It is noted that every rateable tenement within the proposed development is liable for municipal waste charges, irrespective of the services provided by Council.

Consequently, each rateable tenement has the option to engage Council to provide waste services if desired.

6.7 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.

7 PLANNING SCHEME REQUIREMENTS

7.1 Clause 55.05-05

7.1.1 General

Clause 55.05-05 of the Stonnington Planning Scheme identifies waste and recycling objectives for residential developments, including:

- To ensure dwellings are designed to facilitate waste recycling;
- To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling; and
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

7.1.2 Dwelling in or Forming Part of an Apartment Development

The development requires a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table 6.

Table 6 Bin Storage Requirements – Apartment Dwellings

Number of Dwellings	*Minimum Area*	*Minimum Depth*	*Minimum Height*
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres

Additionally, the following is required:

- A tap and drain is provided to wash bins;
- A continuous path of travel is provided from each dwelling to bin storage areas;
- Any enclosed bin storage areas must be ventilated by:
  - Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
  - A mechanical exhaust ventilation system.
- Each dwelling must include an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 mm (approximately 250 mm deep x 350 mm high x 800 mm wide).

In relation to the above, the proposed development provides a shared bin storage area with an area of 22 m² in excess of the required 14 m², with minimum dimensions of 2.4 m deep by 5.2 m wide in excess of the requirements.

The bin storage area is proposed to include a tap and drain to facilitate bin washing, suitable ventilation and a continuous path of travel between the bin storage areas and the dwellings (via the lift core).

In addition, internal waste storage of at least 70 litres for each dwelling is provided in accordance with the requirements.

The proposed bin storage area is in accordance with the requirements of Standard B5-5 in Cause 55.05 of the Planning Scheme.

8 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

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

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

9 CONTACT INFORMATION

9.1 Council

Stonnington City Council

Phone: (03) 8290 1333 (Customer Service)

Web: www.stonnington.vic.gov.au

Email: Council@stonnington.vic.gov.au

9.2 Contractors

CSC Waste & Recycling

Services: Private contractor

Phone: 1300 499 927

Web: www.cscwaste.com.au

Email: info@cscwaste.com.au

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: www.urbanwaste.com.au

Email: info@urbanwaste.com.au

iDump

Services: Private contractor

Phone: 1300 443 867

Web: www.iDump.com.au

Email: info@idump.com.au

Cleanaway

Services: Private contractor

Phone: 131 339

Web: www.cleanaway.com.au/

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: www.wastewise.com.au

BioPak (Organic Waste Compost Service)

Services: Private contractor

Phone: 1300 246 725

Web: www.biopak.com.au/compost-service

9.3 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753

Web: https://eco-safe.com.au/

Email: info@eco-safe.com.au

Electrodrive (bin tug systems)

Phone: 1800 333 002

Web: www.electrodrive.com.au

Email: vic@electrodrive.com.au

Movexx (bin tug systems)

Phone: 1300 188 098

Web: www.movexx.com.au

Email: vic@electrodrive.com.au

9.4 Others

Sustainability Victoria

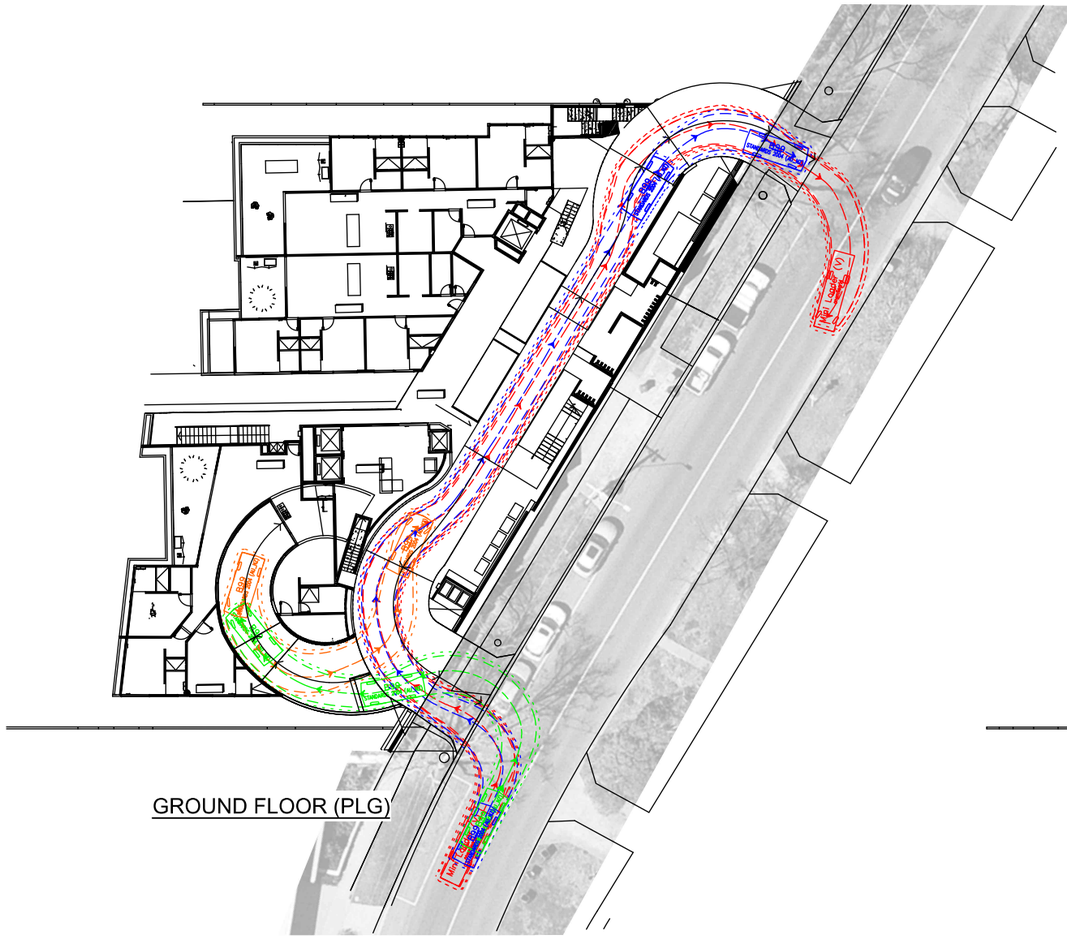
Services: Sustainable Waste Management initiatives and information

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

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

Appendix A Swept Path Diagram



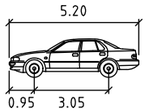
GROUND FLOOR (PLG)

UNDERCROFT L1 (PLU1)

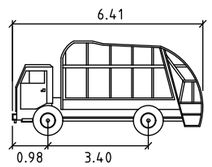
UNDERCROFT L2 (PLU2)

UNDERCROFT L3 (PLU3)

ADVERTISED PLAN



B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



WASTE MINI LOADER	meters
Width	: 1.85
Track	: 1.85
Lock to Lock Time	: 4.0
Steering Angle	: 33.6

SWEPT PATH LEGEND

– – – – – DESIGN VEHICLE SWEPT PATHS SHOWN DASHED

- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Scale 1:500 @ A3 (0 2.5 5 10)

Drawing Title
TOORAK PAVILION
RESIDENTIAL DEVELOPMENT
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
TCW	JS	58 J1

Project Number	Drawing Number	Revision
210632	SPA100	I

CAD File: N:\Projects\2021\210632\Drawings\210632SPA100.dgn

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onemilegrid operates from Wurundjeri Woiwurung 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.

Aerial Photography
Aerial photography provided by Nearmap