URBIS

Waste Management Plan

7-15- Horne Street, Elsternwick

June 2026

Prepared for: Auyin Property Development Pty Ltd

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Project Code	P0061873

Revision	Date	Details
A	18/02/2026	Draft Waste Management Plan
B	05/03/2026	Waste Management Plan for Development Application
C	12/06/2026	Waste Management Plan for DA – Drawing Updates

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Contents

Figures

Tables

Executive Summary

The below is a summary of the waste management strategy proposed for the subject site. The complete report must be read in detail prior to implementing the waste management plan.

1. **Residential**, inclusive of:
   - 25 Two bed apartments
   - 15 Three bed apartments
   - Various Communal Spaces
2. **Commercial** throughout the precinct, including:
   - 115.5sqm of Cafe
   - 82.5sqm of Retail (Food & Drink)

For operational efficiencies, independent waste systems have been allocated to the Residential and Retail components of the development.

The following waste systems and collection arrangements are proposed for the development:

Table 1 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*2x 660 Litre Bins*	*3*	*All Collections by Private Contractor*
	Commingled Recycling	*2x 660 Litre Bins*	*3*	
	Organics	*3x 240 Litre Bins*	*2*	
	Glass	*3x 240 Litre Bins*	*2*	
	Hard Waste & E-waste	*2m² Hard Waste Area*	*As Required*	
Commercial	*Garbage*	*4x 1100 Litre Bins*	*2*	
	Commingled Recycling	*2x 660 Litre Bins*	*2*	
	Organics	*3x 240 Litre Bins*	*2*	
	Glass	*2x 240 Litre Bins*	*1*	
	*Hard Waste & Additional Waste Streams**	*2m2 Hard Waste Area*	*As Required**	

** Additional waste streams (i.e. e-waste or soft plastic) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.*

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

Where possible, collections between commercial and residential uses of similar streams should be collected concurrently. This would reduce collection costs and number of trucks visiting the site when operational.

Residential waste collection

Residential waste collections will occur directly from the rear laneway adjacent to the *residential waste room at ground floor via* ***private contractor****. A* ***6.4m Low Height Clearance (2.1m)*** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *allocated loading area in the rear laneway*, accessed via *Horne Street*. A minimum height clearance *of* ***2.5m at the point of collection and 2.1m throughout vehicle path of travel*** has been allowed for within the loading area and associated access. Swept path analysis showing sufficient access is provided in ***Appendix B***.

Collection vehicles will prop within the *loading area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

Commercial waste collection

Commercial waste collections will occur directly from the rear laneway adjacent to the *commercial waste room at ground floor via* ***private contractor****. A* ***6.4m Low Height Clearance (2.1m)*** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *allocated loading area in the rear laneway*, accessed via *Horne Street*. A minimum height clearance *of* ***2.5m at the point of collection and 2.1m throughout vehicle path of travel*** has been allowed for within the loading area and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

Collection vehicles will prop within the *loading area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

Introduction

The following Waste Management Plan (WMP) has been prepared for the proposed mixed-use development at **7-15 Horne Street, Elsternwick.**

This WMP has been prepared based on ***City of Glen Eira's Waste Management Building design for a sustainable future*** and ***Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019)*** and best practice waste management methodology and technologies commonly available in Australia.

The waste services proposed throughout this WMP will be reviewed with respect to any change in the operational requirements of the subject development over time. Revised waste management plans will be issued to Council for approval prior to adoption.

Land Use and Development Summary

Table 2 – Development Details Summary

Client:	Auyin Property Development Pty Ltd
Land Use Type:	Mixed Use: Commercial & Residential
Number Levels:	13 levels and 2 additional basement levels

Table 3 – Development summary

Development Component	Use	Quantity / Area
Residential	Residential (2 Bed)	25 Units
	Residential (3 Bed)	15 Units
Commercial	Café / Restaurant	115.5 m^2
	Retail (Food & Drink)	82.5 m^2

Site Layout

Figure 1 below provides the location of the proposed development in relation to neighbouring sites.

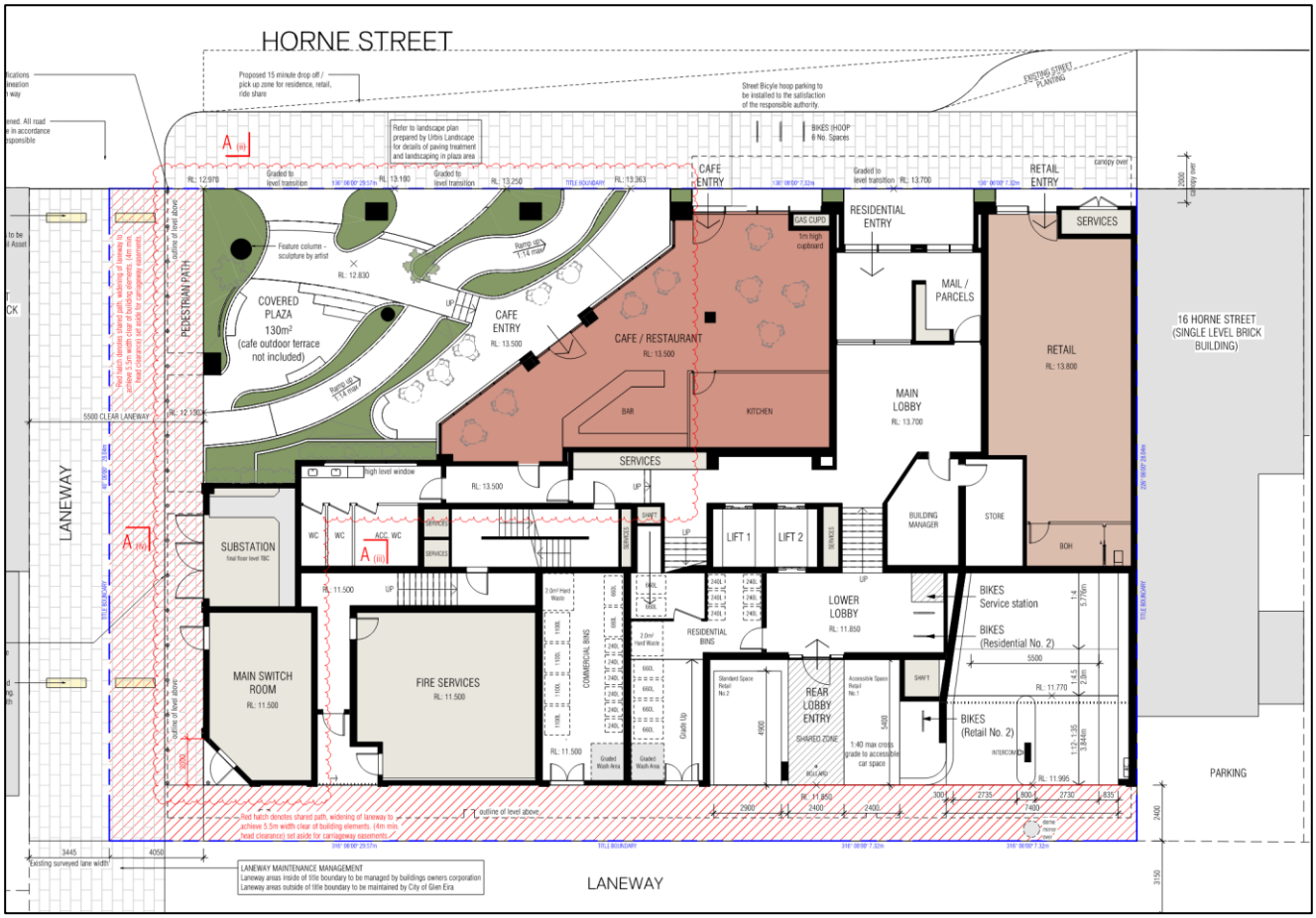

Figure 1 – Site Location

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Waste Management Analysis

RESIDENTIAL

The following waste management strategy addresses the residential components of the subject development.

1 Residential Waste Management

This section covers the waste management strategy for the **residential** component **only** including waste stream separation, waste calculations and material handling.

For operational efficiencies, independent waste systems have been allocated to the **Commercial** (inclusive of Retail (Food & Drink) and Restaurant) waste strategy and detailed in **Section 2.**

This Waste Management Plan makes allowance for extended waste streams and methodologies to enhance the ability to divert waste from landfill.

1.1 Residential Waste Stream Systems

Waste shall be sorted on-site by tenants as appropriate into the following streams.

Extended Waste streams are not mandatory to be separated and subject to building management preference.

Table 4 – Residential Waste Streams

Core Waste Streams	Extended Waste Streams
General Waste (Garbage)	Cardboard and Waxed Cardboard
Commingled Recycling	Soft Plastics
Food Organics	Unique Waste Streams (e.g.
Glass	
Hard Waste / Bulky Waste	
Electronic Waste	

1.1.1 Core Waste Streams

1.1.1.1 General Waste and Commingled Recycling

Each apartment shall have provisions for plastic lined bins to have a minimum cumulative capacity of 30 litres each for the temporary holding of garbage and commingled recycling. Residents will transfer bagged garbage and loose recyclables as required into the appropriate waste chute provided on each floor Residential Waste Chute Rooms (Per Level).

1.1.1.2 Food Organics

Each apartment shall have provision for kitchen organics caddys (refer to **Figure 2**) to have a minimum capacity of 7 litres for the temporary holding of food organics waste. Residents will transfer these caddys to the Ground Level Waste Room and dispose the material within the 240L bins.

1.1.1.3 Glass Waste

Provisions for separate 240 litre glass drop-off bins have been made within the residential waste room at Ground floor.

Each apartment shall have provision for 15 litres bins for the temporary holding of glass waste. Residents will transfer the glass waste to the 240 litre bins within the Ground Floor as required.

1.1.1.4 Hard Waste and Electronic Waste

A dedicated 2sqm residential hard waste and e-waste on ground floor will be used by residents to temporarily store their hard waste and E-Waste until the time of collection. Residents will use the goods lift to

transfer their hard waste/e-waste between floors to the waste roon at GF. Hard waste/ e-waste will be collected on an as required basis.

Hard Waste collection will be coordinated with building management.

1.1.2 Extended Waste Streams

1.1.2.1 Container Deposit Scheme (VIC)

If deemed appropriate by building management, a dedicated 240L bins on ground floor waste room can be used by residents to dispose of any eligible aluminium, glass, plastic and carton drink containers between 150mL and 3 litres that are unwanted.

The Container Deposit Scheme (CDS) is a scheme supported by Recycling Victoria to reduce litter. Additionally to the provision of bins within the development, the Victorian Government states *"There are many convenient and accessible locations across Victoria for participants to return empty drink containers. Community access and service standards ensure that participants can return their drink containers to a refund point that is convenient for them, regardless of where they are in Victoria.*

There are a variety of ways to return drink containers, including:

- *reverse vending machines*
- *depots*
- *over-the-counter collection points*
- *Mobile or 'pop-up' refund collection points"*

Further details of CDS can be found in their official website https://cdsvic.org.au/locations.

1.1.2.2 Charity

If deemed appropriate by building management, a dedicated 240L bin on ground floor waste room can be used by residents to temporarily hold of any good quality household items that can be repurposed, reused or donated, until the time of collection.

1.1.2.3 Additional Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in residential waste generation and its separation will increase the diversion form landfill. Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading dock. This may include fluorescent tubes, X-rays, eye glasses, soft plastics and printer cartridges.

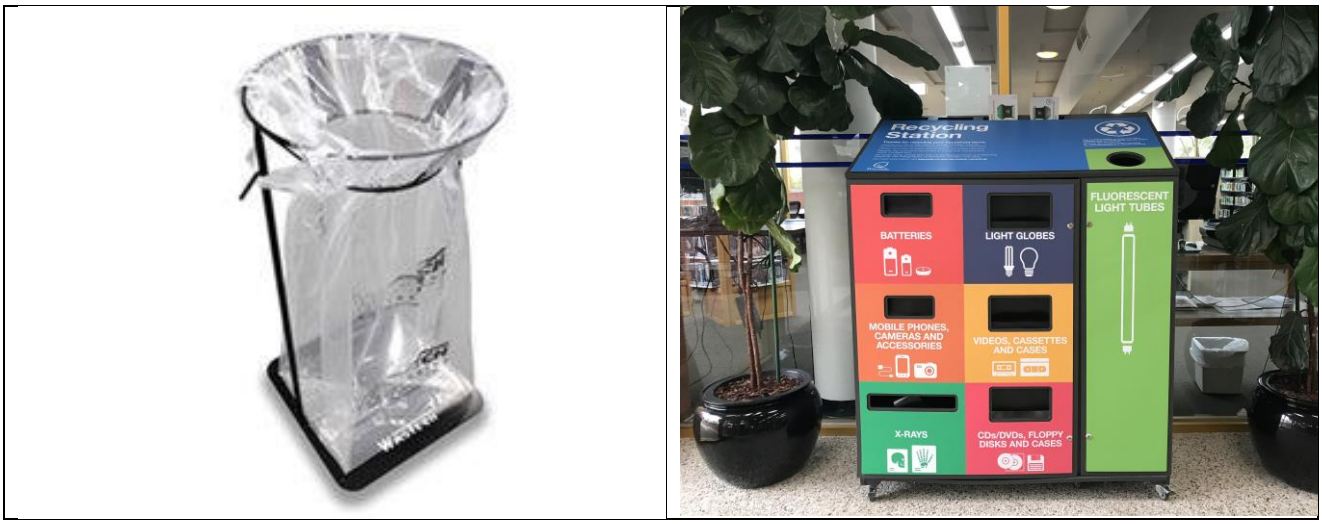


Figure 2 – Example Soft Plastic Gathering Gathering Stand (left) and unique recyclables station (right)

1.2 Residential Waste Generation

Waste generation rates per week are shown in **Table 5** and are based on a **7-day per week operation** for residential uses.

Table 5 – Residential Waste Generations

Use	Weekly Generation Rate (Litres / Apartment / Week)			
	General Waste	Recycling	Organics	Glass
Residential – 2 Bed	75	70	25	30
Residential – 3 Bed	90	84	30	36

Weekly waste generation assessment for the residential development component is shown in Table 6.

Common areas of the residential facilities (i.e. communal spaces, lounge area, terraces, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the apartments and is therefore incorporated into the rates shown above.

Table 6 – Residential Waste Generation Assessment

Use	Quantity	Weekly Waste Volume (Litres / Week)			
		General Waste	Recycling	Organics	Glass
Residential – 2 Bed	25	1,875	1,750	625	750
Residential – 3 Bed	15	1,350	1,260	450	540
	TOTAL	**3,225**	**3,010**	**1,075**	**1,290**

1.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include stairs or **gradients greater than 1:14.**

1.3.1 Residential Waste Chute Rooms (Per Level)

Dual chutes will be provided for the disposal of waste generated from each residential tower. There is to be one chute dedicated to garbage and another dedicated to commingled recycling. The chute doors will be signed as garbage or commingled recycling as appropriate. Each chute will output directly into the stream appropriate end of chute equipment within the waste room.

Rubber skirting is to be provided at the end of the chutes to ensure debris from chute will not create a risk to operators.

Each waste room (per level) will have power, water communication connectivity for ease of maintenance and in compliance with standards.

1.3.2 End of Chute Room (Ground Floor)

The end of the chute room will manage the residential waste incoming from the upper levels. The building will have one end of chute room, with each chute stream to output directly into a **660L bin**. Rubber skirting is to be provided at the end of the chutes to ensure debris from chute will not create a risk to operators. End of chute room will be only accessible by building management staff, restricted to residents.

Glass and food waste from each apartment will be transferred residents on a as required basis.

1.4 Residential Waste Management Equipment

Table 7 details the storage method, size, capacity and frequency of collection required for the development.

Table 7 – Residential Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	Bin Based	660 Litre	2	3	3,960	3,225
Commingled Recycling	Bin Based	660 Litre	2	3	3,960	3,010
Food Organics	Bin Based	240 Litre	3	2	1,440	1,075
Glass	Bin Based	240 Litre	3	2	1,440	1,290

Due to the requirement for a suitable volume of each extended waste stream to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached. Further detailed on the storage methodology is provided in **Section 1.1.2**.

1.5 Residential Waste Storage and Location

Table 8 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of ground level waste storage to demonstrate the adequacy of the area provided.

Table 8 – Waste Storage Area Requirements

Waste Area	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Residential Waste Room	4no. 660L Bins	3.92	29.00
	6no. 240L Bins	2.52	
	2 sqm Hard Waste & E-waste	2.00	
	2 sqm Wash Area	2.00	
End of Chute Residential Waste Room	2no. 660L Bins at End of Chutes	1.96	6.00
	TOTAL	12.40m^2	35.00m^2

1.6 Residential Waste collection Methodology

All residential waste will be collected as outlined below.

Table 9 - Residential - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*2x 660 Litre Bins*	*3*	*Private Collection*
	Commingled Recycling	*2x 660 Litre Bins*	*3*	
	Organics	*3x 240 Litre Bins*	*2*	
	Glass	*3x 240 Litre Bins*	*2*	
	Hard Waste & E-waste	*2m² Hard Waste Area*	*As Required*	

Residential waste collections will occur directly from the rear laneway adjacent to the *residential waste room at ground floor. A* ***6.4m Low Height Clearance (2.1m)*** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *allocated loading area in the rear laneway*, accessed via *Horne Street*. A minimum height clearance *of* ***2.5m at the point of collection and 2.1m throughout vehicle path of travel*** has been allowed for within the loading area and associated access. Swept path analysis showing sufficient access is provided in ***Appendix B***.

Collection vehicles will prop within the *loading area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

2 Waste Management Analysis

COMMERCIAL

The following waste management strategy addresses the commercial components of the subject development.

2 Commercial Waste Management

This section covers the waste management strategy for the commercial component **only,** including waste stream separation, waste calculations and material handling proposed.

For operational efficiencies, independent waste systems have been allocated to the residential waste strategy and detailed in **Section 1.**

The commercial waste management strategy has been developed in alignment with expectations set by ***Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019)***, better practice in Australia and similar development back of house operations. This Waste Management Plan makes allowance for extended waste streams and methodologies to enhance the ability to divert waste from landfill.

2.1 Commercial Waste Stream Systems

Waste shall be sorted on-site by tenants as appropriate into the following streams. **Extended Waste streams are not mandatory to be separated and subject to commercial tenants / building management.**

Table 10 – Commercial Waste Streams

Core Waste Streams	Extended Waste Streams
General Waste (Garbage)	Cardboard and Waxed Cardboard
Commingled Recycling	Secure Paper
Food Organics	Soft Plastics
Glass	Additional Waste Streams (e.g.
Hard Waste / Bulky Waste	Used Cooking Oil
Electronic Waste	Polystyrene

2.1.1 Core Waste Streams

Throughout the facility it will be ensured that it is as easy to dispose of all core waste streams as it is garbage. This will be achieved by ensuring the development is appropriately furnished with bin stations throughout the ancillary spaces and communal areas. Clear signage is to be appropriately displayed in combination with the bin stations to identify the segregation of waste streams and correct use of the bins.

Bin stations will be used to encourage the separation of waste streams and diversion from landfill. The bin stations incorporate the provision of multiple bins for different waste streams at central of the tenancy. This system is beneficial as users are required to make a conscious decision as to which bin they place their waste, typically resulting in a reduced volume of garbage (landfill).

The use of bin stations also reduces the amount of locations cleaners are required to service throughout the development.

Figure 3 – Bin Station Examples

Commercial tenancies shall have minimum provisions for a single bin station per room or collective area for all uses.

2.1.1.1 General Waste and Commingled Recycling

Staff/cleaners will be responsible for transferring the waste in the bins stations throughout the tenancy, disposing general waste and commingled recycling into the corresponding 1100 and 660 litre bins respectively. Staff may utilise trolleys and or individual bins to facilitate the transfer.

Garbage waste is to be disposed of bagged and commingled recycling is to be disposed of loosely within the provided bins.

2.1.1.2 Food Organics and Glass

Organic waste extending from the commercial tenancies will be managed via 240L bins as required located within the commercial waste room on the ground floor (refer to **Appendix A).**

Retail tenancies may be furnished with small bins/tubs for the separation of temporary holding of food organics and glass, as deemed appropriate by the occupant(s). Tenants/staff will transfer and empty these bins/tubs into the larger 240L bins.

2.1.1.3 Hard Waste

A dedicated 2sqm hard waste area will be used by staff to temporarily store their hard waste until the time of collection. Hard waste will be collected on an as required basis.

Hard Waste collection will be coordinated with building management.

2.1.1.4 Electronic Waste

Staff/cleaners will be responsible for transferring and disposing electronic waste (including batteries, screens, computer parts) into a tub within the hard waste areas located in the waste room.

2.1.2 Extended Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in commercial waste generation, and its separation will increase the diversion form landfill.

Table 11 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Soft Plastic	To be bagged using a gathering stand (refer figure below for example) or an 1100 litre bin subject to collection contractor preference
Expanded Polystyrene (EPS)	To be stored within a gathering stand (refer figure below for example) or an 1100 litre bin subject to collection contractor preference
Waxed Cardboard	Dedicated line-marked storage area and/or 1,100 litre bin within waste store
Unique Recyclables	Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading area. This includes fluorescent tubes, secure paper,

Figure 4 – Example Soft Plastic Gathering Stand

2.2 Commercial Waste Generation

To provide a conservative waste volume estimate, a commercial waste generation rate has been adopted for each proposed use as outlined in **Table 12** using the following assumptions:

- Café/Restaurant is considered to operate as a Restaurant
- Retail is assumed to operate as food and beverage tenancy

These will provide for future change of use if undertaken.

Table 12 – Commercial Tenancy Use

Proposed Use (As per Development Summary)	Adopted Commercial Waste Generation Rate	Area (m^2)	Assumed Operational Days per week
Café/Restaurant	Restaurant	115.5	6
Retail	Retail (Food & Drink)	82.5	6

Waste generation volumes per week are shown in **Table 13.**

Table 13 – Commercial Waste Generations

Use	Weekly Generation Rate (Litres / 100m2 / Week)			
	General Waste	Recycling	Organics	Glass
Restaurant	3,168	896	792	304
Retail (F&B)	1,440	1,071	360	129

Weekly waste generation assessment for the commercial development component is shown in **Table 14.**

Common areas of the commercial facilities (i.e. back of house, storage, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the tenancies and is therefore incorporated into the rates shown above.

Table 14 – Commercial Waste Generation Assessment

Use	Area (Net Leasable)	Weekly Waste Volume (Litres / Week)			
		General Waste	Recycling	Organics	Glass
Restaurant	115.5	3,659	1,035	915	351
Retail (Food & Drink)	82.5	1,188	884	297	106
	TOTAL	**4,847**	**1,919**	**1,212**	**457**

2.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include **stairs or gradients greater than 1:14.**

2.4 Commercial Waste Management Equipment

Table 15 detail the storage method, size, capacity and frequency of collection required for the development.

Table 15 – Commercial Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	Bin Based	1100 Litre	4	2	8,800	4,847
Commingled Recycling	Bin Based	660 Litre	2	2	2,640	1,919
Food Organics	Bin Based	240 Litre	3	2	1,440	1,212
Glass	Bin Based	240 Litre	2	1	480	457

Due to the requirement for a suitable volume of each extended waste stream (refer to **Section 2.1.2**) to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached.

2.5 Commercial Waste Storage and Location

Table 16 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of waste storage to demonstrate the adequacy of the area provided.

Table 16 – Commercial Waste Storage Area Requirements

Waste Room	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Commercial Waste	4no. 1100L Bins	5.32	31.00
	2no. 660L Bins	1.96	
	6no. 240L Bins	2.52	
	2 sqm Hard Waste	2.00	
	2 sqm Wash Area	2.00	
	TOTAL	13.80m^2	31.00m^2

2.6 Commercial Waste collection Methodology

All commercial waste will be collected via private contractor.

Table 17 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week
Commercial	*Garbage*	*4x 1100 Litre Bins*	*2*
	Commingled Recycling	*2x 660 Litre Bins*	*2*
	Food Organics	*3x 240 Litre Bins*	*2*
	Glass	*2x 240 Litre Bins*	*1*
	*Hard Waste & Additional Waste Streams**	*2m2 Hard Waste Area*	*As Required**

** Additional waste streams (i.e. e-waste or soft plastic) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.*

Commercial waste collections will occur directly from the rear laneway adjacent to the *commercial waste room at ground floor. A* ***6.4m Low Height Clearance (2.1m)*** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *allocated loading area in the rear laneway*, accessed via *Horne Street*. A minimum height clearance *of* ***2.5m at the point of collection and 2.1m throughout vehicle path of travel*** has been allowed for within the loading area and associated access. Swept path analysis showing sufficient access is provided in *Appendix B.*

Collection vehicles will prop within the *loading area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building/Dock Management will ensure sufficient access is provided for collection vehicle operators during collection times.

3 Standards, Compliance and Equipment

Following sections details on best practice waste management methodology, standards required for waste rooms and equipment details.

3 Standards and Compliance

3.1 Bin Supplier and Colours

All bins and equipment mentioned in this WMP will be provided by private supplier. The below bin colours are specified by **Australian Standard AS4123.7 2006,** however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Cardboard bins shall have blue lids with blue body.
- Glass bins shall have purple lids with dark green or black body.
- Organics bins shall have lime green lids with dark green or black body.

Private collection contractors often supply their own bins for collection.

3.2 Signage

Waste drop-off areas and bins will be clearly marked and signed with the approved Sustainability Victoria waste disposal signage, or equivalent, examples of which are provided in **Figure 5.** Staff / cleaners will be instructed by building management to adhere to these requirements.

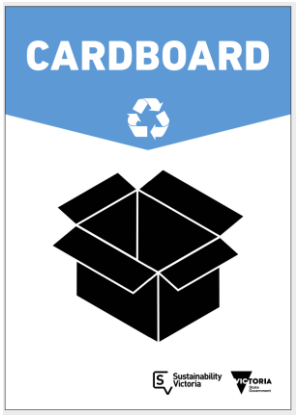


Figure 5 - Example of Sustainability Victoria Signage

3.3 Ventilation

Ventilation for waste room areas is provided in accordance with Australian Standard AS1668.

3.4 Bin Washing

An appropriately drained wash down area will be provided within each of the waste areas for each component of the development, in which each bin is to be regularly washed by building management (or equivalent). Bin washing area or bin wash bays must discharge to a grease trap.

Alternatively, a third-party bin washing service may be engaged to perform regular washing of bins. Bin washing suppliers must retain all waste water to within their washing apparatus and not impact on the drainage provisions of the site.

3.5 Noise Reduction

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

3.6 Vermin Prevention

All waste areas are enclosed and kept clean for prevention of vermin ingress. Regular washing of areas and bins will occur. Waste Equipment Details

3.7 Typical Equipment Dimensions

The below table details the typical waste equipment dimensions.

Table 18 – Typical Storage Unit Dimensions

Unit	Width (mm)	Depth (mm)	Height (mm)
1100 Litre Bin	1,240	1,070	1,330
660 Litre Bin	1,260	780	1,330
240L Bin	585	730	1060

3.8 High Level Purchasing Schedule

Table 19 list the equipment supply required for the core waste streams as per the conditions proposed within this report.

All service requirements noted are indicative only and must be confirmed with the supplier prior to commencement of construction.

Table 19 – Equipment Supply Schedule

Item	Quantity	Typical Services Requirement (s)*	Supplier
Dual Chutes	1 x Garbage 1 x Recycling	Power Supply: 1-Phase 20Amp Water Requirements: Cold Water for Sprinklers BMS or Internet Connectivity	Private Supplier (Wastech or equivalent)
1100L Bin	4 x Garbage	Nil	Private Supplier (SULO or equivalent)
660L Bin	3x Garbage 5 x Recycling	Nil	Private Supplier (SULO or equivalent)
240L Bin	6 x Organics 5 x Glass	Nil	Private Supplier (SULO or equivalent)

** Services requirements are indicative only and must be confirmed with the manufacturer prior to the commencement of construction.*

3.9 Supplier Contact information

A complimentary listing of contractors and equipment suppliers is provided in **Table 20** below for your reference. Urbis is not associated with these suppliers, and there is no obligation to procure goods or services from these companies. This is not intended to be a complete list of available suppliers. Urbis does not warrant or make representations regarding the goods or services provided by these suppliers.

Table 20 – Supplier Contact List

Service Type	Contractor/Supplier Name	Phone	Website
Private Waste Collectors	Premier Waste Management PTY LTD	1300 219 001	www.premierwaste.com.au
	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Equipment Suppliers	Wastech Engineering (Compactors, Bin Lifters)	(03) 8787 1600	www.wastech.com.au
	Sulo Australia (Bins)	1300 364 388	www.sulo.com.au
	Sitecraft (Bin Tug Equipment)	1300 363 152	www.sitecraft.net.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	(03) 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental Australia	1800 800 621	www.wbcm-aust.com.au
E-Waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	Mobile Muster	1800 249 113	www.mobilemuster.com.au
	ToxFree	1300 869 373	www.toxfree.com.au
CDS Collection	Scouts Victoria	(03) 8543 980	www.scoutscds.com.au
	Return It	1300 237 010	www.returnit.com.au

Disclaimer

This report is dated 12 June 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Auyin Property Development Pty Ltd **(Instructing Party)** for the purpose of Waste Management Plan for Development Application **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

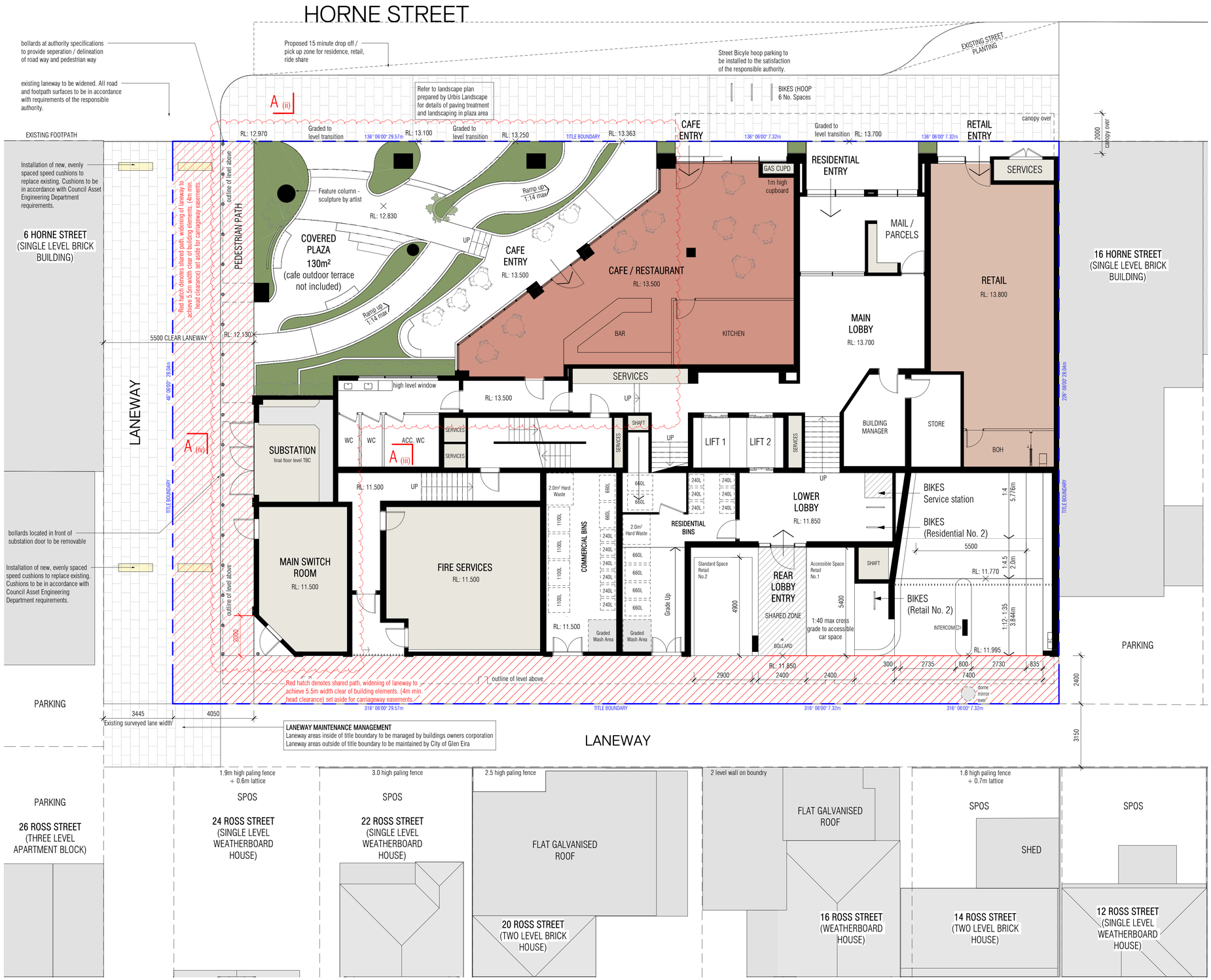
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Drawings / Sketches

ADVERTISED PLAN



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
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- Water saving to be achieved through the use of efficent Fictures & Fittings and Rainwater harvesting system.
- Windows to have high performance glazing as required to meet energy requirements
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- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

PARKING NOTES

The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by Urbis.

- All mechanical venting of basement required to occur internally within site
- Car spaces to be typically 2850 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- 'Ned Kelly' staggered height wall mounted bike storage (or similar) @ 500mm centres
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

PARKING ALLOCATION

On-site parking allocation to include

- Not less than one car space for each two bedroom apartment
- Not less than two car spaces for each three or more bedroom apartment
- Not less than one car spaces per 100sqm of leasable floor area for Retail / Commercial tenancies

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be in accordance with Landscape plan prepared by Urbis, Landscape architecture.

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(ii) Plaza landscape updated
		(iii) High level window added to communal bathroom
		(iv) Substation relocated

MIXED-USE PROPOSAL

TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

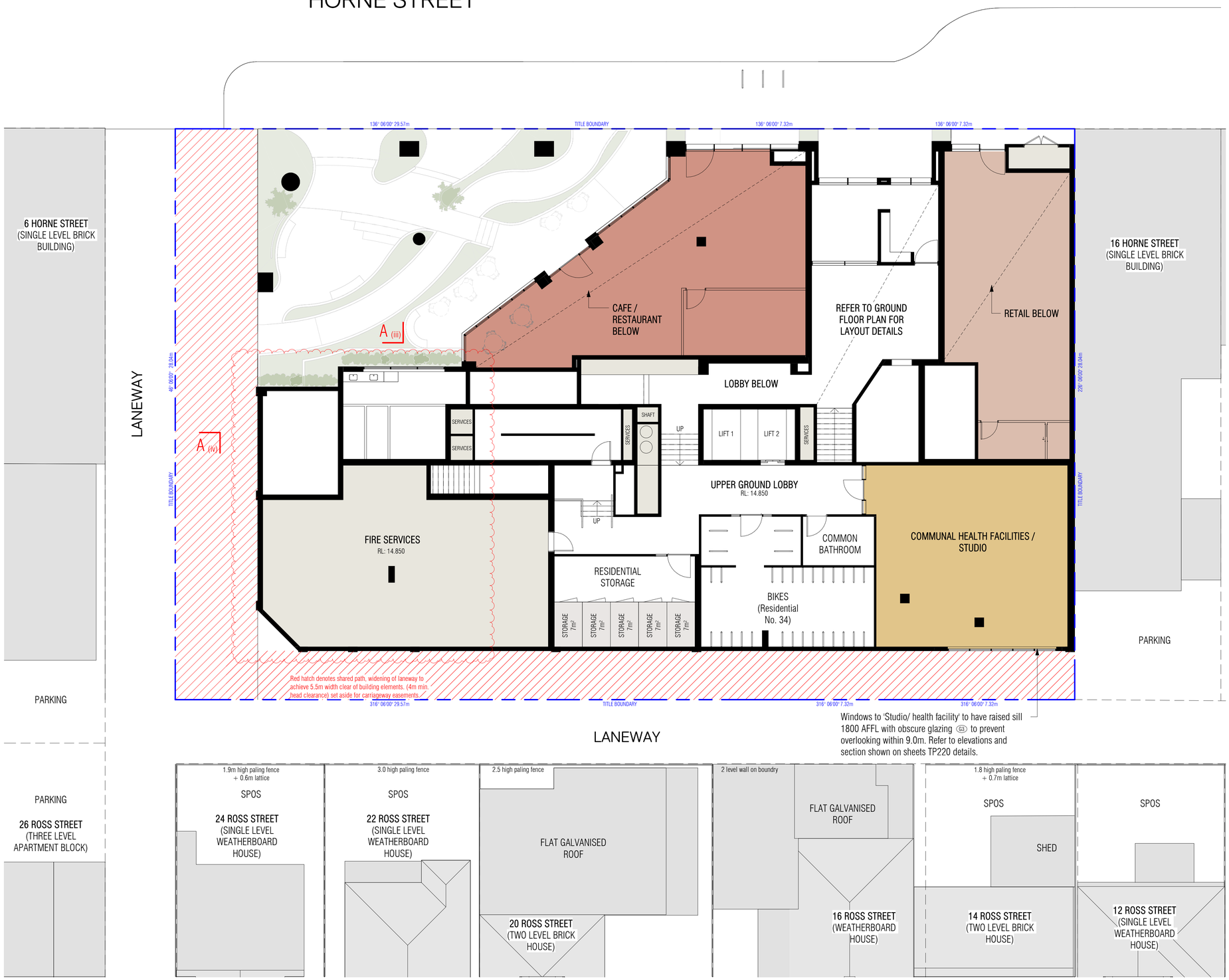
NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted] 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP100 - A
ISSUE FOR SUBMISSION	
GROUND LEVEL	

CBG



COLOUR LEGEND

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MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

TP100.1 - A

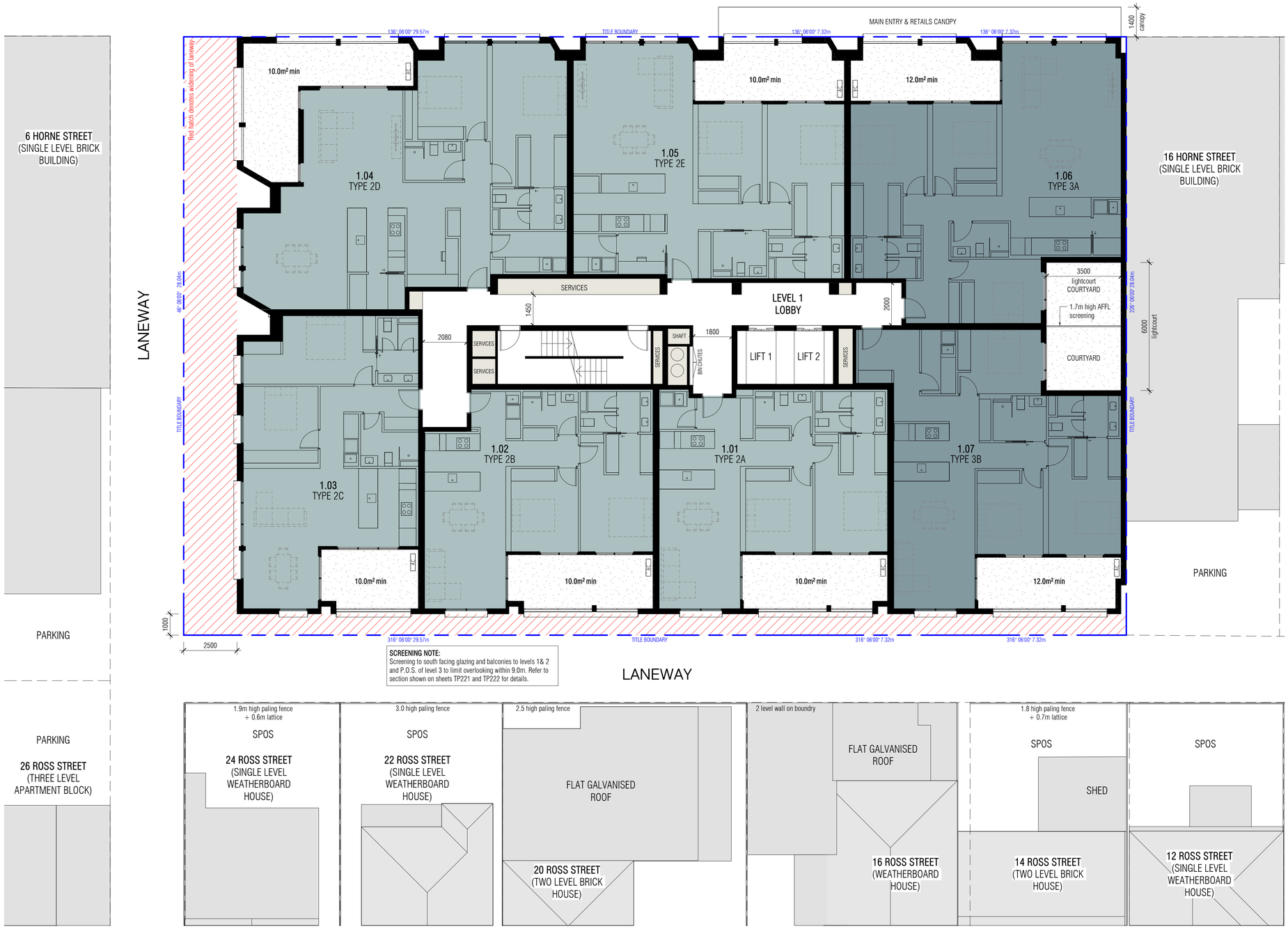
ISSUE FOR SUBMISSION

GROUND LEVEL UPPER

CBG

HORNE STREET

ADVERTISED PLAN



COLOUR LEGEND

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		(no changes)

MIXED-USE PROPOSAL

TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

TP101 - A

ISSUE FOR SUBMISSION

LEVEL 1

CBG

HORNE STREET

ADVERTISED PLAN

COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
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- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

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		(no changes)

MIXED-USE PROPOSAL

TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

TP102 - A

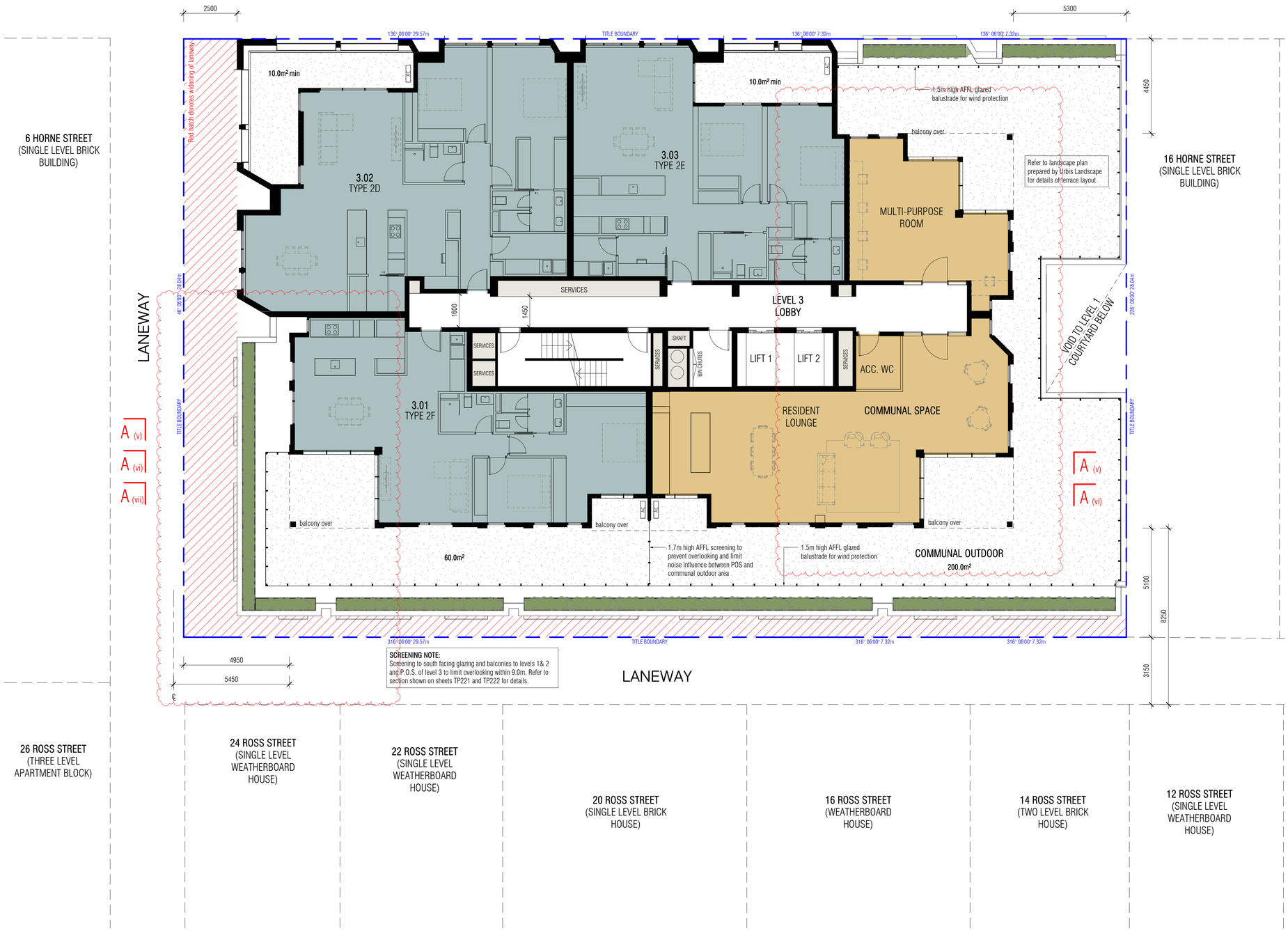
ISSUE FOR SUBMISSION

LEVEL 2

CBG

HORNE STREET

ADVERTISED PLAN



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
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A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(vi) Internal layout changes following tower re-design
		(vii) Setback dimensions updated following tower re-design

MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

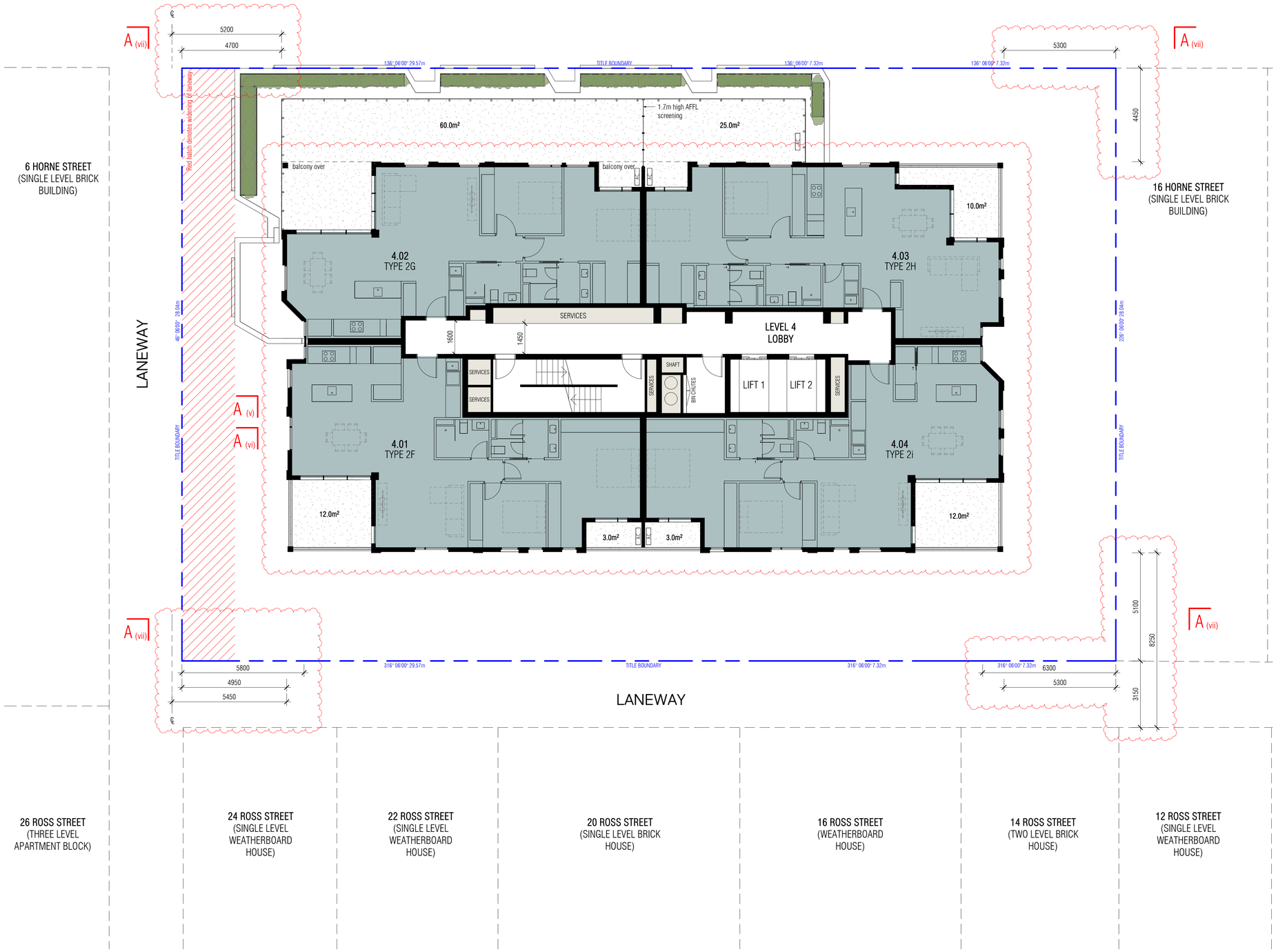
DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP103 - A
ISSUE FOR SUBMISSION	
LEVEL 3	

CBG

HORNE STREET



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

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		(vii) Setback dimensions updated following tower re-design

MIXED-USE PROPOSAL

TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

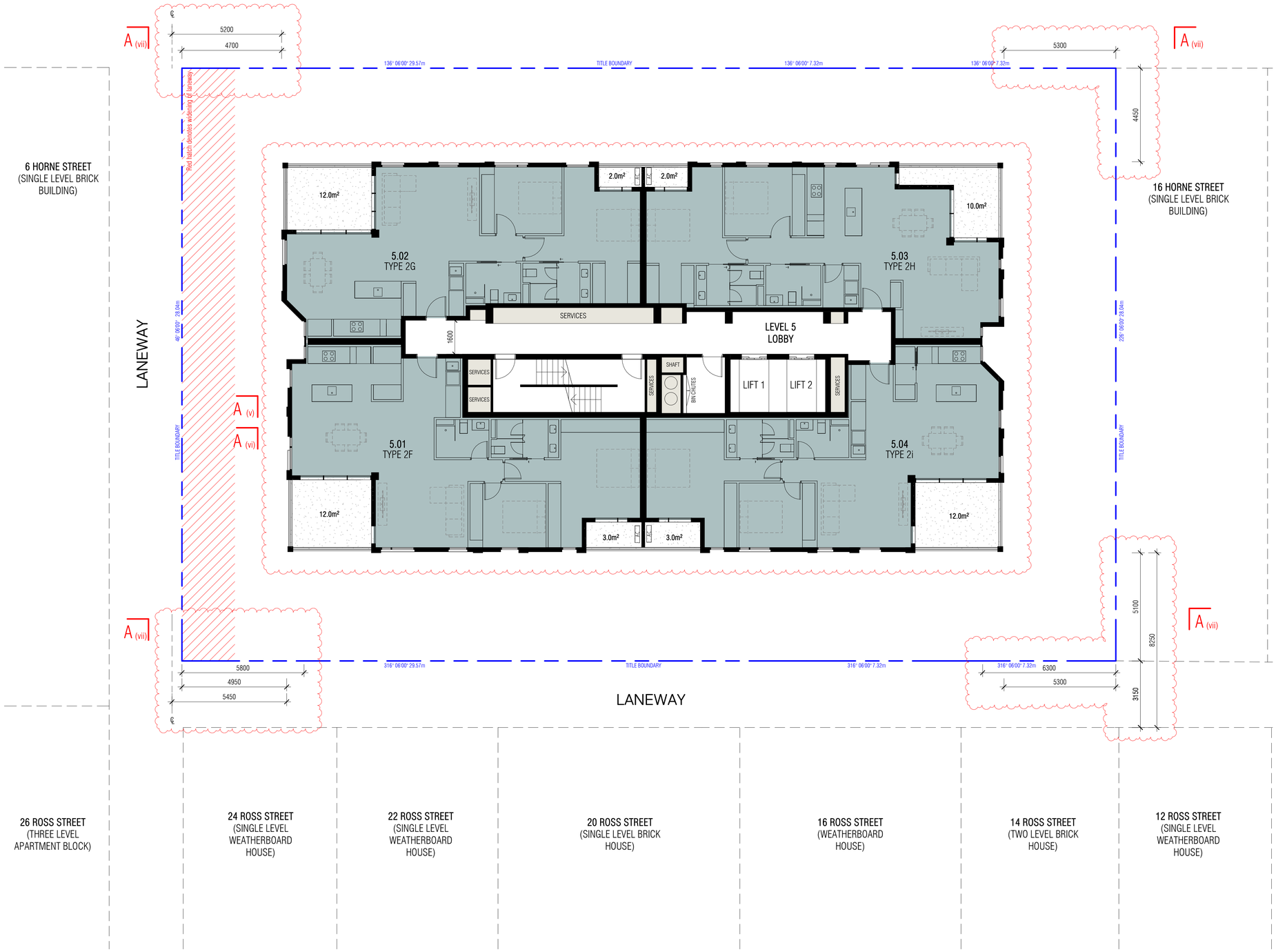
TP104 - A

ISSUE FOR SUBMISSION

LEVEL 4

CBG

HORNE STREET



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
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- Balcony / Terrace Area

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MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

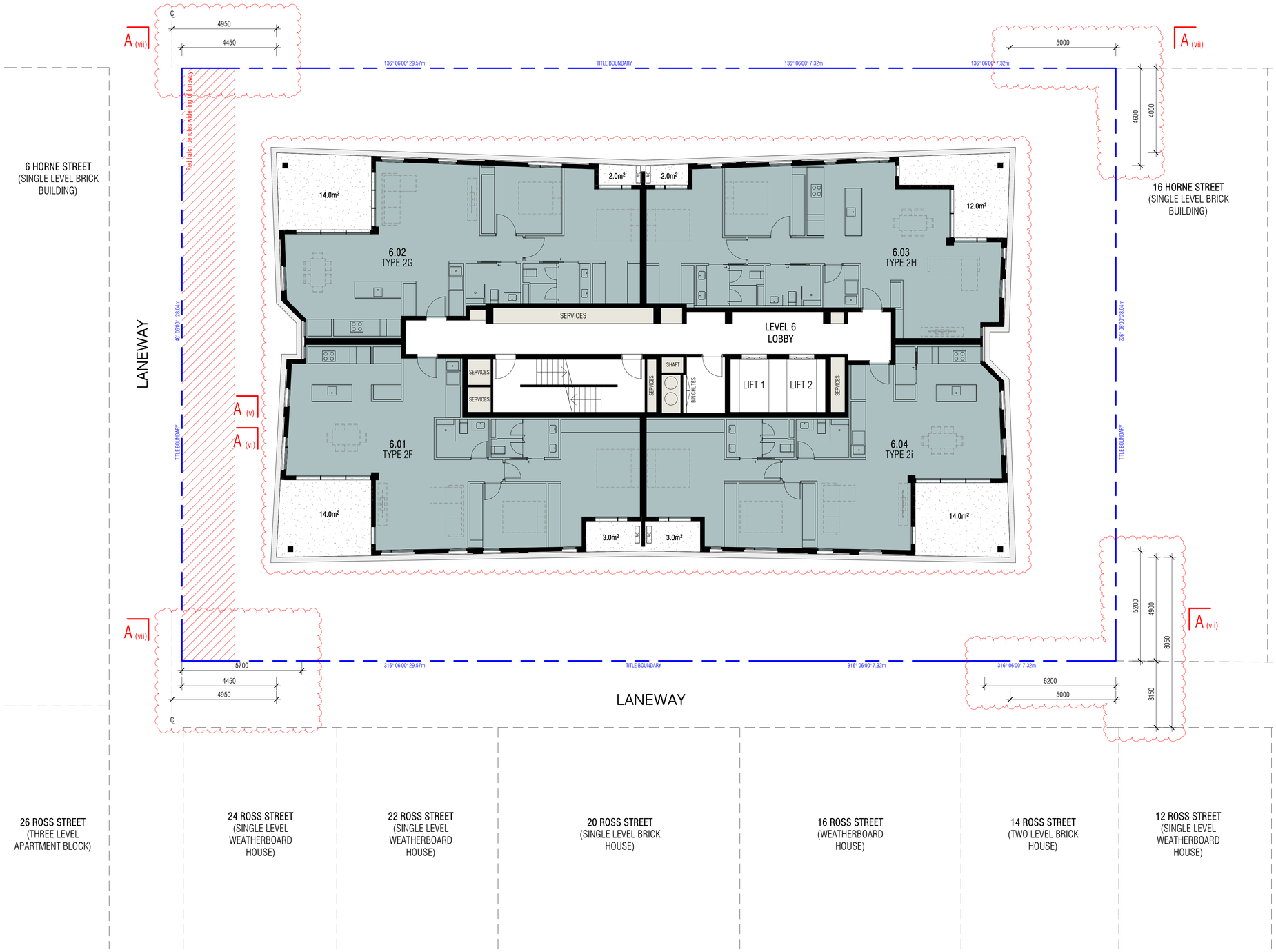
TP105 - A

ISSUE FOR SUBMISSION

LEVEL 5

CBG

HORNE STREET



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
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MIXED-USE PROPOSAL

TOWN PLANNING

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33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

TP106 - A

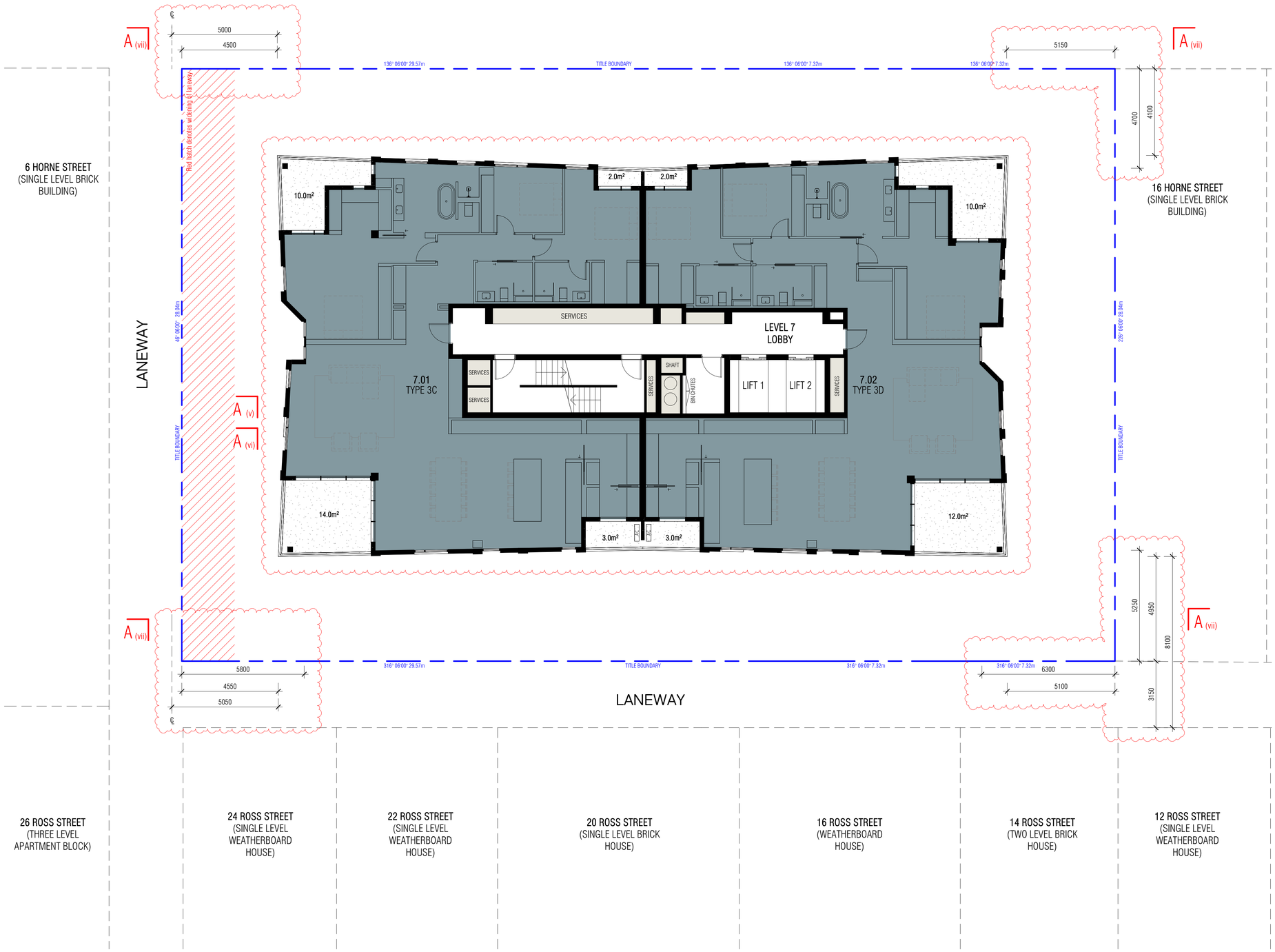
ISSUE FOR SUBMISSION

LEVEL 6

CBG

HORNE STREET

ADVERTISED PLAN



COLOUR LEGEND

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MIXED-USE PROPOSAL

TOWN PLANNING

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33 Tope Street, South Melbourne VIC 3205
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NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]
7 - 15 HORNE STREET
ELSTERNWICK, VIC

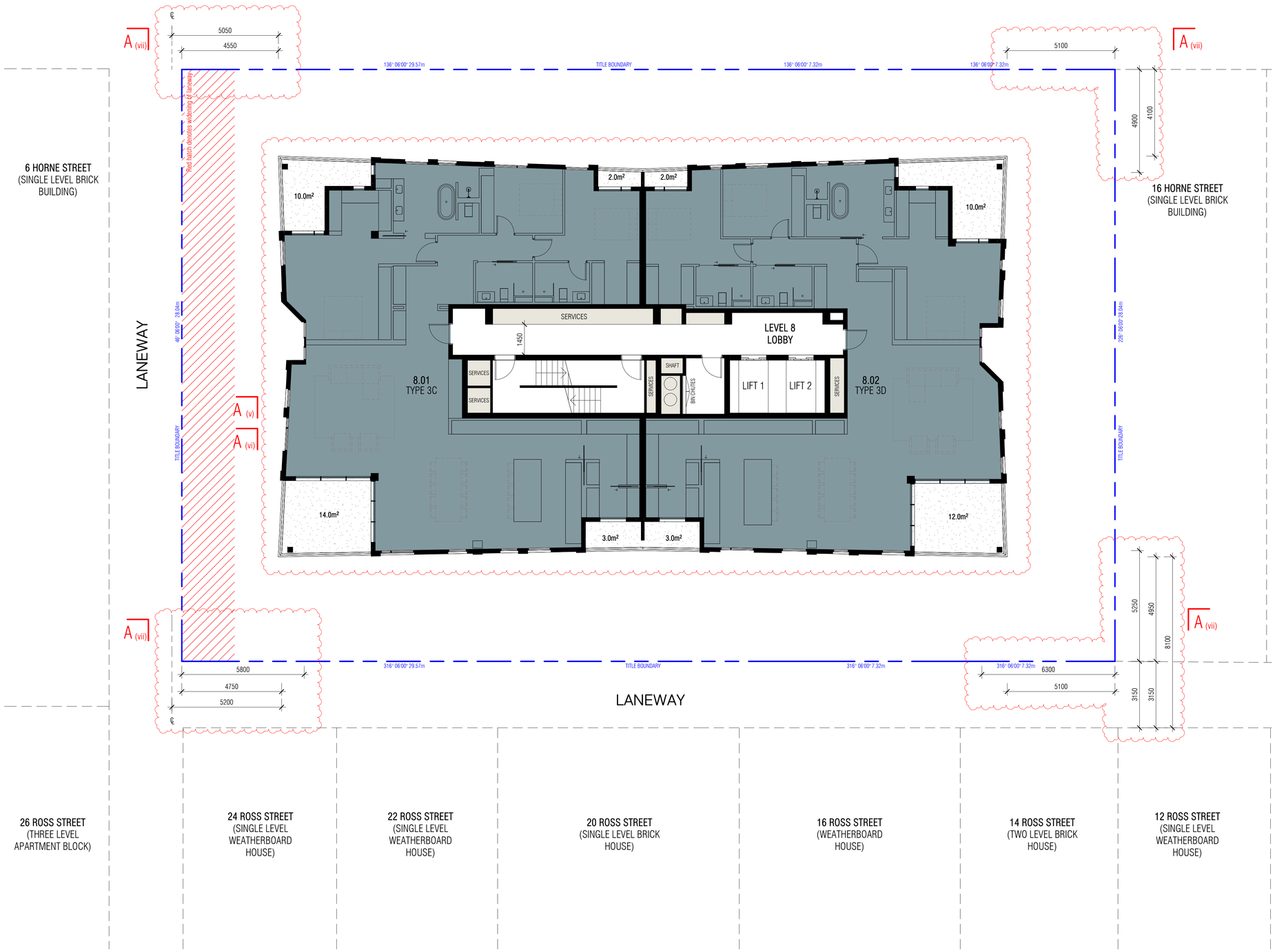
2538

TP107 - A

ISSUE FOR SUBMISSION

LEVEL 7

CBG



COLOUR LEGEND

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MIXED-USE PROPOSAL
TOWN PLANNING

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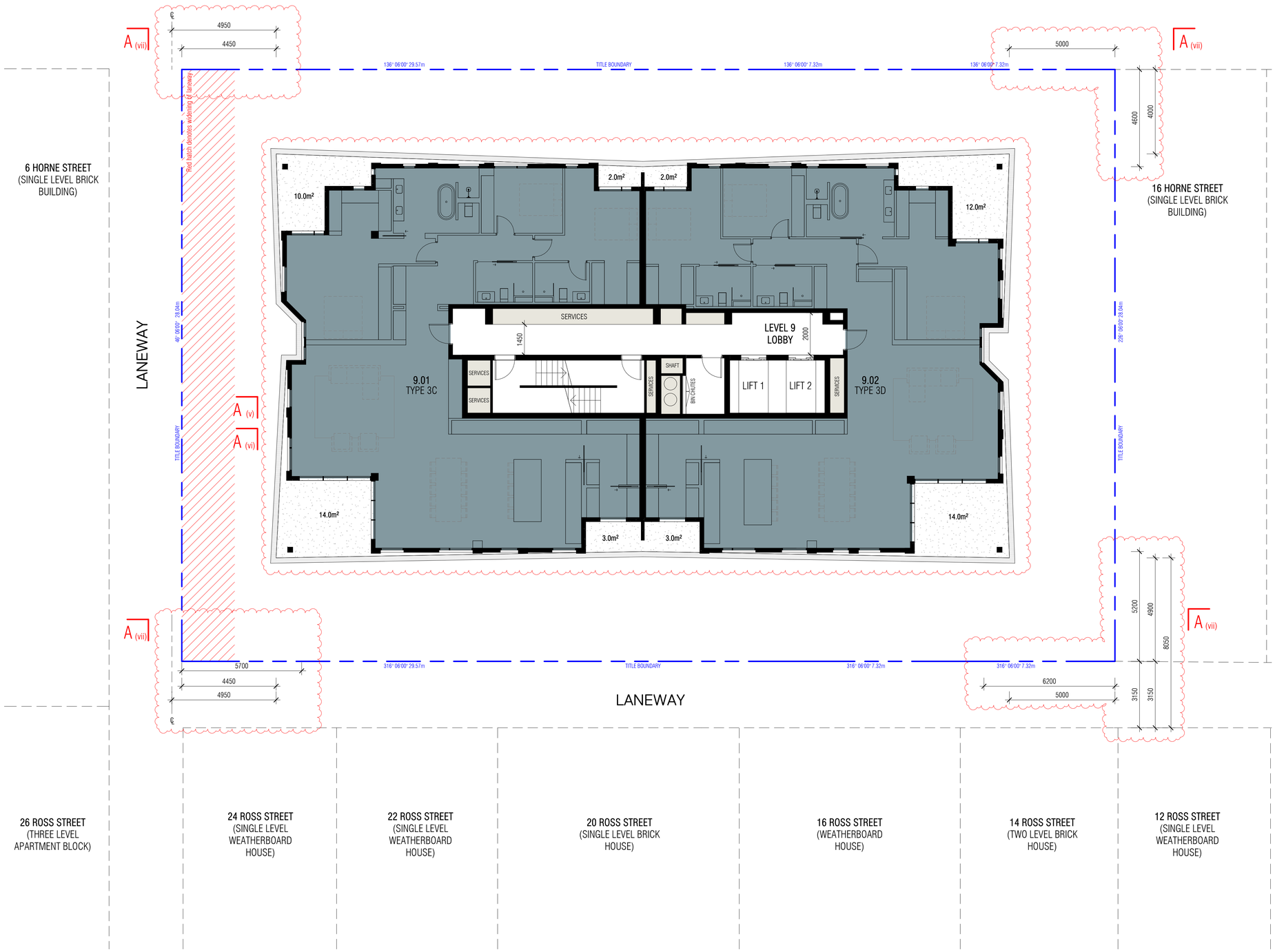
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3
4m

[redacted]	2538
7 - 15 HORNE STREET
ELSTERNWICK, VIC	TP108 - A
ISSUE FOR SUBMISSION	
LEVEL 8	

CBG



COLOUR LEGEND

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MIXED-USE PROPOSAL
TOWN PLANNING

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33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

DRAWING SCALE 1:100 @ A1
1:200 @ A3

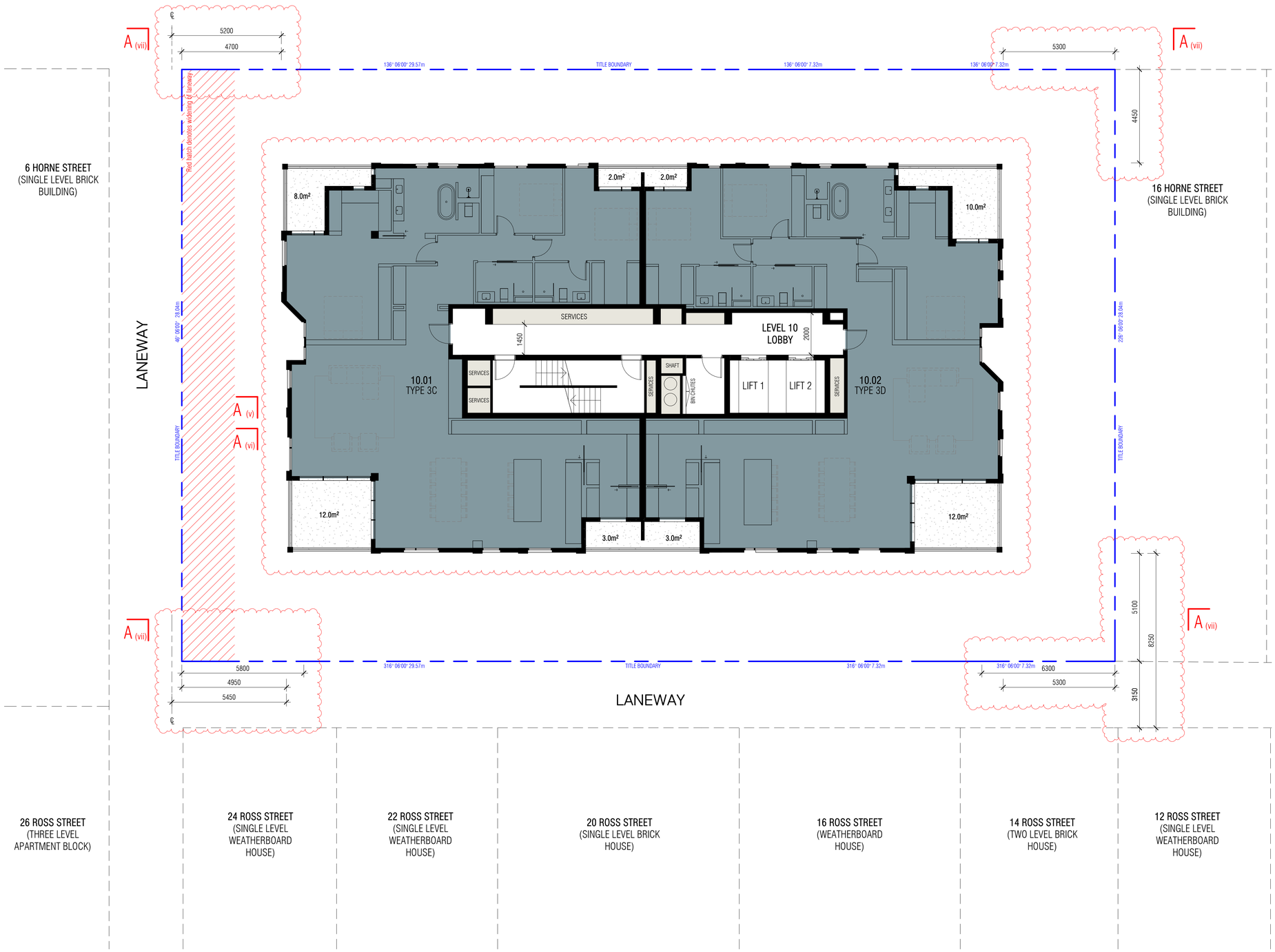
4m

[redacted]	2538
7 - 15 HORNE STREET
ELSTERNWICK, VIC	TP109 - A
ISSUE FOR SUBMISSION	
LEVEL 9	

CBG

HORNE STREET

ADVERTISED PLAN



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MIXED-USE PROPOSAL

TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

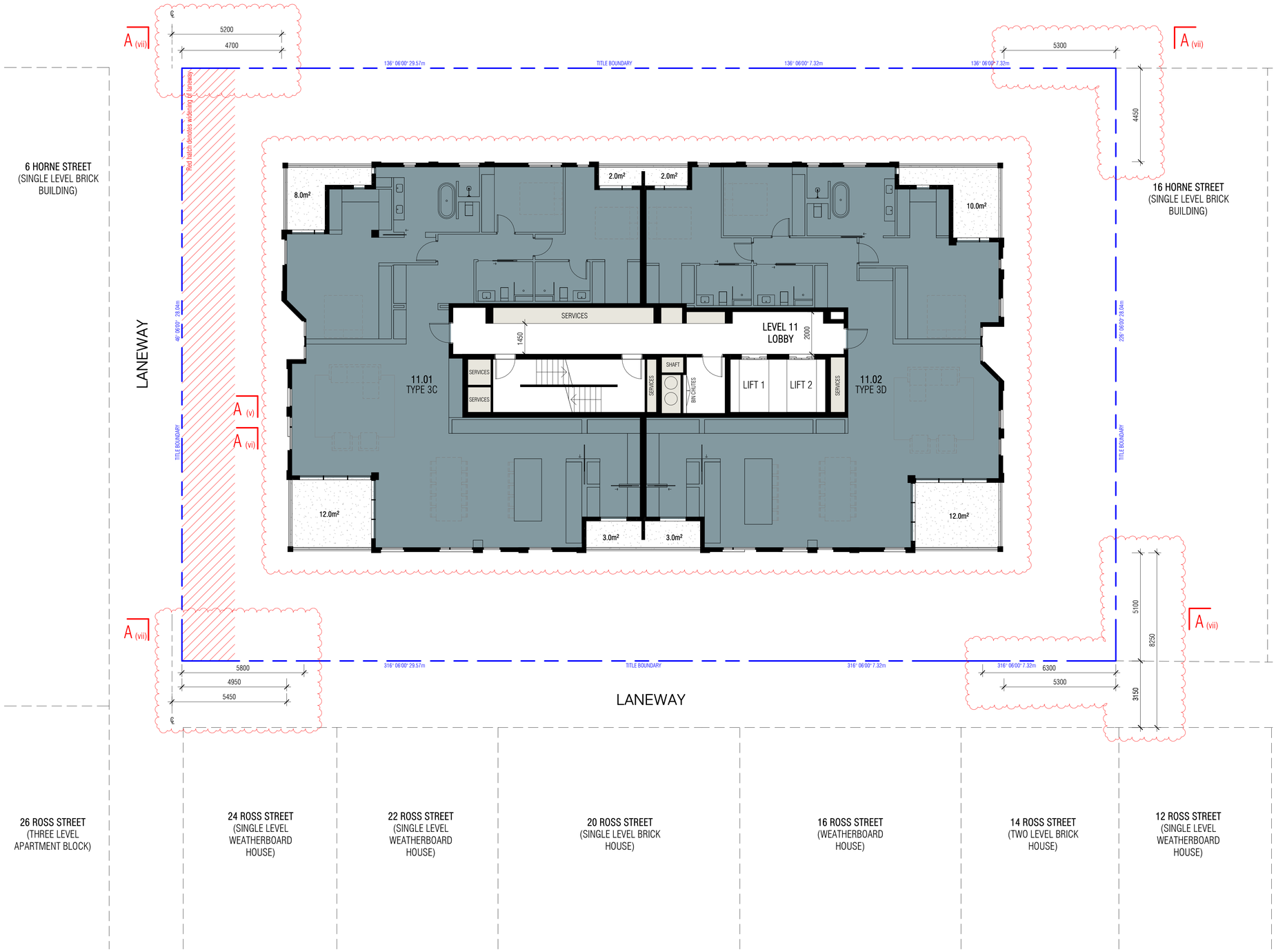
DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted] 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP110 - A
ISSUE FOR SUBMISSION	
LEVEL 10	

CBG

HORNE STREET



COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
- All apartments to have hot water supplied through an electric instantaneous hot water system
- Water saving to be achieved through the use of efficent Fictures & Fittings and Rainwater harvesting system.
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants.
- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(vi) Internal layout changes following tower re-design
		(vii) Setback dimensions updated following tower re-design

MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

NORTH

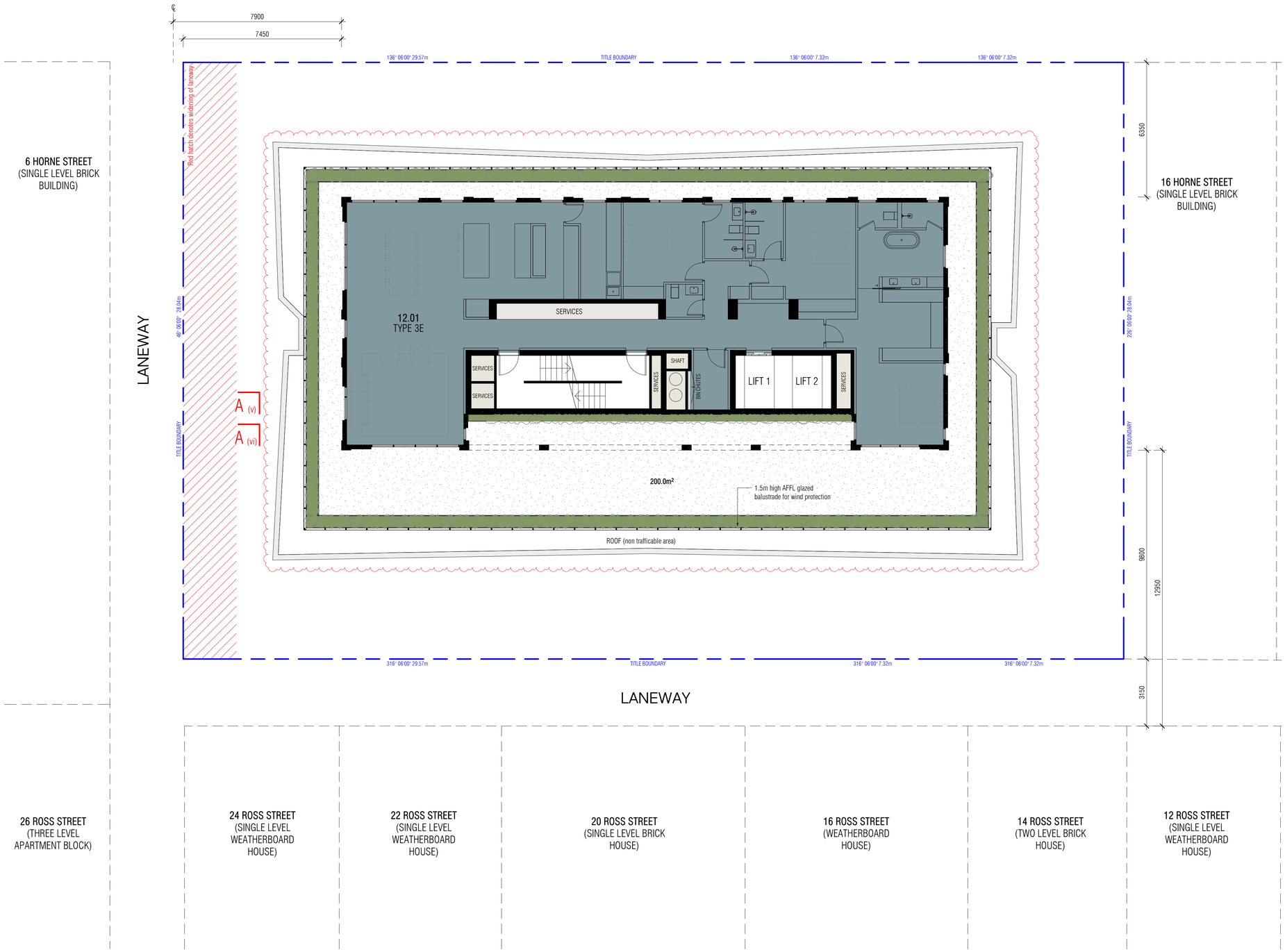
DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted] 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP111 - A
ISSUE FOR SUBMISSION	
LEVEL 11	

CBG

HORNE STREET



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LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be in accordance with Landscape plan prepared by Urbis, Landscape architecture.

NOT FOR CONSTRUCTION

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MIXED-USE PROPOSAL
TOWN PLANNING

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33 Tope Street, South Melbourne VIC 3205
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NORTH

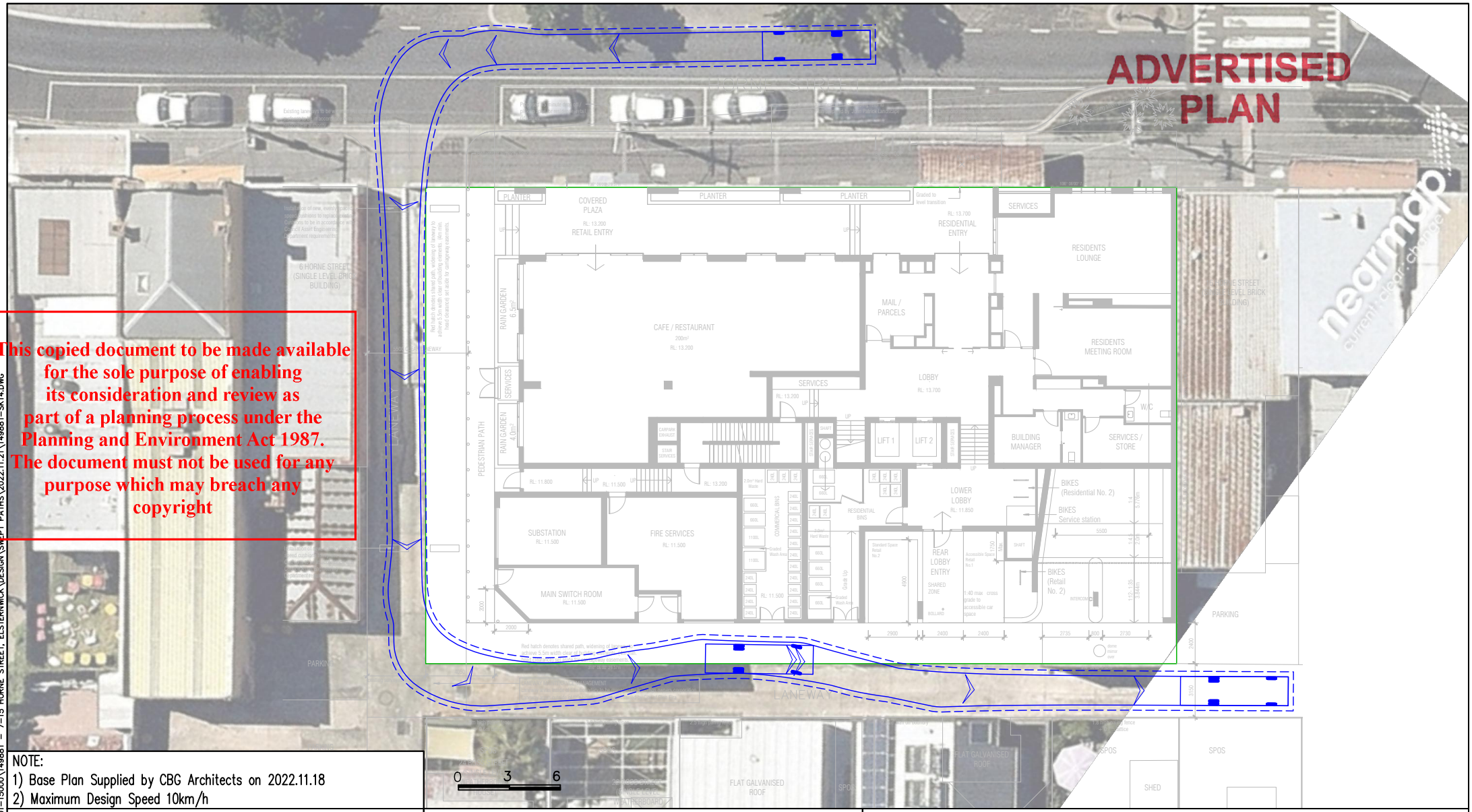
DRAWING SCALE 1:100 @ A1
1:200 @ A3

4m

[redacted]	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP112 - A
ISSUE FOR SUBMISSION	
LEVEL 12	

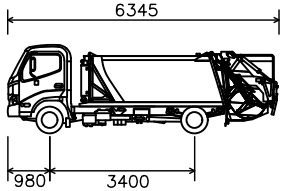
CBG

Appendix B – Vehicle Swept Paths



NOTE:
1) Base Plan Supplied by CBG Architects on 2022.11.18
2) Maximum Design Speed 10km/h

Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length	6.345m
Body Width	1.700m
Overall Body Height	2.080m
Min Body Ground Clearance	0.205m
Track Width	1.670m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.450m

ratio:
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Proposed Residential Development
7-15 Horne Street, Elsternwick
Swept Path Assessment

RATIO REFERENCE	SHEET No.	SCALE	DATE
14988T-SK14/MG	8 of 8	1:300@A4	21/11/2022

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and communities
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