

37° 49' 6" S 144° 57' 42" E



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Dear [REDACTED]

SUBJECT: RESPONSE TO RFI COMMENTS - WASTE ENGINEERING
PROJECT: RESIDENTIAL APARTMENT BUILDING
SITE ADDRESS: 123-129 ERSKINE STREET, MIDDLE PARK

Preamble

The proposal considers developing the subject site (123-129 Erskine Street, Middle Park) as a residential apartment building.

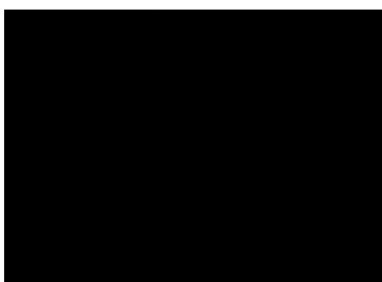
A pre-application pack has been submitted previously for review and comment from various authorities, including Council. Council have reviewed the pre-application material, and requested that various pieces of additional information to be provided when formally lodging the application.

The following letter provides a brief summary of the waste related comments / requests that were made and our response to each as applicable.

An updated copy of the Waste Management Plan (WMP) (reflecting any changes arising as a result of these requests / comments) has also been attached as an annex to this letter.

We trust that the above is clear and consistent with your expectations. Should you require any further details, please do not hesitate to contact the undersigned.

KIND REGARDS,



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Response to Council Comments

Council Comment	<u>Bin Size, Quantity and Colour</u> Ensure that all bin bases are dark green and that lid colours are the following: • Red for general waste. • Yellow for recycling. • Lime green for Food Organics (FOGO) • Purple for Glass
IMPACT® response:	Noted. WMP report and associated plans have been updated to ensure that these bin colours are reflected as required.
Council Comment	<u>Bin Storage Room:</u> Appropriate signage must be provided in the bin room for each waste stream and hard waste.
IMPACT® response:	Waste management report has been updated to provide an indication of the signage that could be adopted within the waste room.
Council Comment	<u>Bin Storage Room</u> Internal storage space within each dwelling must be provided to enable the separation of each waste stream (general waste, recycling, food organics and glass)
IMPACT® response:	Development plans have been updated to clearly show internal storage areas for separation / diversion of each waste stream.
Council Comment	<u>Bin Storage Room</u> Doorway between lobby and internal car park must be at least 1.5 metres in width to allow for easy movement of 1,100 L bins and hard waste items.
IMPACT® response:	Doorways between the waste store and the basement have been widened to at least 1.5 metres to allow for ease of transfer into / out of the bin room.
Council Comment	<u>Additional Waste Requirements</u> CoPP requires all new developments to allocate space for e-waste recycling, storage, management and disposal through a private contractor.
IMPACT® response:	Plans and WMP report have been updated to include an additional 120 L bin (or equivalent space) that can be dedicated to the collection and disposal of e-waste. E-waste services will be provided by a private contractor, as outlined within the updated WMP.
Council Comment	<u>Scaled Waste Management Drawings</u> Ensure that bins on the waste management drawing are colour coded, and the sizes are included.
IMPACT® response:	Waste store plans have been updated to include colours and sizes as requested.

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Council Comment	<u>Scaled Waste Management Drawings</u> The proposed hard waste store area prevents residents from safely accessible some of the bins in the northwest corner of the bin room (particularly if full). A bin room configuration should be produced which avoids this.
IMPACT® response:	Bin provisions and configuration have been adjusted to ensure access to bins is not compromised by the hard waste area. Bins remain accessible at all times, though could also be shuffled by a representative of the body corporate if required to facilitate easier access to particular bins when required.
Council Comment	<u>Scaled Waste Management Drawings</u> Show e-waste bin on plans.
IMPACT® response:	<u>IMPACT® response:</u> As above, plans and WMP report have been updated to reflect the inclusion of an e-waste bin.
Council Comment	<u>Council comment: Scaled Waste Management Drawings</u> • Show bin washing area / facilities. If they are not contained within the bin room, then describe or show where they are located.
IMPACT® response:	<u>IMPACT® response:</u> Plans have been updated to include / show a dedicated bin washdown area (hosecock and drain). Ample space is available within the bin room to enable shuffling and washing of bins when required.
Council Comment	<u>Council comment: Scaled Waste Management Drawings</u> • Provide a movement diagram of each material from disposal, storage and collection points including any gradient, slope or lifts.
IMPACT® response:	<u>IMPACT® response:</u> Plans have been updated to show the path of travel for waste disposal (from typical residential apartment) to the bin room, and transfer of bins to the basement for collection.
Council Comment	<u>Council comment: Signs and Education Plans</u> Include examples of appropriate signage and a welcome pack or equivalent which educates owners/tenants on waste and resource recovery services in the building.
IMPACT® response:	<u>IMPACT® response:</u> WMP report has been updated to include examples of signs that could be used and an example welcome pack for residents of the building.

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37°50'59.2"S
144°57'50.3"E

Residential Apartment Building: 123-129 Erskine Street, Middle Park



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Waste Management Plan

16 July 2026
Prepared for LGH Landholding #20 Pty Ltd

IMP2508052WMP01F03.docx

Impact

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Document Information

Client

LGH Landholding #20 Pty Ltd

Report Title

Residential Apartment Building:
123-129 Erskine Street, Middle
Park

Report Reference

IMP2508052WMP01F03.docx

Date of Issue

16 July 2026

Approved By

Will Drew

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Document Control

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FINAL03	16 July 2026	Kaitlyn Ash
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APPENDIX A	Scaled Site Plan & Swept Path Analysis
APPENDIX B	Example Information Pack

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1 Introduction

1.1 Engagement

IMPACT[®] have been engaged by LGH Landholding #20 Pty Ltd to prepare a Waste Management Plan (WMP) for the proposed development at 123-129 Erskine Street, Middle Park.

1.2 Scope of Engagement

This Waste Management Plan has been prepared to accompany a town planning submission.

In preparing this assessment we have referenced the following:

- Development plans prepared by Cera Stribley
- City of Port Phillip Guidelines for Preparing a Waste Management Plan 2021
- Sustainability Victoria's 'Waste Management and Recycling in Multi-Unit Developments Better Practice Guide'
- City of Melbourne Waste Generation Estimates

2 Existing Conditions

2.1 Location

The subject site is located on the northern side of Erskine Street as illustrated in Figure 1.

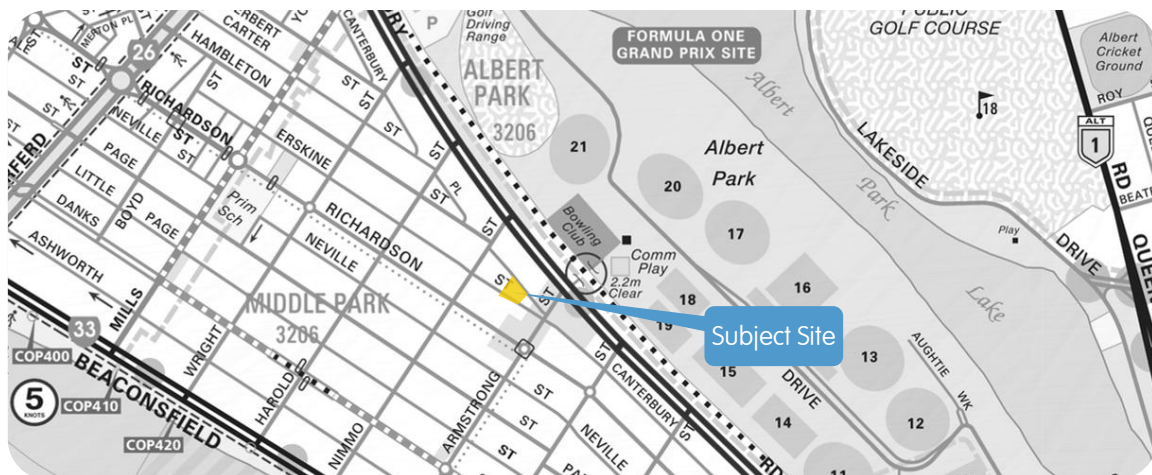


Figure 1 Location of Subject Site

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2.2 Planning Zone

The subject site is located within the Commercial 1 Zone (C1Z) as illustrated in Figure 2.

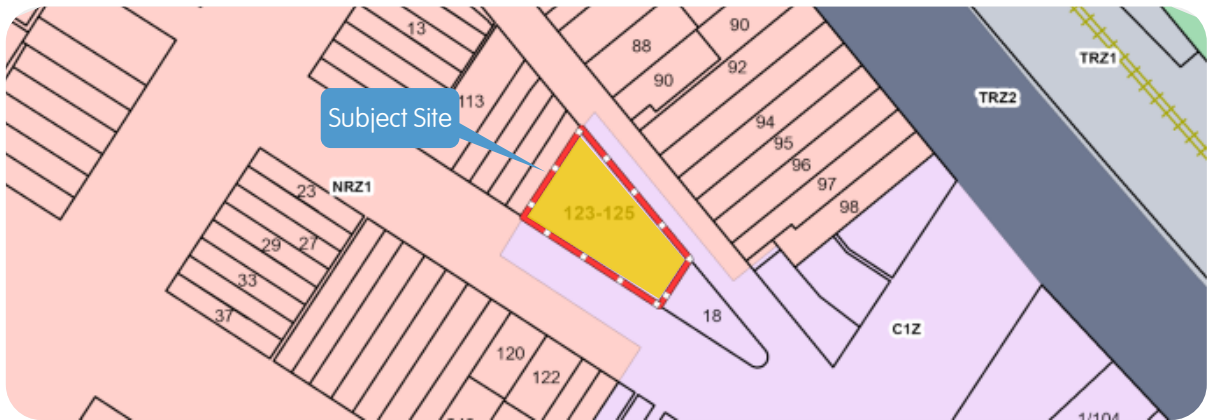


Figure 2 Land Use Planning Zone

The purpose of this zone is, in part, to:

- Provide for residential uses at densities complementary to the role and scale of the commercial centre.

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3 Development Proposition

3.1 Use and Yield

The proposal contemplates the demolition of the existing building on the site addressed as 123-129 Erskine Street, Middle Park, and the subsequent construction of a residential apartment building as summarised at Table 1.

Table 1 Development Schedule

Use	Yield
Residential	
Three-Bedroom	8 x apartments

3.2 Access Arrangements

Access to the site is by a ramp to the basement level from Canterbury Place, as demonstrated in the site layout plan illustrated at Figure 3.

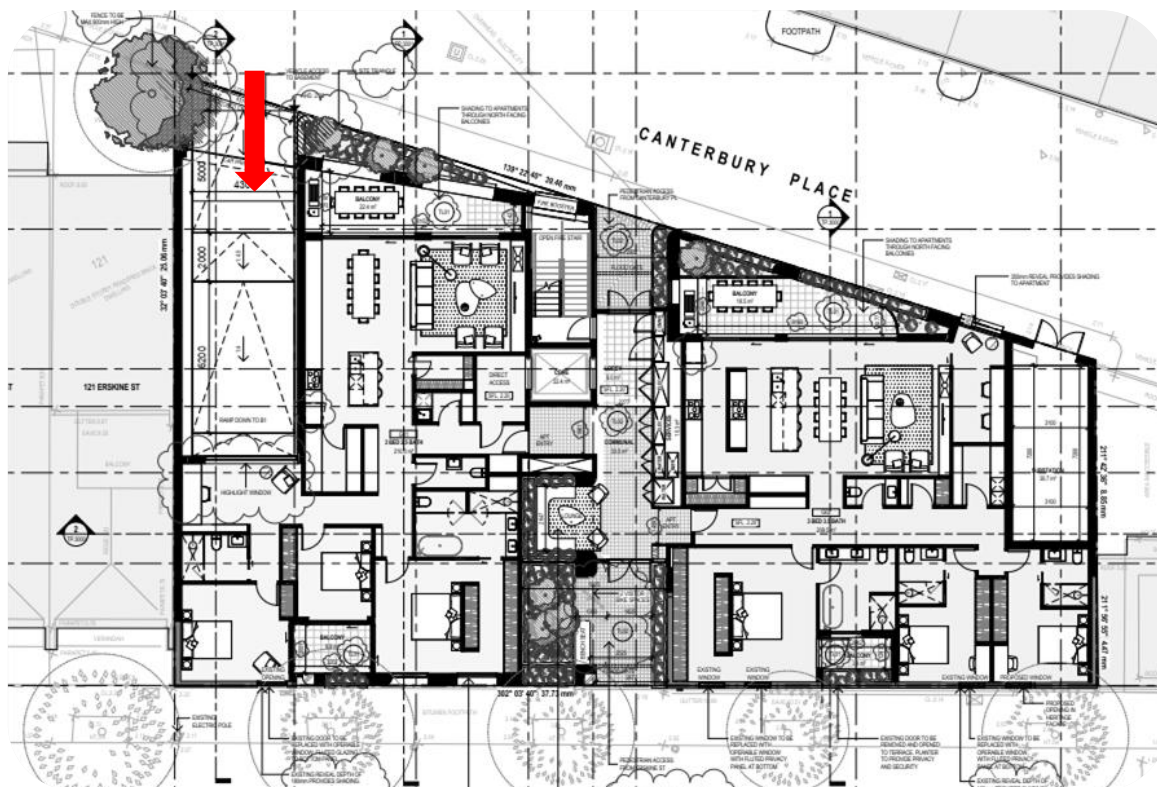


Figure 3 Site Access Arrangements

The site access is designed such that it is accessible by a 6.4m small rigid vehicle.

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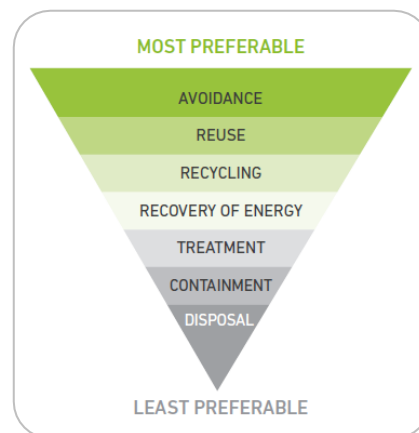
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4 Objectives

The primary objective of this WMP is to:

- Identify all potential waste streams likely to be generated on site; and
- Provide a description of how waste is likely to be stored, handled, processed and disposed of, or reused and recycled.

This WMP seeks to establish principles by which the design, provision and maintenance of services and infrastructure that enable garbage, recycling, organics and bulky waste services to be operated at the development site in the best possible way in order to improve resource recovery and align with the principles of waste hierarchy.



5 Waste Generation

To estimate the likely waste generated for garbage and recycling, reference is made to the City of Port Phillip Council Guidelines for Preparing a Waste Management Plan 2021.

The above guidelines recommend the following waste generation rates for residential apartments with three-bedrooms or more:

- Garbage: 120 L / Week;
- Recycling: 120 L / Week

We note however that by 2030, all new residential developments will be required to accommodate separation and disposal for at least four (4) different waste streams, garbage, recycling, food organics and glass waste.

Reference is therefore made to data provided by the City of Melbourne which shows the following rates for residential apartment buildings.

Table 2 Waste Generation Rates

Component	Garbage	Organics	Recycling	Glass
3-Bed Apartment	90 L / week	30L / week	84 L / week	36 L / week

Note: The overall rates are consistent with the total generation rates identified by City of Port Phillip but adjusted to reflect the additional waste separation.

Application of the above rates to the proposal yields the following weekly waste generation estimates:

Table 3 Projected Waste Generation

Component	No.	Garbage	Organics	Recycling	Glass
3-Bed Apartment	8	720 L	240 L	672 L	288 L

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6 Equipment and Systems

6.1 General

Whilst City of Port Phillip prefer to collect waste generated by residential developments, we are unable to meet their requirements for on-site waste collections and therefore will leverage private waste collections.

A Private Contractor will be engaged to manage the collection, storage and disposal of all waste streams generated by residents.

6.1.1 Bin Dimensions

It is proposed to leverage a range of different sized Mobile Garbage Bins (MGBs) to cater for the storage of waste generated at the site.

Specifically, it is planned to leverage:

- 360 L bins (generally for garbage and recycling);
- 240 L bins for food organics; and
- 240 L and 120 L bins for glass waste collection.

Details of the proposed bin sizes are outlined in Table 4.

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Table 4 Proposed Bin Dimensions

Bin Size (L)	Height (mm)	Depth (mm)	Width (mm)
120	1,000	600	500
240	1,100	800	600
360	1,100	885	600

The above dimensions are sourced from the City of Port Phillip Guidelines for Preparing a Waste Management Plan 2021 and Sustainability Victoria's Better Practice Guide to Waste and Recycling in Multi-Unit Developments.

Bins are to be dark green with the following lid colours in accordance with City of Port Phillip requirements:

- Garbage Red Lid
- Recycling Yellow Lid
- Food Organics Lime Green Lid
- Glass Purple Lid.

As private collection is proposed, Council's minimum waste service charge will apply.

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6.2 Bin Storage Location

A residential bin storage room is proposed on the basement level which includes the abovementioned bins. In addition to these bins, a 120 L e-waste bin and 2sq.m hard waste area are also proposed within this room.

A layout plan of the residential bin storage arrangements is illustrated in Figure 4 overleaf, with a scaled plan attached as an annex to this report.

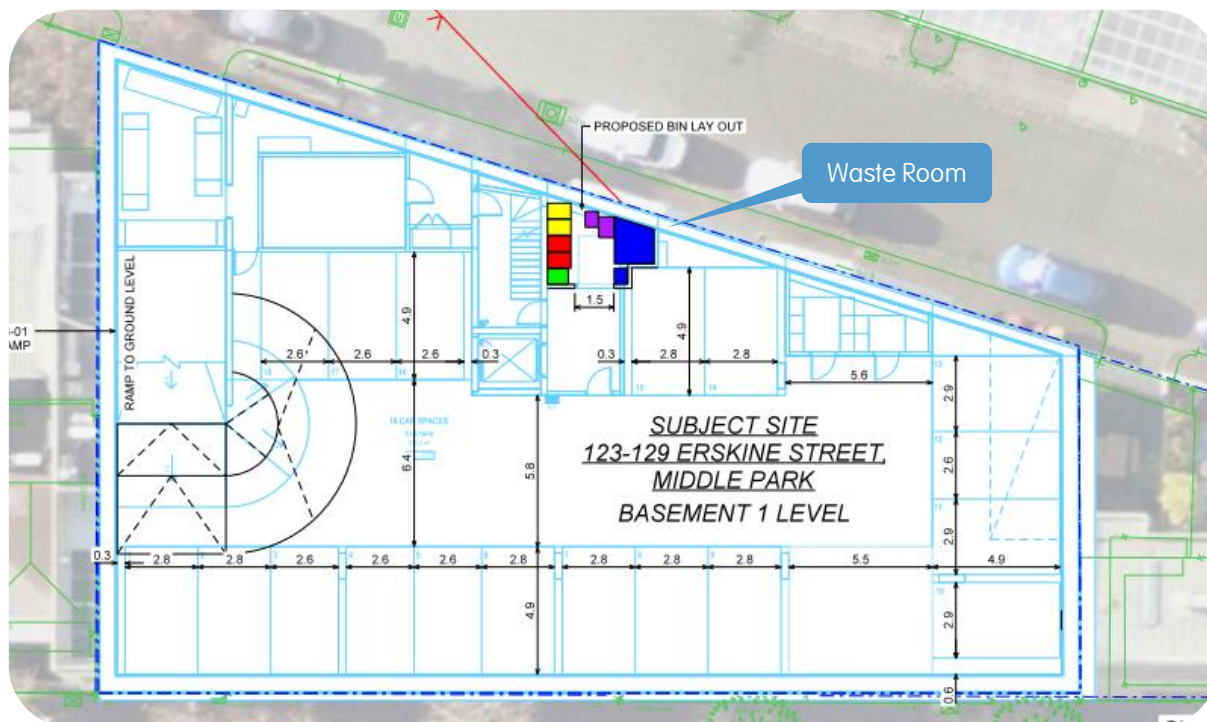


Figure 4 Bin Room

6.3 Collection Frequency

The bin details and collection frequency for each waste type and stream are summarised in Table 5.

Table 5 Waste Collection Frequency

Component	Waste / Week	Proposed Bins	Bin Capacity (Site Total)	Collection Frequency
Garbage	720 L	2 x 360 L	720 L	Once a Week
Organics	240 L	1 x 240 L	240 L	
Recycling	672 L	2 x 360 L	720 L	
Glass	288 L	1 x 240 L 1 x 120 L	360 L	

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6.4 Collection Arrangements

6.4.1 Waste Disposal

Residents will be responsible for manually transporting individual waste between apartments and the proposed communal store, as indicatively shown within Figure 5 and Figure 6.

Whilst chutes are typically required in developments of more than four (4) storeys, this is considered an appropriate outcome on this occasion, noting that there are only a maximum of two dwellings on each floor (and therefore amenity / convenience loss by not having chutes is negligible).

In addition, each dwelling has direct access to the lift, with no opportunity for a communal bin chute area.

Garbage shall be placed within tied plastic bags prior to being transferred to the designated waste bin.

Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Each dwelling shall be provided with a kitchen caddy and compostable caddy liners to assist with the segregation of food waste generated by residents before being placed in the assigned waste bin.

The Owners Corporation will be responsible for the ongoing management and maintenance of the secure bin store to the satisfaction of users and the Responsible Authority.

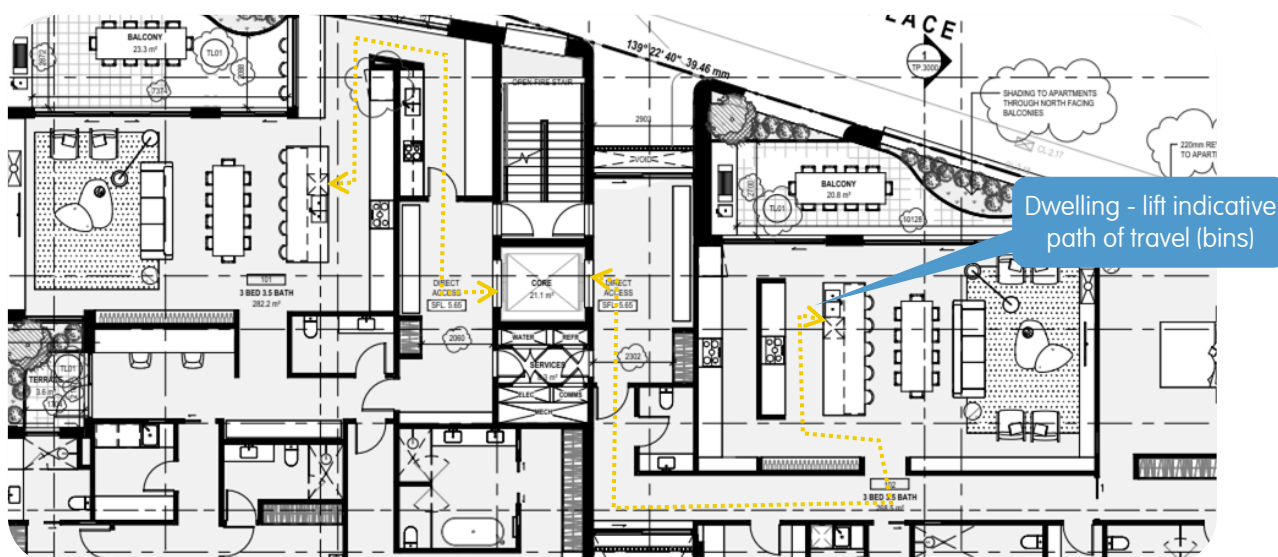


Figure 5 Waste Transfer Path - Dwelling to Lift

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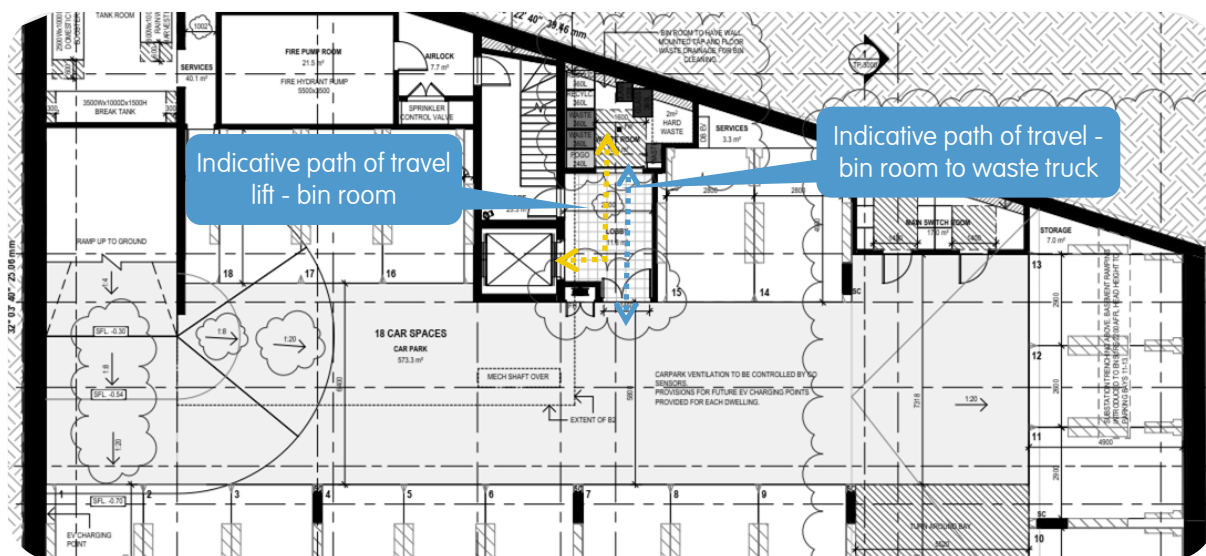


Figure 6 Waste Transfer Path - Lift to Bin Room

6.4.2 Waste Collection

Waste shall be collected within the development, with a private waste collection contractor engaged.

Waste bins shall be collected by a rear-lift small rigid vehicle with the following dimensions:

- Nominal Length 6.4m long;
- Nominal Height 2.1m high;
- Nominal Gross Vehicle Mass 6.4 tonnes

The waste collection vehicles are proposed to circulate the basement level of the site, temporarily propping adjacent to the lobby to collect waste before exiting the site.

A swept path analysis, provided as Appendix A confirms that the development plans make adequate provision for the safe and convenient manoeuvring of this design vehicle.

Waste collection is proposed to occur outside of peak site operating periods (i.e. not during typical commuter peak periods) in order to minimise conflict between loading and passenger vehicles within the site.

Figure 6 also provides an illustration of the proposed path of travel from the bin room and out to the truck for collections.

Note:

The Owners Corporation shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

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6.5 Amenity Management

6.5.1 Washing, Ventilation and Vermin-Prevention Measures

The Owners Corporation shall ensure that the resident bins and storage area are kept in a clean state with access doors and bin-lids to be kept closed (where possible), to minimise odours and discourage vermin.

Further, the waste area shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar);
- Smooth, slip-resistant and appropriately drained flooring;
- A graded bin-wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements. The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed;
 - Alternatively, a contractor can be engaged by the Owners Corporation to wash and sanitise waste bins as required - the contractor will be responsible for containing and disposing of any contaminated water.

6.5.2 Noise Reduction Measures

All bins are to be always kept within their respective bin rooms / areas except at collection.

All bins will have rubber wheels for quiet rolling during transfers.

The hours of waste collections shall be as specified in Council's local laws and / or in accordance with the Victorian EPA Noise Control Guideline, which sets out the following requirements:

- Collection occurring once a week should be restricted to the hours: 6am to 6pm Monday to Saturday.
 - Further, the waste collection must be undertaken in the off peak hours for the safe operation of the car park.
- Collections occurring more than once a week should be restricted to the hours: 7am to 6pm 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 which service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible

6.5.3 Stormwater Pollution Prevention

To prevent stormwater pollution, each resident / the Owners Corporation (as appropriate) will be required to:

- Ensure all waste is disposed into bins & Owners Corporation to rotate bins to ensure no overflow;
- Ensure that rubbish and recycling items are secured so they can't blow away into the car park during collections;
- Keep bins closed to prevent animals from searching through waste; and
- Make sure any bin spillage is cleaned up using dry absorbent materials (such as sand, sawdust or paper towel, as required).

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6.5.4 Other Waste Streams

6.5.4.1 Green Waste

Given the nature of the residential apartment building, it is generally expected that green waste generation will be minimal, and therefore a dedicated green waste collection bin and service is not considered necessary.

We expect that the upkeep, maintenance and gardening undertaken on the common property areas on-site will be managed by a private contractor which is appointed by the Owners Corporation.

It is expected that any green waste will be collected and disposed of by the private contractor.

6.5.4.2 Hard Waste

A dedicated two (2) sq.m area for the storage of hard waste has been set aside in waste room on the basement level (as indicated in Figure 4). Residents and tenants will be responsible for transferring their hard waste to the designated collection point.

It is expected that hard waste services will also be provided by a private contractor under the management of the Owners Corporation. The Owners Corporation will be responsible for coordinating and organising hard waste collections as required (i.e. when the collection point is full).

Collections for hard waste will occur within the basement level car park, adjacent the bin room.

6.5.4.3 E-Waste

In addition to the management of hard waste (above), allowance is also made for a 120L bin (or equivalent area) for the separation and disposal of electronic waste (e-waste).

E-waste collection services will also be provided by a private contractor under the management of the Owners Corporation. The Owners Corporation will be responsible for coordinating and organising e-waste collections as required (i.e. when the e-waste bin is full).

Collections for e-waste will occur within the basement level car park, adjacent the bin room.

6.6 Communication Strategy

The Owners Corporation shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.

Waste bins will be clearly marked and signed with the appropriate signage as indicatively shown below, or equivalent.



All tenants will be instructed by the site manager to adhere to these requirements.

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6.7 Information for Tenants

To ensure that tenants are aware of their responsibilities with regard to waste management, an information package should be provided to all tenancies, including the following information:

- Their responsibilities with regard to bin collection and storage;
- Details of how to dispose of other waste streams; and
- The location and details of nearby transfer stations (and other alternatives).

An illustration of the type of waste information package that will be offered to tenants can be found attached as Appendix B.

6.8 Contact Information

6.8.1 Council

City of Port Phillip	Local Council	ph 03 9209 6777
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6.8.2 Suppliers / Contractors

iDump:	Private Waste Collector	ph 1300 443 867
Waste Wise Environmental	Private Waste Collector	ph 03 9359 1555
Sulo MGB Australia	Bin supplier	ph 1300 364 388

6.8.3 Other Useful Contacts

Sustainability Victoria	ph 1300 363 744
	Online: www.sustainability.vic.gov.au
Eco Waste Recycle Centre & Transfer Station	Online: www.ecowasterecycling.com.au
Cleanaway	Online: www.cleanaway.com.au

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7 Limitations

This Waste Management Plan is intended to inform and accompany a town planning application.

The waste generation data presented in this report are estimates only based on the existing operations. Actual waste generation characteristics could vary month to month depending on demand and productivity. Accordingly, it is our expectation that the Owners Corporation will adjust the recommended strategy to respond to actual operational conditions post development. These adjustments could include, but are not limited to increasing the number of bins and or increasing the collection frequency - Subject to Council Approval.

To this end, Subject to Council request, changes in legal requirements, changes in the development's needs and / or waste patterns (waste composition, volume or distribution), or to address unforeseen operation issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy;
- Revision of the waste systems (bin sizes / quantity / streams / collection frequency);
- Re-education of tenants;
- Revision of the services provided by the waste collector(s); and
- Any necessary statutory approval(s).

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APPENDIX A

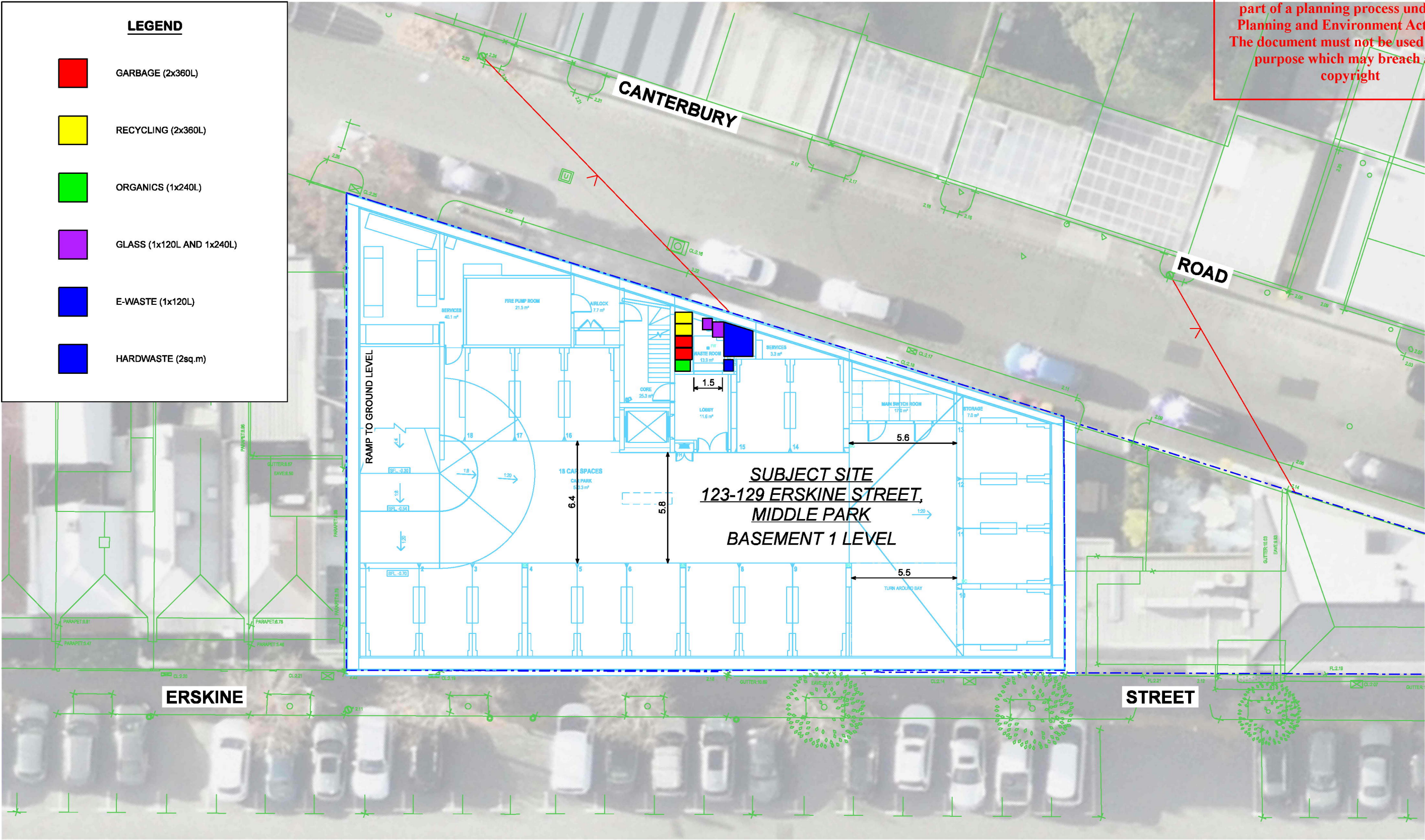
Scaled Site Plan & Swept Path Analysis

Design Vehicle: 6.4 Metre IDump Mini Rear Loader

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- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.
 2. LOCAL ROADS - ERSKINE STREET (SPEED ZONE 40KM/H).
- CANTERBURY ROAD (SPEED ZONE 40KM/H).
 3. BASE INFORMATION FROM NEARMAP AERIAL PHOTOGRAPHY DATED 26.05.2025 AND CERA STRIBLEY DRAWING NO.25178_TP.1001_BASEMENT 01 PLAN (B).dwg RECEIVED 14.07.2026

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MELWAY ONLINE REF: MAP 2K E11

SCALE

1:200 @ A3

Client
LOWE LIVING

Project
**PROPOSED RESIDENTIAL DEVELOPMENT
123-129 ERSKINE STREET, MIDDLE PARK
CITY OF PORT PHILLIP**

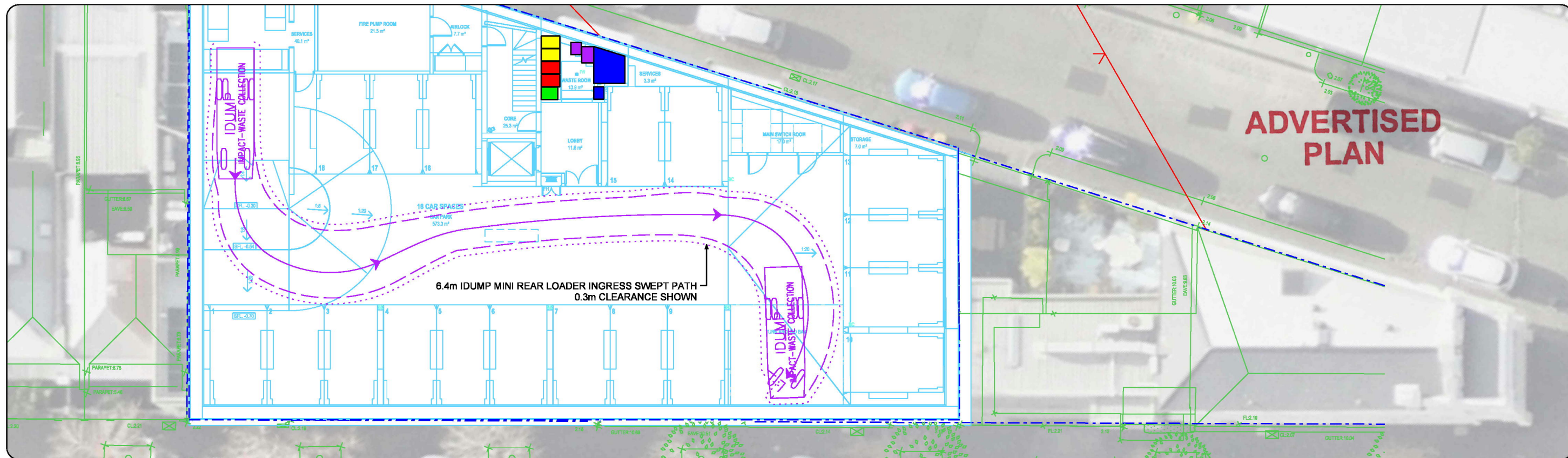
Status
PRELIMINARY

Date **2026-07-16**
Drawn / Approved

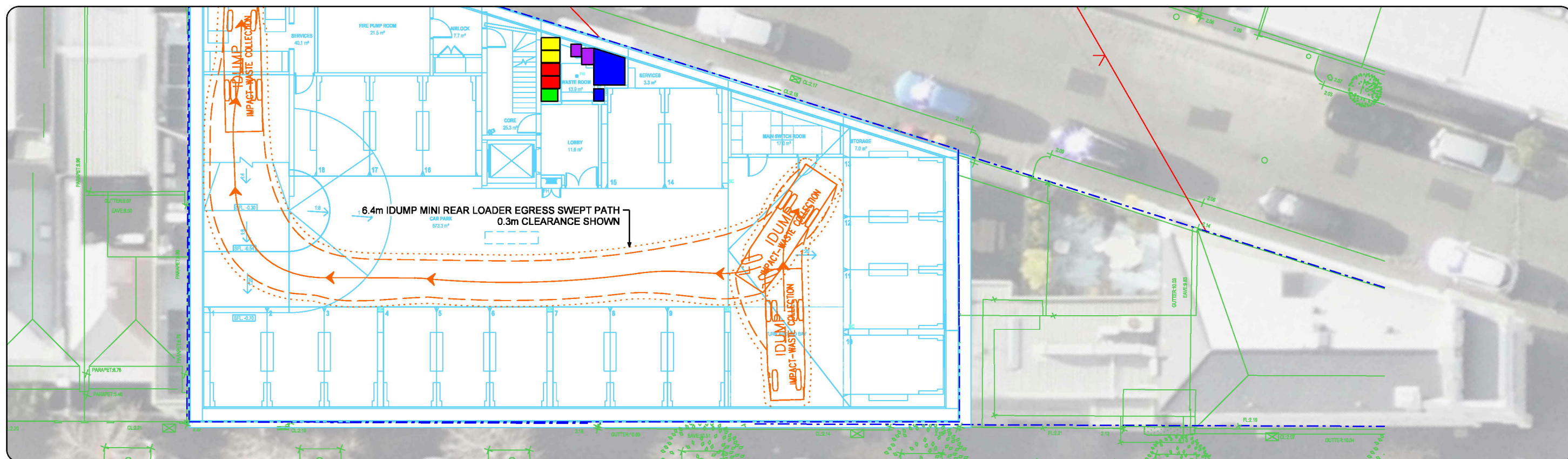
Title
**WASTE MANAGEMENT PLAN
SITE LAYOUT PLAN
BASEMENT 1 LEVEL**

Drawing Number
IMP2508052 - WMA-01-01

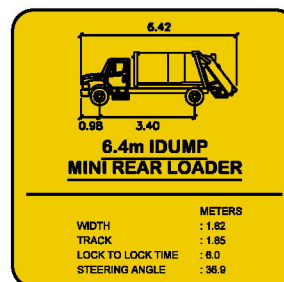
Revision
A



**ADVERTISED
PLAN**



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LOWE LIVING

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SCALE
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Client
LOWE LIVING

Project
**PROPOSED RESIDENTIAL DEVELOPMENT
123-129 ERSKINE STREET, MIDDLE PARK
CITY OF PORT PHILLIP**

Status
PRELIMINARY

Date **2026-07-16**
Drawn / Approved

Title
**WASTE MANAGEMENT PLAN
SWEEP PATH ANALYSIS
6.4m IDUMP MINI REAR LOADER - DESIGN VEHICLE**

Drawing Number
IMP2508052 - WMA-01-02

Revision
A

APPENDIX B

Example Information Pack

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LOWE LIVING

Bin Room

The project has a bin chute located in the corridor on each level, the waste chute is for general waste and recycling.

The bin room is located in basement 1 via the south entry of the lift lobby accessible by the lift, or stairs and is fitted with a sensor light.

Please follow the below recommendations on waste management:

- Household general waste should be bagged, tied in plastic sacks, and disposed of via the bin chute.
- Recyclable items such as paper, cardboard, and plastic containers (where appropriate) from daily use, must be appropriately cleaned and sorted prior to disposal and disposed of via the bin chute.
- Do not dispose of larger items such as moving boxes down rubbish chutes, as this can cause blockages. This should be taken down via the lift to the waste room located in basement 1.
- Food Organics and Garden Organics (FOGO) must be placed into the FOGO bin in the bin room, for compostable items allowed only. Food scraps include things like fruit and vegetable peels, meat and fish scraps, bread, and eggshells. Garden waste – this covers lawn clippings, leaves, small branches, twigs and weeds.
- All glass items must be appropriately cleaned and taken to the Glass bin within the bin room.

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