

Traffix Group

Waste Management Plan

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Proposed Residential Development 7-9 Ormsby Grove, Toorak

Prepared for
Willow Development Group

May 2026

G37823R-02B(WMP)

ADVERTISED PLAN

Document Control

Our Reference: G37823R-02B(WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	11/05/26	J. Sethupathy	C. Morello (RPE7781)
B	Final	29/05/26	J. Lewis	C. Morello (RPE7781)

AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems
AS/NZS ISO 14001 Environmental Management Systems
AS/NZS ISO 9001-2016 Quality Management Systems



COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Table of Contents

1.	Introduction.....	1
2.	Proposal.....	1
3.	Waste Management Plan.....	2
3.1.	Waste Systems.....	2
3.2.	Management of Waste Streams.....	2
3.3.	Waste Generation.....	4
3.3.1.	Overall Generation Rates.....	4
3.3.2.	Considering Alternative Waste Streams.....	4
3.4.	Waste Equipment (MGBs).....	5
3.4.1.	FOGO Collection – Kitchen Caddies and Liners, E-waste.....	5
3.4.2.	E-waste.....	6
3.4.3.	Waste Area and Access.....	6
3.5.	Signage.....	7
3.6.	Waste Collection Arrangements and Vehicle Access.....	8
4.	Planning Scheme Design Requirements (Clause 57).....	9
5.	Amenity Impacts.....	10
5.1.	Ventilation/Odour Prevention.....	10
5.2.	Noise Reduction.....	10
5.3.	Vermin Prevention & Litter Management.....	10
5.4.	Washing Facilities and Stormwater Pollution.....	10
6.	Ongoing Maintenance & Sustainability Initiatives.....	11
6.1.	Maintenance Management.....	11
6.2.	Waste Reduction Strategies.....	11
6.3.	Waste Management Rules.....	12
6.4.	Monitoring and Review.....	12
6.5.	Occupational Health and Safety Risk Assessment.....	12
7.	Contact Information.....	13

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

List of Figures

Figure 1: Proposed Waste Area & Pedestrian Access Route – Basement 1	7
Figure 2: Waste Signage Examples	8
Figure 3: Sustainability Victoria’s Waste Management Hierarchy	11

List of Tables

Table 1: Proposed Development Schedule	1
Table 2: Waste Streams	3
Table 3: Waste Generation Rates	4
Table 4: Expected Waste Generation for the Proposed Use	4
Table 5: Alternative Waste Streams	4
Table 6: Expected Waste Generation – Splits per Stream	5
Table 7: Waste Bins and Collection Frequencies	5
Table 8: Bin Details and Colours	6
Table 9: Waste Area Requirements	7
Table 10: Clause 57.05 Bin Storage Design requirements for dwellings	9
Table 11: Supplier Contact Information	13

List of Appendices

Appendix A	Development Plans
Appendix B	Swept Path Diagrams

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1. Introduction

Traffix Group has been engaged by Willow Development Group to undertake a Waste Management Plan for the Proposed Residential Development at 7-9 Ormsby Grove, Toorak.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

2. Proposal

The application proposes to develop the site to construct a four-level residential development comprising nine apartments.

The proposed development schedule is provided in Table 1.

Table 1: Proposed Development Schedule

Use		Current Scheme
Residential	2 bed dwellings	1 no.
	3 bed dwellings	7 no.
	4 bed dwellings	1 no.
	Total	9 no.

Vehicle access to the site is provided via Ormsby Grove, with the property located east of Carters Avenue and north of Ormsby Grove.

A waste area is provided at the basement level 1 of the building which can be accessed by foot via lifts or stairs. Waste collection is to be undertaken on-site within the basement level 1 carpark via a private contractor using a 6.4m long mini rear loading waste vehicle.

A copy of the development plans prepared by DKO is attached at Appendix A.

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins within individual tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage bins (MGB's), and
- Mobile garbage bins (MGB's) within the waste storage areas at the central of basement level 1 car park.

3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered separately to reduce landfill at the source.

The waste generated by the proposed development will be separated and managed into the following waste streams:

- General Garbage Waste
- Food and Organics/Green Waste
- Paper & Cardboard Recycling
- Glass Recycling
- Other Commingled Recycling

The proposed management of each of the streams/systems is detailed below.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Table 2: Waste Streams

Waste Type	Waste Management
	Residential Waste
Garbage	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within the residential waste area at Basement Level 1. Alternatively, residents may use the dedicated bin chutes provided on each level, with two separate chutes per level (one for general waste and one for commingled recycling) which discharge to the corresponding bins in the basement waste area.
Recycling	Residents will dispose of recyclable items directly into the recycling bins within the residential waste area at Basement Level 1. Alternatively, residents may use the dedicated recycling chute provided on each level which discharges into the recycling bins in the basement waste area. Cardboard items shall be flattened/folded where appropriate prior to disposal.
FOGO	Residents will dispose of organic waste directly into the organic bins within the residential waste area at Basement Level 1.
Glass	Residents will dispose of glass waste directly into the glass bins within the waste area at Basement Level 1.
Paper & cardboard	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the comingled recycling bin.
Hard Waste	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. A temporary hard waste storage area is provided at ground level.
Other	Residents will dispose of e-waste (e.g., batteries, mobile phones, computers and small electronics) either via the property manager or by dropping items off at Stonnington Council's Waste Transfer Station (43 Weir Street, Malvern VIC 3144). E-waste must not be disposed of in landfill bins. Residents can dispose of any charity goods at the local op shops or charity bins.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3.3. Waste Generation

3.3.1. Overall Generation Rates

The proposed land uses have been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 3 sets out the expected waste generation for the Proposed Residential Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
2 bed dwellings	100 L/apartment/week	100 L/apartment/week
3 bed dwellings	120 L/apartment/week	120 L/apartment/week
4 bed dwellings	120 L/apartment/week	120 L/apartment/week

An estimate of the total waste generated by the proposed development is detailed in Table 4.

Table 4: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
2 bed dwellings	1 no.	100 L/week	100 L/week
3+ bed dwellings	8 no.	960 L/week	960 L/week
TOTAL WASTE GENERATED		1060 L/week	1060 L/week

3.3.2. Considering Alternative Waste Streams

The waste ratios separated below are based on Traffix Group experience on similar developments.

The site is expected to generate Garbage, Comingled Recycling, Glass and FOGO waste as summarised in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
2 bed dwellings	75%	25%	80%	20%	0%
3+ bed dwellings	75%	25%	80%	20%	0%

Based on the preceding assessment, the development is expected to generate the following waste volumes.

ADVERTISED PLAN

Waste Management Plan

7-9 Ormsby Grove, Toorak

Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
2 bed dwellings	1 no.	75 L	25 L	80 L	20 L	0 L
3+ bed dwellings	8 no.	720 L	240 L	768 L	192 L	0 L
Subtotal		795 L	265 L	848 L	212 L	0 L
TOTAL WASTE GENERATED		1060 L/week		1060 L/week		

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume	Bin Capacity	No. of Bins Required	Collection Frequency
Garbage	795 L per collection	1,100L	1	Once per week
FOGO	265 L per collection	240L	2	Once per week
Recycling	848 L per collection	1,100L	1	Once per week
Glass	212 L per collection	240L	1	Once per week

3.4.1. FOGO Collection – Kitchen Caddies and Liners, E-waste

Kitchen caddies and caddy liners for Food Organics and Garden Organics (FOGO) will not be provided by Council. These items may be supplied and managed by the nominated private waste collection service provider.

These can also be purchased from:

- Compost-A-Pak 8L liners
- Biobag 8L rolls
- Maze 9L slim compostable bags
- Cardia compostable 8L kitchen tidy bags
- Multix greener mini plant-based compostable bags

Liners must be labelled as “compostable,” made from 100% corn starch, and display both AS5810 and AS4736 codes.

Council is not providing kitchen caddies, they shall be purchased from retailers such as Bunnings, Big W, or similar stores.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Waste Management Plan

7-9 Ormsby Grove, Toorak

3.4.2. E-waste

Many e-waste collection points are available in Victoria, and private contractors are equipped with the resources to undertake e-waste collections.

E-waste must be taken by residents to the appropriate collection centre, such as:

- Planet Ark drop-off locations
- Officeworks (for small personal e-waste)
- ALDI stores (for batteries)
- Select Bunnings stores (for batteries)

Additional recycling locations are listed at:

- www.recyclemate.com.au
- <https://recyclingnearyou.com.au>

E-waste also may be disposed of at

- Stonnington Waste Transfer Station (43 Weir Street, Malvern VIC 3144),
- Stonnington Council's dedicated recycling stations, located at selected Council facilities such as Stonnington City Centre (311 Glenferrie Road, Malvern) and,
- Stonnington Sports Centre / Percy Treyvaud Memorial Park (Chadstone).

Overall, the proposed mixed-use development requires the following bins:

- 2 x 1,100L bins and,
- 3 x 240L bins.

Further details regarding the waste equipment required for the development are detailed in Table 8.

Table 8: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) ¹	Bin Lid Colour ²	Bin Body Colour ²
Garbage	1,100L	1,300 x 1,194 x 1,080mm	Red	Dark Green
FOGO	240L	1,060 x 585 x 730mm	Light Green	Dark Green
Recycling	1,100L	1,300 x 1,194 x 1,080mm	Yellow	Dark Green
Glass	240L	1,060 x 585 x 730mm	Purple	Dark Green

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
Note 2. Bin lid and body colours are based on the bin colour scheme set out by Boroondara City Council.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3.4.3. Waste Area and Access

The proposed development provides a waste area located at the centre of basement level 1 of the building which can be accessed via the pedestrian path.

The waste area and access route are illustrated at Figure 1.

ADVERTISED PLAN

Waste Management Plan

7-9 Ormsby Grove, Toorak

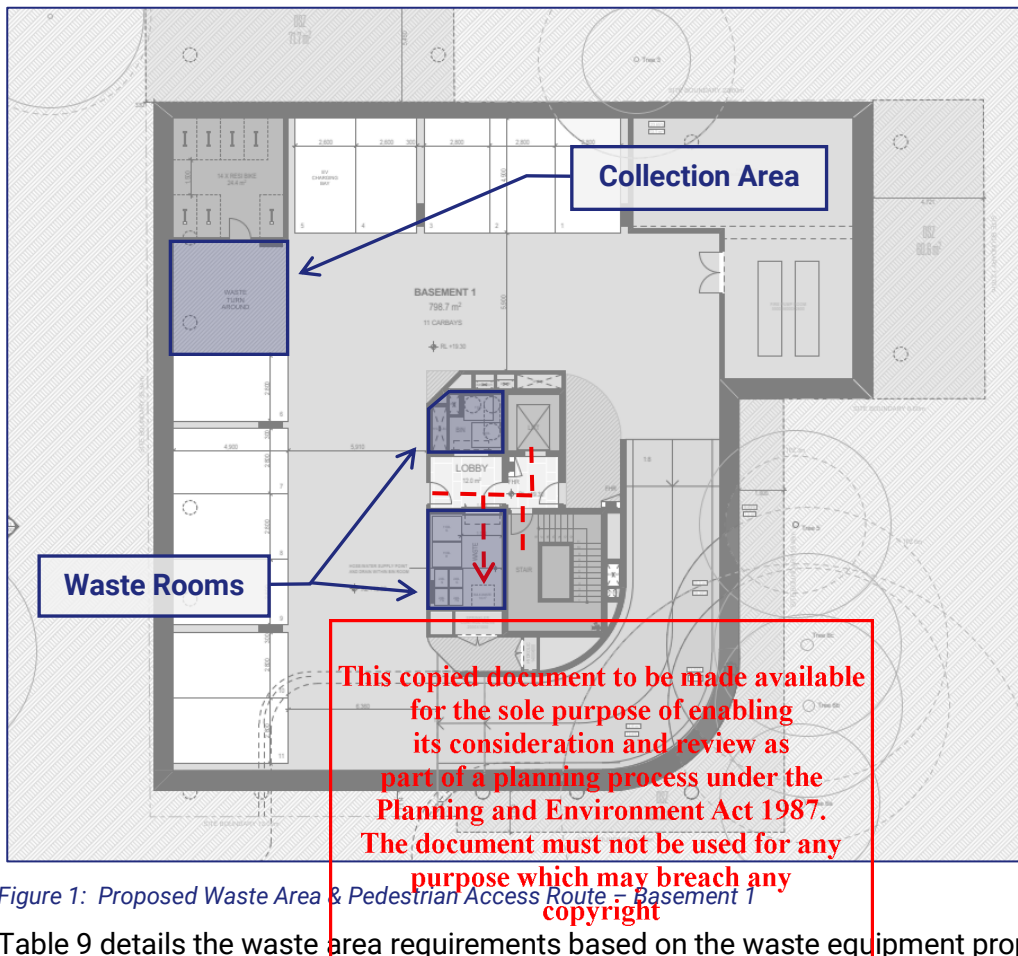


Figure 1: Proposed Waste Area & Pedestrian Access Route - Basement 1

Table 9 details the waste area requirements based on the waste equipment proposed.

Table 9: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Required
Waste Room for Residential Development	240L	0.43sqm	3	1.29sqm	3.95sqm
	1,100L	1.33sqm	2	2.66sqm	

Note 1: Net area required is calculated from the dimensions of the bins.

Based on the above, sufficient space is provided for on-site waste storage within the proposed residential development.

3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 2.

The signage will help guide and encourage staff of the proposed residential development to dispose of waste correctly into the appropriate waste streams.



Figure 2: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the carpark. A private contractor will be engaged to collect the waste via a mini rear loading waste vehicle (typically 6.4m long and 2.1m high).

Vehicle access to the site is provided via a single vehicular crossover from Ormsby Grove (southern boundary), which leads to the basement ramp and on-site turning area for waste collection and resident vehicles. Waste collection will be scheduled at off-peak times to minimise disruption to residents and to ensure adequate space is available within the basement access aisle for the safe transfer of bins to and from the waste vehicle.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini rear loading waste vehicle within the site.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the site in a forward direction is attached at Appendix B.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

4. Planning Scheme Design Requirements (Clause 57)

Clause 57.05 of the Planning Scheme sets out the waste and recycling objectives for developments of four or more stories.

As part of this Clause, developments which include a shared bin storage area for use by each dwelling, must provide a minimum area, depth and height specified in Table E5-2 of Standard E5-5.

The requirements for bin storage areas is set out in Table 10.

Table 10: Clause 57.05 Bin Storage Design requirements for dwellings

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
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
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

In addition to the area requirements, shared bin storage areas must meet a number of requirements, including:

- Enclosed bin storage areas are 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.
- A tap and drain are provided to wash bins.
- A continuous path of travel is provided from each dwelling to bin storage areas.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

The shared bin storage area is provided with appropriate washing facilities, a continuous path of travel free of steps and obstructions from dwellings to the bin storage area and will be appropriate ventilated.

Each dwelling will include an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

5. Amenity Impacts

It is the responsibility of the property manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

5.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

5.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection hours (Stonnington Council – Clause 901(12))

Where waste is collected by a private waste contractor, the collection is regarded as 'commercial' and must only occur within the following hours:

- Monday to Saturday: 7:00am – 10:00pm
- Sundays and Public Holidays: 9:00am – 10:00pm

5.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent unauthorised access or use. The property manager will regularly monitor the waste areas to ensure bins are not overfilled and that any spills associated with waste handling or collection are promptly cleaned and appropriately managed. All access doors and bin lids will be kept closed at all times to minimise odour and prevent vermin access.

5.4. Washing Facilities and Stormwater Pollution

Appropriate washing facilities including water supply and hose will be provided for the regular washing of the bins and waste area by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

6. Ongoing Maintenance & Sustainability Initiatives

6.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the property manager for the ongoing operation and maintenance of the Waste Management Plan.

The property manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the property manager will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the future occupants of the building.

6.2. Waste Reduction Strategies

The property manager will be responsible to encourage staff of the proposed residential development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

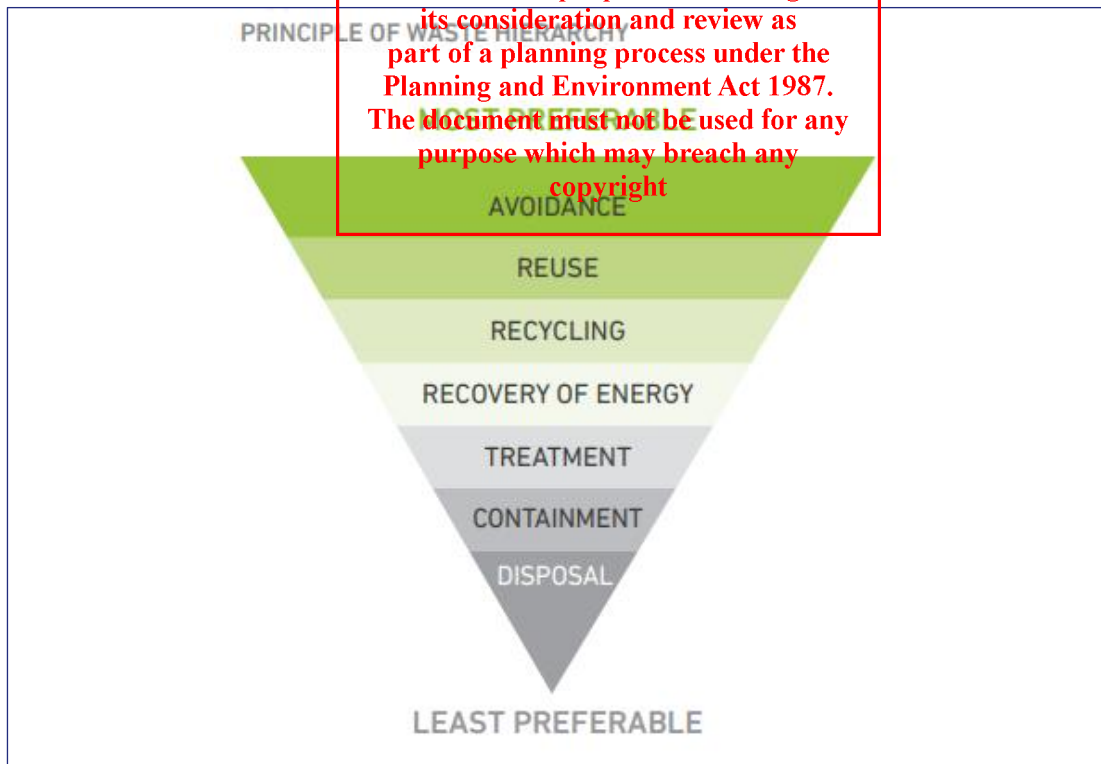


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the property manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

6.3. Waste Management Rules

It will be the responsibility of the property manager to ensure all staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

6.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3. The property manager will be responsible for monitoring the Waste Management Plan. Where required, the property manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

6.5. Occupational Health and Safety Risk Assessment

Further to the occupation of the residential development, the property manager will ensure the waste collection arrangements comply with the relevant occupational health and safety (OH&S) guidelines including WorkSafe Victoria's *Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials* (June 2003).

Additionally, the property manager will ensure the nominated private contractor completes a risk assessment, provides staff training and implements safety procedures to address the risks associated with waste management activities, including manual bin handling, bin transfers and cleaning of waste equipment.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

7. Contact Information

Table 11 provides a list of common waste collection service contractors and waste equipment suppliers. The property manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 11: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 807	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au

Service Type	Business Name	Phone	Website
Bin Washing Services	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Appendix A

Development Plans

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
PLAN

BASEMENT 2 - SCHEDULE

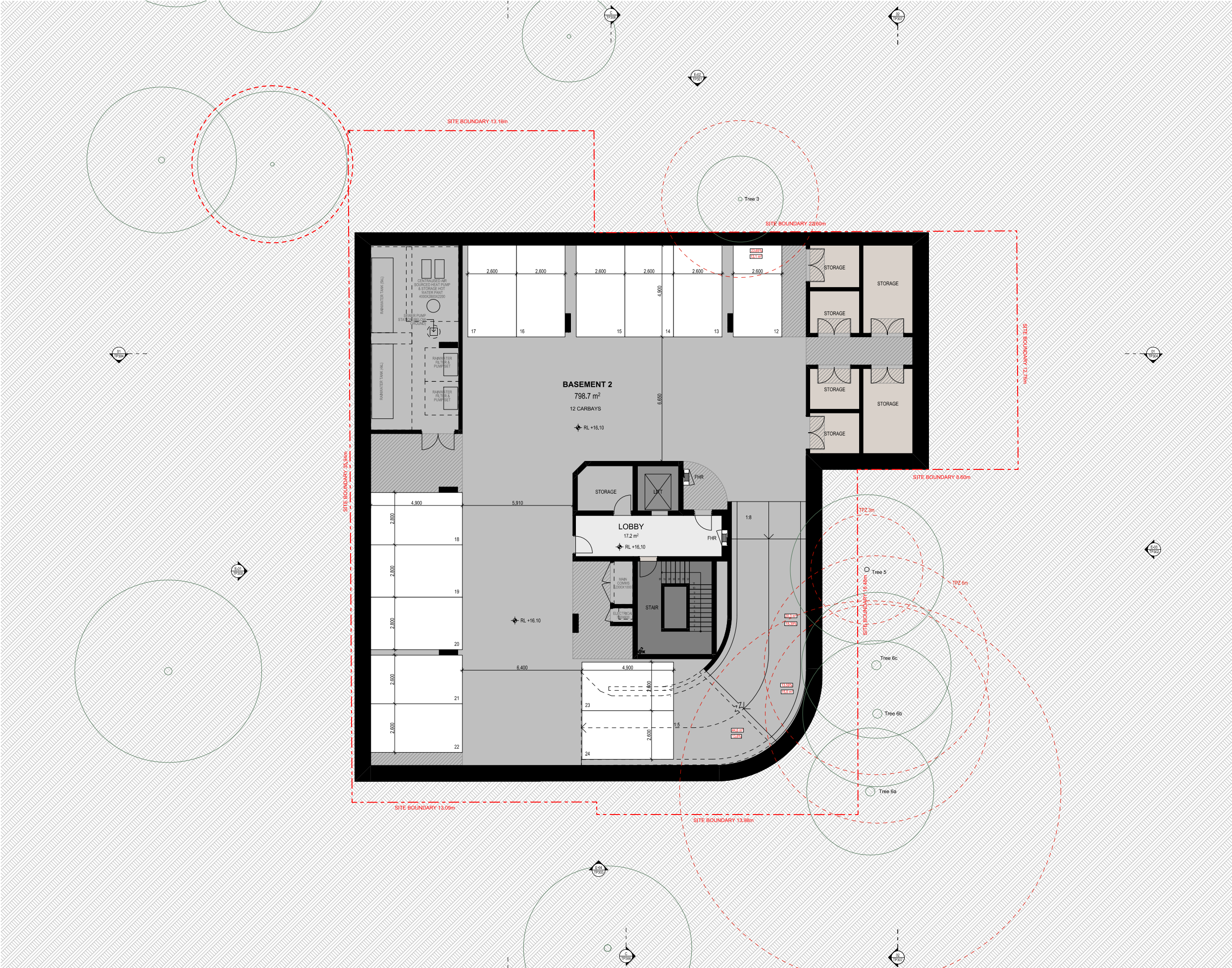
	NO.	AREA (m ²)	(%)
BASEMENT COVERAGE:		798.7	78.5
CARS:	13		

NOTES:

- CARBON MONOXIDE (CO) MONITORING SENSORS TO BE PROVIDED THROUGHOUT THE BASEMENT CAR PARK IN ACCORDANCE WITH AS 1668.2.
- A 4,000 LITRE (4kL) RAINWATER TANK TO BE INSTALLED AND CONNECTED TO ALL TOILET FLUSHING THROUGHOUT THE BUILDING AS SPECIFIED IN THE SMP.
- A 5,000 LITRE (5kL) RAINWATER TANK TO BE INSTALLED AND CONNECTED TO ALL LANDSCAPE IRRIGATION AS SPECIFIED IN THE SMP.

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Rev	Date	By	Chk	Description
01	4/05/2020	CC/HJ	RR	ISSUE TO DTP
02	25/05/2025	CC/HJ	SM	ISSUE FOR ENDORSEMENT

© DKO Architecture (MO) Pty Ltd, ABN: 6141378366. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission.

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Asbestos Report and Landscape Documentation for all information relating to trees and their removal and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation, Numbers, Section 1 Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing, figure dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 3 9601 6000

DKO

Project Name
Project Number
Project Address

7-9 Ormsby Grove, Toorak
A0000032.00
7-9 Ormsby Grove
Toorak VIC 3142

Country

Australia

DEVELOPMENT APPLICATION

Drawing Name
Basement 2

Drawing Scale
Drawing No.
TP200

1:100 @ A1
Revision
02

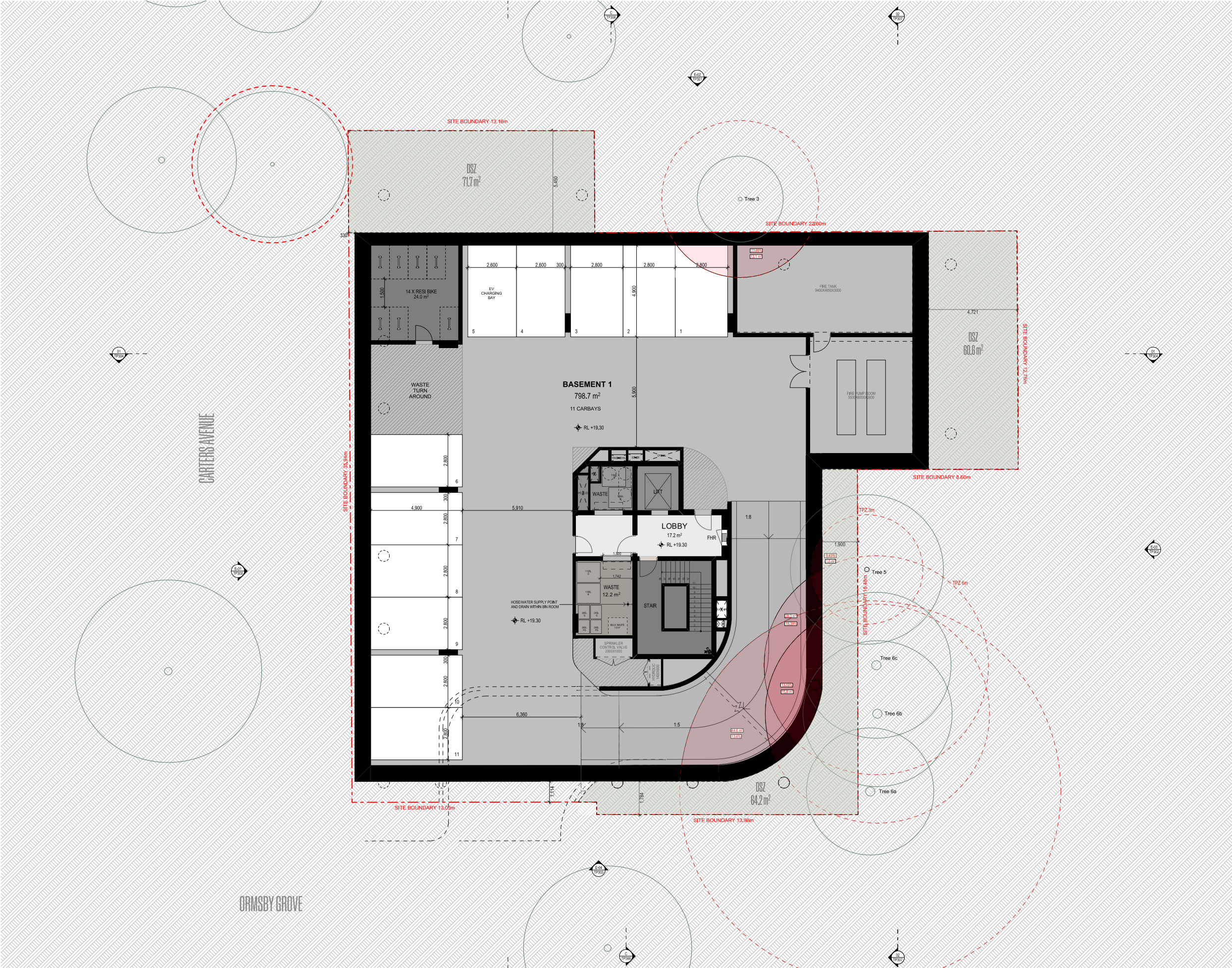
BASEMENT 1 - SCHEDULE

	NO.	AREA (m²)	(%)
BASEMENT COVERAGE:		798.7	78.5
CARS:	11		
BIKE:	14		

NOTES:
- CARBON MONOXIDE (CO) MONITORING SENSORS TO BE PROVIDED THROUGHOUT THE BASEMENT CAR PARK IN ACCORDANCE WITH AS 1668.2.

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Rev	Date	By	Chk	Description
01	4/05/2020	COHJ	BR	ISSUE TO DTP
02	25/05/2025	COHJ	SM	ISSUE FOR ENDORSEMENT

© DKO Architecture (MGO Pty Ltd), ABN: 61413783636. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise used without written permission.

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Allotment Report and Landscape Documentation for all information relating to trees and their removal and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation, Numbers, Section 1 Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing, figure dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 3 9601 6000

DKO

Project Name
Project Number
Project Address

7-9 Ormsby Grove, Toorak
A0000032.00
7-9 Ormsby Grove
Toorak VIC 3142

Country
Australia

DEVELOPMENT APPLICATION

Drawing Name
Basement 1

Drawing Scale
Drawing No.
TP201

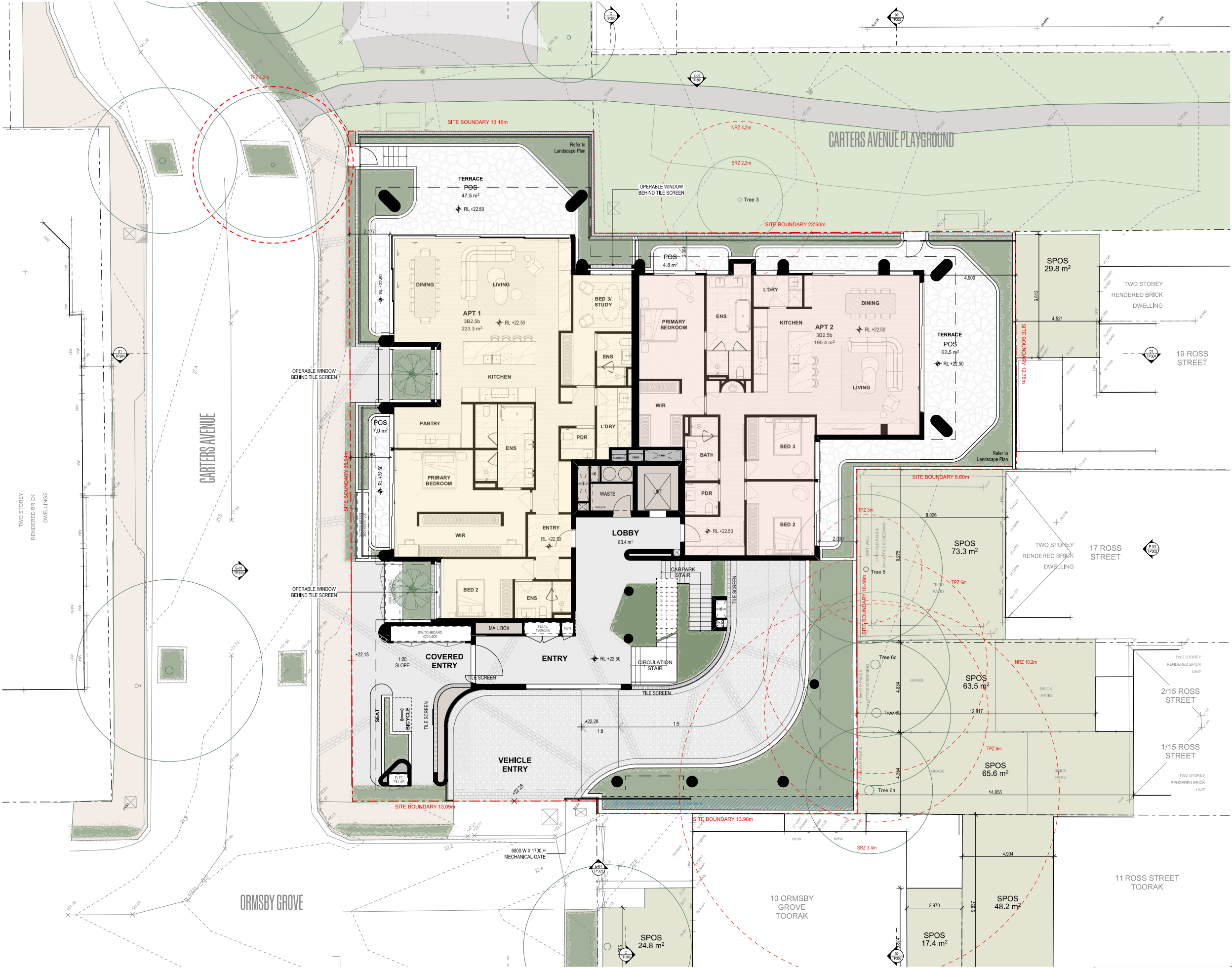
1:100 @ A1
Revision
02

AREA SCHEDULE			
APT No.	BED/BATH	NSA (M2)	POS (M2)
APT 1	3/3.5	223.27	54.44
APT 2	3/2.5	190.43	67.31
APT 3	3/2.5	192.66	34.53
APT 4	2/2.5	154.44	27.34
APT 5	3/2.5	179.40	16.81
APT 6	3/3.5	283.23	51.33
APT 7	3/3.5	214.10	26.34
APT 8	4/4.5	256.25	227.13
APT 9	3/3.5	220.13	36.12
		1,913.91 m ²	541.35 m ²

NOTES:
- POS CALCULATION EXCLUDES PLANTERS
- ALL APARTMENT BALCONIES / PRIVATE OPEN SPACE TO BE PROVIDED WITH A HOSE TAP AND FLOOR WASTE TO FACILITATE DRAINAGE AND MAINTENANCE.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



Rev	Date	By	Chk	Description
01	4/05/2020	COH/J	RR	ISSUE TO DTP
02	25/05/2025	COH/J	SM	ISSUE FOR ENDORSEMENT

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Allotment Report and Landscape Documentation for all information relating to trees and their removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules.
- Specialist consultant documentation, Numbers, Section 1 Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing, figure dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (MD) Pty Ltd, ABN: 61413783636. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dko.com.au
info@dko.com.au
T +61 3 9601 6000

DKO

Project Name
Project Number
Project Address
Country

7-9 Ormsby Grove, Toorak
A0000032.00
7-9 Ormsby Grove
Toorak VIC 3142
Australia

DEVELOPMENT APPLICATION

Drawing Name
Ground Floor Plan

Drawing Scale
Drawing No.
TP202

1:100 @ A1
Revision
02



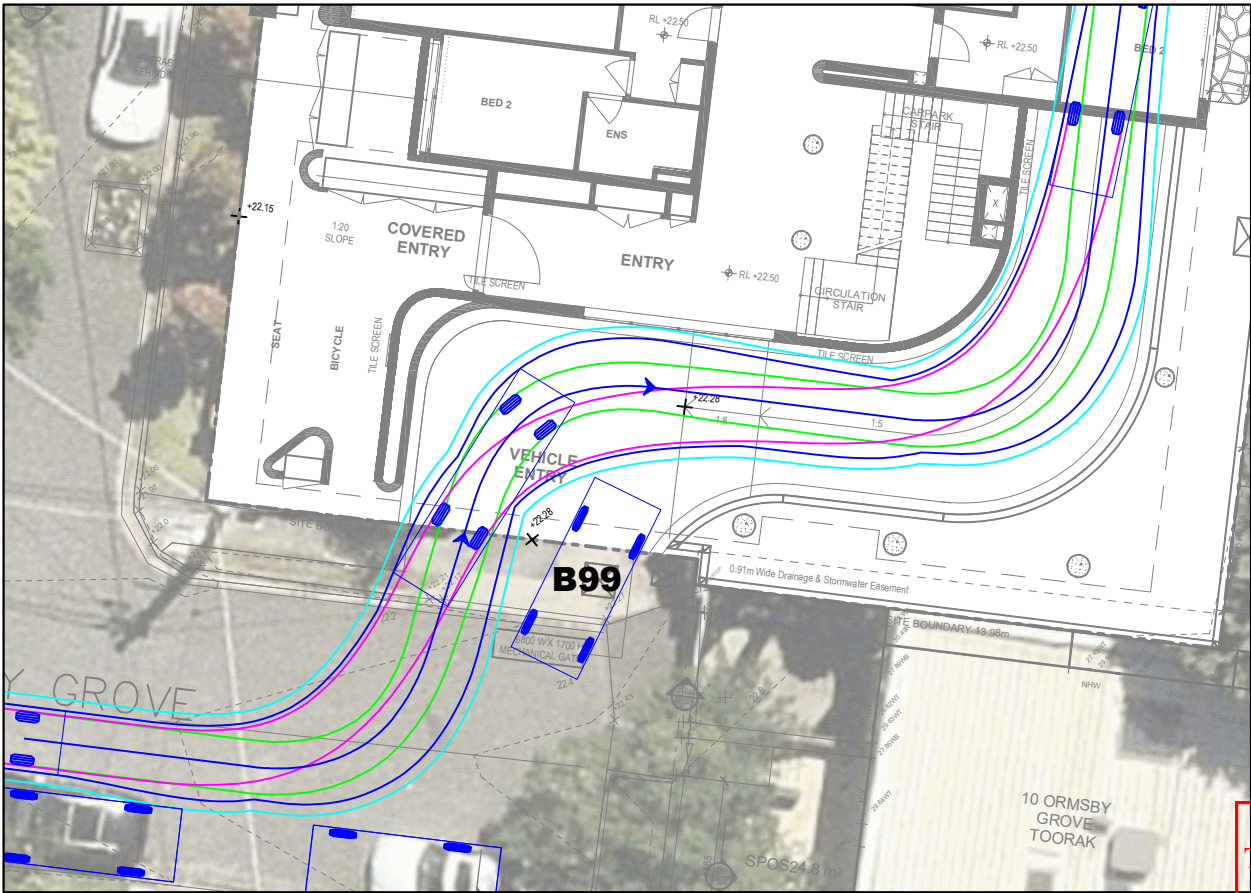
Appendix B

Swept Path Diagrams

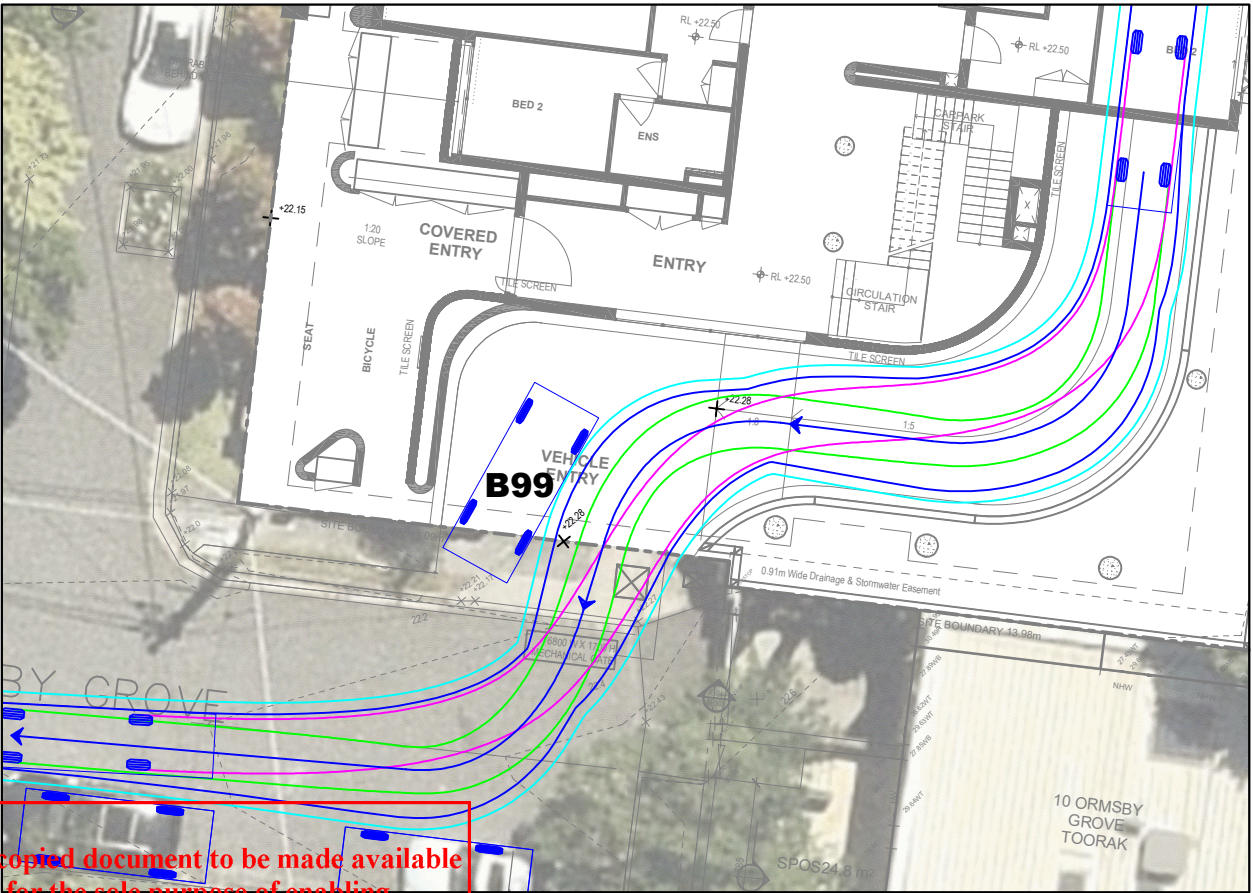
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
PLAN

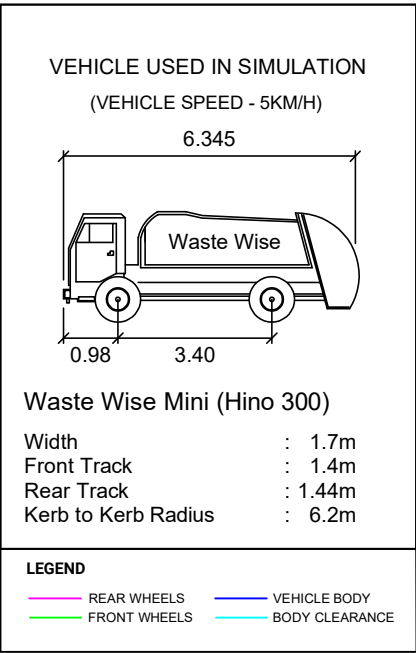
WASTE VEHICLE SITE ACCESS - INGRESS



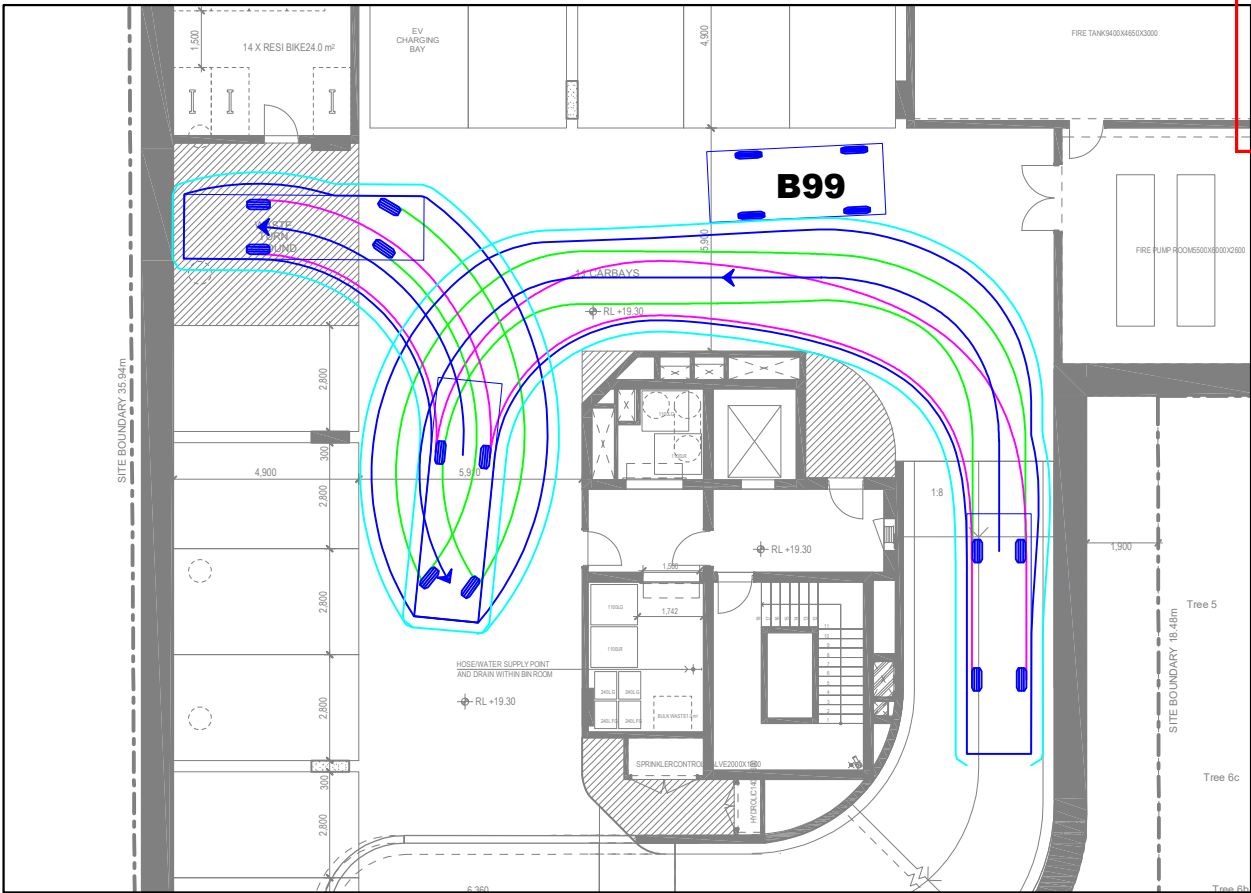
WASTE VEHICLE SITE ACCESS - EGRESS



VEHICLE PROFILE



LOADING BAY - WASTE VEHICLE INGRESS



LOADING BAY - WASTE VEHICLE EGRESS

