Client
St Kilda Road Fund 1 Developer Pty Ltd

Date
18 December 2025

Waste Management Plan

424 St Kilda Road, Melbourne

ratio:

Planning
Transport
Urban Design
Waste Management

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Project
424 St Kilda Road, Melbourne

Prepared for
St Kilda Road Fund 1 Developer Pty Ltd

Our reference
20939W-R04F04

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Version	Date	Issue	Prepared by	Checked by
R01D01	12/02/2024	Town Planning – Draft	M Fairlie	M Fairlie
R01D02	22/02/2024	Town Planning – Draft v2	M Fairlie	M Fairlie
R01F01	1/03/2024	Town Planning – Final	M Fairlie	M Fairlie
R01F02	5/03/2024	Town Planning – Final v2	M Fairlie	M Fairlie
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R04F03	7/11/2025	S72 Amendment –Final v3	M Fairlie	M Fairlie
R04F04	18/12/2025	S72 Amendment –Final v4	M Fairlie	M Fairlie

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1. Introduction

1.1. Project Details

Site Address

424 St Kilda Road, Melbourne

Council Details

Port Phillip City Council

Contact Number: (03) 9209 6777

Website: www.portphillip.vic.gov.au

Planning Permit Number

PDPL/00115/2024

1.2. Proposal Overview

The proposal involves the construction of a 19-storey mixed-use development with multi-level basement carpark, comprising 286 residential apartments across L1-L18 with ancillary amenity space, retail (F&B) space on GF, and office space on GF. A development summary is provided in the tables below.

Development Summary

Residential – Overall

Waste Source	Quantity
Studio Apartment	5
1-Bedroom Apartment	91
2-Bedroom Apartment	108
3-Bedroom Apartment	74
Penthouse	8
Total	**286**

Residential – Western Core

Waste Source	Quantity
Studio Apartment	2
1-Bedroom Apartment	61
2-Bedroom Apartment	89
3-Bedroom Apartment	25
Penthouse	4
Total	**181**

Residential – Eastern Core

Waste Source	Quantity
Studio Apartment	3
1-Bedroom Apartment	30
2-Bedroom Apartment	19
3-Bedroom Apartment	49
Penthouse	4
Total	**105**

Commercial

Level	Waste Source	Floor Area (m^2)
GF	Retail (F&B)	390
GF	Office	641
	Total	**1,031**

The floor plans reviewed in the preparation of this Waste Management Plan are attached to Appendix A.

1.3. Waste Management Plan Purpose

This Waste Management Plan has been prepared to accompany the S72 Amendment Application for the proposed development.

This Waste Management Plan establishes an effective waste management system that is compatible with the design of the development and compliant with national, state, and local policies / best practice guidelines. This Waste Management Plan will form a document that achieves effective communication of the waste management system so that Building Management, waste systems users, and contractors can be properly informed of its design and the roles and responsibilities involved in its implementation.

1.4. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development, are outside the scope of this Waste Management Plan.

1.5. Policies and Guidelines

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

— Australian Government – National Waste Policy: Less Waste, More Resources (2018).

— Australian Standards:

- AS 4123.1-7 (Mobile Waste Containers).
- AS 1668.2 (Odour).
- AS 2890.2 (Parking Facilities).
- AS 5377:2013 (E-waste).
- AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
- AS 4564-2012 (Composts).
- AS 1319 (Safety signs).

— Environment Protection Act 2017.

— Environment Protection Regulations 2021.

— Disability Discrimination Act 1992.

— Victorian Government – Recycling Victoria: A New Economy (2020).

— Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).

— EPA Victoria – Noise Control Guidelines (2021).

— Port Phillip City Council – Guidelines for Preparing a Waste Management Plan (2021).

2. Operational Waste Management Guide

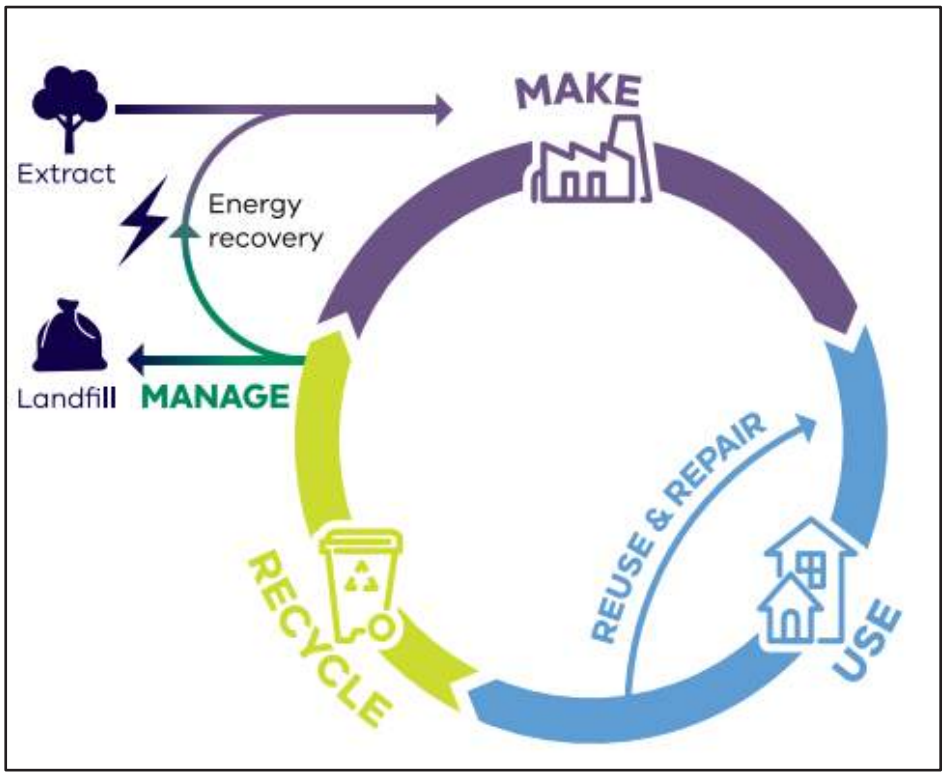
2.1. Recycling Victoria: A New Economy

The Victorian Government's Recycling Victoria: A New Economy was released in 2020 and sets out strategies to reduce the amount of waste generated in Victoria and increase the amount of materials for recycling and reprocessing to reduce damage to the environment caused by waste.

Ongoing education and dedicated ongoing management services are critical factors in encouraging users to continue to use the services and systems as intended. The future Occupiers of the development shall promote the above strategy where practicable and encourage users to participate in minimising the impact of waste on the environment. In particular, consideration should be made to the circular economy as shown in Figure 2.1 below.

A circular economy continually seeks to reduce the environmental impacts of production and consumption, while enabling economic growth through more productive use of natural resources.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

2.2. Guide for Residents

To ensure all residents are aware of their responsibilities with regard to waste management, Building Management shall provide an information package to all residents that includes the following information:

— A copy of this Waste Management Plan.

— Methods and techniques for waste reduction and minimisation.

— Information regarding waste collection days and requirements.

— Resident responsibilities with regard to bin usage, storage, and collection.

— Resident responsibilities with regard to litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal Methodology

— Residents shall place general waste into dedicated general waste receptacles located within each apartment (to be provided by Building Management).

— Residents shall empty full general waste receptacles into the general waste chute intakes (provided on each apartment level).

— General waste must be placed within tied plastic bags prior to being placed into the general waste chute intakes.

Organics Disposal Methodology

— Residents shall place food scraps into dedicated organics caddies located within each apartment (to be provided by Building Management).

— Residents shall empty full organics caddies into the organics collection bins located within the residential bin collection room on basement level 1, via the lift.

— Organics must be unbagged or placed within approved compostable bags (subject to collection contractor approval) prior to being placed into the organics collection bins.

Recycling Disposal Methodology

— Residents shall place recycling into dedicated recycling receptacles located within each apartment (to be provided by Building Management).

— Residents shall empty full recycling receptacles into the recycling chute intakes (provided on each apartment level).

— Bottles, cans, and containers must be rinsed, cardboard must be flattened, and lids/packaging must be separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the recycling chute intakes.

— Recycling must be loose and not be bagged.

Glass Disposal Methodology

— Residents shall place glass into dedicated glass receptacles located within each apartment (to be provided by Building Management).

— Residents shall empty full glass receptacles into the glass collection bins located within the residential bin collection room on basement level 1, via the lift.

— Glass bottles and jars must be rinsed, and lids must be separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the glass collection bins.

— Glass must be loose and not be bagged.

Disposal Methodology for Other Waste Streams

— **Hard Waste, E-waste, and Charity Items:** residents shall transfer hard waste, e-waste, and/or charity items to the residential hard waste & e-waste room located on basement level 1, as required. Building Management shall be responsible for organising hard waste, e-waste, and charity items to be collected by a private contractor on an as-required basis. Residents shall be notified by Building Management that e-waste is prohibited under Victorian law to be disposed of in landfill-bound bins.

— **Common Garden Organics:** Building Management shall engage a landscaping contractor to maintain all common garden areas on a regular basis. The landscaping contractor shall be responsible for transferring garden organics from common garden areas to an appropriate off-site treatment facility where it will be sorted and turned into compost.

Rationale for Basement Organics & Glass Drop-off Points

Locating organics and glass drop-off points within the basement residential bin room (rather than in chute rooms) offers several operational and behavioural benefits, such as:

— Residents must make an active decision to separate organics and glass from other waste streams before taking them to the bin room, reinforcing awareness of correct separation practices.

— Residents become directly responsible for correctly separating their waste streams, which has been shown to improve recycling performance in multi-unit developments.

— Keeping organics and glass out of the chute rooms significantly reduces the risk of cross contamination.

— Limiting chute rooms to general waste and recycling minimises odour, pest and hygiene issues associated with storing organics on residential levels.

— Building management are not required to service and transfer multiple receptacles from each floor daily, allowing maintenance efforts to focus on overall cleanliness and waste education.

— Waste separation will be reinforced through move-in information, building signage and ongoing resident education/communication to maintain participation and compliance.

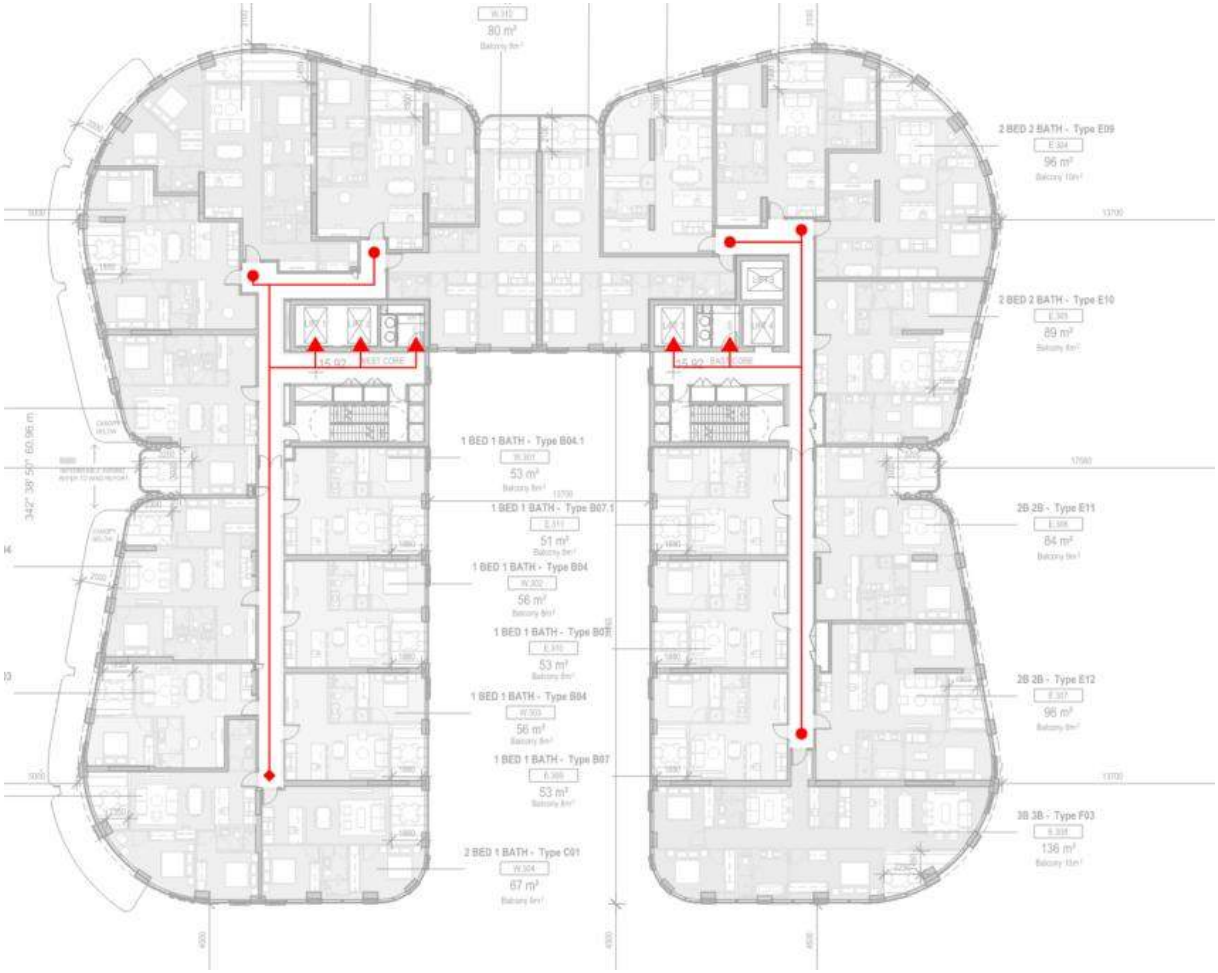
— Locating bins within the basement residential bin room avoids spatial inefficiencies in core areas while maintaining convenient resident access via lifts.

While Council has previously encouraged consideration of recycling stations on each floor or near chutes to promote waste separation, this is not a prescriptive requirement. For developments of this scale and density, the provision of a centralised basement drop-off point for residential organics and glass is consistent with current and emerging practices and provides a balanced, manageable solution that meets the intent of Council's waste separation objectives.

Residential Waste Transfer Path (Typical Level)

The proposed waste transfer path for residents (typical level) is shown in Figure 2.1 below.

Figure 2.1: Waste Transfer Path – Residents (Typical Level)



Residential Waste Minimisation Strategies

Residents can reduce their waste output by adopting the below practices:

— Avoid buying food items that are wrapped in plastic.

— Shop with reusable bags.

— Avoid single-use plastics such a drinking straws, plastic cutlery/cups/plates, and pre-packaged salads/sandwiches.

— Use a reusable drink bottle.

— Consider loose leaf tea instead of conventional teabags.

— Buy second-hand items.

— Refrigerate food scraps and use in a homemade vegetable stock.

— Plan out meals before shopping to avoid food wastage.

— Reuse jars for storage or refilling.

— Use silicone mats instead of single-use baking paper and foil.

— Use 100% recycled toilet paper.

— Consider reusable rags instead of paper towels.

— Donate unwanted clothes and items.

2.3. Guide for Commercial Tenants

To ensure all commercial tenants are aware of their responsibilities with regard to waste management, Building Management shall provide an information package to all tenants that includes the following information:

— A copy of this Waste Management Plan.

— Methods and techniques for waste reduction and minimisation.

— Information regarding waste collection days and requirements.

— Tenant responsibilities with regard to bin usage, storage, and collection.

— Tenant responsibilities with regard to litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal Methodology

— Tenants shall place general waste into a dedicated general waste receptacle (to be provided by the tenant).

— Tenants shall empty full general waste receptacles into the general waste collection bins located within the basement level 1 commercial bin room when full. Tenants shall not use the residential general waste chute intakes.

— General waste must be placed within tied plastic bags prior to being placed into the general waste collection bins.

Organics Disposal Methodology

— Tenants shall place food scraps into a dedicated organics caddy (to be provided by the tenant).

— Tenants shall empty their organics caddy into the organics collection bins located within the basement level 1 commercial bin room when full.

— Tenants must ensure that organics is either unbagged or placed within approved compostable bags prior to being placed into the organics collection bins.

Recycling Disposal Methodology

— Tenants shall place recycling into a dedicated recycling receptacle (to be provided by the tenant).

— Tenants shall empty full recycling receptacles into the recycling collection bins located within the basement level 1 commercial bin room when full. Tenants shall not use the residential recycling chute intakes.

— Bottles, cans, and containers must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/), prior to being placed into the recycling collection bins.

— Recycling must not be bagged.

Paper & Cardboard Disposal Methodology

— Tenants shall place clean paper and cardboard into a dedicated paper and cardboard receptacle (to be provided by the tenant).

— Tenants shall empty their paper and cardboard receptacles into the paper and cardboard collection bins located within the basement level 1 commercial bin room when full.

— Tenants must ensure that cardboard is flattened and/or broken into smaller pieces prior to being placed into the paper and cardboard collection bins.

— Paper and cardboard must not be bagged.

Disposal Methodology for Other Waste Streams

— **Hard Waste and E-waste Items:** tenants shall take hard waste and e-waste items to the dedicated storage area provided within the basement level 1 commercial bin room. Tenants shall be responsible for organising hard waste and e-waste items to be collected by a private contractor on an as-required basis. Tenants shall be responsible for ensuring staff are aware that e-waste is prohibited under Victorian law from being disposed of in landfill-bound bins.

Commercial Waste Transfer Path

The proposed waste transfer path for commercial tenants is shown in Figure 2.2 below.

Figure 2.2: Waste Transfer Path – Commercial Tenants

Commercial Waste Minimisation Strategies

Commercial tenants can reduce their waste output by adopting the below practices:

— Avoid over-buying of stock.

— Store food correctly.

— Donate unused stock.

— Discount slightly damaged products.

— Stock and sell environmentally friendly products (e.g., compostable cutlery, plates, and coffee cups).

— Email receipts to customers.

— Avoid using products with single-use plastic packaging.

— Return pallets and other packaging materials to suppliers.

— Use suppliers that use less/ more sustainable packaging.

— Store files digitally.

— Consider going paperless.

— Minimise printing where possible and print double-sided.

— Recycle electronic equipment.

— No paper towel provided within staff and public restrooms and changerooms (i.e. provided hand-dryers only).

— Purchase toilet paper that is wrapped in sustainable packaging (i.e. paper not plastic).

— Separate soft plastics from the commingled recycling streams and arrange for a soft plastics recycling company to collect.

2.4. Guide for Building Management

Waste Management Responsibilities

Building Management shall be responsible for the following:

- Ongoing management of the waste management systems including the maintenance of the bin room, chutes systems, and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging and managing the private waste collection contractor(s).
- Engaging and managing the landscaping contractor.
- Arranging for full bins beneath the chute outlets located within the residential chute termination rooms to be swapped with empty bins (located adjacent to bins beneath the chute outlets / within the residential bin collection room on basement level 1), as required.
- Ensuring that the cleaning of the chute systems is undertaken in accordance with the relevant guidelines and manufacturer's specifications.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management systems and location of the chute intakes and bin rooms.
- Informing all waste system users that bagged recycling, glass, and paper & cardboard is not permitted.
- Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements).
- Labelling/numbering the bins according to the property address to protect them from theft and vandalism.
- Servicing all communal areas through sweeping and removal of litter on a regular basis.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the bin room, chute systems, and associated equipment and components are provided as per the design requirements outlined in Section 6.

Waste Management System Education

It is Building Management's responsibility to ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream. It is highly recommended that this Waste Management Plan is electronically provided to all residents, commercial tenants, contractors, and all other relevant personnel.

Building Management shall provide educational material to inform all waste system users about the development's waste management system and advise all waste system users how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, Building Management shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

— A waste audit and new waste management strategy.

— Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).

— Revision of the services provided by the waste collection contractor(s).

— Re-education of users.

— Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Residential Waste Volume Assessment

The residential waste generation rates specified within Port Phillip City Council's 'Guidelines for Preparing a Waste Management Plan (2021)' have been adopted for the residential component of the development. A 75:25 split for general waste : organics and a 70:30 split for recycling : glass has been applied to allow for organics and glass separation. While it is acknowledged that Sustainability Victoria's Better Practice Guide nominates a 65:35 general waste : organics split, this is considered more suited to low-density dwellings with private open space (e.g., townhouses). For high-density apartment developments such as this proposal, organics capture rates are typically lower due to smaller kitchen footprints, limited space for caddy storage, and reliance on shared bin rooms. The 75:25 split adopted here is consistent with the City of Melbourne's Waste Guidelines and is considered a more pragmatic and locally relevant benchmark for apartment buildings within metropolitan Melbourne. This approach also ensures organics bins are provided without risk of significant under-utilisation, while still aligning with Council's objectives to encourage separation.

The waste generation estimates for the residential component of the development are outlined in Tables 3.1 and 3.2 below.

Table 3.1: Residential General Waste & Organics Volume Estimates

Core	Waste Source	Quantity	General Waste Generation Rate (L/Apartment/ Week)	General waste Volume (L/Week)	Organics Generation Rate L/Apartment/ Week)	Organics Volume (L/Week)
Western	Studio Apartment / 1-Bedroom Apartment	63	60	3,780	20	1,260
	2-Bedroom Apartment	89	75	6,675	25	2,225
	3-Bedroom Apartment / Penthouse	29	90	2,610	30	870
	Total	181	-	13,065	-	4,355
Eastern	Studio Apartment / 1-Bedroom Apartment	33	60	1,980	20	660
	2-Bedroom Apartment	19	75	1,425	25	475
	3-Bedroom Apartment / Penthouse	53	90	4,770	30	1,590
	Total	105	-	8,175	-	2,725

Overall	**Total**	**286**	**-**	**21,240**	**-**	**7,080**

Table 3.2: Residential Recycling & Glass Volume Estimates

Building	Waste Source	Quantity	Recycling Waste Generation Rate L/Apartment/ Week)	Recycling Volume (L/Week)	Glass Generation Rate L/Apartment/ Week)	Glass Volume (L/Week)
Western	Studio Apartment / 1-Bedroom Apartment	63	56	3,528	24	1,512
	2-Bedroom Apartment	89	70	6,230	30	2,670
	3-Bedroom Apartment / Penthouse	29	84	2,436	36	1,044
	Total	181	-	12,194	-	5,226
Eastern	Studio Apartment / 1-Bedroom Apartment	33	56	1,848	24	792
	2-Bedroom Apartment	19	70	1,330	30	570
	3-Bedroom Apartment / Penthouse	53	84	4,452	36	1,908
	Total	105	-	7,630	-	3,270
Overall	**Total**	**286**	**-**	**19,824**	**-**	**8,496**

3.2. Commercial Waste Volume Assessment

The commercial waste generation rates specified within Port Phillip City Council's 'Guidelines for Preparing a Waste Management Plan (2021)' have been adopted for the commercial component of the development, including an **80 : 20** split for **general waste : organics** and a **50 : 50** split for **recycling : paper and cardboard** for increased waste separation / resource recovery rates.

The waste generation estimates for the commercial component of the development are outlined in Tables 3.3 and 3.4 below.

Table 3.3: Commercial General Waste & Organics Volume Estimates

Waste Source	Floor Area (m^2)	Operational Days (per week)	General Waste Generation Rate (L/100m^2/Day)	General waste Volume (L/Week)	Organics Generation Rate (L/100m^2/Day)	Organics Volume (L/Week)
Retail (F&B)	390	7	240	6,552	60	1,638
Office	641	5	8	256	2	64
Total	**1,031**	-	-	**6,808**	-	**1,702**

Table 3.4: Commercial Recycling & Paper and Cardboard Volume Estimates

Waste Source	Floor Area (m^2)	Operational Days (per week)	Recycling Waste Generation Rate (L/100m^2/Day)	Recycling Volume (L/Week)	Paper & Cardboard Generation Rate (L/100m^2/Day)	Paper & Cardboard Volume (L/Week)
Retail (F&B)	390	7	100	2,730	100	2,730
Office	641	5	5	160	5	160
Total	**1,031**	-	-	**2,890**	-	**2,890**

4. Waste Storage Details

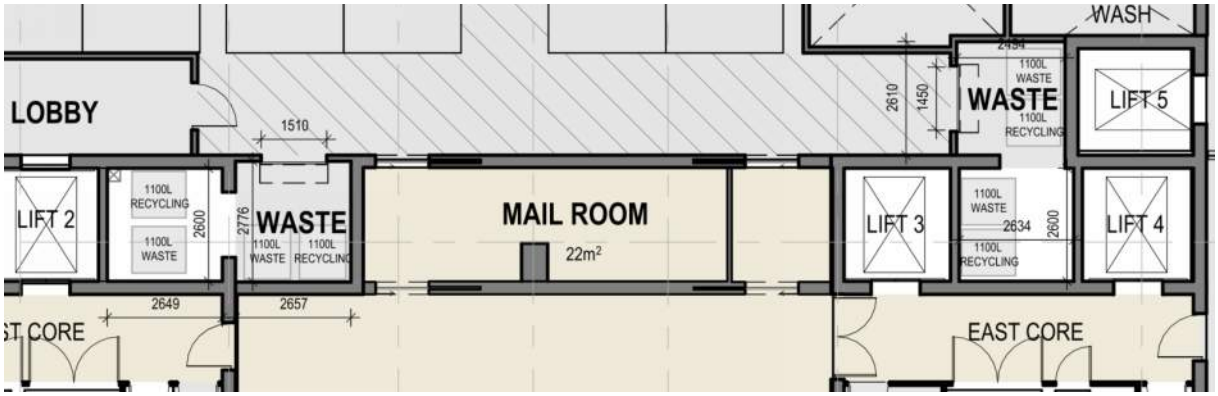
4.1. Residential Chute Terminations Rooms

The storage requirements and proposed storage layouts for the residential chute terminations rooms are shown in Table 4.1 and Figure 4.1 below.

Table 4.1: Waste Storage Requirements – Residential Chute Rooms

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	1100	1 per room	1330	1240	1070	1.33 per room
Recycling	1100	1 per room	1330	1240	1070	1.33 per room
Total Footprint Required Excluding Circulation (m^2):						**2.66 per room**

Figure 4.1: Waste Storage Layout – Residential Chute Rooms



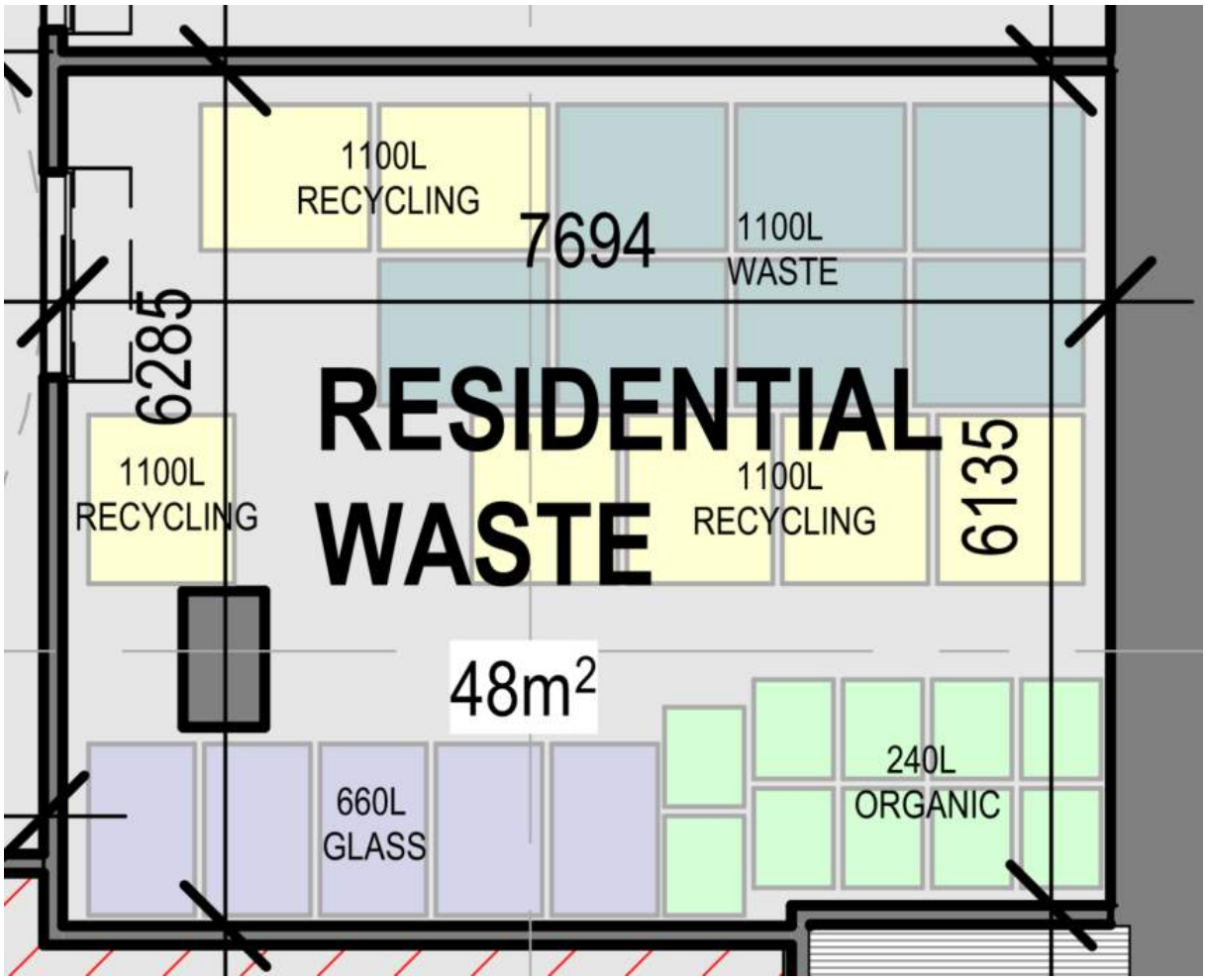
4.2. Residential Bin Collection Room

The storage requirements and proposed storage layout for the residential bin collection room are shown in Table 4.2 and Figure 4.2 below.

Table 4.2: Waste Storage Requirements – Residential Bin Collection Room

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	1100	7	1330	1240	1070	9.29
Organics	240	10	1060	585	730	4.27
Recycling	1100	7	1330	1240	1070	9.29
Glass	660	5	1200	1260	780	4.91
Total Footprint Required Excluding Circulation (m^2):						**27.76**
Total Area Provided (m^2):						**48.00**

Figure 4.2: Waste Storage Layout – Residential Bin Collection Room



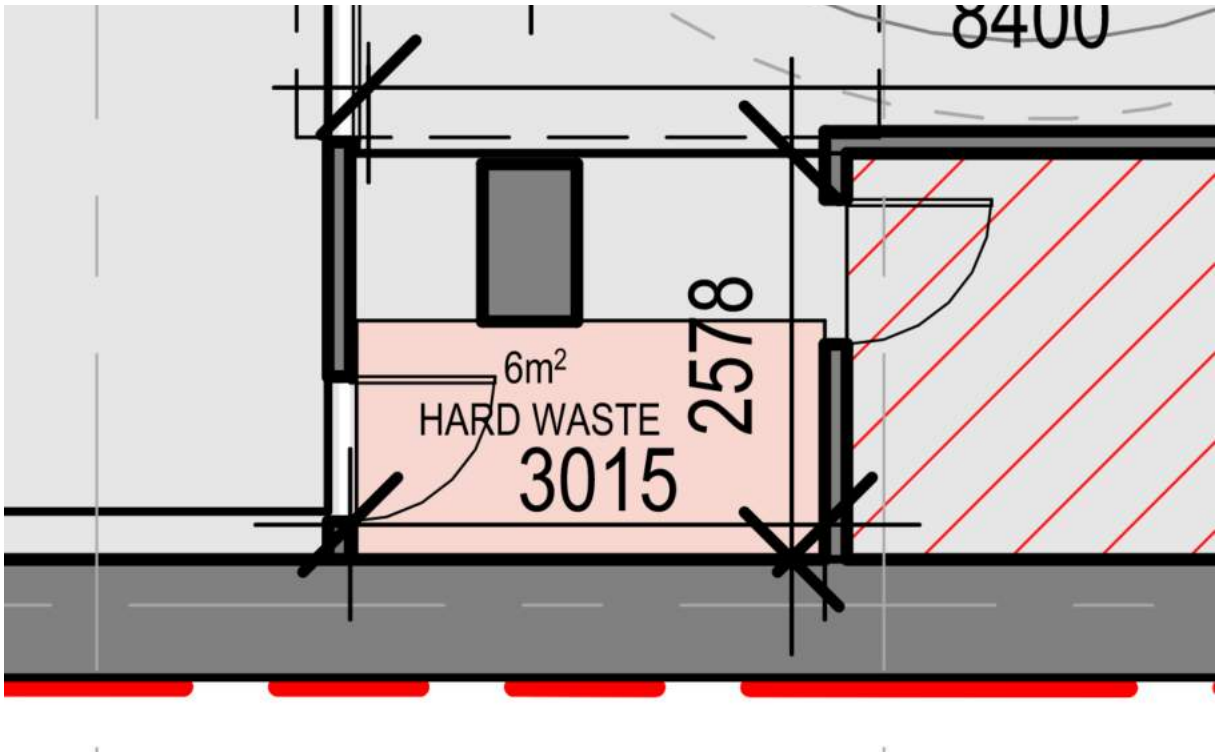
4.3. Residential Hard Waste & E-Waste Room

The storage requirements and proposed storage layout for the residential hard waste & e-waste room are shown in Table 4.3 and Figure 4.3 below.

Table 4.3: Waste Storage Requirements – Residential Hard Waste & E-Waste Room

Waste Stream	Storage Area Size	Footprint (m^2)
Hard waste, e-waste, and charity items	6 sqm storage area	6.00
Total Footprint Required Excluding Circulation (m^2):		**6.00**

Figure 4.3: Waste Storage Layout – Residential Hard Waste & E-Waste Room



NOTE: the '6 m^2 hard waste' area pictured above will also be used for the storage of residential e-waste and charity items prior to collection.

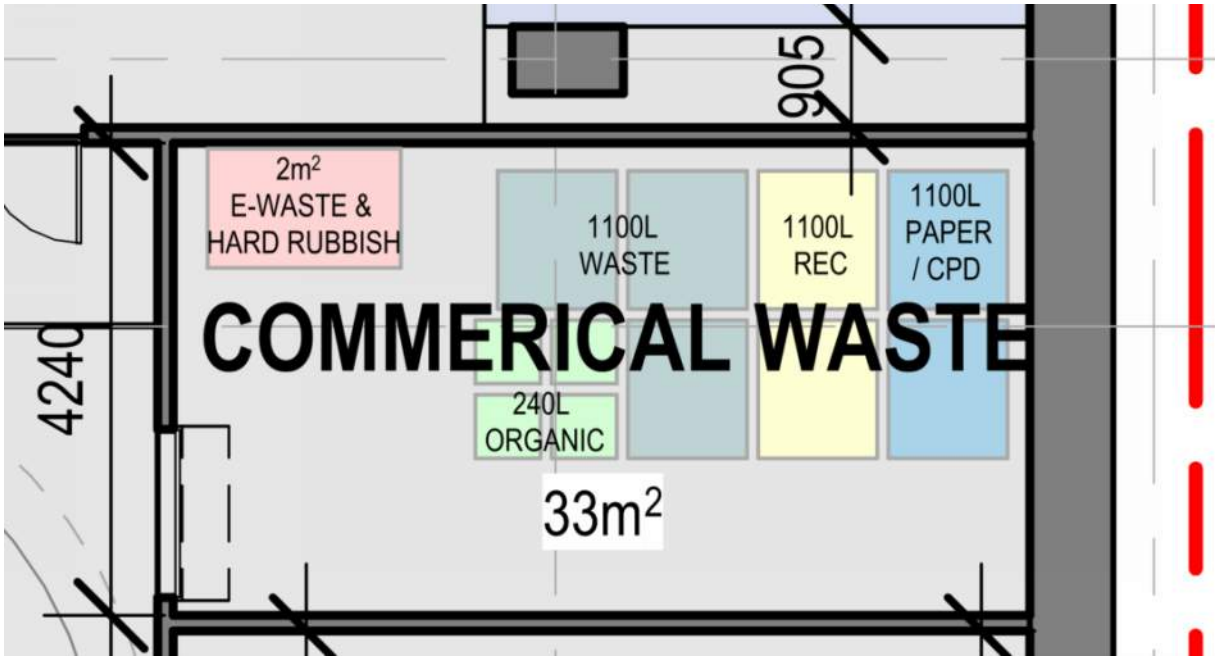
4.4. Commercial Bin Room

The storage requirements and proposed storage layout for the commercial bin room are shown in Table 4.4 and Figure 4.4 below.

Table 4.4: Waste Storage Requirements – Commercial Bin Room

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	1100	3	1330	1240	1070	3.98
Organics	240	4	1060	585	730	1.71
Recycling	1100	2	1330	1240	1070	2.65
Paper & cardboard	1100	2	1330	1240	1070	2.65
Hard waste & e-waste	2 sqm storage area					2.00
Total Footprint Required Excluding Circulation (m^2):						**13.00**
Total Area Provided (m^2):						**33.00**

Figure 4.4: Waste Storage Layout – Commercial Bin Room



5. Waste Collection Details

5.1. Residential Waste Collection Requirements

The waste collection requirements for the residential component of the development are outlined in Table 5.1 below.

Table 5.1: Residential Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	21,240	1100	7	Three times per week	23,100
Organics	7,080	240	10	Three times per week	7,200
Recycling	19,824	1100	7	Three times per week	23,100
Glass	8,496	660	5	Three times per week	9,900
Hard waste, e-waste, and charity items	-	-	-	As required	-

5.2. Commercial Waste Collection Requirements

The waste collection requirements for the commercial component of the development are outlined in Table 5.2 below.

Table 5.2: Commercial Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	6,808	1100	3	Three times per week	9,900
Organics	1,702	240	4	Two times per week	1,920
Recycling	2,890	1100	2	Two times per week	4,400
Paper & cardboard	2,890	1100	2	Two times per week	4,400
Hard waste & e-waste	-	-	-	As required	-

5.3. Waste Collection Methodology

Residential and commercial waste shall be collected from the basement level 1 loading dock by a private contractor (to be arranged by Building Management).

The nominated waste collection vehicle for all waste streams (including general waste, organics, recycling, glass, paper and cardboard, hard waste, e-waste, and charity items) is the MINI rear loader, which is 6.4 metres long and 2.08 metres high. The MINI rear loader has a travelling height clearance requirement of 2.1 metres (while travelling down ramps / through basement carparks), and an operational height clearance requirement of 2.5 metres (at the bin loading point for bins up to and including a size of 1100L, when stationary).

Residential and commercial waste collection shall be undertaken simultaneously via the same contractor/vehicle to minimise waste collection vehicle movements within the site.

The waste collection vehicle shall enter the site from Queens Lane and prop within the basement level loading dock to collect the bins. Refer to the Traffic Impact Assessment Report prepared by Traffix Group for the waste collection swept path assessment.

Building Management shall be responsible for preparing the bins for collection prior to collection vehicle arrival.

Building Management shall ensure the waste collection contractor is provided with access to the basement carpark, loading dock and the bin rooms / hard waste & e-waste room on collection days.

The waste collection contractor shall be responsible for transferring the bins / hard waste from the bin rooms / hard waste & e-waste room (located adjacent to the loading dock) to the collection vehicle for emptying and returning the bins to their original positions once collection is complete.

The collection procedure, which includes the transfer and emptying of bins, is expected to take no longer than 10 minutes. After collection is complete, the waste collection vehicle shall exit the basement carpark onto Queens Lane in a forward direction.

The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS), to ensure safety is considered for every aspect of the collection process.

Waste Collection Times

Waste collection from the subject site shall be undertaken in accordance with EPA's 'Noise Control Guidelines', as outlined below:

— Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.

— Compaction should only be carried out while on the move.

— Bottles should not be broken up at the point of collection.

6. Design Standards

6.1. Bin Room Design Requirements

The bin rooms shall be designed to meet the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Appropriately screened to prevent unsightly impacts on amenity.
- Provided with artificial light to enable waste system users to dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated waste management equipment.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2.
- Ventilation openings protected against flies and vermin.
- Provided with tight-fitting doors.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

6.2. Access to Chute Intakes and Waste Storage Areas

Chute Intakes

- Access to the chute intakes will be restricted to Building Management and residents. Commercial tenants will not have access to the chute intakes.
- Chute intake rooms have been designed to be DDA compliant.

Residential Bin Collection Bin Room

- Access to the residential bin collection room will be restricted to residents and Building Management. Commercial tenants will not have access to this room.

Residential Hard Waste & E-Waste Room

- Access to the residential hard waste & e-waste room will be restricted to residents and Building Management. Commercial tenants will not have access to this room. Residents can notify Building Management if they require assistance when they have hard waste / e-waste / charity items to be disposed of.

Commercial Bin Room

— Access to the commercial bin room will be restricted to Building Management and commercial tenants. Residents will not have access to this room.

6.3. Chute System Design Requirements

All chute systems shall meet the following requirements:

— Designed in accordance with the manufacturer's specifications.

— Designed to have deviation angles of no more than 45 degrees (ideally no more than 22.5 degrees from the vertical axis).

— Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.

— Designed to achieve minimum fire rating requirements of the BCA and/or Building Surveyor and fitted with fire sprinklers and any other safety devices as required by the manufacturer or certifier of the system.

— Chute intake rooms on apartment levels designed to be DDA compliant.

— Chutes shall terminate directly into 1100L bins.

Specifications for a suitable chute system are attached to Appendix B.

6.4. Chute System Acoustic Requirements

To limit the source of noise associated with chute systems, all chutes shall be resiliently attached to the building structure. This can be achieved by adopting the following measures:

— The isolation brackets used to support the chute should be set on neoprene isolation mounts equal to Embelton NRD mounts. The mounts should be designed to have a maximum static deflection of approximately 5mm when fully loaded.

— General waste chutes are normally contained in a fire rated compartment within the building. Hence, there is no requirement to seal the slab penetrations where the chute passes from floor to floor. In order to control the transmission of structure-borne noise a 10mm gap should be left around the entire perimeter of the chutes.

— Alternatively, if it is required to seal the slab penetrations, then a resilient fire rated mastic compound, such as Selleys Pro Series Fireblock should be used. This should be applied to a 10mm gap, fitted with a backing rod.

— Metal sections of the general waste chute should be externally wrapped with 5kg/m^2 foam backed loaded vinyl.

— Recycling chutes should be externally wrapped with 5kg/m^2 foam backed loaded vinyl.

— Glass bottles or similar shall not be dropped down the chutes.

— If provided, general waste compactors shall be vibration isolated from the building structure and shall incorporate Embelton NRD mounts with no mechanical bridging between the compactor mechanism and the building structure.

6.5. Bin Colour Requirements

All collection bins shall be sourced from a private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection, these are only recommendations and not mandatory:

— General waste collection bins: dark green or black body and red lid.
— Organics collection bins: dark green or black body and light green lid.
— Recycling collection bins: dark green or black body and yellow lid.
— Glass waste collection bins: dark green or black body and purple lid.
— Paper and cardboard collection bins: dark green or black body and light blue lid.

6.6. Signage Requirements

The bin rooms and chute intake rooms shall be provided with instructions and signage informing residents and commercial tenants of the following:

— How to correctly separate and dispose of / recycle each waste stream.
— The necessary measures to be undertaken in the event of waste spillages / bag ruptures.
— That no hazardous materials are to be stored within these rooms.

Sustainability Victoria's standard signage for waste management systems in multi-unit developments is attached to Appendix C.

6.7. Internal Waste Receptacle Requirements

Internal residential waste receptacles (provided within each apartment) should meet the following requirements:

— General waste: large enough to hold at least 2 days' worth of waste, but no larger than 25 litres to ensure ease of manual handling and prevent chute blockages.
— Recycling: large enough to hold at least 2 days' worth of recycling, but no larger than 25 litres to ensure ease of manual handling and prevent chute blockages.
— Glass: large enough to hold at least 2 days' worth of glass.
— Organics: large enough to hold at least 1 days' worth of organics.

Internal commercial waste receptacles (provided within each commercial tenancy) should meet the following requirements:

— It is recommended that internal commercial waste receptacles are no larger than 60 litres for each waste stream, to ensure ease of manual handling.
— If internal commercial waste receptacles are larger than 60 litres, it is recommended that a bin lifter is provided within the commercial bin room.

7. Contact Information

7.1. Contractors and Supplier Details

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Chute System Supplier	Wastech Engineering	1800 957 973	www.wastech.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A : Plans Assessed

424 St Kilda Road

Development Summary - Issued for Section 72

Revision 07 18 December 2025

LEVEL	HEIGHT (m)	ELEV	F/F (m)	PROGRAM	BUILDING GBA (sm)	CARPARK GFA (sm)	RETAIL GLAR (sm)	COMMERCIAL GFA (sm)	COMMERCIAL NLA (sm)	RESI INTERNAL AMENITY NSA (sm)	RESI EXTERNAL AMENITY GFA (sm)	PLANT / STG / BOH GFA (sm)	LANDSCAPE GFA (sm)
19	59.38	65.00		Top of Building	1,792								
18	56.05	61.67	3.33	Resi. Penthouse & Mech.	2,413							436	
17	53.00	58.62	3.05	Resi. Penthouse	2,233								
16	49.95	55.57	3.05	Residential	2,320								
15	46.90	52.52	3.05	Residential	2,276								
14	43.85	49.47	3.05	Residential	2,320								
13	40.80	46.42	3.05	Residential	2,276								
12	37.75	43.37	3.05	Residential	2,320								
11	34.70	40.32	3.05	Residential	2,271								
10	31.65	37.27	3.05	Residential	2,315								
9	28.60	34.22	3.05	Residential	2,271								
8	25.55	31.17	3.05	Residential	2,315								
7	22.50	28.12	3.05	Residential	2,271								
6	19.45	25.07	3.05	Residential	2,315								
5	16.40	22.02	3.05	Residential	2,271								
4	13.35	18.97	3.05	Residential	2,315								
3	10.30	15.92	3.05	Residential	2,271								
2	7.25	12.87	3.05	Residential	3,154						349		54
1	4.20	9.82	3.05	Residential	2,592					841		89	
G	0.00	5.62	4.20	Residential Lobby, Retail	4,634	415	390	336	641	841		47	1,283
				TOTAL ABOVE GRADE	**48,942**	**415**	**390**	**336**	**641**	**1,682**	**349**	**572**	**1,337**
B1	**-4.24**	**1.38**	**4.24**	Resi Lobby, BOH	**4,564**	3,021		33		251		716	
B2	**-6.95**	**-1.33**	**2.71**	Car Park, Storage, BOH	**4,561**	4,241						170	
B3	**-9.60**	**-3.98**	**2.65**	Car Park, Storage, BOH	**4,561**	4,210						188	
				TOTAL BELOW GRADE	**13,686**	**11,472**				**251**		**1,074**	

	RESIDENTIAL							PARKING								
	GFA (sm)	NSA (sm)	VOID (sm)	WG/TCE	FACADE ARTICULATION	NSA/GFA	NSA/GBA	CAR SPACE	CAR TANDEM	CAR TOTAL	MOTORBIKE	BIKE STAFF	BIKE RESI	BIKE VISITOR	BIKE TOTAL
	1,686	1,365	215	76		81.0%	56.6%								
	2,118	1,857		115		87.7%	83.2%								
	2,127	1,854		149	44	87.2%	79.9%								
	2,127	1,854		149		87.2%	81.5%								
	2,127	1,854		149	44	87.2%	79.9%								
	2,127	1,854		149		87.2%	81.5%								
	2,127	1,854		149	44	87.2%	79.9%								
	2,107	1,822		164		86.5%	80.2%								
	2,107	1,822		164	44	86.5%	78.7%								
	2,107	1,822		164		86.5%	80.2%								
	2,107	1,822		164	44	86.5%	78.7%								
	2,086	1,792		185		85.9%	78.9%								
	2,086	1,792		185	44	85.9%	77.4%								
	2,086	1,792		185		85.9%	78.9%								
	2,086	1,792		185	44	85.9%	77.4%								
	2,075	1,770		196		85.3%	77.9%								
	2,113	1,808		588	50	85.6%	57.3%								
	1,476	1,113		181	5	75.4%	42.9%								
	619				62									44	44
	37,491	**31,639**	**215**	**3,297**	**425**										
	543							72	0	**72**	4	12	97		109
	150							137	21	**158**	0		17		17
	163							137	21	**158**	3		9		9
	856							346	42	**388**	**7**	**12**	**123**	**44**	**179**

	BUILDING	CARPARK	RETAIL	COMMERCIAL	COMMERCIAL	AMENITY	AMENITY	PLANT / STG	LANDSCAPE
TOTAL BUILDING GBA	**62,628**								
TOTAL BUILDING GFA	**43,905**	**11,887**				**1,933**	**349**	**1,646**	**1,337**
TOTAL NLA/NSA*	**32,029**		**390**	**336**	**641**				
RATIO NET RETAIL & RESIDENTIAL			**1.22%**	**1.05%**	**2.00%**	**6.04%**			
RATIO NSA/GBA	**52.65%**								

	RESIDENTIAL
	38,347
	31,639
	98.78%

INTERNAL AMENITY PER APT	**6.8**
EXTERNAL AMENITY PER APT	**1.2**
TOTAL AMENITY PER APT	**8.0**

NOTES:
1. All figures are indicative only and subject to further design refinement and coordination
2. For Tower area, GBA varies every alternate level due to facade articulation
3. Basement Level Residential Lobby and Core/Services are included in the Residential GFA figure
4. Please note that Total Building GFA includes the above ground elements such as Retail, Commercial GFA, Commercial NLA, Amenity, External Amenity and Above Ground Landscape, Residential GFA.

424 St Kilda Road

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Revision 07 18 December 2025

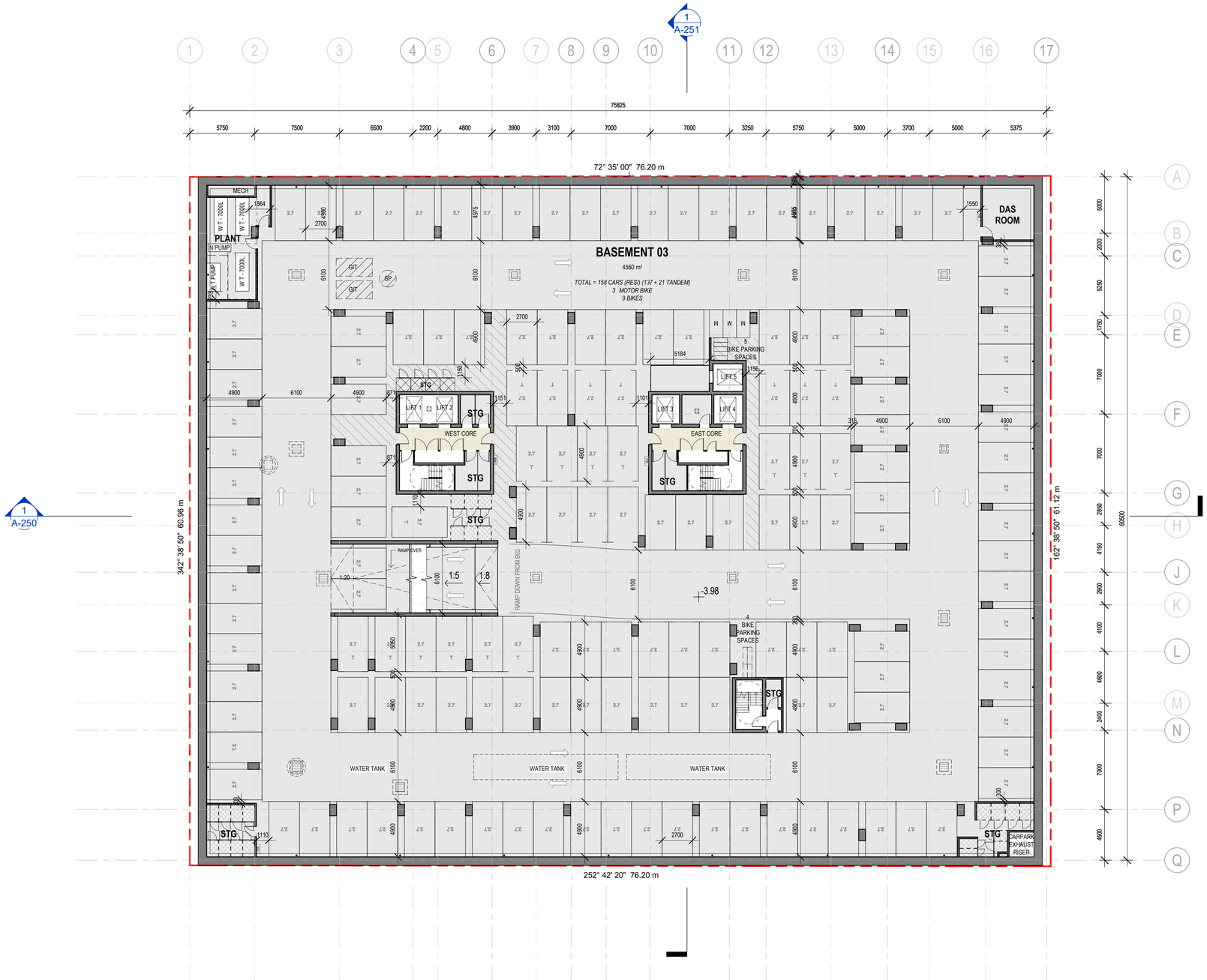
UNIT COUNT					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
0	2	1	0	8	11
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	6	7	4	0	17
0	6	7	4	0	17
0	6	7	4	0	17
0	6	7	4	0	17
0	7	7	6	0	20
0	7	7	6	0	20
0	7	7	6	0	20
0	7	7	6	0	20
0	8	13	2	0	23
0	8	13	2	0	23
5	6	5	0	0	16
5	**91**	**108**	**74**	**8**	**286**
1.75%	**31.82%**	**37.76%**	**25.87%**	**2.80%**	**1**

UNIT COUNT - CORE WEST					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
	2			4	6
	3	3	3		9
	3	3	3		9
	3	3	3		9
	3	3	3		9
	3	3	3		9
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
2	4	4			10
2	61	89	25	4	181
1.10%	33.70%	49.17%	13.81%	2.21%	1

UNIT COUNT - CORE EAST					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
		1		4	5
	0	1	3		4
	0	1	3		4
	0	1	3		4
	0	1	3		4
	0	1	3		4
	2	0	3		5
	2	0	3		5
	2	0	3		5
	2		3		5
	3	0	5		8
	3	0	5		8
	3	0	5		8
	3		5		8
	4	6	1		11
	4	6	1		11
3	2	1			6
3	30	19	49	4	105
2.86%	28.57%	18.10%	46.67%	3.81%	1

NOTES:

1. All figures are indicative only and subject to further design refinement and coordination
2. For Tower area, GBA varies every alternate level due to facade articulation
3. Basement Level Residential Lobby and Core/Services are included in the Residential GFA figure
4. Please note that Total Building GFA includes the above ground elements such as Retail, Commercial GFA, Commercial NLA, Amenity, External Amenity and Above Ground Landscape, Residential GFA.



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES
LEGEND

- VISITOR PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- STORAGE / STORAGE CAGE

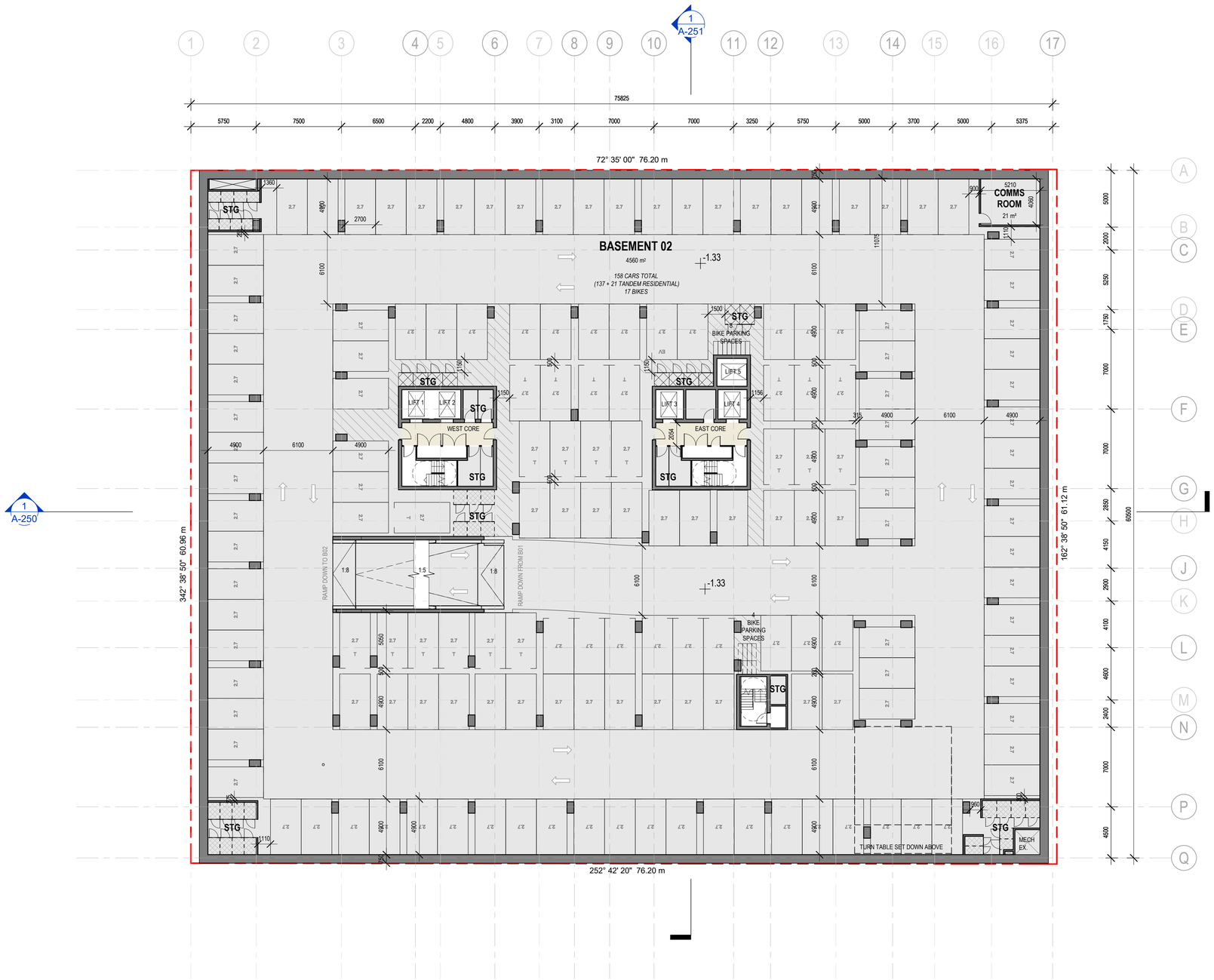
NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - BASEMENT 03

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1
SHEET NO. A-097



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES
LEGEND

- VISITOR PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

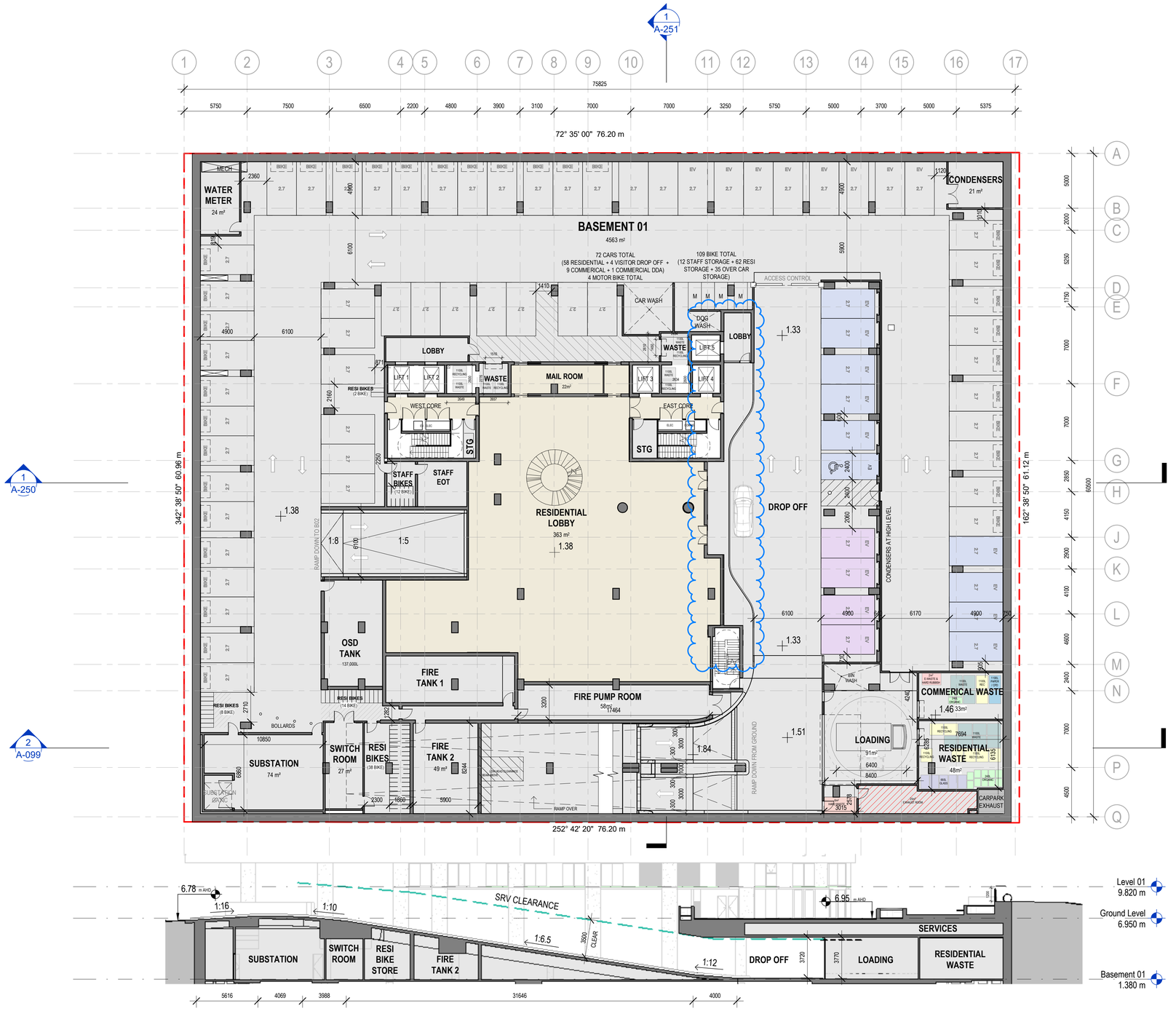
REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - BASEMENT 02

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1

SHEET NO. **A-098**



2 Section C-C - Basement Ramp

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES
LEGEND

- VISITOR PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- STORAGE / STORAGE CAGE

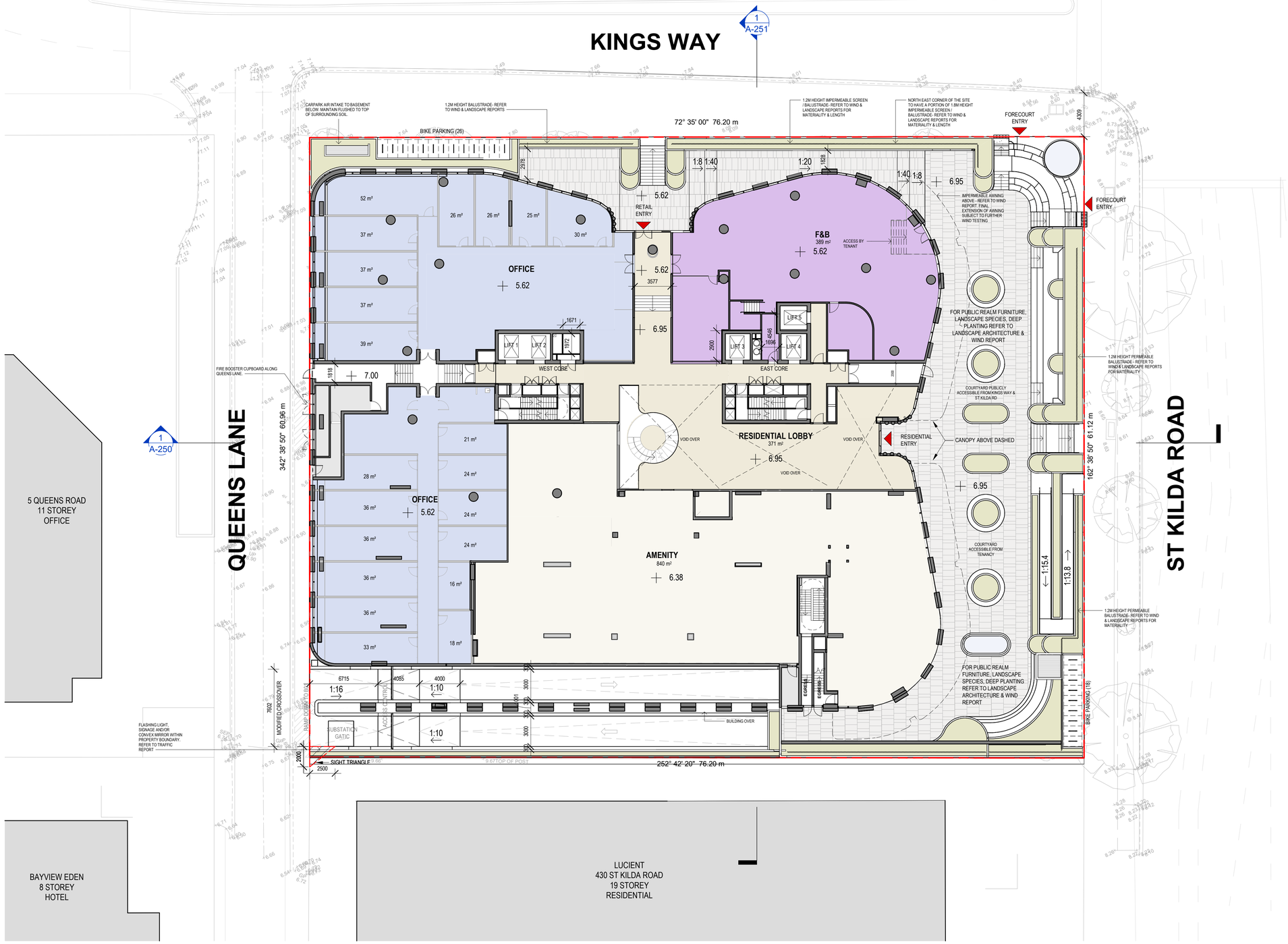
NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
6	18/12/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - BASEMENT 01

PROJECT NO.	223553
DATE:	18/12/25
SCALE:	1 : 200 @A1
SHEET NO.	A-099



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
- TYPICAL RESIDENTIAL CEILING HEIGHTS ARE 2700MM UNLESS INDICATED. REFER TO SERVICES REQUIREMENTS FOR FLOOR TO CEILING HEIGHTS.

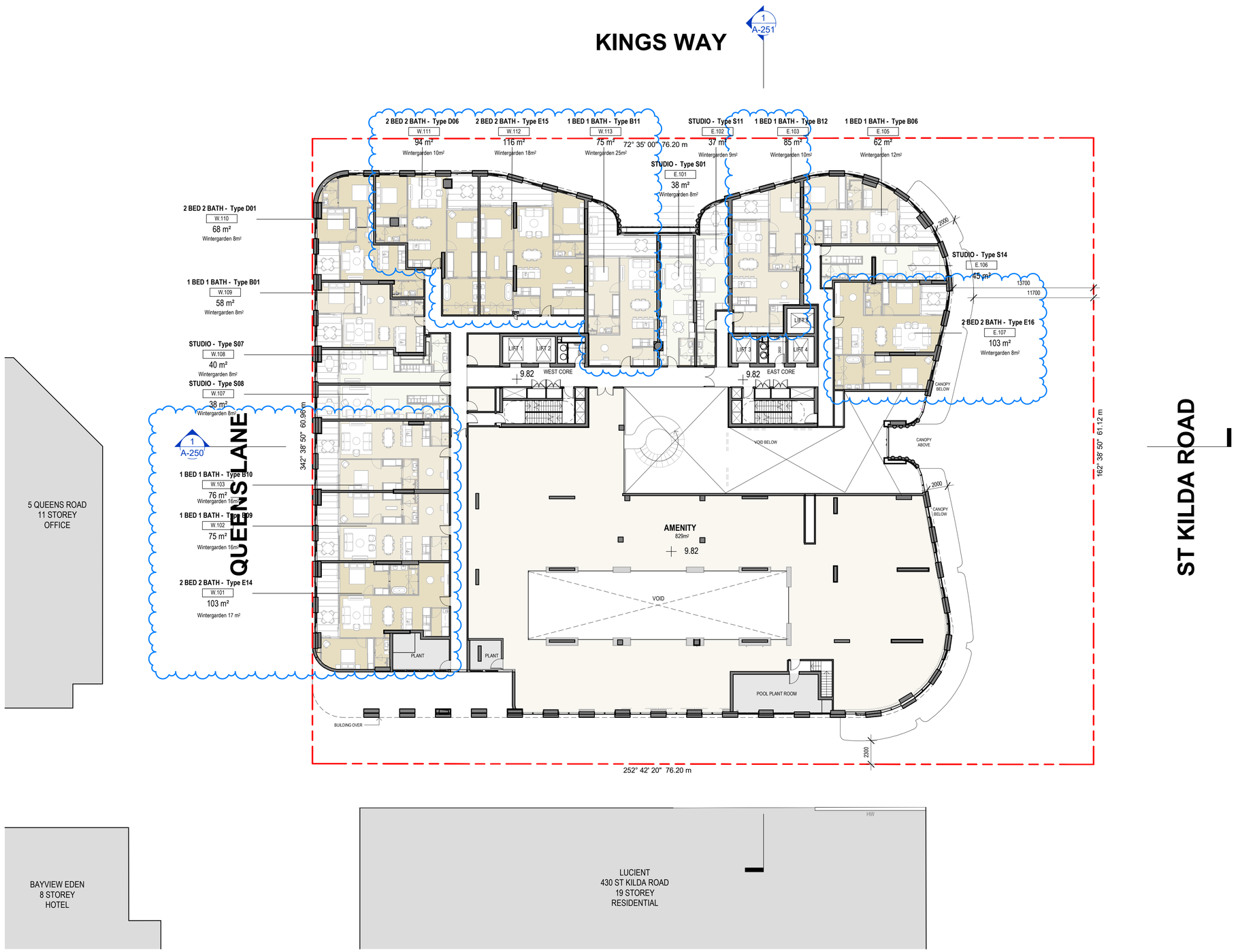
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC, ALL WINDOWS ASSUMED HABITABLE.

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - GROUND FLOOR

PROJECT NO.	223553
DATE:	18/12/25
SCALE:	1 : 200 @A1
SHEET NO.	A-100



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
- TYPICAL RESIDENTIAL CEILING HEIGHTS ARE 2700MM UNLESS INDICATED. REFER TO SERVICES REQUIREMENTS FOR FLOOR TO CEILING HEIGHTS.

- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC, ALL WINDOWS ASSUMED HABITABLE.

GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

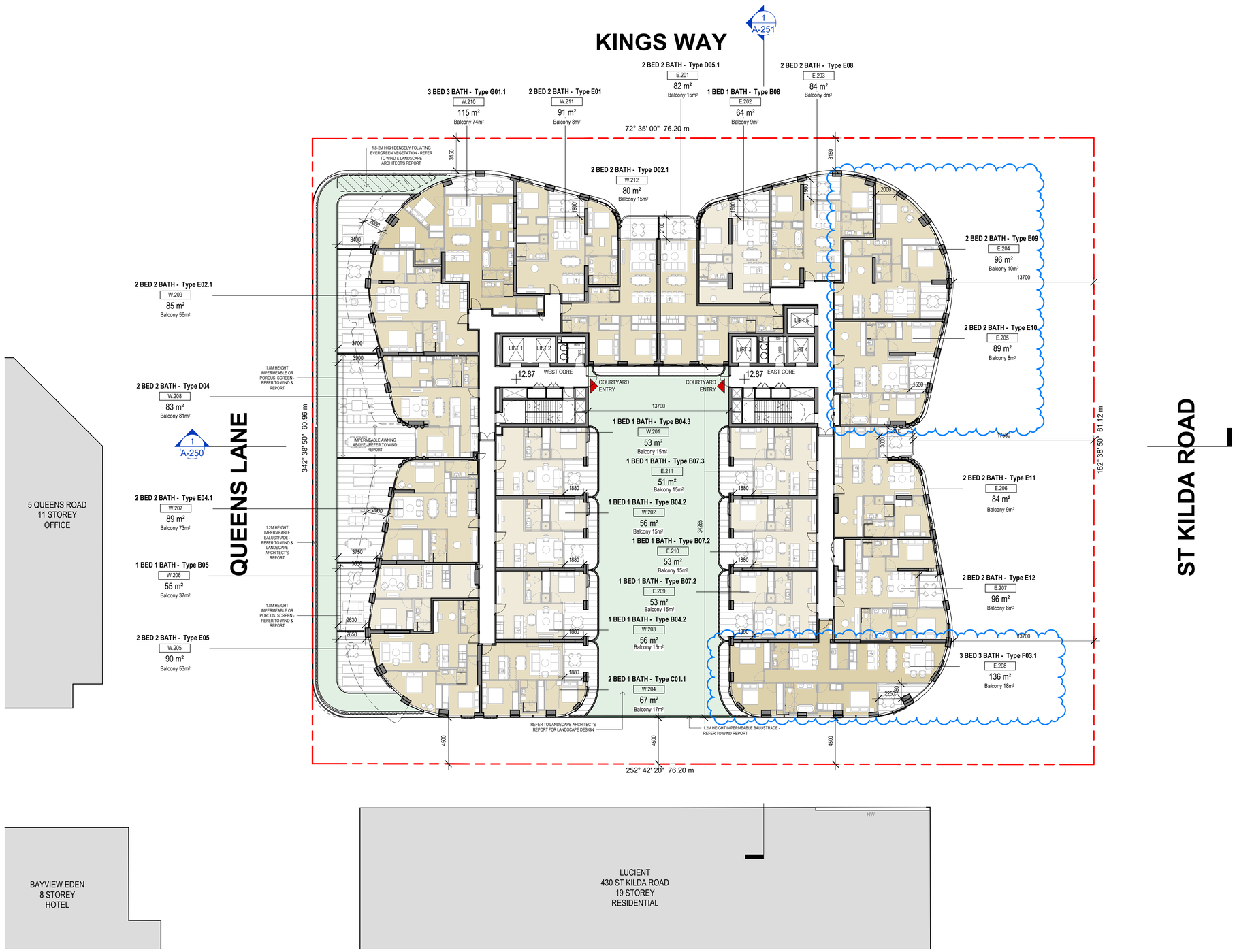
- TREATED GLASS / SPANDREL
  - 100% VISUAL BLOCKOUT
  - FULL HEIGHT
- TREATED GLASS
  - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
  - FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
  - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
  - FULL HEIGHT
  (OPERABLE WHERE REQ.)
- NO VIEW OUT / OBSCURED VIEW
- SCREENED DIRECTIONAL VIEW OUT

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - LEVEL 01

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1
SHEET NO. **A-101**



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - 100% VISUAL BLOCKOUT
  - FULL HEIGHT
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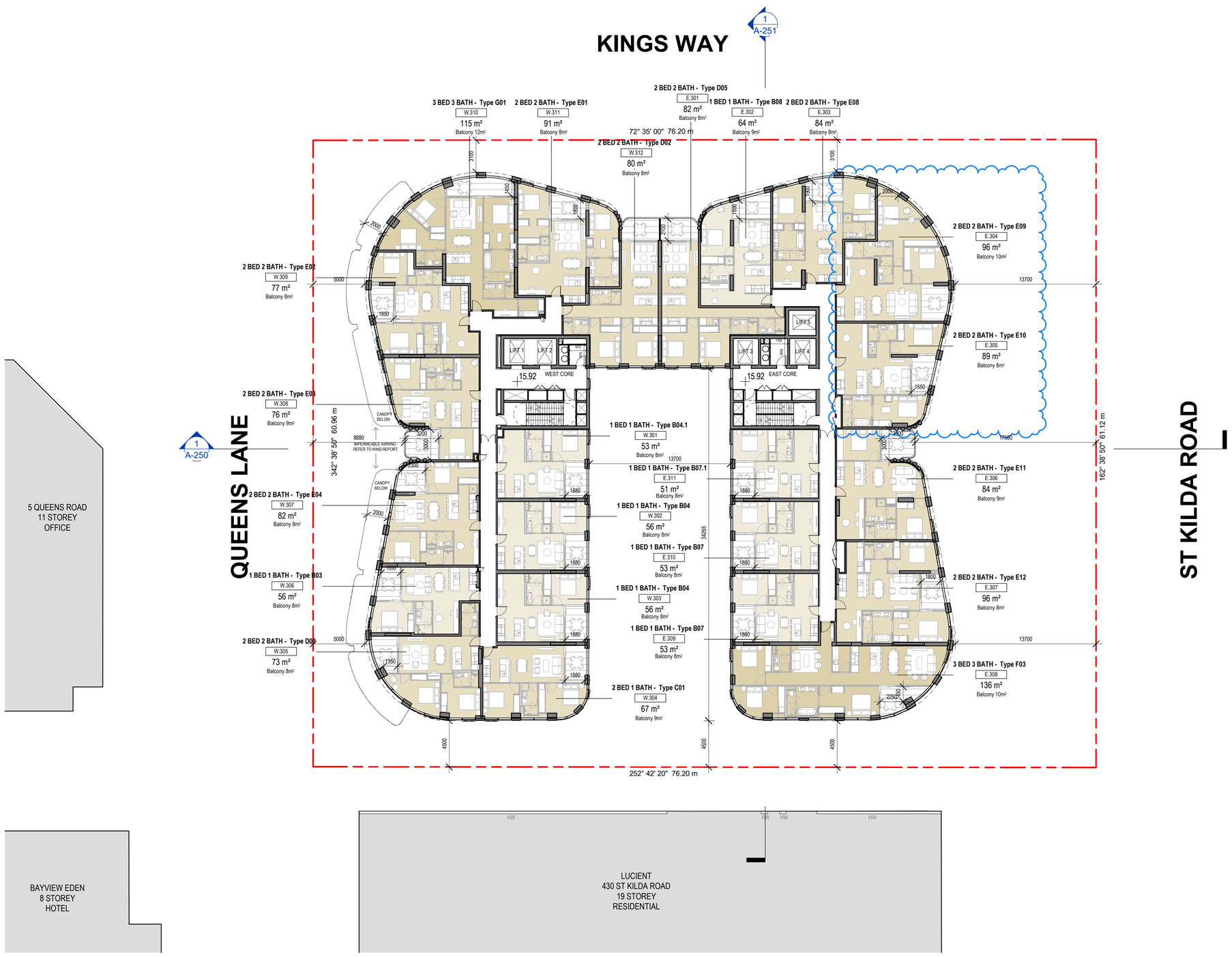
- SCREENED DIRECTIONAL VIEW OUT

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
4	18/12/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - LEVEL 02

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @ A1
SHEET NO. **A-102**



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - FULL HEIGHT
- TREATED GLASS
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(OPERABLE WHERE REQ.)
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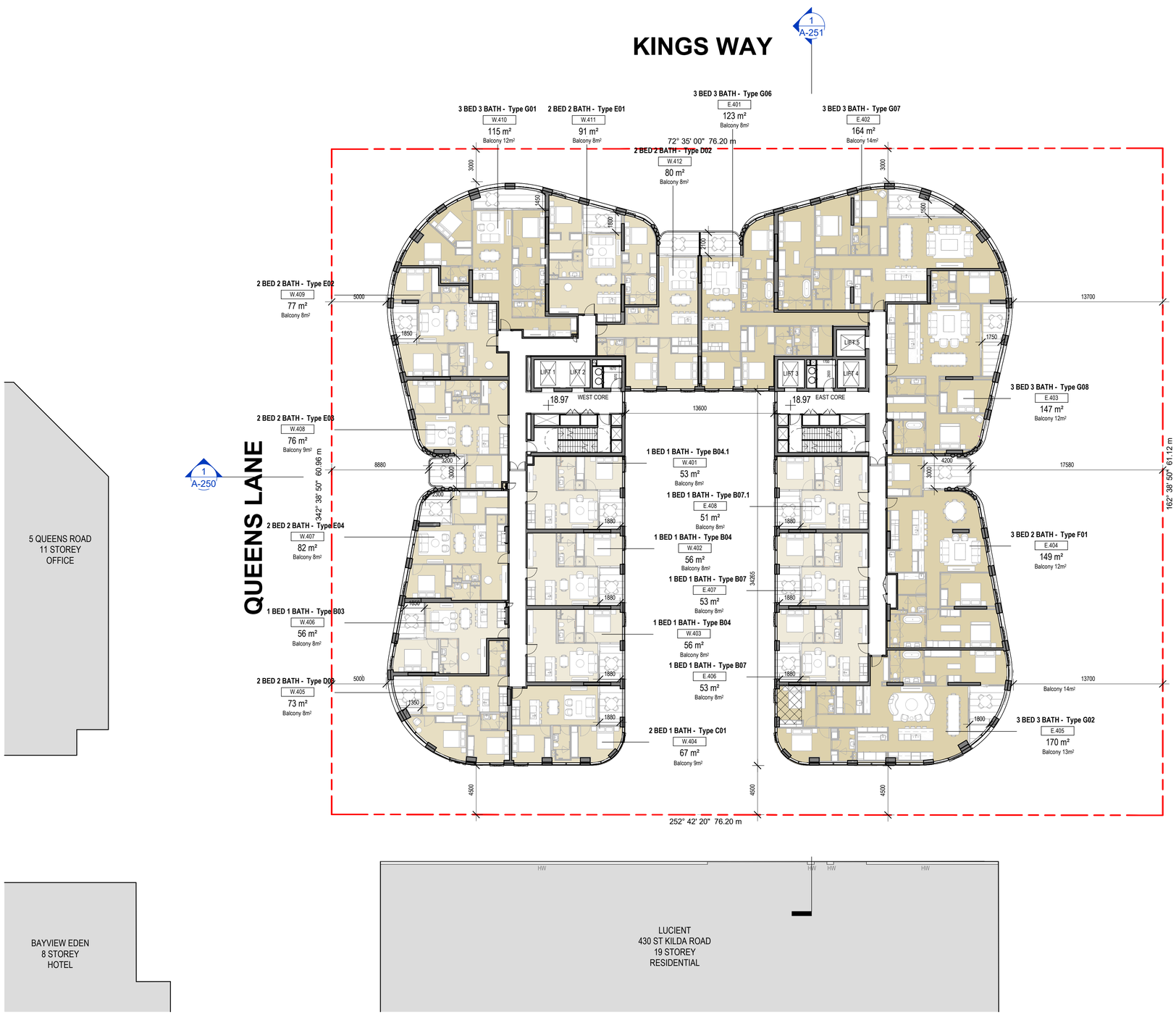
- SCREENED DIRECTIONAL VIEW OUT

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
2	18/12/25	Issue for Section 72
1	07/11/25	Issue for Section 72

GENERAL ARRANGEMENT PLAN - LEVEL 03

PROJECT NO.	223553
DATE:	18/12/25
SCALE:	1 : 200 @ A1
SHEET NO.	A-103



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

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ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - FULL HEIGHT
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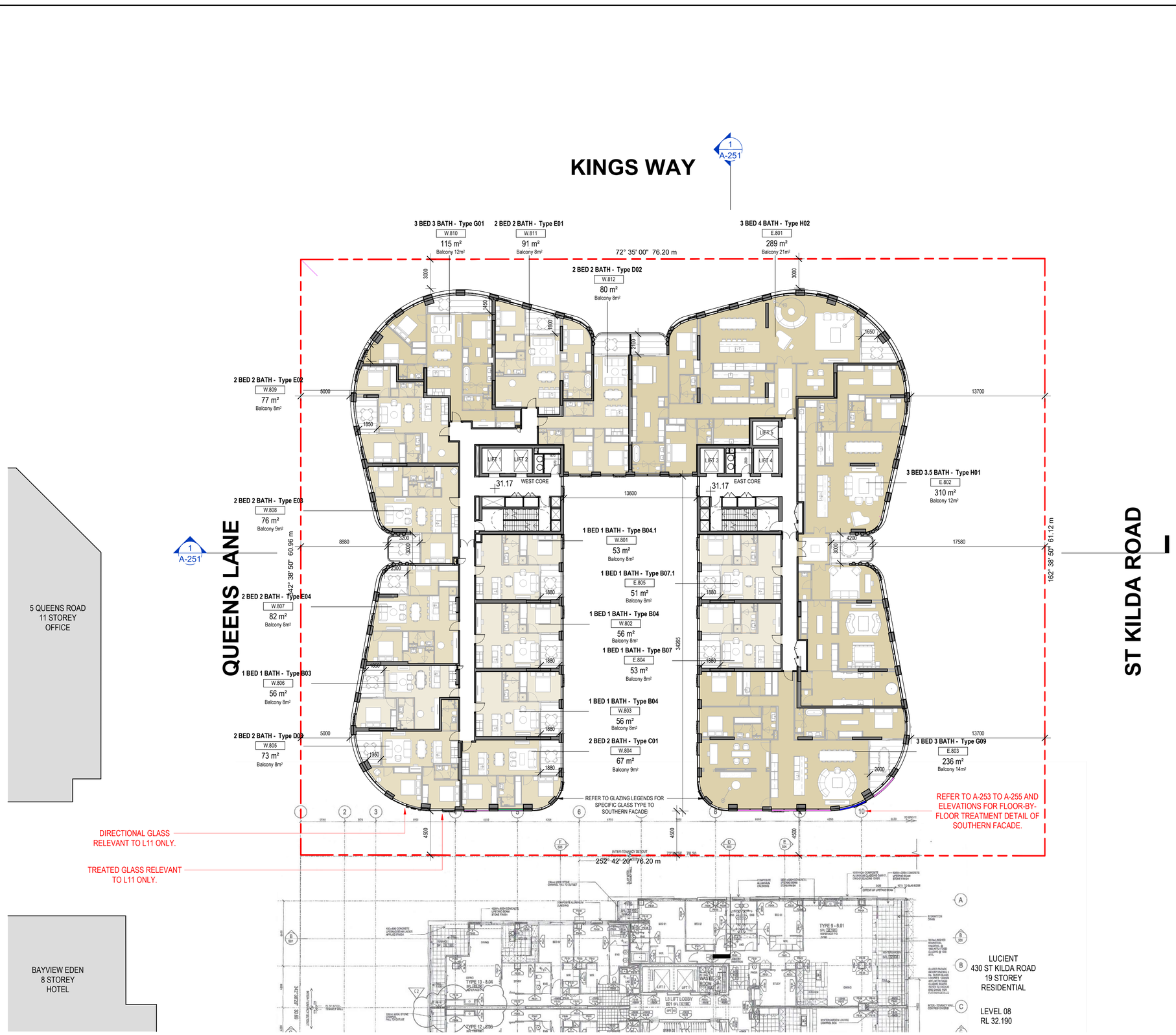
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - LEVEL 04-07

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @ A1
SHEET NO. **A-104**



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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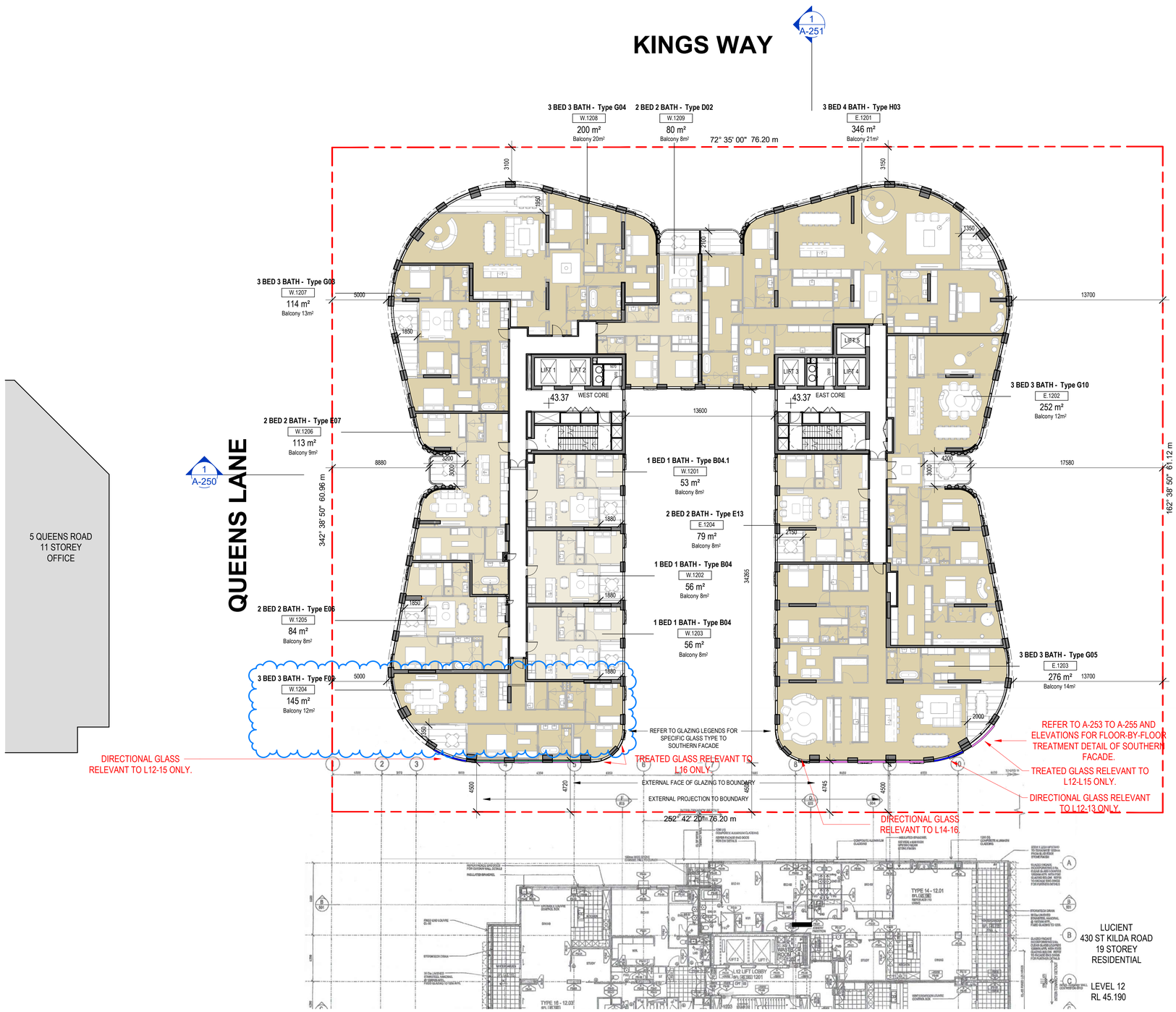
REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

GENERAL ARRANGEMENT PLAN - LEVEL 08-11

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1

SHEET NO. **A-108**



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

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MELBOURNE VICTORIA 3004
AUSTRALIA

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SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
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  - FULL HEIGHT
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  (OPERABLE WHERE REQ.)
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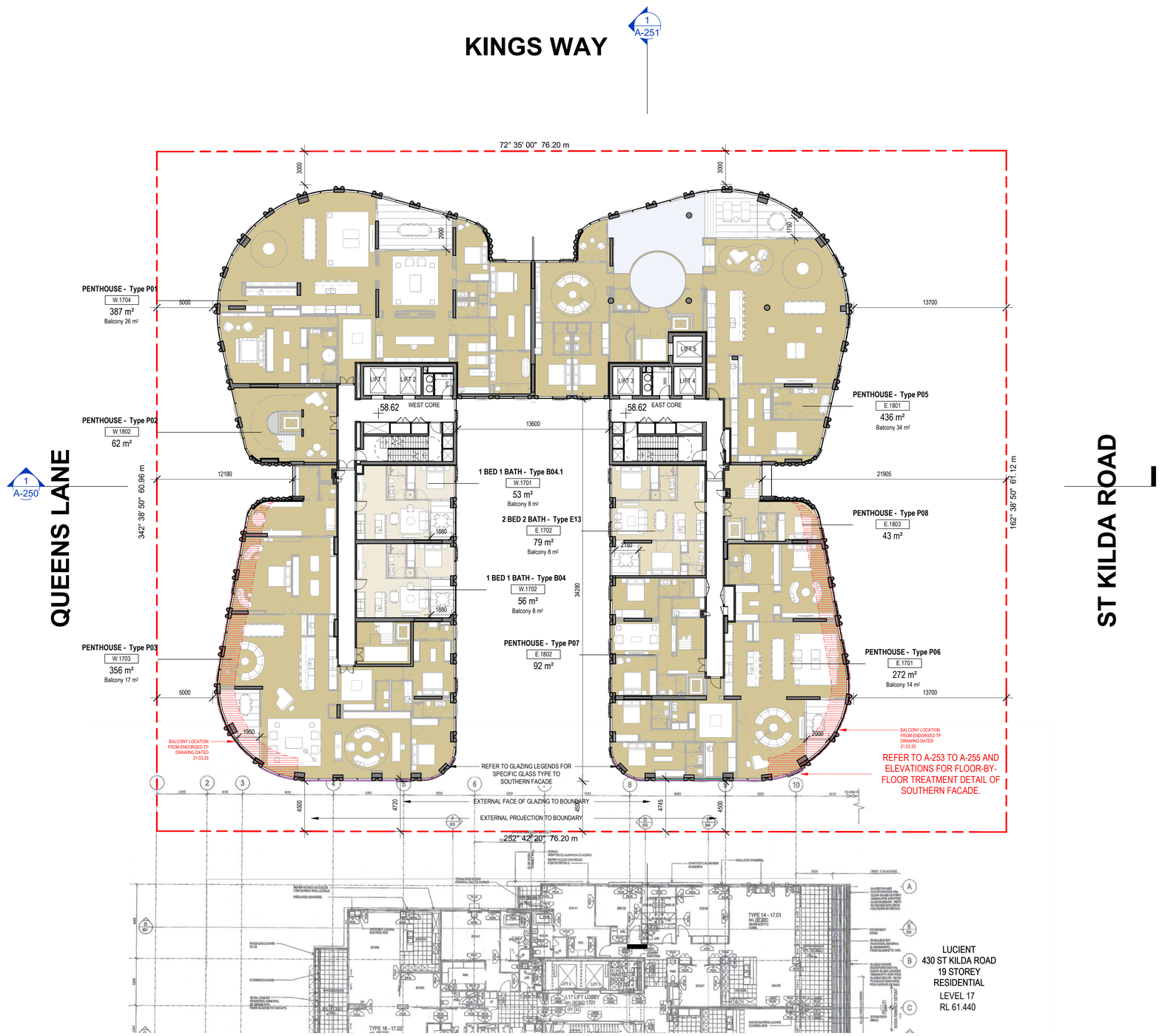
- SCREENED DIRECTIONAL VIEW OUT

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

GENERAL ARRANGEMENT PLAN - LEVEL 12-16

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1
SHEET NO. **A-112**



PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™ GROUP

GURNER

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - 100% VISUAL BLOCKOUT
  - FULL HEIGHT
- TREATED GLASS
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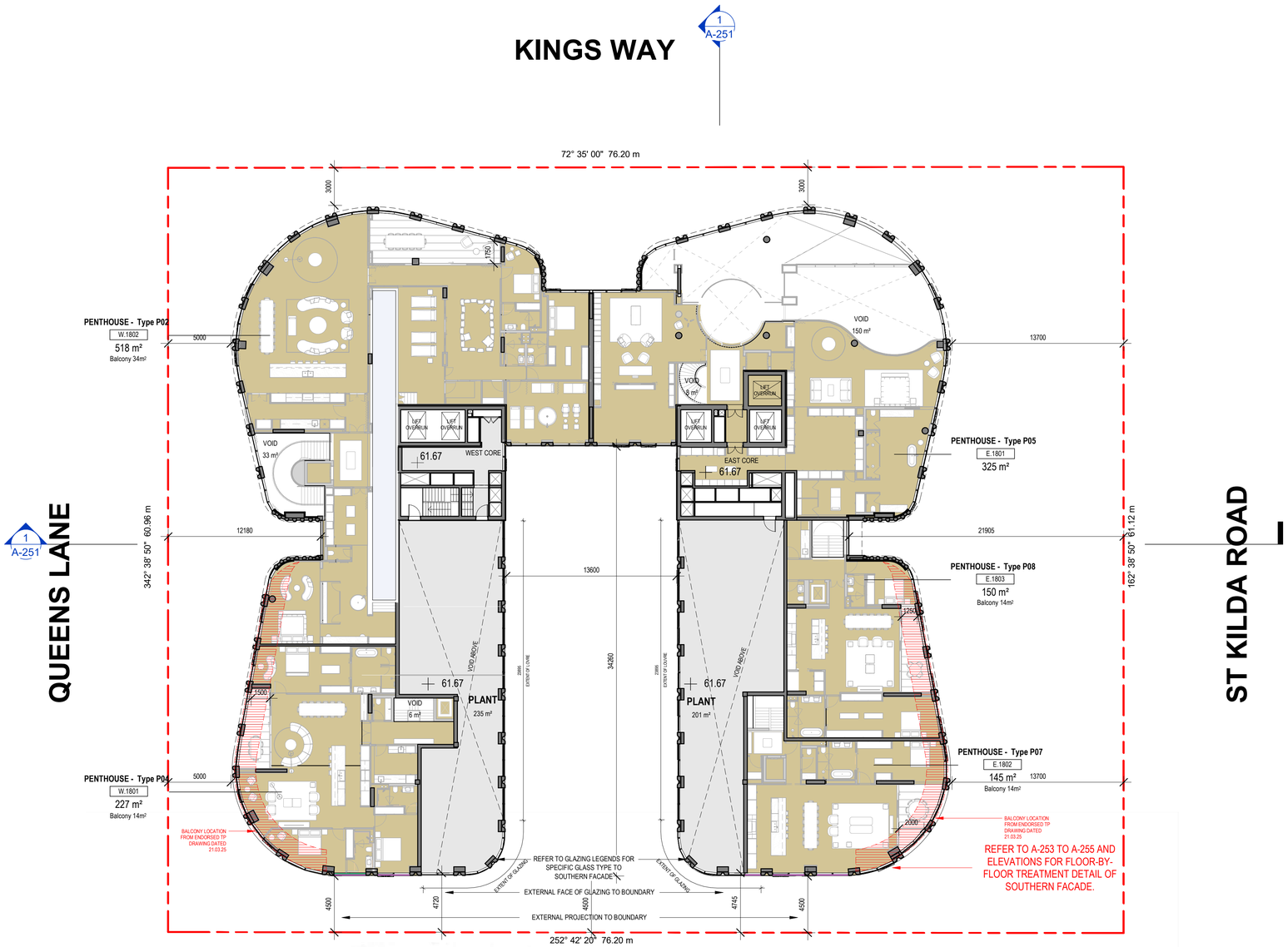
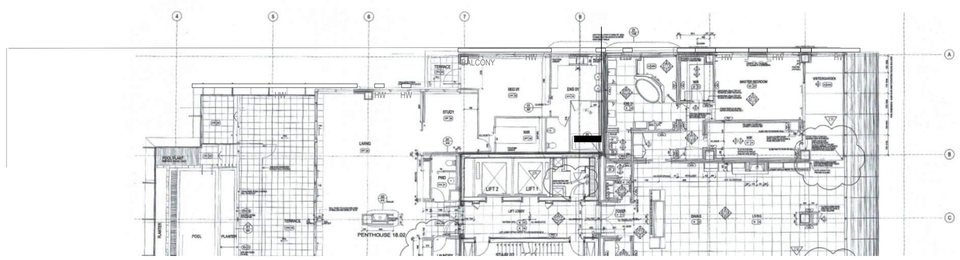
REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
7	18/12/25	Issue for Section 72
6	28/11/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - LEVEL 17

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1
SHEET NO. **A-117**





LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL
LEVEL 18
RL 64.690

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™
GROUP
GURNER

ARCHITECT

SOM
SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - 100% VISUAL BLOCKOUT
  - FULL HEIGHT
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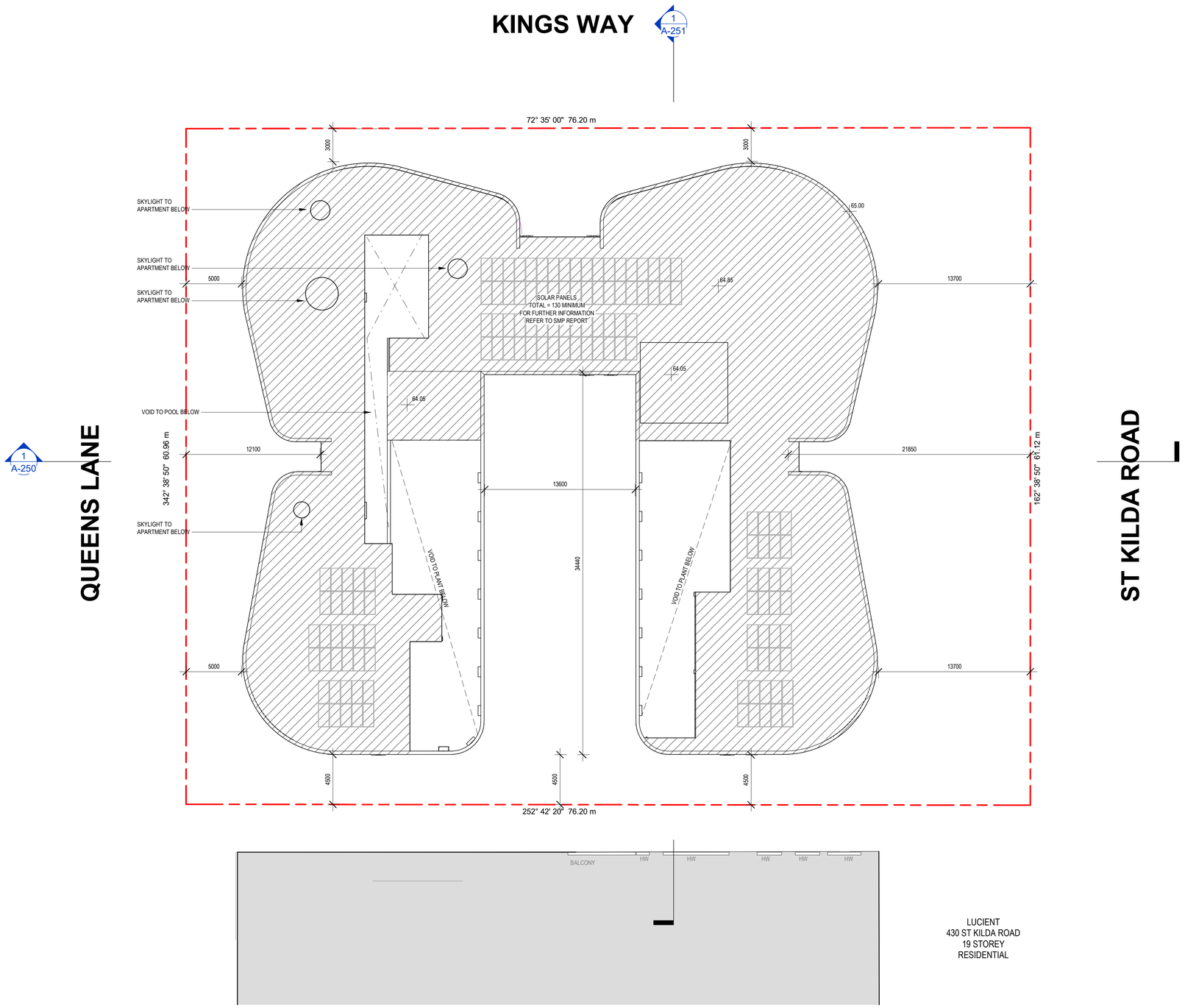
REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

#	DATE	ISSUE DESCRIPTION
7	18/12/25	Issue for Section 72
6	28/11/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - LEVEL 18

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1
SHEET NO. **A-118**



LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT

GURNER™
GROUP
GURNER

ARCHITECT

SOM
SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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  - FULL HEIGHT
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1	05/03/24	Town Planning

GENERAL ARRANGEMENT PLAN - ROOF PLAN

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1 : 200 @A1

SHEET NO. **A-119**

Appendix B : Chute System Specifications

Smoothtubes™ Plastic Chutes

Chute Construction

Nominal Internal Diameter: Garbage 530mm
Material LLDPE (linear low density polyethylene). Internal surface is closed cell, ultra smooth finish that resists waste residue build up, odour, blockages, corrosion and liquid. +Fire hazard property tests in accordance with BCA Clause C1.10 and Specification C1. 10 in complying with Australian Standard AS1530.4-2014 by Warrington Fire Research (Aust) Pty Ltd.

Material Thickness: Chute tubes 5mm nominal.

Mounts: Designed to be flexible and smoke seal at every level.

Noise & Vibration Prevention: Acoustic lagging is not necessary. Refer to #acoustic report. Isolation is provided at every level under the floor mounts. Flexible mount is isolated from concrete using polyurethane sealant that is acoustically rated.

Ventilation: 200mm diameter galvanised steel ventilation fan and discharge cowl assembly. The fan is supplied with 240 volt single phase plug and lead. The cowl assembly comes complete with dektite flashing. The vent is connected to the top of the chute by a flexible duct.

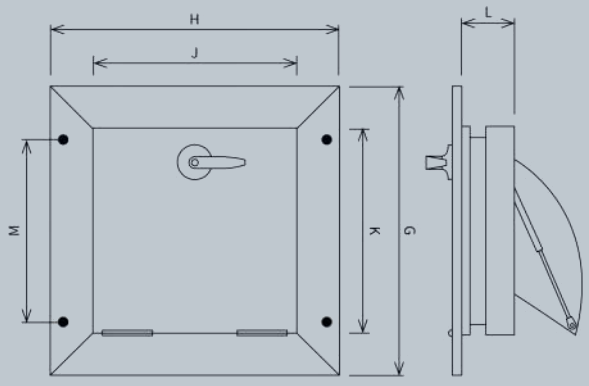
Loading throat door: SmoothtubesTM Loading Throats are molded within the chute tube creating a smooth flowing entry to reduce impact noise and minimise blockages. Loading doors -304 grade Stainless Steel with a fire block core, door frame sealed to wall using fire sealant. Compliance to Australian Standards AS1530.4-2014 (FRL:-/120/30). Doors are self closing. Key locks are supplied standard for Linen doors, Garbage and recycling doors. Fire sprinklers are installed in every loading throat ready for connection to fire services by others.

De lector: The discharge of the chute has a 3 or 5mm thick Galvanised Steel deflector, set at 45 degrees (min) for discharge directly into a bin. The deflector is fitted with a fire activated fusible link close-off door which can be manually overridden, to close the chute for bin changes. For garbage discharge into an EcoPack Compactor the fire door is not required as the Compactor isolates the chute at all times.

Installation

Chute sections weigh no more than 15kg each allowing easy transport and installation by hand without reliance on Tower Cranes. Bricking up instructions are detailed on the front panel of every loading throat, which stays fitted until installation of loading door to prevent unauthorised use and potential damage from building rubble.

Chute Door Dimensions

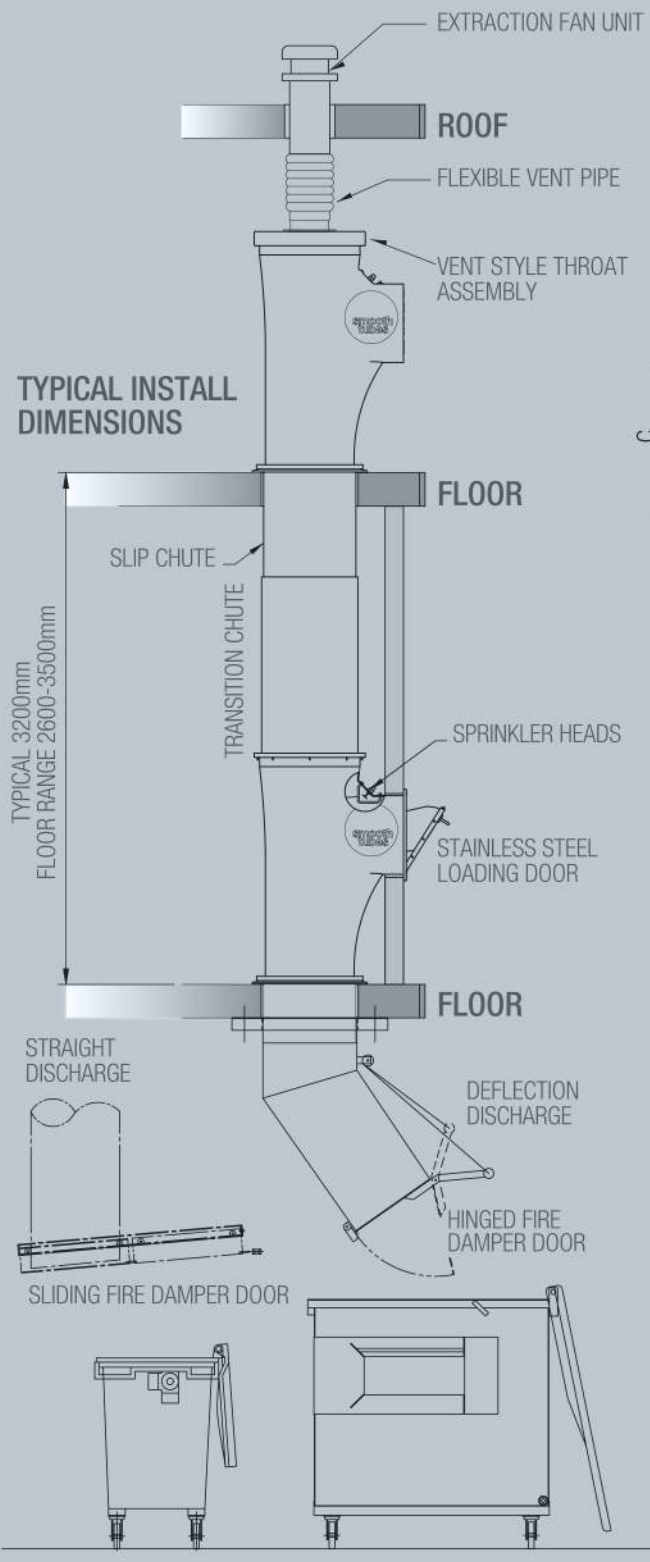


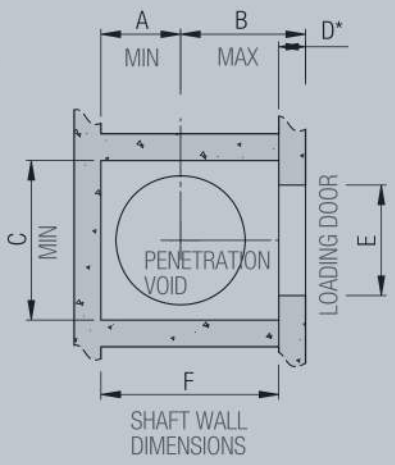
Dimensions

Label	Waste Door	Linen Door	Recycling Door
G	603mm	573mm	603mm
H	603mm	573mm	603mm
J	435mm	432mm	432mm
K	435mm	432mm	432mm
L	110mm	110mm	110mm
M	380mm	380mm	380mm

 A large range of configuration options and layouts are available. For more information or specifications, please contact a Wastech consultant on 1800 465 465.

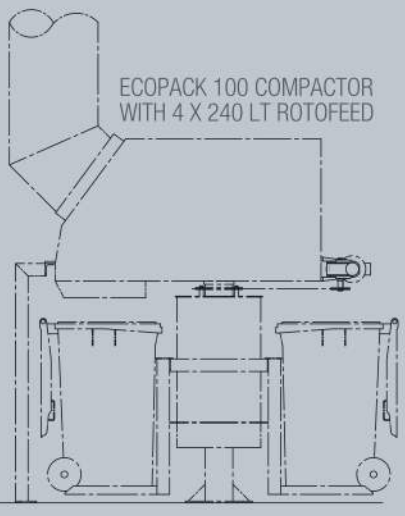
TYPICAL INSTALL DIMENSIONS





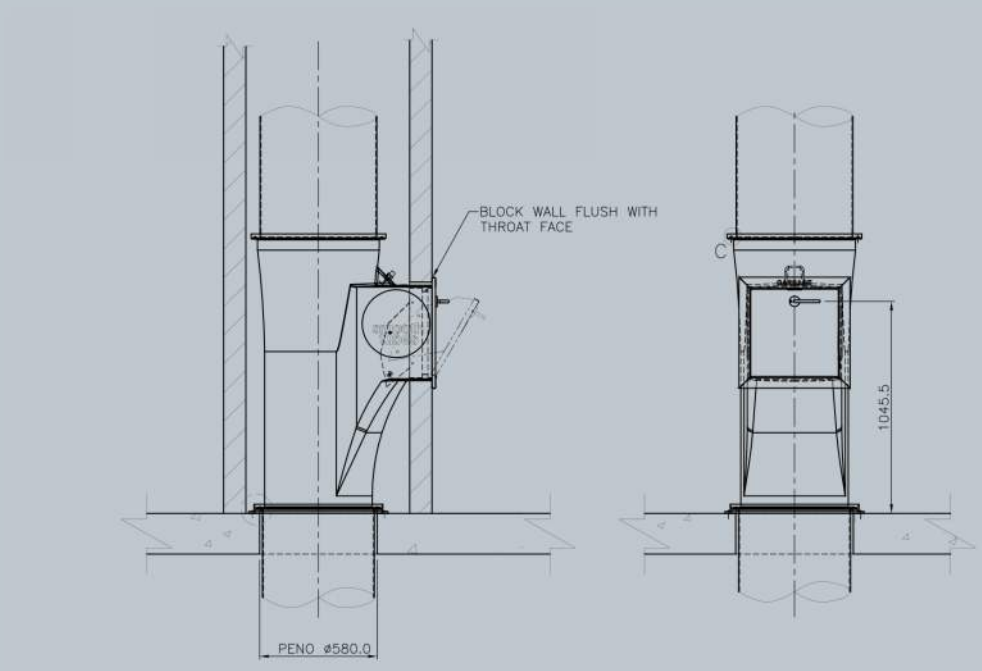
Label	Waste / Linen Chute	Smarttubes
A	357mm	397mm
B	560mm	610mm
C	715mm	795mm
D	110-140mm	110-140mm
E	470mm	505mm
F	808mm	808mm

*See installation notes for more information.

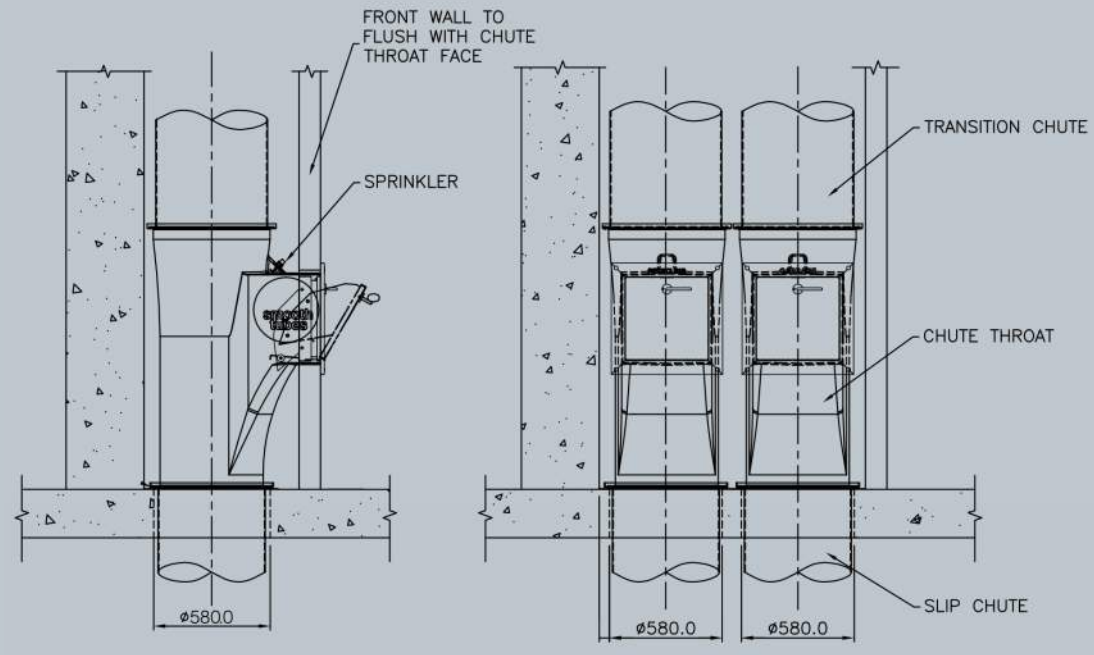


Smoothtubes™ Chute Assembly

Single Chute Assembly Example



Dual Chute Assembly Example



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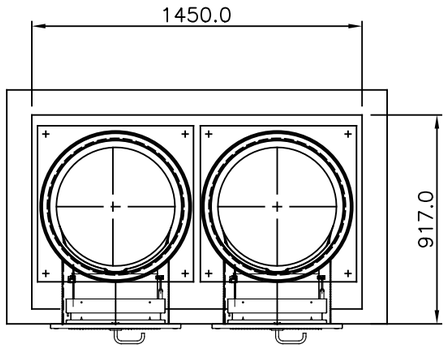
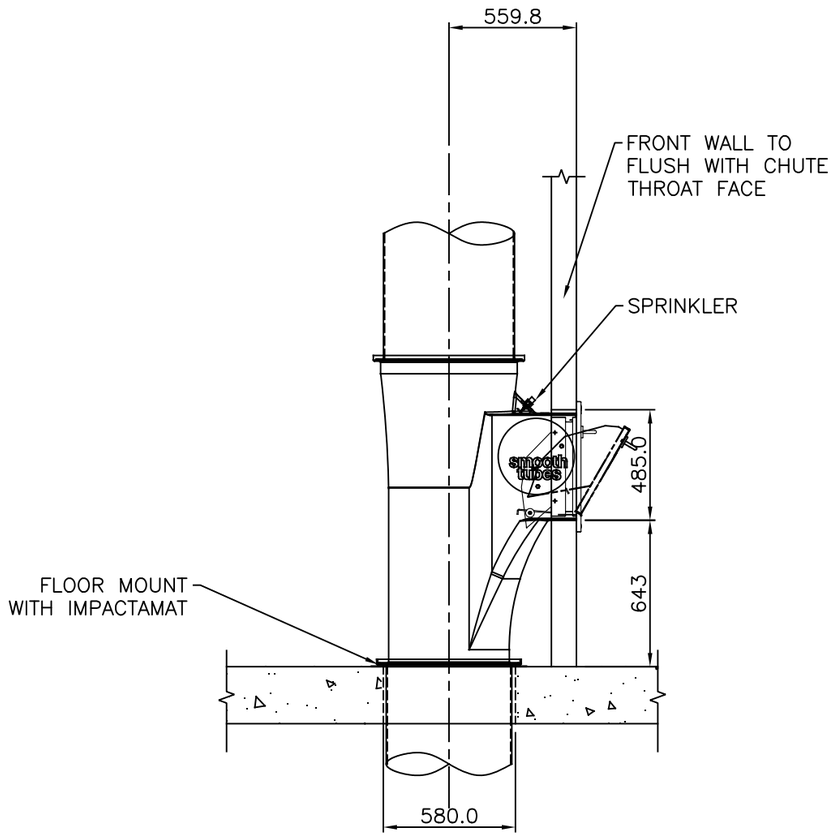
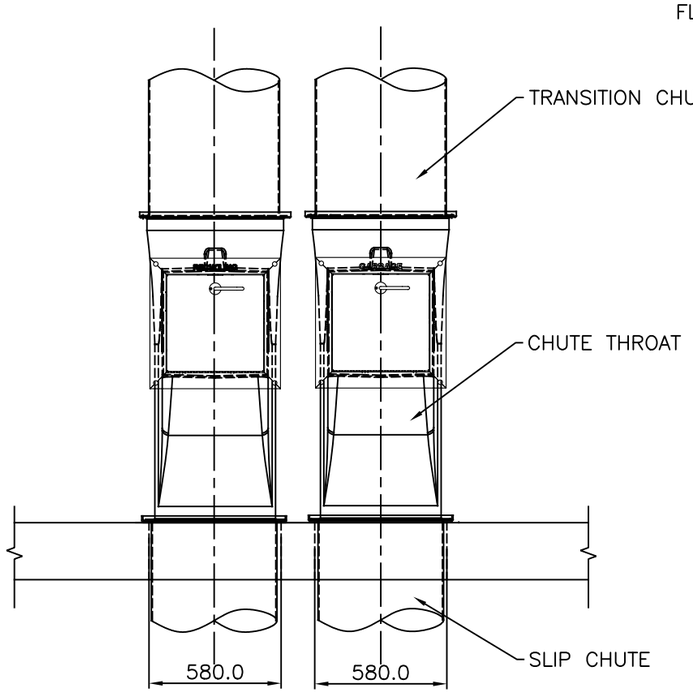
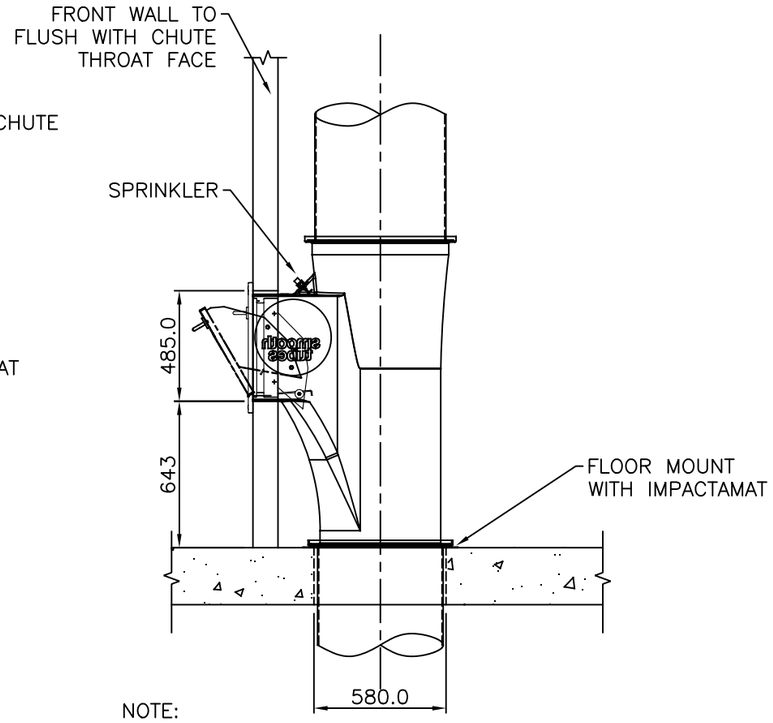








NOTE:

WALLS MUST BE FORMED ACCORDING TO THIS DRAWING.
FINISHED WALL FACE MUST BE FLUSH WITH CHUTE THROAT.
PENETRATION FOR CHUTE DOOR MUST BE AS PER THIS DRAWING.
WASTECH CANNOT MODIFY THE CHUTE THROAT TO SUIT INCORRECT PLACEMENT OF SURROUNDING WALL.

No:	DATE	REVISION	INT.

MATERIAL

QTY: A.S.

UNLESS OTHERWISE SPECIFIED

LINEAR ±0.3	DIMENSIONS IN MILLIMETERS
ANGULAR ±30'	CHAMFERED EDGES 1X45°
FACES SQUARE WITHIN 0.05/100	MACHINED SURFACES 3.2
FACES PARALLEL WITHIN 0.03/100	DEBURR ALL EDGES
DIAS CONCENTRIC WITHIN 0.03	

WASTECH ENGINEERING

SPECIALISING IN: DESIGN, MANUFACTURE AND SERVICE OF WASTE DISPOSAL AND RECYCLING EQUIPMENT

33 WEDGEWOOD ROAD, HALLAM, VIC. 3803 PHONE (03) 87871600 FAX (03) 87871650; (03) 87871670

DRN A.H.	TITLE DUAL CHUTE ASSEMBLY WASTECH ENGINEERING		
CKD S.F.			
APP ---	SCALE D.N.S	CAD FILE NAME	REV.
DATE 18-12-2012	VIEWS ---	PCT-01-11323	0

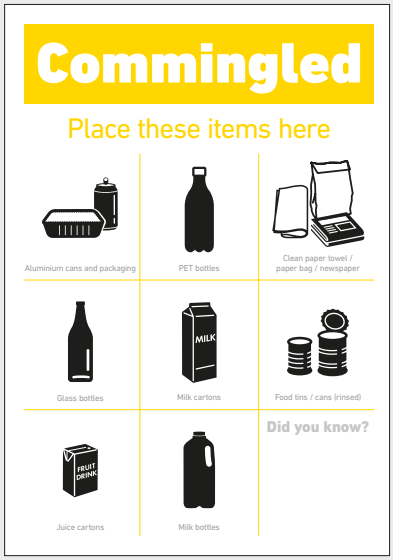
Appendix C : Standard Signage

Appendix 12: Standard signage

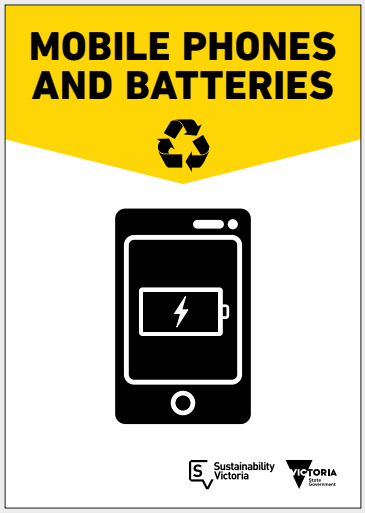
Waste and recycling signs

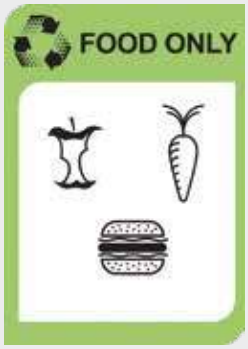
See the following examples of waste and recycling signs. For additional signage examples refer to the Sustainability Victoria website.

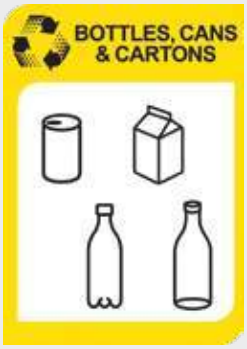
Note: Signage is provided as a guide only, please check with your local council or service provider for lists of materials that can be recycled.



Example signage







Safety signs

The design and use of safety signs for waste rooms and enclosures should comply with AS 1319 *Safety signs for the occupational environment*. Safety signs should be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information.

Australian Standards are available from the SAI Global Limited website www.saiglobal.com.

Examples of Australian Standards