Client
St Kilda Road Fund 1 Developer Pty Ltd

Date
26 May 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-R01F04

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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
R01F03	19/03/2025	Planning Permit Endorsement	M Mendez	M Fairlie
R01F04	26/05/2025	Updated to address waste referral comments	M Fairlie	M Fairlie

Table of Contents

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 234 residential apartments and a mixture of retail and office tenancies. A development summary is provided in the tables below.

Development Summary

Residential – Overall

Waste Source	Quantity
1-Bedroom Apartment	19
2-Bedroom Apartment	98
3-Bedroom Apartment	117
Total	**234**

Residential – Northwestern Core

Waste Source	Quantity
1-Bedroom Apartment	18
2-Bedroom Apartment	81
3-Bedroom Apartment	44
Total	**143**

Residential – Northeastern Core

Waste Source	Quantity
1-Bedroom Apartment	1
2-Bedroom Apartment	9
3-Bedroom Apartment	48
Total	**58**

Residential – Southeastern Core

Waste Source	Quantity
2-Bedroom Apartment	8
3-Bedroom Apartment	25
Total	**33**

Commercial

Level	Waste Source	Floor Area (m^2)
GF	Retail (F&B)	441
GF	Retail (Non-Food)	1,482
L1	Office	856
	Total	**2,779**

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

1.3. Planning Permit PDPL/00115/2024

This Waste Management Plan is consistent with the waste management related conditions of Planning Permit PDPL/00115/2024 and has been updated to address Council's internal waste referral comments issued on 22/04/2025.

1.4. Waste Management Plan Purpose

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.

1.5. 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.

1.6. 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).

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

2. Operational Waste Management Guide

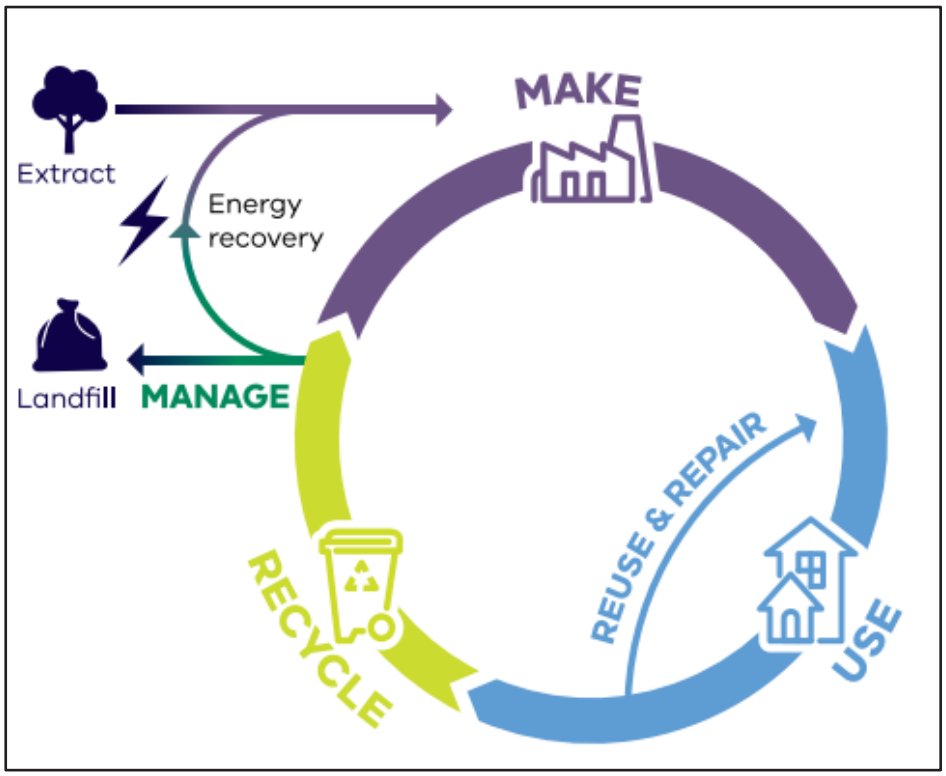
2.1. Recycling Victoria: A New Economy

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 bags (biodegradable material recommended) 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 small organics bins located within the chute intake rooms provided on each apartment level.

— Building Management shall arrange for cleaning staff to transfer the full small organics bins from the chute intake rooms down to the organics collection bins located within the residential bin collection room on basement level 1, via the lift with the assistance of a dedicated waste trolley.

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

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 small glass bins located within the chute intake rooms provided on each apartment level.

— Building Management shall arrange for cleaning staff to transfer the full small glass bins from the chute intake rooms down to the glass collection bins located within the residential bin collection room on basement level 1, via the lift with the assistance of a dedicated waste trolley.

— 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 small glass bins located within the chute intake rooms.

— Glass must be loose and not be bagged.

Disposal Methodology for Other Waste Streams

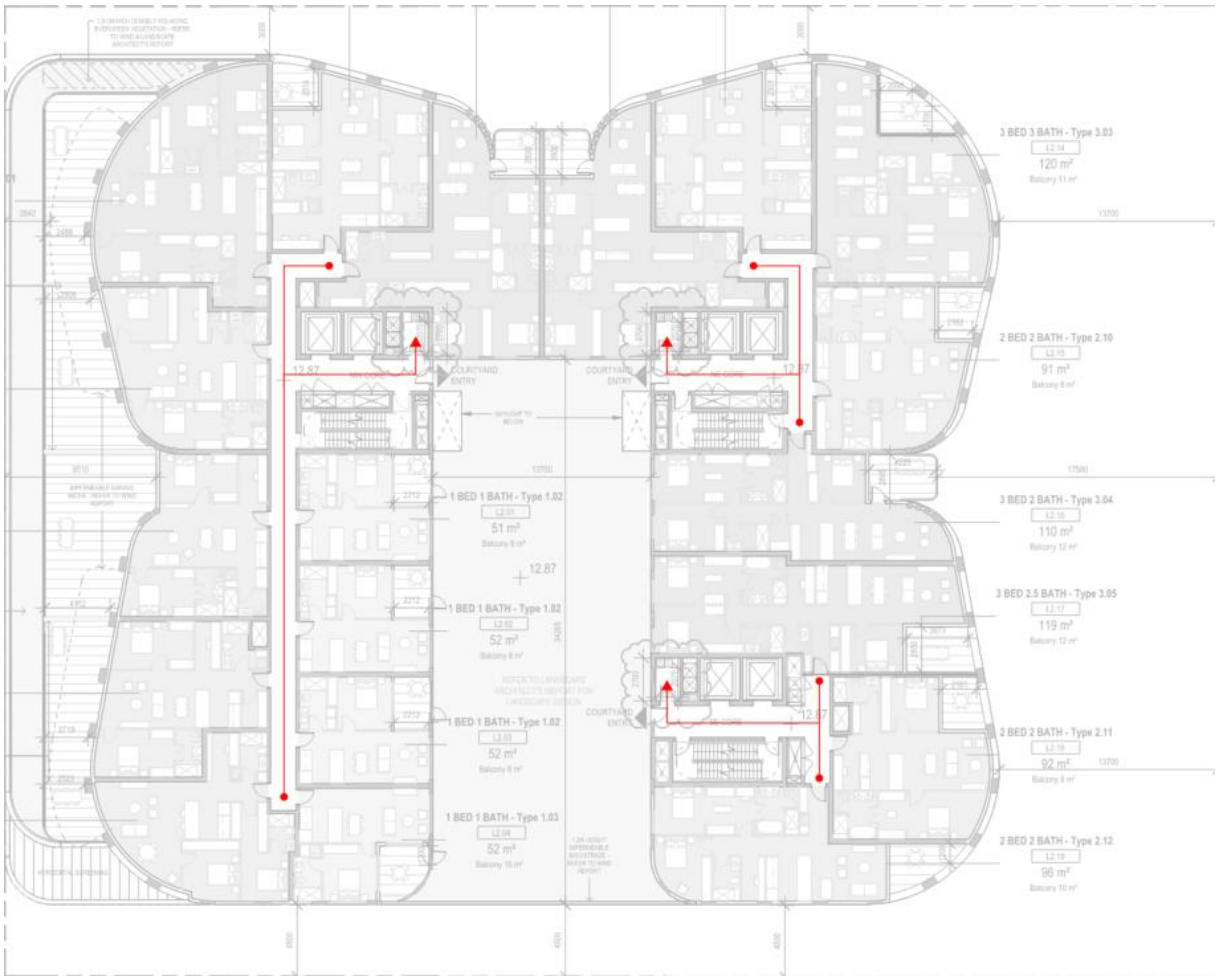
— **Hard Waste, E-waste, and Charity Items:** residents shall notify Building Management when they have hard waste, e-waste, and/or charity items to dispose of. Building Management shall arrange for these items to be transferred to the residential hard waste & e-waste room located on basement level 1, 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.

Waste Transfer Path

The proposed waste transfer path for residents is shown in Figure 2.1 below.

Figure 2.1: Waste Transfer Path – Residents



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 Retail Tenants

To ensure all retail tenants are aware of their responsibilities with regard to waste management, Building Management shall provide an information package to all retail 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.

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

— Retail 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

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

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

— General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics Disposal Methodology

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

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

— Retail 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

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

— Retail tenants shall empty full recycling receptacles into the recycling collection bins located within the basement level 1 commercial bin room when full. Retail 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

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

— Retail 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.

— Retail 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.

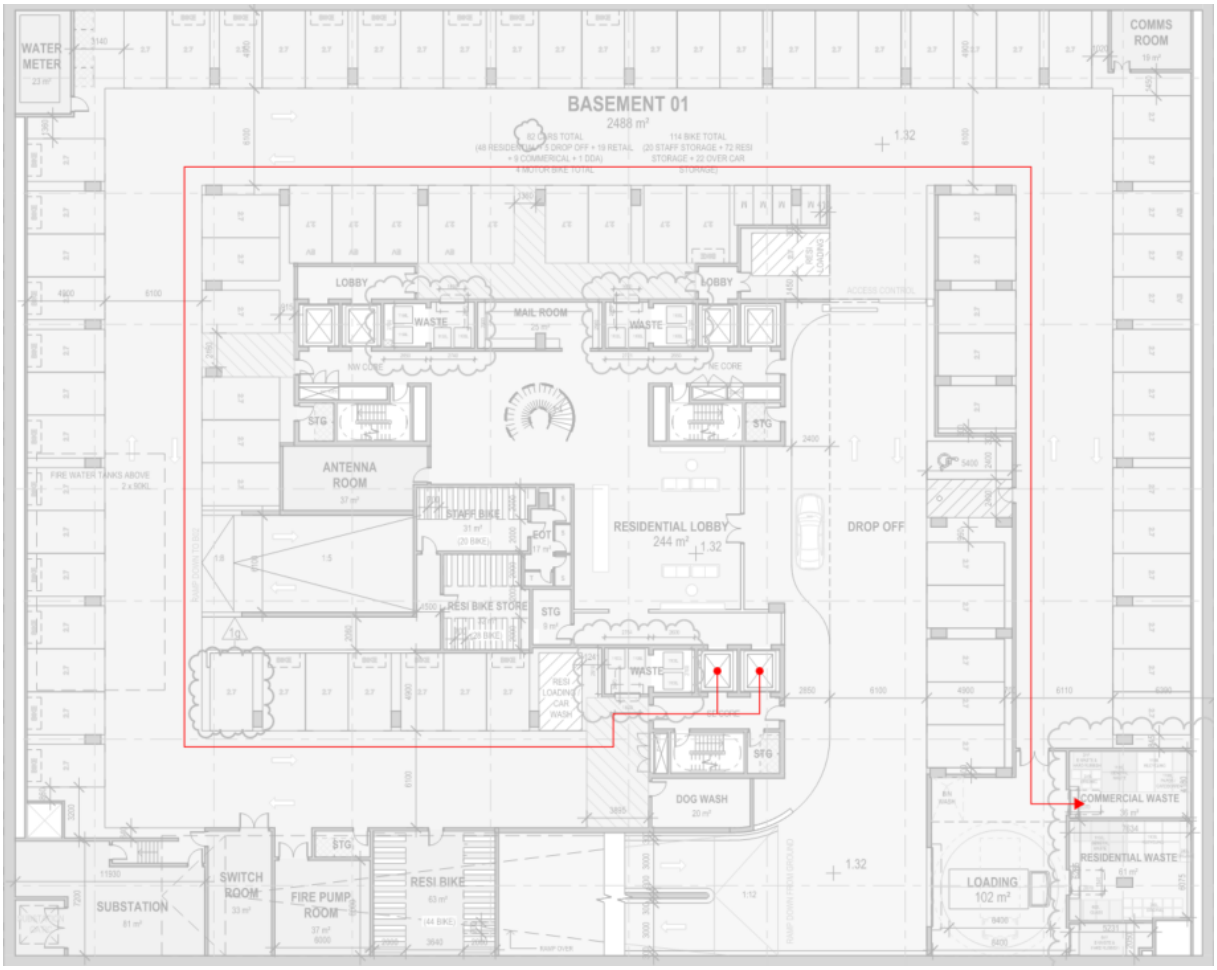
Disposal Methodology for Other Waste Streams

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

Waste Transfer Path

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

Figure 2.2: Waste Transfer Path – Retail Tenants



Waste Minimisation Strategies

Retail 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 cleaning staff to transfer full small organics and glass bins from each residential chute intake room to the organics and glass collection bins within the residential bin collection room on basement level 1, as required.
- 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, retail 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, with a **65 : 35** split adopted for **general waste : organics** and a **70 : 30** split adopted for **recycling : glass**.

The waste generation estimates for 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)
Northwestern	1-Bedroom Apartment	18	52	936	28	504
	2-Bedroom Apartment	81	65	5,265	35	2,835
	3-Bedroom Apartment	44	78	3,432	42	1,848
	Total	143	-	9,633	-	5,187
Northeastern	1-Bedroom Apartment	1	52	52	28	28
	2-Bedroom Apartment	9	65	585	35	315
	3-Bedroom Apartment	48	78	3,744	42	2,016
	Total	58	-	4,381	-	2,359
Southeastern	2-Bedroom Apartment	8	65	520	35	280
	3-Bedroom Apartment	25	78	1,950	42	1,050
	Total	33	-	2,470	-	1,330
Overall	**Total**	**234**	**-**	**16,484**	**-**	**8,876**

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)
Northwestern	1-Bedroom Apartment	18	56	1,008	24	432
	2-Bedroom Apartment	81	70	5,670	30	2,430
	3-Bedroom Apartment	44	84	3,696	36	1,584
	Total	143	-	10,374	-	4,446
Northeastern	1-Bedroom Apartment	1	56	56	24	24
	2-Bedroom Apartment	9	70	630	30	270
	3-Bedroom Apartment	48	84	4,032	36	1,728
	Total	58	-	4,718	-	2,022
Southeastern	2-Bedroom Apartment	8	70	560	30	240
	3-Bedroom Apartment	25	84	2,100	36	900
	Total	33	-	2,660	-	1,140
Overall	**Total**	**234**	**-**	**17,752**	**-**	**7,608**

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)
GF Retail (F&B)	441	7	240	7,409	60	1,852
GF Retail (Non-Food)	1,482	7	40	4,150	10	1,037
L1 Office	856	5	8	342	2	86
Total	**2,779**	-	-	**11,901**	-	**2,975**

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)
GF Retail (F&B)	441	7	100	3,087	100	3,087
GF Retail (Non-Food)	1,482	7	25	2,594	25	2,594
L1 Office	856	5	5	214	5	214
Total	**2,779**	-	-	**5,895**	-	**5,895**

4. Waste Storage Details

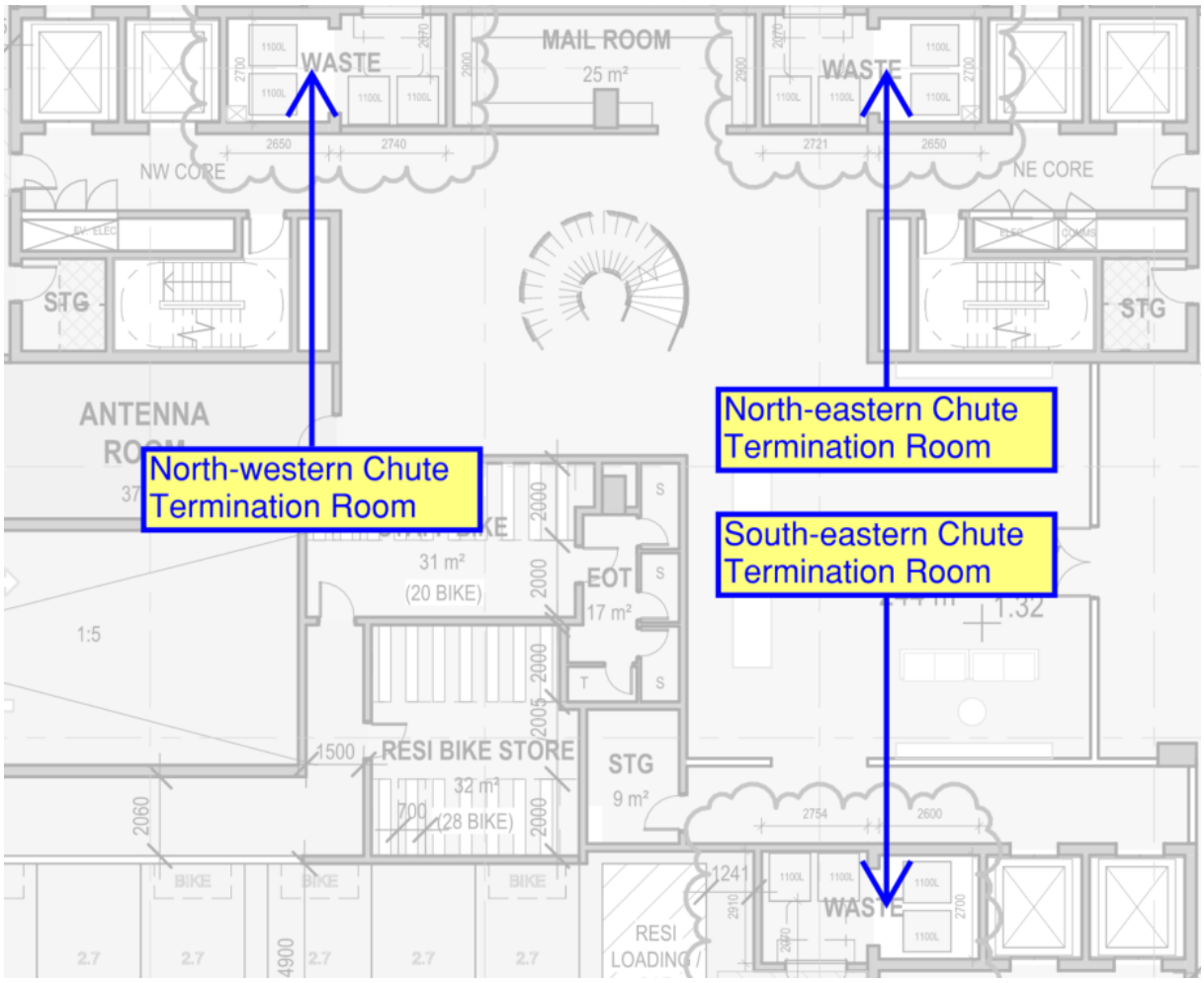
4.1. Residential Chute Terminations Rooms

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



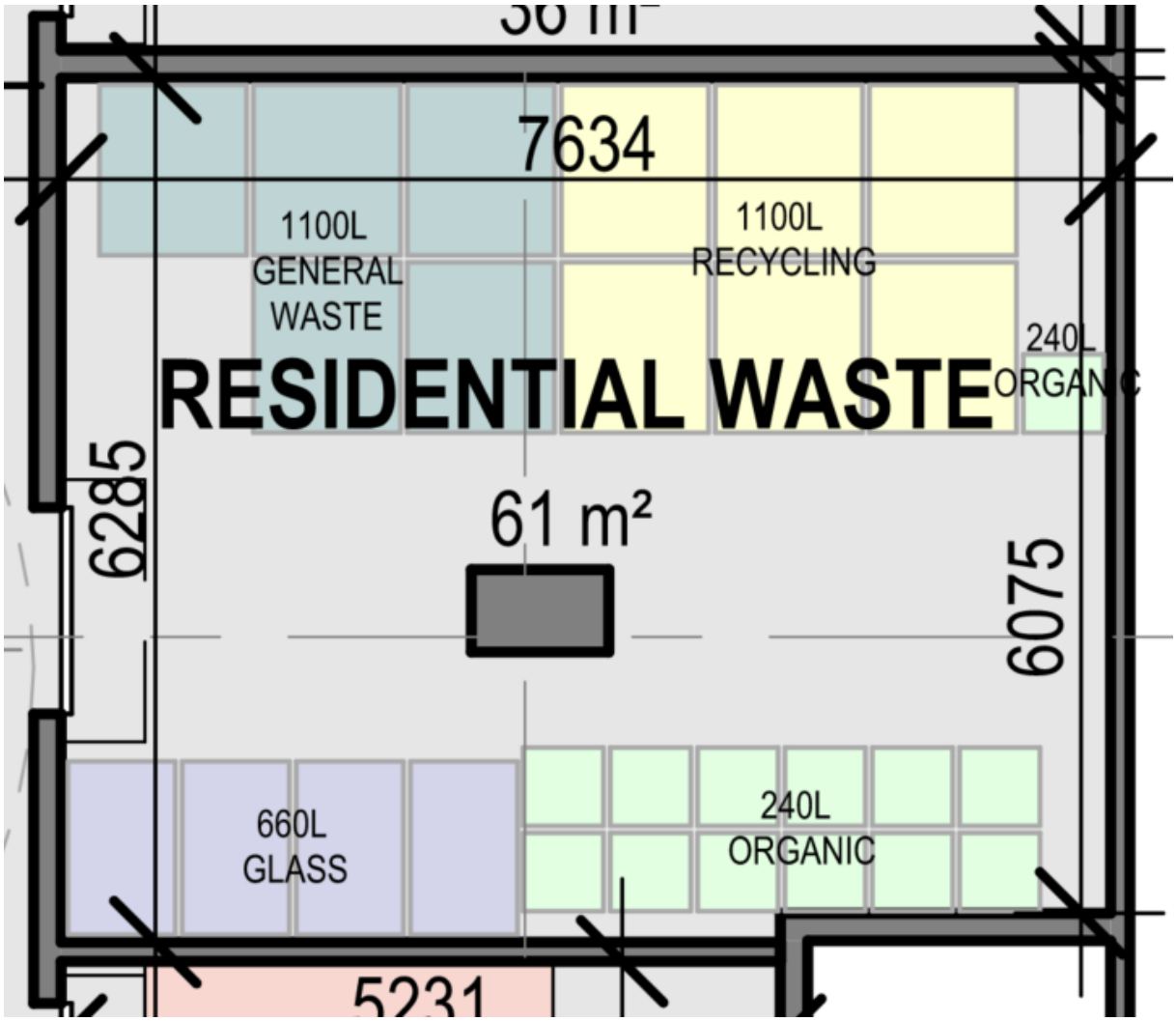
4.2. Residential Bin Collection Room

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	5	1330	1240	1070	**6.63**
Organics	240	13	1060	585	730	**5.55**
Recycling	1100	6	1330	1240	1070	**7.96**
Glass	660	4	1200	1260	780	**3.93**
Total Footprint Required Excluding Circulation (m^2):						**28.08**
Total Area Provided (m^2):						**61.00**

Figure 4.2: Waste Storage Layout – Residential Bin Collection Room



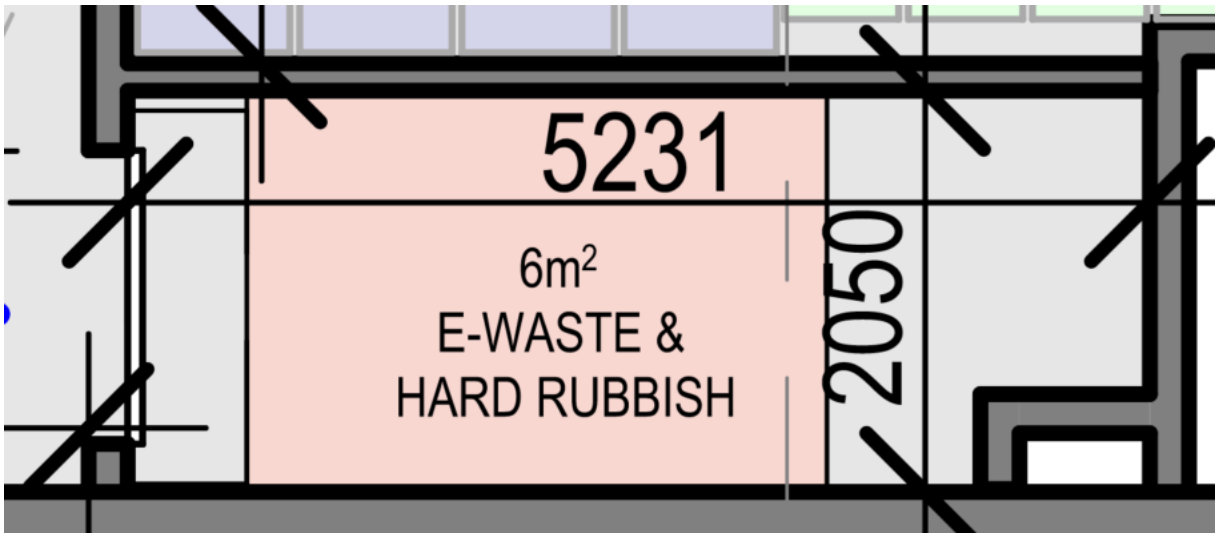
4.3. Residential Hard Waste & E-Waste Room

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



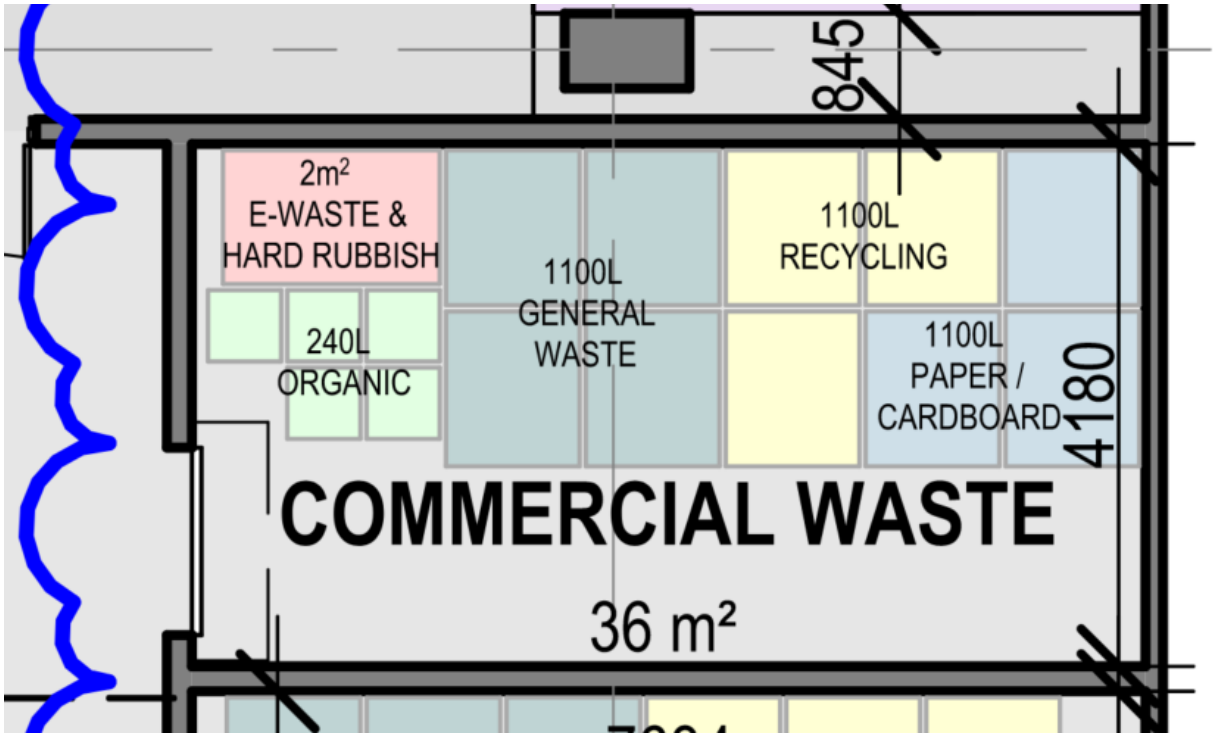
4.4. Commercial Bin Room

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	4	1330	1240	1070	5.31
Organics	240	5	1060	585	730	2.14
Recycling	1100	3	1330	1240	1070	3.98
Paper & cardboard	1100	3	1200	1260	780	3.98
Hard waste & e-waste	2 sqm storage area					2.00
Total Footprint Required Excluding Circulation (m^2):						**17.40**
Total Area Provided (m^2):						**35.00**

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	16,484	1100	5	Three times per week	16,500
Organics	8,876	240	13	Three times per week	9,360
Recycling	17,752	1100	6	Three times per week	19,800
Glass	7,608	660	4	Three times per week	7,920
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	11,901	1100	4	Three times per week	13,200
Organics	2,975	240	5	Three times per week	3,600
Recycling	5,895	1100	3	Two times per week	6,600
Paper & cardboard	5,895	1100	3	Two times per week	6,600
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 Building Management. Residents and retail 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 Building Management. Residents and commercial tenants will not have access to this room. Residents must notify Building Management when they have hard waste / e-waste / charity items to disposed of.

Commercial Bin Room

— Access to the commercial bin room will be restricted to Building Management and retail 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 retail 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 retail / office 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

Revision 01 11 Mar 2025

					BUILDING		OFFICE	RETAIL	F&B	AMENITY	PLANT / STG	RESIDENTIAL					CAR			MOTORBIKE	BIKE		
LEVEL	HEIGHT (m)	ELEV	F/F (m)	PROGRAM	GBA (sm)	GFA (sm) - 400 Depth	NSA(sm)	GLAR (sm)	GLAR (sm)	NSA (sm)	GFA (sm)	GFA (sm)	NSA (sm)	TCE + FACADE ARTIC	NSA/GFA	NSA/GBA	SPACE	TANDEM	TOTAL		STAFF	RESI	VISITOR	TOTAL
19	59.38	65.00		Top of Building	2,281																			
18	56.05	61.67	3.33	Resi. Penthouse & Mech.	1,972	1,895					287	1,608	1,420	77	88.3%	72.0%								
17	53.00	58.62	3.05	Resi. Penthouse & Mech.	2,288	2,004					287	1,717	1,423	284	82.9%	62.2%								
16	49.95	55.57	3.05	Residential	2,323	2,133						2,133	1,865	190	87.4%	80.3%								
15	46.90	52.52	3.05	Residential	2,265	2,108						2,108	1,794	157	85.1%	79.2%								
14	43.85	49.47	3.05	Residential	2,323	2,108						2,108	1,794	215	85.1%	77.2%								
13	40.80	46.42	3.05	Residential	2,265	2,094						2,094	1,761	173	84.1%	77.7%								
12	37.75	43.37	3.05	Residential	2,323	2,094						2,094	1,761	229	84.1%	75.8%								
11	34.70	40.32	3.05	Residential	2,265	2,094						2,094	1,761	173	84.1%	77.7%								
10	31.65	37.27	3.05	Residential	2,323	2,090						2,090	1,750	233	83.7%	75.3%								
9	28.60	34.22	3.05	Residential	2,265	2,090						2,090	1,750	176	83.7%	77.3%								
8	25.55	31.17	3.05	Residential	2,323	2,094						2,094	1,750	229	83.6%	75.3%								
7	22.50	28.12	3.05	Residential	2,265	2,094						2,094	1,750	171	83.6%	77.3%								
6	19.45	25.07	3.05	Residential	2,323	2,094						2,094	1,750	229	83.6%	75.3%								
5	16.40	22.02	3.05	Residential	2,265	2,094						2,094	1,750	171	83.6%	77.3%								
4	13.35	18.97	3.05	Residential	2,323	2,085						2,085	1,739	238	83.4%	74.9%								
3	10.30	15.92	3.05	Residential	2,265	2,085						2,085	1,739	180	83.4%	76.8%								
2	7.25	12.87	3.05	Residential	3,147	2,132						2,132	1,787	1,015	83.8%	56.8%								
1	4.20	9.82	3.05	Residential	2,889	2,720	856			516	27	1,321	905	169	68.5%	31.3%								
G	0.00	5.62	4.20	Residential Lobby, Retail	4,642	2,623		1,482	441		31	669	-	-	-								30	30
				TOTAL ABOVE GRADE	**49,335**	**40,731**	**856**	**1,482**	**441**	**516**	**632**	**36,804**	**30,249**	**4,309**										
B1	**-4.30**	**1.32**	**4.30**	Resi Lobby, BOH	**4,645**						374						82	0	**82**	4	20	72		92
B2	**-7.10**	**-1.48**	**2.80**	Car Park, Storage, BOH	**4,645**						248						133	20	**153**	2				0
B3	**-9.90**	**-4.28**	**2.80**	Car Park, BOH	**4,645**						259						135	20	**155**	2				0
				TOTAL BELOW GRADE	**13,935**	**40,731**					881						350	40	**390**	**8**	**20**	**72**	**30**	**122**

	BUILDING		OFFICE	RETAIL	F&B	AMENITY	PLANT / STG	RESIDENTIAL	
TOTAL BUILDING GBA	**63,270**	**sm**							
TOTAL BUILDING GFA	**40,731**	**sm**				**516**	**632**		
TOTAL NLA/NSA*	**32,587**	**sm**	**856**	**1,482**	**441**			**30,249**	
RATIO NET RETAIL & RESIDENTIAL		**100.00%**	**2.63%**	**4.55%**	**1.35%**	**1.58%**		**92.83%**	
RATIO NSA/GBA	**53.43%**								

WASTE		
RESIDENTIAL	36.00	**sm**
COMMERCIAL	61.00	**sm**
TOTAL WASTE	97.00	**sm**

NOTES:

1. Area in Development Summary may differ slightly in comparison to Architectural Drawing Set due to rounding of values

424 St Kilda Road

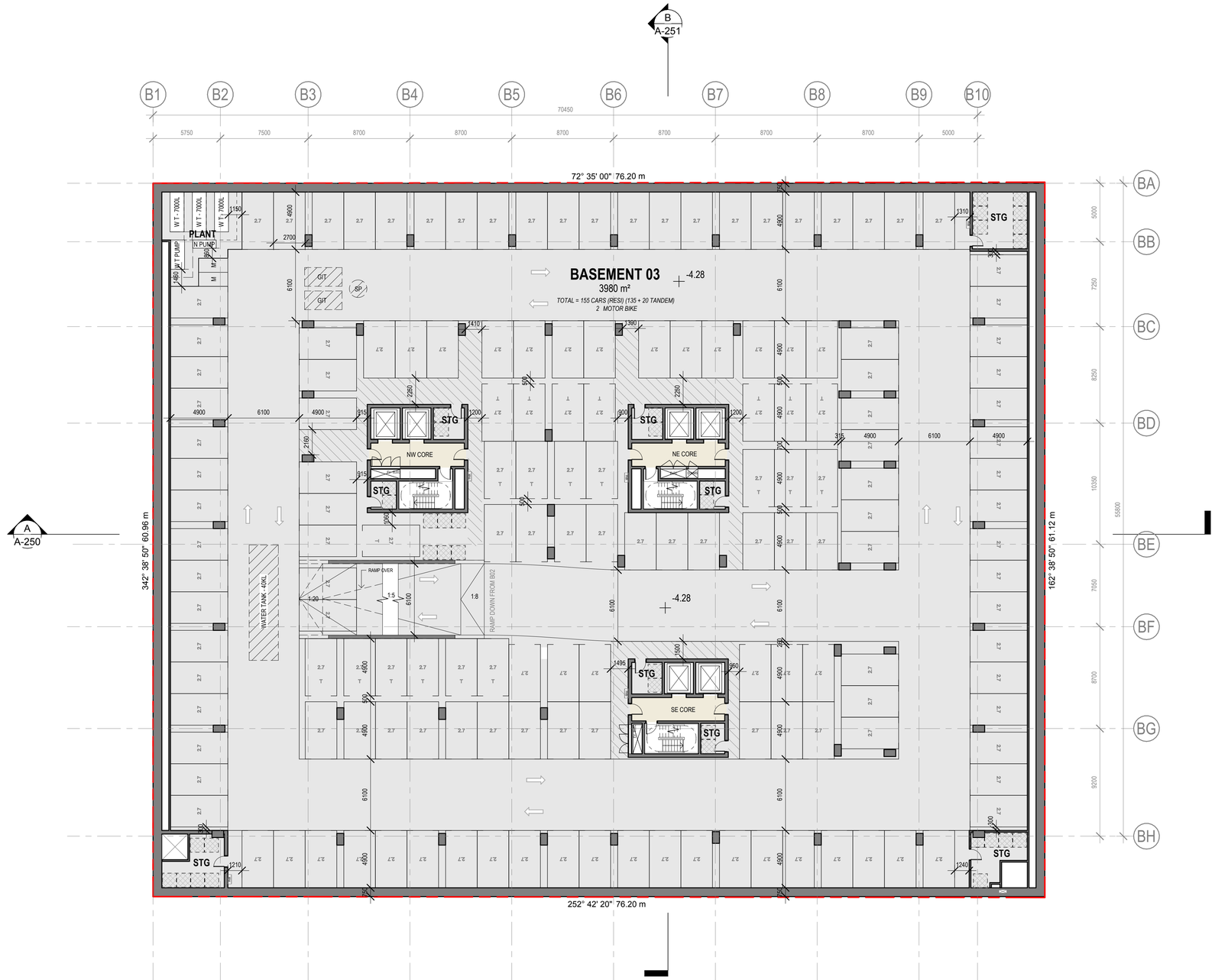
Development Summary

Revision 01 11 Mar 2025

UNIT COUNT				UNIT COUNT - CORE NW				UNIT COUNT - CORE NE				UNIT COUNT - CORE SE			
1BED	2BED	3BED	TOTAL	1BED	2BED	3BED	TOTAL	1BED	2BED	3BED	TOTAL	1BED	2BED	3BED	TOTAL
0	0	0													
0	0	8	**8**			4	**4**			3	**3**			1	**1**
0	0	4	**4**			2	**2**			1	**1**			1	**1**
0	4	7	**11**		4	4	**8**			2	**2**			1	**1**
0	4	7	**11**		4	4	**8**			2	**2**			1	**1**
0	4	9	**13**		4	4	**8**			3	**3**			2	**2**
0	4	9	**13**		4	4	**8**			3	**3**			2	**2**
0	4	9	**13**		4	4	**8**			3	**3**			2	**2**
1	7	7	**15**	1	7	2	**10**			3	**3**			2	**2**
1	7	7	**15**	1	7	2	**10**			3	**3**			2	**2**
1	7	8	**16**	1	7	2	**10**			4	**4**			2	**2**
1	7	8	**16**	1	7	2	**10**			4	**4**			2	**2**
1	7	8	**16**	1	7	2	**10**			4	**4**			2	**2**
1	7	8	**16**	1	7	2	**10**			4	**4**			2	**2**
4	9	6	**19**	4	5	2	**11**		2	3	**5**		2	1	**3**
4	9	6	**19**	4	5	2	**11**		2	3	**5**		2	1	**3**
4	9	6	**19**	4	5	2	**11**		2	3	**5**	0	2	1	**3**
1	9	0	**10**	0	4	0	**4**	1	3	0	**4**	0	2	0	**2**
19	**98**	**117**	**234**	**18**	**81**	**44**	**143**	**1**	**9**	**48**	**58**	**0**	**8**	**25**	**33**
8.12%	41.88%	50.00%		12.59%	56.64%	30.77%		1.72%	15.52%	82.76%		0.00%	24.24%	75.76%	

NOTES:

1. Area in Development Summary may differ slightly in comparison to Architectural Drawing Set due to rounding of values



0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

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

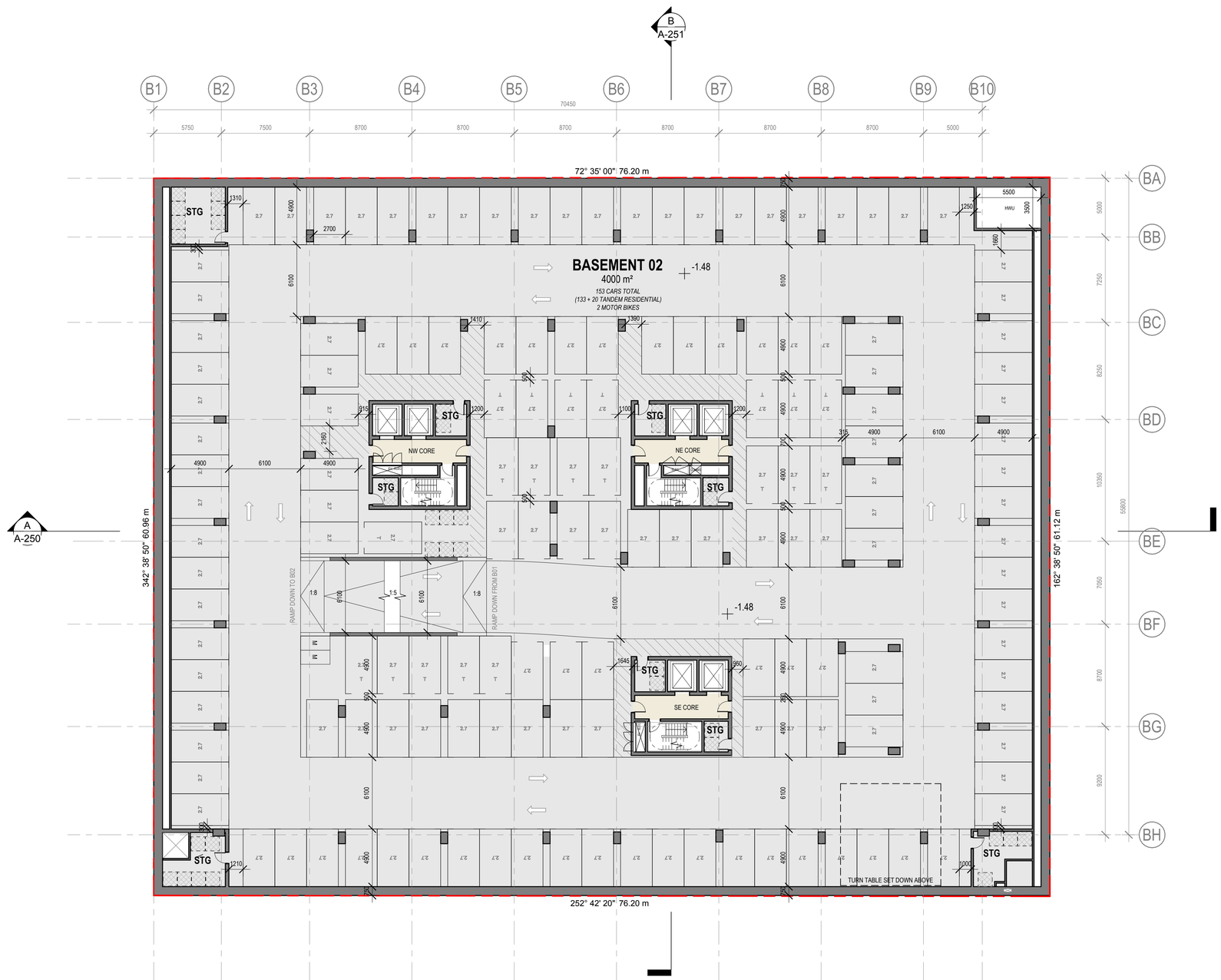
NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- TOTAL EXTERNAL STORAGE CAGE BASEMENT 3 = 129.6m ³

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan Basement 3

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-100



0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

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

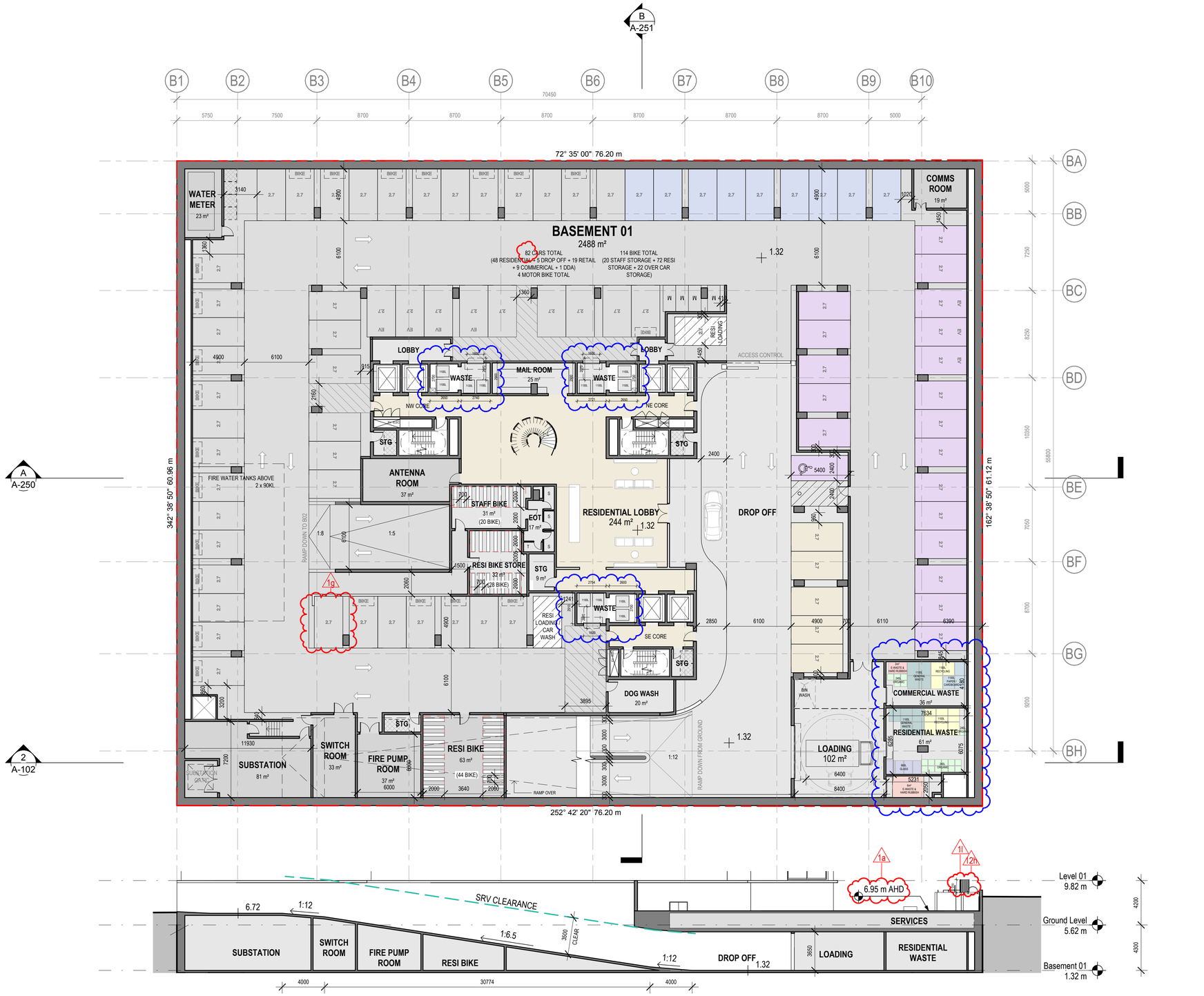
NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- - TOTAL EXTERNAL STORAGE CAGE BASEMENT 2 = 126m ³

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Basement 2

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-101



2 Section C-C - Basement Ramp

1 : 200

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

- RETAIL PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL LOADING
- 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
- TOTAL EXTERNAL STORAGE CAGE BASEMENT 1= 43.2m ³

Revision Schedule - Basement

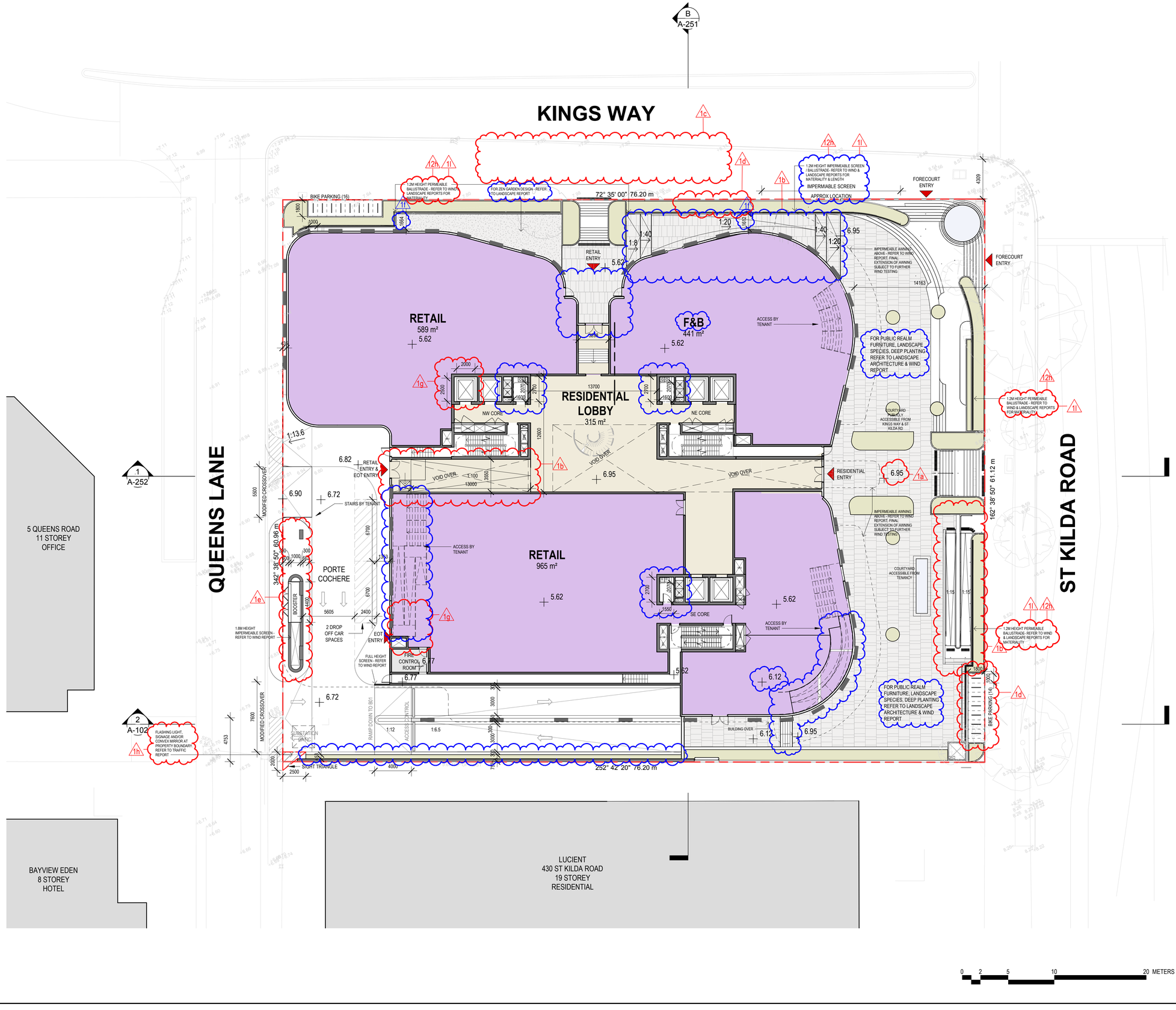
Mark	Comments
1a	FORECOURT SURFACE LEVEL
1g	BIKE LIFT INTERNAL DIMS 2.0M x 2.5M
1l	ST KILDA RD FENCING MAX 1.2M HIGH
12h	ST KILDA RD FENCING MAX 1.2M HIGH

#	DATE	ISSUE DESCRIPTION
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 1

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-102



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

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

Revision Schedule - Ground Floor

Mark	Comments
1a	FORECOURT SURFACE LEVEL
1b	UNIVERSAL ACCESS TO SITE & ENTRIES
1c	CAR PARKS ON KINGS WAYS REMOVED
1d	RELOCATED BIKES TO ST KILDA ROAD
1e	REDUCED WALL LENGTH TO QUEENS LANE
1f	DIMENSION OF FOOTPATH
1g	BIKE LIFT INTERNAL DIMS 2.0M x 2.5M
1h	SIGNAGE OR SIMILAR TO BASEMENT RAMP
1i	ST KILDA RD FENCING MAX 1.2M HIGH
12h	FENCING DETAILS TO ST KILDA ROAD & KINGS WAY

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

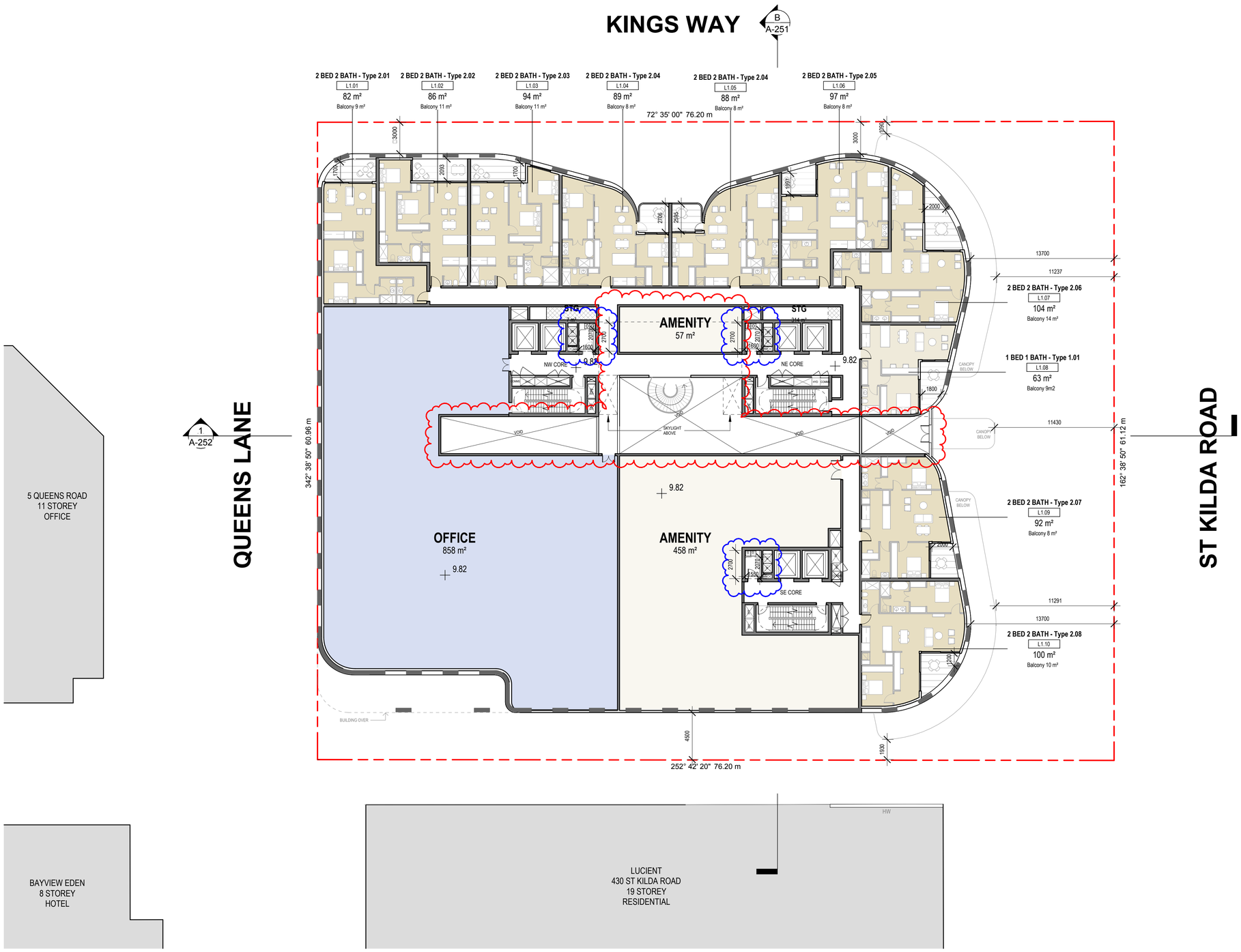
General Arrangement Plan
Ground Floor

PROJECT NO.	523553
DATE:	21/03/25
SCALE:	1 : 200 @ A1

SHEET NO.

A-103

Document Set ID: 9882959
Version: 1, Version Date: 28/08/2026



0 2 5 10 20 METERS

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

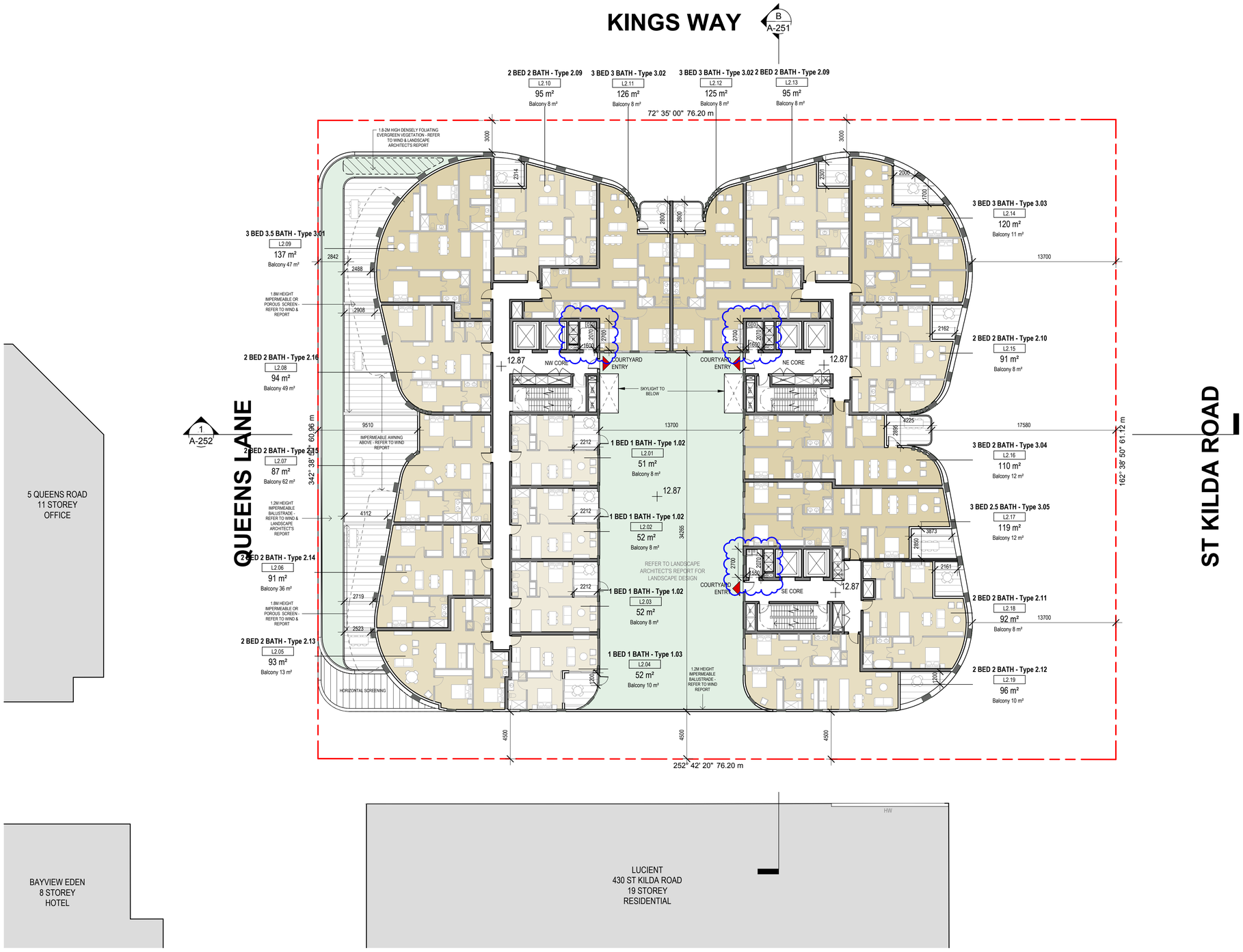
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC, ALL WINDOWS ASSUMED HABITABLE.

#	DATE	ISSUE DESCRIPTION
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. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-104



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

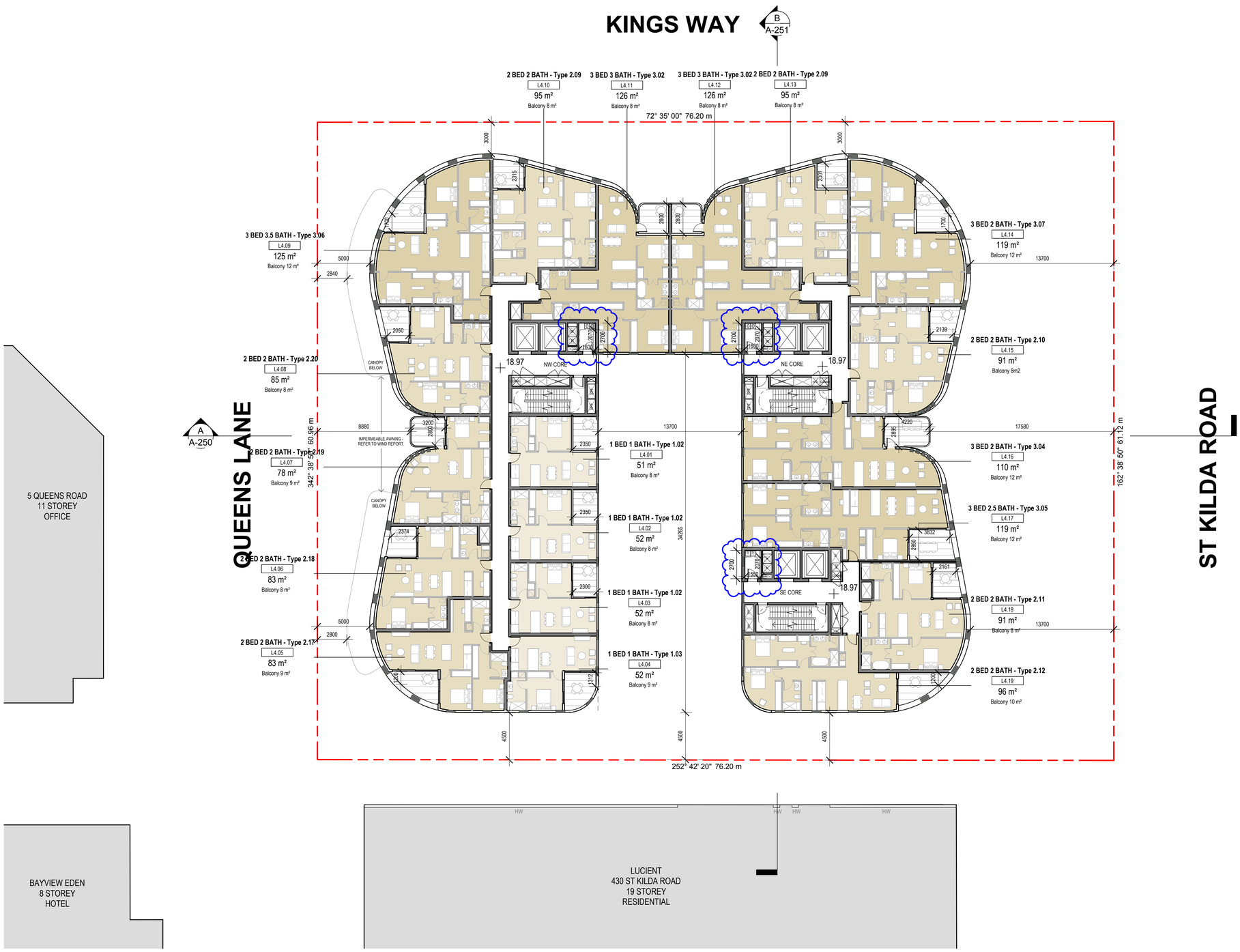
NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

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

#	DATE	ISSUE DESCRIPTION
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. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1
SHEET NO. A-105



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

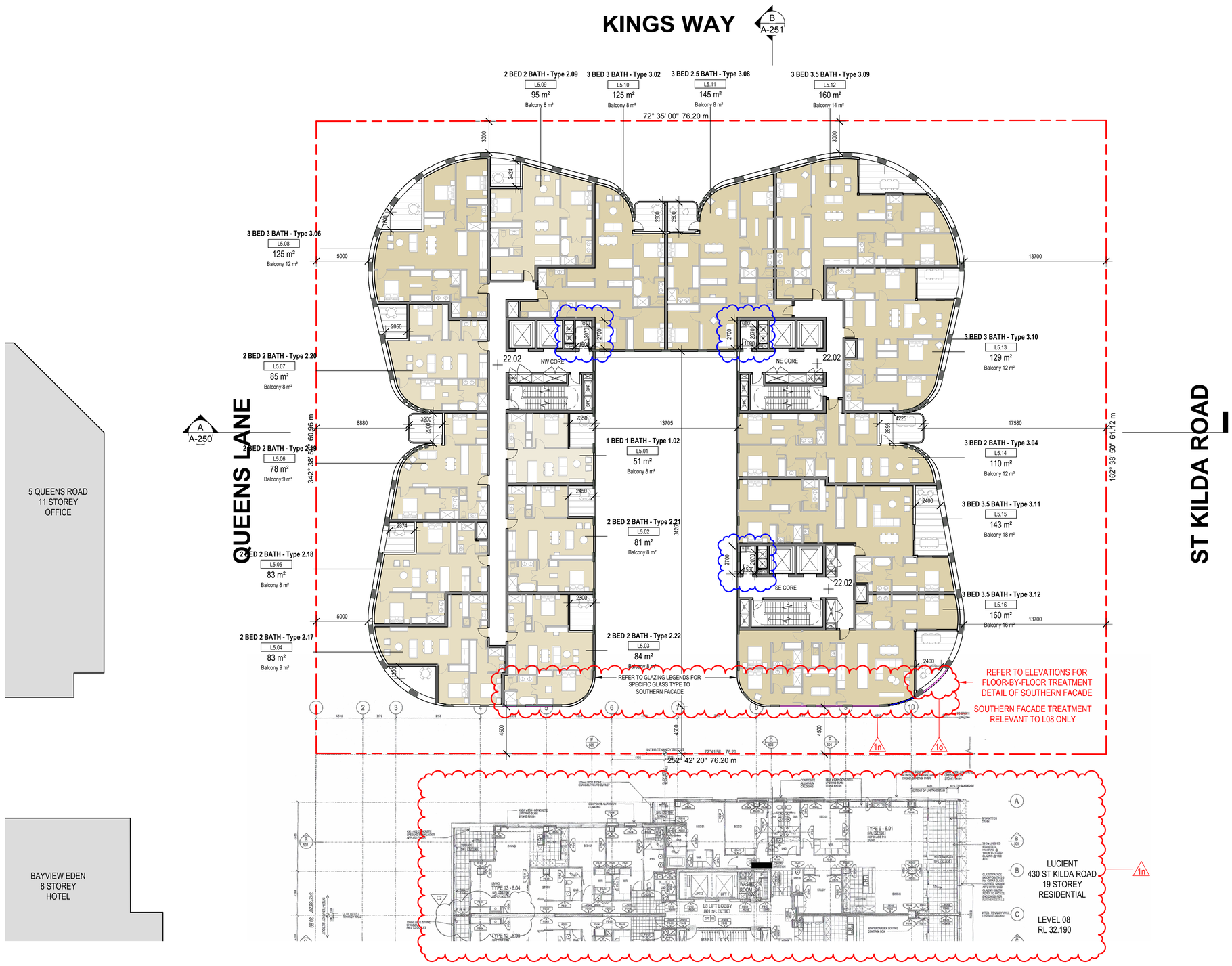
NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

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

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 03-04

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1
SHEET NO. A-106



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN

LEGEND

- RETAIL
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GL03 - FACADE TREATMENT LEGEND

- 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 BALUSTRADES (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
  (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
  - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
  - FULL HEIGHT, SPANDREL FINISH
  (OPERABLE WHERE REQ.)

Revision Schedule - Level 05-08

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 05-08

PROJECT NO.	523553
DATE:	21/03/25
SCALE:	1 : 200 @ A1

SHEET NO.

A-107

Document Set ID: 9882959
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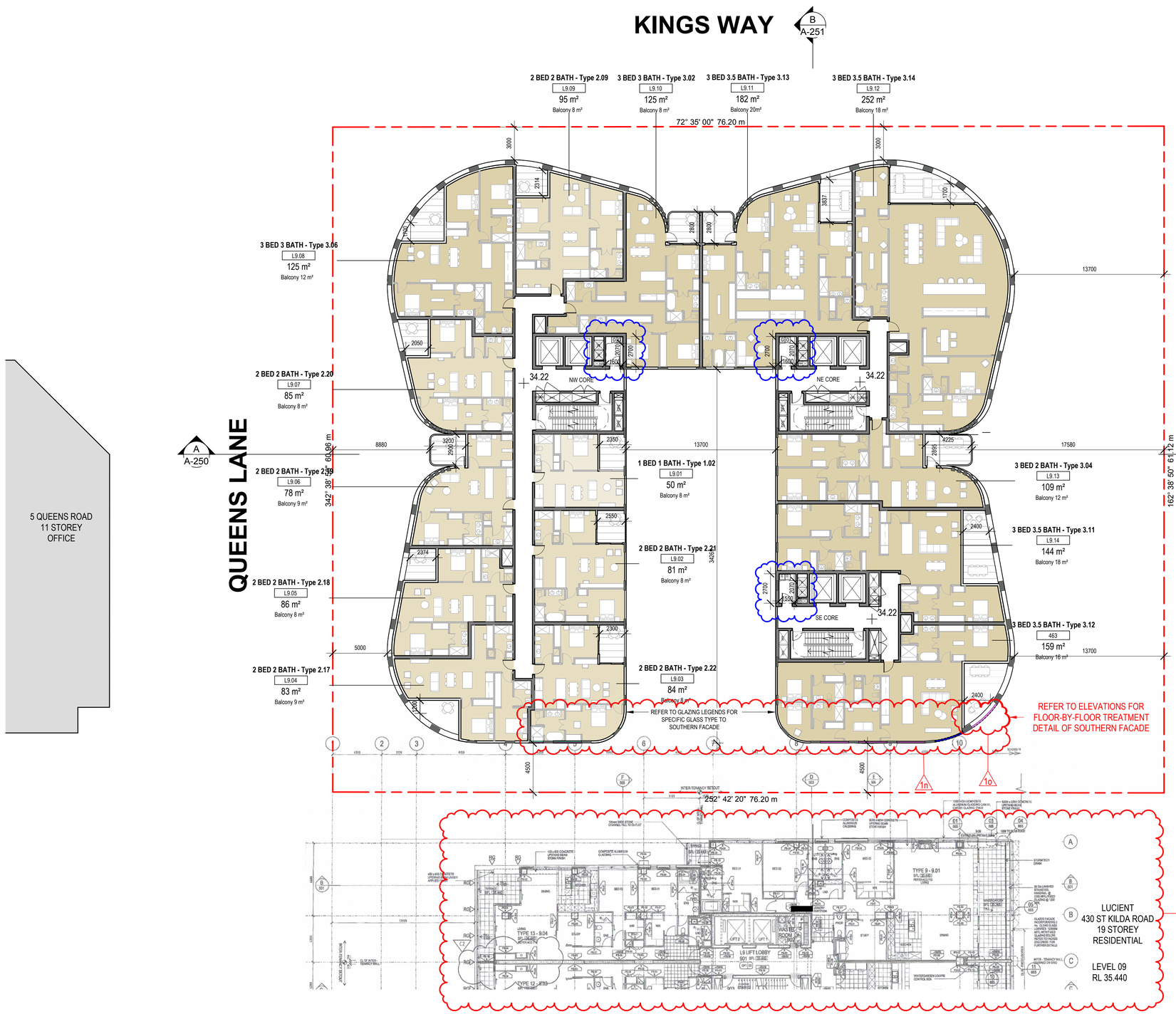

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN

LEGEND

- RETAIL
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Revision Schedule - Level 09-10

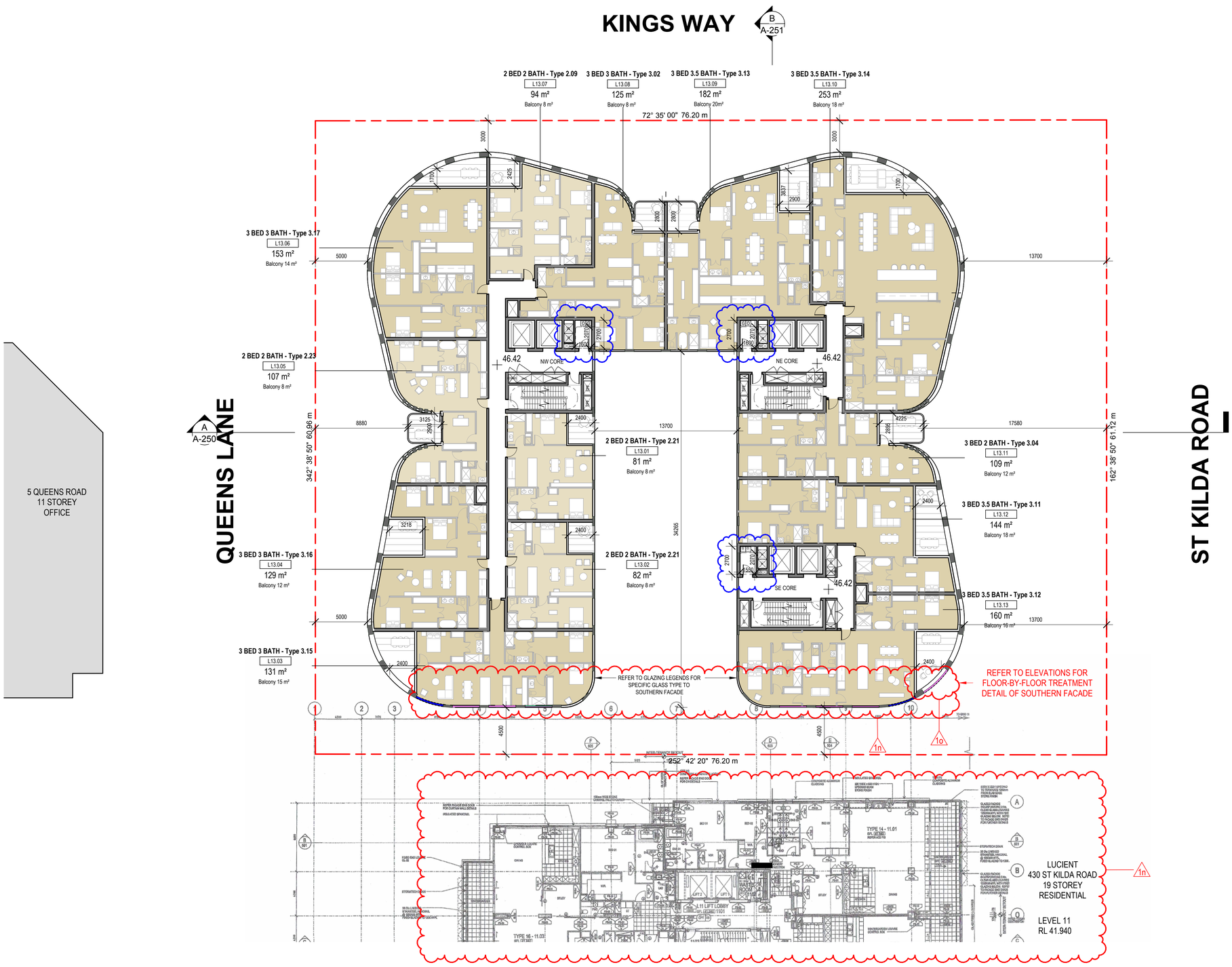
Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 09-10

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-109



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN

LEGEND

- RETAIL
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  (OPERABLE WHERE REQ.)

Revision Schedule - Level 11-13

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

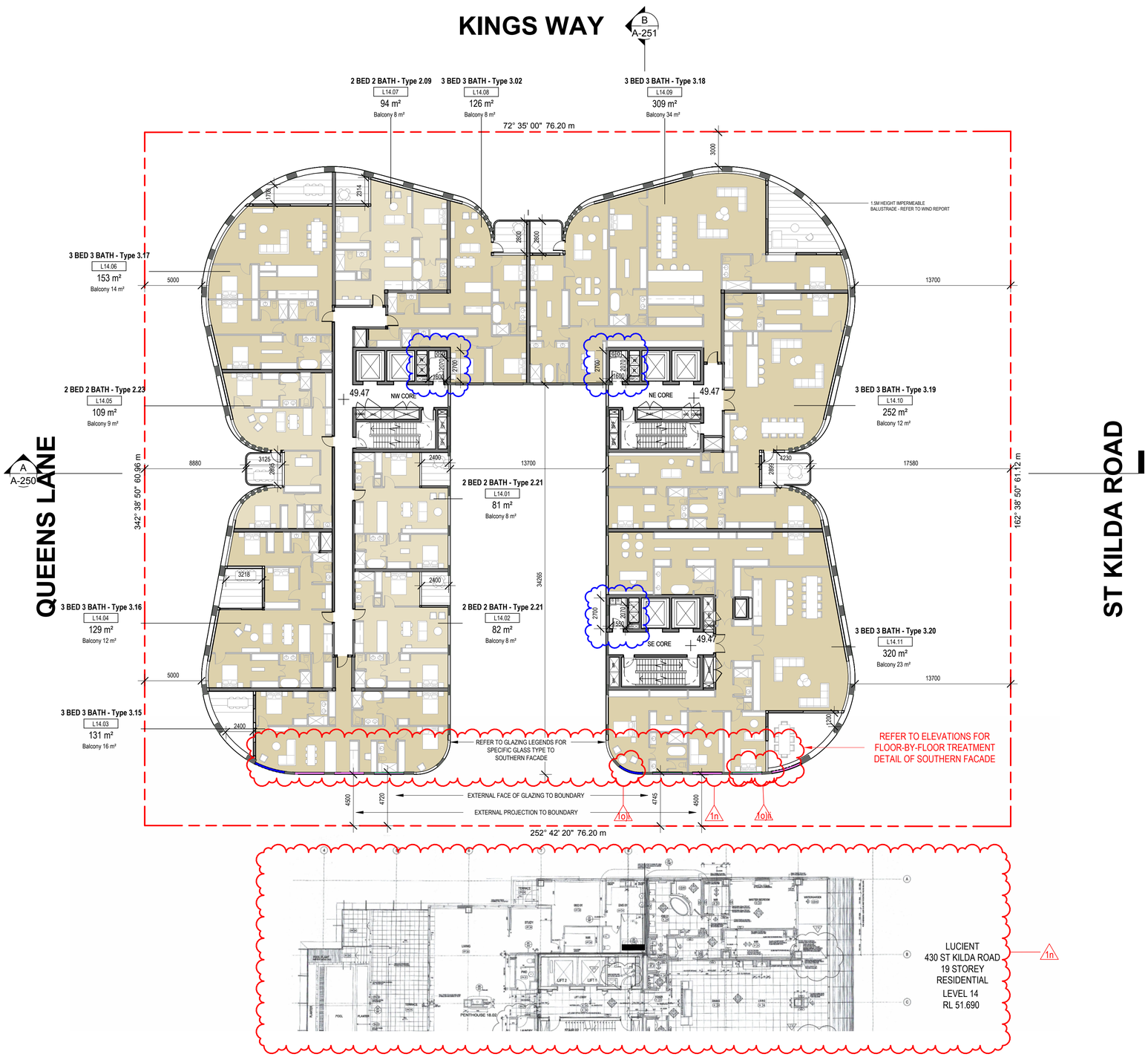
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning
#	DATE	ISSUE DESCRIPTION

General Arrangement Plan
Level 11-13

PROJECT NO.	523553
DATE:	21/03/25
SCALE:	1 : 200 @ A1

SHEET NO.

A-111



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
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- STORAGE / STORAGE CAGE

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  (OPERABLE WHERE REQ.)

Revision Schedule - Level 14-15

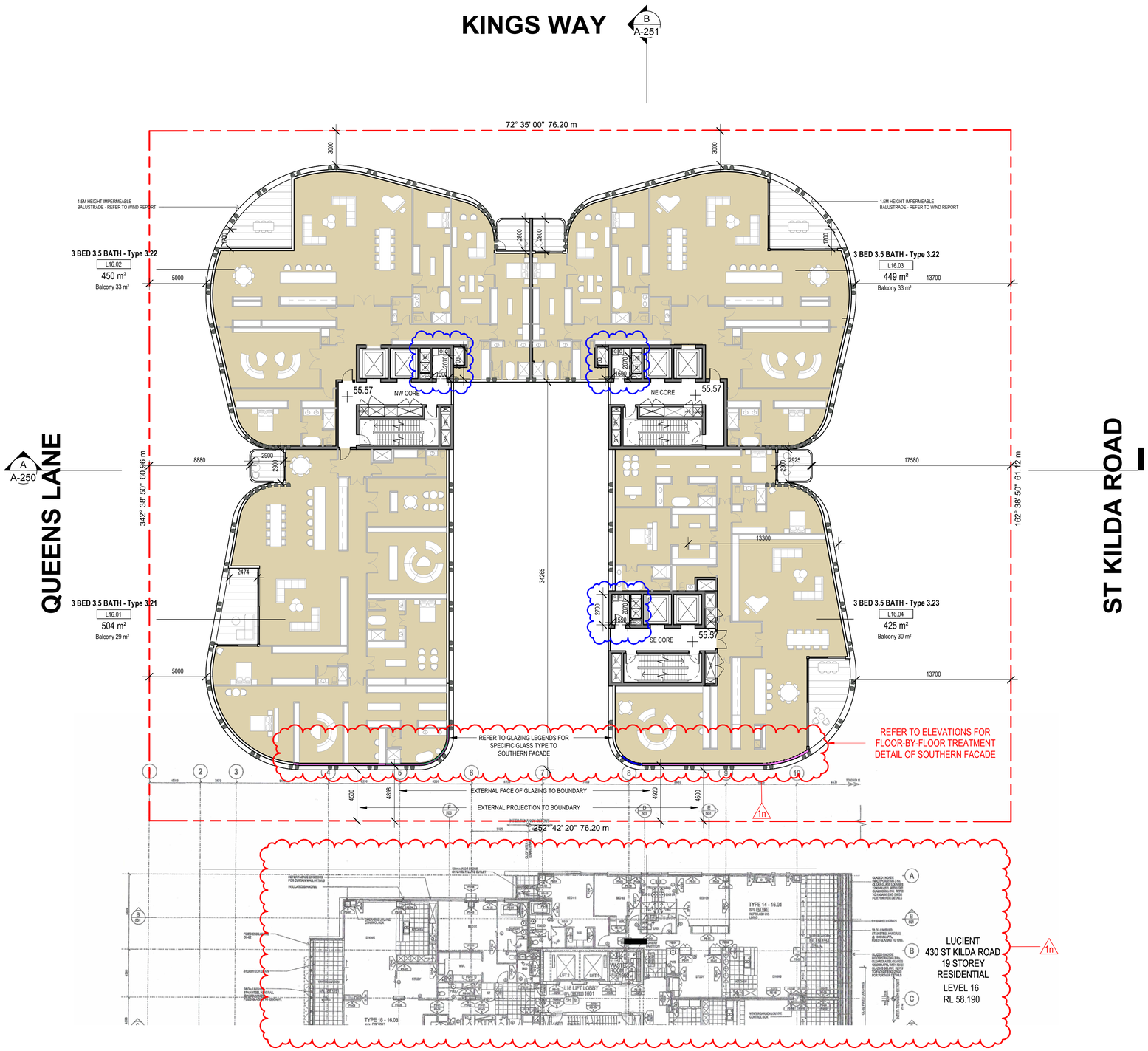
Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o)i	FACADE TREATMENT
1o)ii	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
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 14-15

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-114



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
LEGEND

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Revision Schedule - Level 16

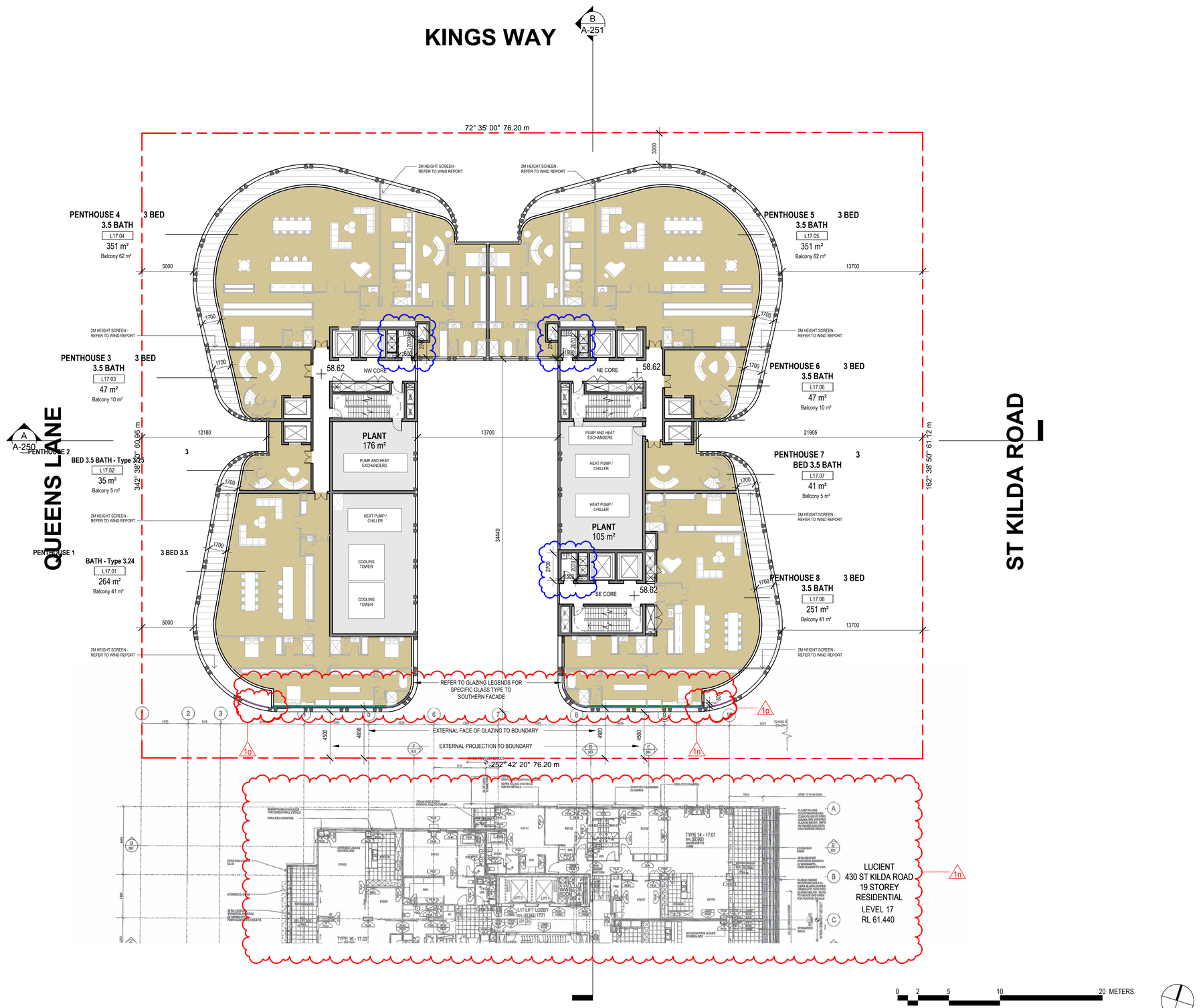
Mark	Comments
1n	PRIVACY SCREENING MEASURES

#	DATE	ISSUE DESCRIPTION
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 16

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. **A-116**



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
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  - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
  - FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - Level 17

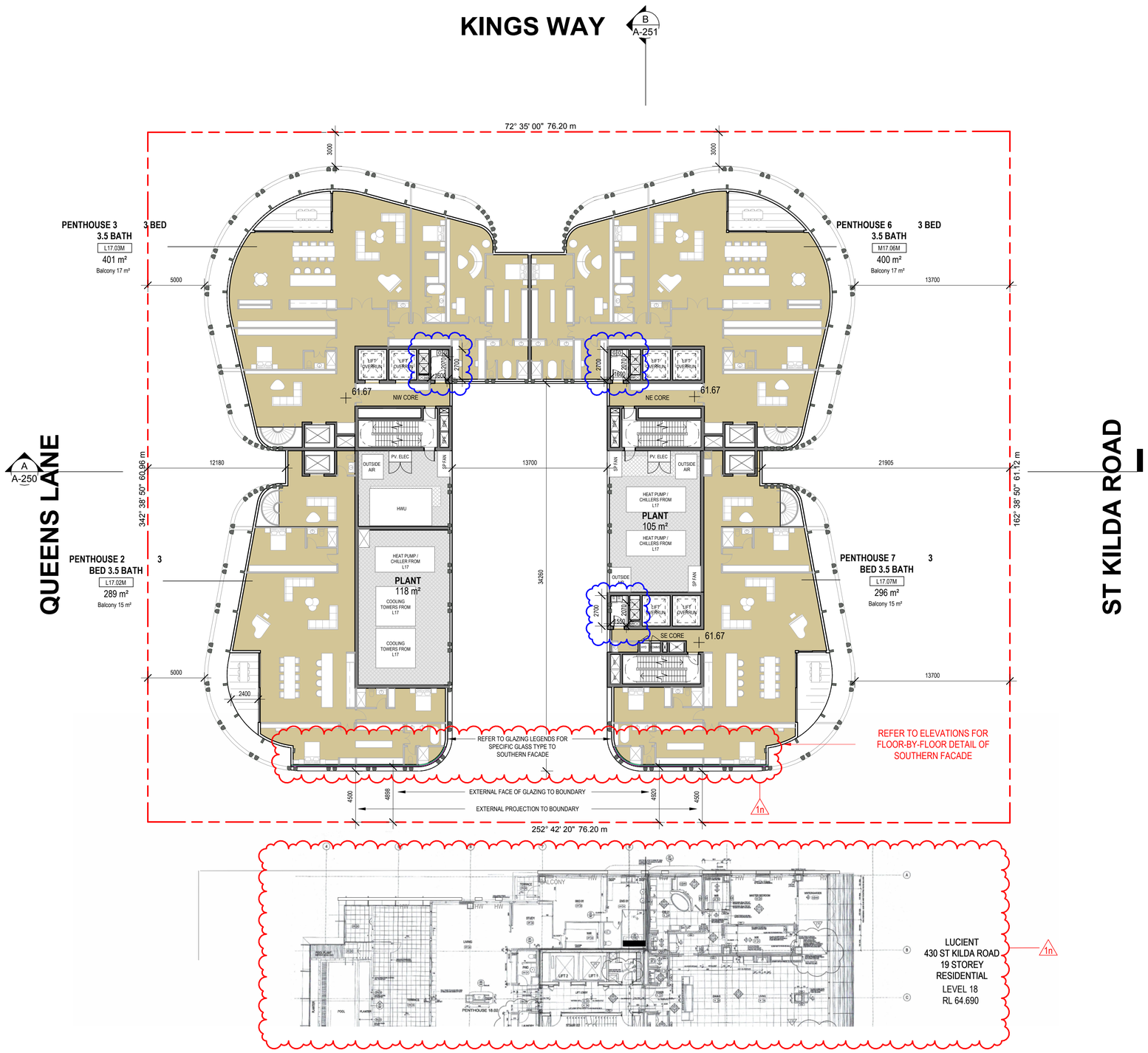
Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
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. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1

SHEET NO. A-117



PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™ GROUP

ARCHITECT

SOM

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

NOTES

KEY PLAN
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  (OPERABLE WHERE REQ.)

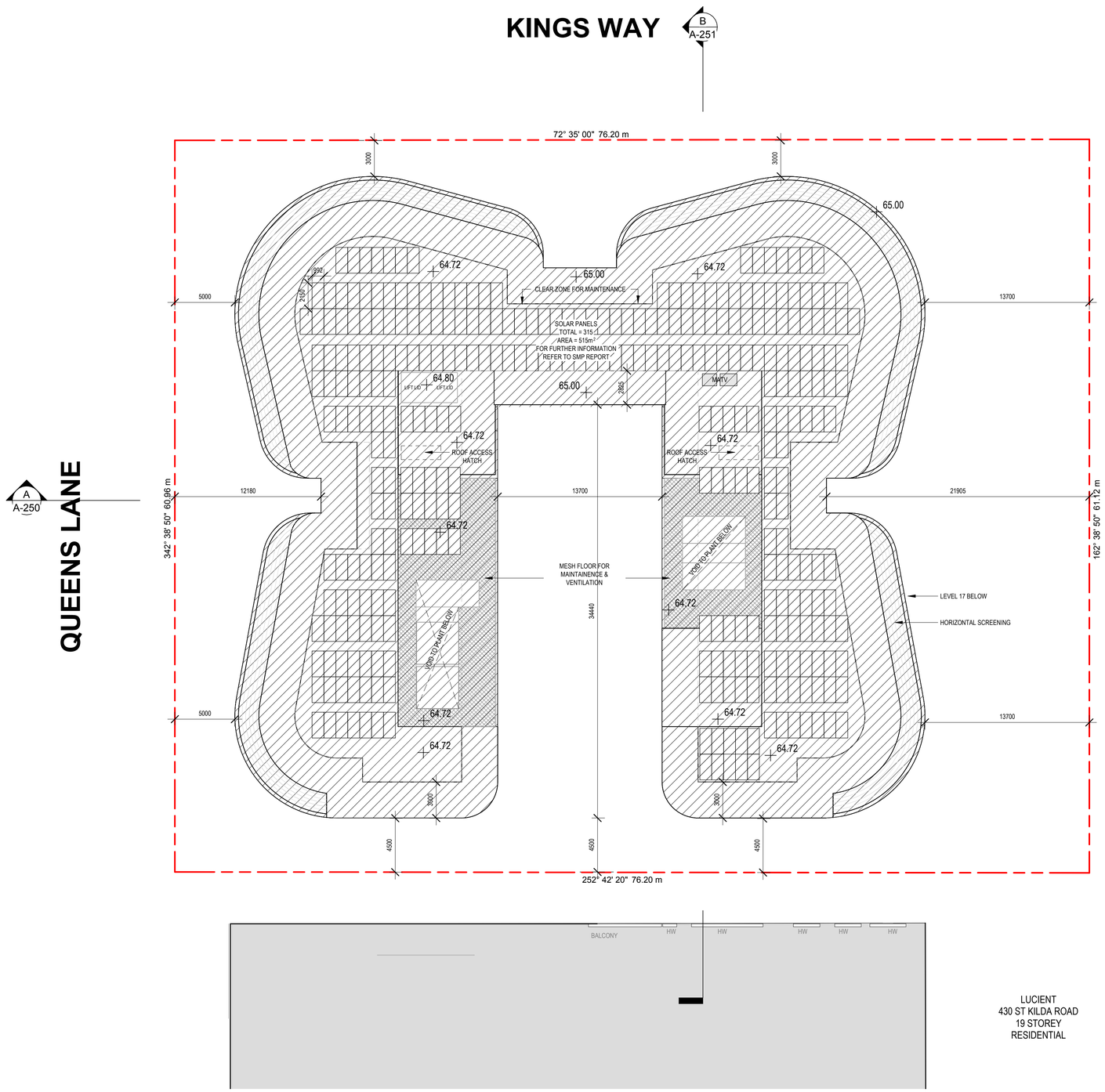
Revision Schedule - Level 18

Mark	Comments
1n	PRIVACY SCREENING MEASURES

#	DATE	ISSUE DESCRIPTION
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. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1
SHEET NO. A-118



LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL

0 2 5 10 20 METERS

NOTE
- SOLAR PANELS ARE 320W WITH A DIMENSION 1650mm BY 922mm
- SOLAR PANEL DIMENSIONS SHOWN ON PLANS (2150mm BY 992mm) INCLUDE SPATIAL ALLOWANCE TO MITIGATE SOLAR PANEL SELF-SHADING

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#	DATE	ISSUE DESCRIPTION
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan Roof Plan

PROJECT NO. 523553
DATE: 21/03/25
SCALE: 1 : 200 @ A1
SHEET NO. A-119

PROJECT NAME
424 ST KILDA ROAD

CLIENT
GURNER™ GROUP

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

NOTES

KEY PLAN

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.

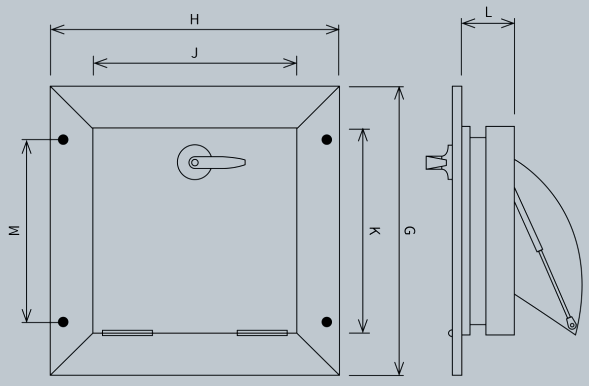
Loading throat door: SmoothtubesTM Loading Throats are molded within the chute tube creating a smooth flowing entry to reduce impact noise and minimise blockages. Loading doors -304 grade Stainless Steel with a fire block core, door frame sealed to wall using fire sealant. Compliance to Australian Standards 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

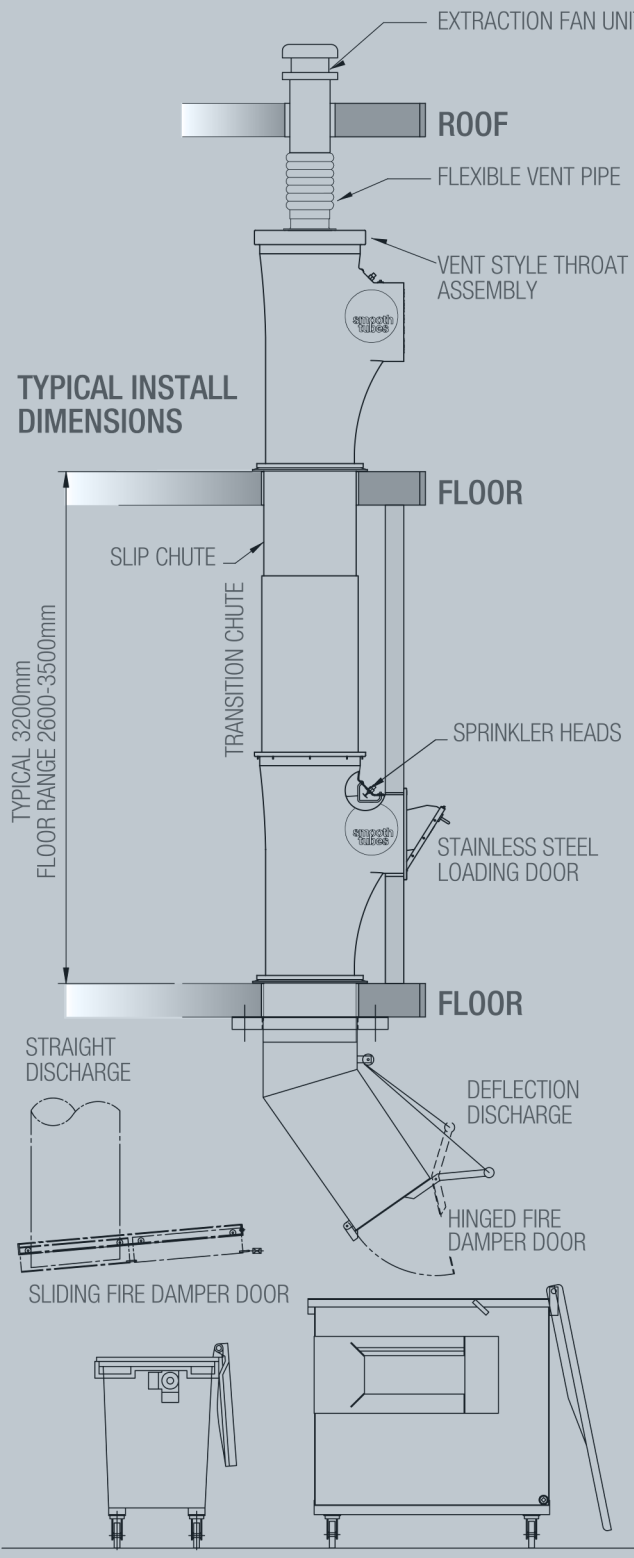


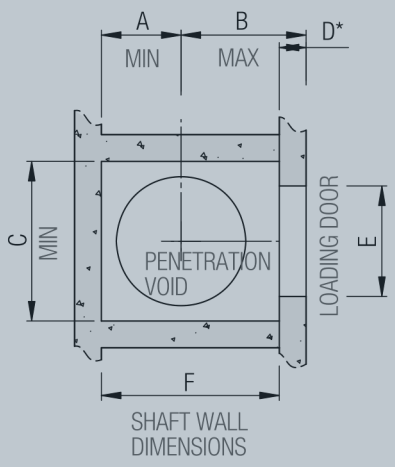
Dimensions

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.

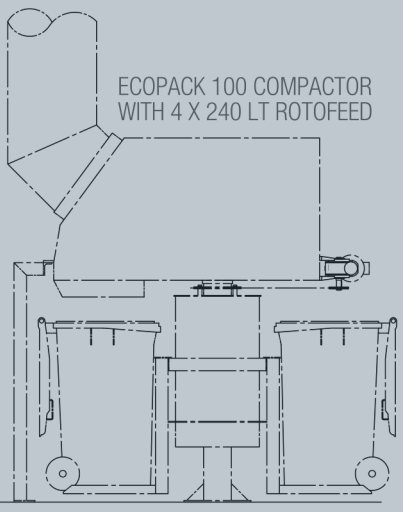
TYPICAL INSTALL DIMENSIONS





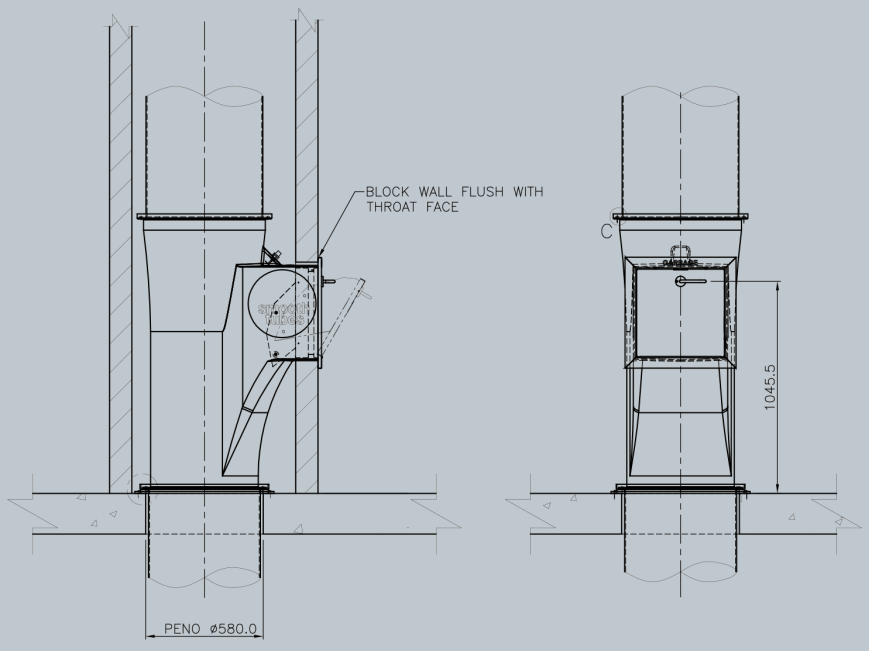
Label	Waste / Linen Chute	Smarttubes
A	357mm	397mm
B	560mm	610mm
C	715mm	795mm
D	110-140mm	110-140mm
E	470mm	505mm
F	808mm	808mm

*See installation notes for more information.

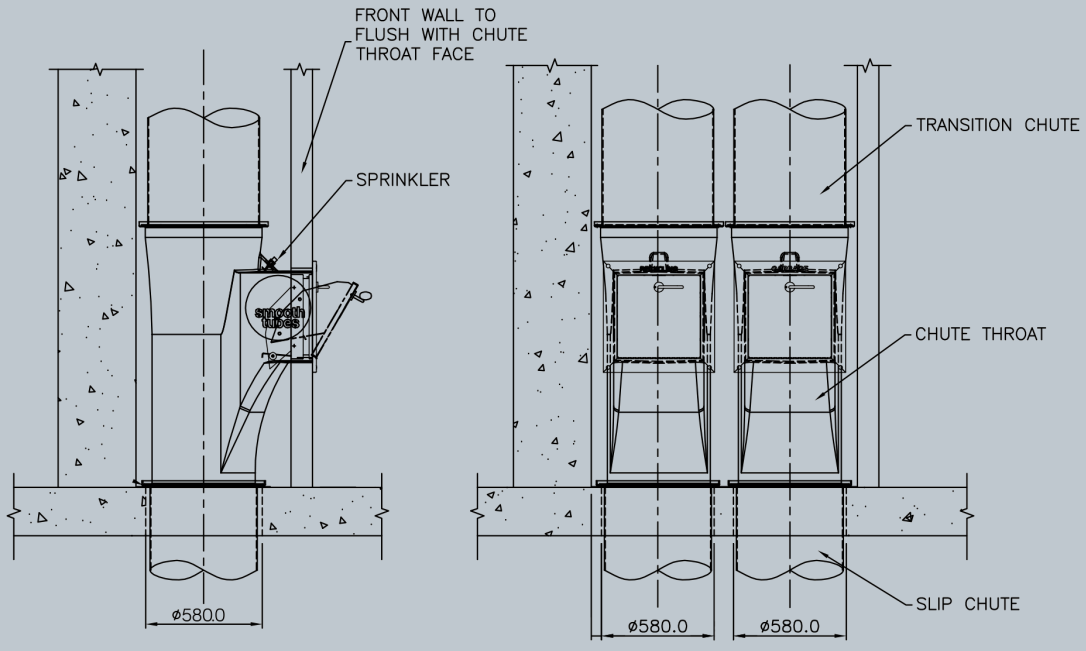


Smoothtubes™ Chute Assembly

Single Chute Assembly Example



Dual Chute Assembly Example



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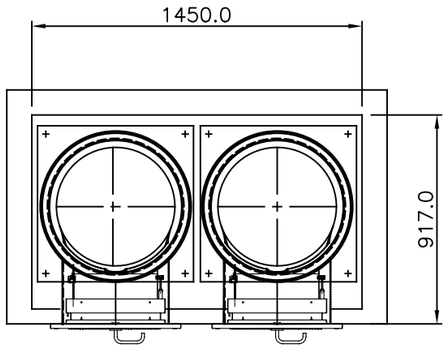
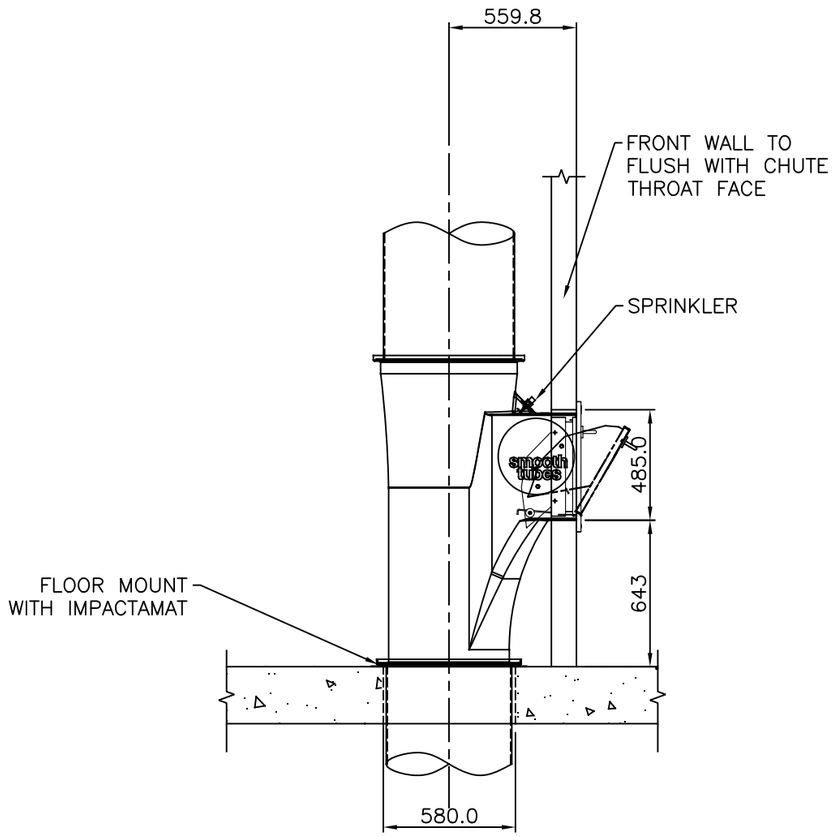
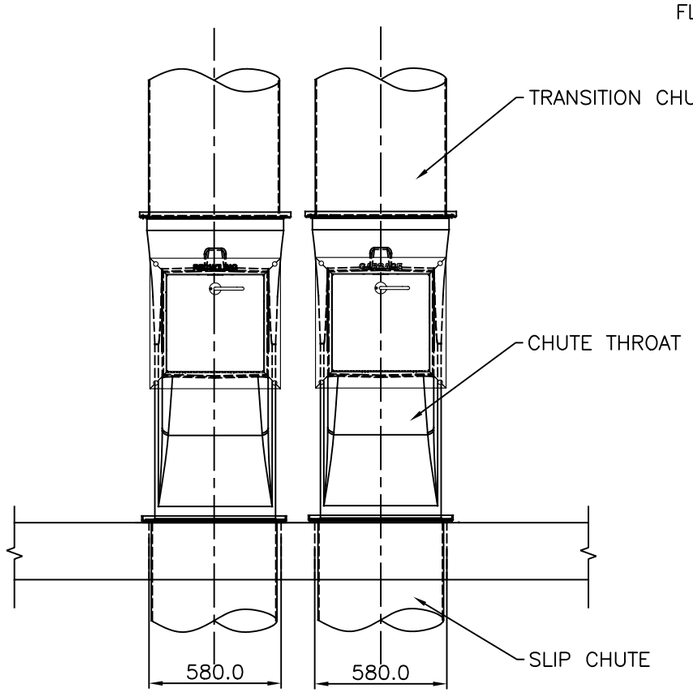
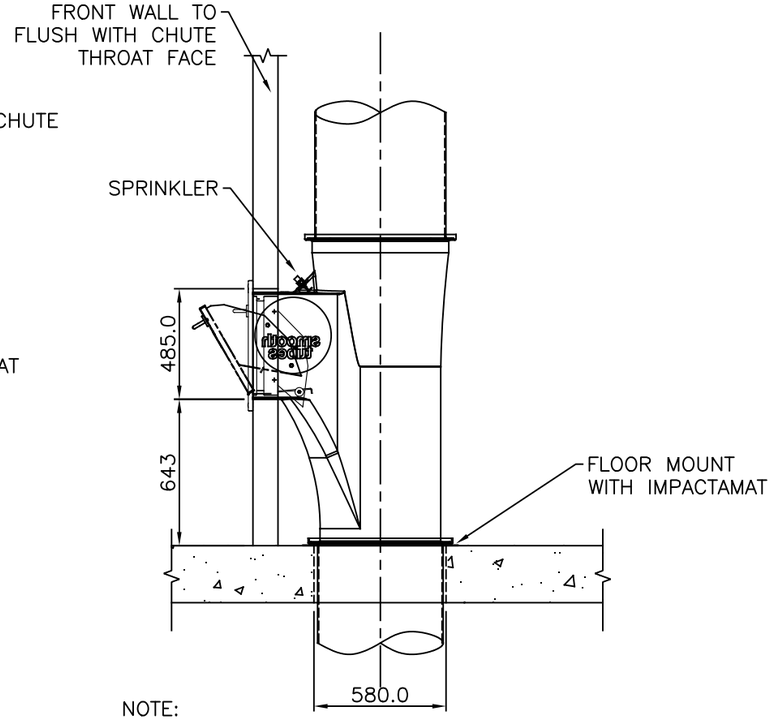








NOTE:

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

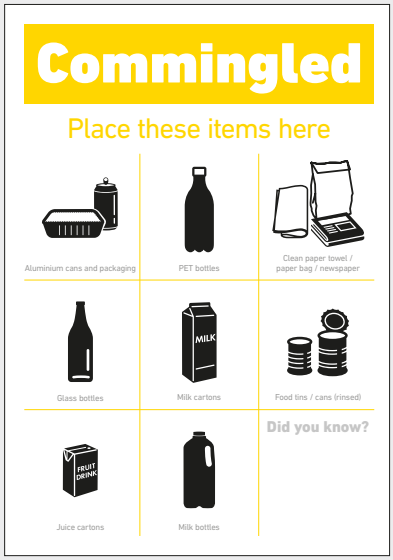
Appendix C : Standard Signage

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