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Waste Management Response: 56-74 Station Street, Nunawading

Proposed development plan at 56-74 Station Street, Nunawading (Stage 2)

Prepared for: Nash Management

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1.4	24/04/2023	Updated DPO Stage 2 Development Plan Supplementary Material by Warren and Mahony Arch document received 18/04/2023	CH	CH
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 LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.

Waste Management Response

Background

The Stage 2 mixed use development of the proposed site at 56-74 Station Street will meet the Waste Management requirements of the City of Whitehorse Development Plan Overlay (DPO7). This document outlines the general waste storage and disposal practice to be adopted in the development. The waste storage and collection areas will be located within the property boundary, being located in basement level 1 of the development and will be accessible via the new vehicle access from Norcal Road.

This report has been prepared on the Warren and Mahony Stage 2 Development Plan Overlay Supplementary Material Revision [C 25th August 2025](#) document and outlines measures that will meet and often exceed mandatory waste minimization and management requirements for this type of residential mixed-use development.

Specifically, this document addresses the following stated requirements of DPO7:

- The development plan must show or provide for (inter alia) waste storage and disposal.

In addition this development will meet the requirements of:

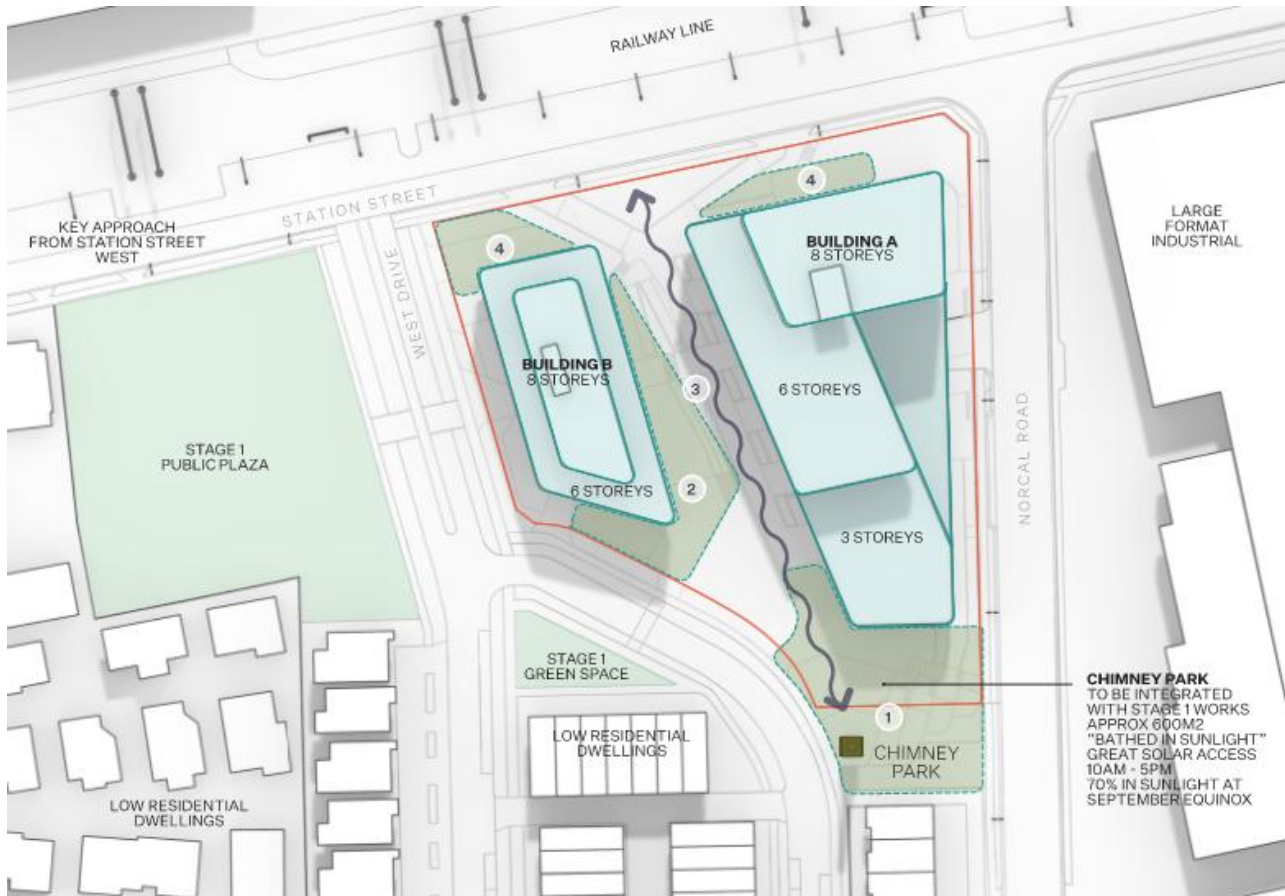
- relevant Whitehorse Planning Scheme clauses and
- referenced documents including *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).

This report will outline:

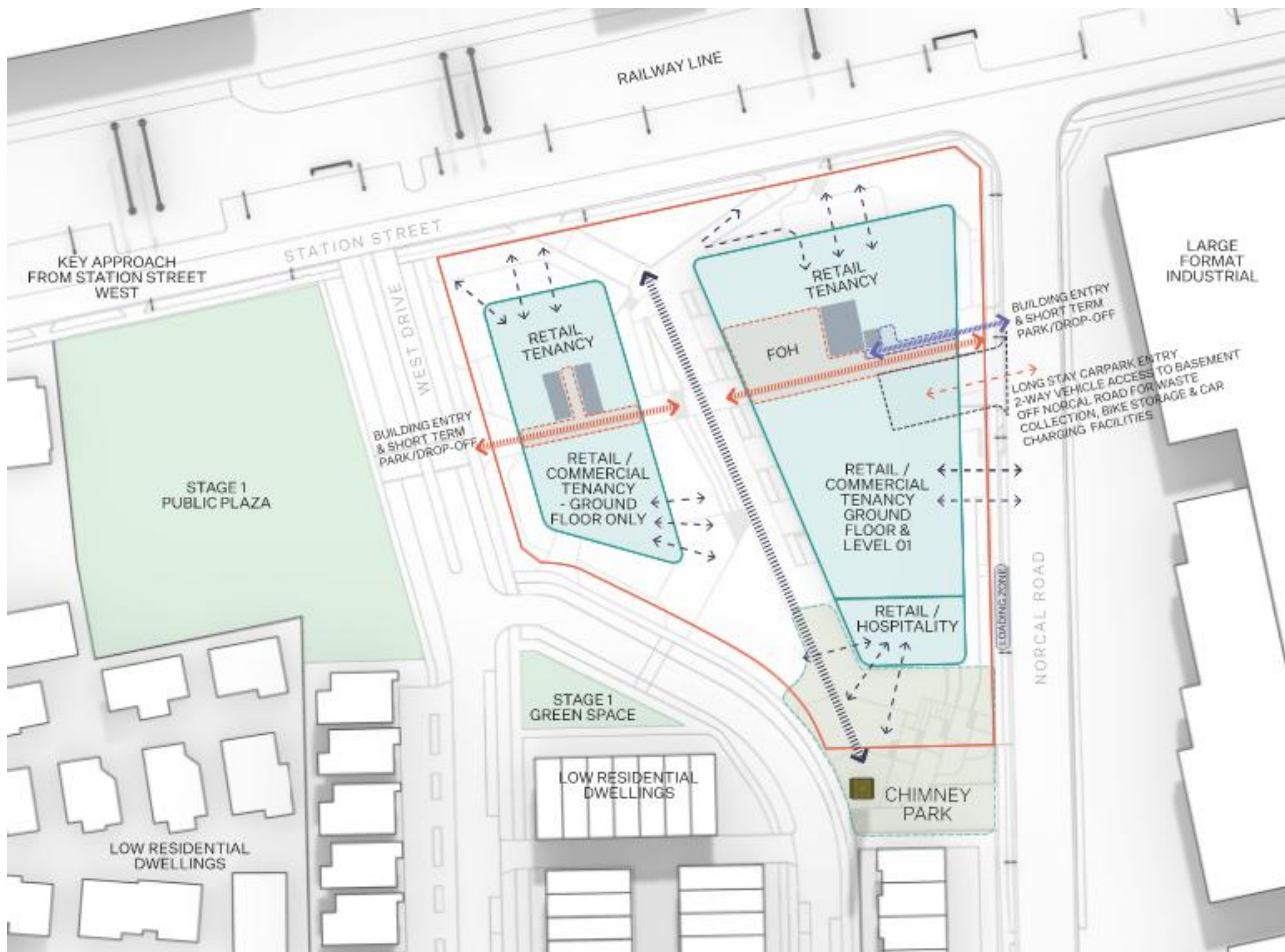
- Operational waste streaming and waste minimisation recommendations
- Operational waste management recommendations

Proposed development

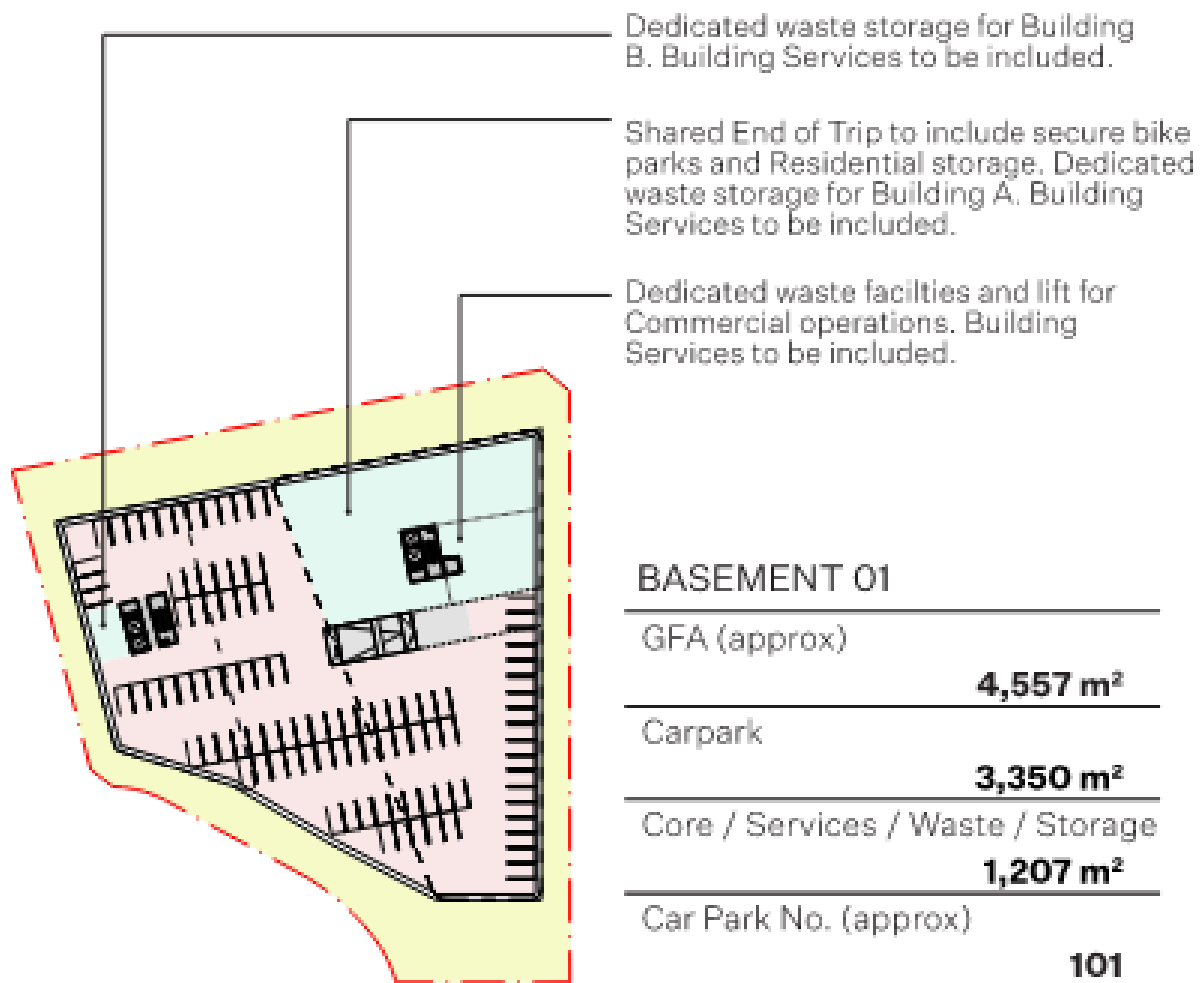
The form of the development will approximate as detailed in the Development Plan Revision [C 25th August 2025](#) (see plan below). The site will consist of 3 basement(s) with vehicle access off Norcal Road, two separate bin stores for each building in the upper-most basement, ground level retail spaces, and two residential apartment buildings above (one of 8 storey stepping down to 6 and 3 storeys and the other 8 stepping down to 6 storeys above ground) comprising a total of approximately 121 apartments pending the final design.



Development overview



Ground floor retail



Basement 01 (upper basement)

Waste Management Summary

For the proposed development at 56-74 Station Street, it is recommended that a private waste collection service be utilised for the on-site collection of all waste (including retail and residential waste). Waste will be stored in separate bin stores beneath each building located in the upper basement 01. Residential and non-residential waste will be collected and stored separately in each bin store although one waste vehicle will service all bins for each waste stream ie collecting residential and non-residential waste in the same trip. Onsite waste collection in the basement will occur via the new vehicle access from Norcal Road.

It is considered that further detailed requirements associated with waste management and disposal can be suitably addressed at the relevant planning permit stage and that there are no known impediments to the successful management of waste associated with the stage 2 development plan.

Waste minimisation

Waste Streaming & Contamination

Maximising recycling relies on the correct separation of products that are recycled differently. This is called waste streaming. Ideally streaming occurs with little or no contamination between products of different recycling methods. Correct streaming requires consideration by stakeholders that generate, dispose of or manage waste.

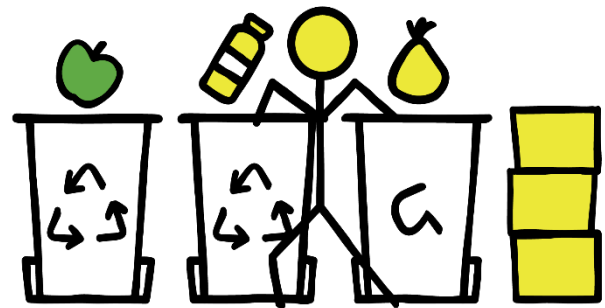
Operational waste to landfill minimisation

Space will be provided within each dwelling and non-residential space for the separation and temporary storage of:

- food organics
- glass
- co-mingled plastic, cans and paper recycling
- landfill

Waste to landfill minimization will be facilitated by the provision in each bin store of best practice separation spaces/bins for the following readily recyclable waste streams:

- Food organics and Garden organics (FOGO)
- Glass
- Paper/cardboard (in the retail area)
- Co-mingled plastic, cans and paper recycling
- Soft plastics
- E-waste, batteries
- Landfill garbage
- Hard bulky waste (furniture, metals)
- Polystyrene
- Other



Waste Management

Future 4-bin System

Victoria will implement a 4-bin colour coded waste and recycling system in all residential settings by 2027. As the 79 different councils work towards this, some will roll out this scheme sooner than others. Generally, all new developments will look to incorporate space for these waste streams now in the planning phase. Non-residential developments are also to implement these waste streams to ensure as much waste to landfill is diverted into recycling streams.

Municipalities will have different percentages of glass and food volumes within each general waste and recycling streams. Bin numbers may need to be adjusted during the first 6-12 months of occupation to ensure appropriate streaming can occur.

In the meantime, if separate glass collections are not possible, these bins may be temporarily swapped for co-mingled recycling bins. More information can be found at <https://www.vic.gov.au/four-bin-waste-and-recycling-system>



E-Waste Recycling

As of 1st July 2019, there has a ban on e-waste sent to landfill in Victoria. Any item with a plug, battery or cord can no longer be placed in kerbside bins and instead must be deposited at a designated e-waste drop-off point. Electronic waste includes old mobile phones, computers, audio devices, refrigerators and other white goods, hair dryers, TVs, heaters, and air-conditioners.

Hard Waste

Residences and retail tenants can arrange a private collection service. Hard waste storage will be provided for residents in accordance with the Better Apartment Design Standard (BADS). This is to be confirmed at town planning stage.

Waste streaming

Space will be provided within each dwelling and non-residential space for the separation and temporary storage of:

- food organics
- glass
- co-mingled plastic, cans and paper recycling
- landfill waste

Waste to landfill minimization will be facilitated by the provision in each bin store of best practice separation spaces/bins for the following readily recyclable waste streams:

- Food organics and Garden organics (FOGO)
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- Polystyrene
- Other

General Considerations

Where retail areas are food premises (eg. restaurant, café or supermarkets), a higher garbage and recycling generation rate is applicable. This may require more bins or more frequent collections.

For any future council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, distribution, etc.), or to address unforeseen operational issues post occupancy, the operator shall be responsible for coordinating the necessary waste management revisions.

Bin store access and location

The waste collection vehicles will enter and exit the basement(s) of the development in a forward direction. It is anticipated private mini-loader waste vehicles will collect and remove the waste from both upper basement01 bin stores.

The shared bin stores located in the basement should ideally be readily accessible from the lift shaft below each tower to minimize the distance residents and retail need to travel with their waste. Similarly, if waste chutes are proposed these will need to empty into bin stores at the basement below each tower.

Ideally the retail bin store(s) will be separate from the residential bin store(s) per best practice guidelines. This reduces disputes if one building use ie retail or residential is generating much more waste and impacting the other uses collection costs.

Simplifying access to bin stores will lead to better waste management and recycling outcomes.

Ideally reversing of waste vehicles would be avoided or minimized in car parks. Swept paths will be provided confirming basement suitable mini-loader waste vehicles can access the basement car park, and, if required to turn, are able to execute three point turns in the basement.

Providing close access for waste vehicles to bin stores simplifies and makes safer waste collection, removing the need for bin tugs.

Bin store design

Bin stores will be designed to ensure access to all waste streams is of equal ease, and all waste streams are represented in each bin store.

The bins store areas as provided look a suitable size for typical waste generation rates.

Simplifying recycling leads to better recycling.

Bin sizes

Larger 660L or 1100L capacity garbage and recycling bins will generally be specified in order to reduce the number of bins required. 660L bins would be preferred in most instances as these can be more readily emptied in basements than 1100L bins. A clearance of at least 2.65m is allows 1100L bins to be emptied quickly via a small rigid vehicle.

Residential FOGO will be stored in the bin stores. 240L capacity FOGO bins will most likely be specified in order to limit the weight of individual bins for transfer.

Space for additional glass bins is to be provided in all residential and retail developments in line with Victoria's future 4-bin system. Glass recycling requirements for both residential and non-residential applications will be resolved at town planning stage.

Traffic Management

Traffic management along Norcal Rd should not be an issue with collection occurring within the property boundary.

Bin collection will be in accordance with EPA and council requirements, and shall be completed at times of least inconvenience to the local amenity and traffic conditions.

Noise management

Noise associated with waste movement and collections is manageable given collections will be from within the basement.

Odour management

Control of odour will occur in the bin store area with the provision of suitable mechanical ventilation.

Litter Spread

Litter spread will be avoided as the collections will be within the basement and waste agreements will require contractors to pick up and waste that spills from the bins during collections.

Waste volumes

Waste volumes and bin store sizes will be determined once apartment numbers, break up and non-residential areas and mix are confirmed.

Building Management / Owners Corporation

It will be the responsibility of the Owner's Corporation/Building Management to manage waste collections.