

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:	11-13 Narelle Drive Aspendale Gardens (Lot S2 on PS504835M)
THE APPLICATION IS FOR A PERMIT FOR:	Develop the land for the construction of twenty-three (23) dwellings with associated car parking located above the existing shopping centre.
THE APPLICATION REFERENCE NUMBER IS:	KP-519/2012
THE APPLICANT FOR THE PERMIT IS:	Eliza Constructions
YOU MAY LOOK AT THE APPLICATION AND ANY DOCUMENTS THAT SUPPORT THE APPLICATION AT:	<p>City of Kingston Municipal Offices  Cheltenham Office: Level 1, 1230 Nepean Highway, Cheltenham 3192  During office hours 8.30am - 5.30pm</p> <p>OR on;  <a href="http://www.kingston.vic.gov.au/link/planning">www.kingston.vic.gov.au/link/planning</a></p>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. Please be aware that copies of objections/submissions received will be made available to any person for the purpose of consideration as part of the planning process.

If you object, the Responsible Authority will tell you of its decision.

- An objection must :**
- be sent to the Responsible Authority in writing,
  - include the reasons for the objection, and
  - state how the objector would be affected.

THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:	15 December 2012
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# ELIZA DESIGNS PTY. LTD

BUILDING DESIGNERS

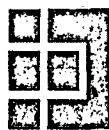
P.O. BOX 4146 MOUNT ELIZA VIC. 3930

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A.B.N. 59 006 888 777



DP-AD 1502

23<sup>rd</sup>. August 2012

Town Planning Department  
City of Kingston  
1230 Nepean Highway  
Cheltenham Vic 3192

Att:- Mr. I. Nice

Dear Sir

RE:- PROPOSED APARTMENT DEVELOPMENT  
ASPENDALE GARDENS SHOPPING CENTRE

Further to our meeting on the 17<sup>th</sup>. February 2012.

Please find enclosed our application for the above development

The title submitted is still under the previous owner/s as the sale has only just been finalized. It will therefore be sometime until new title is available. Confirmation of the transfer of title can be supplied if needed.

If you require any further information please do not hesitate to contact the writer.

Yours sincerely,  
Eliza Designs Pty. Ltd.

Richard H. Berg

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10772 FOLIO 574

Security no : 124030550971C

Produced 28/07/2009 02:33 pm

LAND DESCRIPTION

Lot S2 on Plan of Subdivision 504835M.  
PARENT TITLE Volume 09868 Folio 214  
Created by instrument PS504835M 11/12/2003

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ASPENDALE GARDENS HOLDINGS PTY LTD of 9 REDPATH CLOSE SOUTH OAKLEIGH  
PS504835M 11/12/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF153243C 25/06/2007  
NATIONAL AUSTRALIA BANK LTD

CAVEAT AF504164U 30/11/2007  
Caveator  
PERPETUAL TRUSTEE COMPANY LTD  
Capacity MORTGAGEE  
Date of Claim 13/09/2007  
Lodged by  
MADDOCKS - LAWYERS  
Notices to  
MADDOCKS - LAWYERS of 140 WILLIAM STREET MELBOURNE VIC 3000

CAVEAT AG309805L 23/01/2009  
Caveator  
F & F HOLDINGS PTY LTD  
Capacity CHARGE  
Date of Claim 24/02/2006  
Lodged by  
SERRY WHITE & CO  
Notices to  
SERRY WHITE & CO of LEVEL 6 492 ST KILDA ROAD MELBOURNE VIC 3004

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section  
24 Subdivision Act 1988 and any other encumbrances shown or entered on the  
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS504835M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OWNERS CORPORATIONS

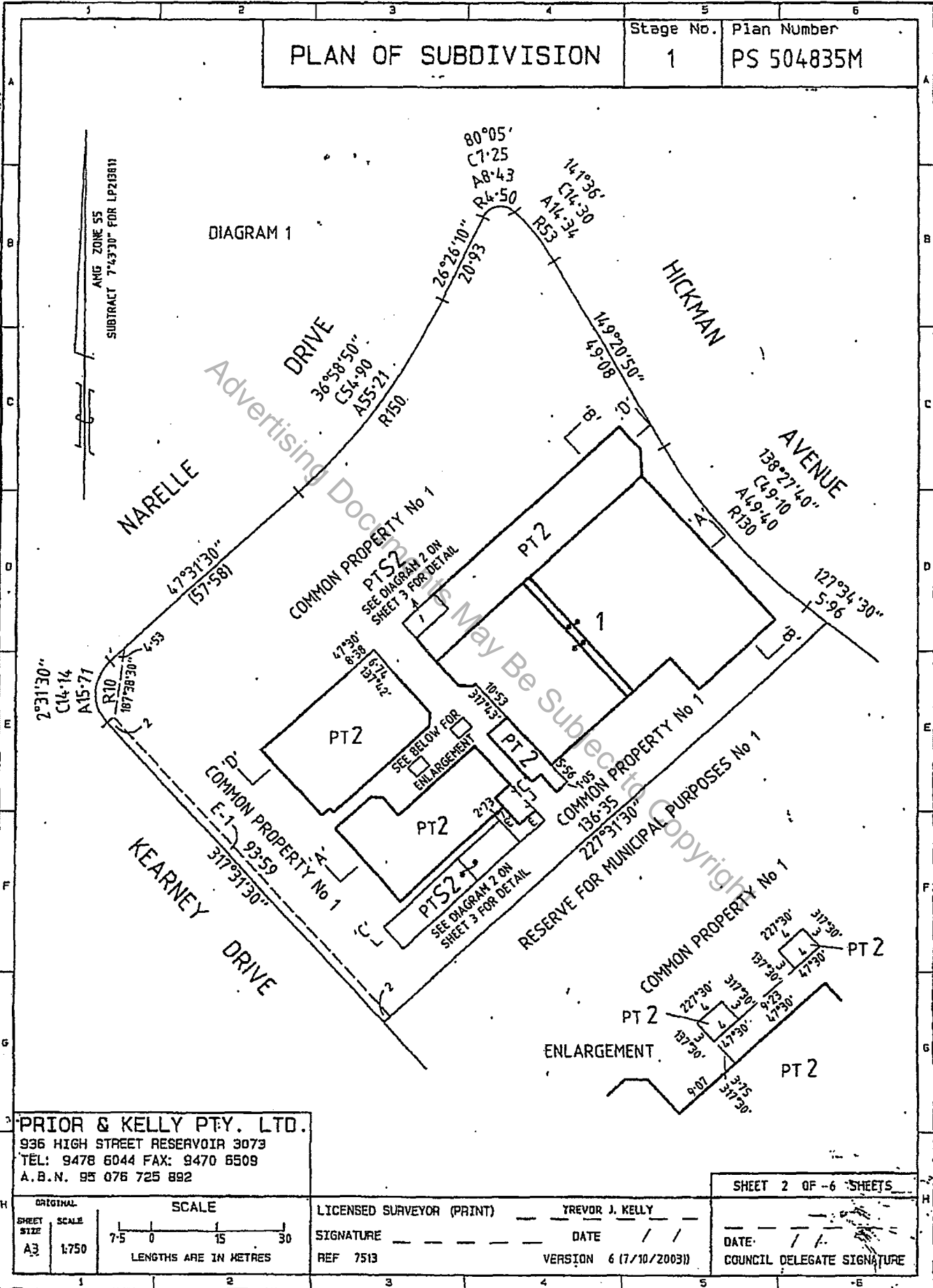
The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS504835M

DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>		Stage No. <b>1</b>	LV use only <b>EDITION 1</b>	<b>PS 504835M</b>
<b>Location of Land</b> Parish: LYNDHURST Township: Section: Crown Allotment: 132 (PART) Crown Portion:  LV base record: VICMAP DIGITAL PROPERTY Title References: VOL 986B FOL 214  Last Plan Reference: LOT 1 ON LP213811P Postal Address: CNR KEARNEY DRIVE & NARELLE DRIVE ASPENDALE GARDENS 3195  AMG Co-ordinates: E 334 670 (Of approx. centre of plan) N 5 789 885 Zone 55		<b>Council Certification and Endorsement</b> Council Name: CITY OF KINGSTON Ref: KS197103 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. <del>This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del>  <b>Open Space</b> (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in stage</del> Council Delegate Council seal  Date 21 / 11 / 2003 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal  Date / /		
<b>Vesting of Roads or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
		Staging This is a staged subdivision Planning Permit No.		
Depth Limitation: DOES NOT APPLY				
THE COMMON PROPERTY No 1 IS ALL THE LAND IN THE PLAN EXCEPT LOTS 1, 2 & S2		BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:-  EXTERNAL FACE: BOUNDARIES MARKED E INTERIOR FACE: ALL OTHER BOUNDARIES		
Survey: - This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.				
<b>Easement Information</b>				LV use only
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance / Exemption Statement
SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				Received <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	SEE DIAG	LP213811P	LOTS ON LP213811P
E-1	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
				Date 5 / 12 / 03
				LV use only
				PLAN REGISTERED
				TIME 11:10
				DATE 11 / 12 / 03
				<i>Ned J Gyn</i> Assistant Registrar of Titles
				SHEET 1 OF 6 SHEETS
<b>PRIOR &amp; KELLY PTY. LTD.</b> 936 HIGH STREET RESERVOIR 3073 TEL: 9478 6044 FAX: 9470 6509 A.B.N. 95 076 725 892		LICENSED SURVEYOR (PRINT) <u>TREVOR J. KELLY</u>  SIGNATURE _____ DATE / /  REF 7513 VERSION 6 (7/10/2003)		DATE / / COUNCIL DELEGATE SIGNATURE _____  Original sheet size <b>A3</b>

PLAN OF SUBDIVISION	Stage No. 1	Plan Number PS 504835M
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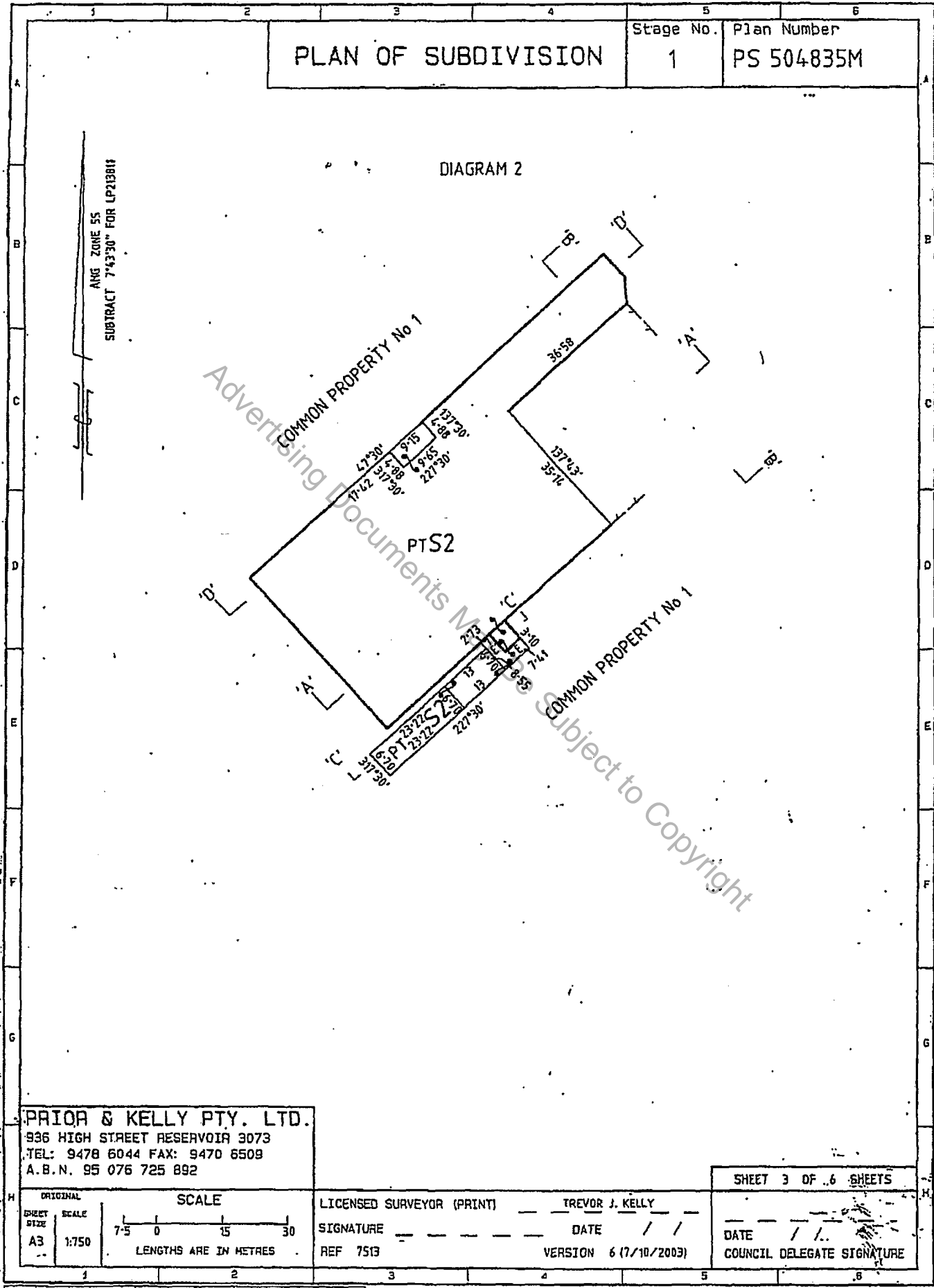
**PRIOR & KELLY PTY. LTD.**  
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 TEL: 9478 6044 FAX: 9470 6509  
 A.B.N. 95 076 725 892

SHEET 2 OF 6 SHEETS

ORIGINAL SCALE  
 SHEET SIZE A3 1:750  
 SCALE 7.5 0 15 30  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) YREYOR J. KELLY  
 SIGNATURE \_\_\_\_\_ DATE / /  
 REF 7513 VERSION 6 (7/10/2003)

DATE: / /  
 COUNCIL DELEGATE SIGNATURE



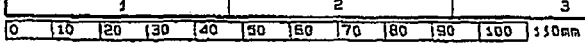
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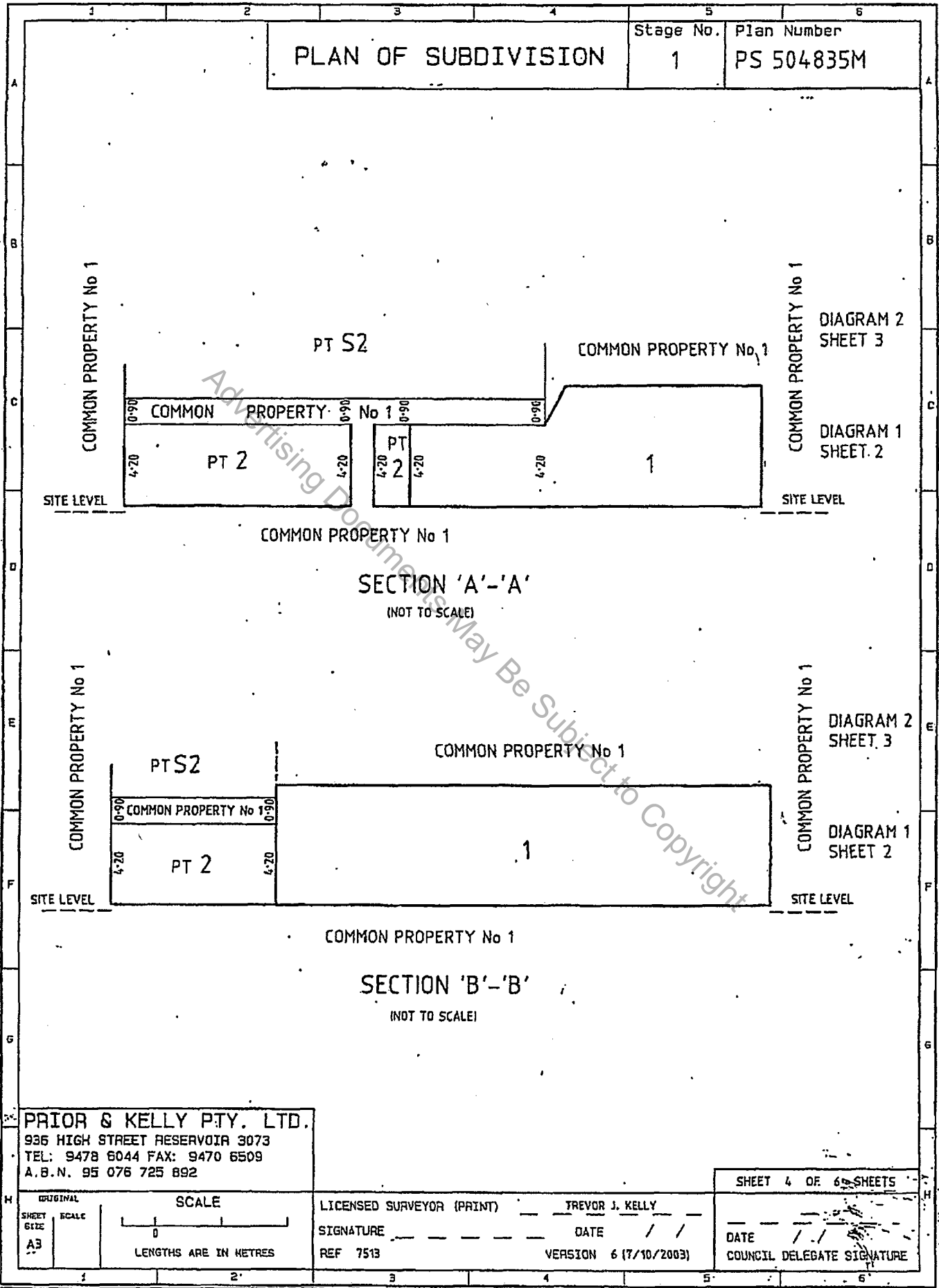
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 REF 7513 VERSION 6 (7/10/2003)

DATE / /  
 COUNCIL DELEGATE SIGNATURE \_\_\_\_\_





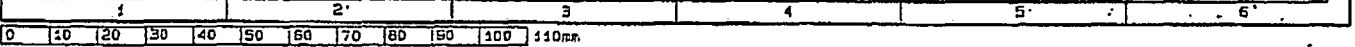
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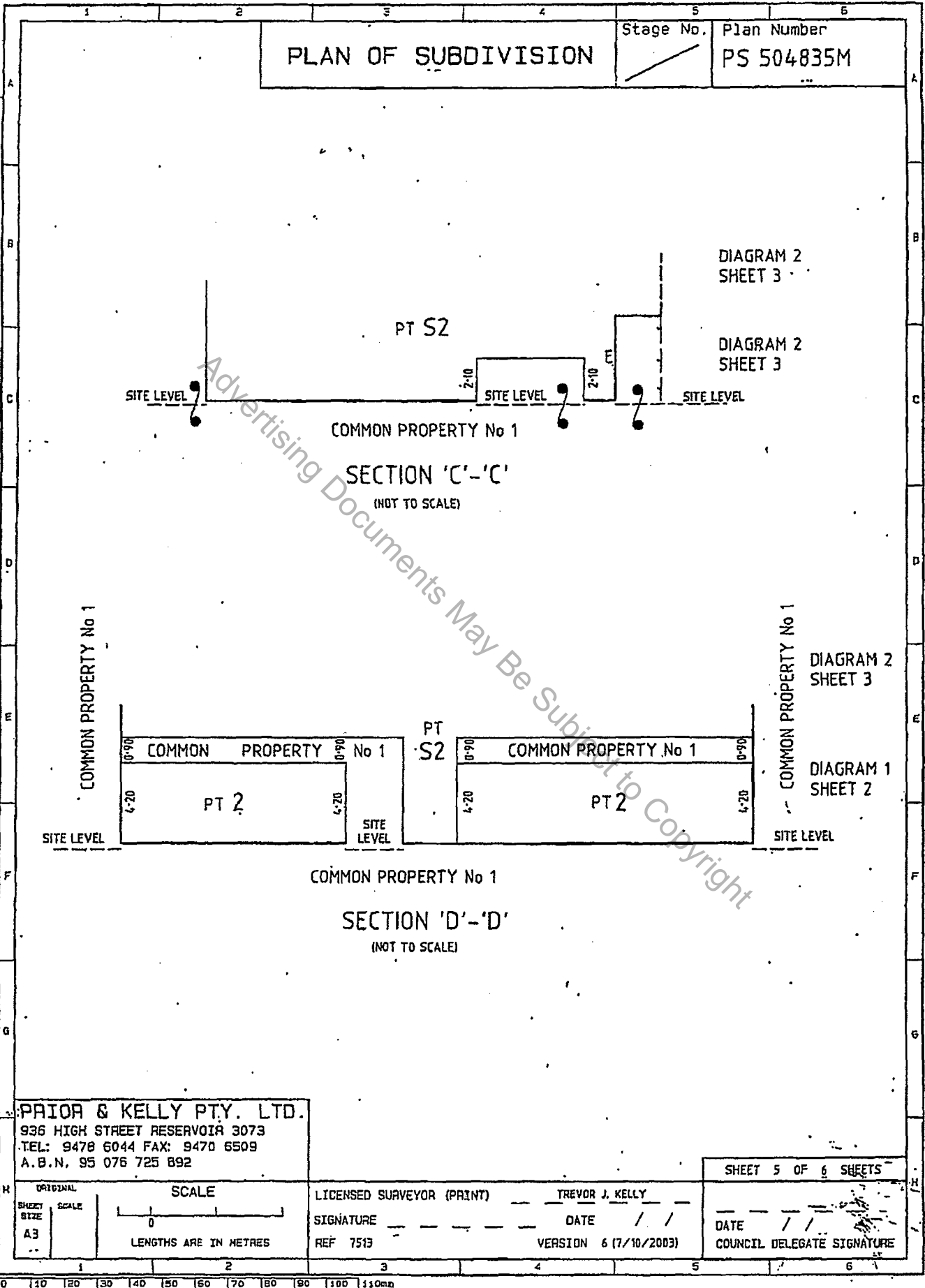
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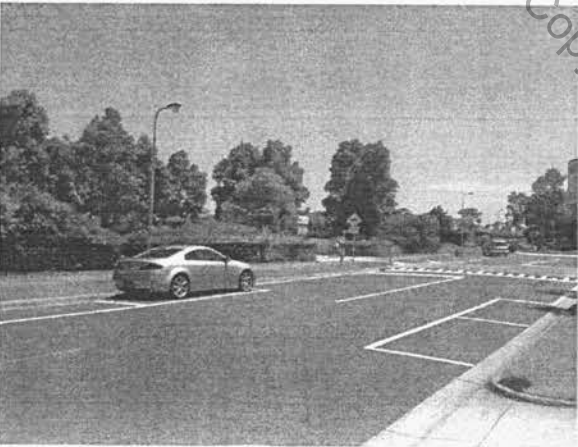
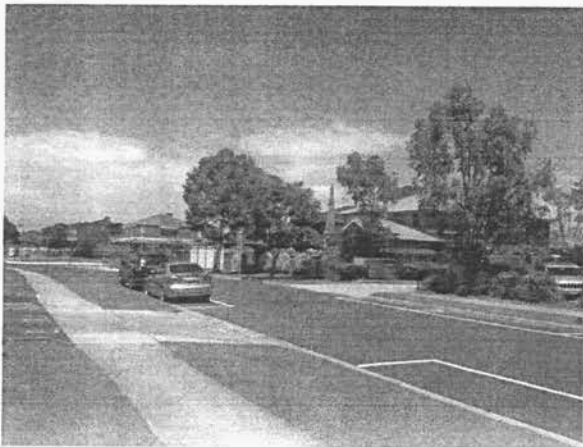
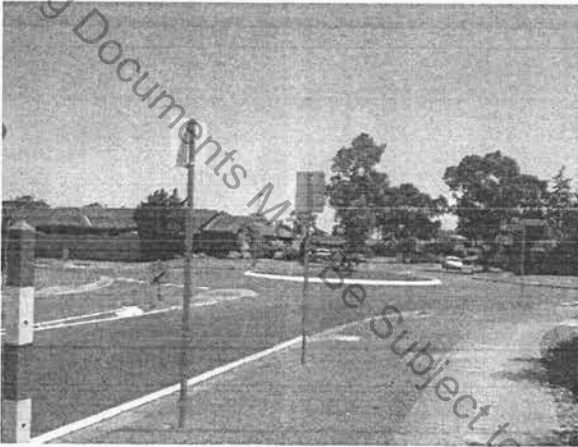
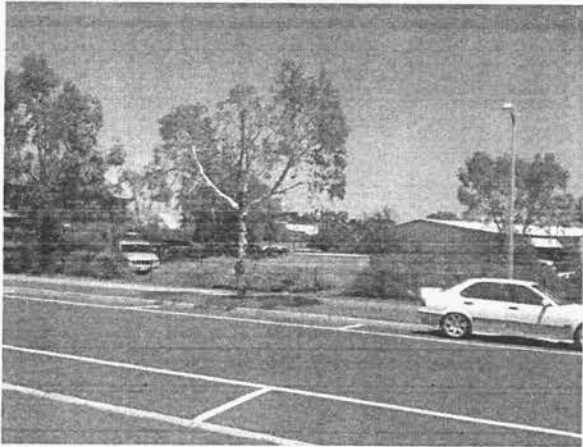
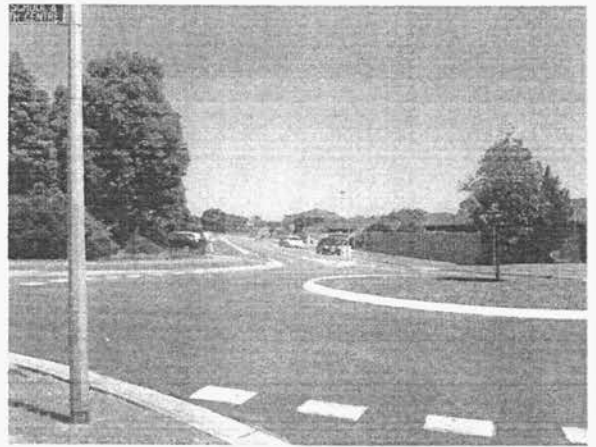
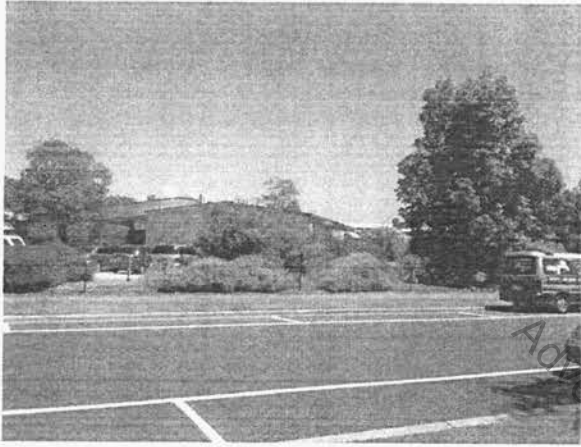
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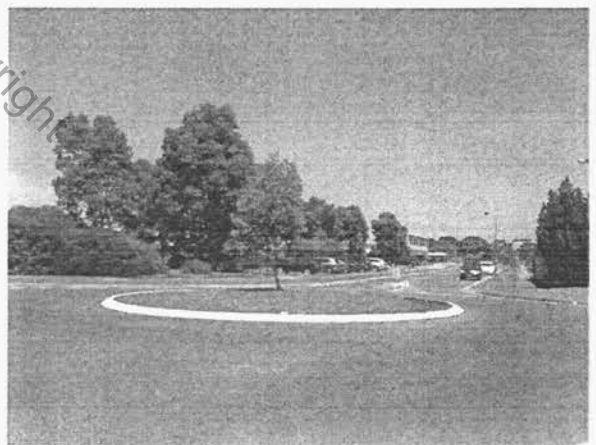
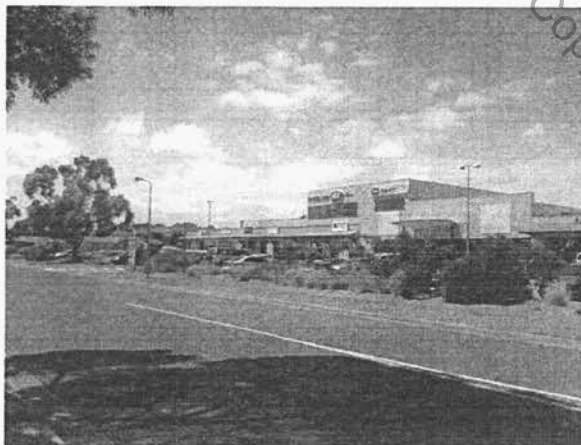
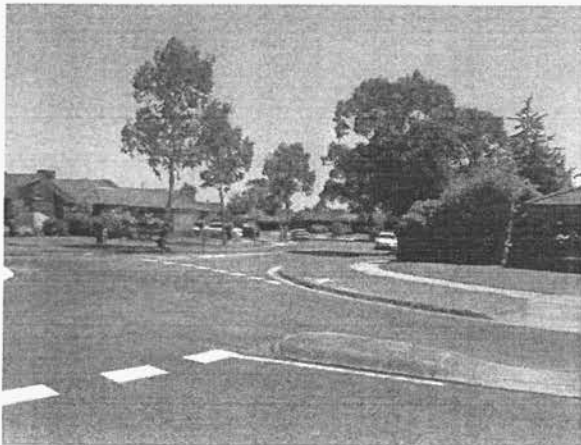
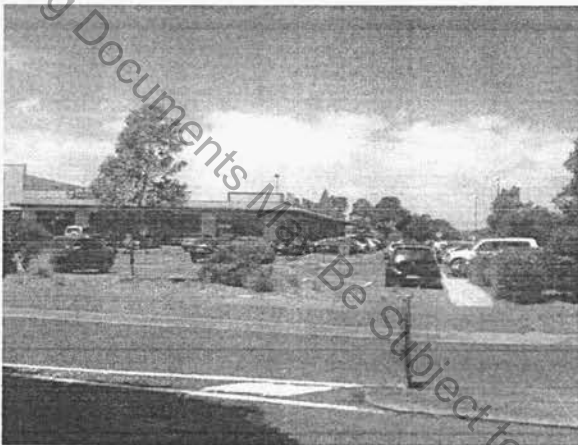
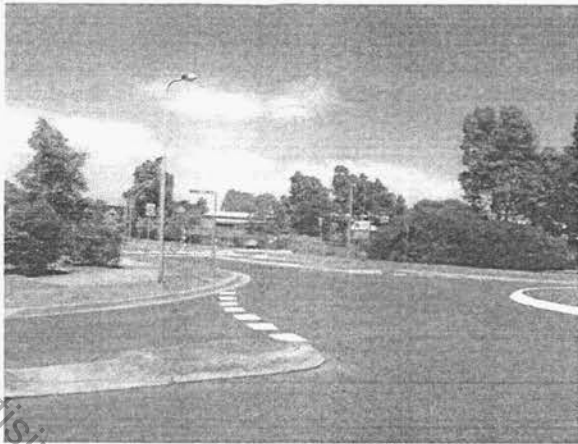




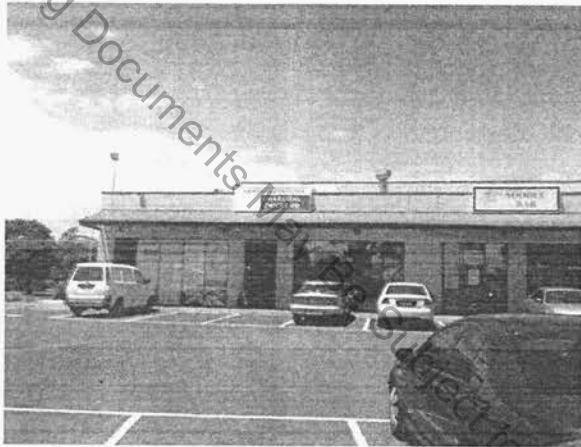
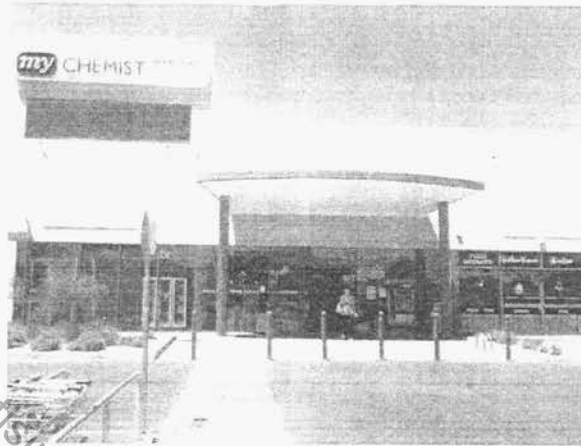




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11/11/2012

13 November 2012

City of Kingston  
Jeremy Hopkins, Principle Statutory Planner  
PO Box 1000  
Mentone, VIC, 3194



Dear Jeremy,

**PLANNING APPLICATION KP-519/2012**  
**11-13 NARELLE DRIVE, ASPENDALE GARDENS**

**DEVELOP LAND FOR THE CONSTRUCTION OF TWENTY-THREE (23) DWELLINGS AND ASSOCIATED CARPARKING**

I refer to the above planning application and your request pursuant to Section 54 of the *Planning & Environment Act 1987* dated 19 September 2012. Please find the attached response to your request.

**1. Planning Assessment against State and Local Policies**

This application proposes a residential development with the Business 1 Zone and sited within the bounds of an existing commercial development. The mixed-use outcome is supported by State and Local Policy and results in a proposal perfectly suited to the subject site located within the Aspendale Gardens Commercial Precinct.

**State Planning Policy**

**Clause 11 Settlement**

The objective of this policy is;

*'To facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities'.*

The development of 23 dwellings within an established commercial precinct makes efficient use of existing infrastructure which furthers the objectives of this policy. The site has access to the reticulated sewerage, water and drainage systems and is close proximity to public transport and social facilities.

**Clause 11.01-2 Activity centre planning**

**Objective -** *'To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.'*

The proposal makes efficient use of a commercial site located within the existing commercial precinct of Aspendale Gardens, which is within close proximity to public transport, services and open space. The ability to construct 23 dwellings without expanding the footprint of the existing building is a positive planning outcome and will contribute to the existing activity centre of Aspendale Gardens.

#### **Clause 15.01-1 Urban Environment**

*"Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability".*

The development meets the objectives of the Clause as the building design is unique to the area and introduces a form of residential living that will promote sustainability whilst providing a diversity of choice within an area where detached dwellings are the predominant form of housing.

Furthermore the provision of residential living above a commercial hub contributes to the vibrancy and functionality of the area.

#### **Clause 15.01-2 Urban Design Principles**

The objective of this policy is *'to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties'*.

The proposal is unique with respect to surrounding built form, however the design has given strong consideration to the public realm has been designed to ensure that it will not be an excessively dominant visual presence within the area and is sufficiently setback from adjoining properties to ensure there is no loss of amenity.

#### **Clause 16 - Housing**

*'New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space'*.

The development of 23 dwellings within the existing commercial precinct is entirely consistent with this policy as it provides for housing choice in an area well serviced by services and public transport.

#### **Clause 16.01-2 Location of residential development**

The objectives of this policy is *"to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport"*. The strategy to do this is to *"increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of*

*new dwellings in greenfield and dispersed development areas".*

The ability to provide additional housing in Aspendale Gardens, without affecting environmental systems or the neighbourhood character of existing residential areas should be encouraged by Council. The apartment style development provides a diversity of housing choice that will allow residents to enjoy the benefits of suburban living without being restricted to purchasing a detached dwelling on its own lot.

### **Local Planning Policy**

**Clause 21.05** recognises that Aspendale Gardens has accommodated significant housing growth in recent decades and seeks to identify future residential opportunity sites. The proposed development is entirely consistent with the objective of how future housing growth can be accommodated:

*"In future, all large residential opportunity sites will provide an integrated mix of lot sizes and housing types, and medium density housing will become a more important housing element on these sites".*

The development of additional housing within the Activity Centre identified by Clause 21.05 meets many objectives of the Clause as follows:

- Encourage residential development within activity centres via shop-top housing and mixed use developments.
- *Support innovative residential infill development on former industrial sites adjacent to established residential areas, and on other mixed use or traditionally non-residential sites where appropriate.*
- *Ensure development plans are prepared and implemented for all large residential opportunity sites to address the provision of a diversity of housing opportunities and to ensure that other site and contextual issues are addressed.*
- Promote increased housing diversity in residential areas that are within convenient walking distance of public transport and activity nodes (increased housing diversity areas). *Such areas will accommodate a variety of medium density housing types and layouts at increased residential densities, responding to the established but evolving urban character.*
- *Promote new residential development which provides a high standard of amenity and quality of life for future occupants.*
- *Promote medium density housing development in close proximity to public transport facilities, particularly train stations.*
- *Require the provision of carparking to satisfy the anticipated demand having regard to average car ownership levels in the area, the environmental capacity of the local street network and the proximity of public transport and nearby on and off street car parking.*

- To promote opportunities for quality medium density housing in locations with good access to public transport/activity nodes
- Facilitating shop-top housing and mixed use development within activity centres (emphasis added)

#### **Clause 21.06 Retail and Commercial Land Use**

Council has identified a need to enhance and promote mixed use development within existing Activity Centres, therefore the proposal is not only reasonable in the context of Local Policy, it is encouraged:

*"There is a need for new supermarket investment, particularly in the central and southern sections of the municipality, to provide existing communities with greater choice and encourage higher utilisation of activity centres. Diversification of land use activity to incorporate residential/mixed use activity and the development of specialist niche market strengths remains one of the key challenges to be met by centres across the identified activity centre hierarchy".*

Further encouragement for the mixed use proposal can be found in the following objectives and strategies of the Clause:

- Promote mixed use precincts around key activity centres which encourage a broader range of cultural, social, commercial and higher density housing opportunities to complement retail functions of activity centres and enhance their economic vitality.
- Opportunities to enhance retail mix, land use diversification (including medium density development opportunities) and development of specialist niche markets.

#### **Clause 22.11 Residential Development Policy**

Further support is provided for the development of well considered residential and mixed use development within activity centres and close to public services as follows:

- Encourage increased residential densities and a wider diversity in housing types and sizes in areas which are within convenient walking distance of public transport and activity centres. These areas are identified for 'increased housing diversity' on the Residential Framework Plan within the MSS.
- Ensure that adequate on-site car parking is provided to meet the needs of future residents and visitors and sited to reduce its impact on the streetscape.



## **2. Traffic Report**

Council has agreed that a comprehensive Traffic Management Plan is not required on the basis that parking is in full compliance with Clause 52.06, whilst the only loss of car spaces will be the eight cars paces within the footprint of the access ramp. These spaces are currently sited on 'borrowed land' on the basis that they're within the footprint on the title of the subject site. Accordingly it is not necessary to offset carparks that were originally ill-considered.

## **3. Waste Management Plan**

A Waste Management Plan is attached.

## **4. Sustainability Management Plan**

See Attachment 1

## **5. Signage**

A single panel sign is provided to the north-west elevation. This sign will not be illuminated and will satisfactorily integrate with the existing and proposed built form.

## **6. Additional Site Context Plan details**

The Site Context Plan has been provided additional detail generally in accordance with Council's Section 54 request, but also reflective of the discussions had during meetings between Council Officers and the permit application in the time since Council's Section 54 letter was sent.

- a) The site context plan demonstrates a high level of detail with all relevant elements identified on the site and surrounding properties.
- b) Plan scales are identified on all plans.
- c) The total number of car spaces (228) is identified.
- d) All setbacks are nominated.
- e) The title boundary has been shown.
- f) The walls heights of the gym have been nominated.
- g) The street numbers of all properties has been shown.
- h) The location of local elements is identified.
- i) All crossovers are accurately shown to scale.
- j) Carparking and traffic movements are identified.
- k) Construction materials are identified on the elevation plans.
- l) The footprint of all nearby dwellings is shown.
- m) Habitable room windows for dwellings on Hickerman Avenue have not been identified, as it is submitted that the distance between the development and adjacent residential buildings does not necessitate this level of detail.
- n) All relevant heights have been provided on the elevation plans i.e. maximum building height, floor to ceiling heights etc.
- o) Details of ground floor usage are provided in detail on Drawing no. 3.
- p) The 2m wide Kearny Drive easement has been shown on the Location Plan.

- q) Detailed levels have not been provided on the basis that the subject site and surrounding area is almost entirely flat so specific levels are of little relevance.
- r) All notable site characteristics have been identified.

#### 7. Site layout plan and second floor plan

- a) The details of the entire site are identified.
- b) Ground floor foyer and works area identified.
- c) Dimensions of ramp columns are identified.
- d) The boundary dimensions are identified on the Locality Plan.
- e) The 2m wide Kearny Drive easement has been shown on the Location Plan.
- f) The site context plan demonstrates a high level of detail with all relevant elements identified on the site and surrounding properties.
- g) All crossovers are accurately shown to scale.
- h) All visitor spaces are clearly located on the plan for Level 2
- i) Carparking and traffic movements are identified.
- j) The ramp gradient is clearly identified.
- k) The pedestrian walkway location and path are shown across plans for level 2 and 3.
- l) The addition of 31 car spaces will not require altered traffic management requirements for Kearny Drive.
- m) No visitor spaces are proposed at ground level.
- n) The plans for each level contain a breakdown of coverage per unit, balcony, total floor area and total car parking area.
- o) Setbacks are nominated where appropriate.
- p) Bin storage facilities are appropriately located on Level 2 adjacent to the carpark area and in accordance with the Waste Management Plan.
- q) The location of the roller gate on level 2 is nominated.
- r) The south-east entry is nominated on the plans. The entrance is under the vehicle accessway ramp and therefore is sheltered, whilst signage will be provided to ensure functionality of the entrance.
- s) Water tanks are shown along the south-east elevation.
- t) Signage will primarily be provided on the north-west elevation. This signage is shown on the floor plan and north-west elevation.
- u) Areas for all apartments are nominated, whilst storage areas are provided in a central location, easily accessible to all residents.
- v) A breakdown of all units is provided on the floor plans.
- w) Carspaces are dimensioned and numbered.
- x) The size of each balcony is nominated.
- y) All relevant heights have been provided on the elevation plans i.e. maximum building height, floor to ceiling heights etc.
- z) All heating and cooling units are shown on the floor plans.

## 8. Colour schedule

The elevation plans detail all external finishes and colours. Samples can be provided if further detail is required.

## 9. Lighting for level 2 carparking area

There will be very little light spill from the level 2 carpark area as it is significantly enclosed.

10. A cross section of the ramp, including ramp grades has been provided.

## Council's concerns

### Existing shopping centre

Council has advised that they no longer seek a comprehensive parking survey as there is not net loss of carparking from the communal carparking area, as the lost carparks are located within the title boundary of the subject site.

### Bicycle facilities

Appropriate bicycle parking has now been provided.

### Residential amenity

Council's concerns regarding the level of residential amenity afforded to future occupants has been discussed at meetings with the permit applicant since the Section 54 letter was sent.

It was explained to Council that only one lift was able to be provided due to constraints of the existing ground floor. It is acknowledged that some residents will be sited on the opposite side of the building to the lift; however we draw Council's attention to the fact that no apartment is more than 60m from the lift and apartments to the south east can also be accessed via the internal stairwell.

Council's concerns relating to the provision of natural light were also discussed at the meeting whereby it was explained that the inclusion of clerestories, including highlight ventilation would address the concerns. These large banks of highlight windows are reflected on the plans running above the kitchen areas of each Level 3 apartment. Furthermore the apartments of the south-west side of the development have been provided additional balcony areas to improve the amenity of residents.

### Waste Management

A Waste Management Plan has been submitted with the application.

## Ecologically Sustainable Development (ESD)

The permit applicant acknowledges Council's Environmental Sustainable Development (ESD) objectives and has amended the plans to address a number of matters to improve the sustainability of the development.

Council's concerns relating to energy efficiency and the provision of natural light have been alleviated via the provision of large banks of clerestory windows for all Level 3 apartments. All bathroom and kitchen areas will now be provided natural light and natural ventilation via the provision of the openable clerestory windows. Additional natural light will also be provided via energy efficient skylights for the length of the Level 3 hallway, which will reduce the requirement for artificial light.

To further reduce the requirements for artificial light and temperature control apartments will be provided double glazed windows to all habitable rooms; windows will be openable where reasonably possible; flywire screens will be added to all external doors and windows and external adjustable canopies are provided to all windows that aren't already provided some shading by the balconies.

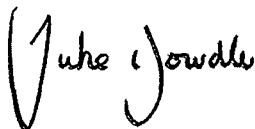
Where heating and cooling is required the energy demands have been reduced by utilising reverse cycle systems whereby the units will be located on the balconies.

To encourage the use of non-vehicular travel bicycle storage racks have been provided at Level 2, whilst the lift is large enough to allow residents to store their bicycles in their own apartments.

We feel that the above information, along with the attached Sustainability Management Plan and Waste Management Plan has provided Council sufficient information to progress the application and therefore request the application be advertised and referred as soon as possible.

Should you require any further information I can be contacted on 5986 1323.

Kind regards

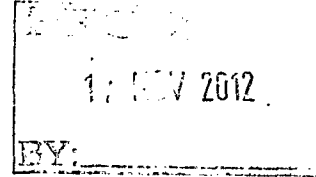


**Luke Dowdle**  
**Planning Consultant**

# LEIGH DESIGN

*waste management plans for  
all urban developments*

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## **WASTE MANAGEMENT PLAN**

**Proposed Development: Stage 1 Apartments  
11-13 Narelle Drive, Aspendale Gardens, Victoria**

**Prepared for:  
BC 39 Pty Ltd**

### **Document Control**

**Report Date:** 1 November 2012

**Prepared By:** Carlos Leigh, GradIEAust

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### WASTE MANAGEMENT SUMMARY

- The operator shall be responsible for on-going management of the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Residents shall sort their waste and dispose garbage and recyclables into their collection bins.
- Waste shall be collected in the rear driveway (bins shall await collection beneath the new carpark ramp).
- A private contractor shall provide waste collection services.

### GLOSSARY

**Operator:** refers to the Owners Corporation, who shall manage site operations (via staff and contractors, if required).

**User:** refers to residents, who shall utilise the waste system.

## **1 SPACE AND SYSTEM FOR WASTE MANAGEMENT**

### **1.1 Development Description and Use**

This development shall consist of the addition of Stage 1 Apartments above the existing Aspendale Gardens Shopping Centre (see Table 1).

Note: The existing shopping centre shall retain its current waste system (this has been excluded from this report).

### **1.2 Estimated Garbage and Recycling Generation**

The following table summarises the waste estimate (m<sup>3</sup>/week):

Table 1: Waste Estimate

<b>Waste Source</b>	<b>Base Qty (est.)</b>	<b>Garbage</b>	<b>Comm. Recycling</b>
Apartments (1 bed)	No. of units = 6	0.36	0.36
Apartments (2 bed)	No. of units = 16	1.28	1.28
Apartments (3 bed)	No. of units = 1	0.12	0.12
<b>TOTAL (m<sup>3</sup>/wk)</b>		<b>1.76</b>	<b>1.76</b>

Note: Waste figures are based on adjusted Sustainability Victoria Guidelines. The above estimate includes the manager's office and a resident's gym.

### **1.3 Collection Services**

The estimated 22 municipal kerbside bins would affect the streetscape. Therefore, a private contractor shall be required to collect waste within the subject land (this would avoid a high number of unsightly kerbside bins at the front of the shopping centre).

### **1.4 Location, Equipment, and System Used for Managing Waste**

The waste management system is summarised as follows:

- Apartment receptacles for garbage and recycling.
- Bin Store located at Level 2.
- Bin Holding Area located at Ground Level (beneath the new carpark ramp).
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: For collection purposes, garbage shall be stored within collection bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for paper, cardboard, PET, glass, aluminum, steel, and HDPE containers).

Green Waste: Based on nil landscaping, minimal garden waste generation is anticipated (however, the operator shall engage a contractor, if required).

Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost.

Other Waste Streams: The disposal of hard/electronic/liquid waste, and home detox (paint/chemicals), etc shall be organised with the assistance of the operator.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

**Table 2: Bin Schedule and Collection Frequency**

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Bin Area m <sup>2</sup>
Stage 1 Apartments (shared private bins)	Garbage	4	240	2	2.0
	Recycling	4	240	2	2.0
	Hard Waste	-	-	TBA	1.5
<b>Net Bin Storage Area (excludes circulation), m<sup>2</sup>:</b>					<b>5.5</b>

Notes:

- The operator shall organise hard waste collections (as required).
- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

### 1.5 Planning Drawings, Waste Areas, and Management of the Waste System

The plans shall illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately and the operator shall stipulate procedures for effective management of the available space.

### 1.6 Collection Bin Information

The following bins shall be utilised (include labels and colours):

**Table 3: Bin Details**

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45

Notes:

- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) bins.

**Table 4: Kingston Colour Coding**

Bin	Garbage	Commingled Recycling	Green Waste
Lid	Red	Yellow	Lime
Body	Black	Black	Black

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labeled to identify the waste generator and site address.



## **2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES**

### **2.1 User Access to Waste Facilities**

Residents shall dispose garbage and recyclables into their collection bins located within the Bin Store (access via the lift/stairs).

Note: If required, the operator shall have access to the Bin Store to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach them.

### **2.2 Collection Arrangements and Access to Waste Facilities**

- Prior to the collection, the operator shall move waste bins from the Bin Store to the onsite bin-holding area (and back to the store once the collection has taken place).
- A private contractor shall collect waste in the rear driveway (transferring bins between the holding area and the truck).
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long and 4m operational height).

#### Notes:

- Should distance, bin weight, or ramp gradient create OH&S concerns during bin transfers, mechanical assistance via a suitable tug shall be considered (operator to assess and specify - refer to Sections 5 and 6).
- For improved safety, waste collections and bin transfers shall be carried-out during off-peak traffic periods.

### **3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN**

#### **3.1 Noise Minimisation Initiatives**

- Collection bins shall feature rubber castors for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- For private services, the hours of waste collections shall be as specified in council's local laws. Also, Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

Victorian EPA Noise Control Guideline Publication 1254 October 2008 (excerpt)

[Section] 5. Domestic Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- Collection occurring once a week should be restricted to the hours: 6am to 6pm Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours: 7am to 6pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

#### **3.2 Litter Reduction and Prevention of Stormwater Pollution**

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

### **3.3 Ventilation, Washing, and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements (alternatively, the operator shall engage a suitable contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved-out so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

### **3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within the bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors (if any) shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

## **4 MANAGEMENT AND SUSTAINABILITY**

### **4.1 Waste Sorting, Transfer, and Collection Responsibilities**

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

### **4.2 Facility Management Provisions to Maintain & Improve the Waste System**

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (residents shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

### **4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism**

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste bins shall be collected in the rear driveway (bins shall remain within the development at all times).

### **4.4 Arrangements for Bins/Equipment Labelling and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly**

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: <http://www.sustainability.vic.gov.au/www/html/2040-images-for-download.asp>.
- The operator shall publish/distribute "house rules" and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness).
  - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

#### **4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives**

Victoria's Toward Zero Waste Strategy (TZW) promotes waste avoidance and sets targets for increasing the recovery rate of solid waste for reuse and recycling. For developments, the strategy calls to "ensure recycling is supported in the design of new residential buildings and infrastructure".

The operator shall promote the observance of the above strategy (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Perusal of the Sustainability Victoria Website: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- Consideration of TZW's Waste Hierarchy (in order of preference): 1) waste avoidance, 2) reuse/recycle, 3) recover/treat/contain, and 4) disposal.
- Participation in council and in-house programs for waste minimisation.
- Establishment of waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

#### **4.6 Waste Management Plan Revisions**

For any future appropriate council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

## **5 SUPPLEMENTARY INFORMATION**

- The operator shall ensure that bins are not overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
  - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
  - Obtain and provide to their staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

<b>Task (to be confirmed)</b>	<b>Hazard (TBC)</b>	<b>Control Measures (TBC)</b>
Sorting waste and cleaning bins	Biological hazard & bodily puncture	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a hazard control plan and collection procedure. Maintain visibility. Use a mechanical bin-tipper
Truck access	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

## **6 CONTACT INFORMATION**

**City of Kingston** (local council), ph 1300 653 356

**SITA Environmental Solutions** (private waste collector), ph 131335

**JJ Richards & Sons** (private waste collector), ph 03 9703 5222

**Eco-Safe Technologies** (odour control equipment supplier), ph 03 9706 4149

**Solution for Workplace Health and Safety** (OH&S consultant), ph 0425 802 669

**Electrodrive Pty Ltd** (tug & trailer supplier – for bin transfers), ph 03 9357 7699

**Warequip** (tug supplier – for bin transfers), ph 1800 337 711

**Sulo MGB Australia** (bin supplier), ph 03 9357 7320

**One Stop Garbage Shop** (bin supplier), ph 03 9338 1411

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

## **7 LIMITATIONS**

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

## 8 APPENDIX A – ANCILLARY EQUIPMENT

Below please find information about recommended equipment (or similar). The operator shall assess and specify as required (note: this equipment would be supplied by the operator):

Equipment: Bin tug for assistance when transferring bins along the driveway and up/down ramps (max. grade 1:4).

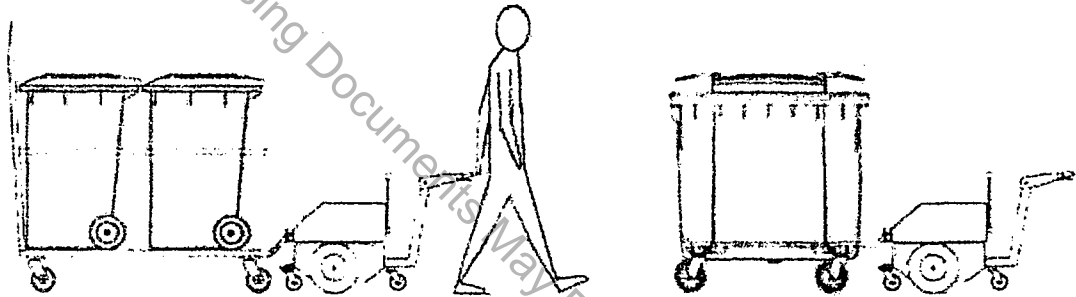
Basic Specification: Electrodrive Classic 2 tonne Tug (battery powered) including extra weight with modified gearing, hitch, and a trailer for 2x240-lt bins (if required). Trailers and 4-wheeled bins require swivel front castors and directionally-locked rear ones.

Supplier:

Electrodrive Pty Ltd

Ph: 03 9357 7699

[www.electrodrive.com.au](http://www.electrodrive.com.au)



Illustrations: An Electrodrive tug pulls a trailer with 2x240-lt bins or one 1100-lt bin.



## SUSTAINABILITY MANAGEMENT PLAN

### 11-13 NARELLE DRIVE, ASPENDALE GARDENS

16 NOV 2012

#### **1. Indoor environment quality**

*To achieve a healthy indoor environment quality for the wellbeing of building occupants.*

*Daylight, external views, thermal comfort, natural ventilation.*

The design layout has given strong consideration to achieving a high indoor environment quality, whereby natural ventilation and lighting is provided by openable clerestory windows, screen windows and screen doors.

Each unit is designed to orient itself toward the external balconies and windows with almost all habitable rooms in the development having a window or door that provides significant external views or access to the balcony area.

#### **2. Energy Efficiency**

*To ensure efficient use of energy, to reduce total operating greenhouse emissions and to reduce energy peak demand. (efficient shading, building fabric enhanced above the minimum BCA requirements, onsite generation of energy, efficient heating and cooling services).*

Shading devices have been installed to external windows to reduce the energy requirements to cool each unit, whilst solar panels can be provided on the roof to assist with the on-site generation of electricity.

The provision of natural ventilation via the installation of flywire screens to external doors and windows and openable clerestory windows will reduce the demand for heating and cooling devices. Where temperature control is required each unit is provided a reverse cycle system.

#### **3. Water efficiency**

*To ensure efficient use of water, to reduced total operating potable water and to encourage the appropriate use of alternative water sources (minimise main water demand, avoid the use of main water for landscape irrigation, re-use water, install separate water meters).*

Large water tanks have been provided below the access ramp. These tanks will promote the re-use of grey water and improve water efficiency for the site.

#### **4. Storm Water Management**

*To reduce the impact of stormwater run-off, to improve the water quality of stormwater runoff, to achieve best practice stormwater quality outcomes and to incorporate the use of water sensitive urban design, including stormwater re-use.*

The use of grey water, as described above, will reduce the extent of stormwater runoff. It is also important to note that the development is proposed above an existing building, therefore

there is no increase in hard surface or reduction in permeability for the site. Conversely the ability to retain grey water in the tanks provided and the provision of planter boxes for balconies will actually reduce the extent of stormwater runoff when compared to the current conditions.

#### **5. Building materials**

*To minimise the environmental impacts of materials used by encouraging the use of materials with favourable lifecycle assessment.*

Specific details of construction materials can be discussed during the planning permit process. The permit applicant is open to consideration of using any appropriate material.

#### **6. Transport**

*To minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.*

The proposal for a medium density residential development in the heart of an existing Activity Centre is consistent with all relevant State and Local Policies regarding the reduction on car dependency. The dwellings are appropriately located to take advantage of existing public transport services, whilst non-vehicular travel is encouraged via the inclusion of bicycle parking areas within the development.

#### **7. Waste Management**

*To ensure waste avoidance, and reuse and recycling during construction and operation stages of development.*

A Waste Management Plan has been submitted with this response.

#### **8. Urban Ecology**

*To protect and enhance biodiversity and to encourage the planting of indigenous vegetation.*

The developments location above an existing shopping centre results in this objective being irrelevant.

#### **9. Innovation**

*To encourage innovative technology, design and processes in all development, so as to positively influence the sustainability of buildings.*

The innovative aspect of this proposal is its siting above an existing shopping centre whereby sustainability is achieved by the reduction on demand for vehicular travel.

Detailed construction, material and design aspects will be sought to further contribute to a sustainable development.

## 10. Construction and Building Management

*To encourage a holistic and integrated design and construction process and ongoing high performance.*

Details of construction and building management will be determined at a later date, but the owner has strong ties to the building industry and is well-placed to pursue high performance ESD techniques.

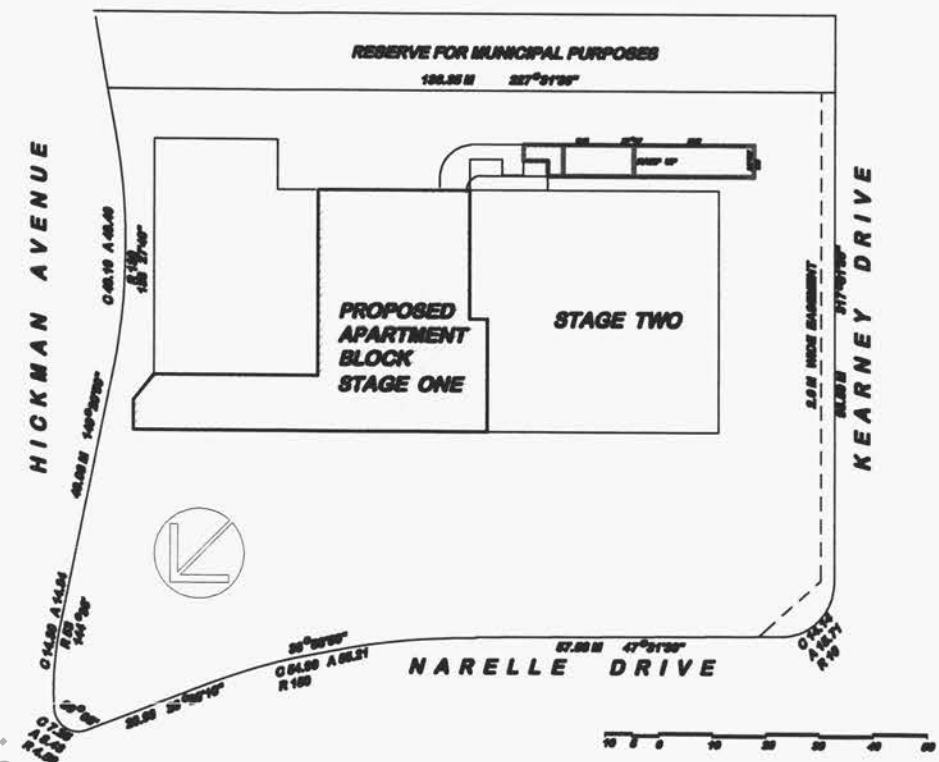
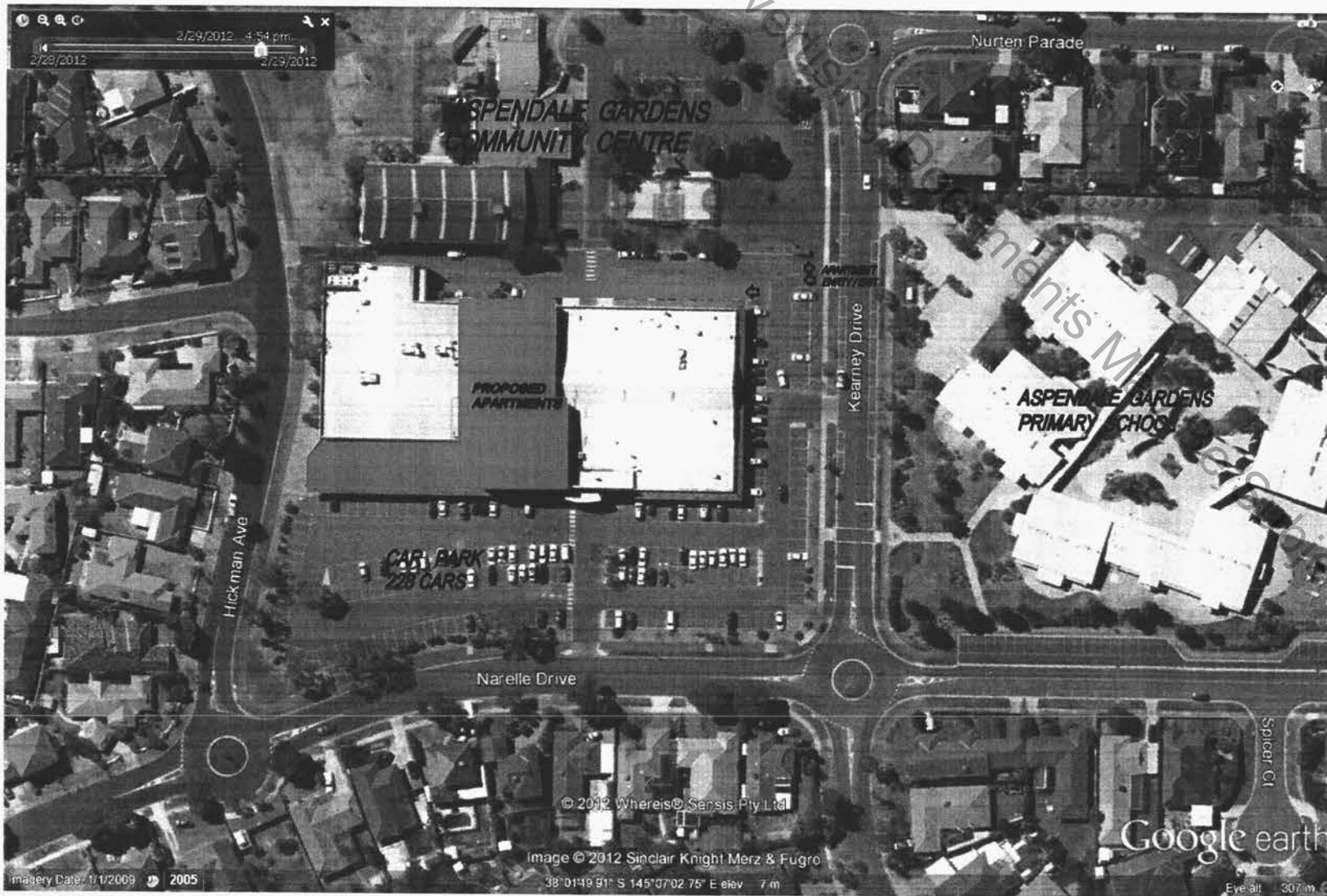
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*PROPOSED APARTMENT DEVELOPMENT  
ASPENDALE GARDENS  
SHOPPING CENTRE*

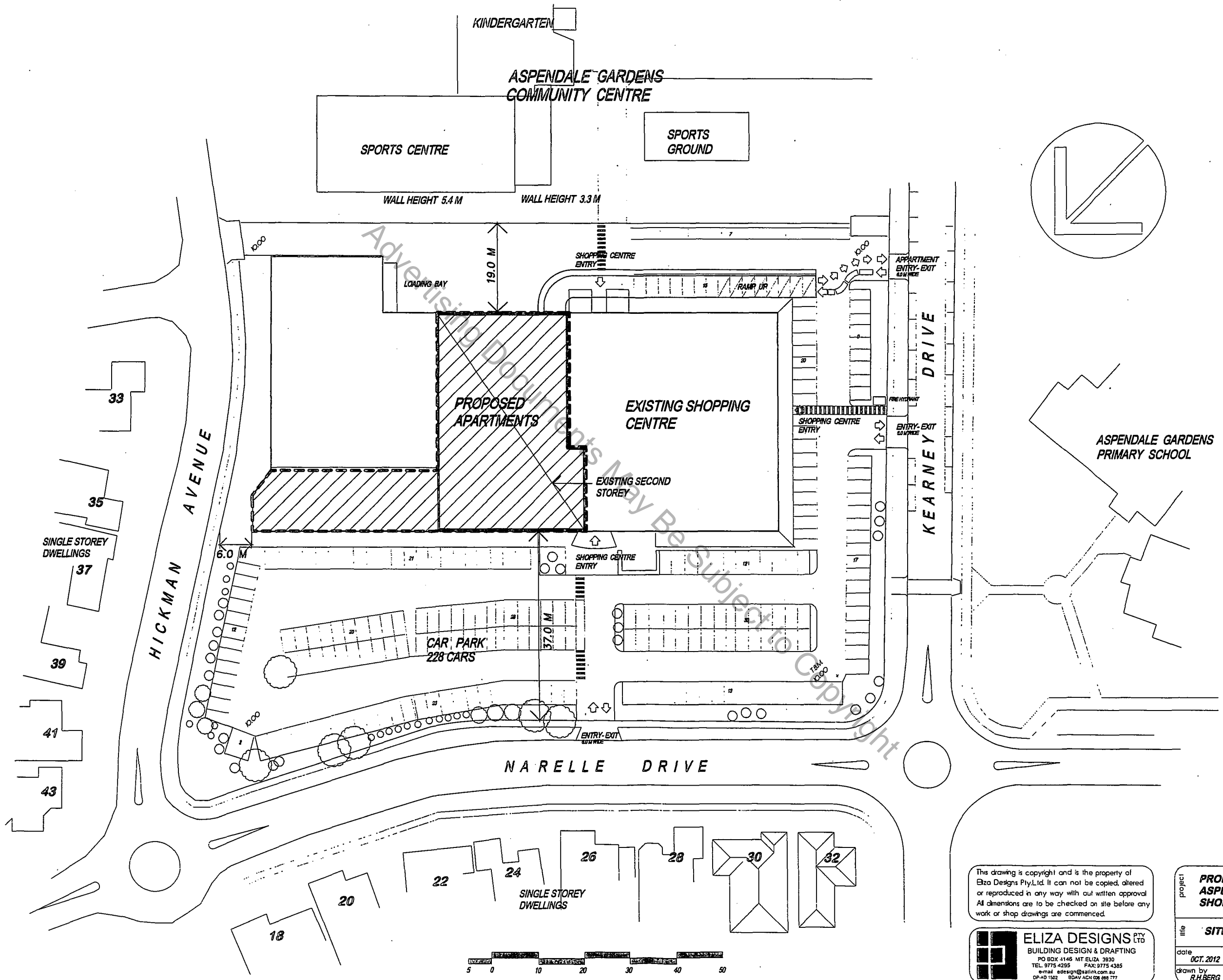
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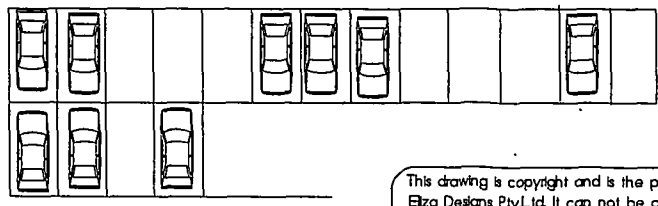
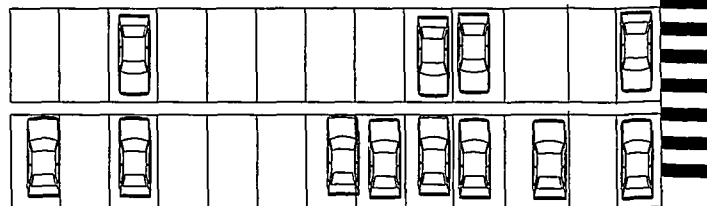
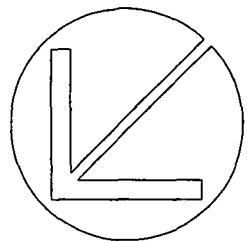
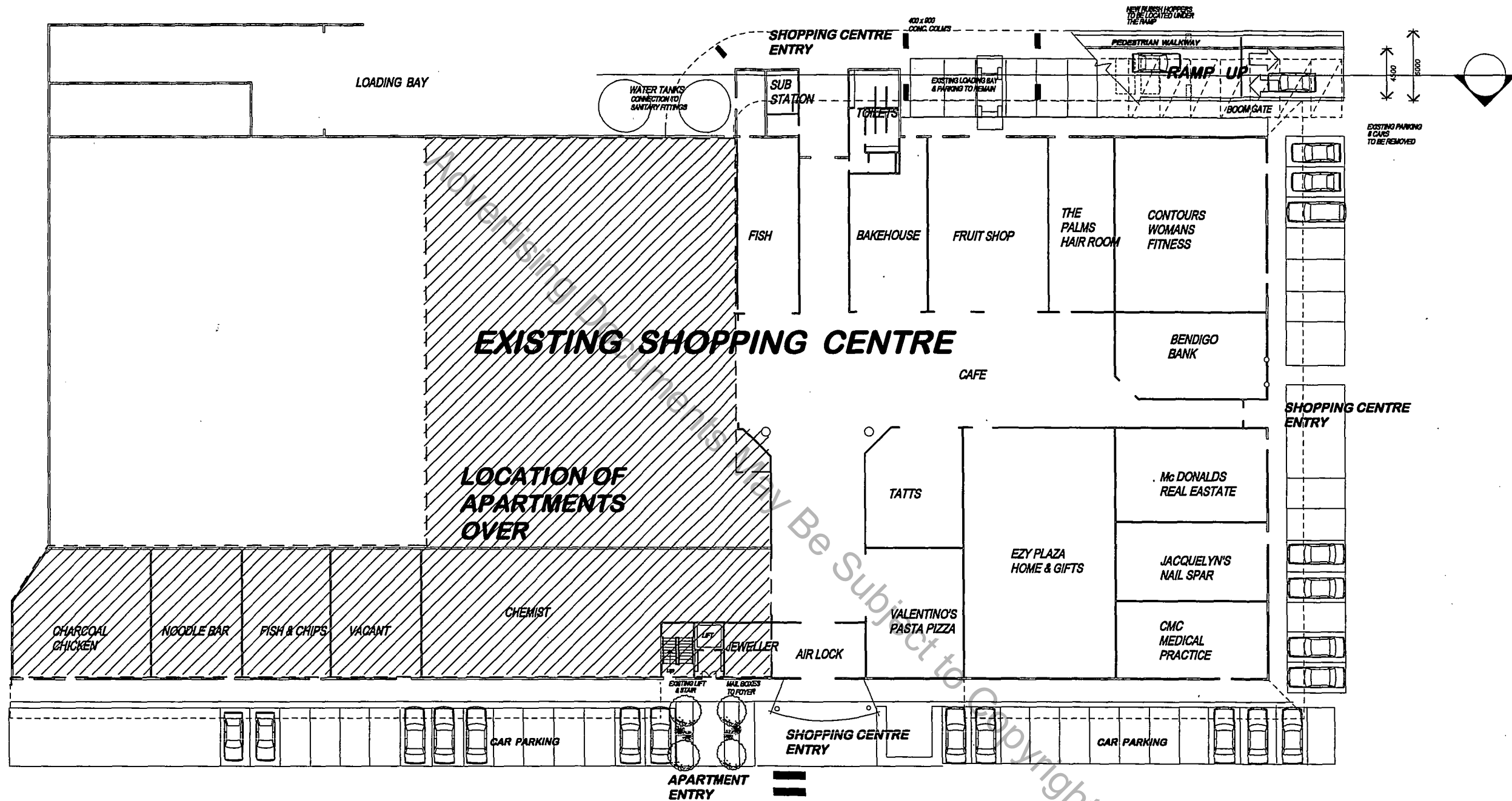
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title <b>LOCATION PLAN</b>			
date 14-6-12	scale	drawing no.	rev.no.
drawn by R.H. BERG	job no. 21120	<b>1</b>	



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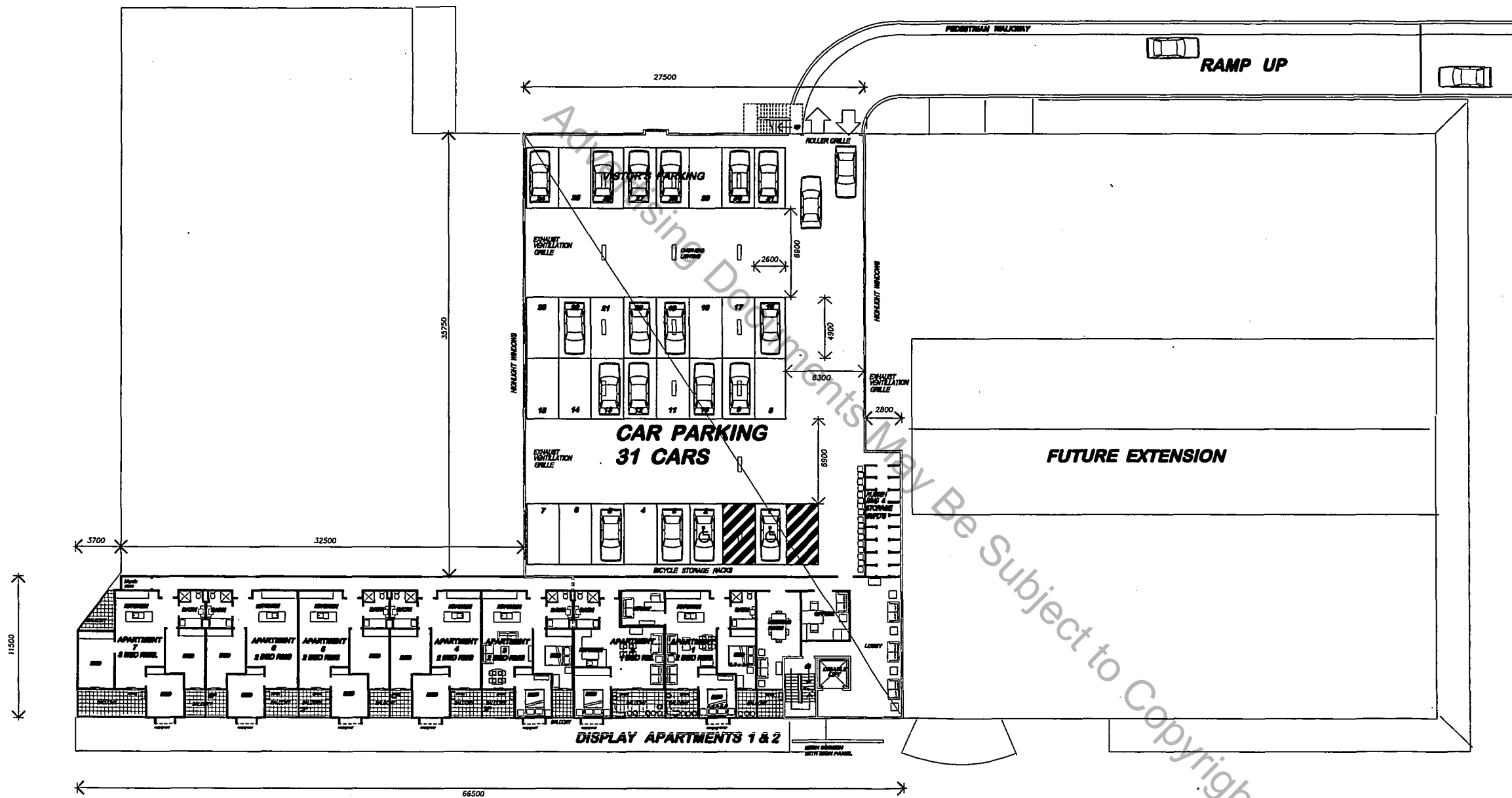
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Project: <b>PROPOSED APARTMENTS ASPENDALE GARDENS SHOPPING CENTRE</b>			
Title: <b>CONCEPT PLAN LEVEL 1</b>			
Date: <b>16-10-12</b>	Scale: <b>1:400 A3</b>	Drawing no.:	Rev.no.:
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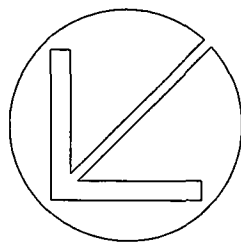


**FLOOR AREAS**

OFFICE	41.0 M2
BALCONY	5.0 M2
UNIT 1	75.0 M2
BALCONY	10.0 M2
UNIT 2	54.0 M2
BALCONY	10.0 M2
UNIT 3	65.0 M2
BALCONY	10.0 M2
UNIT 4	65.0 M2
BALCONY	10.0 M2
UNIT 5	65.0 M2
BALCONY	10.0 M2
UNIT 6	65.0 M2
BALCONY	10.0 M2
UNIT 7	79.0 M2
BALCONY	18.0 M2

**STAGE ONE LEVEL 2**  
7 APARTMENTS

FLOOR AREA	1785 M2
APARTMENTS / SALES	509 M2
CAR PARKING	1011 M2

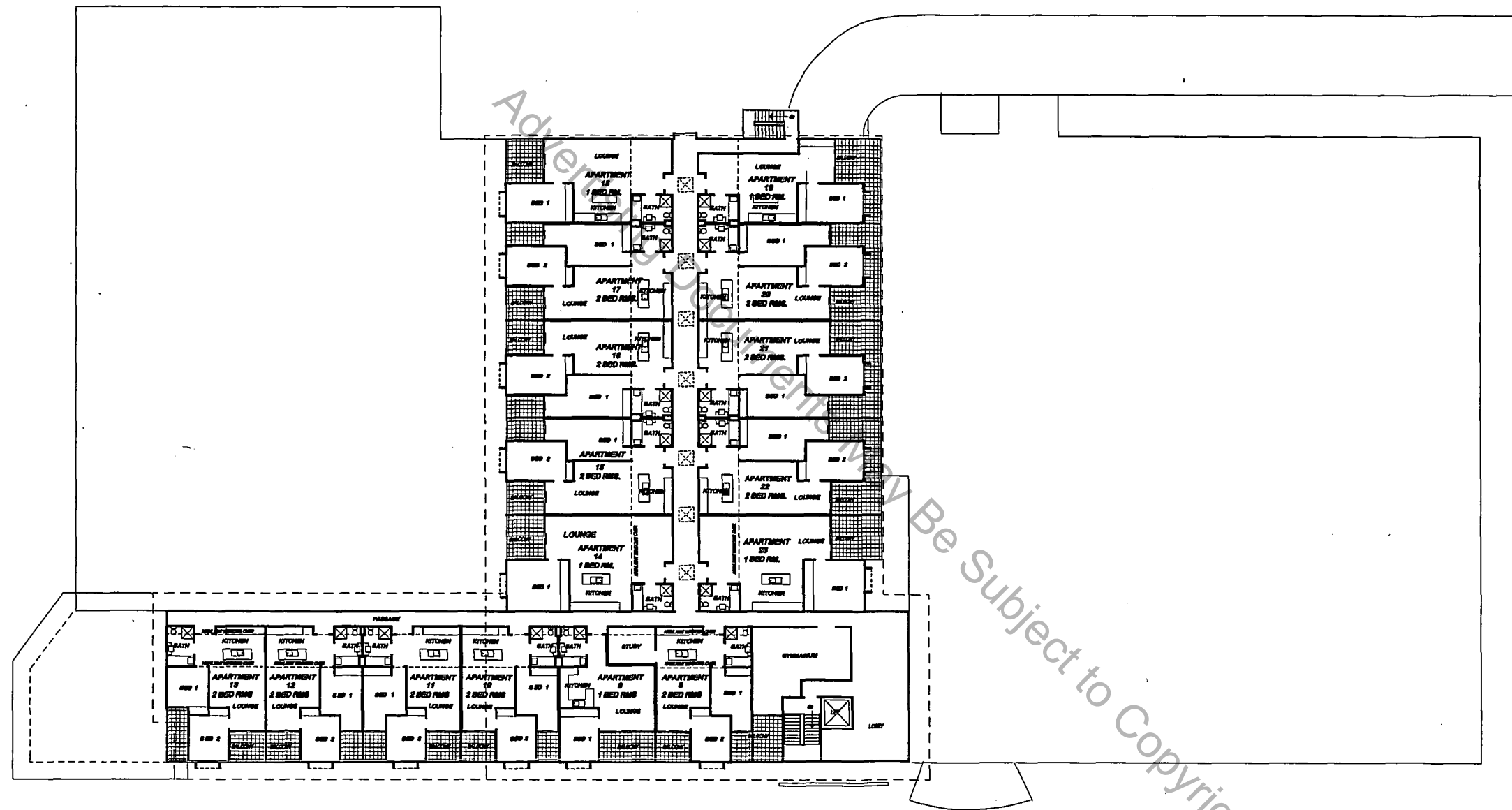


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DPAD 1502 BDAY ACN 008 988 777

Project	<b>PROPOSED APARTMENTS ASPENDALE GARDENS SHOPPING CENTRE</b>		
Title	<b>CONCEPT PLAN LEVEL 2</b>		
date	16-10-12	scale	1:400 A3 1:200 A1
drawn by	R.H.BERG	job no.	21120
drawing no.	4	rev.no.	A

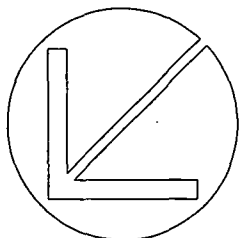




**FLOOR AREAS**

GYM	41.0 M2	UNIT 14	81.0 M2	UNIT 21	80.0 M2
TERRACE	5.0 M2	TERRACE	9.0 M2	TERRACE	20.0 M2
UNIT 8	75.0 M2	UNIT 15	80.0 M2	UNIT 22	80.0 M2
TERRACE	10.0 M2	TERRACE	12.0 M2	TERRACE	20.0 M2
UNIT 9	54.0 M2	UNIT 16	80.0 M2	UNIT 23	81.0 M2
TERRACE	10.0 M2	TERRACE	12.0 M2	TERRACE	13.0 M2
UNIT 10	65.0 M2	UNIT 17	80.0 M2		
TERRACE	10.0 M2	TERRACE	12.0 M2		
UNIT 11	65.0 M2	UNIT 18	72.0 M2		
TERRACE	10.0 M2	TERRACE	9.0 M2		
UNIT 12	65.0 M2	UNIT 19	64.0 M2		
TERRACE	10.0 M2	TERRACE	16.0 M2		
UNIT 13	65.0 M2	UNIT 20	80.0 M2		
TERRACE	12.0 M2	TERRACE	20.0 M2		

**STAGE ONE LEVEL 3**  
 17 APARTMENTS  
 Area=1,610 m<sup>2</sup>



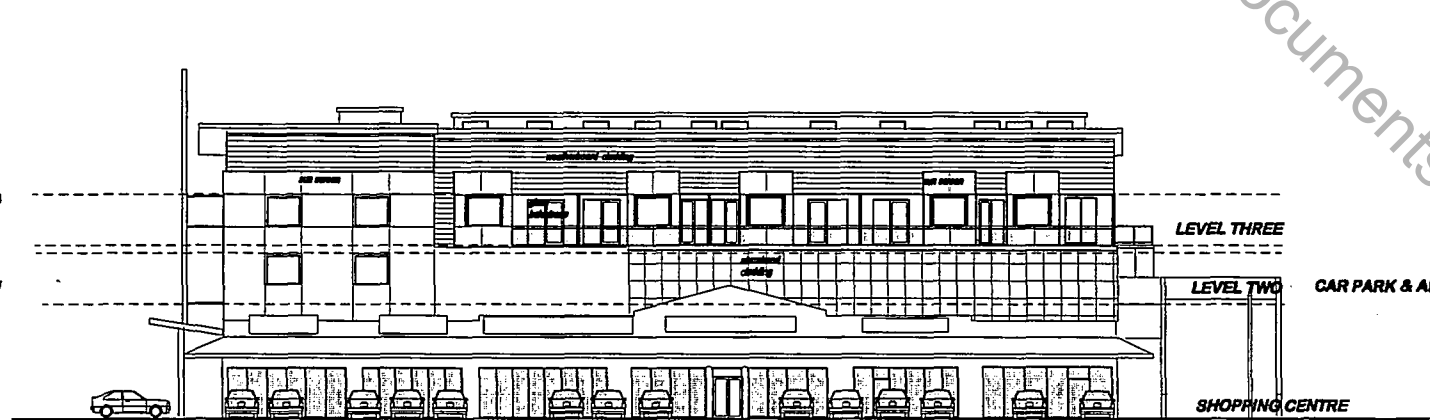
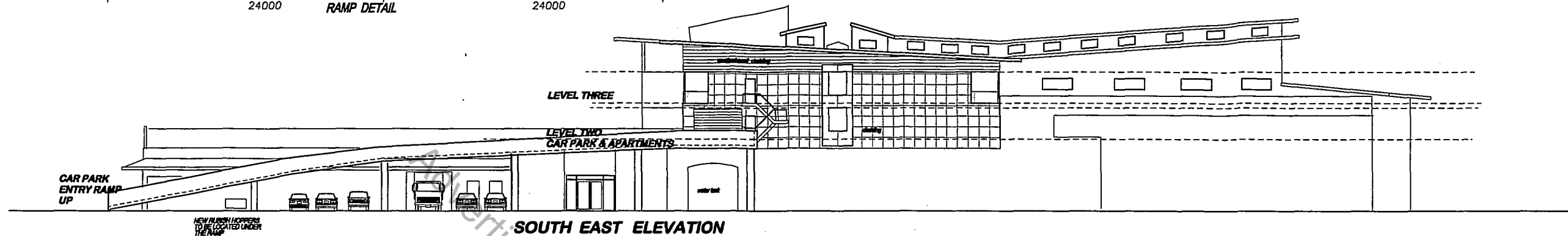
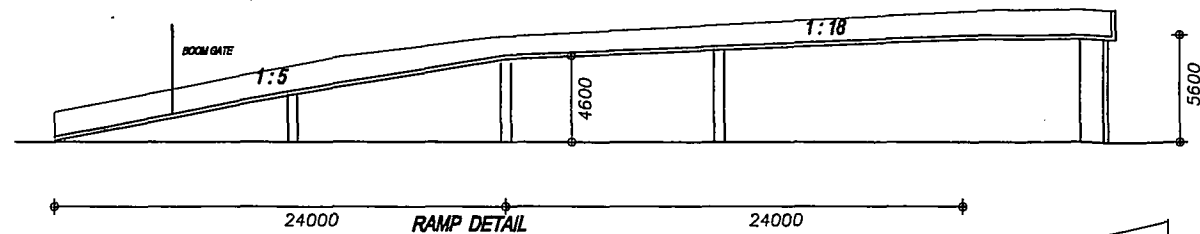
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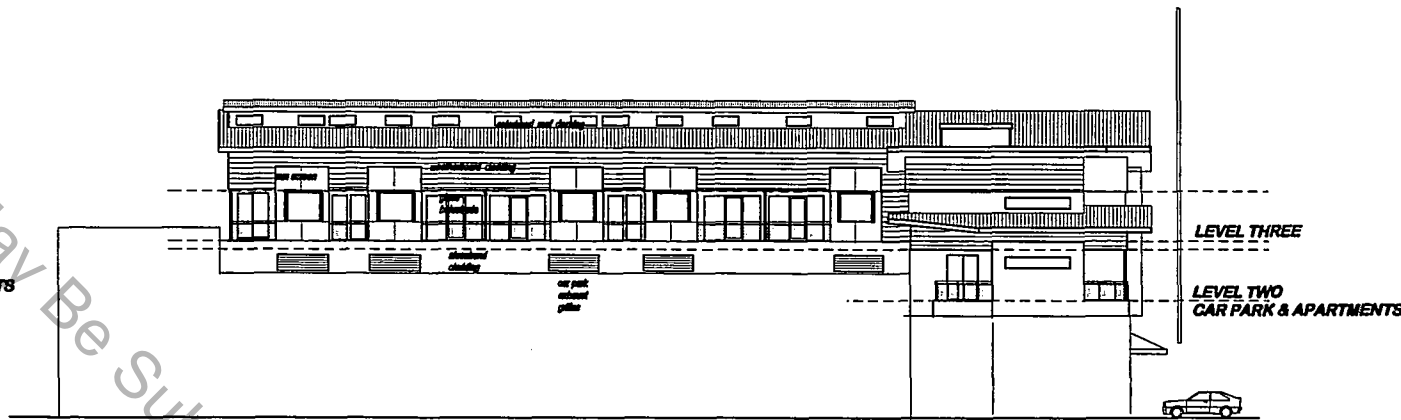
project **PROPOSED APARTMENTS ASPENDALE GARDENS SHOPPING CENTRE**

title **CONCEPT PLAN LEVEL 3**

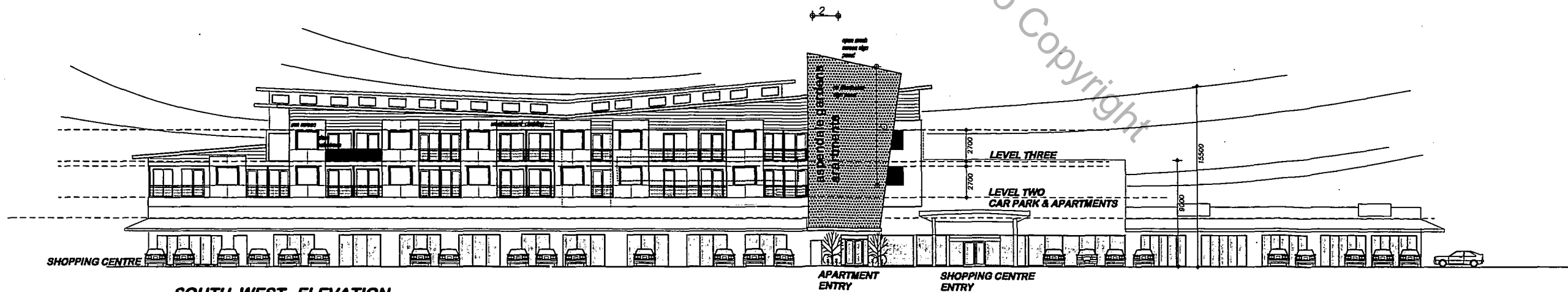
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drawn by	R.H.BERG	job no.	21120	<b>5</b>	<b>A</b>



**SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**



**SOUTH WEST ELEVATION**

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project <b>PROPOSED APARTMENTS ASPENDALE GARDENS SHOPPING CENTRE</b>			
title <b>ELEVATIONS</b>			
date <b>18-10-12</b>	scale <b>1:400 A3 1:200 A1</b>	drawing no. <b>6</b>	rev.no. <b>B</b>
drawn by <b>R.H.BERG</b>	job no. <b>21120</b>		