Traffix Group

Waste Management Plan

Mixed Use Development

107-123 High Street, Belmont

Prepared for
107 High Street Pty Ltd

March 2026

G35559R-02D (WMP)

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Document Control

Our Reference: G35559R-02D (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	04/07/2025	M. Jora	M. O'Shea
B	Final	14/07/2025	M. Jora	M. O'Shea
C	Final updated	2/12/2025	M. Jora	M. O'Shea
D	RFI Response	16/03/2026	M. Jora	M. O'Shea

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1. Introduction

Traffix Group has been engaged by 107 High Street Pty Ltd to undertake a Waste Management Plan for the Mixed Use Development at 107-123 High Street, Belmont.

The Waste Management Plan has been updated in response to the Department of Transport and Planning (DTP) Request for Further Information (RFI), in accordance with Condition 10 of Planning Permit Application No. PA2504156.

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

2. Land Use

The application is to develop the site for the purposes of a mixed-use development.

The development schedule is provided in Table 1.

Table 1: Development Schedule

Use/Type		Current Scheme
Northern Core		
Residential	One-bedroom apartments	22 no.
	Two-bedroom apartments	50 no.
	Three-bedroom apartments	2 no.
	Total	**74 no.**
Commercial	Retail/Food & Drink Tenancies (1)	390 m^2
	Medical Centre	338 m^2
Southern Core		
Residential	One-bedroom apartments	21 no.
	Two-bedroom apartments	21 no.
	Total	**42 no.**

Commercial	Retail/Food & Drink Tenancies (1)	226 m^2
	Gym/Wellness centre	412 m^2
Townhouses	Three/Four bedroom	5 no.

Notes:
1. As the specific use of the proposed retail tenancies is currently unknown, this Waste Management Plan has been prepared based on an assumed split of uses based on Better Practice Guidelines.
   For the purpose of waste generation calculations, it has been assumed that 50% of the retail floor area will be occupied by café (food-related) uses, and the remaining 50% by non-food retail uses. This assumption allows for a conservative and flexible waste provision strategy that can accommodate a range of potential future tenants.

Vehicle access to the site is provided via two-way accessway to Waterloo Street.

Residential and Commercial Uses

Waste collection for residential and commercial uses is proposed to be undertaken on-site within the ground and basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.

Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

Additional shared bins will be provided for FOGO and glass waste within the shared residential waste storage areas provided within the respective northern and southern basement level. This waste will be manually transferred to the waste room which is directly accessible by residents through the lifts/stairs.

Hard waste, charity bin and e-waste bin will be accommodated within the respective shared residential waste storage areas.

Townhouses

Each townhouse has its own set of bins which will be stored within the respective private storage spaces. Waste collection to occur within the rear laneway via a private contractor using a 6.4 m long mini rear loaded waste collection vehicle as required.

Before collection, residents will be responsible for placing bins to the rear laneway for collection. Bins will be returned immediately after collection has completed.

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

3. Waste Management Plan

3.1. Waste Systems

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

- Immediate smaller bins within individual dwellings for temporary storage of garbage, recyclable, FOGO and Glass waste prior to transfer to the Mobile Garbage Bins (MGB's),
- A dual chute system for garbage and commingled recyclable waste at each residential level,
- Mobile garbage bins for residential and commercial uses within the respective waste storage areas at ground and basement level 1, and
- Manual transfer of FOGO, glass, e-waste and hard waste within the shared residential waste storage area at northern and southern basement level.

3.1.1. Medical waste Disposal

Clinical/Medical waste will be separated at the point of generation and stored in sealed containers within the designated commercial waste storage area. This waste will be collected by a licensed medical waste contractor and transported to an appropriately licensed treatment facility as required.

General waste and recyclables generated by the medical centre will be managed through the private contractor for the development.

3.2. Management of Waste Streams

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

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

Residential

- General Garbage Waste,
- Food and Organics/Green Waste (FOGO),
- Glass Recycling, and
- Other Commingled Recycling (Paper & Cardboard Recycling).

Commercial

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

Medical Centre

- General waste,
- Other Commingled Recycling,
- Clinical waste, and
- Sharps waste.

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

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Garbage	Each dwelling shall be provided with small caddy bins for temporary storage of waste. Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage into the appropriate waste chute located on each level. Residents of townhouses will dispose general landfill waste in tied plastic bags and dispose of the bagged garbage within the individual garbage bin provided.	Each tenancy shall be provided with plastic bins for temporary storage of landfill waste. Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the communal garbage bins in respective allocated commercial waste rooms at ground level.

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Commingled Recycling	Each dwelling shall be provided with small caddy bins for temporary storage of recyclable waste. Residents will dispose of recyclable items via the appropriate recycling chute located on each level. Items shall typically be placed loosely within the chutes. Residents of townhouses will dispose of recyclable items within the respective individual bin provided.	Each tenancy shall be provided with smaller bins for temporary storage of recyclable waste. Staff will dispose of loose recyclable items directly into the communal recycling bins within respective allocated commercial waste rooms at ground level.
FOGO	Residents will be provided with a kitchen caddy within individual dwellings. FOGO waste shall be manually transferred by residents to the respective basement level 1 waste rooms and nominated bins via lifts. Residents of townhouses will dispose of FOGO waste within the respective individual bin provided.	Relevant tenancies shall be provided with a caddy/bin for temporary storage of organic waste. Staff will transfer of FOGO waste from individual tenancies to the respective allocated commercial waste rooms at ground level.
Glass	Residents will dispose of glass waste directly into personal bins provided within their individual dwellings. Glass waste shall be manually transferred by residents to the basement level waste rooms and nominated bins via lifts. Residents of townhouses will dispose of any glass waste within the commingled recycling bin provided.	Glass waste shall be stored separately internally within the relevant commercial tenancies. Staff will dispose of any glass waste within the respective commercial waste rooms provided at ground level.

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Paper & cardboard	Paper and Cardboard waste generation by residents is expected to be minimal, therefore any minimal waste generated can be disposed of within the commingled recycling bin. Transfer to occur via commingled recycling chute except for large cardboards (which must be taken manually to basement level bin rooms.	Each tenancy is to be provided with smaller plastic bins for temporary storage of paper & cardboard, noting that specific waste is to be appropriately folded when necessary. Staff will dispose of loose cardboard directly into the paper & cardboard bin within the respective commercial waste area at ground level.
E-Waste	Residents shall dispose of any e-waste including batteries, phones, computers directly to on-site e-waste bins in the respective bin stores at basement level and ground level or drop it off directly at a proximate Waste Transfer Station. E-waste must not be disposed in landfill.	It is expected that the commercial tenancies would generate negligible amount of e-waste. Any minimal e-waste can be disposed of by individual tenants at proximate waste transfer station as required. E-waste must not be disposed in landfill.
Charity Goods	There are numerous nearby op-shops and drop-off stations available for residents to directly donate or dispose of items. Residents can dispose of any charity goods within on-site bins as required.	N/A
Medical Waste	N/A	The medical centre may generate the following regulated waste types: Clinical, Sharps waste (needles, syringes), Pharmaceutical waste (if applicable) Clinical waste and sharps will be collected by a licensed medical waste contractor.

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Hard waste	Hard waste storage space of 2-3sqm is provided within the respective basement level bin rooms. Hard waste collection to occur within the basement level on-site via private contractor as required.	Hard waste storage space of 2-3sqm is provided within the respective ground level bin rooms. Hard waste will be collected at ground level on-site via private contractor as required.

3.3. Waste Generation

3.3.1. Overall Generation Rates

The land uses have been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria.

For the purposes of this assessment, we have assumed the following:

- Dwellings as per the standard rates,
- 50% of Retail tenancies adopt the rate for shop (non-food), and
- Remaining 50% of Retail tenancies adopt the rate for a café.

There is no specific rate for "Medical and Gym/wellness facility" under the *Better Practice Guide*. Accordingly, the 'office' rate as set out under *Better Practice Guide* has been adopted and considered appropriate.

The communal space provided within residential buildings is considered ancillary to the residential use, as such, any waste generation from these uses is minimal and has been incorporated within the residential waste calculations, as required.

Table 3 sets out the expected waste generation for the Mixed Use Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
One-bedroom dwelling	80L/dwelling per week	80L/dwelling per week
Two-bedroom dwelling	100L/dwelling per week	100L/dwelling per week
Three or more-bedroom dwellings	120L/dwelling per week	120L/dwelling per week
Commercial		
Food and drink premises (Café Rate)	300L/100m² floor area/day	200L/100m² floor area/day
Retail (non-food)	50L/100m² floor area/day	50L/100m² floor area/day
Medical centre/Gym	10L/100m² floor area/day	10L/100m² floor area/day

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

Table 4: Expected Waste Generation for the Northen core

Waste Source	Size/No.	Garbage/week	Recycling/week
Northern Dwellings			
One-bedroom apartments	22 no.	1,760L per week	1,760L per week
Two-bedroom apartments	50 no.	5,000L per week	5,000L per week
Three-bedroom apartments	2 no.	240L per week	240L per week
TOTAL WASTE GENERATED		*7,000L per week*	*7,000L per week*
Commercial			
Retail (Café)	195m^2	4,095L per week	2,730L per week
Retail (non-food)	195m^2	683L per week	683L per week
Medical	338m^2	237L per week	237L per week
TOTAL COMMERCIAL WASTE		*5,079L per week*	*3,714L per week*

Table 5: Expected Waste Generation for the Southern core

Waste Source	Size/No.	Garbage/week	Recycling/week
Southern Dwellings			
One-bedroom apartments	21 no.	1,680 L per week	1,680 L per week
Two-bedroom apartments	21 no.	2,100 L per week	2,100 L per week
TOTAL WASTE GENERATED		*3,780 L per week*	***3,780 L per week***
Commercial			
Retail (Café)	120m^2	2,520L per week	1,680L per week
Retail (non-food)	106m^2	371L per week	371L per week
Gym	412m^2	288L per week	288L per week
TOTAL COMMERCIAL WASTE		*3,179L per week*	*2,339L per week*

Table 6: Expected Waste Generation for the Individual Townhouse

Waste Source	Size/No.	Garbage/week	Recycling/week
Townhouses			
Three or more-bedroom apartments	5 no.	120 L per week	120 L per week

3.3.2. Considering Alternative Waste Streams

A number of different land uses across the site are expected to generate FOGO, paper & cardboard and glass waste as summarised in Table 7.

Table 7: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential dwellings	65%	35%	80%	20%	-
Retail (Café)	70%	30%	50&	10%	40%
Retail (non-food)	100%	-	50%	-	50%
Medical/Gym	100%	-	50%	-	50%

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 8 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 8: Waste Bins and Collection Frequencies – Northern Core

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Northern Dwellings				
Garbage	4,550 L	660L 1,100L	1 no. 2 no.	2
FOGO	2,450 L	240L	6 no.	1
Recycling	5,600 L	660L 1,100L	1 no. 2 no.	2
Glass	1,400 L	360L	2 no.	2
E-waste/Charity	Varies	240L	2 no.	On demand
Hard waste		2-3 sqm is provided		
Commercial (Café + Retail & Medical)				
Garbage	3,851L	1,100L	2 no.	2
Recycling	1,857L	1,100L	1 no.	2
FOGO	819L	240L	4 no.	1
Glass	273L	360L	1 no.	1
Paper & Cardboard	1,584L	660L 1,100L	1 no. 1 no.	1
Hard waste		2-3 sqm is provided		

Table 9: Waste Bins and Collection Frequencies – Southern Core

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Southern Dwellings				
Garbage	2,457 L	660L 1,100L	1 no. 1 no.	2
FOGO	1,323 L	240L	3 no.	2
Recycling	3,024 L	660L 1,100L	1 no. 1 no.	2
Glass	756 L	240L	2 no.	2
E-waste/Charity	Varies	240L	2 no.	On demand
Hard waste		2-3 sqm is provided		
Commercial (Café + Retail & Gym)				
Garbage	2,423L	1,100L	2 no.	2
Recycling	1,170L	660L	1 no.	2
FOGO	512L	240L	3 no.	1
Glass	168L	240L	1 no.	1
Paper & Cardboard	1,002L	660L	2 no.	1
Hard waste		2-3 sqm is provided		

Table 10: Waste Bins and Collection Frequencies – Individual Townhouses

Waste Stream	Waste Volume	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	78 L weekly	120L	1 no.	Weekly
FOGO	42 L fortnightly	120L	1 no.	Fortnightly
Recycling	192 L fortnightly	240L	1 no.	Fortnightly
Glass	96 L monthly	120L	1 no.	Monthly

Further details regarding the waste equipment required for the development are detailed in Table 11.

Table 11: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) Note 1	Bin Lid Colour Note 2	Bin Body Colour Note 2
Garbage	120L 660L 1,100L	930 x 480 x 545mm 1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	240L 660L 1,100L	1,060 x 585 x 730mm 1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Yellow	
FOGO	120L 240L	930 x 480 x 545mm 1,060 x 585 x 730mm	Light Green	
Glass	120L 240L 360L	930 x 480 x 545mm 1,060 x 585 x 730mm 1,100 x 680 x 848mm	Purple	
Paper & Cardboard	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Blue	

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

3.4.1. Waste Area and Access

The proposed development provides dedicated chute discharge areas at northern and southern core at basement level which will be secured and accessed via trained personnel only.

Shared residential waste storage areas are provided for FOGO and glass waste located within the northern and southern basement level which can be accessed via lifts/stairs.

Separate waste rooms are provided at ground level for commercial uses.

Individual bins are provided and stored in private storage spaces within each townhouse.

The waste areas and access routes are illustrated at below Figure 1 and Figure 2.

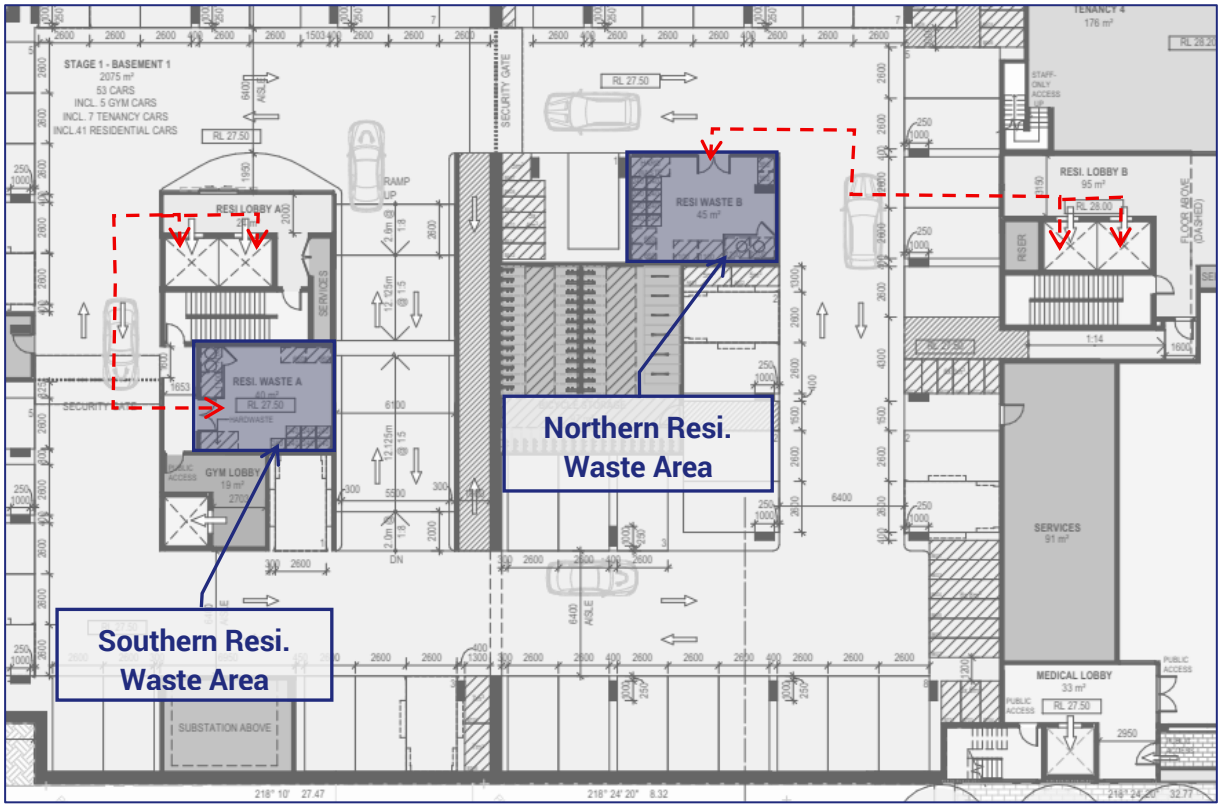


Figure 1: Proposed Waste Area & Pedestrian Access Route for residential dwellings

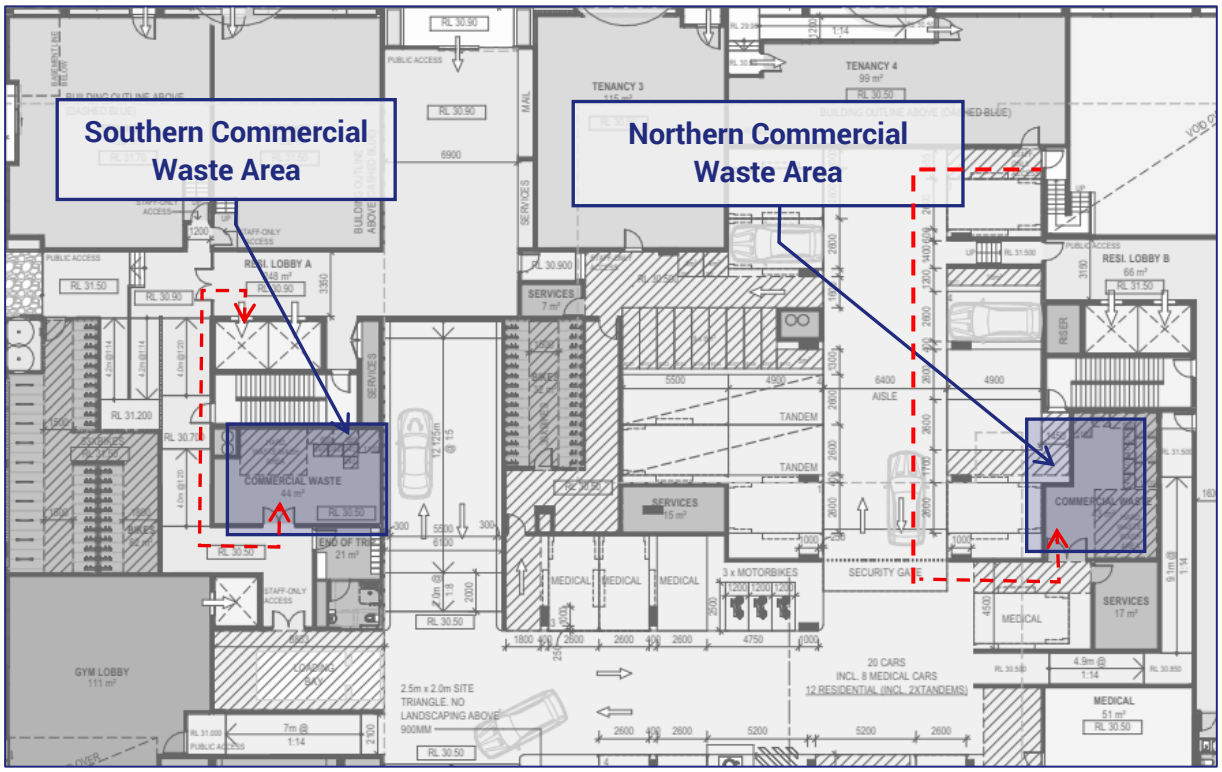


Figure 2: Proposed Waste Area & Pedestrian Access Route – Commercial

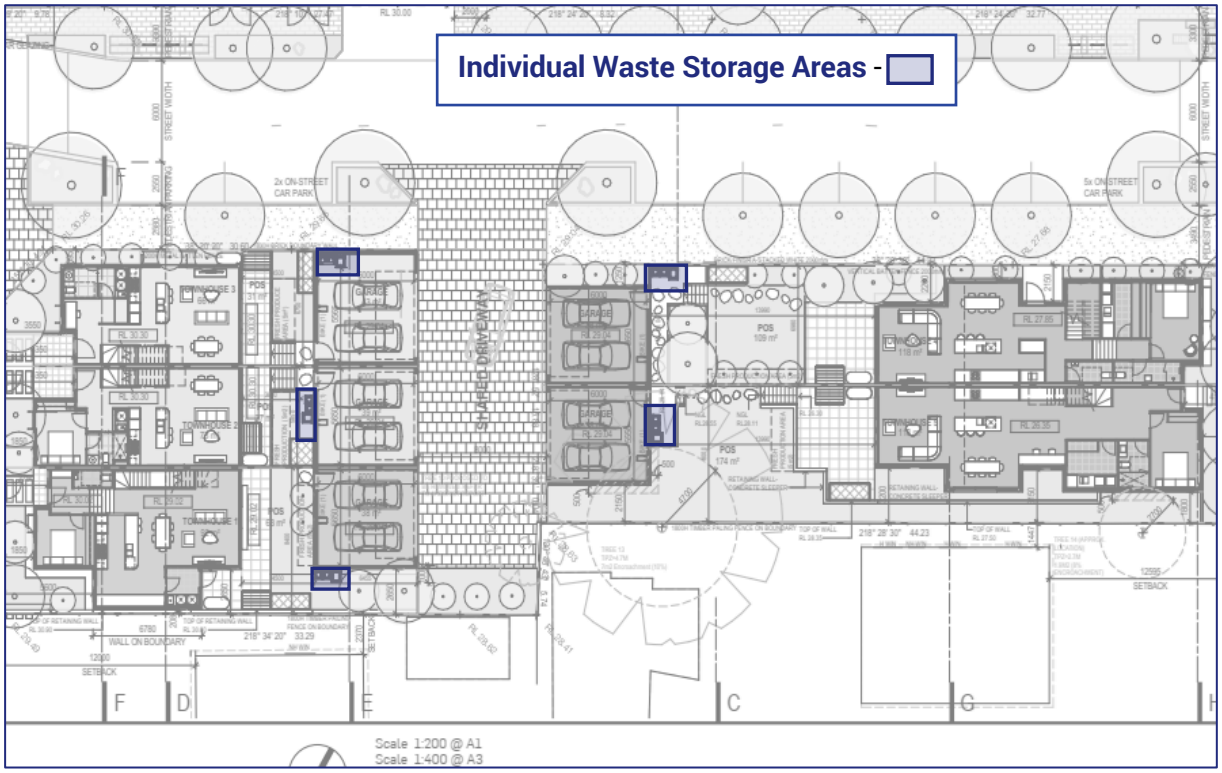


Figure 3: Individual waste storage areas for townhouses

Following tables details the waste area requirements based on the waste equipment proposed.

Table 12: Waste Area Requirements – Northern Core

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Northern Dwellings	240L	0.43m^2	7	3.01m^2	45m^2
	360L	0.58m^2	2	1.15m^2	
	660L	0.99m^2	2	1.98m^2	
	1,100L	1.33m^2	4	5.32m^2	
Commercial	240L	0.43m^2	4	1.72m^2	43m^2
	360L	0.58m^2	1	0.58m^2	
	660L	0.99m^2	1	0.99m^2	
	1,100L	1.33m^2	4	5.32m^2	

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

Table 13: Waste Area Requirements –Southern Core

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Southern Dwellings	240L	0.43m^2	6	2.58m^2	40m^2
	660L	0.99m^2	2	1.98m^2	
	1,100L	1.33m^2	2	2.66m^2	
Commercial	240L	0.43m^2	4	1.72m^2	44m^2
	660L	0.99m^2	3	2.97m^2	
	1,100L	1.33m^2	1	1.33m^2	
Note 1: Net area required is calculated from the dimensions of the bins.					

Table 14: Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Individual Townhouse	120L	0.26m^2	3	0.78m^2	>1.8m^2
	240L	0.43m^2	1	0.43m^2	
Note 1: Net area required is calculated from the dimensions of the bins.					

Based on the above, sufficient space is provided for on-site waste storage.

3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 4.

The signage will help guide and encourage residents and staff of the development to dispose

Figure 4: Waste Signage Examples

3.6. Waste Collection Arrangements and Vehicle Access

Residential and Commercial uses

Waste collection shall occur on-site within the northern and southern basement and ground level carparks. A private contractor will be engaged to collect the waste via a mini rear loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will prop temporarily within the respective carpark accessway adjacent to the waste rooms whilst the bins are emptied and exit the site in a forward direction.

Townhouses

Waste collection shall occur within the rear laneway via a private contractor using a 6.4 m long mini rear loaded waste collection vehicle as required.

Before collection, residents will be responsible for placing bins to the rear laneway for collection. Bins will be returned immediately after collection has completed.

Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.

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

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

4. Amenity Impacts

It is the responsibility of the site operator to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

4.1. Ventilation/Odour Prevention

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

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

4.2. Noise Reduction

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

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the building manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

Domestic Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:00am — 6pm Monday to Saturday,*
- *Collections occurring more than once a week should be restricted to the hours 7 am —6pm Monday to Saturday*

Commercial Waste Collection

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

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for proper washing and cleaning of bins. Alternatively, appropriate washing facilities including water supply and hose shall be provided for the regular washing of the bins and waste area by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

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

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

All ongoing costs are to be fully met by the site operator of the building.

5.2. Waste Reduction Strategies

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

The hierarchy is detailed at Figure 5 below.

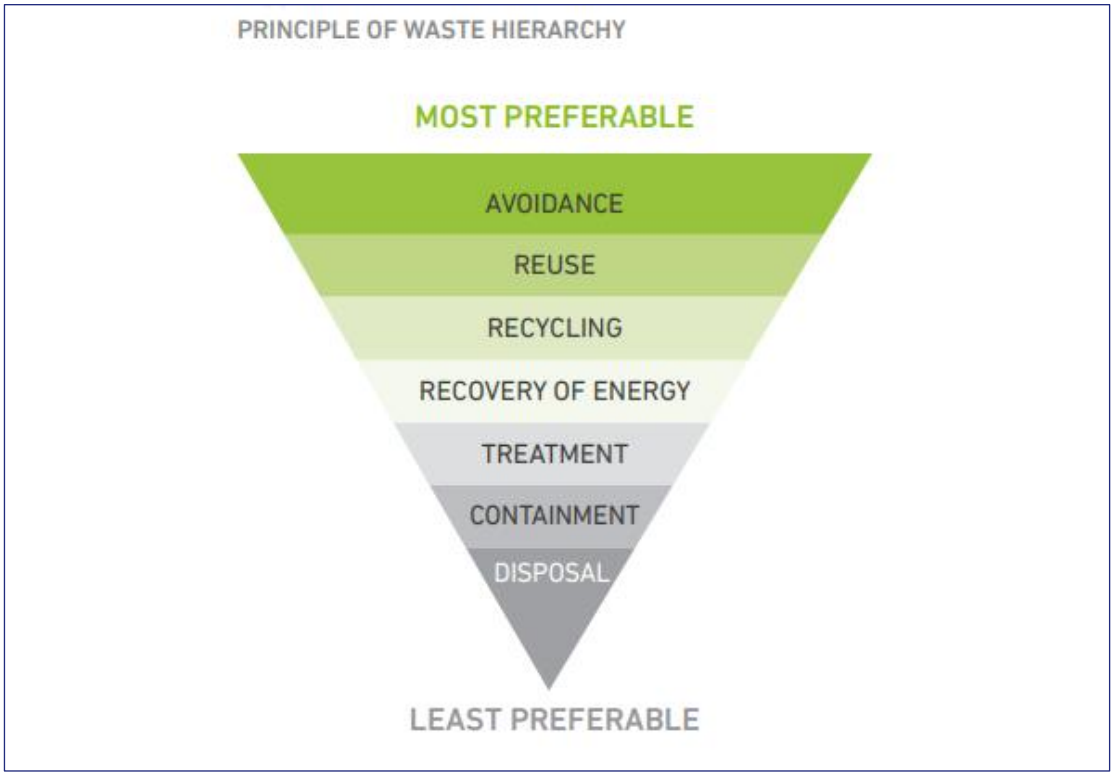


Figure 5: Sustainability Victoria's Waste Management Hierarchy

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

5.3. Waste Management Rules

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

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

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The site operator will be responsible for monitoring the Waste Management Plan. Where required, the site operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

6. Contact Information

Table 15 provides a list of common waste collection service contractors and waste equipment suppliers. The site operator is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

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

Table 15: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au

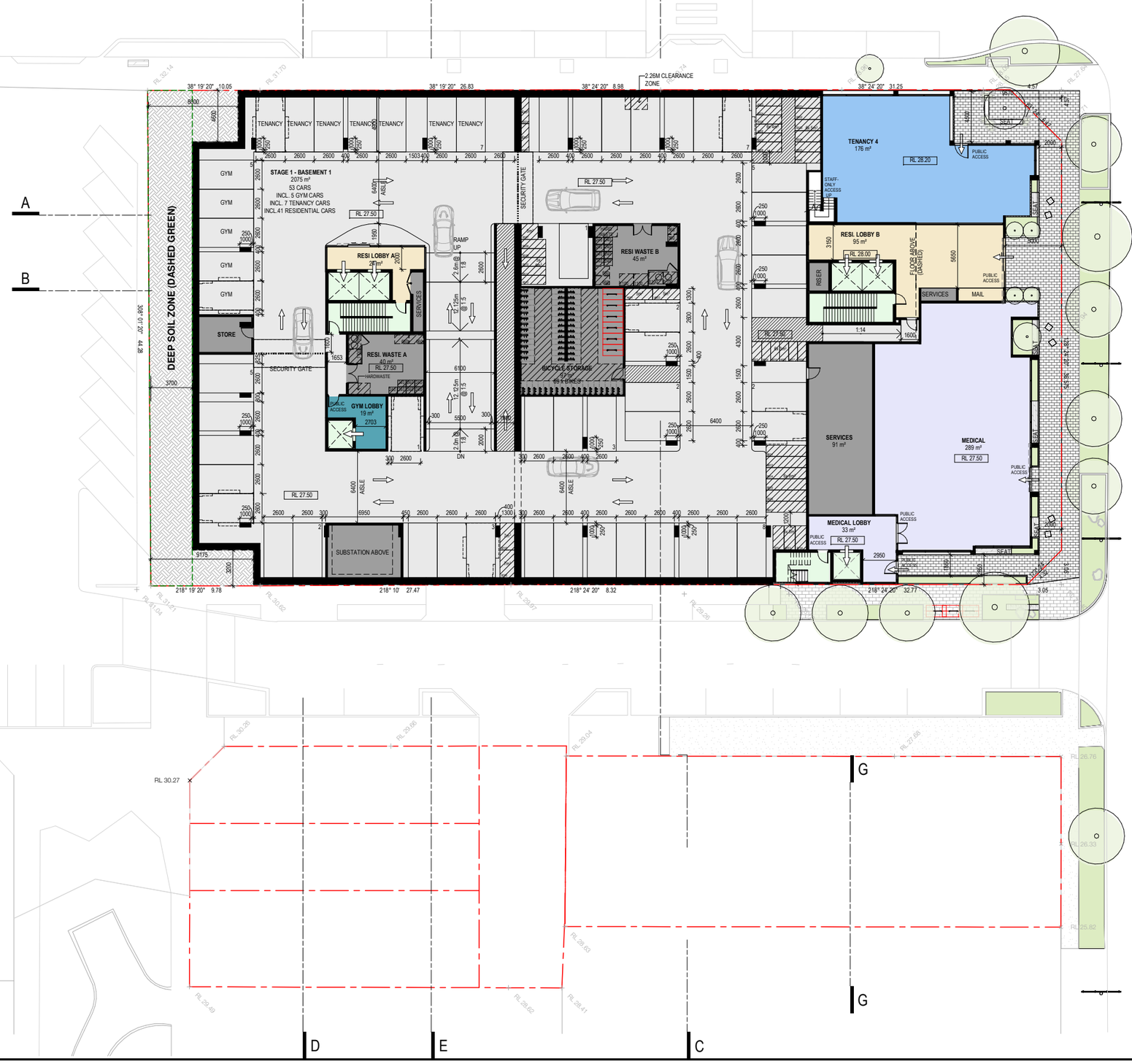
Service Type	Business Name	Phone	Website
Bin Washing Services	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

Appendix A

Development Plans

Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 SCR	1800mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
2100 FENCE	2100mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
AFL	ABOVE FLOOR LEVEL
EX	EXISTING
HORIZ SCR	1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
HW	HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
H WIN	HABITABLE WINDOW
NH WIN	NON HABITABLE WINDOW
OB	OBSCURE GLAZING
500 RET WALL	500mm HIGH RETAINING WALL
RWT	RAINWATER TANK
ST	STORAGE
WIN	HABITABLE WINDOW



General Notes -

-Clear glazing with a visible light transmittance of at least 60% is to be utilised.
-A 50% increase in outdoor air availability will be delivered over Australian Standard 1668.2012 for the gym, medical and retail tenancy areas.
-At least 50% of townhouse external lighting will be controlled by a motion detector

ESD Notes -

FURTHER DETAILS AS PER SMP DATED MAY 2025

General:

- The development will include the facilities for electric vehicle charging equipment with appropriate signage and charging infrastructure installed.
- Seperate utility meters to be provided for each dwelling (apartments and townhouses), commercial tenancy and common areas.
- Heating and cooling for retail space and conditioned common areas will be provided by energy efficient air conditioning.
- Each dwelling will be provided with energy efficient split system air conditioners (min. ZERL efficiency of 1.5 Stars for Heating and 2 stars for Cooling).
-The project will not be connected to gas supply, and all dwellings will be provided with efficient electric induction cooktops.
-Energy consumption from artificial lighting throughout the development will be reduced by using LED lighting and by optimising daylight diffusion. For non-residential area, the maximum illumination power density (W/m2) in at least 90% of the area will meet the requirements in Table J7D3a of the NCC 2022 Vol 1.
-Energy efficient lifts will be specified that include measure to specifically reduce stand-by consumption.
-All windows, doors, exhaust fans and pipe penetrations will be constructed to minimise air leakage as required by the provisions outlines in Section J5 of the NCC 2022.
-Min 58.4kW solar PV systems oriented to the north assuming an inclination of 2.0° will be installed, producing 76,098kWh^{-1} of green electricity per year.
- WELLS star ratings will be:
  - Kitchen taps: Min. 6 star;
  - Bathroom taps: 6 star;
  - Dishwasher: 5 Star
  - Toilets: 4 Star
  - Showers: ≤ 7.5L/min (4 star)
- Landscaping in garden beds and terrace planters boxes will be drought tolerant and will include mulch and soil wetting agents to reduce the potable water.
-No VOCs (Volatile Organic Compounds) will be selected.
- Tap and floor waste/drain is to be provided on every balcony/terrace.
- The Fire test system will not expel potable water for testing, or a minimum of 80% of test water from fire sprinkler systems to be captured for reuse. A sprinkler system will not be installed in the townhouse buildings; therefore, the above-mentioned requirement is not applicable to townhouse buildings.
-All dwellings will be fitted with double glazed windows, and/or double glazed low-e windows.

Apartments:

- Average energy rating of apartments to be no less than 7.0 stars, with no apartment achieving less than 6.0 stars. All apartments are required to meet the ABCB NatHERS heating and cooling load requirements, and the cooling load requirements of <22MJ/m² for climate zone 60 Tullamarine.
- Hot water will be provided via efficient centralised heat pump hot water system.
- The maximum illumination power density (W/m2) in at least 90% of the Class 2 building will be at least 20% lower than required by Clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2).
- For the apartment building, a rainwater tank with a total effective storage capacity of 40kL. Stored water will be used for the flushing of toilets in the gym, medical centre, cafe and tenancy Units 1 to 4. Runoff from all terrace areas on Level 1 will be diverted to a raingarden with a minimum area 25m².

Townhouses:

- All townhouses must achieve an area weighted average star rating of 7.0 and are required to meet ABCB NatHERS heating and cooling requirements.
- Townhouses will be provided hot water via an individual electric heat pump hot water system.
- The lighting levels will not be exceeding 4.0W/m2).
- External clotheslines will be provided to each townhouse.
- Rainwater will be harvested from the main roof areas of each unit and diverted to a 2,000L tank allocation per dwelling (total 10kL) to be used for toilet flushing for the entire townhouse development.

PRELIMINARY

Clarke Hopkins Clarke
www.chc.com.au | studio@chc.com.au | 03 9419 4340

High Street, Belmont
107-123 HIGH STREET, BELMONT VIC 3216
Project No. 230114

Scale 1:200 @ A1
Scale 1:400 @ A3
0 10m

Basement 1 Floor Plan

26.11.25

TP101 b

Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 SCR	1800mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
2100 FENCE	2100mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
AFL	ABOVE FLOOR LEVEL
EX	EXISTING
HORIZ SCR	1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
HW	HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
H WIN	HABITABLE WINDOW
NH WIN	NON HABITABLE WINDOW
OB	OBSCURE GLAZING
500 RET WALL	500mm HIGH RETAINING WALL
RWT	RAINWATER TANK
ST	STORAGE
WIN	HABITABLE WINDOW

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Project No. 230114

Scale 1:200 @ A1
Scale 1:400 @ A3
0 10m

Ground Floor Plan | TP102 b

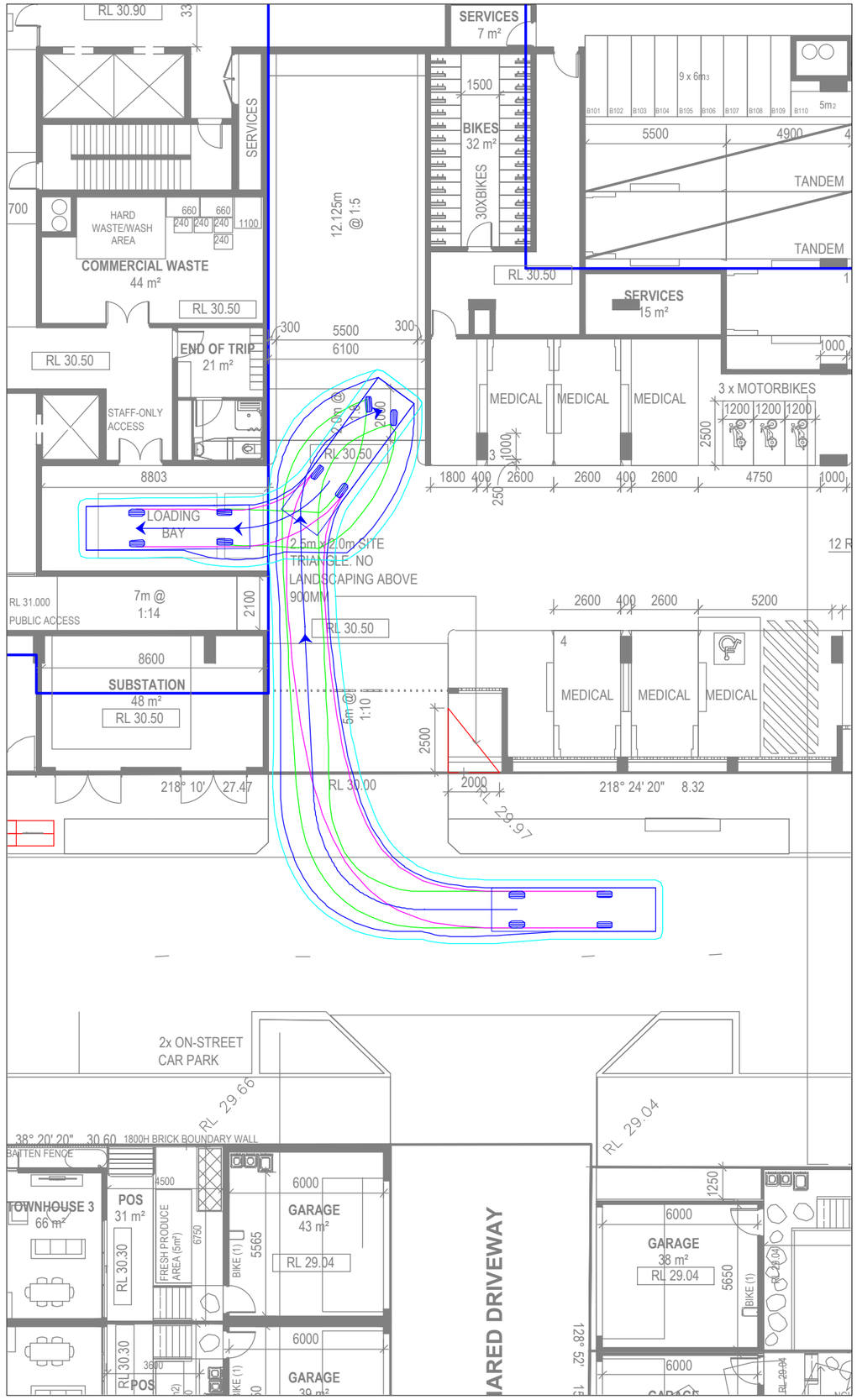
26.11.25

www.chc.com.au | studio@chc.com.au | 03 9419 4340

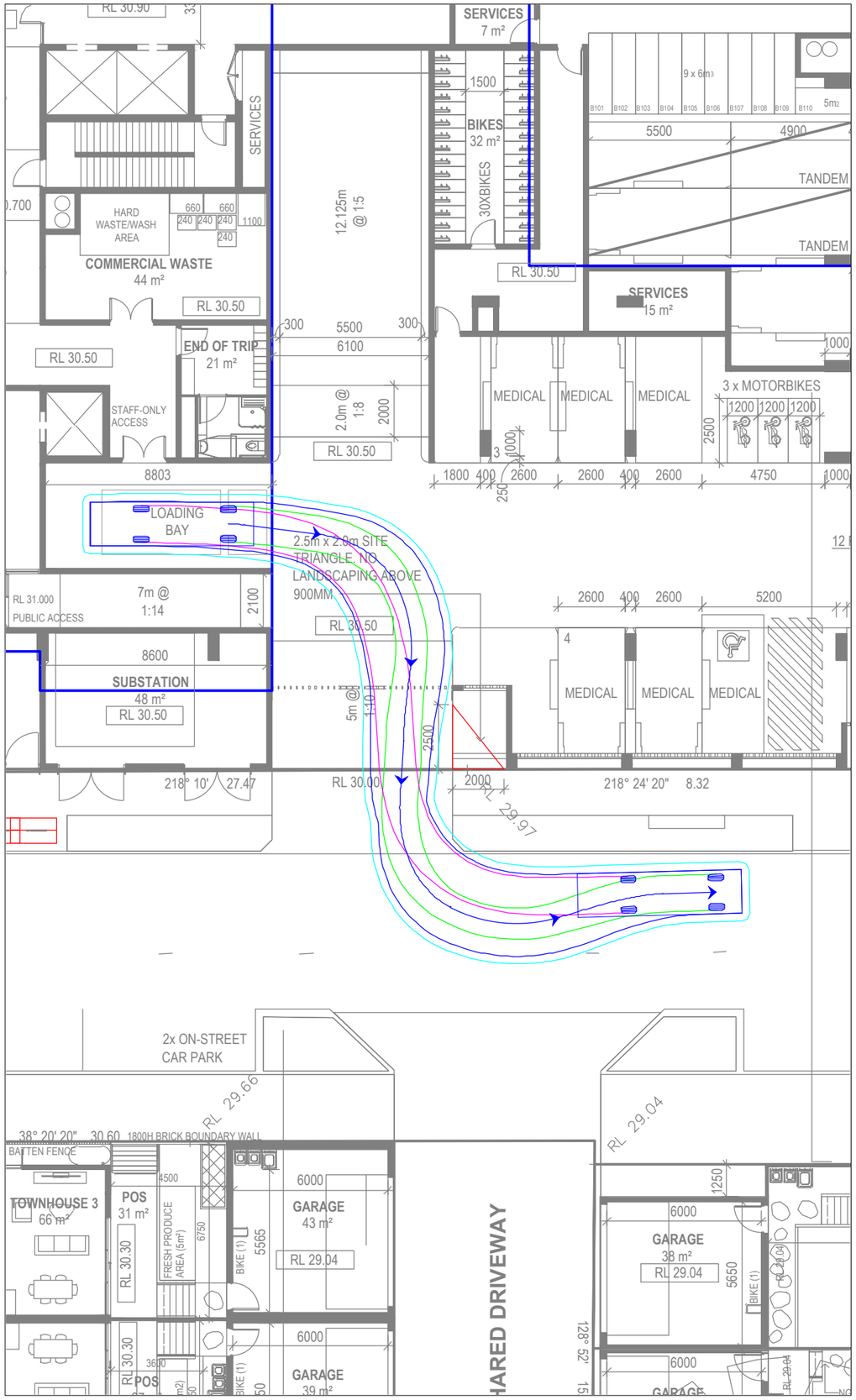
Appendix B

Swept Path Diagrams

SOUTHERN LOADING BAY - INGRESS



SOUTHERN LOADING BAY - EGRESS

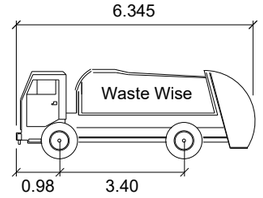


Traffix Group

Level 28, 459 Collins St, MELBOURNE VIC 3000
T: (03) 9822 2888
www.traffixgroup.com.au

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

LEGEND

- REAR WHEELS
- FRONT WHEELS
- VEHICLE BODY
- BODY CLEARANCE

107 HIGH STREET, BELMONT

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASE INFORMATION FROM: 230114_High St_Belmont - Sheet - SK102 - Ground Floor Plan.dwg & 230114_High St_Belmont - Sheet - SK101 - Basement 1 Floor Plan
DRAWINGS BY: Clarke Hopkins Clarke

DESIGNED BY	CHECKED BY
J. YOUNG	L. FURNESS

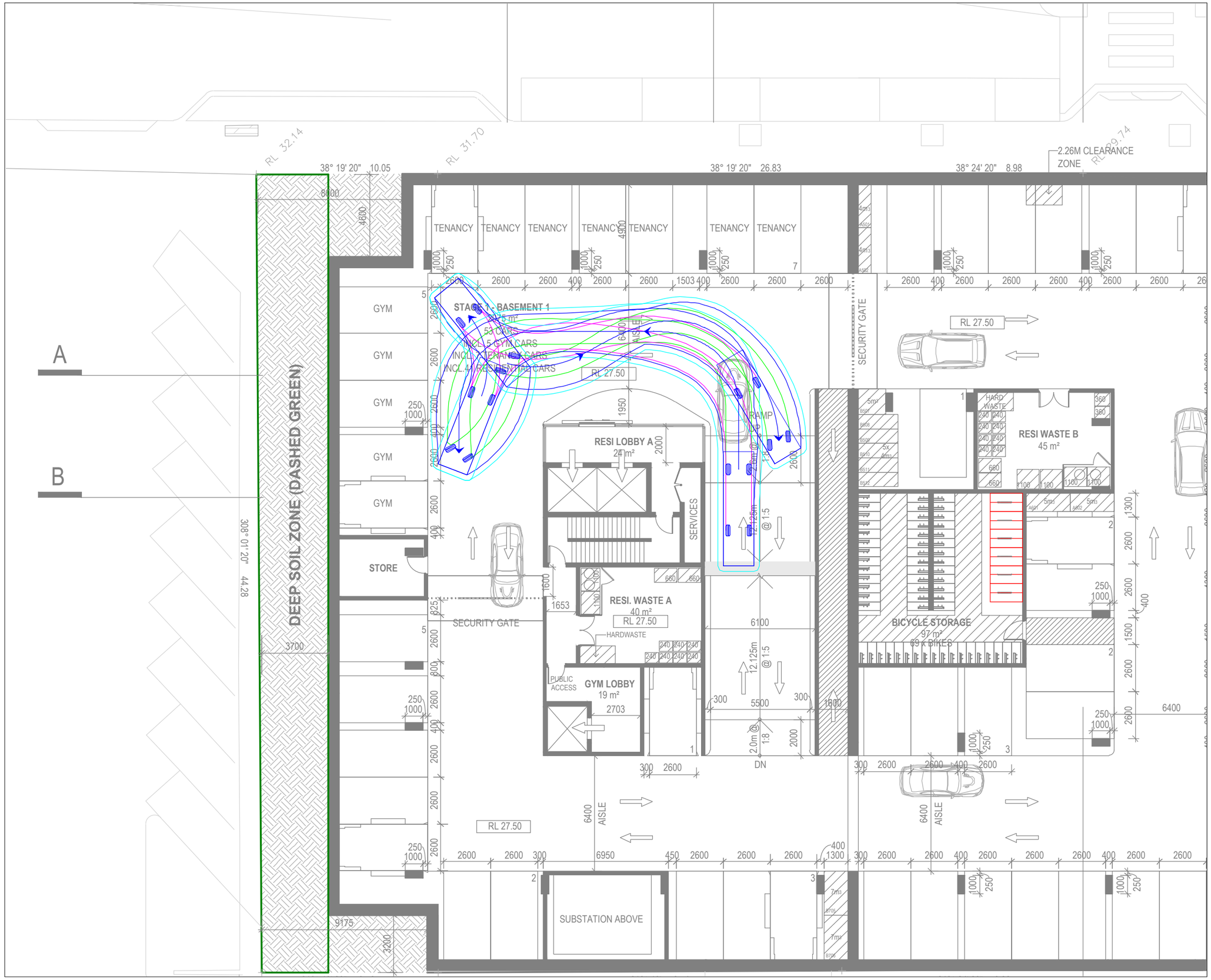
REV	DATE	NOTES
A	10/07/2025	TOWN PLANNING
B	04/12/2025	AMENDED SCHEME

FILE NAME: G35559-01
SHEET NO.: 03

SCALE: 1:200 (A3)

0 2 4

WASTE TRUCK TURNAROUND IN BASEMENT



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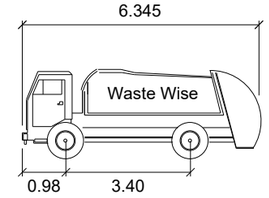

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DRAWINGS BY: Clarke Hopkins Clarke

DESIGNED BY J. YOUNG

CHECKED BY L. FURNESS

REV	DATE	NOTES
A	10/07/2025	TOWN PLANNING
B	04/12/2025	AMENDED SCHEME

FILE NAME: G35559-01

SHEET NO.: 04

SCALE: 1:200 (A3)