

Client
Antipodean Land Developments

Date
28 August 2026

Planning

Transport

Urban Design

Waste Management

Waste Management Plan

712-716 High Street,
Thornbury VIC

ratio:

ratio.com.au

Project
712-716 High Street, Thornbury VIC

Prepared for
Antipodean Land Developments

Our reference
21903W-R03F01

Directory path <https://ratioconsultants1.sharepoint.com/sites/21903W/Shared Documents/7. Waste management plans/21903W-R03F01.docx>

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R01F01	28/03/2025	Town Planning - Final	M Mendez	M Fairlie
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1. Introduction

1.1. Project Details

Site Address

712-716 High Street, Thornbury VIC

Local Council

Darebin City Council (Phone: 03 8470 8888)

Planning Permit Number

PA2503786

Proposal Overview

Ratio Consultants Pty Ltd was engaged by the permit applicant to prepare a Waste Management Plan for a proposed mixed-use development on the land at 712-716 High Street in Thornbury.

Relevant to this Waste Management Plan, the proposed development comprises the following key elements:

- 47 residential apartments across levels 1-7.
- A ground floor retail premises (café) with a total net leasable area of 297.3 square metres.
- Separate bin rooms for the residential and commercial components of the development provided on basement level 1.

A development summary for the residential and commercial components of the development has been provided below in Table 1.1 and 1.2.

Table 1.1: Residential Development Summary

Waste Source	Qty
1-Bedroom Apartment	8
2-Bedroom Apartment	19
3-Bedroom Apartment	20
Total	47

Table 1.2: Commercial Development Summary

Level	Waste Source	Operational Days/Week	NLA (m ²)
Ground Level	Retail Premises (Café)	7	297.3

1.2. Waste Management Plan Purpose

This Waste Management Plan has been prepared to:

- Comply with Condition 14 of Planning Permit PA2503786, as outlined below:
“Concurrent with the endorsement of plans pursuant to Condition 3, the Waste Management Plan (WMP) prepared by Ratio Consultants and dated 2 June 2025 must be endorsed by the responsible authority.”
- Reflect the addition of Level 7, comprising three additional three-bedroom apartments.
- Establish an effective waste management system that is compatible with the design of the development and compliant with national, state, and local policies / best practice guidelines.
- Form a document that achieves effective communication of the waste management system so that waste system managers and users can be properly informed of its design and the roles and responsibilities involved in its implementation.

1.3. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development are outside the scope of this Waste Management Plan.

1.4. Applicable Standards and References

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

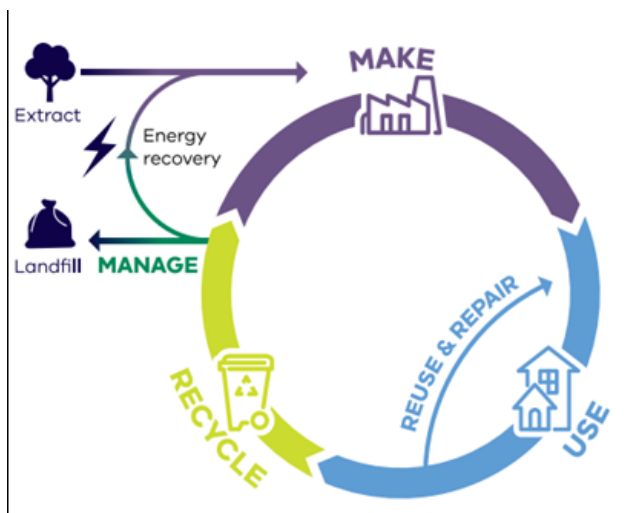
- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Australian Standards:
 - AS 4123.1-7 (Mobile Waste Containers).
 - AS 1668.2 (Odour).
 - AS 2890.2 (Parking Facilities).
 - AS 5377:2013 (E-waste).
 - AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
 - AS 4564-2012 (Composts).
 - AS 1319 (Safety signs).
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Disability Discrimination Act 1992.
- Victorian Government – Recycling Victoria: A New Economy (2020).
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).
- EPA Victoria – Noise Control Guidelines (2021).
- City of Darebin – Waste Management Guidelines (2021).

2. Operational Waste Management Guide

2.1. Recycling Victoria: A new economy

Victoria is on a path towards a 'circular economy', whereby residents and businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in figure 2.1 below.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

The Government's *Recycling Victoria: A New Economy* (2020) sets out strategies to reduce the amount of waste generated in Victoria and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors to encouraging users to access the services and systems as intended. This includes promoting the above strategy where practicable and encouraging users to participate in minimising the impact of waste on the environment.

Therefore, supporting tenants to participate in the circular economy and encouraging waste as a last resort rather than a first resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding a development's waste profile and progress over time. Audit results should be shared with all tenants, to raise awareness and encourage further reductions in waste wherever possible.

2.2. Guide for Residents

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

- A copy of this Waste Management Plan.
- Methods and techniques for waste reduction and minimisation.
- Information regarding waste collection days and requirements.
- Resident responsibilities regarding bin usage, storage, and collection.
- Resident responsibilities regarding litter and waste removal from the common property.

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

General Waste Disposal Methodology

- Residents shall place general waste into dedicated general waste receptacles provided within each apartment (to be provided by Building Management).
- Residents shall empty full general waste receptacles into the general waste collection bins provided within the basement level 1 residential bin room.
- Residents must ensure that general waste is placed within tied plastic bags prior to being placed into the general waste collection bins.

Organics Disposal Methodology

- Residents shall place food scraps into dedicated organics receptacles provided within each apartment (to be provided by Building Management).
- Residents shall empty full organics receptacles into the shared organics collection bins located within the basement level 1 residential bin room.
- Residents must ensure that organics is either unbagged or placed within contractor-approved compostable bags prior to being placed into the organics collection bins.

Recycling Disposal Methodology

- Residents shall place recyclables into dedicated recycling receptacles provided within each apartment (to be provided by Building Management).
- Residents shall empty full recycling receptacles into the recycling collection bins provided within the basement level 1 residential bin room.
- Residents must ensure that bottles, cans, and containers are rinsed, cardboard is flattened, and lids/packaging are separated, prior to being placed into the recycling collection bins.
- Recycling must be loose and not be bagged.

Glass Disposal

- Residents shall place glass recyclables into dedicated glass receptacles provided within each apartment (to be provided by Building Management).
- Residents shall empty full glass receptacles into the shared glass collection bins located within the basement level 1 floor residential bin room.
- Residents must ensure that glass bottles and jars are rinsed, and lids/packaging are separated, prior to being placed into the glass collection bins.

- Glass must be loose and not be bagged.

Disposal of Other Waste Streams

- **Hard Waste and E-Waste Items:** residents shall take hard waste and E-waste to a dedicated drop-off area within the basement level 1 residential bin room (hard waste and e-waste to be collected by a private collection contractor). Residents may also take hard waste and e-waste to a nearby drop-off location. E-waste is prohibited under Victorian state law to be disposed of in landfill.
- **Charity Items:** residents shall take charity items (clothing, appliances, etc.) to the dedicated bin provided within the basement level 1 residential bin room. Charity items shall be collected by an appropriate non-profit organization or other service provided. This collection shall be arranged by Building Management.

2.3. Guide for Retail Tenants

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

- A copy of this Waste Management Plan.
- Methods and techniques for waste reduction and minimisation.
- Information regarding waste collection days and requirements.
- Retail tenant responsibilities with regard to bin usage, storage, and collection.
- Retail tenant responsibilities with regard to litter and waste removal from the common property.

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

General Waste Disposal Methodology

- Retail tenants shall place general waste into a dedicated general waste receptacle (to be provided by the retail tenant).
- Retail tenants shall empty full general waste receptacles into the general waste collection bins located within the basement level 1 commercial bin room when full.
- General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics Disposal Methodology

- Retail tenants shall place food scraps into a dedicated organics caddy (to be provided by the retail tenant).
- Retail tenants shall empty their organics caddy into the organics collection bins located within the basement level 1 commercial bin room when full.
- Retail tenants must ensure that organics is either unbagged or placed within approved compostable bags prior to being placed into the organics collection bins.

Recycling Disposal Methodology

- Retail tenants shall place recycling into a dedicated recycling receptacle (to be provided by the retail tenant).
- Retail tenants shall empty full recycling receptacles into the recycling collection bins located within the basement level 1 commercial bin room when full.
- Bottles, cans, and containers must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>), prior to being placed into the recycling collection bins.
- Recycling must not be bagged.

Glass Disposal Methodology

- Retail tenants shall place glass into a dedicated glass receptacles (to be provided by the retail tenant).
- Retail tenants shall empty their glass receptacles into the glass collection bins located within the basement level 1 commercial bin room when full.
- Bottles, and jars must be rinsed, cardboard flattened, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>), prior to being placed into the glass collection bins.
- Glass must not be bagged.

Disposal Methodology for Other Waste Streams

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

2.4. Guide for Building Management

Building Management shall be responsible for the following:

- Ongoing management of the waste management system, including the maintenance of the bin rooms, associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Ensuring private waste collection contractor has access to the site and bin rooms on collection days.
- Ensuring that no collection bins are stored outside of the property boundary at any given time.
- Engaging and managing the landscaping contractor.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management systems and location of the bin rooms.
- Informing all waste system users that bagged recycling and glass is not permitted.
- Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements).
- Labelling/numbering the bins according to the property address to protect them from theft and vandalism.
- Servicing all communal areas through sweeping and removal of litter on a regular basis.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the bin rooms, and associated equipment and components are provided as per the design requirements outlined in Section 6.

2.5. Waste Management System Education

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

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

2.6. Waste Management Plan Revisions

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

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Residential Waste Volume Assessment

The waste generation rates for 'One-bedroom apartments', 'Two-bedroom apartments' and 'Three-bedroom apartments' specified within City of Darebin's 'Waste Management Guidelines' have been adopted for the waste volume estimate assessment purposes.

Applying the above waste generation rates, the residential waste volume estimates are outlined in Tables 3.1 and 3.2 below.

Table 3.1: Residential General Waste & Organics Volume Estimates

Waste Source	Qty	General Waste Generation Rate (L/Apartment/Week)	General Waste Volume (L/Week)	Organics Generation Rate (L/Apartment/Week)	Organics Volume (L/Week)
1-Bedroom Apartment	8	60	480	25	200
2-Bedroom Apartment	19	80	1,520	40	760
3-Bedroom Apartment	20	80	1,600	45	900
Total	47	-	3,600	-	1,860

Table 3.2: Residential Recycling & Glass Volume Estimates

Waste Source	Qty	Recycling Generation Rate (L/Apartment/Week)	Recycling Volume (L/Week)	Glass Generation Rate (L/Apartment/Week)	Glass Volume (L/Week)
1-Bedroom Apartment	8	80	640	24	192
2-Bedroom Apartment	19	100	1,900	30	570
3-Bedroom Apartment	20	120	2,400	36	720
Total	47	-	4,940	-	1,482

3.2. Commercial Waste Volume Assessment

The commercial waste generation rates specified within Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments, 2018' have been adopted for the commercial component of the development, including an **80 : 20** split for **general waste : organics** and a **70 : 30** split for **recycling : glass** for increased waste separation / resource recovery rates.

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

Table 3.3: Commercial General Waste & Organics Volume Estimates

Waste Source	NLA (m ²)	Operational Days/Week	General Waste Generation Rate (L/100m ² /day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m ² /day)	Organics Volume (L/Week)
Retail Premises (Café)	297.3	7	240	4,988	60	1,247

Table 3.4: Commercial Recycling & Glass Volume Estimates

Waste Source	NLA (m ²)	Operational Days/Week	Recycling Generation Rate (L/100m ² /day)	Recycling Volume (L/Week)	Glass Generation Rate (L/100m ² /day)	Glass Volume (L/Week)
Retail Premises (Café)	297.3	7	140	2,910	60	1,247

4. Waste Storage and Equipment Details

4.1. Residential Waste Storage and Equipment Requirements

The waste storage and equipment requirements for the residential component of the development are outlined in Table 4.1 below.

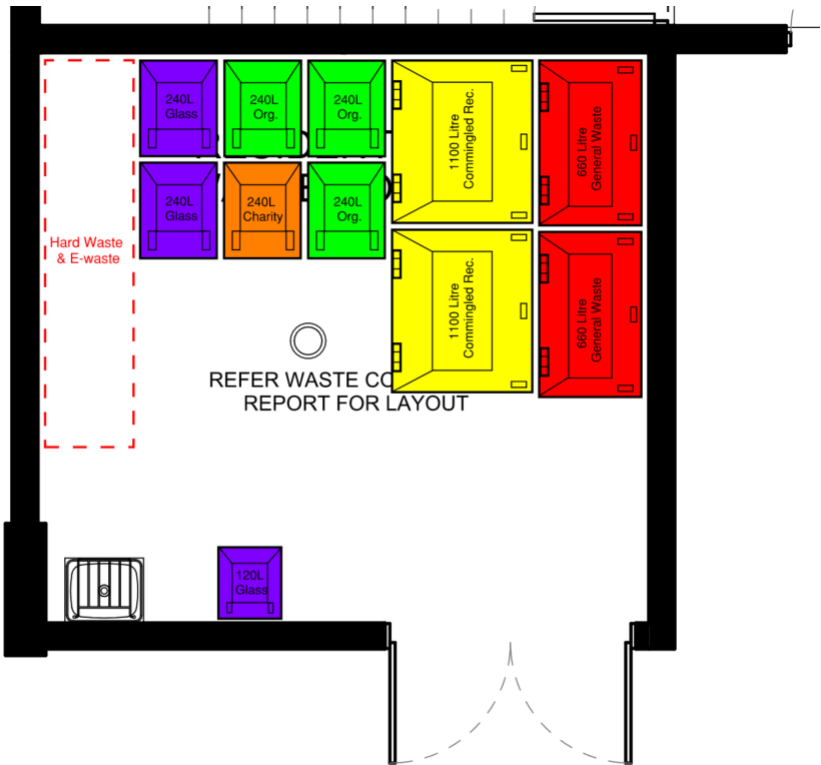
Table 4.1: Residential Waste Storage and Equipment Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	660	2	1,200	1,260	780	1.97
Organics	240	3	1,060	585	730	1.28
Recycling	1,100	2	1,330	1,240	1,070	2.65
Glass	240	2	1,060	585	730	0.85
	120	1	930	480	545	0.26
Charity Items	240	1	1,060	585	730	0.43
Hard Waste/E-Waste	2 sqm Storage Area (collected as required)					1.50
Total Footprint Required Excluding Circulation (m²):						8.94
Total Area Provided (m²):						23.00

4.2. Residential Bin Room Layout

The residential bin room layout is provided in Figure 4.1 below.

Figure 4.1: Residential Bin Room Layout



4.3. Commercial Waste Storage and Equipment Requirements

The waste storage and equipment requirements for the commercial component of the development are outlined in Table 4.2 below.

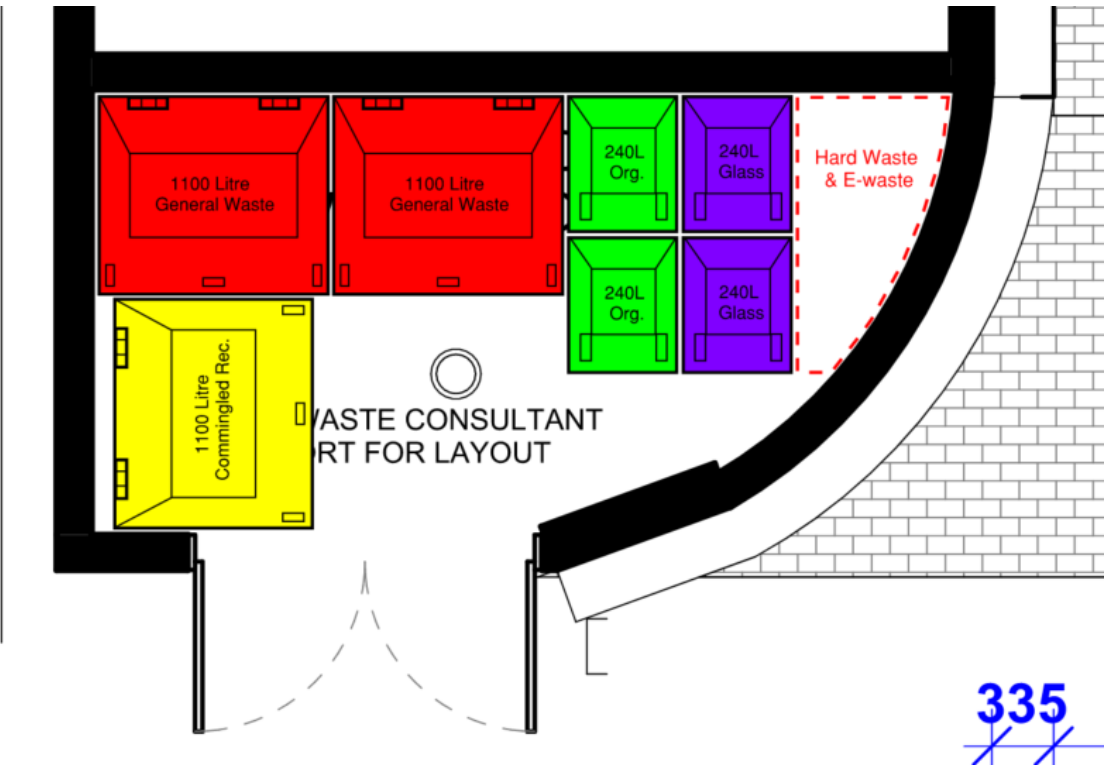
Table 4.2: Commercial Waste Storage and Equipment Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	1,100	2	1,330	1,240	1,070	2.65
Organics	240	2	1,060	585	730	0.85
Recycling	1,100	1	1,330	1,240	1,070	1.33
Glass	240	2	1,060	585	730	0.85
Hard Waste/E-Waste	1 sqm Storage Area (collected as required)					1.00
Total Footprint Required Excluding Circulation (m²):						6.69
Total Area Provided (m²):						11.50

4.4. Commercial Bin Room Layout

The commercial bin room layout is provided in Figure 4.2 below.

Figure 4.2: Commercial Bin Room Layout



5. Waste Collection Details

5.1. Residential Waste Collection Requirements

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

Table 5.1: Residential Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	3,600	660	2	Three Times Per Week	3,960
Organics	1,860	240	3	Three Times Per Week	2,160
Recycling	4,940	1,100	2	Three Times Per Week	6,600
Glass	1,482	240	2	Three Times Per Week	1,800
		120	1	Three Times Per Week	
Hard Waste/ E-Waste	-	Drop-off Area	-	As Required	-
Charity Items	-	240	1	As Required	-

5.2. Commercial Waste Collection Requirements

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

Table 5.2: Commercial Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	4,988	1,100	2	Three Times Per Week	6,600
Organics	1,247	240	2	Three Times Per Week	1,440
Recycling	2,910	1,100	1	Three Times Per Week	3,300
Glass	1,247	240	2	Three Times Per Week	1,440

Hard Waste/ E-Waste	-	Drop-off Area	-	As Required	-
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5.3. Waste Collection Methodology

All waste shall be collected from the basement level 1 carpark by a private collection contractor, using a 6.4-metre-long mini rear loader, which has a travel height clearance of 2.2 metres and an operational height clearance requirement of 2.5 metres when lifting 1,100L bins.

The waste collection vehicles shall enter the site in a forward direction from Rossmoyne Street, access the basement level 1 carpark, and prop in proximity to the bin rooms to undertake collection.

Refer to Appendix B for the swept path assessment of the waste collection vehicle.

Building management shall ensure the waste collection contractors are provided with access to the site, and the bin rooms on collection days. The waste collection contractors shall be responsible for transferring the bins from the bin rooms to the collection vehicle for emptying and returning the bins to their original positions once collection is complete.

The waste collection contractor, in conjunction with Building Management, shall be responsible for the development of a Safe Work Method Statement (SWMS), to ensure safety is considered for every aspect of the bin transfer and collection procedure.

Hard waste shall be collected by a private collection contractor on-site via a suitable collection vehicle. Building management shall be responsible for arranging collections on an as-required basis.

Waste Collection Times

Waste collection shall be undertaken in accordance with EPA Victoria's 'Noise Control Guidelines' (Publication 1254.2, May 2021, Section 5 – Domestic Refuse Collection), as outlined below:

- Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Compliance with Heavy Vehicle National Law (HVNL) for vehicles with mass greater than 4.5 tonne GVM.

6. Design Standards

6.1. Bin Room Design Requirements

The bin rooms shall be provided in accordance with the following requirements:

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

6.2. Bin Colour Requirements

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

- General waste collection bins: dark green or black body and red lid.
- Organics collection bins: dark green or black body and lime green lid.
- Recycling collection bins: dark green or black body and yellow lid.
- Glass waste collection bins: dark green or black body and purple lid.

6.3. Signage Requirements

The bin rooms shall be provided with instructions and signage informing waste system users of the following:

- How to correctly separate and dispose of / recycle each waste stream.
- The necessary measures to be undertaken in the event of waste spillages / bag ruptures.
- That no hazardous materials are to be stored within these rooms.
- Sustainability Victoria's standard signage is attached to Appendix D.

6.4. Internal Waste Receptacle Requirements

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

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

Internal commercial waste receptacles (provided within the retail premises) should meet the following requirements:

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

7. Contact Information

7.1. Contractors and Supplier Details

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

Table 7.1: Contractor and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Resource Recovery Centre	Resource Recovery Centre (The Tip)	03 8470 8888	www.darebin.vic.gov.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A – Plans Assessed

GENERAL NOTES:

1. These drawings are to be read in conjunction
with the Urban Context Report prepared by Austin
Maynard Architects, and the following consultant
team reports;

Ratio Consultants

Planning Report
Traffic Engineering Assessment
Green Travel Plan
Waste Management Plan

HIP V. HYPE

Sustainability Management Plan

UDLA

Landscape Architect Design

MEL Consultants

Wind Impact Assessment

Absolute Surveying

Title Re-establishment & Feature Survey

OCTAVE ACOUSTICS

Acoustic Impact Report

ACCESS STUDIO

Accessibility Report

2. All POS areas are provided with a garden tap,
stormwater drainage & a weatherproof electricity
outlet

3. All landscaping areas are to be irrigated. The
irrigation system is to be supplied with water
collected onsite.

4. Run off from all roof areas, excluding balconies,
are to be directed into the Rain Water tanks located
within the basement. Refer to STORM Assessment.

5. Harvested water stored in rainwater tanks to be
used for irrigation and WC flushing. Refer SMP.

6. Refer to the SMP for WELS ratings of plumbing
fixtures.

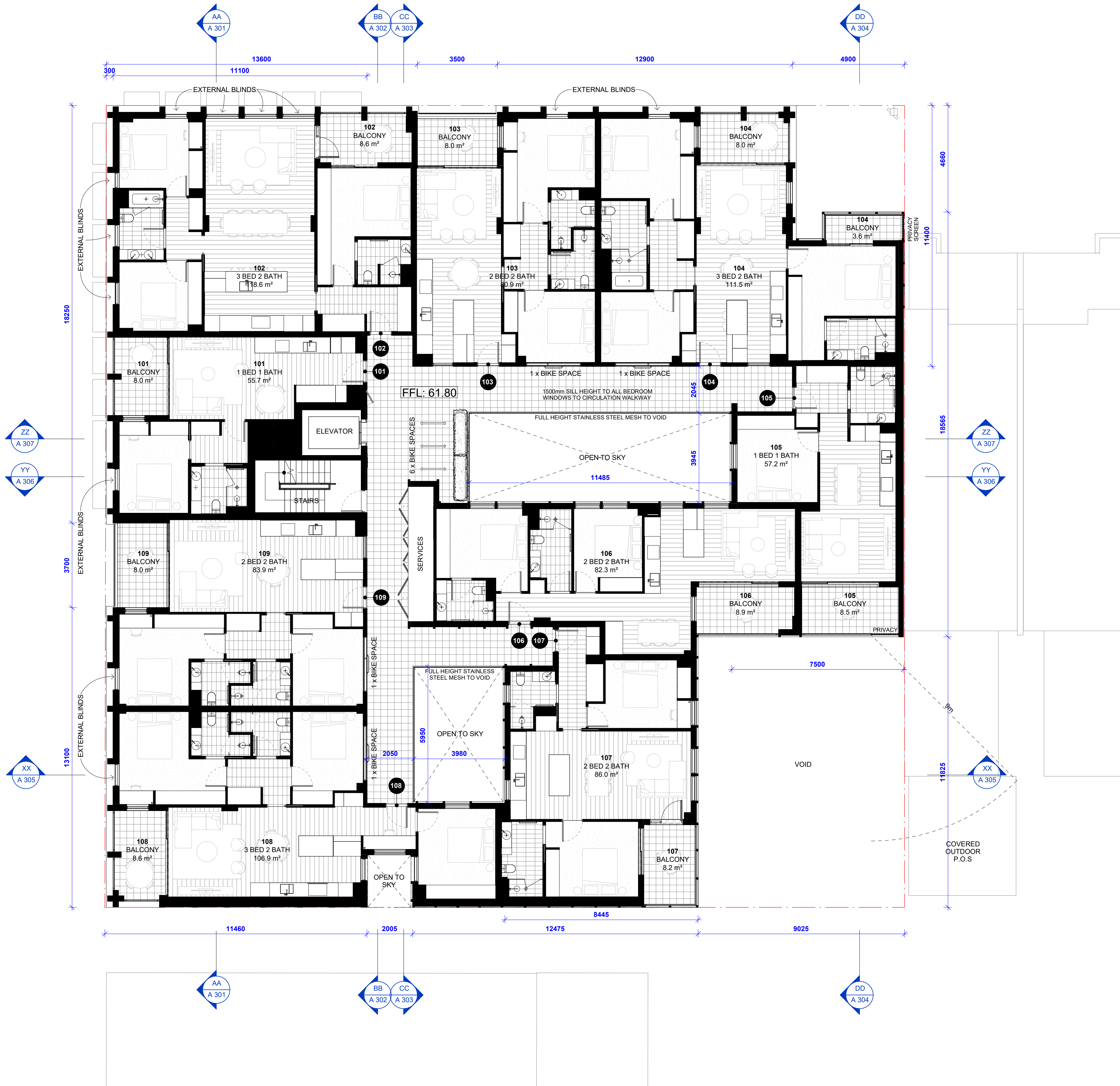
7. Refer to the SMP for NatHERS ratings of the
proposed apartments and note the commitment to
exceed the minimum requirements of the NCC.

8. Refer to the SMP for Wattage per m2
requirements for the apartment areas.

9. All external lights are to be on motion sensors,
including those within the basement.

10. Refer to the SMP for details of cross ventilation
compliance under BESS.

11. All parking bays to have access to EV charging
via a load management device.



GENERAL NOTES:

1. These drawings are to be read in conjunction
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Ratio Consultants
Planning Report
Traffic Engineering Assessment
Green Travel Plan
Waste Management Plan

HIP V. HYPE
Sustainability Management Plan

UDLA
Landscape Architect Design

MEL Consultants
Wind Impact Assessment

Absolute Surveying
Title Re-establishment & Feature Survey

OCTAVE ACOUSTICS
Acoustic Impact Report

ACCESS STUDIO
Accessibility Report

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5. Harvested water stored in rainwater tanks to be
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6. Refer to the SMP for WELS ratings of plumbing
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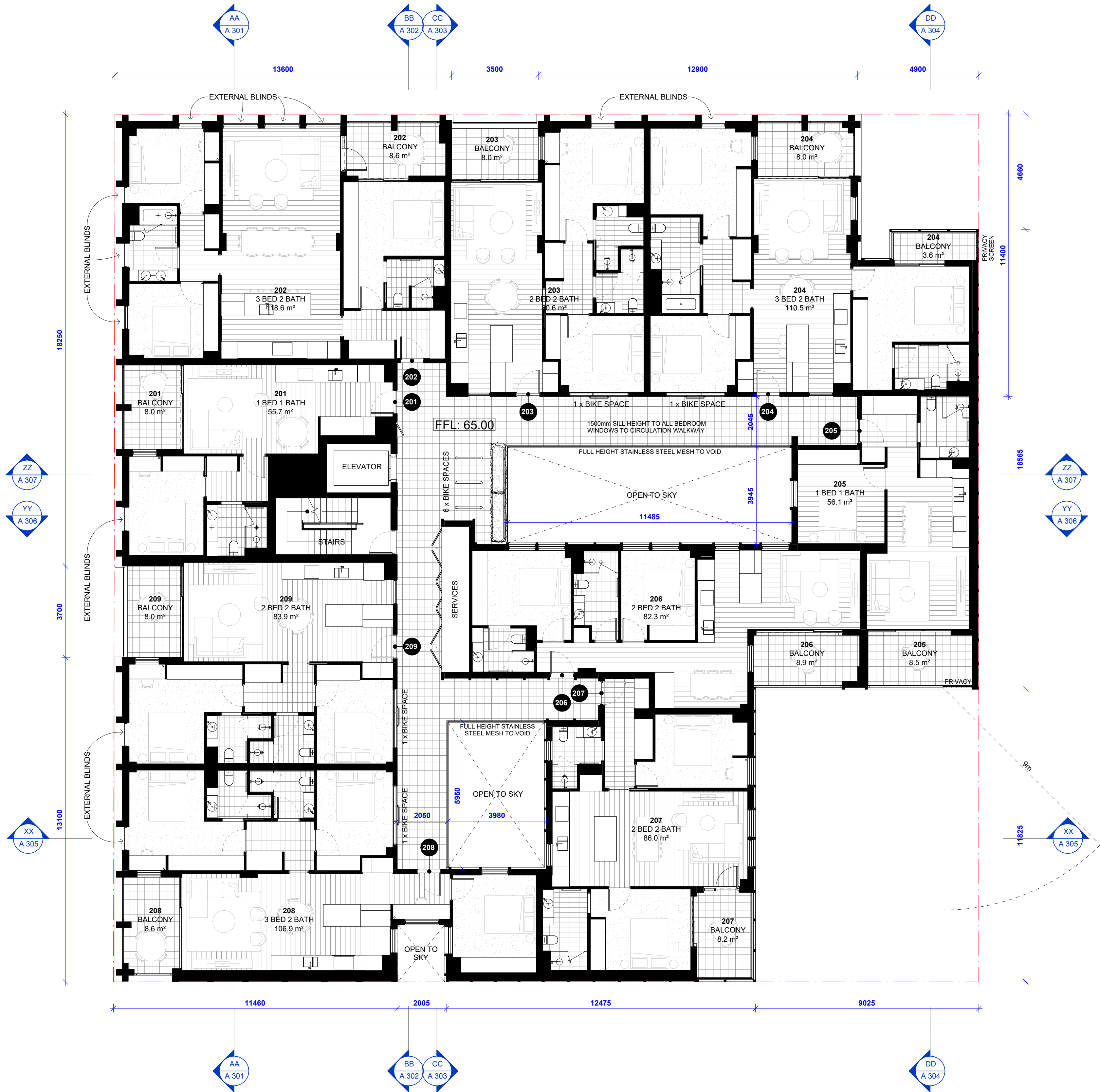
7. Refer to the SMP for NatHERS ratings of the
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10. Refer to the SMP for details of cross ventilation
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11. All parking bays to have access to EV charging
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C. 21.08.26 TOWN PLANNING AMENDMENT DR
DATE REVISION NOTE BY

project name

THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

project address

716 HIGH STREET,
THORNBURY, VIC 3071

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL 2

AMI A project number

250409

scale @ A1

1 : 100

print date

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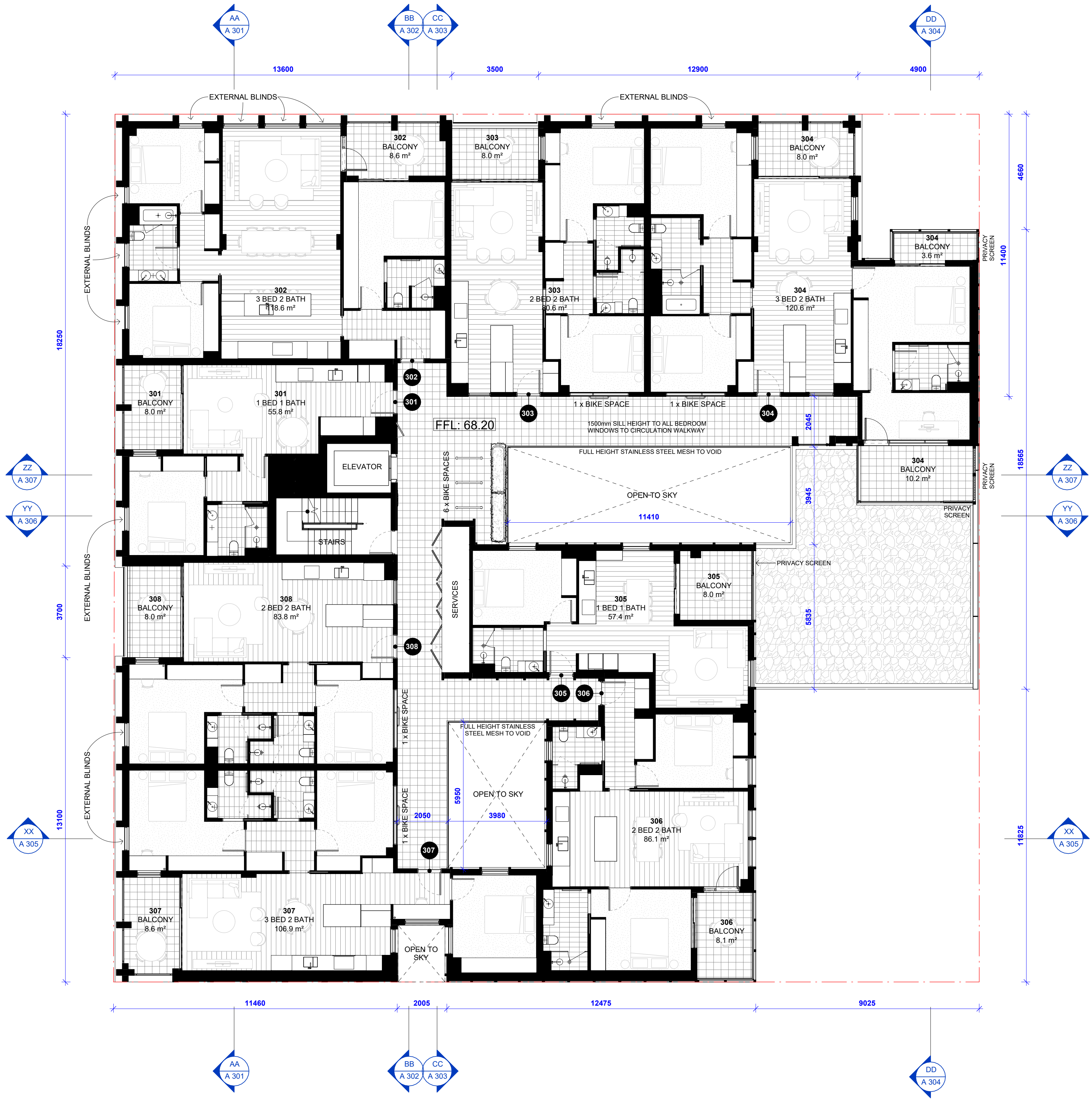
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C. 21.08.26 TOWN PLANNING AMENDMENT DR
DATE REVISION NOTE BY

project name

THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

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716 HIGH STREET,
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ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL 3

AM A project number

250409

scale @ A1

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print date

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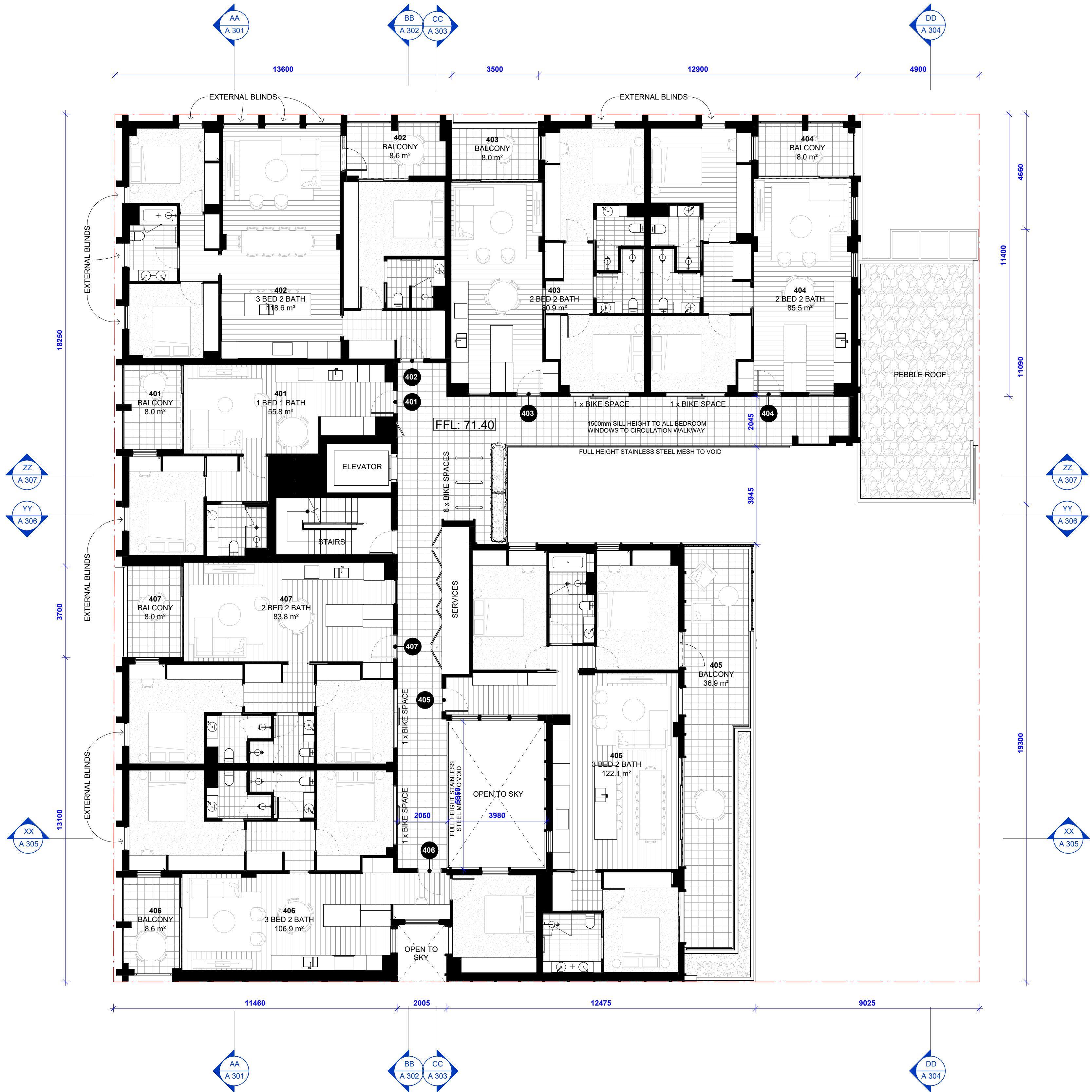
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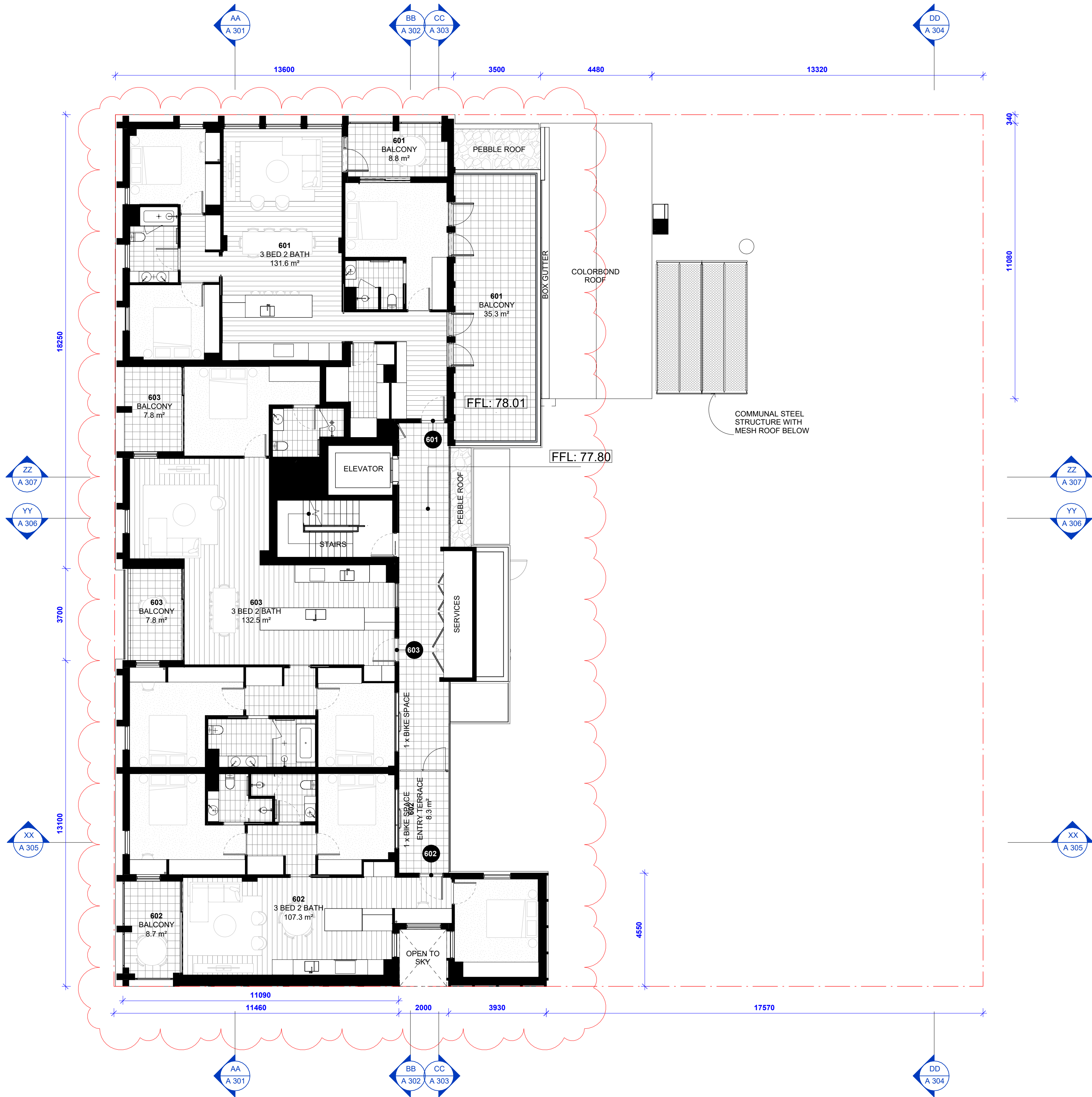
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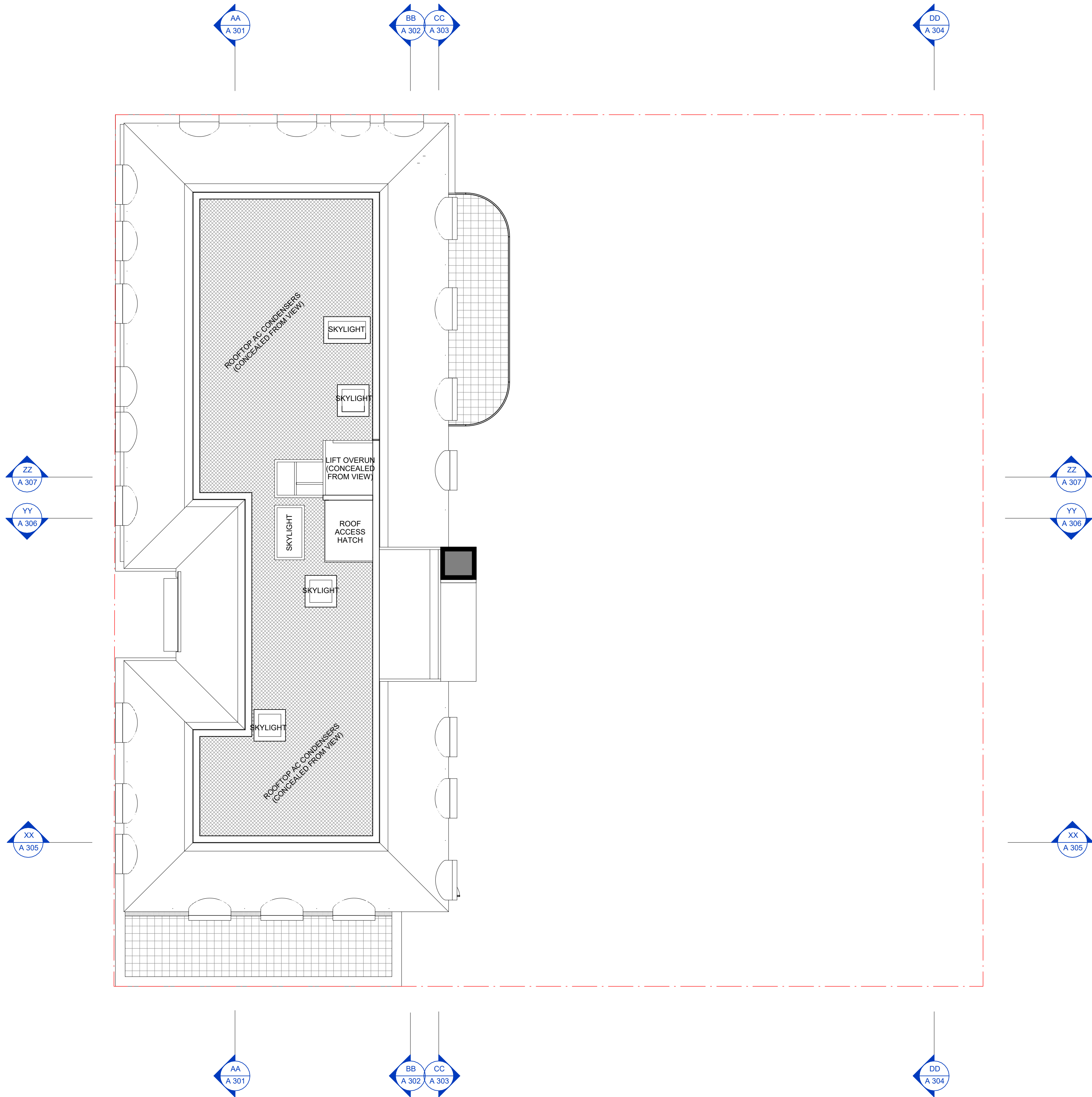
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C. 21.08.26 TOWN PLANNING AMENDMENT DR
DATE REVISION NOTE BY

project name

THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

project address

**716 HIGH STREET,
THORNBURY, VIC 3071**

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

LEVEL 8 GA PLAN (ROOF)

AM/A project number

250409

scale @ A1

1 : 100

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WWW.MAYNARDARCHITECTS.COM
HELLO@MAYNARDARCHITECTS.COM

0497 020 635

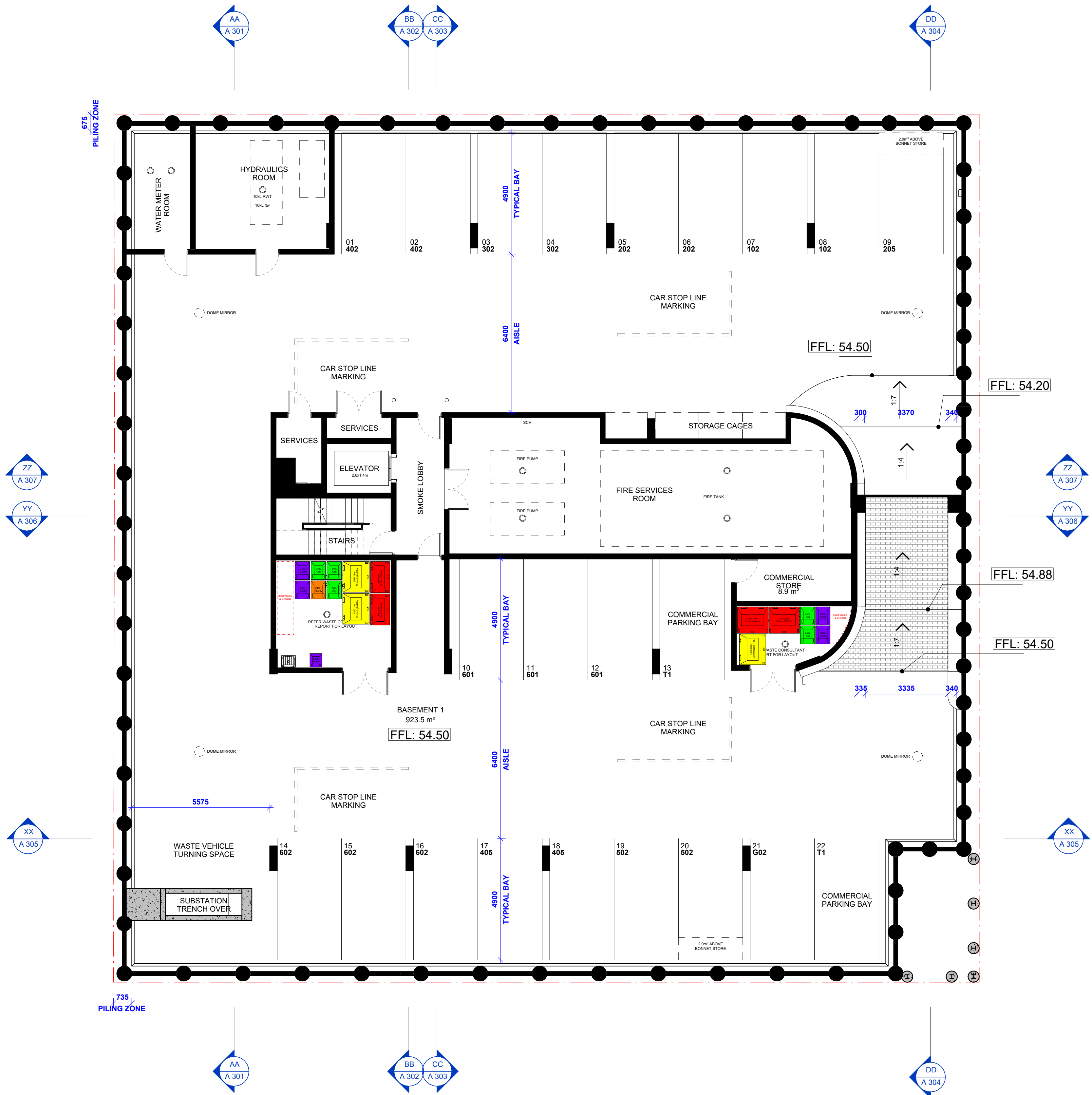
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project address

716 HIGH STREET,
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client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN BASEMENT 1

AM A project number

250409

scale @ A1

1 : 100

print date

26/08/2026 9:37:14 AM

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CARLTON VIC 3053

WWW.MAYNARDARCHITECTS.COM
HELLO@MAYNARDARCHITECTS.COM

0497 020 635

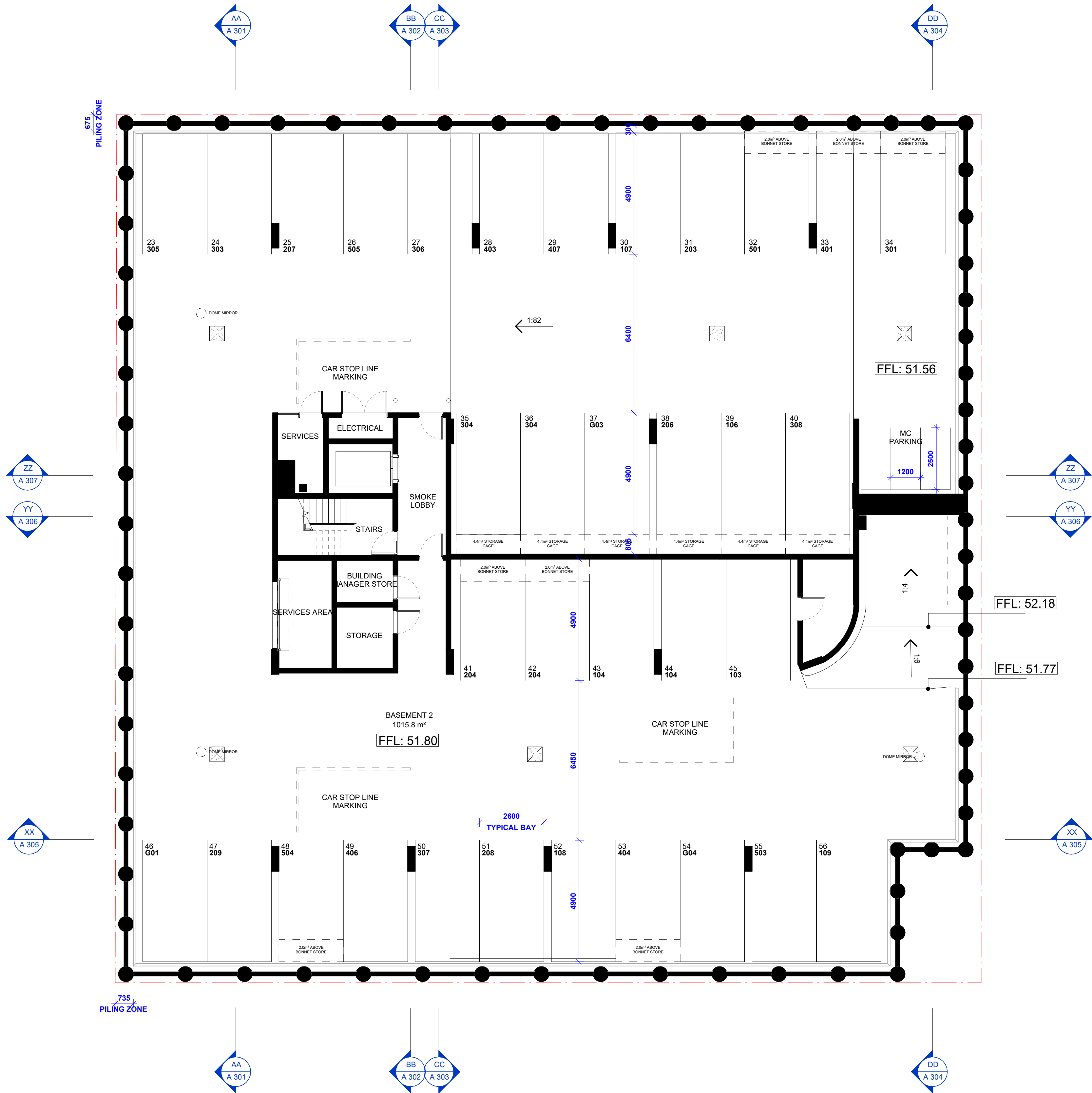
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stage

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drawing

PLAN BASEMENT 2

AM/A project number

250409

scale @ A1

1 : 100

print date

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Appendix B – Swept Path Assessment

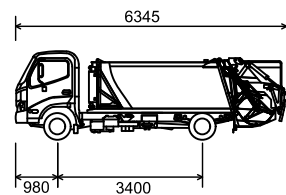
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ratio:

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LEVEL 5 / 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length 6.345m
Body Width 1.700m
Overall Body Height 2.080m
Min Body Ground Clearance 0.205m
Track Width 1.670m
Lock to Lock Time 4.00 sec
Curb to Curb Turning Radius 6.450m

Proposed Mixed-Use Development
716 High Street, Thornbury
Swept Path Assessment

NOTE:
1) Base Plan Supplied by Austin Maynard Architects
2) Maximum Design Speed 10km/h

RATIO REFERENCE
21903W-SK01/SL

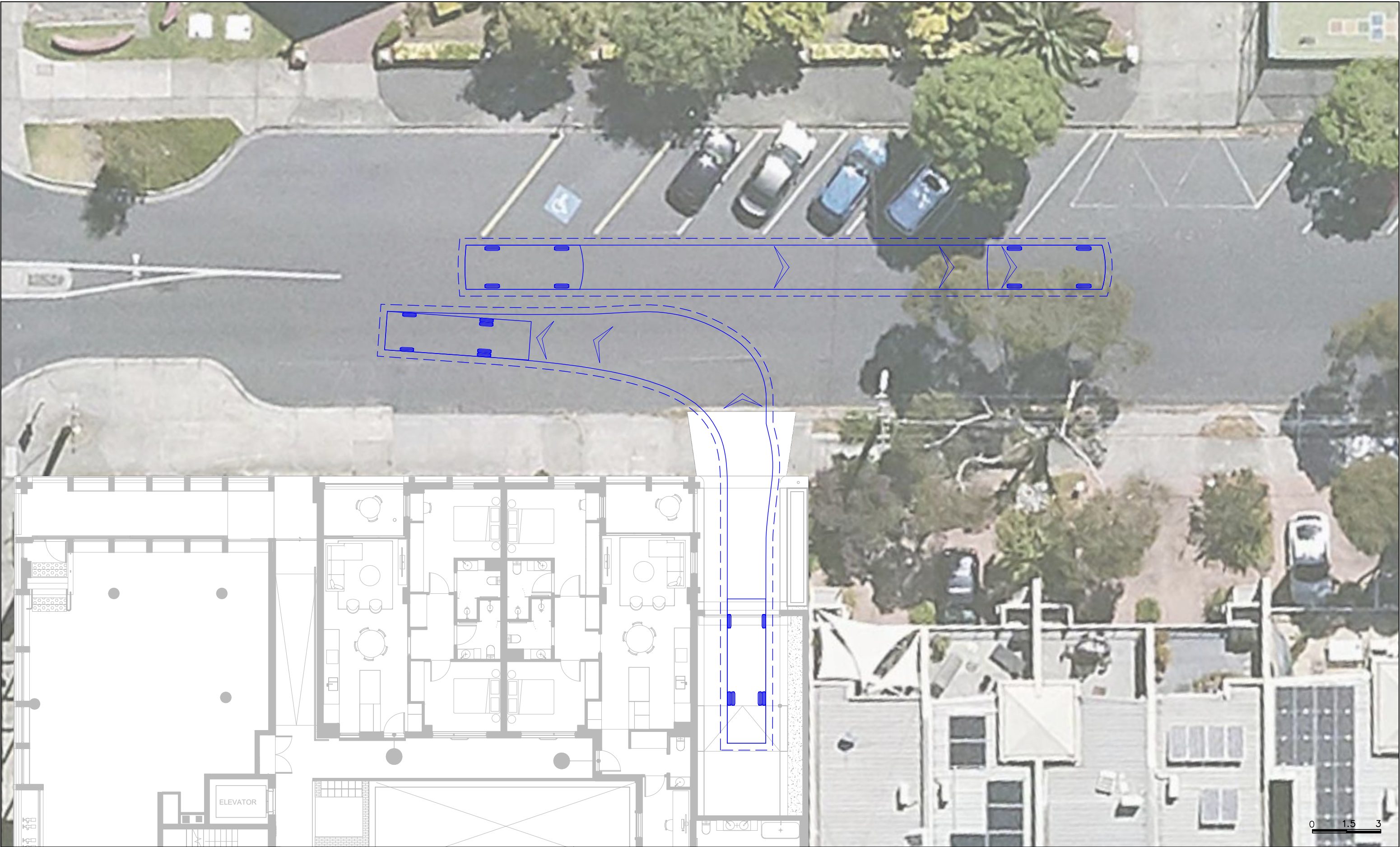
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27/08/2026



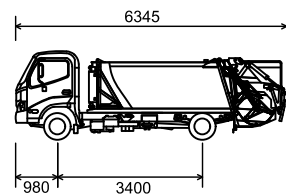
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ratio:

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LEVEL 5 / 65 DOVER STREET
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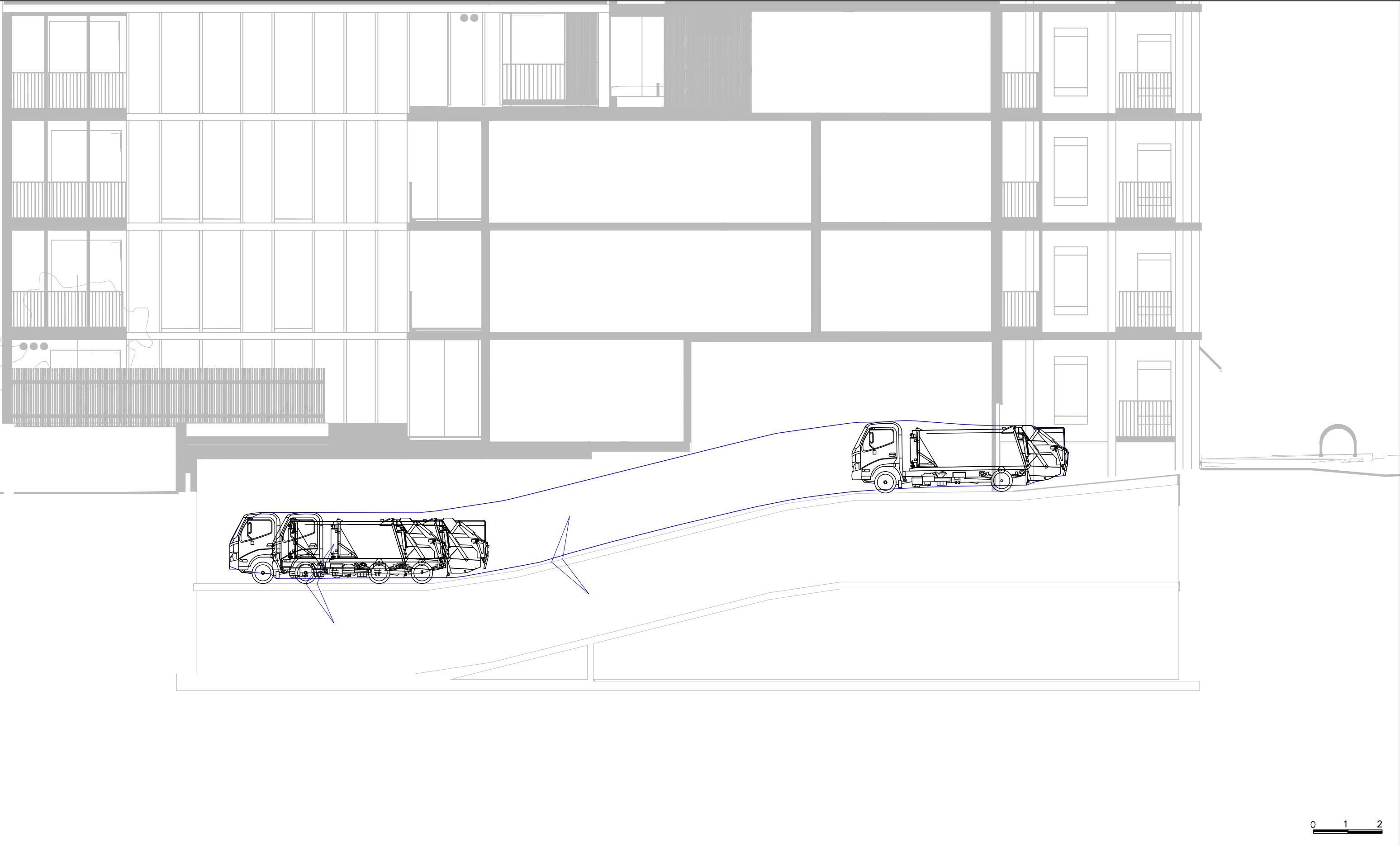
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2 of 6

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27/08/2026

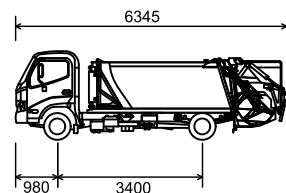


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FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



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Proposed Mixed-Use Development 716 High Street, Thornbury Swept Path Assessment

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RATIO REFERENCE
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3 of 6

SCALE
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DATE
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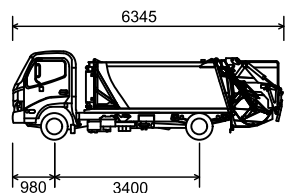


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CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

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Proposed Mixed-Use Development 716 High Street, Thornbury Swept Path Assessment

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RATIO REFERENCE
21903W-SK01/SL

SHEET No.
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DATE
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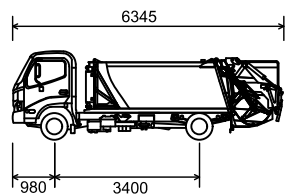
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716 High Street, Thornbury
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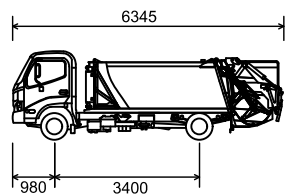


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