

# Traffix Group

## Waste Management Plan

Build to Rent Development

35-45 Lithgow Street, Abbotsford

Prepared for  
Model Australia Pty Ltd

October 2025

G35649R-02B (WMP)

# Document Control

Our Reference: G35649R-02B (WMP)

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A	Draft	20/10/2025	M. Jora	D. Trotter (RPE 6797)
B	Final	30/10/2025	M. Jora	D. Trotter (RPE 6797)

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# 1. Introduction

Traffix Group has been engaged by Model Australia Pty Ltd to prepare a Waste Management Plan for the Build to Rent Development at 35-45 Lithgow Street, Abbotsford.

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

# 2. Development

The development is for a mixed-use development on the site as set out in Table 1.

Table 1: Development Schedule

Description/Use		Area/Size/No.
Residential (Build to Rent)	Studio dwellings	54 no.
	One-bedroom dwellings	78 no.
	Two-bedroom dwellings	19 no.
	<b>Total</b>	<b>151 no.</b>
<b>Residential Amenity</b>		766 m <sup>2</sup>
Commercial	Café	62 m <sup>2</sup>

Waste collection will occur on-site within the basement level carpark, via a private contractor using a 6.4m long low-profile rear loading waste collection vehicle.

### Café Tenancy

A bin storage room is to provide for a café tenancy within the basement level.

### Residential

A dual chute system for residents is provided at each residential level and will terminate into the chute discharge area provided at the basement level. Garbage and recycling waste will be accommodated within the chutes (separate chute for each waste stream).

A shared residential waste storage area is provided for glass and FOGO waste at basement level. This waste will be manually transferred to the waste room which is directly accessible to the residents through the lifts.

Hard waste storage space, e-waste and charity waste bins are also provided within the waste loading area at basement level. This waste will be collected via a private contractor on-site within the basement level as required.

A copy of the development plans prepared by Warren and Mahoney Architects is attached at Appendix A.

## 3. Waste Management Plan

### 3.1. Waste Systems

The waste management systems of the development are comprised of the following components:

- Immediate smaller bins within individual dwellings and café tenancy for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage Bins (MGB's) via chutes,
- A dual chute system for garbage and recyclable waste (excluding glass) at each residential level,
- Mobile Garbage Bins (MGB's) within the respective waste storage area at basement level, and
- Manual transfer of FOGO, glass, hard waste, e-waste and charity waste within the shared residential waste storage area will occur via residents as required.

### 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 shall be separated and managed into the following waste streams:

#### Residential Component

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

#### Commercial Component

- General Garbage Waste,
- Food and Organics/Green Waste,
- Other Commingled Recycling (including glass), and
- Paper and Cardboard Waste.

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

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	Commercial Waste
<b>Garbage</b>	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the appropriate chute provided at each residential level.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the respective commercial waste storage area at basement level.
<b>Recycling</b>	Residents will dispose of loose recyclable items directly into the appropriate chute provided at each level. Cardboard items shall be folded where appropriate.	Staff will dispose of loose recyclable items directly into the recycling bin within the respective commercial waste storage area at basement level.
<b>FOGO</b>	Small kitchen caddy bins shall be provided within the kitchen in each dwelling for residents. Residents will be responsible to dispose of organic waste directly into the organic bins within the shared residential waste area at basement level as required.	Café staff will dispose of organic waste directly into the organic bins within the commercial waste storage area at basement level.
<b>Glass</b>	Glass waste will be stored separately within the kitchen area in each dwelling where relevant. Residents will dispose of this glass waste directly into the glass bins within the shared residential waste area at basement level as required.	Glass waste generation by the commercial tenancy is anticipated to be very low and therefore, it can be accommodated within the commingled recycling bin provided.
<b>Paper &amp; cardboard</b>	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the commingled recycling bin. Transfer to occur via the commingled recycling chute (except for large cardboards which should be taken manually).	Café staff will dispose of loose cardboard directly into the paper & cardboard bin within the commercial waste storage area at basement level. Cardboard shall be folded appropriately.
<b>Hard Waste</b>	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. A hard waste storage is provided within the basement level, and it will be collected via a private contractor on-site.	The commercial tenancy will dispose of any hard waste via a private contractor on a required basis.

Waste Type	Waste Management	
	Residential Waste	Commercial Waste
Other	Residents will dispose of charity waste and electric waste within onsite bins including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Recycling drop-off centre (168 Roseneath Street, Clifton Hill). E-waste must not be disposed in landfill. Collection will occur via private contractor on-site.	Staff will dispose of any electric waste including batteries, phones, computers etc. with the assistance of the property manager via the private contractor as required.

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

The different 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.

Waste generation from residential amenity area is included in the below figures.

Table 3 sets out the expected waste generation for the Build to Rent Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
<b>Residential</b>		
One-bedroom dwellings	80L per apartment/week	80L per apartment/week
Two-bedroom dwellings	100L per apartment/week	100L per apartment/week
Residential amenity	10L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day
<b>Commercial</b>		
Café	300L/100m <sup>2</sup> floor area/day	200L/100m <sup>2</sup> floor area/day

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

Table 4: Expected Waste Generation for the Use

Waste Source	Size/No.	Garbage	Recycling
<b>Residential</b>			
One-bedroom dwellings (inc. studio)	132 no.	10,560 L per week	10,560 L per week
Two-bedroom dwellings	19 no.	1,900 L per week	1,900 L per week
Residential amenity	766 m <sup>2</sup>	537 L per week	537 L per week
<b>TOTAL WASTE GENERATED</b>		<b>12,997 L per week</b>	<b>12,997 L per week</b>
<b>Commercial</b>			
Café	62 m <sup>2</sup>	1,303 L per week	869 L per week

### 3.3.2. Considering Alternative Waste Streams

As previously detailed, the Victorian Government’s Circular Economy Policy: Recycling Victoria, requires food organics (FOGO), glass and paper & cardboard waste to be considered separately to reduce landfill.

Consideration of separate waste streams from the development is summarised in Table 5. The separated waste ratios are based on the values provided within the City of Melbourne Guidelines and having experience with similar developments.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential dwelling	65%	35%	80%	20%	-
Café	70%	30%	60%	-	40%

Based on the preceding, the development is expected to generate the following waste volumes.

Table 6: Expected Waste Generation – Splits per Stream (inc. residential amenity)

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
<b>Residential</b>						
Dwellings	151 no.	8,636L	4,361L	10,505L	2,492L	-
<b>TOTAL WASTE GENERATED</b>		<b>12,997L / week</b>		<b>12,997L / week</b>		
<b>Commercial</b>						
Café	62 m <sup>2</sup>	912L	391L	521L	-	348L
<b>TOTAL WASTE GENERATED</b>		<b>1,303L / week</b>		<b>869L / week</b>		

### 3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 and Table 8 provide a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies – Residential

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	8,636L	1,100L	4 no.	2
FOGO	4,361L	240L	10 no.	2
Recycling	10,505L	1,100L	5 no.	2
Glass	2,492L	660L	2 no.	2

Table 8: Waste Bins and Collection Frequencies – Cafe

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	912L	660L 1,100L	1 no. 1 no.	1
Recycling	521L	1,100L	1 no.	1
FOGO	391L	240L	3 no.	1
Paper & Cardboard	348L	660L	1 no.	1

Further details regarding the waste equipment required for the development are detailed in Table 9.

Table 9: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) <sup>Note 1</sup>	Bin Lid Colour <sup>Note 2</sup>	Bin Body Colour <sup>Note 2</sup>
Garbage	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	1,100L	1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	660L	1,200 x 1,260 x 780mm	Purple	
Paper & cardboard	660L	1,200 x 1,260 x 780mm	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.

### 3.5. Dual Chute System

Chute termination areas will be enclosed and secure for safety reasons. Access to these areas will be available by trained personal only. Building management staff will be responsible for the rotation and emptying of bins as required.

Doors to the secure chute room shall be provided at a minimum width of 1.5m in order to facilitate the transfer of 660L & 1100L bins as required.

A dual chute system for garbage and recycling will be provided for residents on each building level, which will terminate into the appropriate bins located in the waste area at basement level. Skirting/equivalent system should be provided at the termination of the chutes to reduce the impact of materials falling into the bins. Residential garbage and recycling bins shall have reinforced bases to increase the durability of the bins.

The chutes shall be designed to the manufacturer’s specifications and appropriate signage, and instructions will be provided to residents to ensure correct and safe use of the chute system. Bins would be rotated as required by trained personnel.

The chutes will have acoustic treatment including vinyl loaded flexible barrier and 25mm acoustic foam to minimise noise impacts to the residents. Plastic chutes can be used if desired to further reduce the noise impacts to a minimal level.

**3.5.1. Waste Area and Access**

The development provides a chute discharge area at basement level which will be secured and accessed via trained personnel only.

Access door to all the waste storage areas is at least 1.5m wide to allow adequate transfer of the 660L and 1,100L bins.

Separate waste storage areas for residential and café tenancy are provided at basement level which can be accessed internally via the lifts.

The waste storage areas and access route are illustrated at Figure 1.

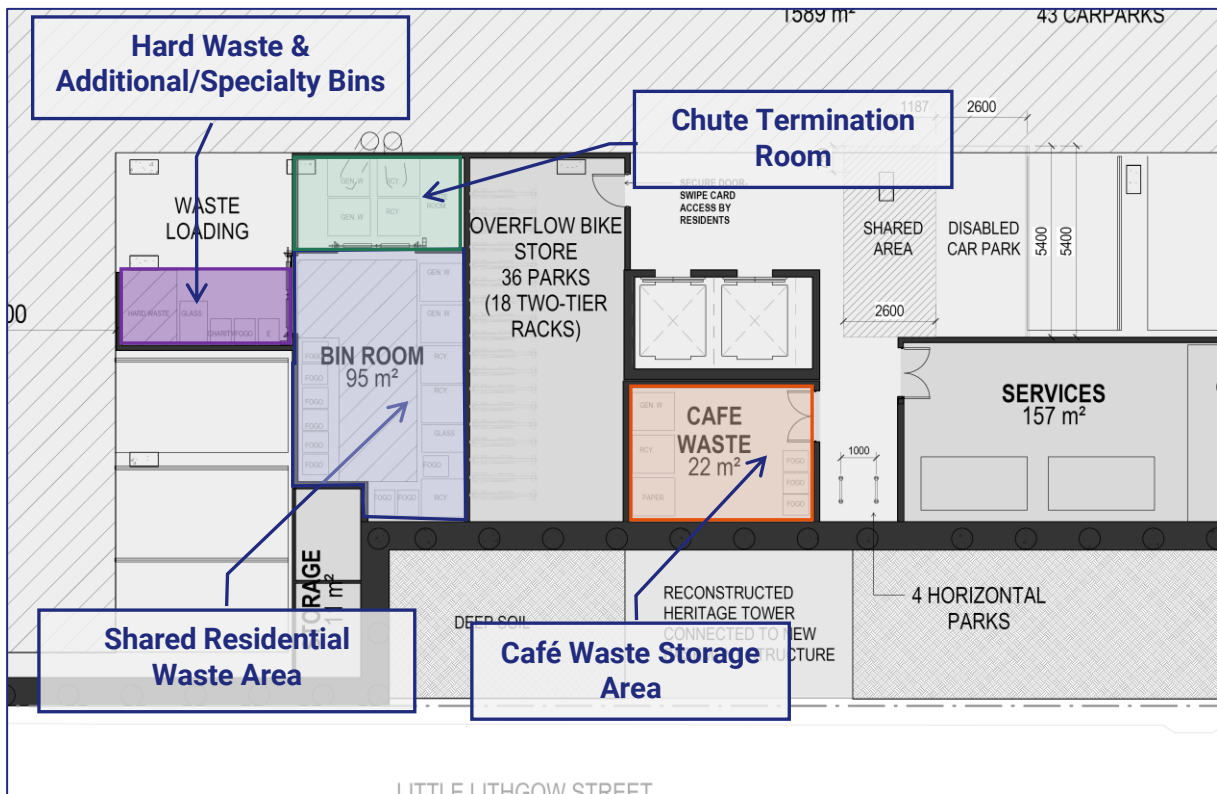


Figure 1: Waste Storage Areas – Residential and Cafe

Table 10 and Table 11 details the waste area requirements based on the waste equipment proposed.

Table 10: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Residential	240L	0.43m <sup>2</sup>	10	8.17m <sup>2</sup>	95m <sup>2</sup>
	660L	0.99m <sup>2</sup>	2	1.98m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	9	11.97m <sup>2</sup>	
Charity waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
E-waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Hard waste		~3 m <sup>2</sup>			
Note 1: Net area required is calculated from the dimensions of the bins.					

Table 11: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Café Tenancy	240L	0.43m <sup>2</sup>	3	1.29m <sup>2</sup>	22m <sup>2</sup>
	660L	0.99m <sup>2</sup>	2	1.98m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	2	2.66m <sup>2</sup>	
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 within the development.

### 3.6. Signage

The signage will help guide and encourage staff and residents of the development to dispose of waste correctly into the appropriate waste streams.

An education plan for the development detailing how the following information will be communicated to future residents/tenants is required:

- all available waste and resource recovery services
- how to access and use the waste and resource recovery services.
- location of the bin room, waste and recycling chutes (if applicable), and how to use them.
- Signs on the bins, bin rooms and the drop-off points will be required to encourage correct recycling and minimise contamination.

Signage will be provided in bin rooms and on chutes to clearly denote each of the available services, and to encourage correct use of systems.

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 2.

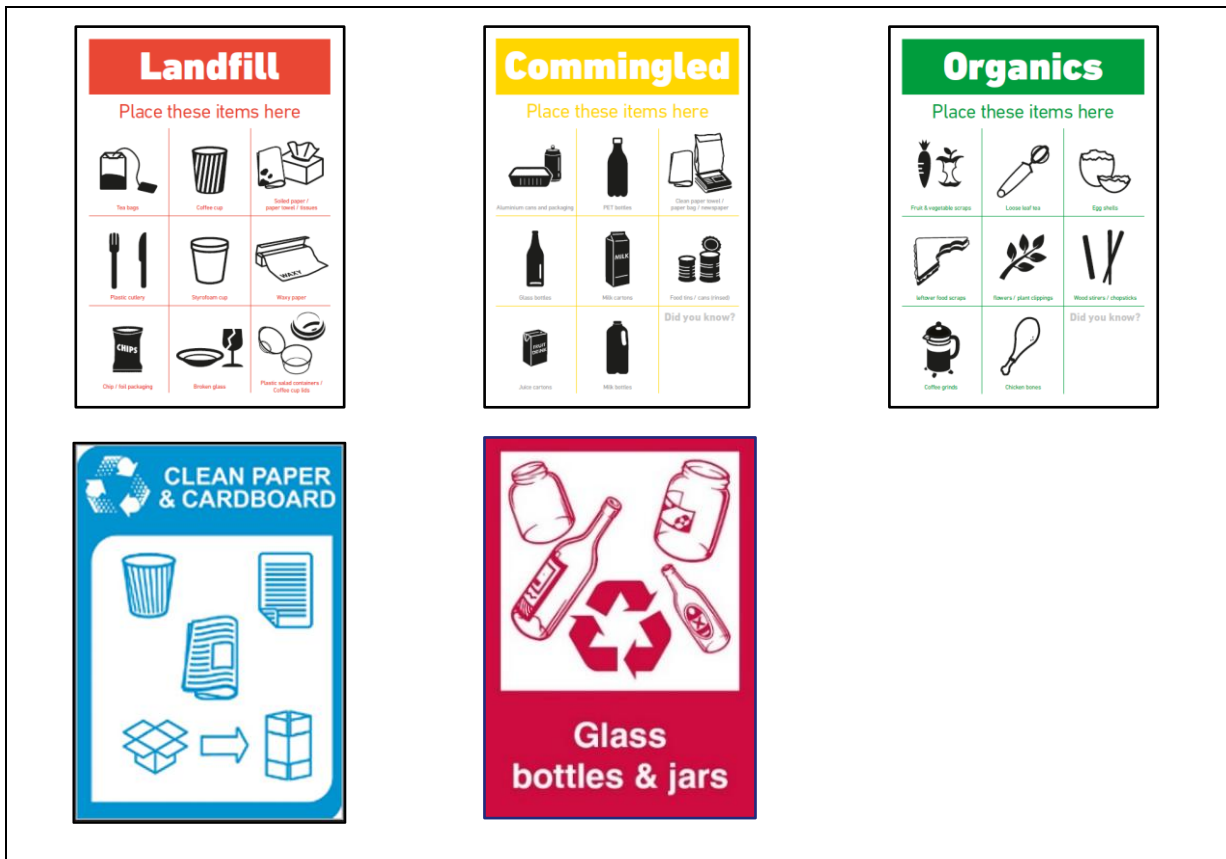


Figure 2: Waste Signage Examples

### 3.7. Waste Collection Arrangements and Vehicle Access

Waste collection for residential dwellings and the café tenancy will occur on-site within the basement level carpark.

A private contractor will be engaged to collect the waste via a Mini-Hino rear loading waste vehicle (typically 6.4m long and 2.1m high).

A 6.4m long waste collection vehicle requires a 2.1m travel height along the path with 2.5m collection height at the collection point.

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 building management 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 6am – 6pm Monday to Saturday,*
- *Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday*

#### Commercial Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:30am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*
- *Collections occurring more than once a week should be restricted to the hours 7 am – 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*

### **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 development, it is the responsibility of the building manager for the ongoing operation and maintenance of the Waste Management Plan.

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

All ongoing costs are to be fully met by the building manager.

### 5.2. Waste Reduction Strategies

The building manager will be responsible to encourage staff and residents of the 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 3 below.

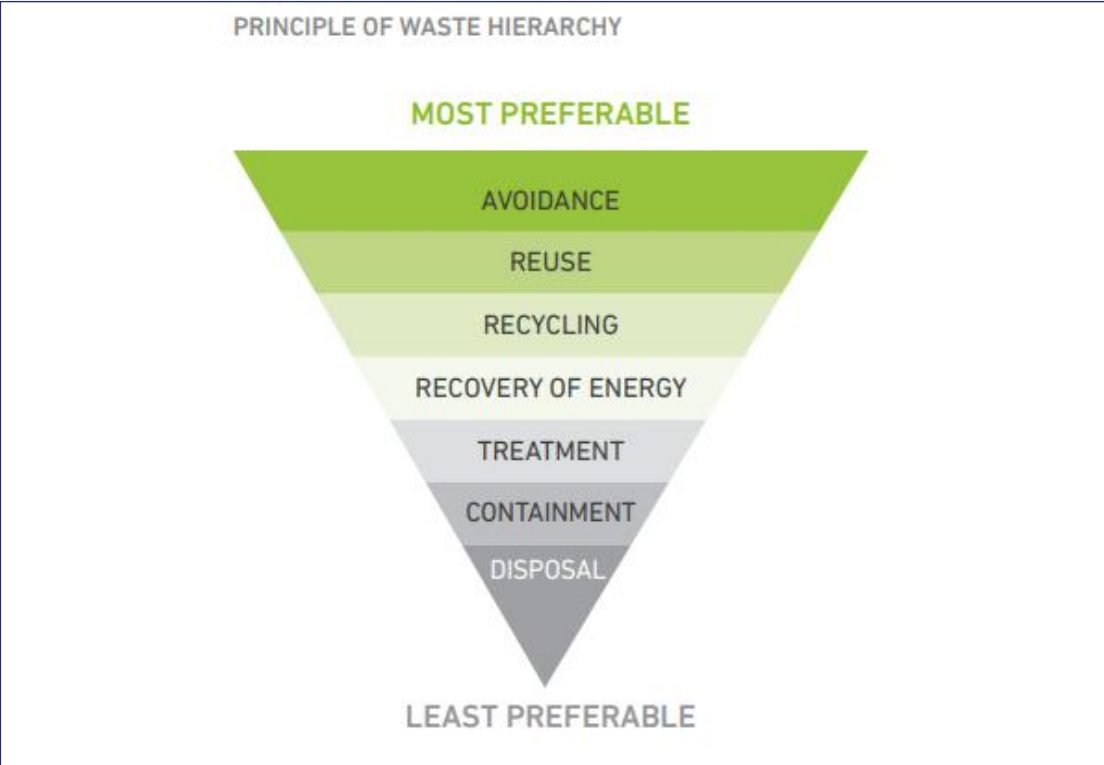


Figure 3: Sustainability Victoria’s Waste Management Hierarchy

Additionally, the building manager 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 building manager to ensure all staff and residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the 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 building manager will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

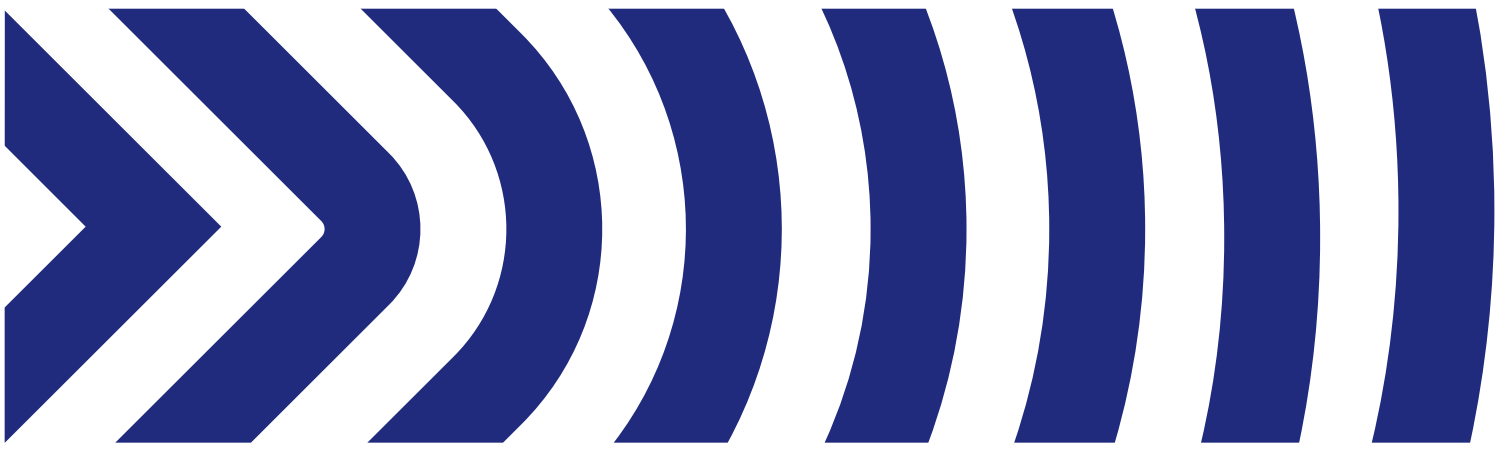
## 6. Contact Information

Table 12 provides a list of common waste collection service contractors and waste equipment suppliers. The building manager 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 12: Supplier Contact Information

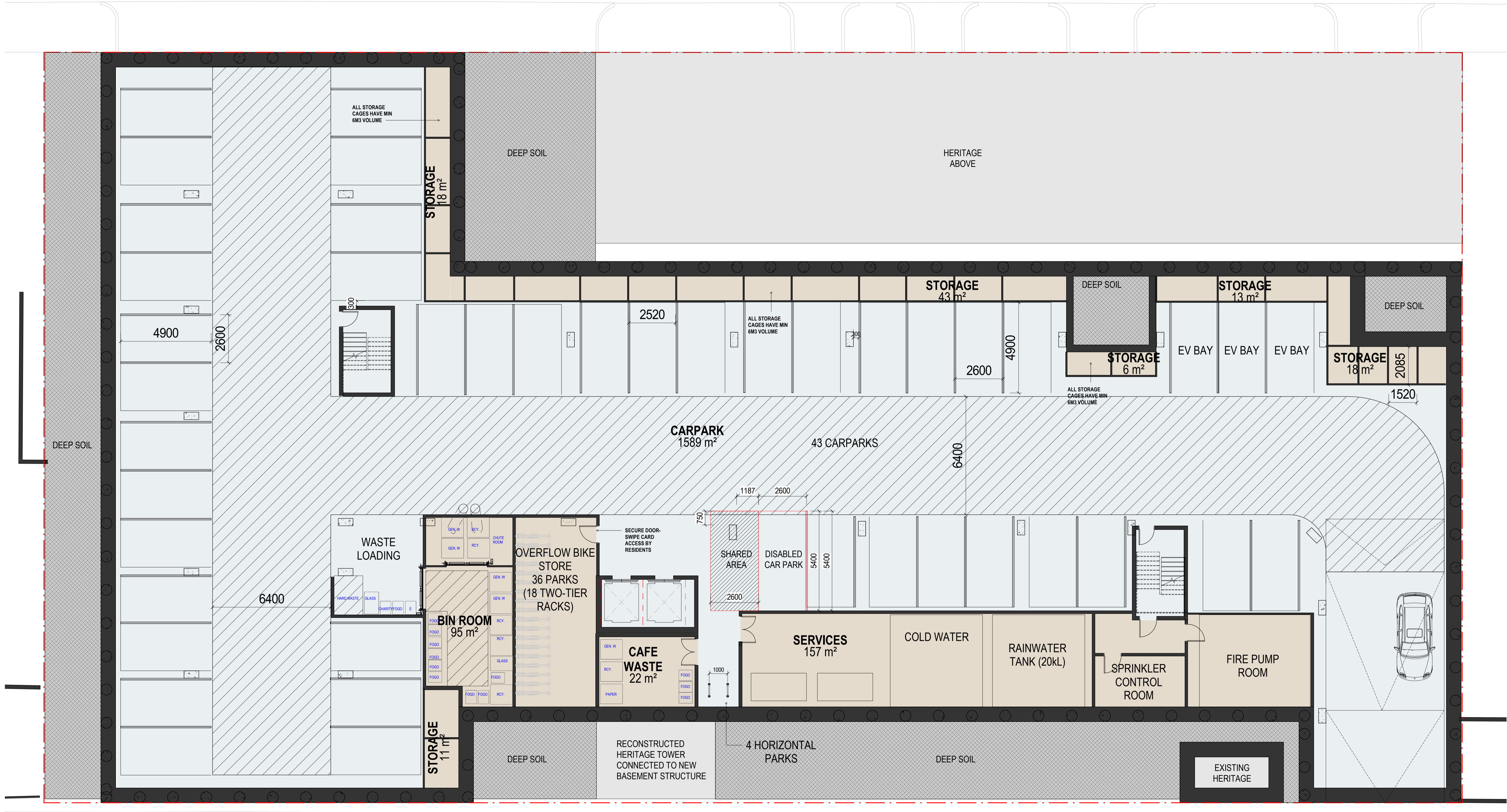
Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	<a href="http://www.citywide.com.au">www.citywide.com.au</a>
	Cleanaway	13 13 39	<a href="http://www.cleanaway.com.au">www.cleanaway.com.au</a>
	Veolia	13 29 55	<a href="http://www.veolia.com/anz">www.veolia.com/anz</a>
	JJ Richards	03 9794 5722	<a href="http://www.jjrichards.com.au">www.jjrichards.com.au</a>
	Waste Wise Environmental	1300 550 408	<a href="http://www.wastewise.com.au">www.wastewise.com.au</a>
	Kartaway	1300 362 362	<a href="http://www.kartaway.com.au">www.kartaway.com.au</a>
	iDump	1300 443 867	<a href="http://www.idump.com.au">www.idump.com.au</a>
	Waste Ninja	1300 648 088	<a href="http://www.wasteninja.com.au">www.wasteninja.com.au</a>
E-Waste Collection	TechCollect	1300 229 837	<a href="http://www.techcollect.com.au">www.techcollect.com.au</a>
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	<a href="http://www.sulo.com.au">www.sulo.com.au</a>
	Mr Wheelie Bin (bin supplier)	03 9912 2850	<a href="http://www.mrwheeliebin.com.au">www.mrwheeliebin.com.au</a>
	Wastech Engineering (compactors & chutes)	1800 465 465	<a href="http://www.wastech.com.au">www.wastech.com.au</a>
	Elephants Foot (compactors & chutes)	1300 435 374	<a href="http://www.elephantsfoot.com.au">www.elephantsfoot.com.au</a>
	ASI JD MacDonald (chutes)	1800 023 441	<a href="http://www.jdmacdonald.com.au">www.jdmacdonald.com.au</a>
	Eco-safe Technologies (odour control system)	1300 135 039	<a href="http://www.eco-safe.com.au">www.eco-safe.com.au</a>
Bin Washing Services	The Bin Butlers	1300 788 123	<a href="http://www.thebinbutlers.com.au">www.thebinbutlers.com.au</a>
	WBCM Environmental Australia	1300 800 621	<a href="http://www.wbcm-aust.com.au">www.wbcm-aust.com.au</a>
	Kerbside Clean-A-Bin	03 9588 1944	<a href="http://www.kerbsidecleanabin.com.au">www.kerbsidecleanabin.com.au</a>



# Appendix A

## Development Plans

LITHGOW STREET



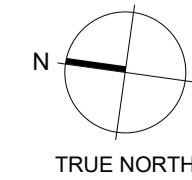
LITTLE LITHGOW STREET

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**WARREN AND MAHONEY**

**Revisions**  
A 25/09/25 FOR REVIEW  
B 02/10/25 FOR REVIEW  
C 20/10/25 TOWN PLANNING

**Notes**



**Consultants**  
FATHOM  
Project Manager  
TTW  
Structural Engineer  
Neuron  
Services Engineer

**Client**  
MODEL

**Project Title**  
THE FACTORY  
35 - 45 LITHGOW STREET,  
ABBOTSFORD

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Living Australia Pty Ltd.

**Drawing Title**  
BASEMENT FLOOR PLAN

**Drawing Status**  
WORK IN PROGRESS

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Drawn BS, PG, VC  
Checked ST

**Drawing No** TP10.00  
**Revision** C



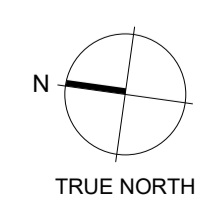
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**WARREN AND MAHONEY**

Revisions

A	25/09/25	FOR REVIEW
B	02/10/25	FOR REVIEW
C	20/10/25	TOWN PLANNING

Notes



Consultants  
 FATHOM  
 Project Manager  
 TTW  
 Structural Engineer  
 Neuron  
 Services Engineer

Client  
 MODEL

Project Title  
**THE FACTORY**  
 35 - 45 LITHGOW STREET,  
 ABBOTSFORD

Drawing Title  
**GROUND FLOOR PLAN**

Drawing Status  
**WORK IN PROGRESS**

Drawing Details

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Date	30/10/2025 11:11:36 am
Job No	10463
Drawn	BS, PG, VC
Checked	ST
Drawing No	TP10.01
Revision	C

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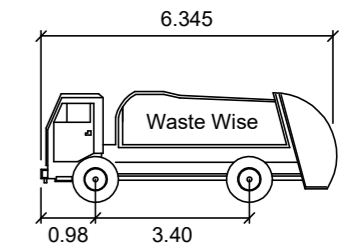
# Appendix B

## Swept Path Diagrams

SITE ACCESS - WASTE TRUCK INGRESS / EGRESS

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)

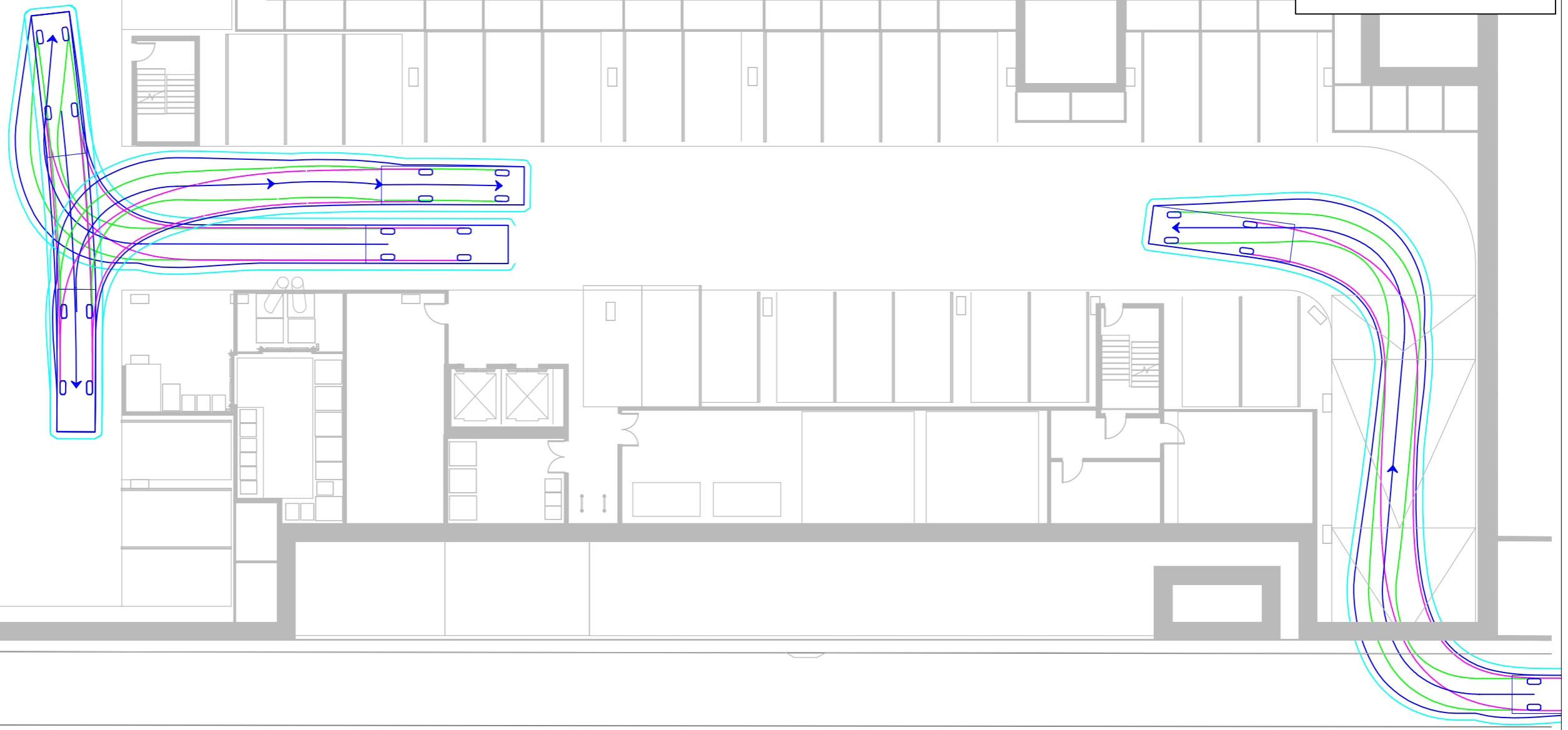


Waste Wise Mini (Hino 300)

Width : 1.7m  
 Front Track : 1.4m  
 Rear Track : 1.44m  
 Kerb to Kerb Radius : 6.2m

LEGEND

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



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	09/10/2025	ORIGINAL ISSUE	P. NGUYEN	D. TROTTER (RPE6797)
B	30/10/2025	UPDATED ISSUE	P. NGUYEN	D. TROTTER (RPE6797)

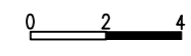
**35-45 LITHGOW STREET, ABBOTSFORD**  
 PROPOSED BUILD TO RENT DEVELOPMENT

GENERAL NOTES:  
 ARCHITECTURAL PLANS, RECEIVED  
 30-10-2025

FILE NAME: G35649-01  
 SHEET NO.: 01



SCALE:  
 1:200 (A3)



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