

# Traffix Group

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# Waste Management Plan

**ADVERTISED  
PLAN**

Alfred x Boundary – Master Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Prepared for  
Metrics Real Estate Partners

April 2026

G36267R-02F (WMP)

# ADVERTISED PLAN

## Document Control

Our Reference: G36267R-02F (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	28/08/2025	M. Jora	C. Morello (RPE 7781)
B	Final	10/09/2025	M. Jora	C. Morello (RPE 7781)
C	Draft update	4/02/2026	M. Jora	C. Morello (RPE 7781)
D	Final	11/02/2026	M. Jora	C. Morello (RPE 7781)
E	DTP Response	31/03/2026	M. Jora	C. Morello (RPE 7781)
F	Updated final	30/04/2026	M. Jora	C. Morello (RPE 7781)

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

## Table of Contents

<b>1.</b>	<b>Introduction.....</b>	<b>1</b>
1.1.	<i>General.....</i>	<i>1</i>
<b>2.</b>	<b>The Development .....</b>	<b>1</b>
2.1.	<i>Land Use.....</i>	<i>1</i>
2.2.	<i>Vehicle Access and Waste Collection.....</i>	<i>2</i>
2.3.	<i>Waste Management Considerations.....</i>	<i>3</i>
2.3.1.	<i>Residential .....</i>	<i>3</i>
2.3.2.	<i>Commercial.....</i>	<i>4</i>
<b>3.</b>	<b>Waste Management Plan.....</b>	<b>5</b>
3.1.	<i>Waste Systems.....</i>	<i>5</i>
3.1.1.	<i>Management of Waste Streams.....</i>	<i>6</i>
3.2.	<i>Glass collection .....</i>	<i>10</i>
3.3.	<i>Waste Generation .....</i>	<i>11</i>
3.3.1.	<i>Overall Generation Rates .....</i>	<i>11</i>
3.3.2.	<i>Considering Alternative Waste Streams .....</i>	<i>14</i>
3.4.	<i>Waste Equipment .....</i>	<i>18</i>
3.4.1.	<i>Waste Equipment (MGBs).....</i>	<i>18</i>
3.4.2.	<i>Linear Track System (Stage 1).....</i>	<i>23</i>
3.4.3.	<i>Compactors.....</i>	<i>23</i>
3.5.	<i>Dual Chute System .....</i>	<i>24</i>
3.5.1.	<i>Bin Storage Areas and Access .....</i>	<i>24</i>
3.6.	<i>Signage.....</i>	<i>31</i>
3.7.	<i>Waste Collection Arrangements and Vehicle Access.....</i>	<i>32</i>
<b>4.</b>	<b>Green Star Buildings – Responsible Resource Management.....</b>	<b>33</b>
<b>5.</b>	<b>Amenity Impacts .....</b>	<b>34</b>
5.1.	<i>Ventilation/Odour Prevention.....</i>	<i>34</i>
5.2.	<i>Noise Reduction .....</i>	<i>34</i>
5.3.	<i>Vermin Prevention &amp; Litter Management.....</i>	<i>34</i>
5.4.	<i>Washing Facilities and Stormwater Pollution .....</i>	<i>35</i>
<b>6.</b>	<b>Ongoing Maintenance &amp; Sustainability Initiatives .....</b>	<b>35</b>
6.1.	<i>Maintenance Management.....</i>	<i>35</i>
6.2.	<i>Waste Reduction Strategies.....</i>	<i>35</i>
6.3.	<i>Waste Management Rules .....</i>	<i>36</i>

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

6.4. Monitoring and Review .....	36
7. Contact Information .....	37

## List of Figures

Figure 1 Waste Rooms and Waste Collection Points for Stage 1	25
Figure 2: Waste Rooms and Waste Collection Point for Stage 2	26
Figure 3: Waste Room for Heritage Building -Café	27
Figure 4: Waste Room and Waste Collection Point for Stage 3	27
Figure 5: Waste Signage Examples	31
Figure 6: Sustainability Victoria's Waste Management Hierarchy	36

## List of Tables

Table 1: Development Schedule	2
Table 2: Waste Streams	7
Table 3: Waste Generation Rates	11
Table 4: Waste Generation Rates	11
Table 5: Empirical Waste Generation – Similar IGA/Supermarkets	12
Table 6: Expected Waste Generation – Stage 1	13
Table 7: Expected Waste Generation – Stage 2	13
Table 8: Expected Waste Generation – Stage 3	14
Table 9: Alternative Waste Streams	14
Table 10: Expected Waste Generation – Splits per Stream – Stage 1	15
Table 11: Expected Waste Generation – Splits per Stream – Stage 1	15
Table 12: Expected Waste Generation – Splits per Stream – Stage 1	16
Table 13: Expected Waste Generation – Splits per Stream – Heritage Building	16
Table 14: Expected Waste Generation – Splits per Stream – Stage 2	16
Table 15: Expected Waste Generation – Splits per Stream – Stage 2	16
Table 16: Expected Waste Generation – Splits per Stream – Stage 3	17
Table 17: Expected Waste Generation – Splits per Stream – Stage 3	17
Table 18: Waste Bins and Collection Frequencies – Residential Stage 1 (Interim Scenario)	18
Table 19: Waste Bins and Collection Frequencies – Residential Stage 1 (Ultimate Scenario)	18
Table 20: Waste Bins and Collection Frequencies – Stage 1 (Retail Tenancies)	19
Table 21: Waste Bins and Collection Frequencies – Stage 1 (Supermarket)	19
Table 22: Waste Bins and Collection Frequencies – Heritage Building (Cafe)	19
Table 23: Waste Bins and Collection Frequencies – Residential Stage 2 (Interim Scenario)	20
Table 24: Waste Bins and Collection Frequencies – Residential Stage 2 (Ultimate Scenario)	20

Table 25: Waste Bins and Collection Frequencies – Stage 2 (Commercial Tenancies)	21
Table 26: Waste Bins and Collection Frequencies – Residential Stage 3 (Interim Scenario)	21
Table 27: Waste Bins and Collection Frequencies – Residential Stage 3 (Ultimate Scenario)	22
Table 28: Waste Bins and Collection Frequencies – Stage 3 (Community Space)	23
Table 29: Bin Details and Colours	24
Table 30: Waste Area Requirements – Residential Stage 1 (ultimate scenario)	28
Table 31: Waste Area Requirements – Commercial Stage 1	28
Table 32: Waste Area Requirements – Heritage Building – Café	29
Table 33: Waste Area Requirements – Residential Stage 2 (ultimate scenario)	29
Table 34: Waste Area Requirements – Commercial Stage 2	30
Table 35: Waste Area Requirements – Residential Stage 3	30
Table 36: Waste Area Requirements – Commercial - Stage 3	31
Table 37: Supplier Contact Information	37

## List of Appendices

- Appendix A Development Plans
- Appendix B Dual Chute Specification
- Appendix C Swept Path Assessment

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## 1. Introduction

### 1.1. General

Traffix Group has been engaged by Metrics Real Estate Partners to prepare a Waste Management Plan for the Alfred x Boundary – Master Plan at 103-117 Boundary Road & 59-101 Alfred Street, North Melbourne.

The Waste Management Plan has been updated to address the comments provided by Department of Transport and Planning in relation to Planning Permit PA2604226.

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

## 2. The Development

### 2.1. Land Use

A Master Plan has been prepared that reenvisiones the redevelopment of the site for a mixture of uses, but focusses primarily on the delivery of residential apartments with mixed retail and commercial space across 3 key precincts as follows:

- **Stage 1 (Precinct 1)**, located in the eastern portion of the site, and fronting Boundary Road, includes the development of circa 303 apartments (Build to Sell), along with a supermarket, and retail tenancies.

Stage 1 will also include the public open space between Stage 1 and 2, and the café proposed within the extension of the exiting Heritage building fronting Alfred Street.

- **Stage 2 (Precinct 2)**, the central building consists of the development of circa 336 apartments (Build to Rent) with some gymnasium and a co-working office space.
- **Stage 3 (Precinct 3)** involves the construction of circa 300 apartments (mixed Build to Rent and Affordable/Social) with community spaces.

#### Community Spaces/Areas

- Precinct 2 (Stage 2 – Central Building)

The leasing offices, gym, and co-working space are proposed as commercially leasable uses and are therefore assessed separately from the residential component. A dedicated commercial waste room is provided for these tenancies, with waste generation considered independent of the residential waste.

A shared commercial bin room is allocated adjacent to the residential waste room to service these uses as required.

- Precinct 3 (Stage 3 – Western Building)

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

The leasing office within Precinct 3 is not proposed as a commercially leasable tenancy and will be used exclusively by residents. Waste generated from this space will be accommodated within the existing residential waste allowances and collection arrangements.

The community space within Precinct 3 is to be treated as a commercially leasable use. An internal tenancy bin cupboard is provided to service this space, with waste collection proposed to occur from Alfred Street via Council collection services.

The development schedule for the residential and commercial components for each building is summarised in Table 1.

Table 1: Development Schedule

Proposed uses		Stage 1 <sup>(1)</sup>	Stage 2 <sup>(2)(3)</sup>	Stage 3 <sup>(3)</sup>
Residential (Dwellings)	Studio	42	101	48
	1-bed	130	110	150
	2-bed	107	100	91
	3-bed	24	25	11
	<b>Total</b>	<b>303</b>	<b>336</b>	<b>300</b>
Retail / Cafe		714 m <sup>2</sup>	133.6 m <sup>2</sup>	-
Gymnasium		-	451 m <sup>2</sup>	-
Co-working		-	335 m <sup>2</sup>	-
Supermarket (inc. BOH, exc. Loading dock)		1,558 m <sup>2</sup>	-	-
Community Space (Other)		-	-	97 m <sup>2</sup>

Note 1: The retail tenancies within Precinct 1 are assessed as retail (non-food) tenancies. The small retail tenancy on upper ground is being assessed as takeaway food and drink tenancy due to its small size.

Note 2: Heritage building café floor area inc. BOH, the existing stables + new addition as part of this floor space.

Note 3:

- Stage 2 (community / leasing spaces) – Commercial uses
- Stage 3 leasing Offices - Residential ancillary uses, and
- Stage 3 community space – Commercial uses

## 2.2. Vehicle Access and Waste Collection

The relevant waste collection vehicular access arrangements for each of the stages is described as follows:

- **Stage 1 (Precinct 1)**, includes:
  - A separate supermarket loading dock with individual tenant waste collection

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

- A shared residential loading and waste collection area.
- **Stage 2 (Precinct 2)**, includes:
  - Shared residential loading and waste collection is proposed to be undertaken from the southern east-west laneway also, immediately west of the two-way carpark entry. The loading dock has been designed to allow Council garbage compactor trucks to access the site. As with the two-way carpark access, the access to this loading bay is restricted to right in /right out movements due to the one-way nature of the laneway.
- **Stage 3 (Precinct 3)** includes:
  - Shared residential loading and waste is proposed to be undertaken from the western laneway, toward the southern extent of the Stage 3 building.

The new public laneway network providing access to each of the sites, as well as the respective loading docks within each building has been designed to allow Council garbage and recycling compactor trucks to access the site for waste collection.

### 2.3. Waste Management Considerations

The master plan consists of mixed-use development divided in three stages, i.e. Stage 1, Stage 2 & Stage 3.

#### 2.3.1. Residential

##### Stage 1, Stage 2 & Stage 3

Waste collection is to be undertaken on-site within the respective loading bays at the lower ground level via Council Collection services.

Compactors have been provided for each building and will be collected via using a hook lift vehicle and an 8.8m long rear loaded waste collection vehicle will be utilised for all other waste streams. Compactors will be modified to work within a 4.5m headroom clearance at the point of lift.

A dual chute system for residents is provided at each building level and will terminate into the relevant waste storage areas at ground level. Garbage and commingled recycling will be accommodated within the chutes.

Where possible, chutes will terminate into the compactors. Otherwise, chutes will terminate into 1,100L bins, and transferred to the compactors via bin lifter.

As Council does not currently separate glass waste, the recycling compactors have been sized to accommodate glass in the commingled recycling. Allowance is made for the future condition where Council may separate glass waste. The provision of separate glass bins on plan is reflective of the ultimate bin arrangement noting that under interim conditions glass would be accommodated within the commingled recycling stream and bins.

Additional bins are provided within the ground level bin store for glass and FOGO waste and also for garbage redundancy.

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

E-waste, charity waste and hard waste storage space has been allocated within the respective shared waste storage rooms. Sufficient space has been allocated for this waste to be accommodated within the respective ground level bin rooms as required.

Each building is allocated 4sqm of storage space for hard waste within the respective shared residential waste rooms/loading areas of each building.

### 2.3.2. Commercial

#### Stage 1

Supermarket – A separate dedicated waste storage area is provided within the vicinity of loading bay of supermarket at ground level which can service a 12.5m heavy rigid accessed from Alfred Street. This waste will be managed by the supermarket tenant.

Retail Tenancies – A separate dedicated waste room is provided adjacent to the residential waste room. This waste will be collected via private contractor through respective loading bay as required.

Heritage building café – Waste will be collected via site's frontage to Alfred Street by private contractor as required.

#### Stage 2

The commercial gym tenancy, coworking, and leasing office spaces are assessed separately from the residential component. A dedicated commercial waste room is provided for these tenancies, with waste generation considered independent of the residential waste. This waste will be collected via private contractor through respective loading bay as required.

#### Stage 3

The leasing office will be used internal only by residents. Therefore, it is considered acceptable that any minimal waste generation will be accommodated within the existing residential waste allowances and collection arrangements.

The community space within Precinct 3 is treated as a commercially leasable use. An internal tenancy bin cupboard is provided to service this space, with waste collection proposed to occur from Alfred Street via Council collection services.

Hard waste from retail tenancies is negligible, any minimal waste generated can be drop off in nearby waste transfer facilities. However, each building should include 1-2 m<sup>2</sup> of hard waste storage to be shared by any commercial land uses. This zone can be provided as part of the commercial bin rooms.

Hard waste collection will occur via a private contractor as required.

E-waste from retail tenancies is negligible, any minimal waste generated can be drop off in nearby waste transfer facilities and shall temporarily be stored as a part of the hard waste areas.

A copy of the development plans 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 and recyclable waste prior to transferring to the Mobile Garbage bins (MGB's) via chutes,
- Mobile garbage bins (MGB's) at the ground level within each building,
- Dual chutes within the upper levels for transfer of residential garbage and recyclable waste between the residential floors and the residential bin store at the ground level, and,
- Above ground level, 120L glass and FOGO bins adjacent to core lifts for temporary storage for residential dwellings. FOGO and glass drop off on each residential floor is encouraged via residents.
- Residents must have access to large cardboard drop off locations i.e., shared residential waste rooms (to avoid these items being crammed into chutes.). This could also be in the same area as FOGO and glass drop off at each level.

Building management staff will be responsible for rotating full bins with empty ones, provided within the dedicated ground-level bin rooms located in each building.

The Site Manager/Owners Corporation will be responsible for managing the use and maintenance of the public bins and collection arrangements.

**ADVERTISED  
PLAN**

### 3.1.1. Management of Waste Streams

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

#### **Residential**

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

#### **Commercial (Supermarket)**

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

#### **Commercial (Café)**

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

The waste generated by the development will be separated and managed into the following waste streams, as detailed in Table 2.

Waste generated in a particular building is to be disposed of in the corresponding waste room.

**ADVERTISED  
PLAN**

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	Commercial Tenancies
<b>Garbage</b>	<p>Each dwelling shall be provided with small caddy bins for temporary storage of waste.</p> <p>Residents and staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage into the appropriate waste chute located on each level adjacent the lift core.</p>	<p>Each tenancy shall be provided with plastic bins for temporary storage of landfill waste.</p> <p>For retail tenancies, separate commercial waste rooms are provided with relevant waste streams within each building, to be accessed by staff as required.</p> <p>For heritage building café, staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the respective waste room provided within BOH area of the tenancy at ground level.</p>
<b>Commingled Recycling</b>	<p>Residents will primarily dispose of recyclable items via the appropriate recycling chute located on each level adjacent the lift core.</p> <p>Until such time that Council provides for a glass recycling service, residents will dispose of glass in the recycling chutes.</p>	<p>Each tenancy shall be provided with smaller bins for temporary storage of recyclable waste.</p> <p>For retail tenancies, separate commercial waste room is provided with relevant waste streams within each building, to be accessed by staff as required.</p> <p>For heritage building café, staff will dispose of loose recyclable items directly into the recycling bins into the respective waste room provided within BOH area of the tenancy at ground level.</p>

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Waste Type	Waste Management	
	Residential Waste	Commercial Tenancies
<b>FOGO</b>	<p>Residents will be provided with a kitchen caddy within the individual dwellings.</p> <p>Residents will dispose of this organic waste into the smaller caddy bins located next to waste chutes on each residential level.</p> <p>Building management staff will be responsible for rotating full bins with empty ones, provided within the dedicated shared ground-level bin rooms located in each building.</p>	<p>Each tenancy will be responsible for temporary storage of organic waste within the smaller caddy bins.</p> <p>For retail tenancies, separate commercial waste room is provided with relevant waste streams within each building, to be accessed by staff as required.</p> <p>For heritage building café, staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the respective waste room provided within BOH area of the tenancy at ground level.</p>
<b>Glass</b>	<p><u>Interim conditions</u> Council currently do not provide separate glass collection services. Until such time as this service is provided, residents will dispose of any glass waste directly into the appropriate chute at each residential level. This waste would be consolidated with the comingled recycling waste stream.</p> <p><u>Ultimate conditions</u> At such time as separate glass collection services are provided, additional glass bins will be accommodated with the respective ground level waste storage area.</p> <p>Residents will dispose of this glass waste into the smaller caddy bins located next to waste chutes on each residential level</p> <p>Building management staff will be responsible for rotating full bins with empty ones, provided within the dedicated shared ground-level bin rooms located in each building.</p>	<p>Retail tenancies will not generate any glass waste; however separate glass bins are provided within commercial waste rooms where relevant.</p> <p>For heritage building café, staff will place any glass waste directly into the respective waste room provided within BOH area of the tenancy at ground level.</p>

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Waste Type	Waste Management	
	Residential Waste	Commercial Tenancies
<b>Paper &amp; cardboard</b>	<p>Paper and cardboard waste generated by residents is anticipated to be low and any minimal and small paper &amp; cardboard waste can be accommodated within the recycling chute provided at each level (except for large cardboard which must be taken manually to the ground level and to be placed within extra commingled recycling bins provided via residents/building management staff).</p>	<p>Each relevant tenancy will manage its paper &amp; cardboard, noting that specific waste is to be appropriately folded when necessary.</p> <p>Retail tenancies will generate negligible paper &amp; cardboard waste; however separate paper &amp; cardboard bins are provided within commercial waste rooms where relevant.</p> <p>For heritage building café, staff will dispose of loose cardboard directly into the paper &amp; cardboard bin within BOH area of the tenancy at ground level.</p>
<b>Hard Waste</b>	<p>Residents will dispose of hard waste including used furniture and white goods with the assistance of Building Management.</p> <p>4 sqm of hard waste storage area is provided within the individual shared bin rooms of each building at ground level.</p> <p>Council will collect up to 4m<sup>2</sup> of hard waste twice in a month. Residents and tenants will be made aware of this, and the Hard Waste collection will be managed by the Owners Corporation/Building Management.</p>	<p>Hard waste generation by commercial tenancies is expected to be negligible.</p> <p>Any minimal hard waste shall temporarily be stored internally within the individual tenancies where relevant and can be drop off in nearby waste transfer facilities. However, each building should include 1-2m<sup>2</sup> of hard waste storage to be shared by any commercial land uses if required.</p> <p>The commercial tenancies will dispose of any hard waste via a private contractor if required.</p>
<b>E-Waste</b>	<p>Residents shall dispose of any e-waste including batteries, phones, computers directly to on-site e-waste bins provided in the respective shared waste storage areas at ground level or drop it off at the City of Melbourne Waste and Recycling Centre (437 Dynon Road, West Melbourne). Collection to occur via private contractor on site on required basis. E-waste must not be disposed in landfill.</p>	<p>It is expected that the commercial tenancies would generate negligible amount of e-waste, and it would be appropriate for any e-waste that may be generated to be directly disposed of at the nearest e-waste transfer stations by individual tenants as required.</p>

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Waste Type	Waste Management	
	Residential Waste	Commercial Tenancies
Charity Goods	Residents shall dispose of any charity goods within the on-site charity bins provided in respective shared waste storage areas at ground level or at the local op shops or donation shops.	N/A

### 3.2. Glass collection

As previously noted, Currently, Council does not currently include a separate glass collection service. As a result, the glass waste would be included within the commingled recycling waste stream.

This **interim arrangement** for each stage, i.e. Stage 1, Stage 2 & Stage 3 requires the following:

- A larger compactor (10 cubic metre) would be provided for the commingled recycling waste stream in order to accommodate the additional glass volumes generated.
- Additional bins for commingled recycling could be accommodated within the shared waste storage area at ground level.
- Residents would be instructed to place any glass waste within the commingled chutes as required during this period.

The plans identify the worst-case scenario which allows for separate storage and collection of glass waste as this is the preferred arrangement and supported under the Victorian Government Circular Economy Policy. This space and bins would not utilise for glass storage until such time that Council starts a glass collection service

In the event that Council provides a dedicated glass collection service, (including at the time the development commences), the **ultimate arrangement** would operate as follows:

- A smaller compactor (8 cubic metre) would be provided for the commingled recycling waste stream to account for the removal of glass from the commingled recycling stream,
- Separate bins for glass waste to be accommodated within the shared waste storage area at ground level.

If the development begins operation before Council offers a glass collection service, the larger 10m<sup>3</sup> compactor will remain in use.

When a glass collection service is introduced by Council, the compactor must be downsized at the end of its lease or when replacement is required, aligning with the ultimate glass separation scenario.

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

The land uses have been assessed against the waste generation rates specified under the *City of Melbourne Waste Management Guidelines 2021*.

Waste from residential amenity areas is included in the apartment figures

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

- Dwellings as per the standard rates,
- Retail/commercial tenancies will adopt the rate for retail shop (non-food),
- Small retail tenancy provided on upper ground within precinct 1 is being assessed as takeaway food and drink,
- Heritage tenancy will adopt the standard rate for café, and
- Gym, Co-working & Community space, leasing offices will adopt the standard rate for Office.

Table 3 and Table 4 sets out the expected waste generation for the development.

Table 3: Waste Generation Rates

Waste Source	Garbage/week	FOGO/week	Recycling/week	Glass/week
<b>Residential</b>				
One-bedroom apartments	60L per week	20L per week	56L per week	24L per week
Two-bedroom apartments	75L per week	25L per week	70L per week	30L per week
Three-bedroom apartments	90L per week	84L per week	30L per week	36L per week

Table 4: Waste Generation Rates

Waste Source	Garbage	Recycling
<b>Commercial</b>		
Café	300L/100m <sup>2</sup> floor area/day	200L/100m <sup>2</sup> floor area/day
Retail	50L/100m <sup>2</sup> floor area/day	50L/100m <sup>2</sup> floor area/day
Takeaway Food and drink (coffee shop)	150L/100m <sup>2</sup> floor area/day	150L/100m <sup>2</sup> floor area/day

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Supermarket	170L/100m <sup>2</sup> floor area/day	240L/100m <sup>2</sup> floor area/day
Gym/Office/Co-working & Community space	10L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day

The supermarket waste generation rates adopted in this Waste Management Plan are informed by precedent Waste Management Plans for operational supermarkets and reflect observed waste generation outcomes for contemporary supermarkets.

The City of Melbourne Guide and Better Practice Guide nominate indicative supermarket rates of 660 L/100 m<sup>2</sup>/day for garbage and 240 L/100 m<sup>2</sup>/day for recycling.

Appendix 2 of the Better Practice Guide notes that

*The waste and recycling generation rates in this section are provided as a guide. Rates may differ depending on the nature of the use. In this scenario, further evidence should be provided to the relevant authority to justify separate rates.*

The waste generation rates provided in the guides rare guidelines only, in many cases these are not reflective of current waste practices in supermarkets.

The supermarket rates specified within the guide are overly conservative and suggest approximately 10.3m<sup>3</sup> of waste per day for the proposed supermarket which is considered highly conservative and not reflective of realistic waste outputs for a modern supermarket of this size.

This WMP has adopted rates of:

- 170L/100m<sup>2</sup>/day for garbage, and
- 240L/100m<sup>2</sup>/day for recycling.

These rates are supported by observed waste generation data from existing supermarkets of similar scale.

To confirm the suitability of the adopted rates, below are the existing waste generation rates for two existing supermarkets, with details presented in the following table.

Table 5: Empirical Waste Generation – Similar IGA/Supermarkets

Location	Floor Area (GLFA)	General Waste	Recycling Waste
9 Gilbert Street, Torquay	2,300m <sup>2</sup>	9m <sup>3</sup> /week 55L/100m <sup>2</sup> /day	18m <sup>3</sup> /week 110L/100m <sup>2</sup> /day
39 Neill Street, Beaufort	1,100m <sup>2</sup>	4.5m <sup>3</sup> /week 55L/100m <sup>2</sup> /day	13.5m <sup>3</sup> /week 175L/100m <sup>2</sup> /day

Should actual waste generation exceed the estimated volumes, waste collection frequencies and servicing arrangements can be adjusted accordingly in coordination with the supermarket tenant/operator.

Estimates for the total waste generated by the development is detailed in the following tables.

Table 6: Expected Waste Generation – Stage 1

Waste Source	Size/No.	Garbage	Recycling
<b>Residential</b>			
Studio & One-bedroom dwelling	172	13,760L per week	13,760L per week
Two-bedroom dwellings	107	10,700L per week	10,700L per week
Three-bedroom dwellings	24	2,880L per week	2,880L per week
<b>TOTAL WASTE GENERATED</b>		<b>27,340 L per week</b>	<b>27,340 L per week</b>
<b>Commercial</b>			
Retail (non-food)	695m <sup>2</sup>	2,433L per week	2,433L per week
Takeaway food and drink	19m <sup>2</sup>	200L per week	200L per week
Supermarket (inc. liquor)	1,558m <sup>2</sup>	18,540L per week	26,174L per week

Table 7: Expected Waste Generation – Stage 2

Waste Source	Size/No.	Garbage	Recycling
<b>Residential</b>			
Studio & One-bedroom dwelling	211	16,880L per week	16,880L per week
Two-bedroom dwellings	100	10,000L per week	10,000L per week
Three-bedroom dwellings	25	3,000L per week	3,000L per week
<b>TOTAL WASTE GENERATED</b>		<b>29,880 L per week</b>	<b>29,880 L per week</b>

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Commercial			
Gym/Office/Co-working & Community space	786m <sup>2</sup>	393L per week	393L per week

Table 8: Expected Waste Generation – Stage 3

Waste Source	Size/No.	Garbage	Recycling
Residential			
Studio & One-bedroom dwelling	198	15,840L per week	15,840L per week
Two-bedroom dwellings	91	9,100L per week	9,100L per week
Three-bedroom dwellings	11	1,320L per week	1,320L per week
<b>TOTAL WASTE GENERATED</b>		<b>26,260 L per week</b>	<b>26,260 L per week</b>
Commercial			
Community	97m <sup>2</sup>	68L per week	68L per week

### 3.3.2. Considering Alternative Waste Streams

The waste ratios separated below are based on City of Melbourne Guidelines and Traffix Group experience on similar developments.

A number of different uses across the site are expected to generate FOGO, glass and paper & cardboard waste as summarised in Table 9.

Table 9: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential					
All dwellings	75%	25%	70%	30%	-
Commercial					
Café	70%	30%	50%	10%	40%
Retail	100%	-	50%	-	50%

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Takeaway Food and drink (coffee shop)	100%	-	100%	-	-
Supermarket <sup>(1)</sup>	100%	-	0%	-	100%
Office	100%	-	50%	-	50%

**Note:**

The waste generation rates of 170 L/100 m<sup>2</sup>/day for garbage and 240 L/100 m<sup>2</sup>/day for recycling for the supermarket component have been adopted based on precedent rates used in similar developments.

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

Table 10: Expected Waste Generation – Splits per Stream – Stage 1

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (Inc. Paper & Cardboard)	Glass
<b>Residential apartments</b>					
One-bed apt	172 no.	8944 L	4816 L	11008 L	2752 L
Two-bed apt	107 no.	6955 L	3745 L	8560 L	2140 L
Three-bed apt	24 no.	1872 L	1008 L	2304 L	576 L
Sub total		17771 L	9569 L	21872 L	5468 L
<b>TOTAL WASTE GENERATED</b>		<b>27,340 L/week</b>		<b>27,340 L/week</b>	

Table 11: Expected Waste Generation – Splits per Stream – Stage 1

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
Retail Tenancies	695 m <sup>2</sup>	2,632 L	-	1,316 L	-	1,316 L
	19 m <sup>2</sup>					
<b>TOTAL WASTE GENERATED</b>		<b>2,632 L/week</b>		<b>2,632 L/week</b>		

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 12: Expected Waste Generation – Splits per Stream – Stage 1

Waste Source	Size/No.	Garbage		Recycling	
		General (inc. FOGO)		Paper & Cardboard	
Supermarket	1,558 m <sup>2</sup>	18,540 L		26,174 L	
<i>Note: The waste generation rates of 170 L/100 m<sup>2</sup>/day for garbage and 240 L/100 m<sup>2</sup>/day for recycling for the supermarket (including liquor store) component have been adopted based on precedent rates used in similar developments.</i>					

Table 13: Expected Waste Generation – Splits per Stream – Heritage Building

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
Café	133.6 m <sup>2</sup>	1,964 L	842 L	935 L	187 L	748 L
<b>TOTAL WASTE GENERATED</b>		<b>2,806 L/week</b>		<b>1,870 L/week</b>		

Table 14: Expected Waste Generation – Splits per Stream – Stage 2

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (Inc. Paper & Cardboard)	Glass
<b>Residential apartments</b>					
One-bed apt	211 no.	10972 L	5908 L	13504 L	3376 L
Two-bed apt	100 no.	6500 L	3500 L	8000 L	2000 L
Three-bed apt	25 no.	1950 L	1050 L	2400 L	600 L
Subtotal		19422 L	10458 L	23904 L	5976 L
<b>TOTAL WASTE GENERATED</b>		<b>29,880 L/week</b>		<b>29,880 L/week</b>	

Table 15: Expected Waste Generation – Splits per Stream – Stage 2

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (Inc. Paper & Cardboard)	Glass
Gym Tenancy + Co-Working space & offices	786m <sup>2</sup>	393 L	-	393 L	-

Table 16: Expected Waste Generation – Splits per Stream – Stage 3

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (Inc. Paper & Cardboard)	Glass
<b>Residential apartments</b>					
One-bed apt	198 no.	10296 L	5544 L	12672 L	3168 L
Two-bed apt	91 no.	5915 L	3185 L	7280 L	1820 L
Three-bed apt	11 no.	858 L	462 L	1056 L	264 L
Subtotal		17069 L	9191 L	21008 L	5252 L
<b>TOTAL WASTE GENERATED</b>		<b>26,260 L/week</b>		<b>26,260 L/week</b>	

Table 17: Expected Waste Generation – Splits per Stream – Stage 3

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (Inc. Paper & Cardboard)	Glass
Commercial Community space	97m <sup>2</sup>	68 L	-	68 L	-
<b>TOTAL WASTE GENERATED</b>		<b>68 L/week</b>		<b>68 L/week</b>	

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

### 3.4. Waste Equipment

#### 3.4.1. Waste Equipment (MGBs)

The following tables provides a summary of the total waste generation, nominated waste storage area provisions and the frequency of collection for each building.

Table 18: Waste Bins and Collection Frequencies – Residential Stage 1 (Interim Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage (3:1)	20,505L	8m <sup>3</sup> Compactor		1
		1,100L (spare bins) <sup>2</sup>	3 no.	-
FOGO	6,835L	120L	30 no.	2
Recycling (3:1) (Inc. Glass waste stream)	27,340L	10 m <sup>3</sup> Compactor		1
		1,100L (spare bins)	2 no.	-

Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.  
Note 2. Spare 1,100L Garbage and Recycling bins are provided at ground level under an automated linear track system. This system will notify building management staff approximately 2-3 times per day per waste stream to transfer full 1,100L bins into the respective compactors as required

Table 19: Waste Bins and Collection Frequencies – Residential Stage 1 (Ultimate Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage (3:1)	20,505 L	8m <sup>3</sup> Compactor		1
		1,100L (spare bins) <sup>2</sup>	3 no.	-
FOGO	6,835 L	120L	30 no.	2
Recycling (3:1)	19,138 L	8 m <sup>3</sup> Compactor		1
		1,100L (spare bins)	2 no.	-
Glass	8,202 L	120L	36 no.	2

Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.  
Note 2. Spare 1,100L Garbage and Recycling bins are provided at ground level under an automated linear track system. This system will notify building management staff approximately 2-3 times per day per waste stream to transfer full 1,100L bins into the respective compactors as required.

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 20: Waste Bins and Collection Frequencies – Stage 1 (Retail Tenancies)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	2,632L	660L	2 no.	2
Recycling	1,316L	660L	1 no.	2
FOGO	-	240L	1 no.	As required
Glass	-	240L	1 no.	As required
Paper & Cardboard	1,316L	660L	1 no.	1

Table 21: Waste Bins and Collection Frequencies – Stage 1 (Supermarket)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	18,540 L	1,100L	5 no.	3 times a week
Recycling	26,174 L	1,100L	4 no.	6 times a week

Table 22: Waste Bins and Collection Frequencies – Heritage Building (Cafe)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	1,964L	1,100L	2 no.	1
Recycling	935L	1,100L	1 no.	1
FOGO	842L	240L	4 no.	1
Glass	187L	240L	1 no.	1
Paper & Cardboard	748L	1,100L	1 no.	1

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 23: Waste Bins and Collection Frequencies – Residential Stage 2 (Interim Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
<b>Northern Core</b>				
Garbage	-	1,100L	2 no.	-
Recycling (inc. Glass)	-	1,100L	2 no.	-
FOGO	-	120L	2 no.	-
<b>Southern Core <sup>(2), (3)</sup></b>				
Garbage (3:1) <sup>(1)</sup>	22,410L	8m <sup>3</sup> Compactor		2
		1,100L (spare bins) <sup>2</sup>	2 no.	-
FOGO	7,470L	120L	31 no.	2
Recycling (3:1) (Inc. Glass waste stream)	29,880L	10 m <sup>3</sup> Compactor		2
		1,100L (spare bins)	2 no.	-
<p>Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.</p> <p>Note 2. Spare 1,100L Garbage, Recycling, FOGO are provided at ground level within the southern core (which includes spare bins allowed for northern core of the building). Building management staff will rotate the spare bins approximately 1-2 times per day per waste stream to transfer full 1,100L bins into the respective compactors and put empty ones within the northern core bin room (under chutes) as required.</p> <p>Note 3. Please note that the collection frequency of the compactors located within the southern core is set at twice a week. This increased frequency accounts the additional waste transferred from the northern core, which is consolidated into the southern core compactors for disposal.</p>				

Table 24: Waste Bins and Collection Frequencies – Residential Stage 2 (Ultimate Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
<b>Northern Core</b>				
Garbage	-	1,100L	2 no.	-
Recycling	-	1,100L	2 no.	-
FOGO	-	120L	2 no.	-
Glass	-	120L	2 no.	-

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Southern Core <sup>(2), (3)</sup>				
Garbage (3:1) <sup>(1)</sup>	22,410 L	8m <sup>3</sup> Compactor		2
		1,100L (spare bins) <sup>2</sup>	2 no.	-
FOGO	7,470 L	120L	31 no.	2
Recycling (3:1)	20,916 L	8 m <sup>3</sup> Compactor		2
		1,100L (spare bins)	2 no.	-
Glass	8,964 L	120L	37 no.	2

Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.  
 Note 2. Spare 1,100L Garbage, Recycling, FOGO, and Glass are provided at ground level within the southern core (which includes spare bins allowed for northern core of the building). Building management staff will rotate the spare bins approximately 1-2 times per day per waste stream to transfer full 1,100L bins into the respective compactors and put empty ones within the northern core bin room (under chutes) as required.  
 Note 3. Please note that the collection frequency of the compactors located within the southern core is set at twice a week. This increased frequency accounts the additional waste transferred from the northern core, which is consolidated into the southern core compactors for disposal.

Table 25: Waste Bins and Collection Frequencies – Stage 2 (Commercial Tenancies)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	490L	240L	2 no.	2
Recycling	245L	240L	1 no.	2
Paper & Cardboard	245L	240L	1 no.	2

Table 26: Waste Bins and Collection Frequencies – Residential Stage 3 (Interim Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Spare Bin Room (Ground Level)				
Garbage	-	1,100L	1 no.	-
FOGO	-	120L	2 no.	-
Recycling	-	1,100L	1 no.	-
E-waste/charity waste	-	120L	2 no.	-

# Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Note: Please note the spare bin room will be accessed via residents to dispose of all waste streams as required via internal access path/lifts. When these bins get full, building management staff will empty/rotate them within the main waste storage room.

## Main Waste Storage Room (Ground Level)

Garbage (3:1)	19,695L	8m <sup>3</sup> Compactor		1
FOGO	6,565L	120L	28 no.	2
Recycling (3:1) (Inc. Glass waste stream)	26,260L	10 m <sup>3</sup> Compactor		1

Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.

Table 27: Waste Bins and Collection Frequencies – Residential Stage 3 (Ultimate Scenario)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
<b>Spare Bin Room (Ground Level)</b>				
Garbage	-	1,100L	1 no.	-
FOGO	-	120L	2 no.	-
Recycling	-	1,100L	1 no.	-
Glass	-	120L	2 no.	-
E-waste/charity waste	-	120L	2	-
<b>Main Waste Storage Room (Ground Level)</b>				
Garbage (3:1)	19,695 L	8m <sup>3</sup> Compactor		1
FOGO	6,565 L	120L	30 no.	2
Recycling (3:1)	18,382 L	8 m <sup>3</sup> Compactor		1
Glass	7,878 L	120L	33 no.	2

Note 1. (3:1) denotes compaction ratio, additional space is provided for the bin lifter zone within the loading and BOH area at ground level.

**ADVERTISED  
PLAN**

Table 28: Waste Bins and Collection Frequencies – Stage 3 (Community Space)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	68L	120L	1 no.	1
Paper & Cardboard	68L	120L	1 no.	1

**3.4.2. Linear Track System (Stage 1)**

An automated linear track system will be installed beneath the chute termination room at ground level to streamline bin management. This system automatically moves and positions 1,100L bins directly under each chute outlet, reducing the need for manual bin rotation by custodial staff.

When a bin reaches capacity, an indicator light will activate to alert building management staff that the bin is ready for transfer. Staff will transfer the full bins into the corresponding compactors using a bin lifter as required.

**3.4.3. Compactors**

**ADVERTISED  
PLAN**

**Interim Conditions**

Size of compactors: Two compactors will be utilized for accommodating the waste.

- Garbage waste compactor: 8 cubic metres, dimensions (HXWXL) are - 2460mm x 4383mm x 2480mm.
- Commingled waste compactor: 10 cubic metres, dimensions (HXWXL) are - 2460mm x 5283mm x 2480mm.

Access to compactors is provided via the loading and back of the house area, which is restricted to authorised personnel only.

The bin lifter is provided as shown on the scaled plans and an adequate space for a bin lifter to be operational is provided as required.

**Ultimate Conditions**

Commingled recycling compactor would be reduced from 10 cubic meters to 8 cubic meters, when Council will include a separate glass collection service. As a result, the glass waste would be accommodated within the glass waste bins provided as required.

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

### 3.5. Dual Chute System

Chute termination areas and all chute outlets must be fully enclosed and secured 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 into compactors 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 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 ground 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 can 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. Access to the chute outlet at ground level will be secured and accessible to trained personnel only. 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 to further reduce the noise impacts to minimal level

Details regarding the waste equipment components are detailed in following table.

Table 29: 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	1,100L	1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Yellow	
Glass	120L 240L	930 x 480 x 545mm 1,060 x 585 x 730mm	Purple	
Fogo	120L 240L	930 x 480 x 545mm 1,060 x 585 x 730mm	Green	
Paper & Cardboard	1,100L	1,330 x 1,240 x 1,070mm	Blue	

#### 3.5.1. Bin Storage Areas and Access

The proposed mixed-use development provides individual waste rooms within each building at ground level as shown in the following figures.



# Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

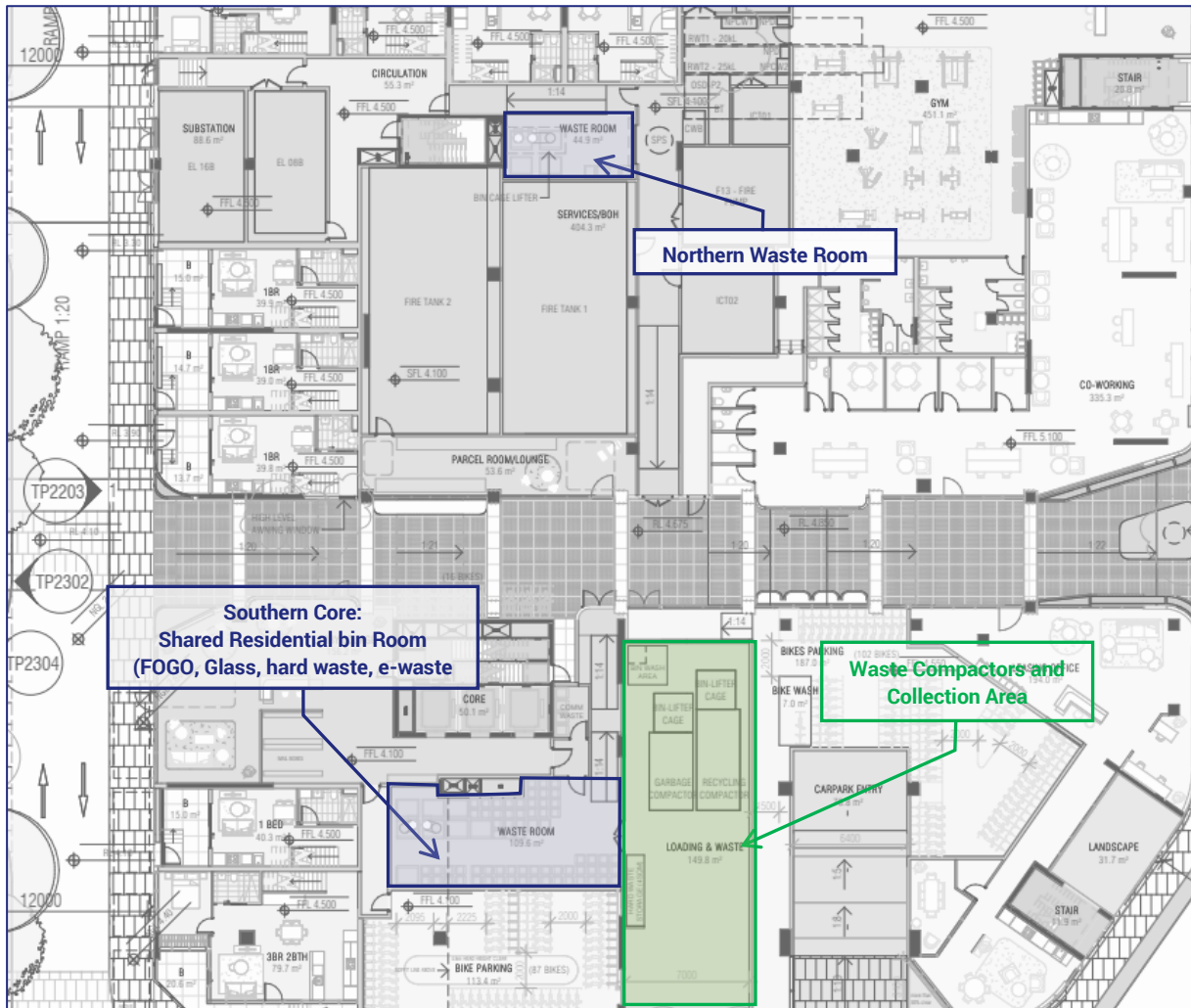


Figure 2: Waste Rooms and Waste Collection Point for Stage 2

**ADVERTISED  
PLAN**



## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

The following tables details the waste area requirements and waste equipment for each building.

Table 30: Waste Area Requirements – Residential Stage 1 (ultimate scenario)

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Garbage & Recycling	1,100L	1.33m <sup>2</sup>	5	5.32m <sup>2</sup>	48m <sup>2</sup>
	Waste Compactors		2 (one each for garbage and recycling)		
<b>Separate Waste Room</b>					
FOGO	120L	0.26m <sup>2</sup>	30	7.8m <sup>2</sup>	83m <sup>2</sup>
Glass	120L	0.26m <sup>2</sup>	36	9.4m <sup>2</sup>	
E-waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Charity waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Hard waste		4 m <sup>2</sup>			
Note 1: Net area required is calculated from the dimensions of the bins.					
<b>Supermarket</b>	1,100L	1.33m <sup>2</sup>	9	12m <sup>2</sup>	>12m <sup>2</sup>

Table 31: Waste Area Requirements – Commercial Stage 1

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Garbage	660L	0.99m <sup>2</sup>	2	1.98m <sup>2</sup>	~14m <sup>2</sup>
Recycling	660L	0.99m <sup>2</sup>	1	0.99m <sup>2</sup>	
FOGO	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Glass	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Paper & Cardboard	660L	0.99m <sup>2</sup>	1	0.99m <sup>2</sup>	
Note 1: Net area required is calculated from the dimensions of the bins.					

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 32: Waste Area Requirements – Heritage Building – Café

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Garbage	1,100L	1.33m <sup>2</sup>	2	2.56m <sup>2</sup>	~27m <sup>2</sup>
Recycling	1,100L	1.33m <sup>2</sup>	1	1.33m <sup>2</sup>	
FOGO	240L	0.43m <sup>2</sup>	4	0.99m <sup>2</sup>	
Glass	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Paper & Cardboard	1,100L	1.33m <sup>2</sup>	1	1.33m <sup>2</sup>	

Table 33: Waste Area Requirements – Residential Stage 2 (ultimate scenario)

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Northern Core					
Garbage	1,100L	1.33m <sup>2</sup>	2	2.66m <sup>2</sup>	44.9m <sup>2</sup>
Recycling	1,100L	1.33m <sup>2</sup>	2	2.66m <sup>2</sup>	
FOGO	240L	0.43m <sup>2</sup>	2	0.86m <sup>2</sup>	
Glass	240L	0.43m <sup>2</sup>	2	0.86m <sup>2</sup>	
Note 1: Net area required is calculated from the dimensions of the bins.					
Southern Core					
Garbage & Recycling	Waste Compactors		2 (one each for garbage and recycling)		
Separate Waste Room (inc. spare bins from northern core)					
FOGO	120L	0.26m <sup>2</sup>	31	8.1m <sup>2</sup>	Loading and Waste (109.6m <sup>2</sup> )
Glass	120L	0.26m <sup>2</sup>	37	9.6m <sup>2</sup>	
E-waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Charity waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Hard waste		4 m <sup>2</sup>			
Note 1: Net area required is calculated from the dimensions of the bins.					

# Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 34: Waste Area Requirements – Commercial Stage 2

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Garbage	240L	0.43m <sup>2</sup>	2	0.86m <sup>2</sup>	~4m <sup>2</sup>
Recycling	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Paper & Cardboard	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	

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

Table 35: Waste Area Requirements – Residential Stage 3

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Main Waste Room ( independently accessible via residents)					
Garbage	1,100L	1.33m <sup>2</sup>	1	1.33m <sup>2</sup>	Loading & Waste (209.5m <sup>2</sup> )
Recycling	1,100L	1.33m <sup>2</sup>	1	1.33m <sup>2</sup>	
FOGO	240L	0.43m <sup>2</sup>	2	0.86m <sup>2</sup>	
Glass	240L	0.43m <sup>2</sup>	2	0.86m <sup>2</sup>	
E-waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Charity waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Garbage & Recycling	Waste Compactors 2 (one each for garbage and recycling)				
FOGO	120L	0.26m <sup>2</sup>	28	7.3m <sup>2</sup>	
Glass	120L	0.26m <sup>2</sup>	33	8.6m <sup>2</sup>	
E-waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Charity waste	240L	0.43m <sup>2</sup>	1	0.43m <sup>2</sup>	
Hard waste		4 m <sup>2</sup>			

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

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

Table 36: Waste Area Requirements – Commercial - Stage 3

Waste Streams	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area to be Provided
Garbage	120L	0.26m <sup>2</sup>	1	0.26m <sup>2</sup>	~1m <sup>2</sup>
Paper & Cardboard	120L	0.26m <sup>2</sup>	1	0.26m <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.

### 3.6. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 5.

The signage will help guide and encourage staffs and residents of the mixed-use development to dispose of waste correctly into the appropriate waste streams.



Figure 5: Waste Signage Examples

### 3.7. Waste Collection Arrangements and Vehicle Access

Waste collection for residential component will occur on-site within the ground level via existing Council collection services. The residential compactors and all other waste streams will be collected via existing council collection services:

- Wheelie bins (240L-1100L) shall be collected by rear-lift vehicle (i.e., 8.8m long)
- Compactors shall be collected by a hook-lift vehicle, noting that it needs to be aligned with each compactor and prop 1m front.

The proposal seeks to utilise a chamfered compactor arrangement to facilitate collection within a 4.5m clearance at the location of the hook lift sequence.

The clearance to the compactor collection point is a minimum of 4.0m.

FOGO and Glass bins shall be transferred and placed within the area in front of the compactor prior to the designated collection times by designated staff/building management. Once bins have been collected/emptied by the council collection services they will be transferred back into the designated storage rooms as required.

Following waste collection activities, all the waste bins shall be immediately returned to their respective waste storage areas as required by building management staff.

For all retail/commercial uses, waste will be collected on-site at ground level through respective loading bays via private contractor as required.

For heritage building café, waste collection shall occur on street along the site's frontage to Alfred Street by using private contractor collection services. '

Bins shall be directly transferred from waste storage area to the rear of the waste collection vehicle and returned back to the waste bin room once collection has been completed. No bin will be left outside at any times of collection.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the front lift and hook lift waste truck within the loading dock.

Swept path diagrams that demonstrate satisfactory waste vehicle movements are attached at Appendix D.

**ADVERTISED  
PLAN**

## 4. Green Star Buildings – Responsible Resource Management

Below table refers to the criteria for operational waste and resources can be separated and recovered in a safe and efficient manner.

Green Star Requirements	Proposed Commentary
The building is designed for the collection of separate waste and resource streams.	Separate streams provided for garbage, recycling, FOGO, glass, paper/cardboard, e-waste, charity waste and hard waste (refer Sections 3.1, 3.3 and Tables 2–16 of the WMP).
The building provides a dedicated and adequately sized waste and resource storage area.	Adequate dedicated waste rooms and storage areas provided for residential, commercial; supermarket, café and community use across all stages (refer Section 3.5 and Tables 29–35).
The building ensures safe and efficient access to waste and resource storage areas for both occupants and waste and resource collection contractors.	Waste collection via on-site Council and private services with compliant vehicle access and swept paths (refer Section 3.7 and Appendix C)

The above green star requirements are met within this Waste Management Plan as required.

**ADVERTISED  
PLAN**

## 5. Amenity Impacts

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

### 5.1. 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.

### 5.2. 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 Building Management. 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 twice a week should be restricted to the hours 7am – 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.

### 5.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by Building Management 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.

**ADVERTISED  
PLAN**

### 5.4. Washing Facilities and Stormwater Pollution

Appropriate washing facilities including water supply and hose are provided for the regular washing of the bins and waste area by property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

## 6. Ongoing Maintenance & Sustainability Initiatives

### 6.1. Maintenance Management

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

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

All ongoing costs are to be fully met by Site Operator.

### 6.2. Waste Reduction Strategies

Building Management/Site Operator will be responsible to encourage staff and residents to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 6 below.

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

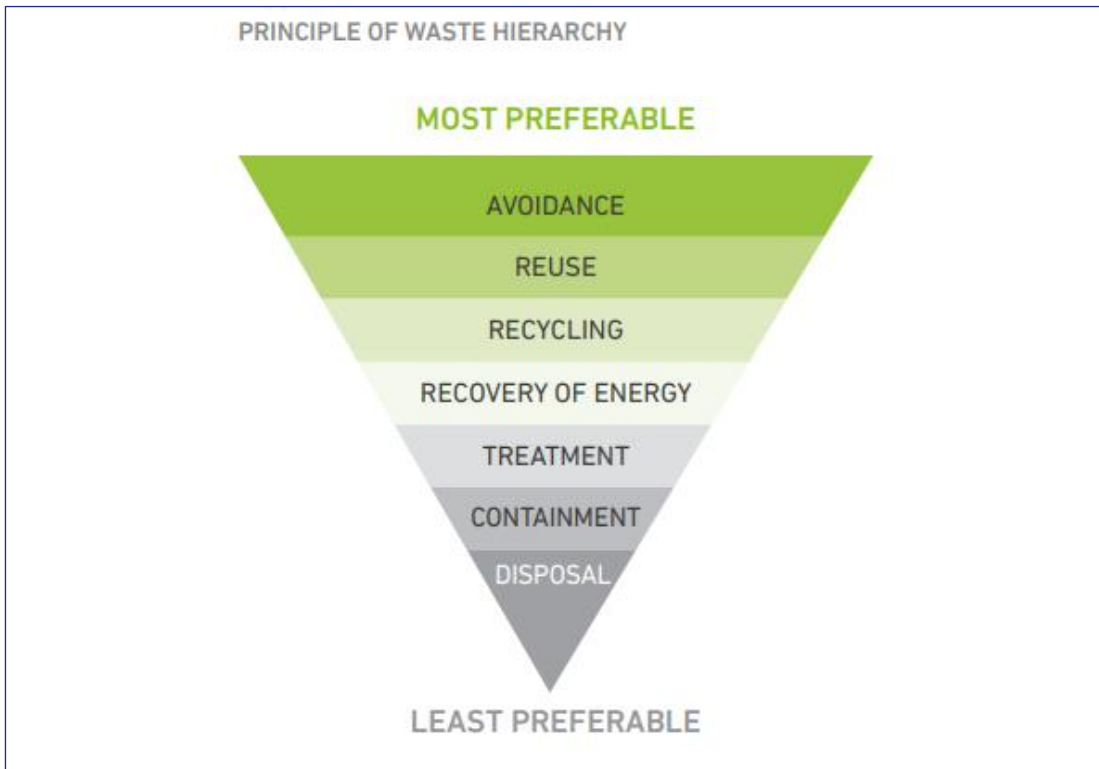


Figure 6: Sustainability Victoria's Waste Management Hierarchy

Additionally, 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.

### 6.3. Waste Management Rules

It will be the responsibility of 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.

A waste specialist and/or contractor must sign-off on the designs to confirm they are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.

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.

### 6.4. 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 above sections of the report. Site Operator will be responsible for monitoring the Waste Management Plan. Where required, Site Operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

# ADVERTISED PLAN

## Waste Management Plan

103-117 Boundary Road & 59-101 Alfred Street,  
North Melbourne

## 7. Contact Information

Table 37 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.

Please note Council will supply the glass, FOGO and e-waste bins. All other bins and waste equipment (e.g. compactors, linear track system) will need to be supplied by the development. Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 37: 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
	ToxFree	1300 869 373	www.toxfree.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
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au



# Appendix A

## Development Plans

**ADVERTISED  
PLAN**



ALFRED STREET  
PUBLIC REALM WORKS SUBJECT TO SEPARATE APPROVAL/CONSENT FROM CDM

NOTE: SERVICE TAGS TO BE READ IN CONJUNCTION WITH ADP COMBINED SPATIALS FOR SPECIFICATION AND SIZING

**ADVERTISED PLAN**

Autodesk Docs://24147 Boundary Road North Melbourne/24147\_BASE\_R24.rvt

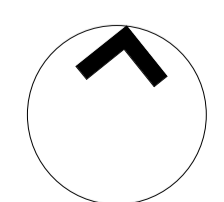
REVISION	DATE
- PRELIMINARY LODGEMENT PACKAGE	VN 10.09.2025
A DTP RESPONSE	VN 06.02.2026
B DTP RFI RESPONSE	AA 27.04.2026

**CERA STRIBLEY**

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)  
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM  
 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
 TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
 CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.  
 IF THIS DRAWING IS STAMPED UNCONTROLLED COPY THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

**NOTES**  
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
VN	JS	27.04.2026	24147	1 : 300 @A1



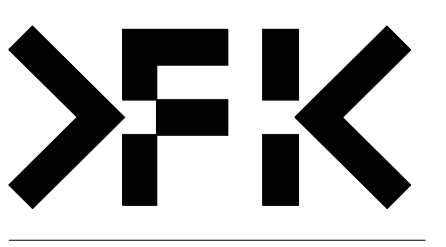
**PROJECT**  
ALFRED QUARTER  
103-117 Boundary Road & 59-101 Alfred Street

**DRAWING TITLE**  
PRECINCT 2&3 GROUND FLOOR PLAN\_PRECINCT 1 LOWER GROUND FLOOR PLAN

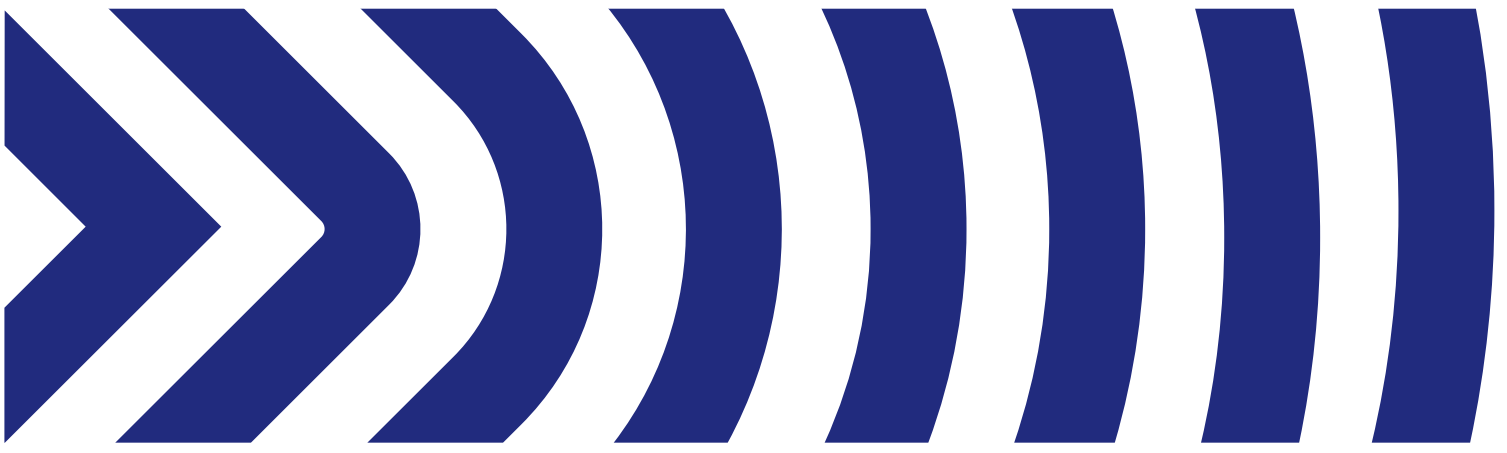
**CLIENT**  
METRICS REAL ESTATE PARTNERS

**FK**  
WWW.FKAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTH BANK VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 8696 3888  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
TOWN PLANNING



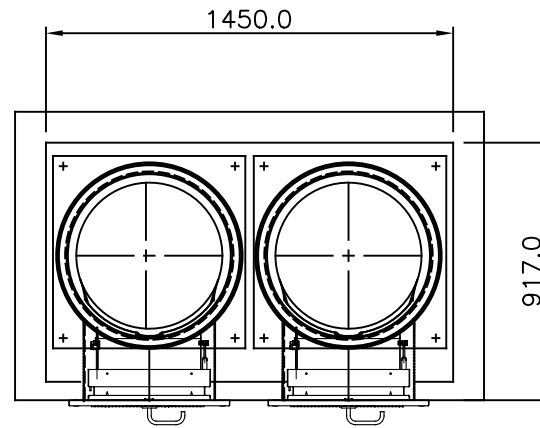
**REV.** B  
**DRAWING NO.** TP1000



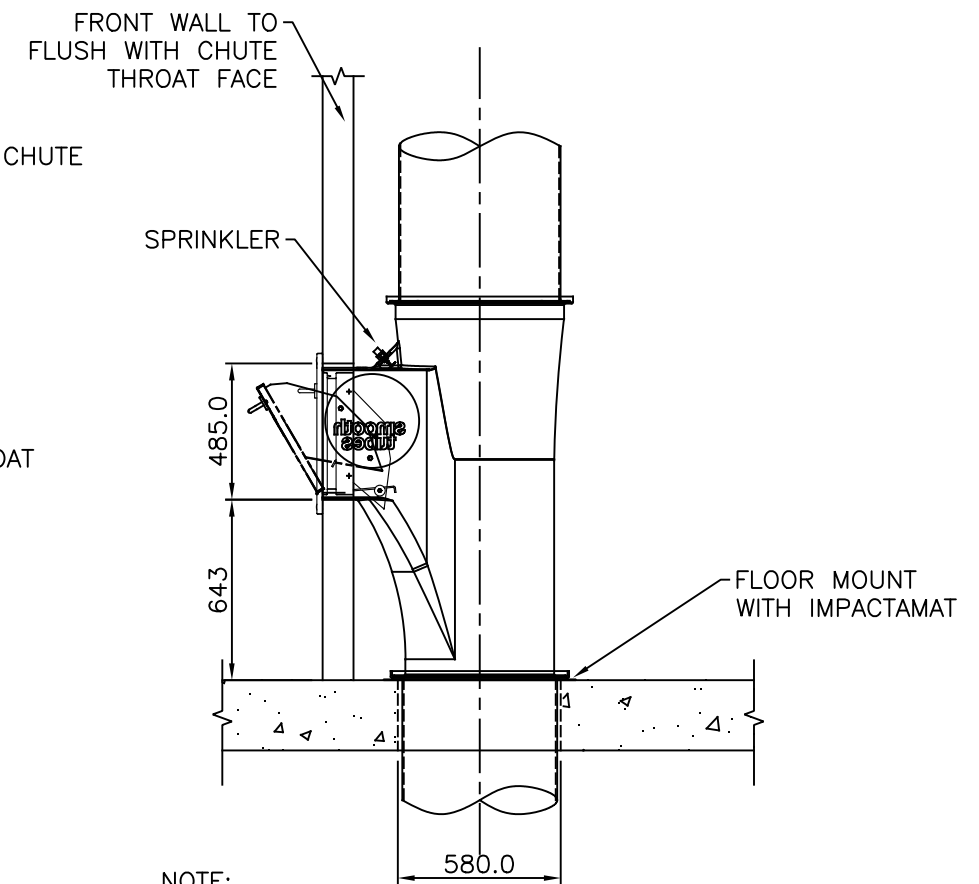
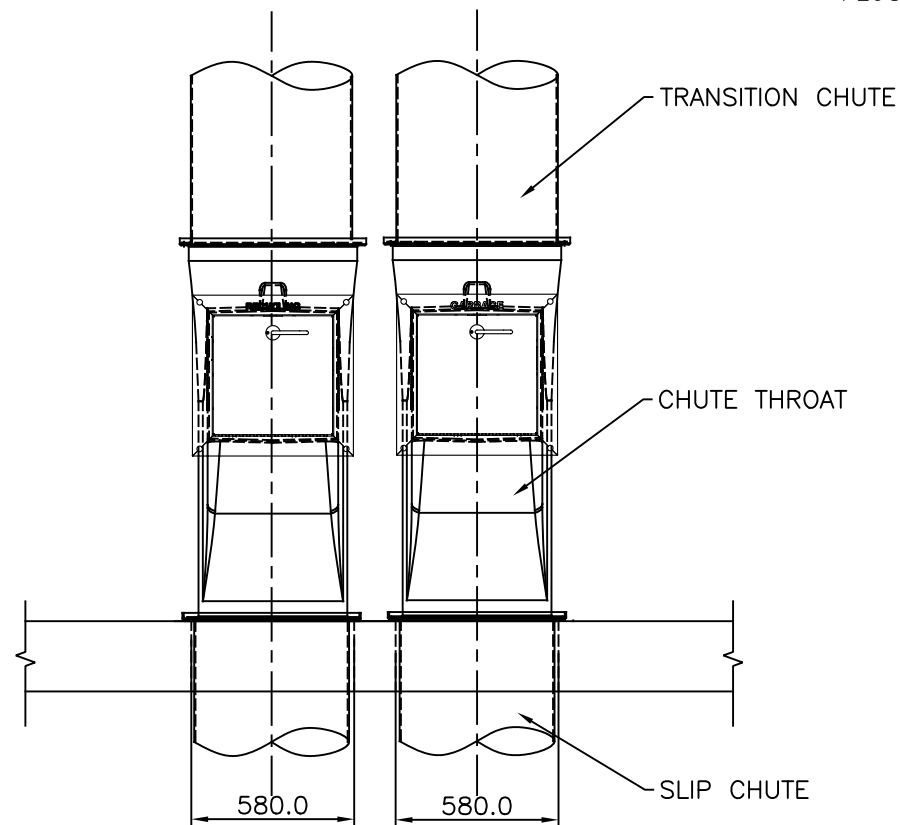
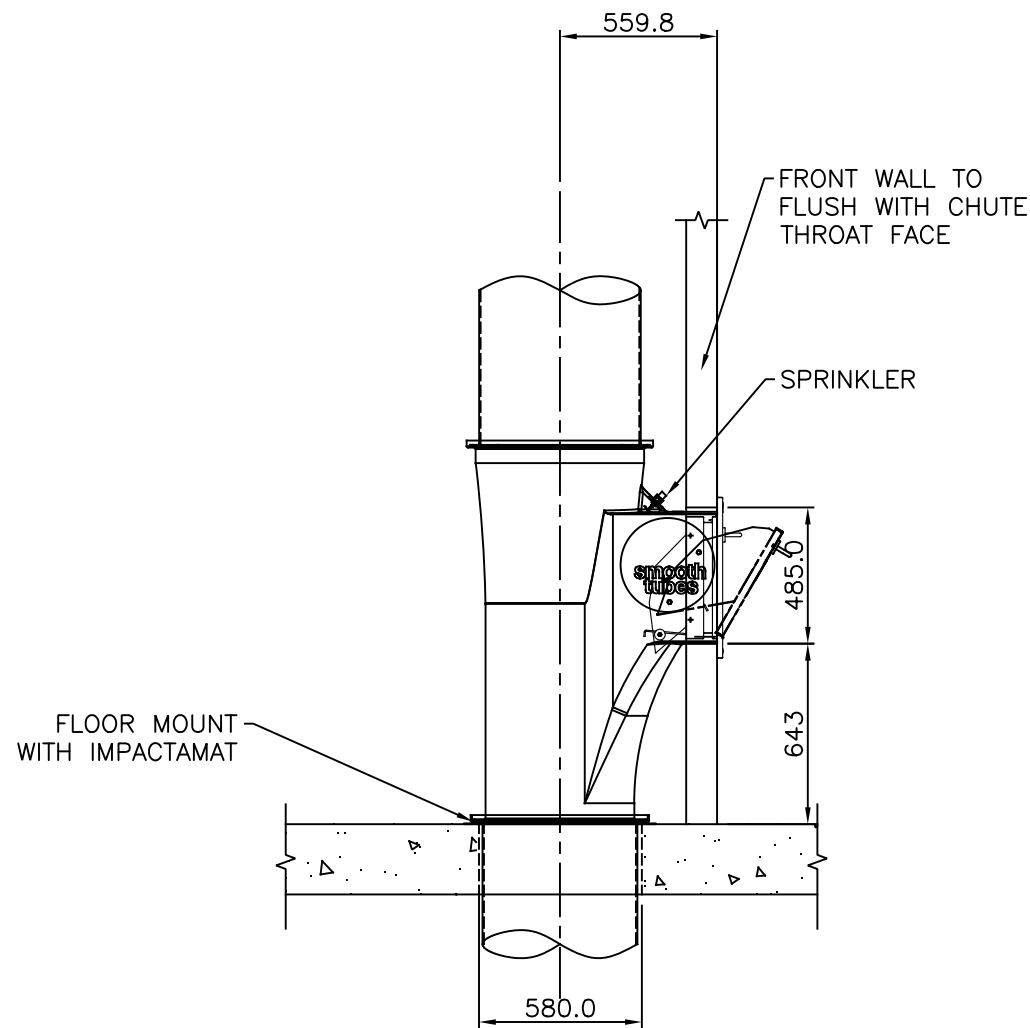
# Appendix B

## Dual Chute Specification

**ADVERTISED  
PLAN**



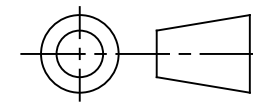
**ADVERTISED  
PLAN**



NOTE:

WALLS MUST BE FORMED ACCORDING TO THIS DRAWING.  
FINISHED WALL FACE MUST BE FLUSH WITH CHUTE THROAT.  
PENETRATION FOR CHUTE DOOR MUST BE AS PER THIS DRAWING.  
WASTECH CANNOT MODIFY THE CHUTE THROAT TO SUIT INCORRECT  
PLACEMENT OF SURROUNDING WALL.

No:	DATE	REVISION	INT.	MATERIAL
				---
				QTY: A.S.
				UNLESS OTHERWISE SPECIFIED
				LINEAR ±0.3 ANGULAR ±30' FACES SQUARE WITHIN 0.05/100 FACES PARALLEL WITHIN 0.03/100 DIAS CONCENTRIC WITHIN 0.03
				DIMENSIONS IN MILLIMETERS CHAMFERED EDGES 1X45' MACHINED SURFACES 3.2/ DEBURR ALL EDGES



The details and design shown on this drawing are the property of WASTECH ENGINEERING PTY. LTD. and as such are not to be copied or reproduced without written approval of WASTECH ENGINEERING PTY. LTD.

**WASTECH  
ENGINEERING**

33 WEDGEWOOD ROAD, HALLAM, VIC. 3803 PHONE (03) 87871600 FAX (03) 87871650; (03) 87871670

SPECIALISING IN: DESIGN, MANUFACTURE AND SERVICE OF WASTE DISPOSAL AND RECYCLING EQUIPMENT

DRN A.H.	TITLE	DUAL CHUTE ASSEMBLY	
CKD S.F.	WASTECH ENGINEERING		
APP ---	SCALE D.N.S	CAD FILE NAME	REV.
DATE 18-12-2012	IEWS ---	PCT-01-11323	0

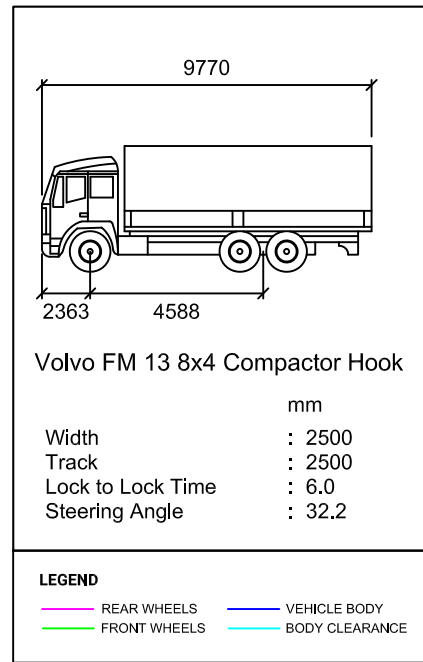


# Appendix C

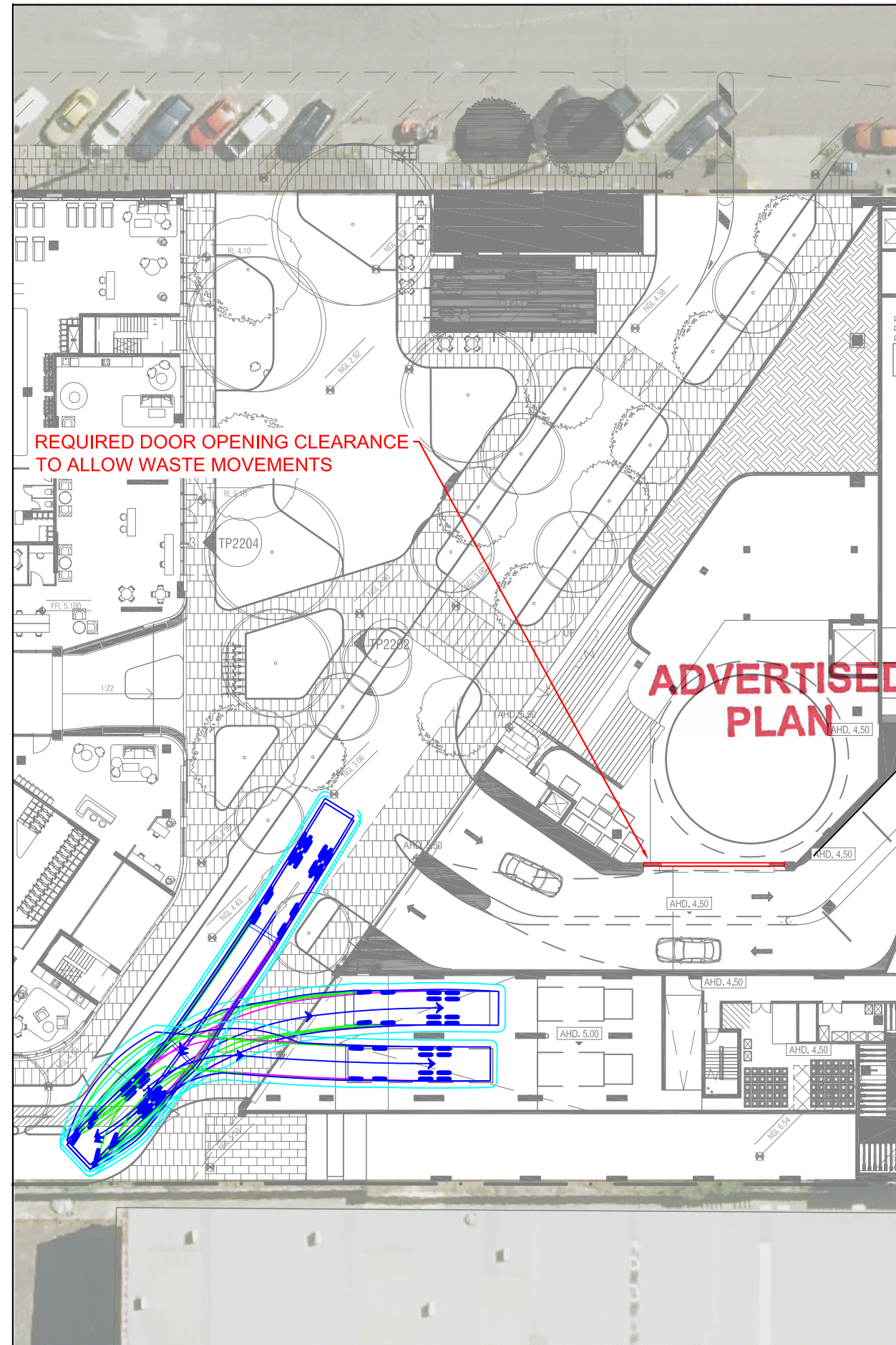
## Swept Path Assessment

**ADVERTISED  
PLAN**

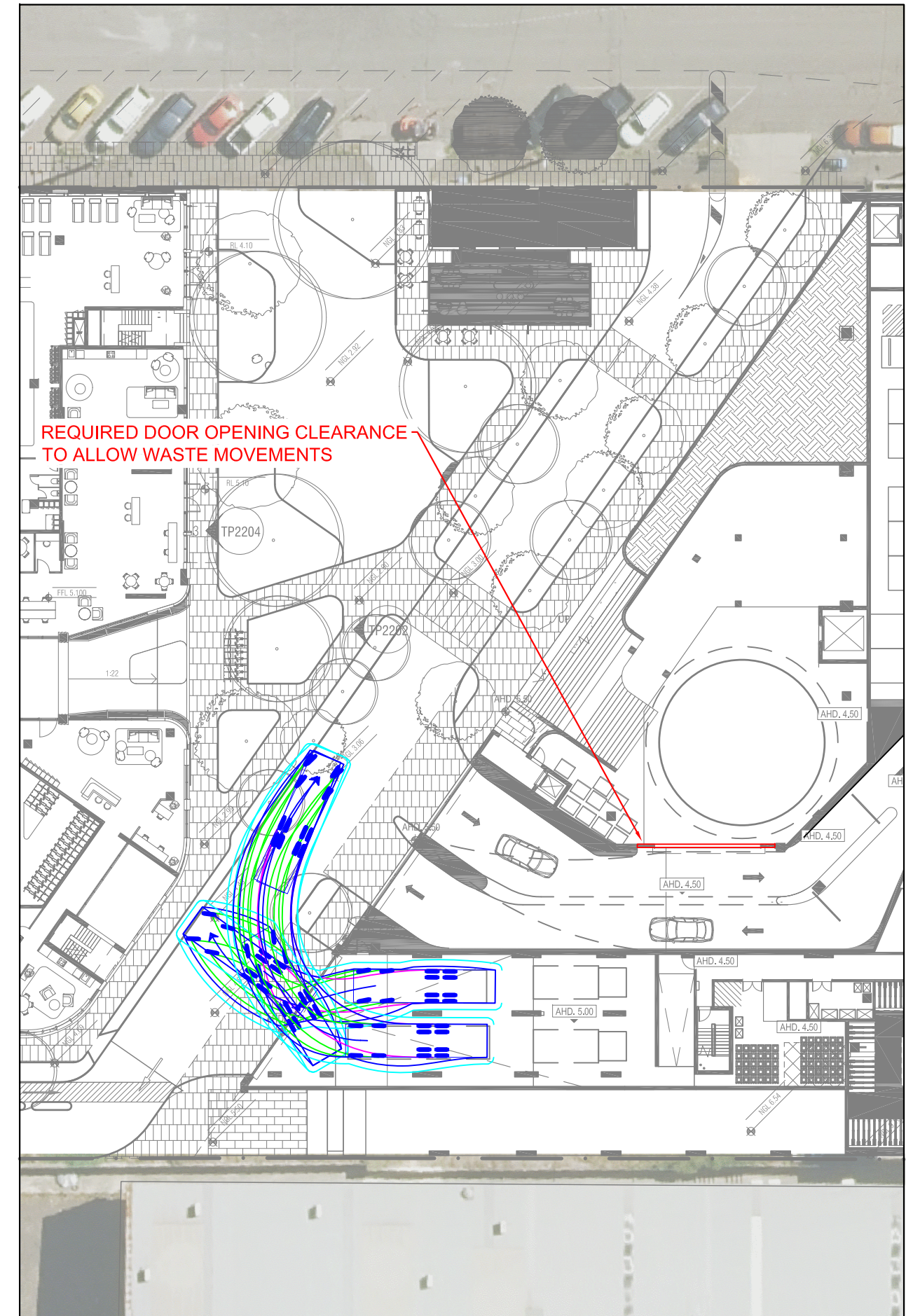
VEHICLE PROFILE



LOWER GROUND - WASTE COLLECTION INGRESS



LOWER GROUND - WASTE COLLECTION EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	10/09/2025	TOWN PLANNING	N. MCCAFFREY	C. MORELLO (RPE7781)
B	10/02/2026	RFI COMMENTS	J. LEWIS	C. MORELLO (RPE7781)

**103-105 BOUNDARY ROAD, NORTH MELBOURNE**  
**PROPOSED MIXED USE DEVELOPMENT**  
**PRECINCT 1**

**GENERAL NOTES:**  
 BASE PLANS BY FENDER KATSALIDIS DATED  
 FEBRUARY 2026

**FILE NAME:** 36267-01  
**SHEET NO.:** 03



SCALE: 1:400 (A3)

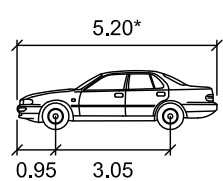
COPYRIGHT: The ideas and material contained in this document are the property of Trafficx Group (Trafficx Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Trafficx Group constitutes an infringement of copyright.

**Trafficx Group**

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

VEHICLE PROFILE

**VEHICLE USED IN SIMULATION**  
(VEHICLE SPEED - 5KM/H)

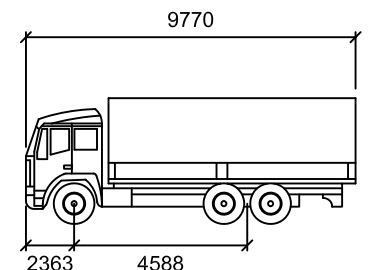


99th percentile  
(AS/NZS 2890.1:2004)

Width : 1.94m  
Track : 1.84m  
Kerb to Kerb Radius : 6.3m

actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

---



Volvo FM 13 8x4 Compactor Hook

mm

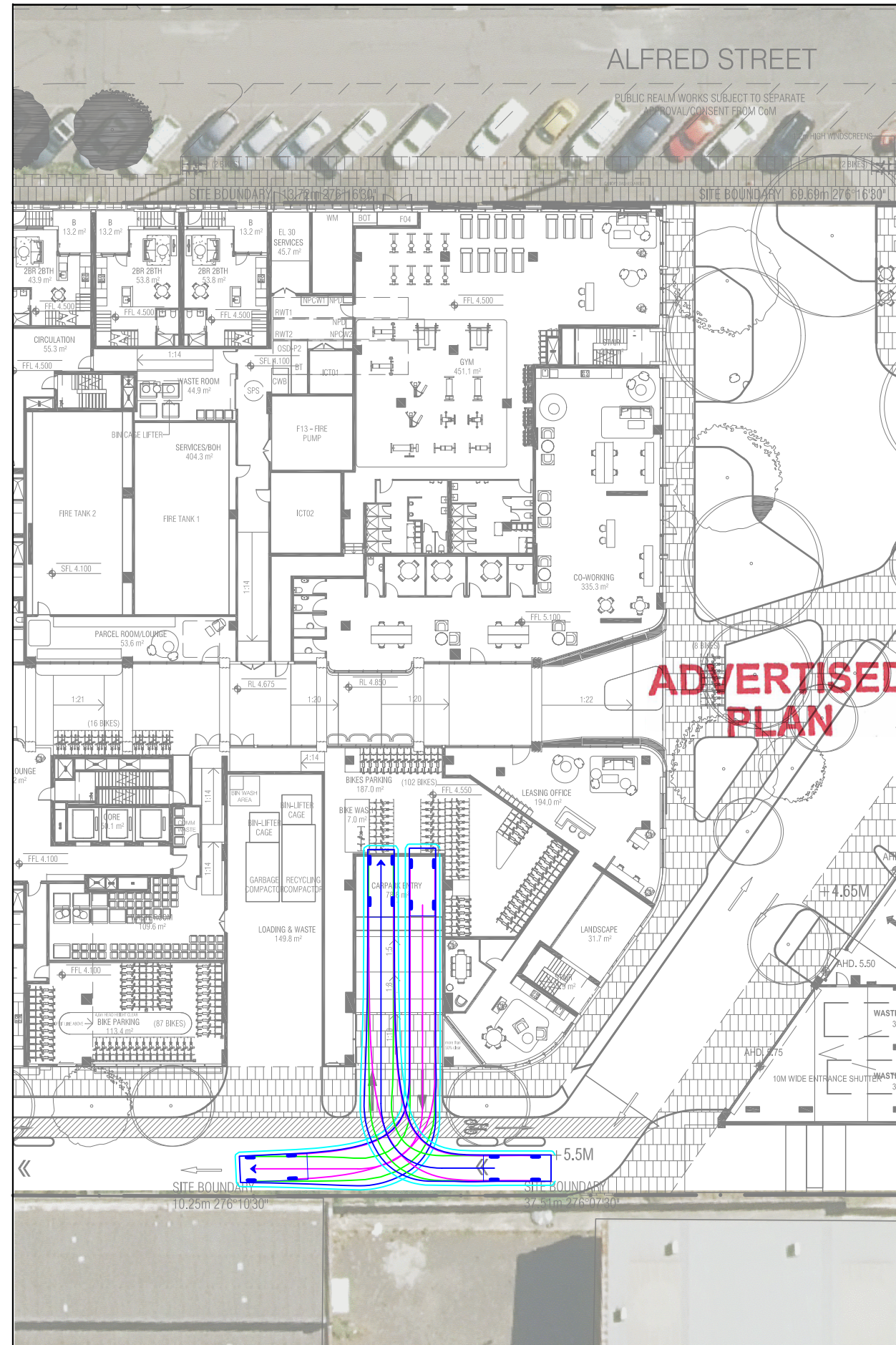
Width : 2500  
Track : 2500  
Lock to Lock Time : 6.0  
Steering Angle : 32.2

---

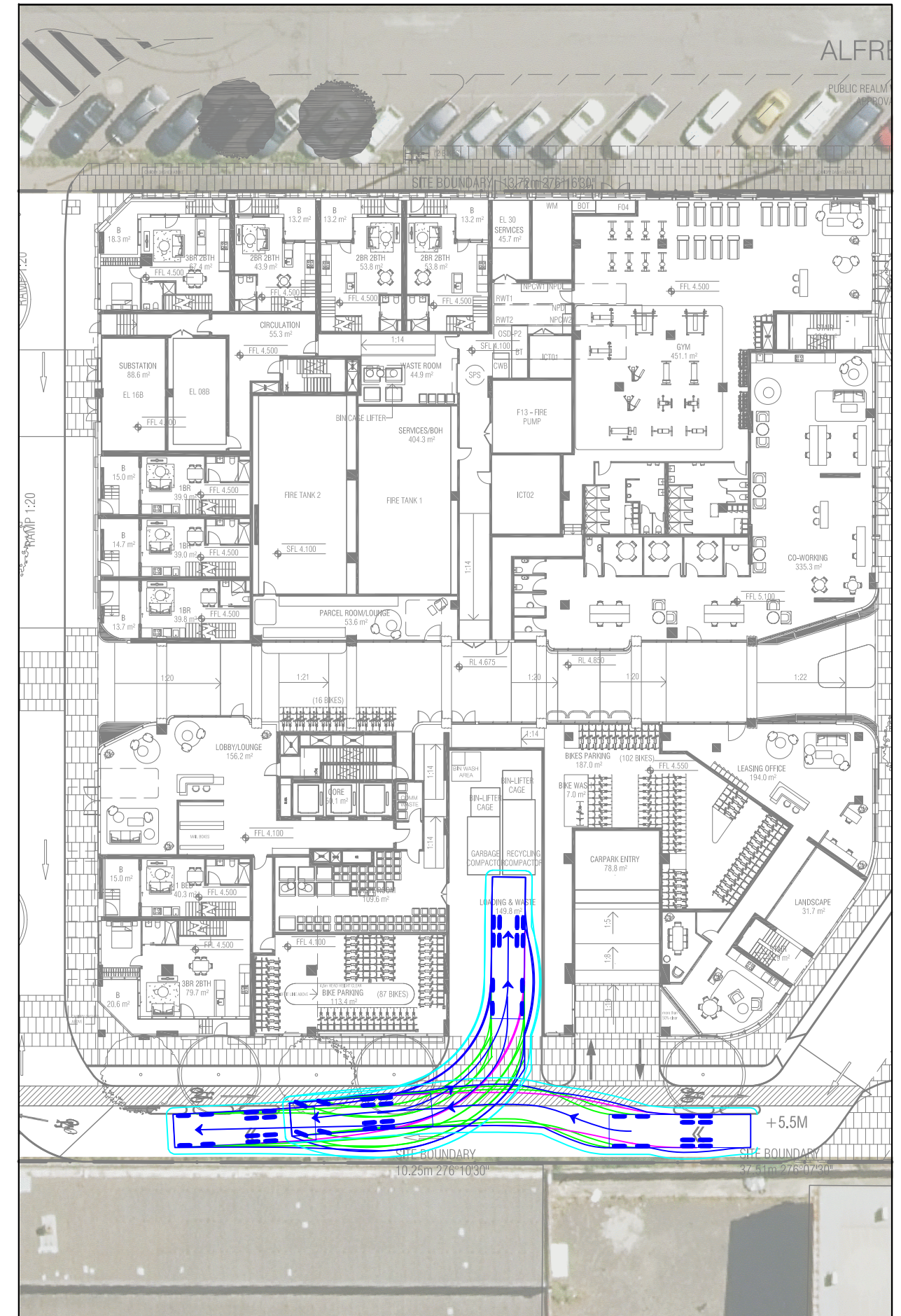
**LEGEND**

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

GROUND FLOOR - B99 ACCESS



GROUND FLOOR - WASTE COLLECTION



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	10/09/2025	TOWN PLANNING	N. MCCAFFREY	C. MORELLO (RPE7781)
B	10/02/2026	RFI COMMENTS	J. LEWIS	C. MORELLO (RPE7781)

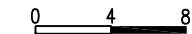
**103-105 BOUNDARY ROAD, NORTH MELBOURNE**  
PROPOSED MIXED USE DEVELOPMENT  
**PRECINCT 2**

**GENERAL NOTES:**  
BASE PLANS BY FENDER KATSALIDIS DATED FEBRUARY 2026

**FILE NAME:** 36267-01  
**SHEET NO.:** 04



SCALE: 1:400 (A3)



COPYRIGHT: The Ideas and material contained in this document are the property of Trafficx Group (Trafficx Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Trafficx Group constitutes an infringement of copyright.

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

VEHICLE PROFILE

**VEHICLE USED IN SIMULATION**  
(VEHICLE SPEED - 5KM/H)

99th percentile  
(AS/NZS 2890.1:2004)

Width : 1.94m  
Track : 1.84m  
Kerb to Kerb Radius : 6.3m

actual template based on relevant longitudinal dimensions that affect swept path as set out in Section B2.1 of AS/NZS 2890.1:2004

**Volvo FM 13 8x4 Compactor Hook**

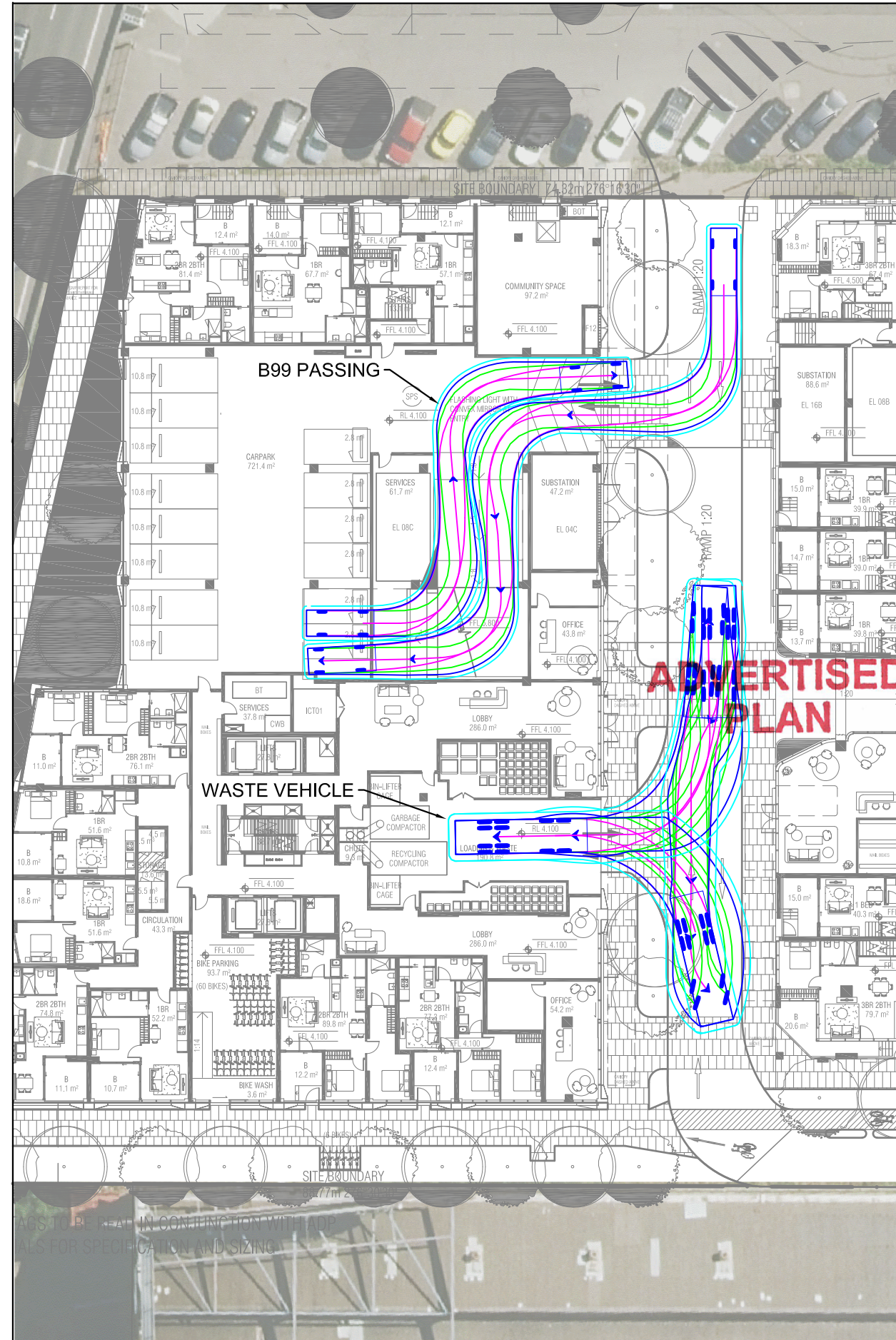
mm

Width : 2500  
Track : 2500  
Lock to Lock Time : 6.0  
Steering Angle : 32.2

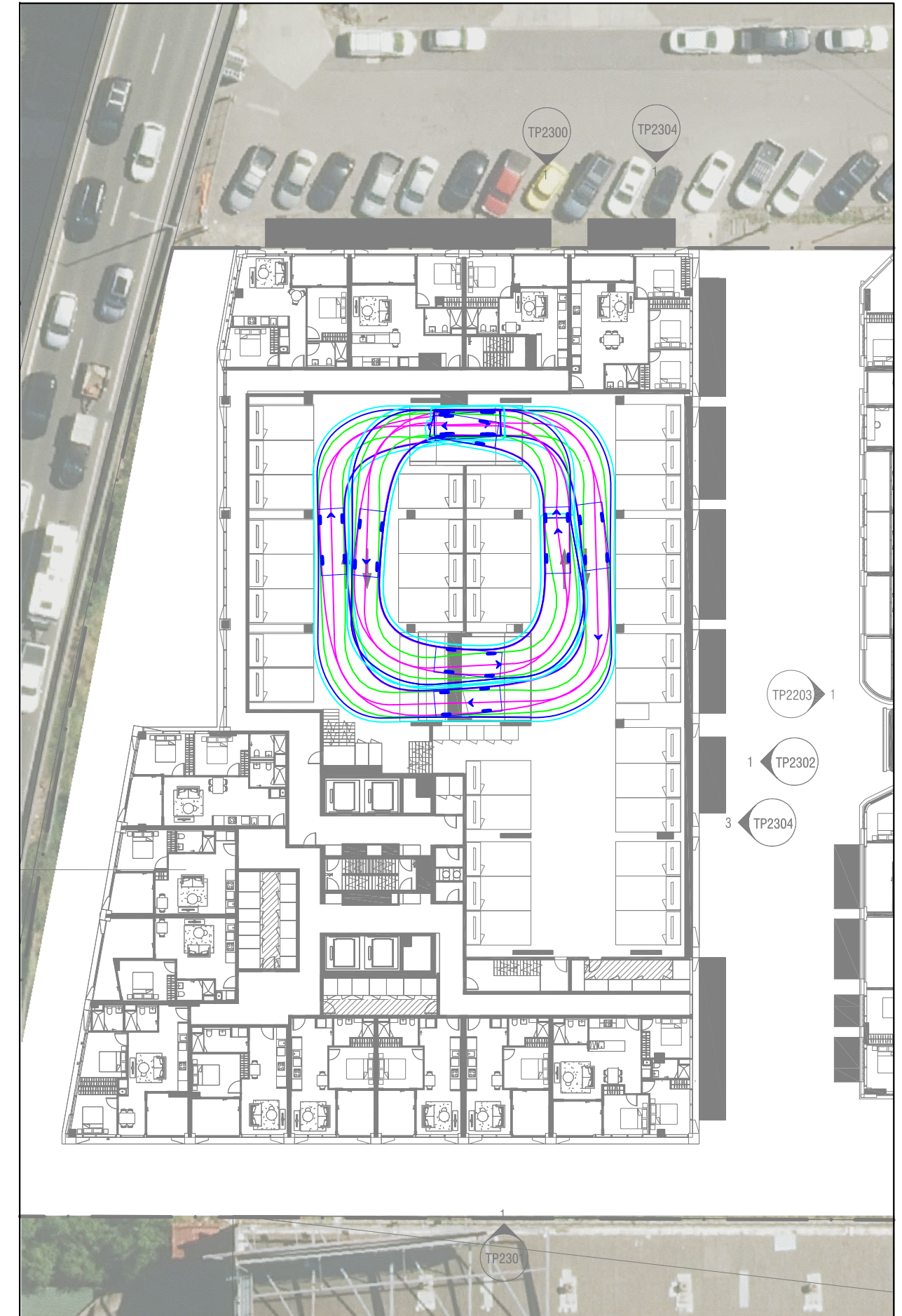
**LEGEND**

- REAR WHEELS (pink line)
- FRONT WHEELS (green line)
- VEHICLE BODY (blue line)
- BODY CLEARANCE (cyan line)

GROUND FLOOR - B99 ACCESS AND WASTE COLLECTION



LEVEL 1 - B99 - CIRCULATION



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	10/05/2025	TOWN PLANNING	N. MCCAFFREY	C. MORELLO (RPE7781)
B	10/02/2026	RFI COMMENTS	J. LEWIS	C. MORELLO (RPE7781)

**103-105 BOUNDARY ROAD, NORTH MELBOURNE**  
PROPOSED MIXED USE DEVELOPMENT  
**PRECINCT 3**

**GENERAL NOTES:**  
BASE PLANS BY FENDER KATSALIDIS DATED  
FEBRUARY 2026

**FILE NAME:** 36267-01  
**SHEET NO.:** 06



**SCALE:** 1:400 (A3)  
0 4 8

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.



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