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

ADVERTISED PLAN

Waste Management Plan

Mixed Use Development

Northcote Village

Prepared for
T &P Northcote Development Pty Ltd

June 2026

G27176R-05F (WMP)

Level 28, 459 Collins St
Melbourne Victoria 3000

T: 03 9822 2888
admin@traffixgroup.com.au

Traffix Group Pty Ltd
ABN: 32 100 481 570

traffixgroup.com.au

Document Control

Our Reference: G27176R-05F (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	7/04/2026	M. Jora	C. Morello (RPE 7781)
B	Initial DFP Issue	10/04/2026	M. Jora	C. Morello (RPE 7781)
C	DFP Issue	16/04/2026	M. Jora	C. Morello (RPE 7781)
D	Final draft	4/06/2026	M. Jora	C. Morello (RPE 7781)
E	Final Issue	15/06/2026	M. Jora	C. Morello (RPE 7781)
F	Final Issue – Updated	16/06/2026	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.

Table of Contents

1. Introduction 1

1.1. General 1

2. Development 1

2.1. The proposed redevelopment 1

2.2. Staging 1

2.3. Development Schedule 2

2.4. Waste Collection Arrangements 2
2.4.1. Supermarket 2
2.4.2. Shared Retail 3
2.4.3. Residential 3

3. Waste Management Plan 4

3.1. Waste Systems 4
3.1.1. Management of Waste Streams 4

3.2. Waste Generation 6
3.2.1. Overall Generation Rates 6
3.2.2. Considering Alternative Waste Streams 9
3.2.3. E-waste and Charity waste 9

3.3. Waste Equipment 11
3.3.1. Waste Equipment (MGBs) 11
3.3.2. Dual Chutes 14
3.3.3. Waste Storage Areas and Access 14

3.4. Signage 20

3.5. Waste Collection Arrangements and Vehicle Access 21
3.5.1. General 21
3.5.2. Residential Waste Collection 21
3.5.3. Commercial Waste collection 21

3.6. Planning Scheme Design Requirements (Clause 58) 22

4. Amenity Impacts 24

4.1. Ventilation/Odour Prevention 24

4.2. Noise Reduction 24

4.3. Vermin Prevention & Litter Management 24

4.4. Washing Facilities and Stormwater Pollution 24

5. Ongoing Maintenance & Sustainability Initiatives 25

5.1. Maintenance Management 25

5.2. Waste Reduction Strategies 25

5.3. Waste Management Rules 26

5.4. Monitoring and Review 26

6. Contact Information 27

List of Figures

Figure 1: Shared Residential Waste Room and Waste Collection Point for Building 1, 4 and 5 – Stage 1 15
Figure 2: Shared Residential Waste Room and Waste Collection Point for Building 2 – Stage 1 15
Figure 3: Shared Residential Waste Room and Waste Collection Point for Building 3 – Stage 2 15
Figure 4: Shared Residential Waste Room and Waste Collection Point for Building 6 – Stage 2 16
Figure 5: Shared Retail tenancies Bin Room-Stage 1 17
Figure 6: Shared Retail tenancies Bin Room-Stage 2 18
Figure 7: Waste Signage Examples 21
Figure 8: Sustainability Victoria's Waste Management Hierarchy 25

List of Tables

Table 1: Development Schedule 2
Table 2: Waste Streams 5
Table 3: Waste Generation Rates 7
Table 4: Expected Waste Generation for the Use – B1 +B4 + B5 (Stage 1) 8
Table 5: Expected Waste Generation for the Use – B2 (Stage 1) 8
Table 6: Expected Waste Generation for the Use – – B3 (Stage 2) 8
Table 7: Expected Waste Generation for the Use – B6 (Stage 2) 8
Table 8: Alternative Waste Streams 9
Table 9: Expected Waste Generation – Splits per Stream 10
Table 10: Expected Waste Generation – Splits per Stream 10
Table 11: Expected Waste Generation – Splits per Stream 10
Table 12: Expected Waste Generation – Splits per Stream 11
Table 13: Waste Bins and Collection Frequencies – B1 +B4 + B5 (Stage 1) 11
Table 14: Waste Bins and Collection Frequencies – B2 (Stage 1) 12
Table 15: Waste Bins and Collection Frequencies – B3 (Stage 2) 12
Table 16: Waste Bins and Collection Frequencies – B6 (Stage 2) 12
Table 17: Bin Details and Colours 13
Table 18: Waste Area Requirements 18
Table 19: Waste Area Requirements 18
Table 20: Waste Area Requirements 19
Table 21: Waste Area Requirements 19
Table 22: Waste Area Requirements 19
Table 23: Waste Area Requirements 20
Table 24: Waste Area Requirements 20

Table 25: Waste Requirements for Standard D24 22
Table 26: Supplier Contact Information 27

List of Appendices

Appendix A **Development Plans**

Appendix B **Dual Chute Specification**

Appendix C **Swept Path Assessment**

1. Introduction

1.1. General

Traffix Group has been engaged by T &P Northcote Development Pty Ltd to prepare a Waste Management Plan for a Mixed Use Development at Northcote Village.

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. Development

2.1. The proposed redevelopment

Application plans have been prepared by Wardle.

They detail a staged redevelopment of the site for the purposes of a mixed-use precinct comprising a new full line supermarket, a number of retail tenancies and food and drink premises and three new residential towers with total of 670 dwellings.

The proposal seeks to integrate the new retail tenancies with the existing Northcote Plaza mall, whilst also providing a new public realm frontage to the Council Car Park to the east.

2.2. Staging

The proposal is to be staged in 2 proposals.

Stage 1 will include the delivery of the new supermarket and associated loading and basement car park, and podium parking serving the eastern residential towers. Stage 1 will deliver the new podium residential parking access to Separation Street (and streetscape upgrades) with the retail loading and basement parking accessed from the Council car park.

Stage 2 will be the remaining western portion of the site, which will be developed for a residential tower, with podium car parking, accessed from a shared access via Stage 1.

2.3. Development Schedule

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

Table 1: Development Schedule

Building	Studio	1-Bed	2-Bed	3-Bed	Total Dwellings	Retail (Shops) (1)	Retail (Food &Drink) (2)	Supermarket (inc. liquor shop)
Stage 1								
Building 1	3	93	90	20	206 no.	508 m^2	509 m^2	4,498 m^2
Building 2	5	49	136	12	202 no.	-	-	-
Building 4	22	2	-	-	24 no.	-	-	-
Building 5	8	8	2	2	20 no.	-	-	-
Stage 2								
Building 3	4	94	86	8	192 no.	-	-	-
Building 6	22	-	4	-	26 no.	-	81 m^2	-

Note 1. The total floor area for retail tenancies for Stage 1 is 1,017m². As the end uses of the retail tenancies have not yet been confirmed, the assessment has been undertaken based on an assumed split of 50% food and drink premises and 50% non-food retail.

*Note 2. As the **stage 2 retail tenancy** end use is not confirmed yet, we have conservatively adopted takeaway food and drink rates, given the unit's small size and expected nature.*

Other amenity areas are for residential uses, and as such, any minimal waste generation from these uses has been incorporated within the residential waste calculations, as required.

Vehicle access to the site, relevant to the waste management arrangements is mainly via Separation Street and the council carpark (Breavington way).

2.4. Waste Collection Arrangements

2.4.1. Supermarket

An on-site loading dock is proposed at lower ground level with access via the council carpark (Breavington way). The loading dock will serve supermarket deliveries via vehicle up to a 14.5m semi-trailer.

This dock will provide the following:

- 1 x 14.5m semi-trailer loading bay for the supermarket
- 1 x Compactor Waste Bay for the supermarket

2.4.2. Shared Retail

A further two loading bays are provided within the retail basement car park with access via the council carpark (breavington way) which will service loading and waste collection for the remaining retail tenancies. These bays have been designed for vehicles up to a 6.4-metre-long Small Rigid Vehicle (SRV).

A shared retail waste storage room area is provided on Basement level 1.

Waste collection for these retail tenancies will occur via 6.4m long waste vehicle as required.

2.4.3. Residential

Separate waste storage areas for residential waste are provided within the podium car park for each building with access via Separation Street.

Waste collection for residents will occur via private collection utilising a 6.4-metre mini-Hino vehicle, which will circulate through the podium parking and collect waste from the dedicated waste rooms provided.

Manoeuvring on-site will allow for forward entry and exit movements to/from the loading area as well as the site.

Hard waste

Hard waste shall be stored and managed on-site and collection to occur via private contractor as required.

Each building will be allocated with 2-3sqm of storage space for hard waste within the within each waste room of the residential buildings.

A copy of the development plans prepared by Wardle 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, organics, and glass waste that will need to be transferred via residents,
- Immediate smaller bins within the retail tenancies for temporary storage of garbage, recycling, FOGO and glass,
- Mobile garbage bins within the residential and commercial waste store areas for each waste stream at podium and basement level 1 on-site,
- Dual chutes within the upper levels for transfer of residential garbage and recyclable waste between the residential floors and the respective residential bin storage at the podium level, and
- Manual transfer of FOGO, Glass and hard waste via the residents to the shared residential waste storage areas at podium level by using lifts as required.

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 & cardboard 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 (Retail tenancies)

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

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Garbage	Each dwelling shall be provided with small caddy bins for temporary storage of waste. Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage into the appropriate waste chute located on each level. Owners Corporation will be responsible for swapping the full bins with empty bins under the chutes within the assigned residential waste area at the podium level.	Each tenancy shall be provided with plastic bins for temporary storage of landfill waste. Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the communal garbage bins in respective allocated commercial waste room at basement level 1 on-site.
Commingled Recycling	Residents will primarily dispose of recyclable items via the appropriate recycling chute located on each level. Building Management/Owners Corporation will be responsible for swapping the full bins with empty bins under the chutes within the assigned residential waste area at the podium level.	Each tenancy shall be provided with smaller bins for temporary storage of recyclable waste. Staff will dispose of loose recyclable items directly into the communal recycling bins in respective allocated commercial waste room at basement level 1 on-site.
FOGO	Residents will be provided with a kitchen caddy within the individual dwellings. Residents will manually dispose of organic waste within the respective shared residential waste storage areas at the podium level via lifts.	Each tenancy shall be provided with small caddy bin for temporary storage of organic waste. Staff will transfer FOGO waste from individual tenancies to the respective commercial waste room allocated at basement level 1 on-site.
Glass	Residents will dispose of glass waste directly into small bins provided within their individual dwellings. Residents will transfer the glass waste manually into the respective shared residential waste rooms at the podium level via lifts.	Glass waste shall be stored separately internally within the commercial tenancies. Staff will dispose of any glass waste within the respective allocated commercial waste room at basement level 1 on-site.

Waste Type	Waste Management	
	Residential Waste	Commercial Waste
Paper & cardboard	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the recycling bin. Transfer to occur via the recycling chute (expect for large cardboards which must not be placed within the recycling chute) and to be manually taken to the podium level waste rooms via residents as required.	Each tenancy is to be provided with smaller caddy bins for temporary storage of paper & cardboard, noting that specific waste is to be appropriately folded when necessary. Staff will dispose of loose cardboard directly into the paper & cardboard bin within the respective allocated commercial waste room at basement level 1 on-site.
Hard Waste	Residents will dispose of hard waste including used furniture and white goods with the assistance of Building Management. 2 sqm of hard waste storage area is provided within the individual bin rooms of each building at the podium level. Collection to occur via private contractor within the podium level carpark as required.	Hard waste shall temporarily be stored internally within the individual tenancies where relevant. The commercial tenancies will dispose of any hard waste via a private contractor on a required basis through Owners Corporation.
E-Waste	Residents shall dispose of any e-waste including batteries, phones, computers directly to on-site e-waste bins provided in the respective bin store areas or drop it off at a proximate Waste Transfer Station. E-waste must not be disposed in landfill.	It is expected that the commercial tenancies would generate negligible amount of e-waste, and it would be appropriate for any e-waste that may be generated to be directly disposed of at the nearest e-waste transfer station by individual tenants as required.
Charity Goods	Residents can dispose of any charity goods at the local op shops or on-site donation/ charity bins provided within respective residential waste areas.	N/A

3.2. Waste Generation

3.2.1. Overall Generation Rates

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

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

- Dwellings as per the standard rates,

- We have based our waste assessment on 50-50% ratio, food-based retail (cafe) and non-food retail as per *Better Practice Guidelines*.
- Retail tenancies will adopt the rate for shop (non-food),
- Food tenancies would adopt the rates for a café (higher than the standard shop but lower than a restaurant),

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

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

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
Residential		
Studio & One-bedroom dwellings	80L/room per week	80L/room per week
Two-bedroom dwellings	100L/room per week	100L/room per week
Three-bedroom dwellings	120L/room per week	120L/room per week
Commercial		
Food and drink premises (Café Rate)	300L/100m² floor area/day	200L/100m² floor area/day
Takeaway Café	150L/100m² floor area/day	150L/100m² floor area/day
Retail (non-food)	50L/100m² floor area/day	50L/100m² floor area/day
Supermarket (inc. liquor shop) (1)	170L/100m² floor area/day	240L/100m² floor area/day
Office	10L/100m² floor area/day	10L/100m² floor area/day

Note:
1. *The waste generation rates of 170 L/100 m²/day for garbage and 240 L/100 m²/day for recycling for the supermarket (including liquor store) component have been adopted based on precedent rates used in similar developments.*

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

Table 4: Expected Waste Generation for the Use – B1 +B4 + B5 (Stage 1)

Waste Source	Size/No.	Garbage	Recycling
Residential			
Studio & One-bedroom dwelling	136 no.	10,880 L/week	10,880 L/week
Two-bedroom dwellings	92 no.	9200 L/week	9200 L/week
Three-bedroom dwellings	22 no.	2640 L/week	2640 L/week
TOTAL WASTE GENERATED		**22,720 L/week**	**22,720 L/week**
Commercial			
Retail (non-food)	508 sqm	1778 L/week	1778 L/week
Retail (food and drink)	509 sqm	10689 L/week	7126 L/week
Supermarket (inc. liquor)	4,498m^2	**53,526 L/week**	**75,566 L/week**

Table 5: Expected Waste Generation for the Use – B2 (Stage 1)

Waste Source	Size/No.	Garbage	Recycling
Residential			
Studio & One-bedroom dwelling	54 no.	4320 L/week	4320 L/week
Two-bedroom dwellings	136 no.	13600 L/week	13600 L/week
Three-bedroom dwellings	12 no.	1440 L/week	1440 L/week
TOTAL WASTE GENERATED		**19360 L/week**	**19360 L/week**

Table 6: Expected Waste Generation for the Use – – B3 (Stage 2)

Waste Source	Size/No.	Garbage	Recycling
Residential			
Studio & One-bedroom dwelling	98 no.	7840 L/week	7840 L/week
Two-bedroom dwellings	86 no.	8600 L/week	8600 L/week
Three-bedroom dwellings	8 no.	960 L/week	960 L/week
TOTAL WASTE GENERATED		**17400 L/week**	**17400 L/week**

Table 7: Expected Waste Generation for the Use – B6 (Stage 2)

Waste Source	Size/No.	Garbage	Recycling
Residential			
Studio & One-bedroom dwelling	22 no.	1760 L/week	1760 L/week
Two-bedroom dwellings	4 no.	400 L/week	400 L/week
TOTAL WASTE GENERATED		2160 L/week	2160 L/week
Commercial			
Retail (Takeaway Café)	**81 sqm**	**851 L/week**	**851 L/week**

3.2.2. Considering Alternative 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 help reduce landfill at the source.

A number of different uses across the site are expected to generate FOGO, glass and paper & cardboard waste as summarised in Table 8.

Table 8: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
Residential					
All dwellings	65%	35%	80%	20%	-
Commercial					
Food and drink (Café)	70%	30%	60%	10%	40%
Shop (non-food)	100%	-	50%	-	50%
Supermarket	100%	-	20%	-	80%

3.2.3. E-waste and Charity waste

- 1 x 240L e-waste bin and 1 x 240L charity bin are provided within each residential waste room at podium level.

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

Table 9: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
B1 +B4 + B5 (Stage 1)						
Residential	250 no.	14,768L	7,952L	18,176L	4,544L	-
TOTAL WASTE GENERATED		**22,720 L / week**		**22,720 L / week**		
Commercial						
Retail (non-food)	508 m^2	1,778L	-	889L	-	889L
Retail (food and drink)	509 m^2	7,482L	3,207	3,563L	713L	2,850L
Supermarket (inc. liquor)	4,498 m^2	53,526L	-	-	-	75,566L

Table 10: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
B2 (Stage 1)						
Residential	202 no.	12,584L	6,776L	15,488L	3,872L	-
TOTAL WASTE GENERATED		**19,360 L / week**		**19,360 L / week**		

Table 11: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
B3 (Stage 2)						
Residential	192 no.	11,310L	6,090L	13,920L	3,480L	-
TOTAL WASTE GENERATED		**17,400 L / week**		**17,400 L / week**		

Table 12: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
B6 (Stage 2)						
Residential	26 no.	1,404L	756L	1,728L	432L	-
TOTAL WASTE GENERATED		**2,160 L / week**		**2,160 L / week**		
Commercial						
Retail (Takeaway Café)	**81 m²**	**595L**	**255L**	**425L**	**-**	**425L**

3.3. Waste Equipment

3.3.1. 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 13: Waste Bins and Collection Frequencies – B1 +B4 + B5 (Stage 1)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential				
Garbage	14,768L	1,100L	5 no.	3
Recycling	18,176L	1,100L	6 no.	3
FOGO	7,952L	240L	12 no.	3
Glass	4,544L	660L	4 no.	2
Charity/E-Waste	-	240L	2 no.	As needs basis
Retail Tenancies				
Garbage	9,206L	660L 1,100L	1 no. 4 no.	3
Recycling	4,452L	660L 1,100L	2 no. 1 no.	3
FOGO	3,207L	240L	8 no.	3
Glass	713L	240L	1 no.	2

		360L	1 no.	
Paper & Cardboard	3,739L	660L 1,100L	1 no. 2 no.	2
Supermarket (inc. Liquor shop)				
Garbage	53,526	1,100L	7-8 no.	Daily
FOGO	-	240L (OPTIONAL)	2 no	As required
Recycling	-	1,100L (OPTIONAL)	1 no.	As required
Paper & Cardboard	75,566L	25m³ compactor		Twice a week/as required

Table 14: Waste Bins and Collection Frequencies – B2 (Stage 1)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential				
Garbage	12,584L	1,100L	4 no.	3
Recycling	15,488L	1,100L	5 no.	3
FOGO	6,776L	240L	10 no.	3
Glass	3,872L	660L	3 no.	2
Charity/E-Waste	-	240L	2 no.	As needs basis

Table 15: Waste Bins and Collection Frequencies – B3 (Stage 2)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential				
Garbage	11,310L	1,100L	4 no.	3
Recycling	13,920L	1,100L	5 no.	3
FOGO	6,090L	240L	9 no.	3
Glass	3,480L	660L	3 no.	2
Charity/E-Waste	-	240L	2 no.	As needs basis

Table 16: Waste Bins and Collection Frequencies – B6 (Stage 2)

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Residential				
Garbage	1,404L	660L 1,100L	1 no. 1 no.	1
Recycling	1,728L	660L 1,100L	1 no. 1 no.	1
FOGO	756L	240L	3 no.	1
Glass	432L	660L	1 no.	1
Charity/E-Waste	-	240L	2 no.	As needs basis
Retail Tenancy (Takeaway café)				
Garbage	595L	360L	2 no.	1
FOGO	255L	240L	2 no.	1
Recycling	425L	660L	1 no.	1
Paper & Cardboard	425L	660L	1 no.	1

Bins are to be collected as needed at the discretion of Building Management.

Further details regarding the waste equipment required for the residential and commercial components are detailed in Table 17.

Table 17: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) Note 1	Bin Lid Colour Note 2	Bin Body Colour Note 2
Garbage	660L 1,100L	1,200 x 1,260 x 780mm 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	360L 660L	1,110 x 848 x 680mm 1,200 x 1,260 x 780mm	Purple	
Fogo	240L	1,060 x 585 x 730mm	Green	
Paper & Cardboard	240L 360L 1,100L	1,060 x 585 x 730mm 1,110 x 848 x 680mm 1,330 x 1,240 x 1,070mm	Blue	

3.3.2. Dual Chutes

A residential dual waste chute system is provided within each building with access at each floor adjacent to the core.

Each system includes dedicated chutes for garbage and recycling separately which will terminate into the appropriate bins located within the residential waste areas at podium level.

Skirting/equivalent system should be provided at the termination of the chutes to reduce the impact of materials falling into the bins. 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 podium level will be secured and accessible to trained personnel only.

Bins would be rotated as required by Building Management.

The manufacturer's specification for the chute system is available at Appendix B.

3.3.3. Waste Storage Areas and Access

Residential

The development provides individual waste rooms for residential component for each building at lower ground level as shown in Figure 1, 2, 3 and 4.

Ample space has been allocated to accommodate the required number of bins and other waste requirements within each waste room as required.

The waste rooms are positioned to provide convenient access for residents via lift cores, as well as appropriate access for collection from the parking areas.

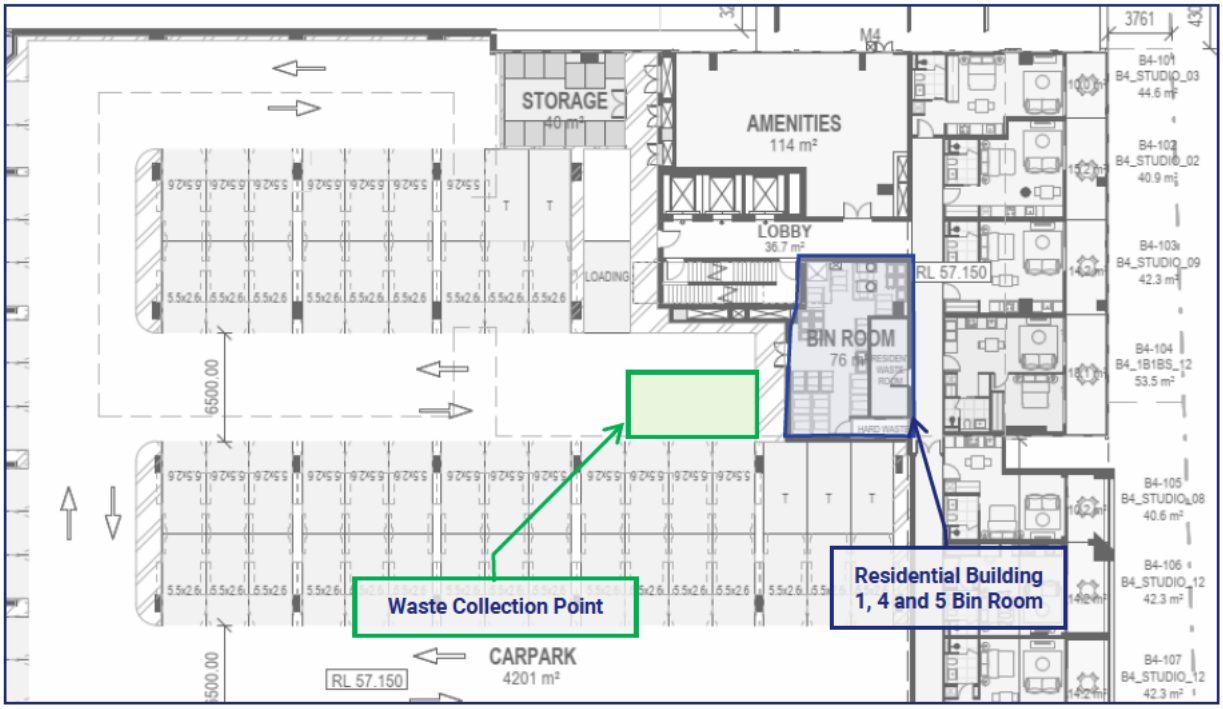


Figure 1: Shared Residential Waste Room and Waste Collection Point for Building 1, 4 and 5 – Stage 1

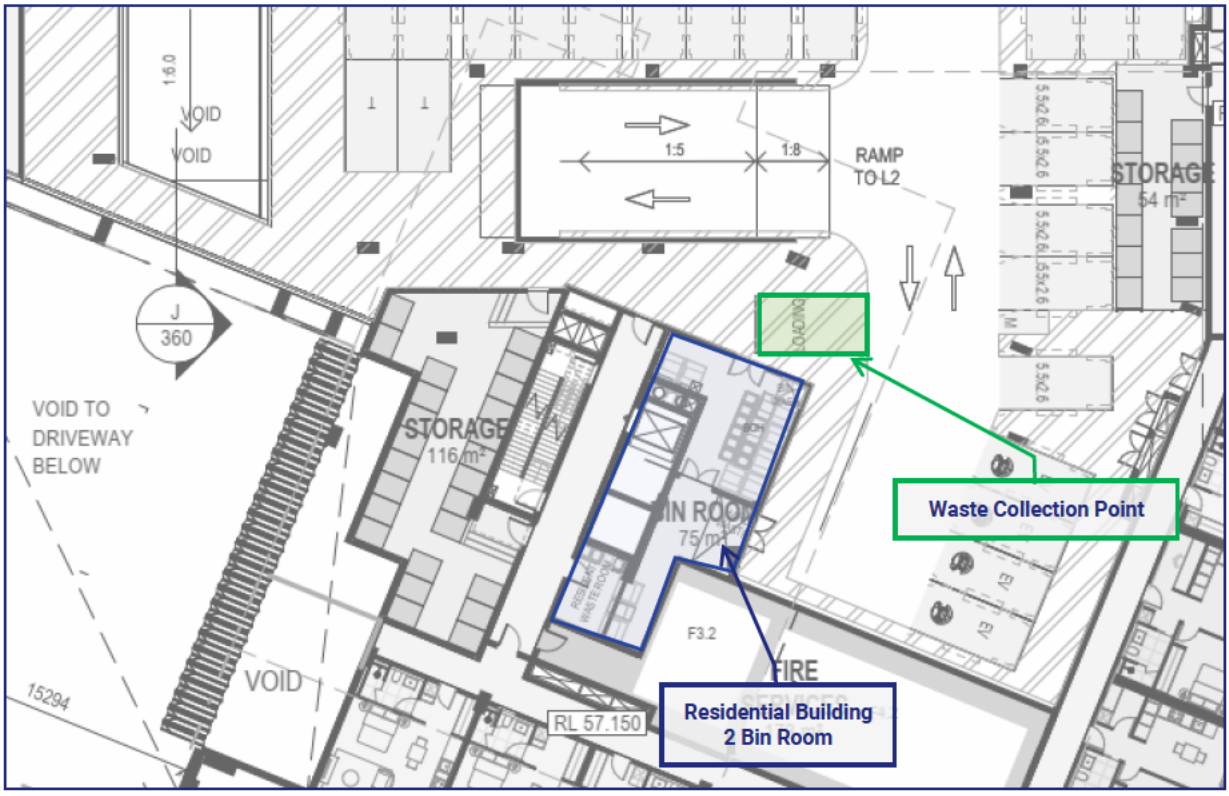


Figure 2: Shared Residential Waste Room and Waste Collection Point for Building 2 – Stage 1

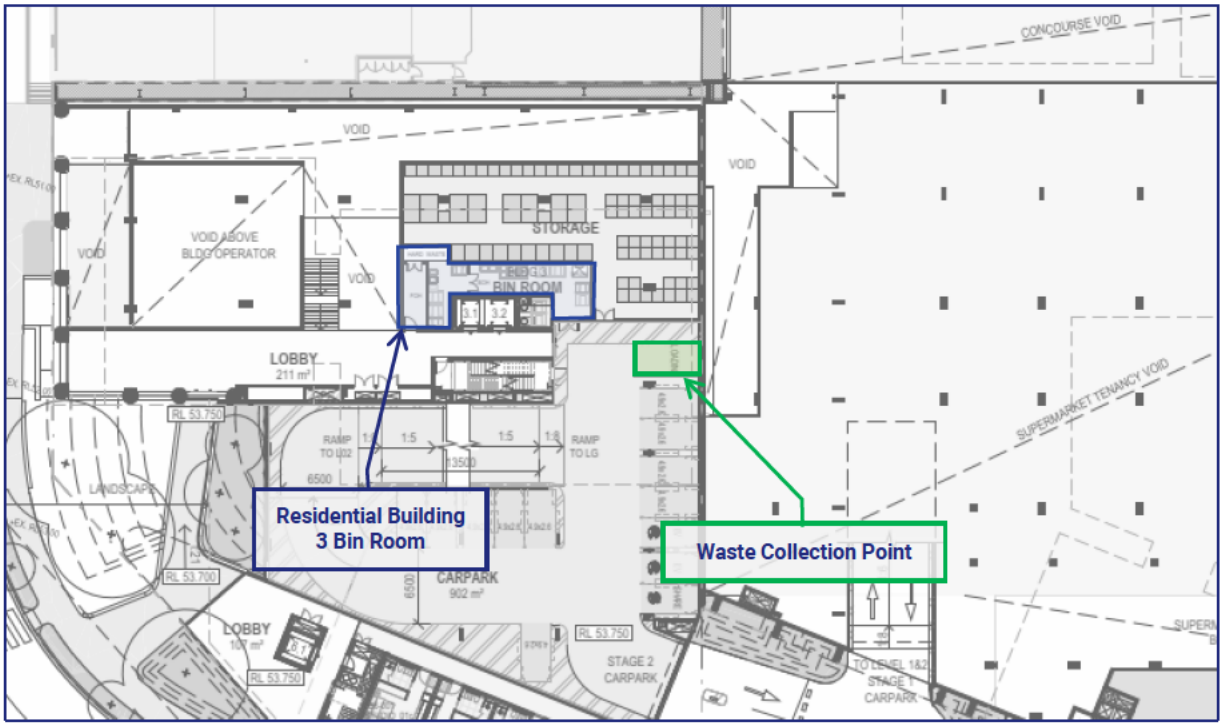


Figure 3: Shared Residential Waste Room and Waste Collection Point for Building 3 – Stage 2

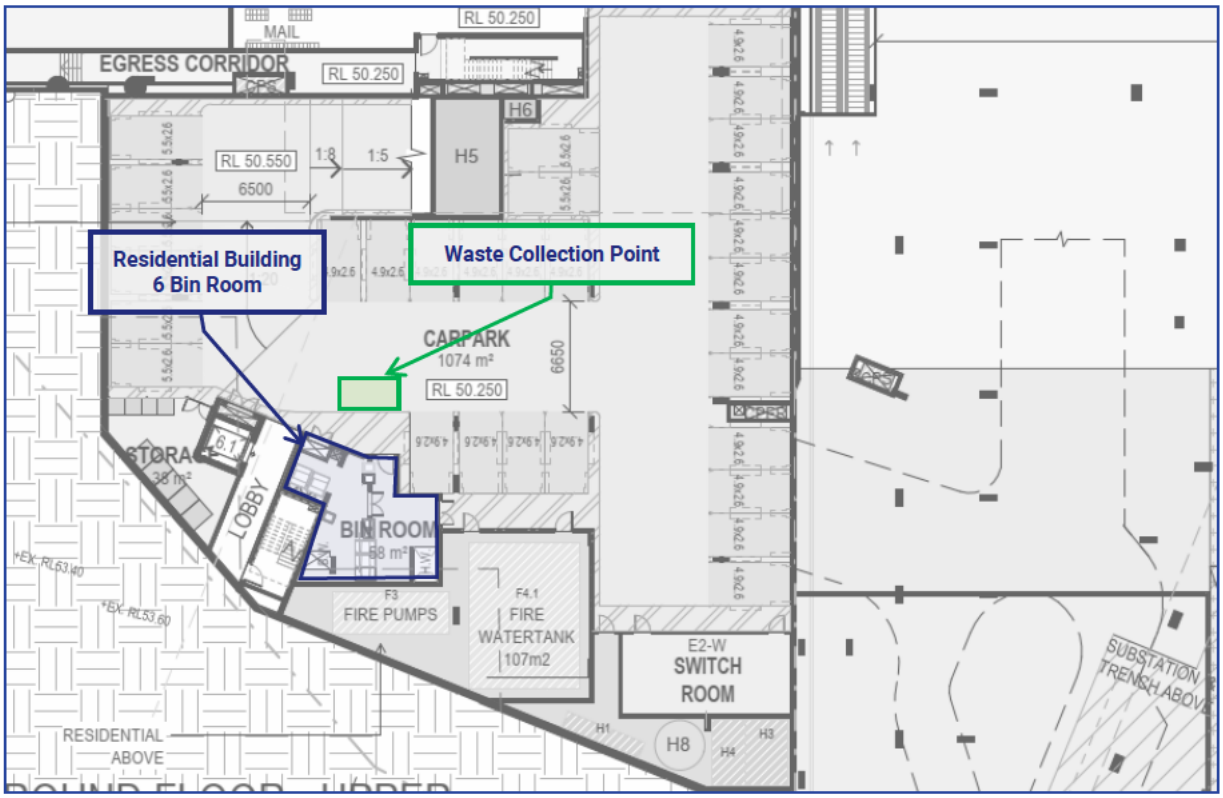


Figure 4: Shared Residential Waste Room and Waste Collection Point for Building 6 – Stage 2

Commercial/Retail

A shared waste room is provided at basement level 1 for all retail tenancies which will be accessed via an internal path between the main retail core and the dedicated loading area as shown in Figure 5.

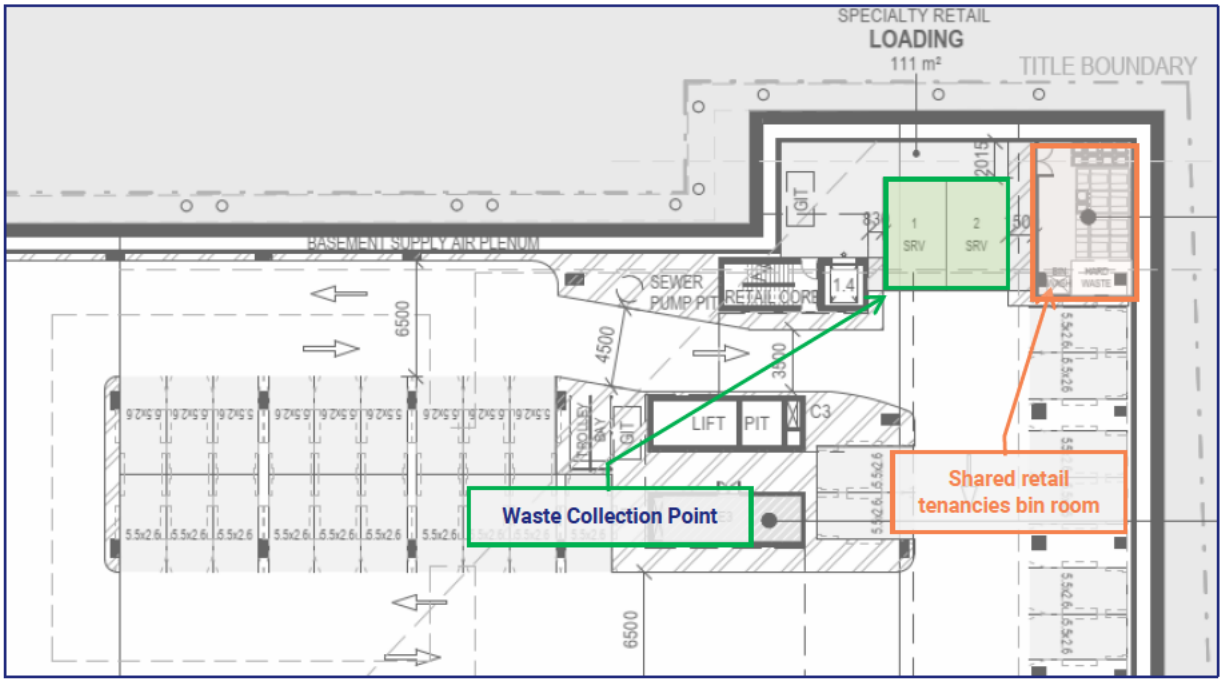


Figure 5: Shared Retail tenancies Bin Room-Stage 1

Retail Tenancy (Stage 2)

A dedicated waste storage area is provided retail tenancy, located directly adjacent to the T-12 tenancy.

Bins will be transported to the loading/drop-off bay for collection via private waste contractor as required. Waste collection is scheduled outside of peak hours to reduce minimise impact on traffic.

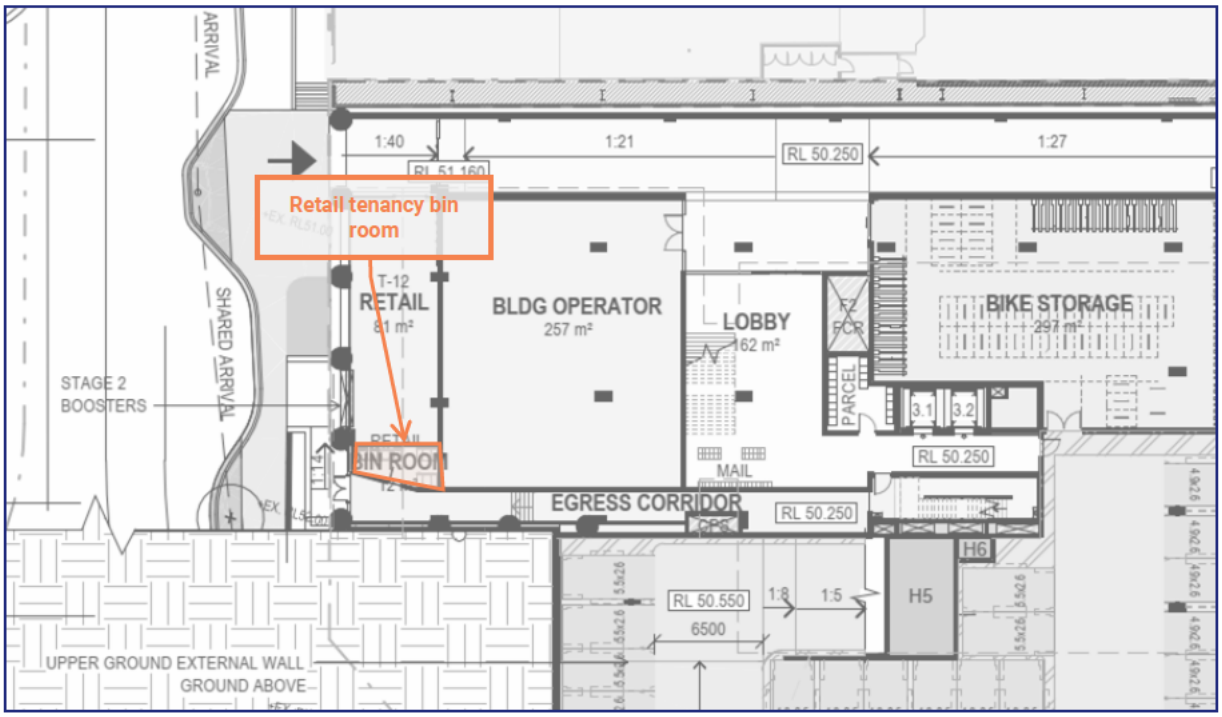


Figure 6: Shared Retail tenancies Bin Room-Stage 2

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

Table 18: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area to be Provided
B1 +B4 + B5 (Stage 1)					
Residential	240L	0.43 m^2	12	5.16 m^2	**76m^2**
	660L	0.99m^2	4	3.96m^2	
	1,100L	1.33m^2	11	14.63m^2	
	Hard waste			2 m^2	
e-waste	1 x 120L bin			0.26m^2	
Charity waste	1x 120L bin			0.26m^2	

Table 19: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided

Shared Waste Storage Area (Retail tenancies – Stage 1)	240L	0.43m^2	2	0.86m^2	**47m^2**
	360L	0.58m^2	1	0.58m^2	
	660L	0.99m^2	4	3.96m^2	
	1,100L	1.33m^2	7	9.31m^2	

Table 20: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided
Supermarket (inc. Liquor)	240L	0.43 m^2	2	0.86 m^2	**Min 10m^2**
	1,100L	1.33m^2	7-8	9.31m^2	
	25m^3 Compactor			As per manufacturer's specifications	

Table 21: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided
B2 (Stage 1)					
Residential	240L	0.43 m^2	10	4.30m^2	**58m^2**
	660L	0.99m^2	3	2.97m^2	
	1,100L	1.33m^2	9	11.97m^2	
	Hard waste			2m^2	
e-waste	1 x 120L bin			0.26m^2	
Charity waste	1x 120L bin			0.26m^2	

Table 22: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided
B3 (Stage 2)					
Residential	240L	0.43 m^2	9	3.87m^2	**~ 58m^2**
	660L	0.99m^2	3	2.97m^2	

	1,100L	1.33m²	9	11.97m²	
	Hard waste			2 m²	
e-waste	1 x 120L bin			0.26m²	
Charity waste	1x 120L bin			0.26m²	

Table 23: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided
B6 (Stage 2)					
Residential	240L	0.43 m²	3	1.29m²	**58m²**
	660L	0.99m²	3	2.97m²	
	1,100L	1.33m²	2	2.66m²	
	Hard waste			2 m²	
e-waste	1 x 120L bin			0.26m²	
Charity waste	1x 120L bin			0.26m²	

Table 24: Waste Area Requirements

Use	Waste Equipment	Net Area (Note 1)	Quantity	Net Waste Storage Area Required	Waste Area Provided
Retail tenancy – Stage 2	240L	0.43m²	2	0.86m²	**12 m²**
	360L	0.58m²	2	1.16m²	
	660L	0.99m²	2	1.98m²	

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

3.4. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 7.

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 7: Waste Signage Examples

3.5. Waste Collection Arrangements and Vehicle Access

3.5.1. General

Separate waste areas for residential waste are provided within the podium level carparks for each building.

A shared commercial waste room is provided at basement level 1 for retail tenancies.

3.5.2. Residential Waste Collection

Waste collection is to occur within the respective podium level car park by a private contractor utilising a mini-Hino rear loaded waste vehicle (nominal 6.4 metre length, 2.1 metre height).

A minimum 2.5 metres height clearance is to be provided at the waste collection points.

The waste vehicle can satisfactorily enter the site in a forward direction via the private vehicular accessway, travel along the path, collects waste and exit the site in a forward direction.

3.5.3. Commercial Waste collection

Smaller mobile garbage bins will be collected by private contractors via rear lift waste trucks up to size of 6.4m long waste collection vehicle.

The supermarket cardboard compactor will be collected by a private contractor via a hook-lift waste truck (typically, 10.8m long with 4.5m operational headroom clearance).

The compactor should be placed in a location where the hook-lift waste truck has sufficient room to line up with the compactor and prop 1m in front.

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.

3.6. Planning Scheme Design Requirements (Clause 58)

The development is subject to the requirements under Clause 58 of the Planning Scheme which apply to apartment developments. Clause 58.06-3 identifies the requirements to be met around waste and recycling.

The specific requirements under Standard D24 requirements are detailed in the following table with commentary also provided.

Table 25: Waste Requirements for Standard D24

Standard D24 Requirement	Discussion / Response
Developments should include dedicated areas for:	

• *Waste and recycling enclosures which are:*
  ○ *Adequate in size, durable, waterproof and blend in with the development.*
  ○ *Adequately ventilated.*
  ○ *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.*
	Separate waste rooms are provided for the commercial land use and the dwellings. The waste rooms are located at ground level will include adequate ventilation and enable convenient access as required.

• *Adequate facilities for bin washing. These areas should be adequately ventilated.*	A bin wash zone is provided adjacent to the loading bay. The wash area will include suitable drainage and ventilation arrangements.
• *Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.*	Waste rooms include bins that enable the separation of individual waste streams including FOGO and glass for the dwellings and paper and cardboard for the commercial tenancy. This separation will enable maximum resource recovery and minimise landfill.
• *Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.*	The development includes FOGO bins for the dwellings which will enable the collection and storage of any garden waste.

Standard D24 Requirement	Discussion / Response
• *Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.*	The nominated waste collection vehicle will enter and exit the site in a forward direction. A reverse movement will occur at the loading bay which is acceptable.
• *Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.*	Each dwelling shall include an internal bin arrangement that allows for the separation of waste. The dwellings shall include in internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	
• *Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).*	The waste generation and collection arrangements are designed in accordance with the requirements of the *Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).*
• *Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.*	Odour, noise and vehicle movements hazards will have no impact on adjoining premises.

Overall, the requirements detailed under Standard D24 of Clause 58.06-3 have been met within the proposed development and included in this Waste Management Plan.

4. 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.

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 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.*

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by Owners Corporation 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

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. Alternatively, third party contractors can be engaged for proper cleaning and washing of bins.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of Owners Corporation 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, Owners Corporation will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by Owners Corporation.

5.2. Waste Reduction Strategies

Owners Corporation 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 8 below.

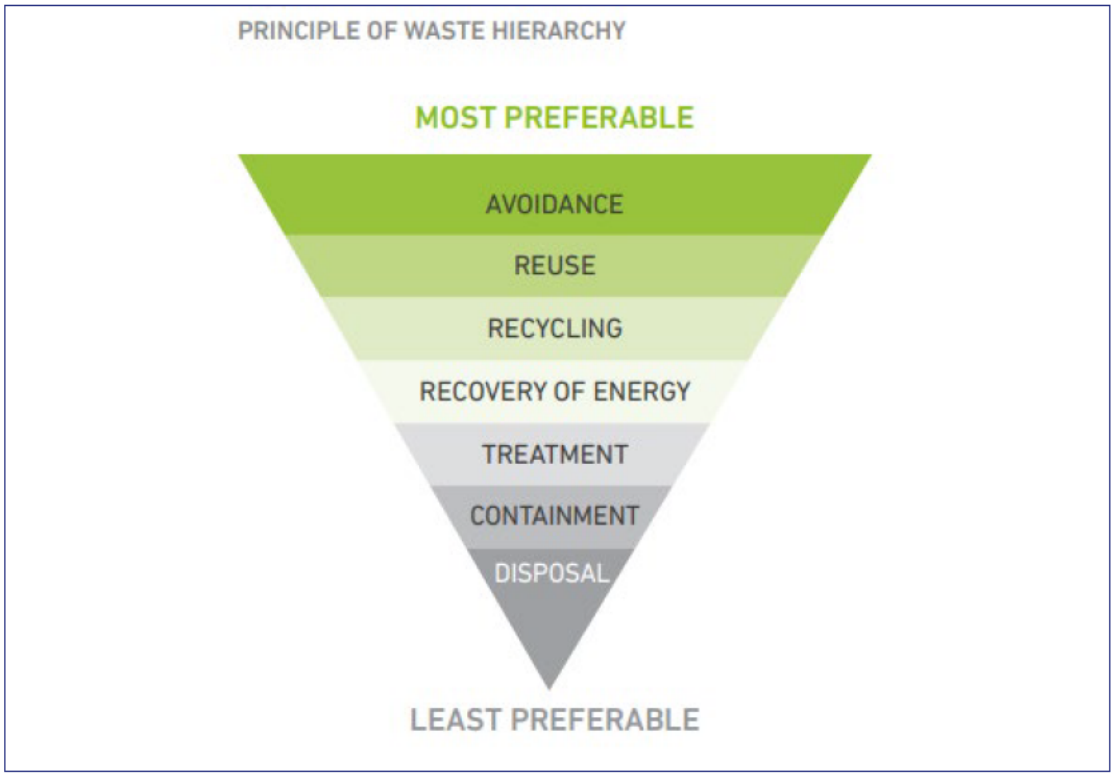


Figure 8: Sustainability Victoria's Waste Management Hierarchy

Additionally, Owners Corporation 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 Owners Corporation to ensure all residents and staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

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

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.2. Owners Corporation will be responsible for monitoring the Waste Management Plan. Where required, Owners Corporation should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

6. Contact Information

Table 25 provides a list of common waste collection service contractors and waste equipment suppliers. The Owners Corporation 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 26: Supplier Contact Information

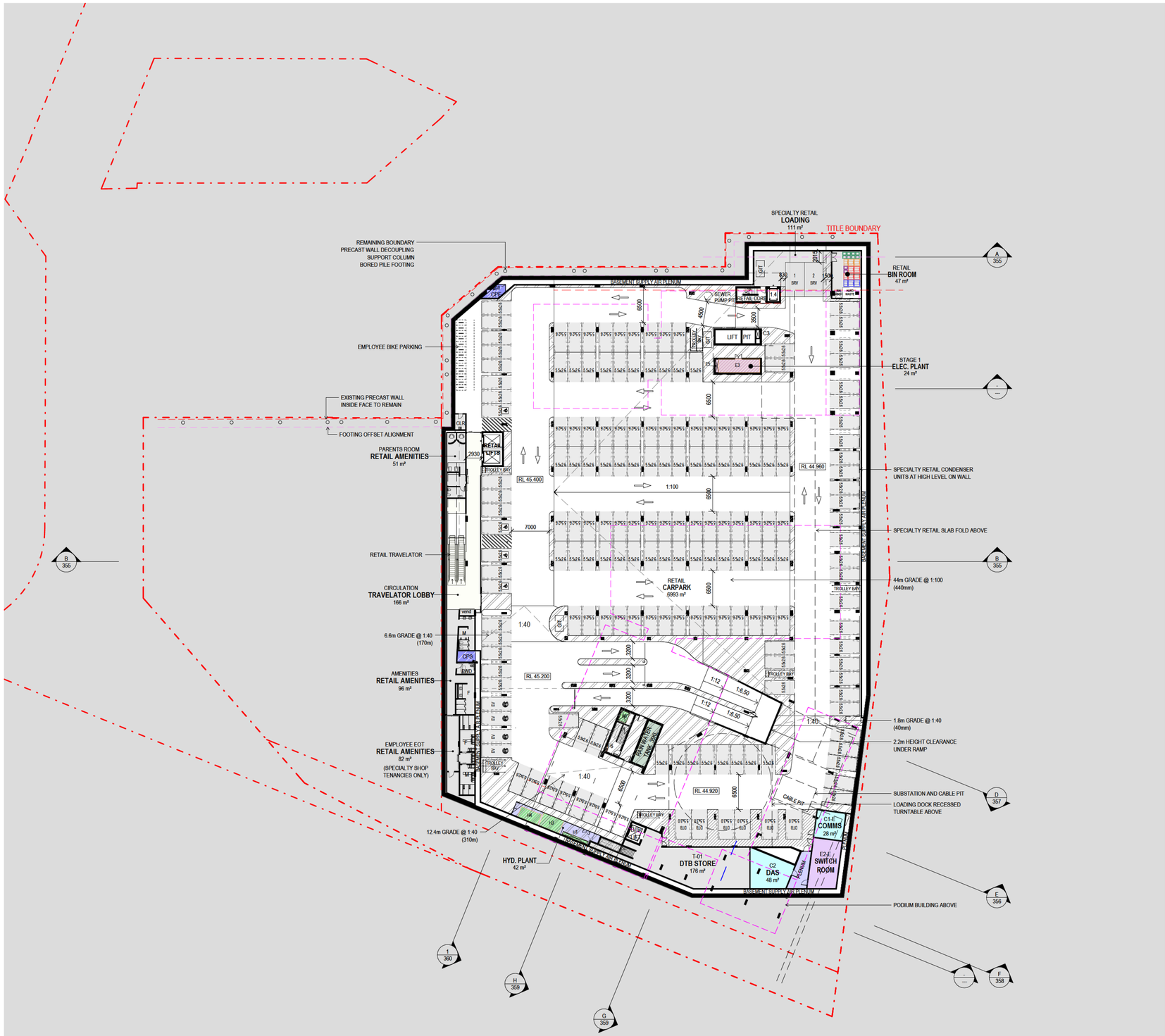
Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au

Service Type	Business Name	Phone	Website
Bin Washing Services	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

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

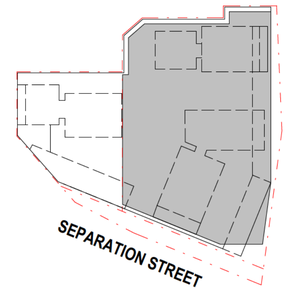


THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.

IT IS THE POLICY OF WARDLE TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS (REQUESTING PARTY) WARDLE TO PROVIDE INFORMATION IN A FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.

General Notes



BASEMENT 1 RETAIL CAR PARK		
TYPE	BAY SIZE	COUNT
B01		
ACCESSIBLE	2600x5500	4
DTB	3000x5500	6
ELECTRIC VEHICLE	2600x5500	4
STANDARD	2600x5500	166
TOTAL: 180		

Rev.	Issue	Revision Description	Date	Appr by
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
6		WOOLWORTHS UPDATE	15.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio

ABN 83 006 814 268

© 2024 Wardle

Client: TIME AND PLACE

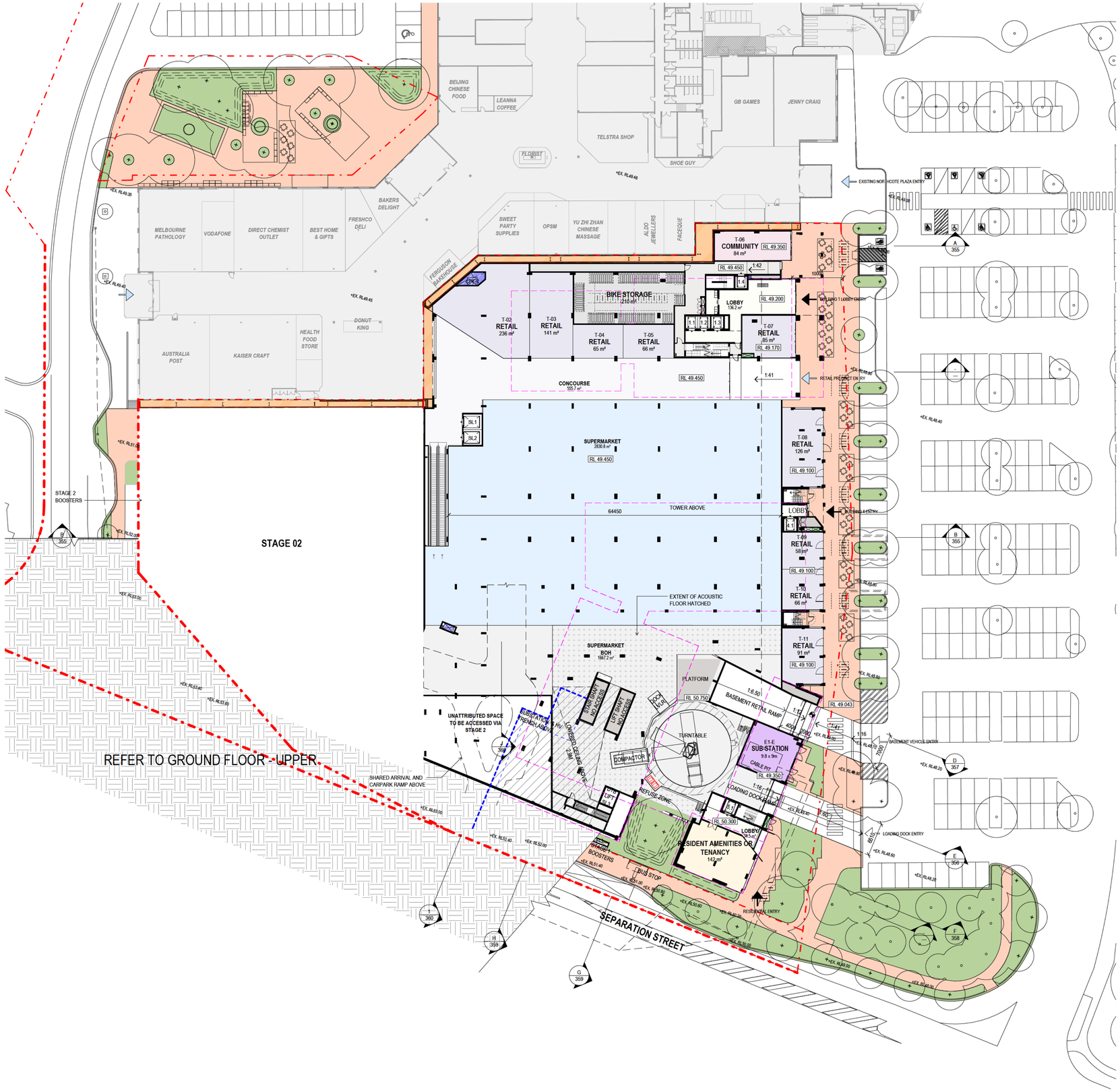
Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - BASEMENT 01

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 100
Revision: 10

PRINTED: 5/06/2026 7:40:22 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER)_A_R26.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

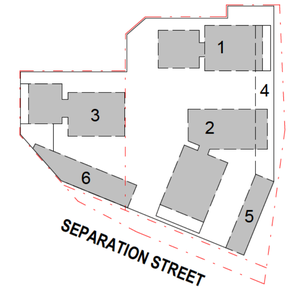


THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.

IT IS THE POLICY OF WARDLE TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS (REQUESTING PARTY) WARDLE TO PROVIDE INFORMATION IN A FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.

General Notes



Rev.	Issue	Revision Description	Date	Appr by
8		DTP PLANNING SUBMISSION	05.06.2026	MW PL
7		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		COORDINATION ISSUE	16.05.26	MW PL
4		COORDINATION ISSUE	17.04.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio

ABN 83 006 814 268

© 2024 Wardle

Client: TIME AND PLACE

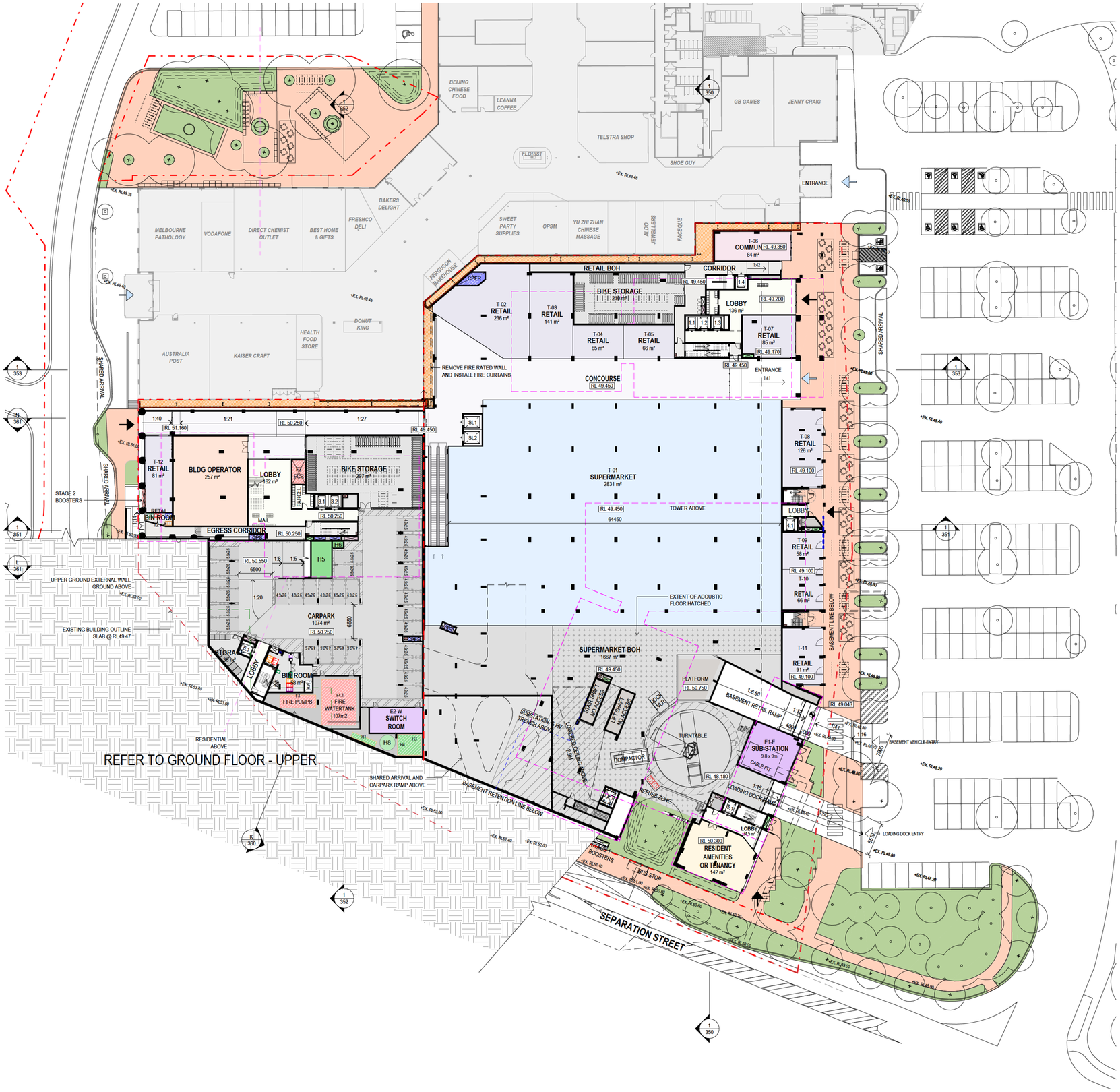
Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND LOWER (STAGE 1)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 101
Revision: 8

PRINTED: 5/06/2026 7:40:41 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTRER-A_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

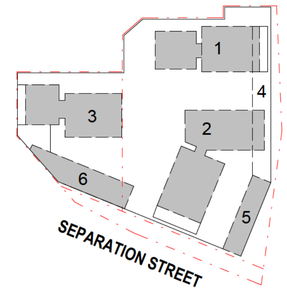


THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.

IT IS THE POLICY OF WARDLE TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS (REQUESTING PARTY) WARDLE TO PROVIDE INFORMATION IN A FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.

General Notes



CAR PARKING LEVEL LOWER GROUND	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	30

TOTAL: 30

Rev.	Issue	Revision Description	Date	Appr by
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
6		[redacted] UPDATE	15.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio

ABN 83 006 814 268

© 2024 Wardle

Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND LOWER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 102
Revision: 10

PRINTED: 5/06/2026 7:41:04 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER)-A_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

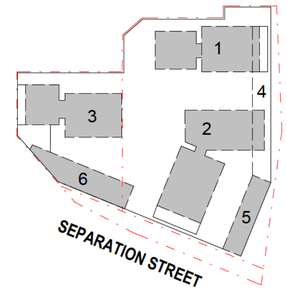


THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.

IT IS THE POLICY OF WARDLE TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS (REQUESTING PARTY) WARDLE TO PROVIDE INFORMATION IN A FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.

General Notes



CAR PARKING LEVEL UPPER GROUND	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	13

TOTAL: 13

Rev.	Issue	Revision Description	Date	Appr by
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
6		[redacted] UPDATE	15.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio

ABN 83 006 814 268

© 2024 Wardle

Client: TIME AND PLACE

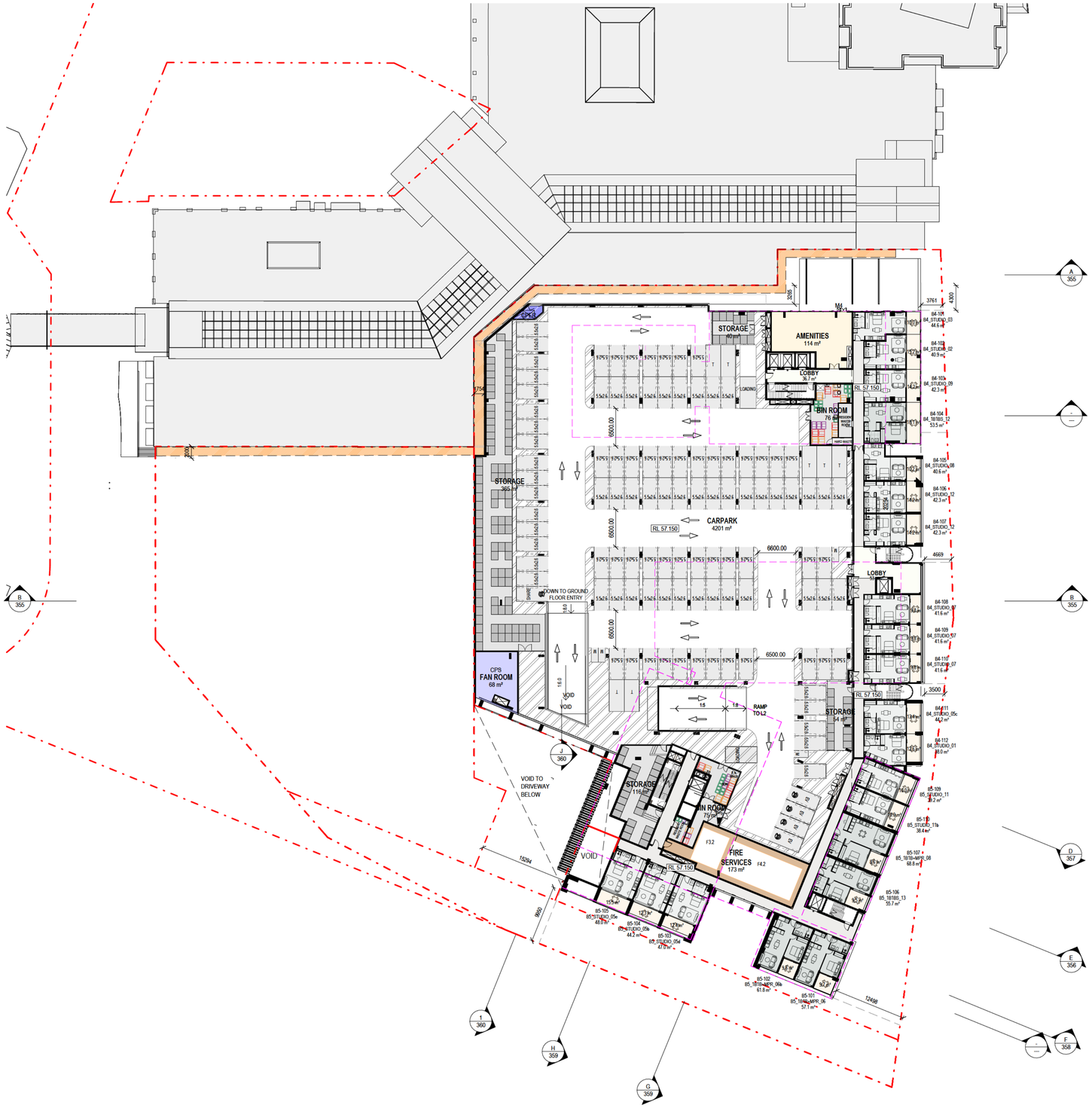
Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND UPPER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 104
Revision: 10

PRINTED: 5/6/2026 9:02:22 PM
FILE: Autodesk Docs://Northcote Village 2413_Northcote_MASTER A_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

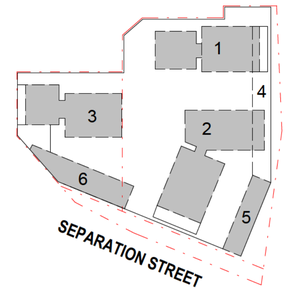


THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE

CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.

IT IS THE POLICY OF WARDLE TO PROVIDE INFORMATION IN HARD COPY FORMAT. IF A PARTY REQUESTS (REQUESTING PARTY) WARDLE TO PROVIDE INFORMATION IN A FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. REFER TO DIGITAL TRANSFER DISCLAIMER.

General Notes



PARKING LEVEL 01 - STAGE 1	
Typical Bay Size	Stage

Rev.	Issue	Revision Description	Date	Appr by
9		DTP PLANNING SUBMISSION	05.06.2026	MW PL
8		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
7		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
6		COORDINATION ISSUE	16.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio

ABN 83 006 814 268

© 2024 Wardle

Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL 01 (STAGE 1)

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

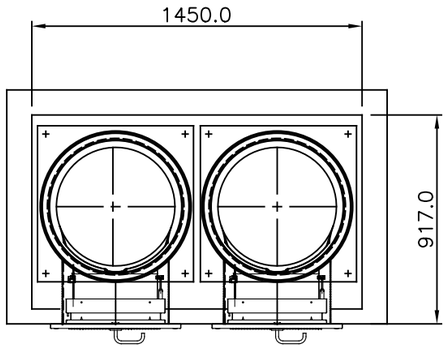
Drawing No.: AR 105

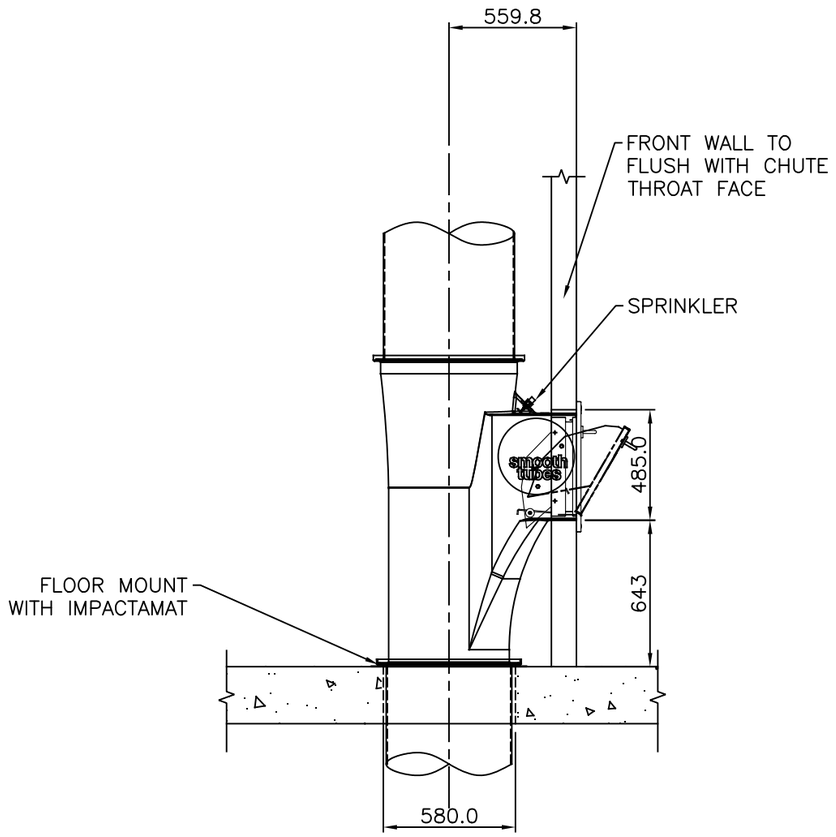
Revision: 9

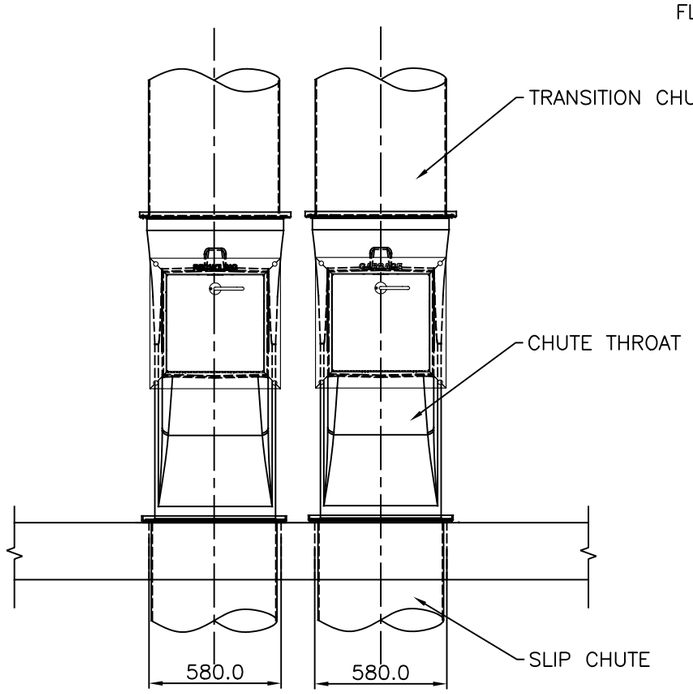
PRINTED: 12/06/2026 2:27:51 PM
FILE: Autodesk Docs://Northcote Village /2413_Northcote_MASTER A_R25.rvt

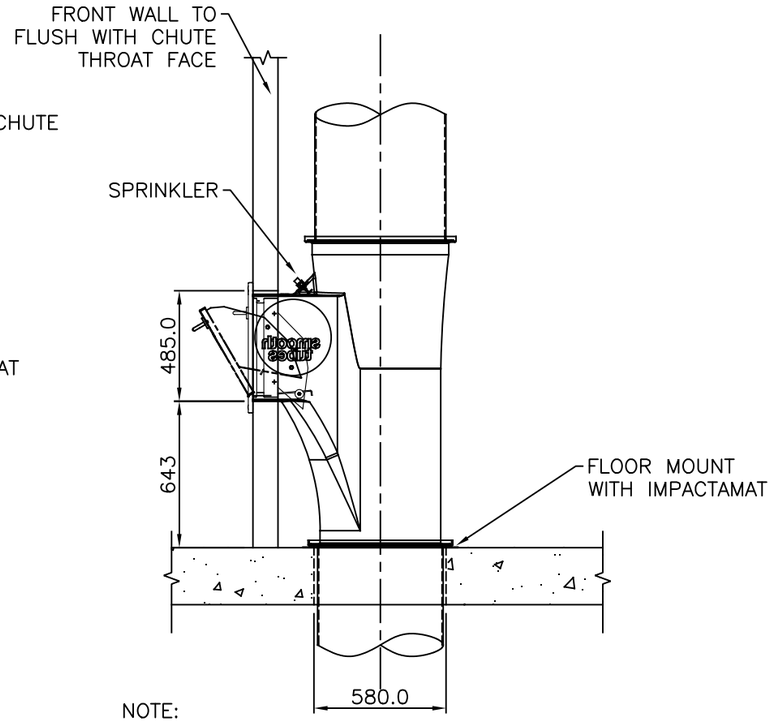
Appendix B

Dual Chute Specification









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	DIMENSIONS IN MILLIMETERS
ANGULAR ±30'	CHAMFERED EDGES 1X45°
FACES SQUARE WITHIN 0.05/100	MACHINED SURFACES 3.2/
FACES PARALLEL WITHIN 0.03/100	DEBURR ALL EDGES
DIAS CONCENTRIC WITHIN 0.03	

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

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

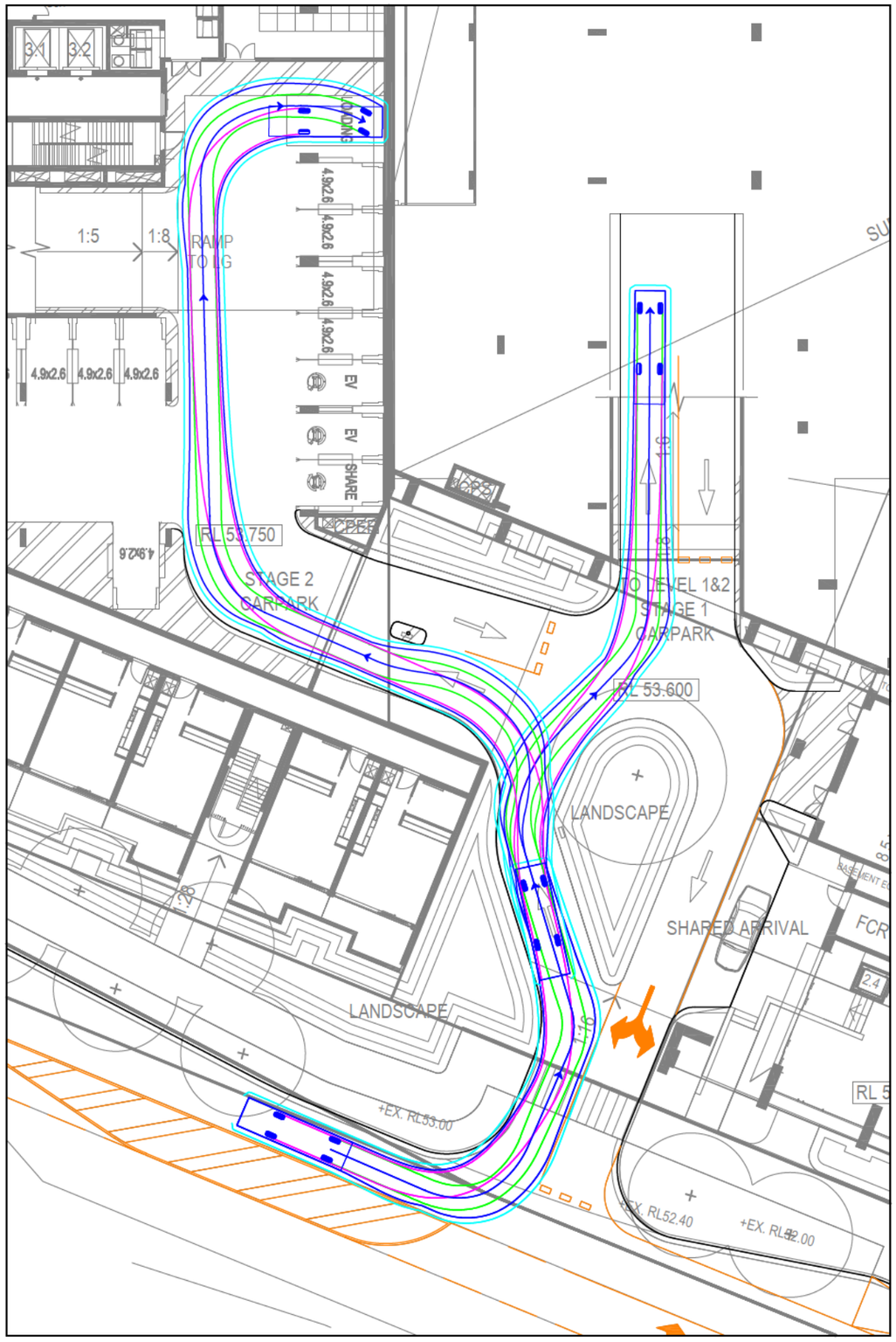
33 WEDGEWOOD ROAD, HALLAM, VIC. 3803 PHONE (03) 87871600 FAX (03) 87871650; (03) 87871670

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

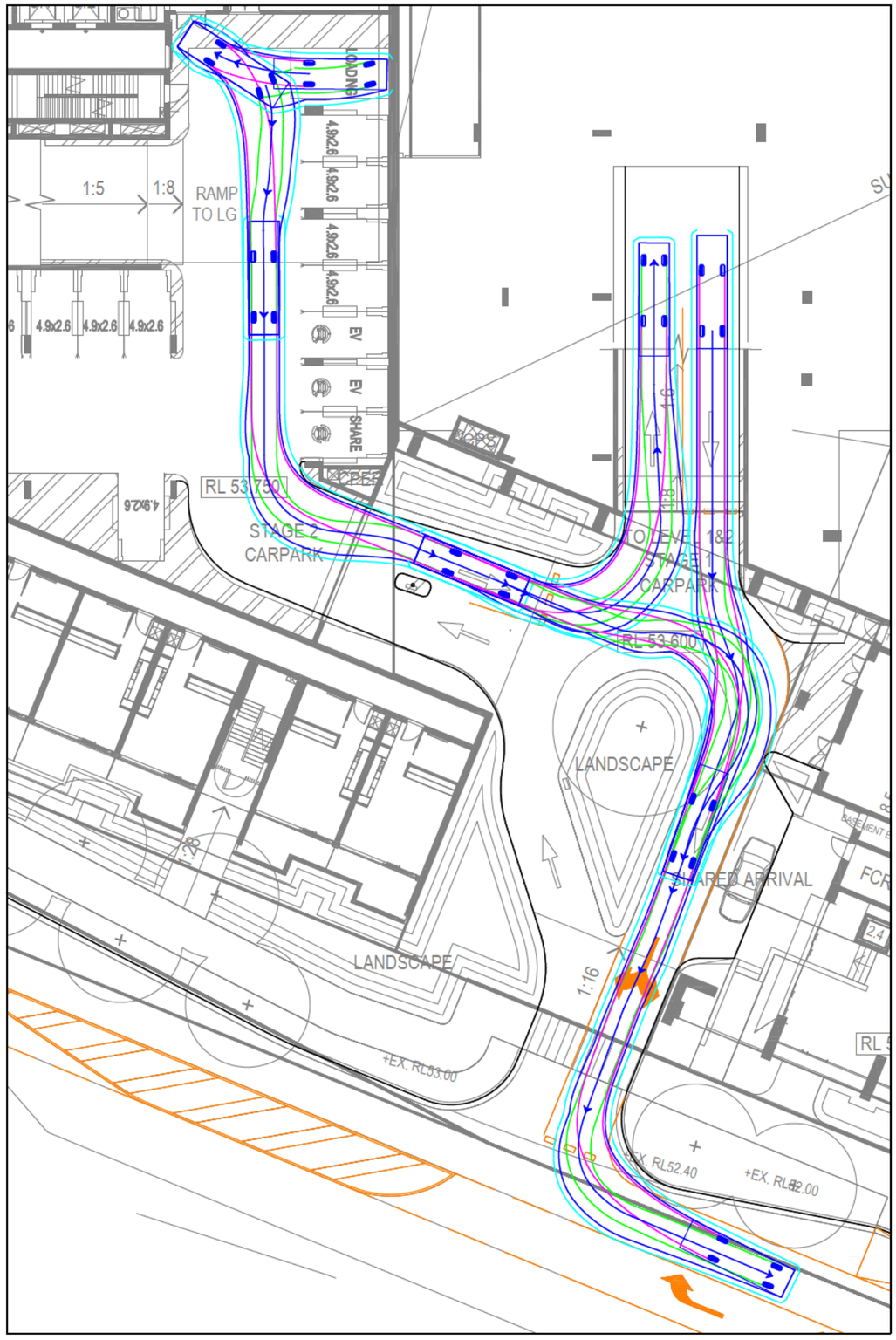
Appendix C

Swept Path Assessment

RESIDENTIAL WASTE COLLECTION - SITE ENTRY & STAGE 2 INGRESS

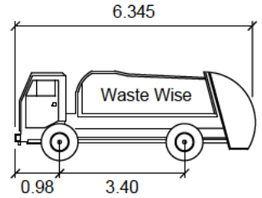


RESIDENTIAL WASTE COLLECTION - SITE EXIT & STAGE 2 EGRESS



VEHICLE PROFILE

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
FRONT WHEELS
VEHICLE BODY
BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	02/06/2026	INITIAL ISSUE	J. LEWIS	C. MORELLO (RPE7781)
B	15/06/2026	FINAL	J. LEWIS	C. MORELLO (RPE7781)

NORTHCOTE VILLAGE
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASED ON PLANS PREPARED BY WARDLE DATED JUNE 2026

FILE NAME: G27176-07
SHEET NO.: 01

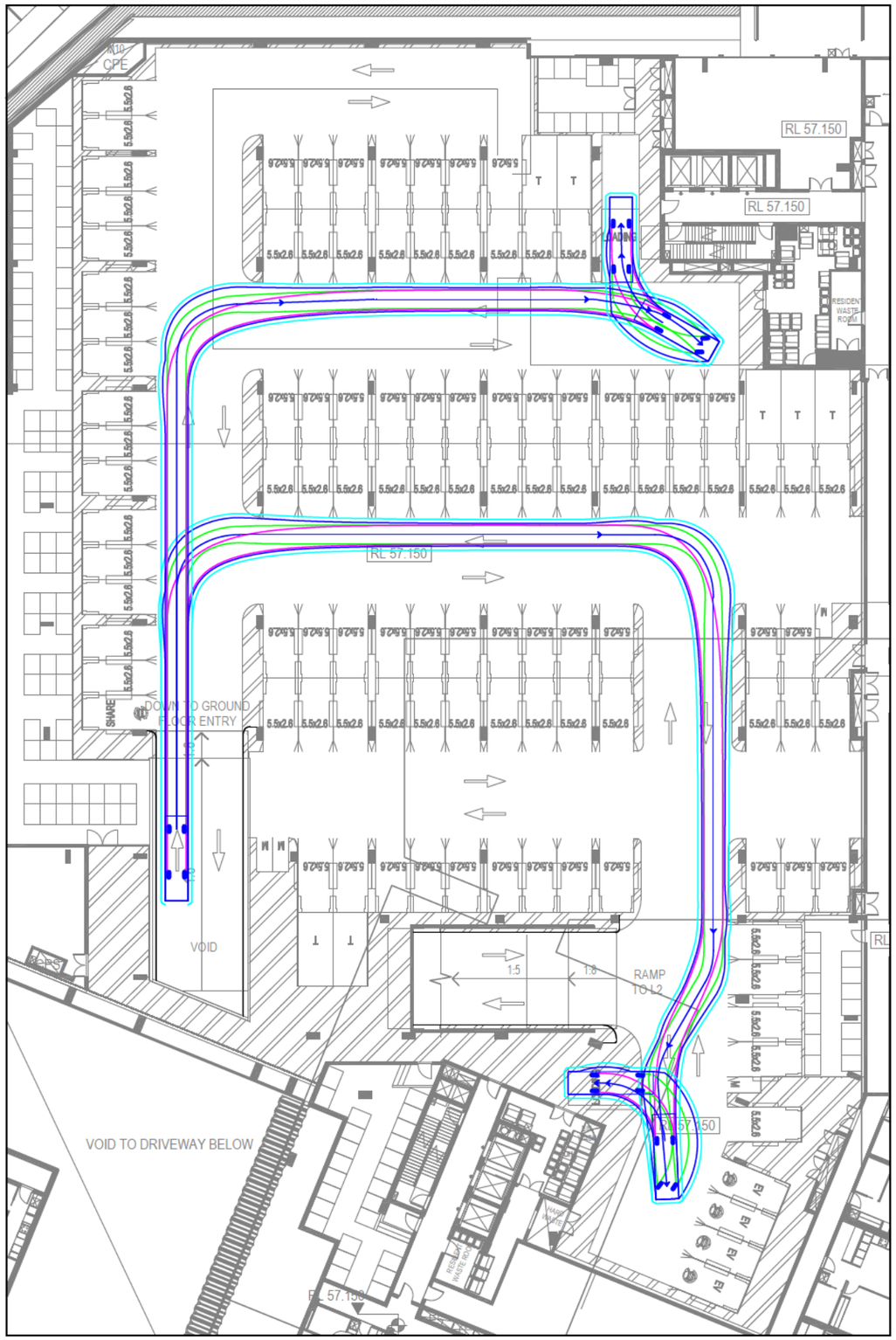
N

SCALE: 1:300 (A3)
0 3 6

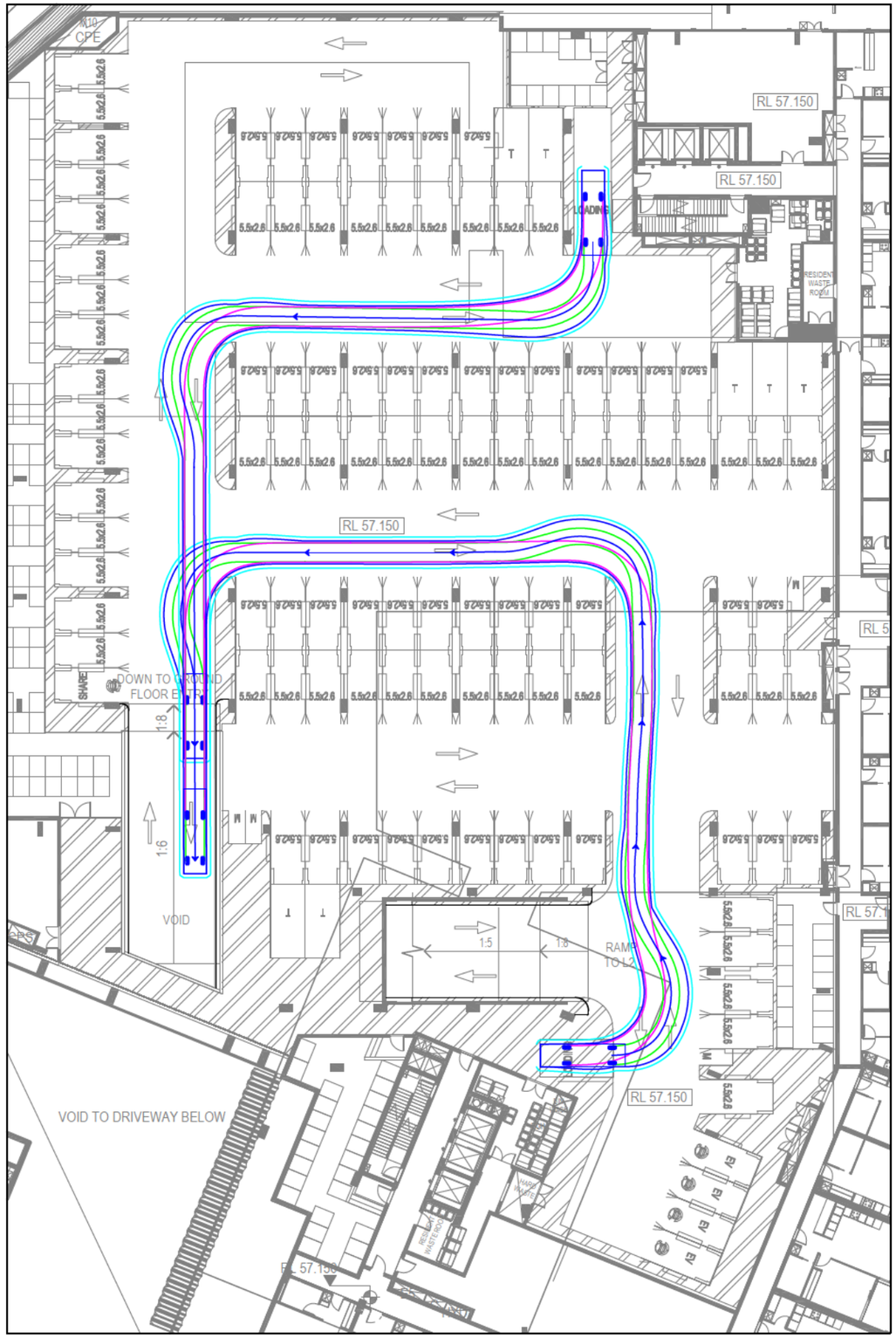
COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

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

STAGE 1 RESIDENTIAL WASTE COLLECTION - LOADING BAY INGRESS



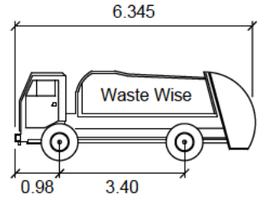
STAGE 1 RESIDENTIAL WASTE COLLECTION - LOADING BAY EGRESS



VEHICLE PROFILE

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	02/06/2026	INITIAL ISSUE	J. LEWIS	C. MORELLO (RPE7781)
B	15/06/2026	FINAL	J. LEWIS	C. MORELLO (RPE7781)

NORTHCOTE VILLAGE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:

BASED ON PLANS PREPARED BY WARDLE DATED JUNE 2026

FILE NAME: G27176-07

SHEET NO.: 02

N

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.

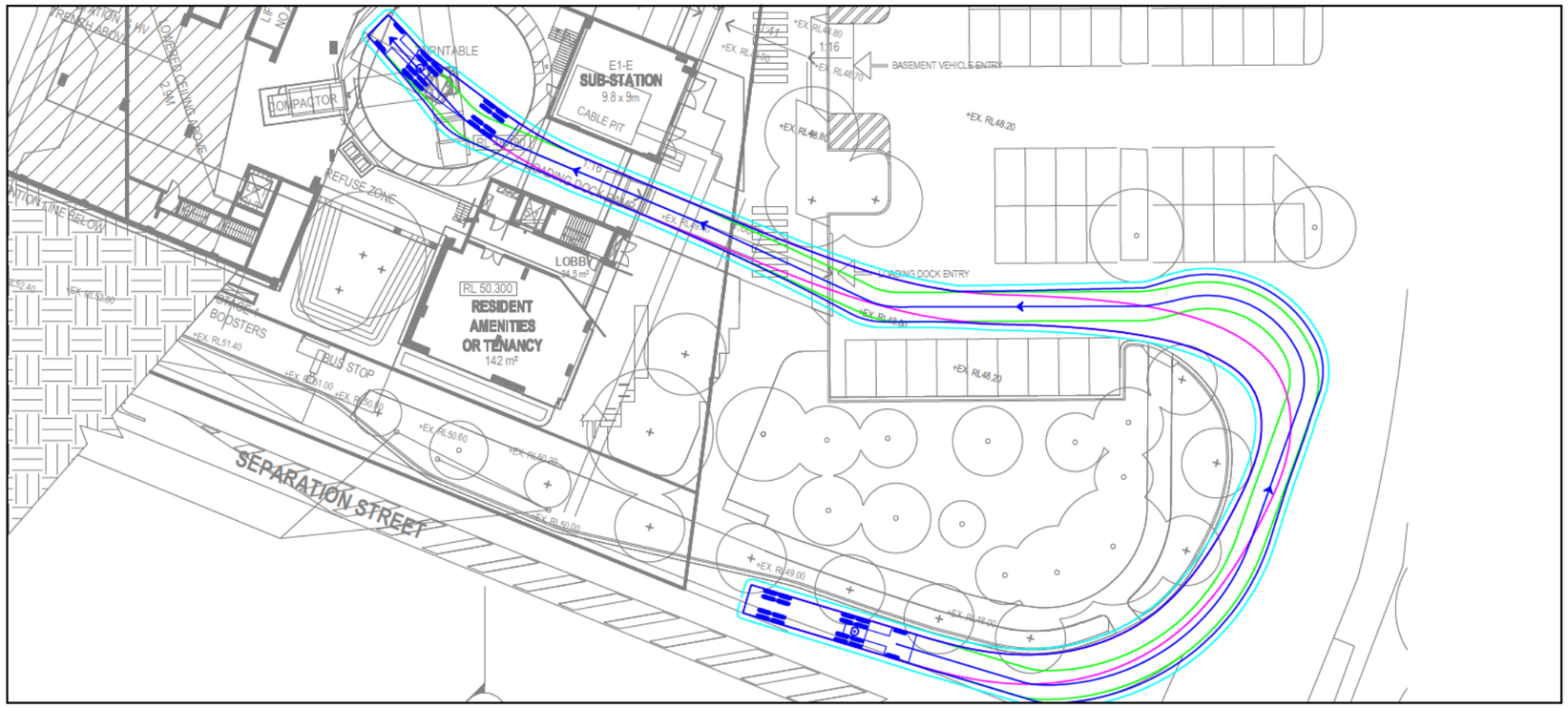
Traffix Group

Level 28, 459 Collins St, MELBOURNE VIC 3000

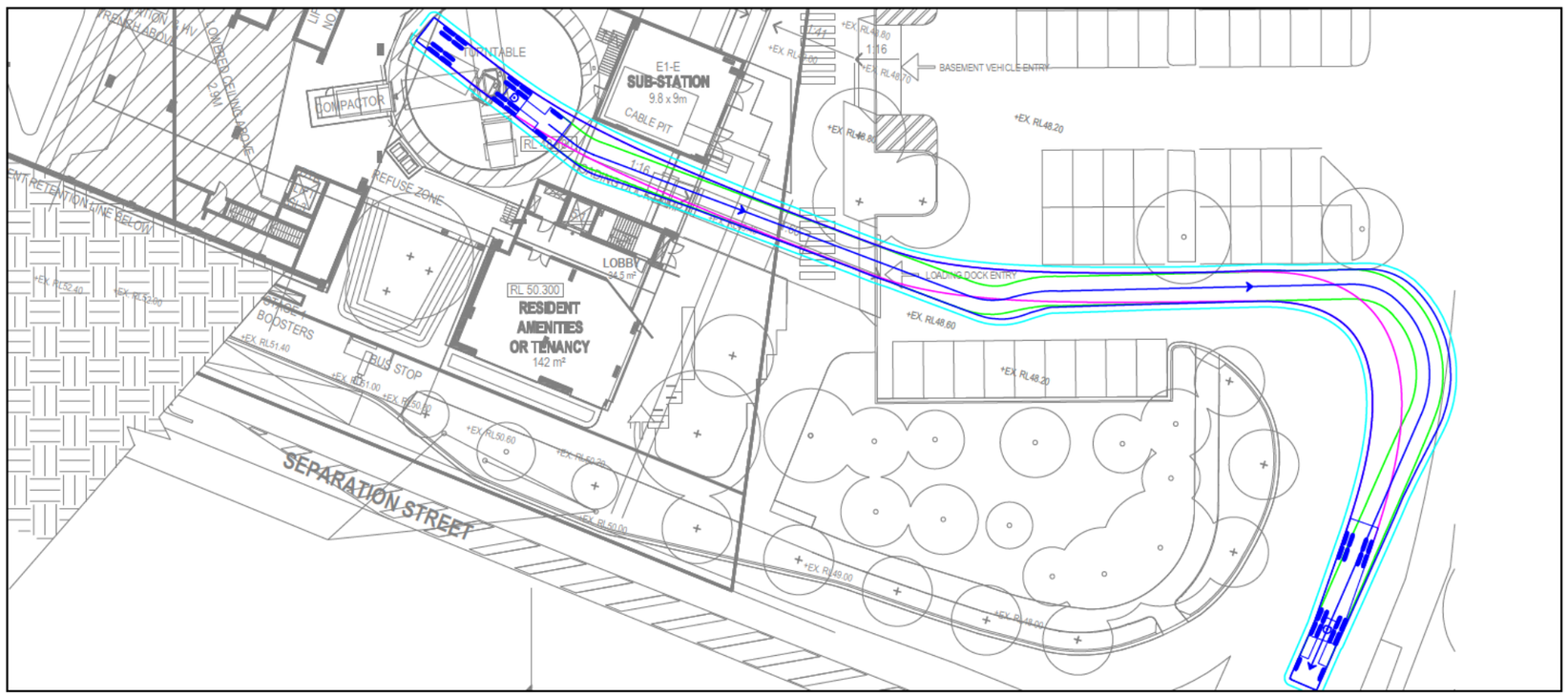
T: (03) 9822 2888

www.traffixgroup.com.au

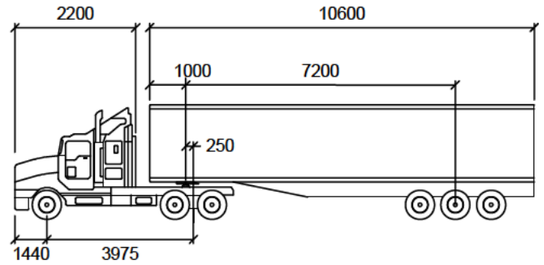
14.5m SEMI RETAIL LOADING - INGRESS



14.5m SEMI RETAIL LOADING - EGRESS



VEHICLE PROFILE



14.5m Semi Trailer

	mm		
Tractor Width	: 2500	Lock to Lock Time	: 6.0
Trailer Width	: 2500	Steering Angle	: 27.7
Tractor Track	: 2500	Articulating Angle	: 70.0
Trailer Track	: 2500		

LEGEND

REAR WHEELS — VEHICLE BODY — FRONT WHEELS — BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	02/06/2026	INITIAL ISSUE	J. LEWIS	C. MORELLO (RPE7781)
B	15/06/2026	FINAL	J. LEWIS	C. MORELLO (RPE7781)

NORTHCOTE VILLAGE
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASED ON PLANS PREPARED BY WARDLE DATED JUNE 2026

FILE NAME: G27176-07
SHEET NO.: 03

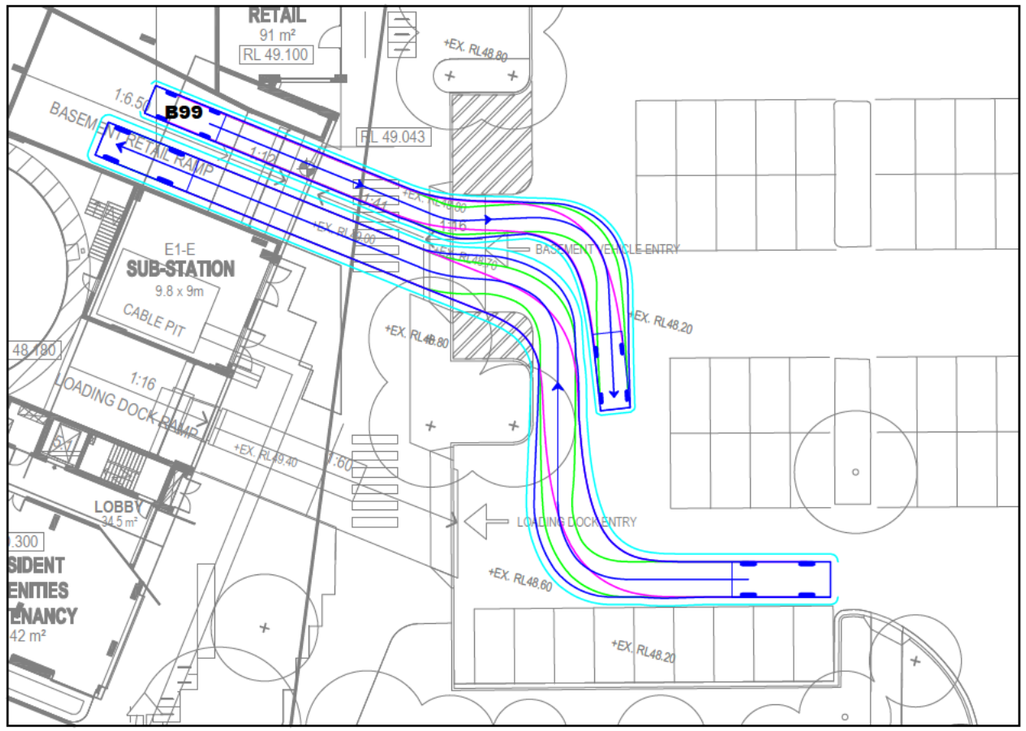
N

SCALE: 1:500 (A3)
0 5 10

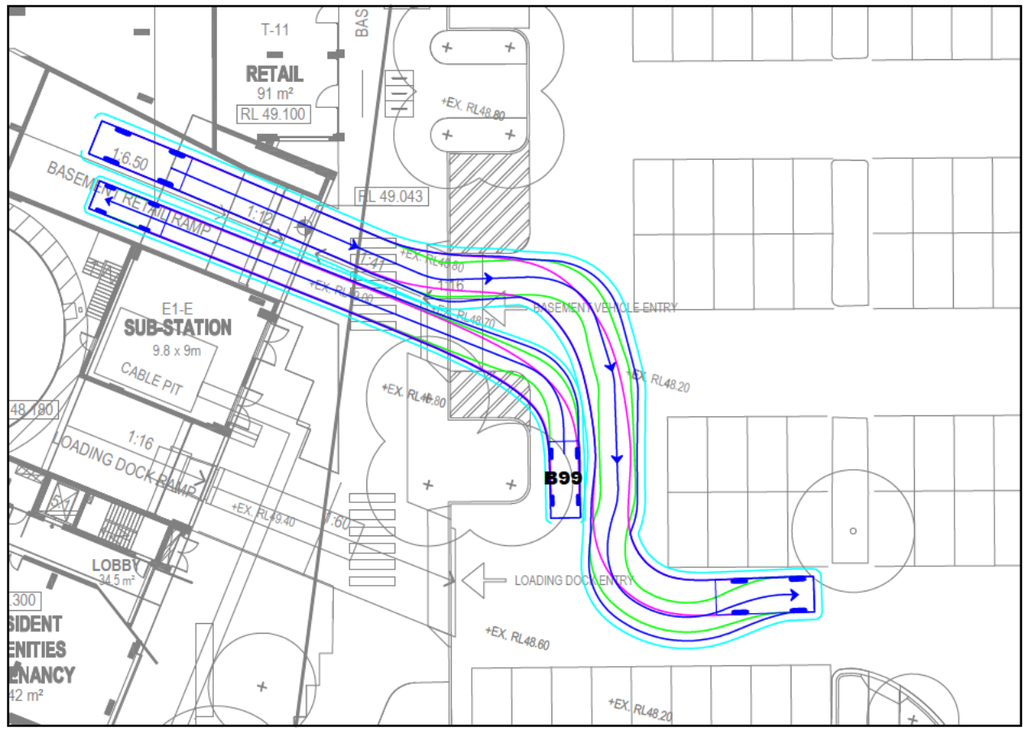
COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd - ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

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

SRV BASEMENT RAMP - INGRESS



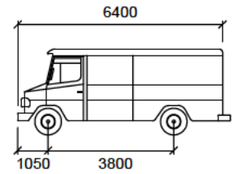
SRV BASEMENT RAMP - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



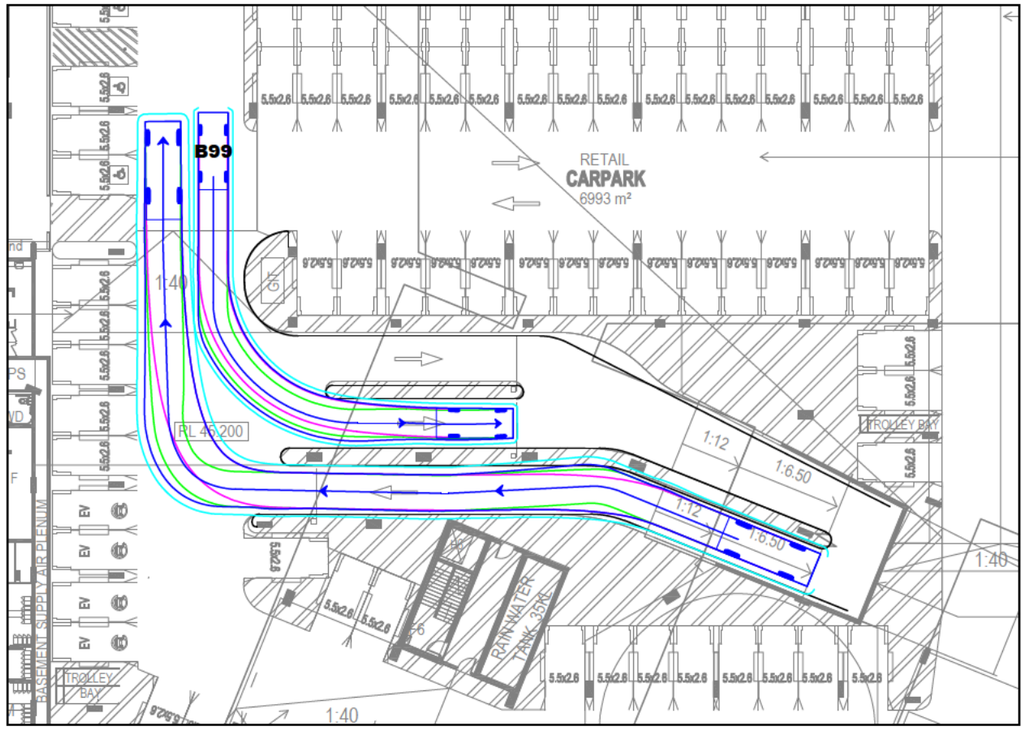
SRV (AS 2890.2)		mm
Width	:	2300
Track	:	2300
Lock to Lock Time	:	6.0
Steering Angle	:	38.0

LEGEND

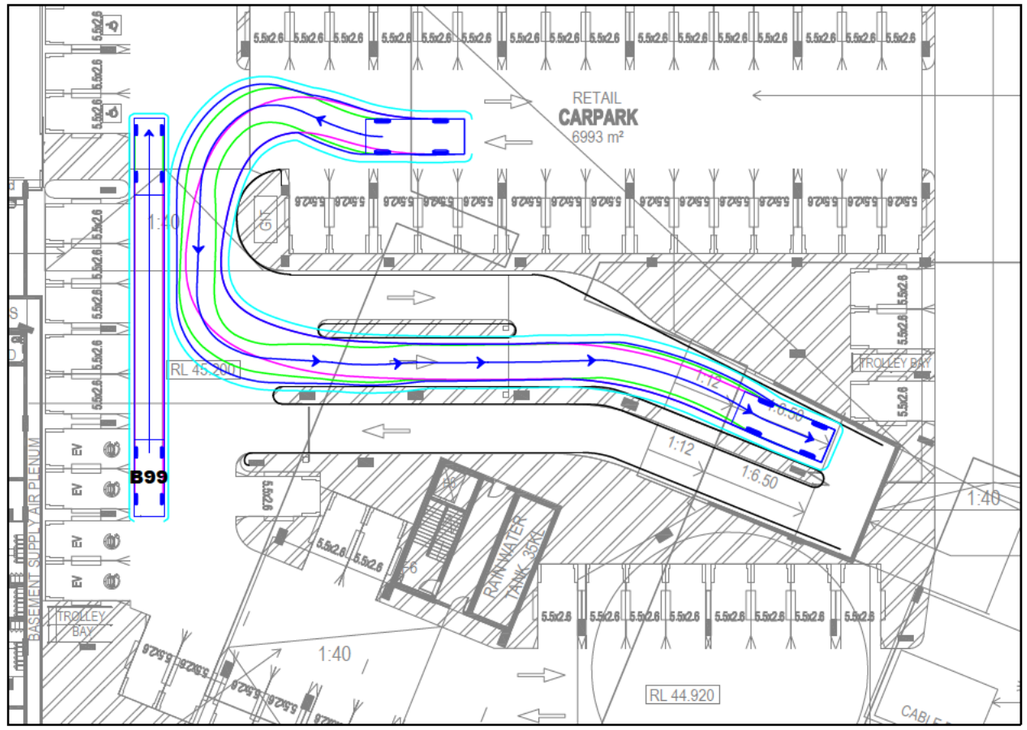
REAR WHEELS — VEHICLE BODY

FRONT WHEELS — BODY CLEARANCE

BASEMENT 01 SRV - INGRESS



BASEMENT 01 SRV - INGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	02/06/2026	INITIAL ISSUE	J. LEWIS	C. MORELLO (RPE7781)
B	15/06/2026	FINAL	J. LEWIS	C. MORELLO (RPE7781)

NORTHCOTE VILLAGE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:

BASED ON PLANS PREPARED BY WARDLE DATED JUNE 2026

FILE NAME: G27176-07

SHEET NO.: 04

N

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.

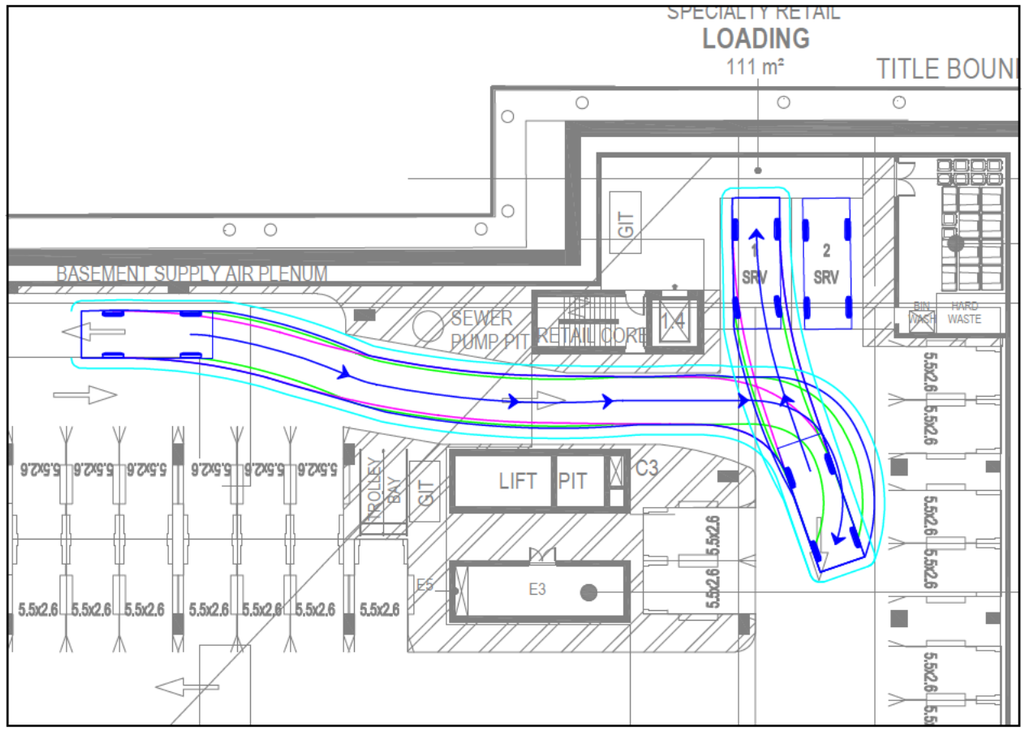
Traffix Group

Level 28, 459 Collins St, MELBOURNE VIC 3000

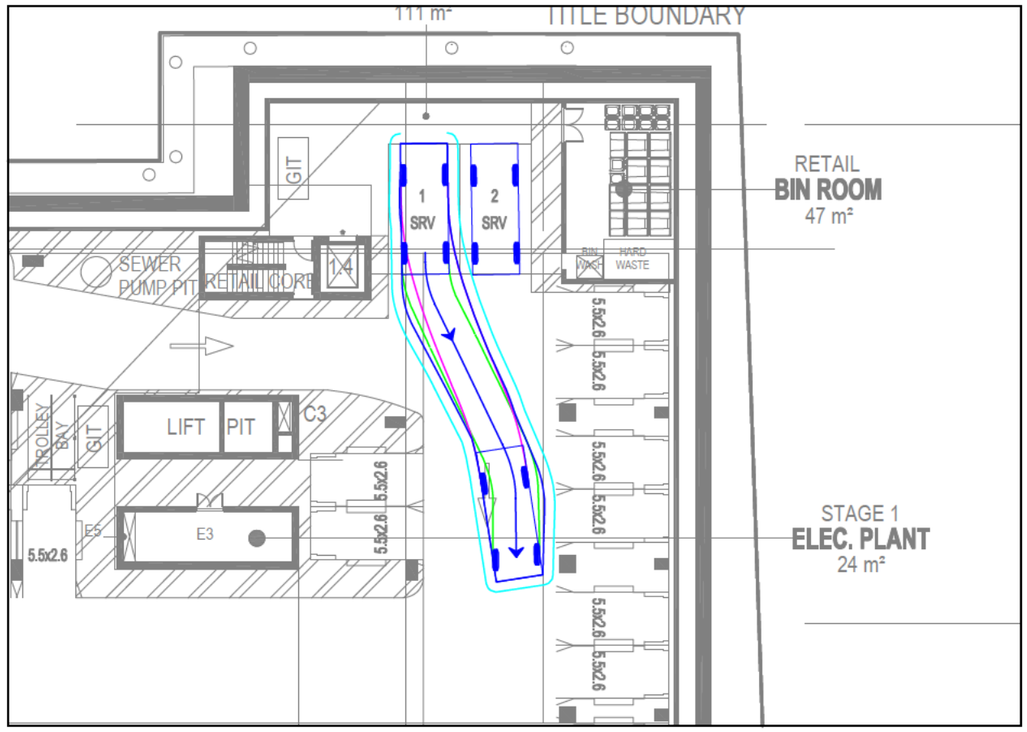
T: (03) 9822 2888

www.traffixgroup.com.au

SRV LOADING BAY 01 - INGRESS

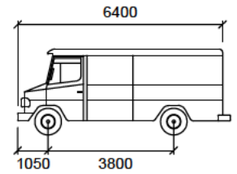


SRV LOADING BAY 01 - EGRESS



VEHICLE PROFILE

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

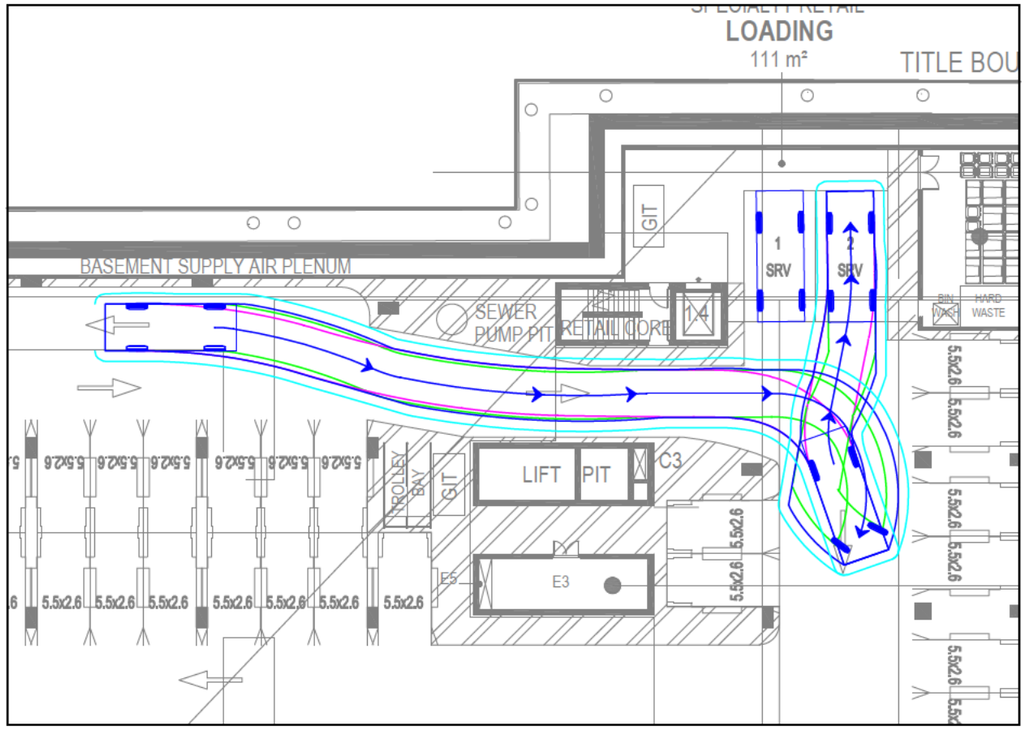


SRV (AS 2890.2)		mm
Width	:	2300
Track	:	2300
Lock to Lock Time	:	6.0
Steering Angle	:	38.0

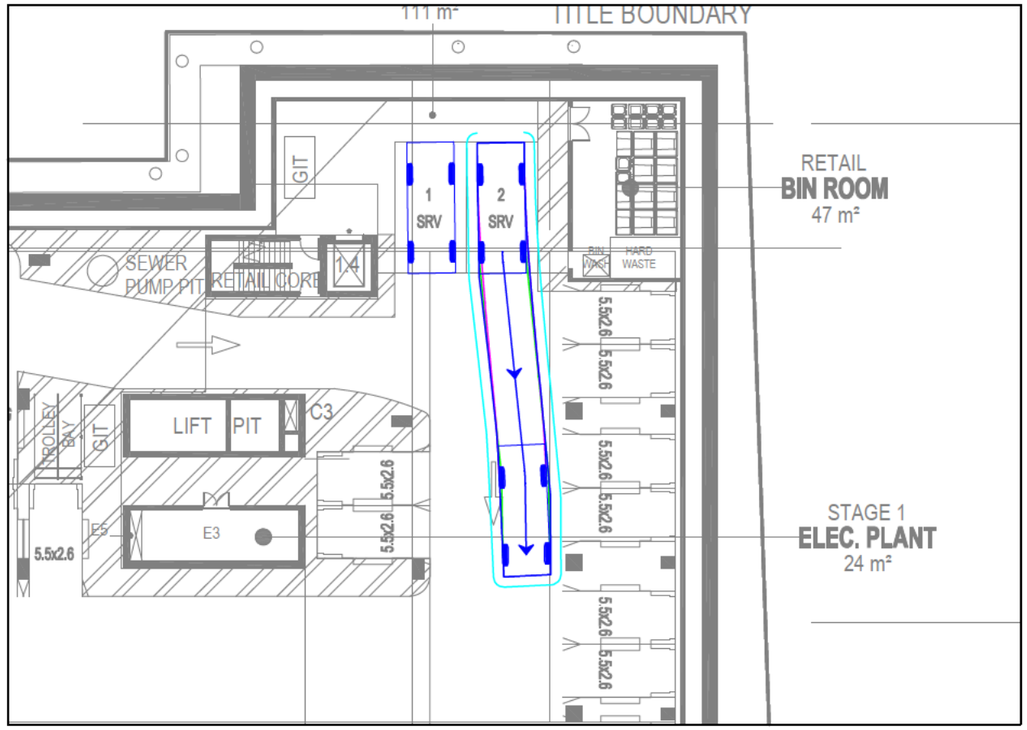
LEGEND

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

SRV LOADING BAY 02 - INGRESS



SRV LOADING BAY 02 - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	02/06/2026	INITIAL ISSUE	J. LEWIS	C. MORELLO (RPE7781)
B	15/06/2026	FINAL	J. LEWIS	C. MORELLO (RPE7781)

NORTHCOTE VILLAGE
PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:
BASED ON PLANS PREPARED BY WARDLE DATED JUNE 2026

FILE NAME: G27176-07
SHEET NO.: 05

N

SCALE: 1:300 (A3)
0 3 6

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.

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