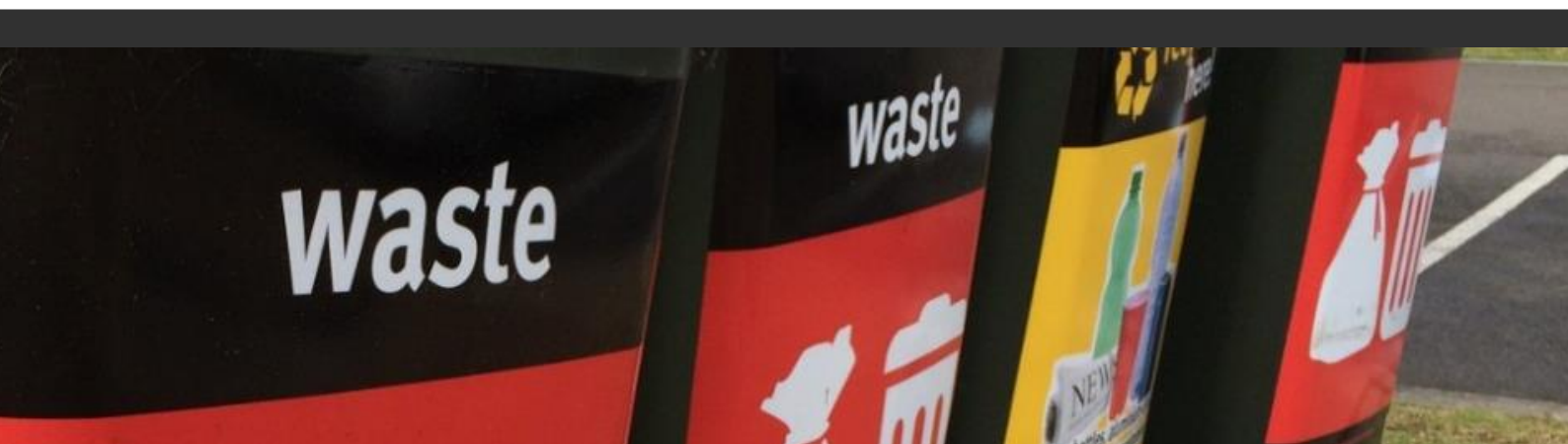


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102 - 108 Humffray Street, Bakery Hill

Waste Management Plan



220522WMP001B-F.docx

4 November 2022

onemilegrid

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Signature	██████████	Signature	██████████

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

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APPENDICES

APPENDIX A SWEPT PATH DIAGRAM

1 INTRODUCTION

onemilegrid has been requested by Hygge Property to prepare a Waste Management Plan for the proposed mixed use development at 102 - 108 Humffray Street, Bakery Hill.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 EXISTING SITE CONDITIONS

The subject site is located on the eastern side of Humffray Street and is addressed as 102 - 108 Humffray Street, Bakery Hill, as shown in Figure 1.

Figure 1 Site Location



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The site has a frontage of approximately 61.2 m to Humffray Street, approximately 48.5 m to Porter Street and approximately 80.9 m to Bradbys Lane.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the site for the purposes of two multi-level mixed-use buildings comprising of both residential and commercial uses, as shown in Table 1 below. The proposed development is to be constructed in 2 stages, with the residential building to be developed first and the commercial building to be developed second.

Table 1 Proposed Development

Land Use	Component	No. / NLA
Building A (Commercial)		
Offices	Office	6,801.9 m ²
Café	Café	183.0 m ²
	Subtotal	6,984.9 m²
Building B (Residential)		
Dwellings	1-Bedroom Unit	24
	2-Bedroom Unit	48
	3-Bedroom Unit	2
	Subtotal	74
Retail		191.9 m ²

3.2 Waste Management

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Both buildings will be provided with a dedicated waste bin store accommodating for all waste streams associated with each use. Building A will provide shared bins for both office and café uses whilst Building B will be provided shared bins for both residential and retail uses.

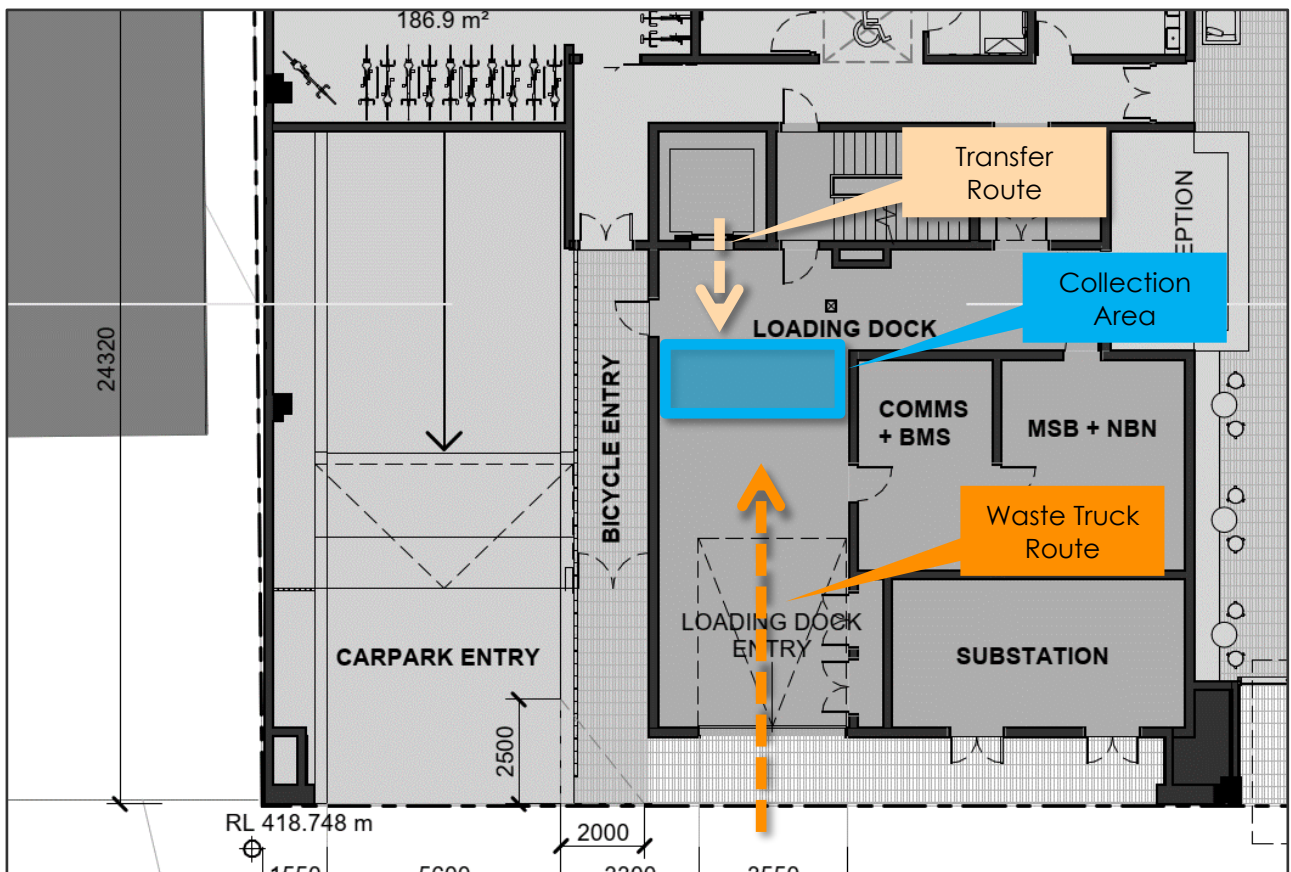
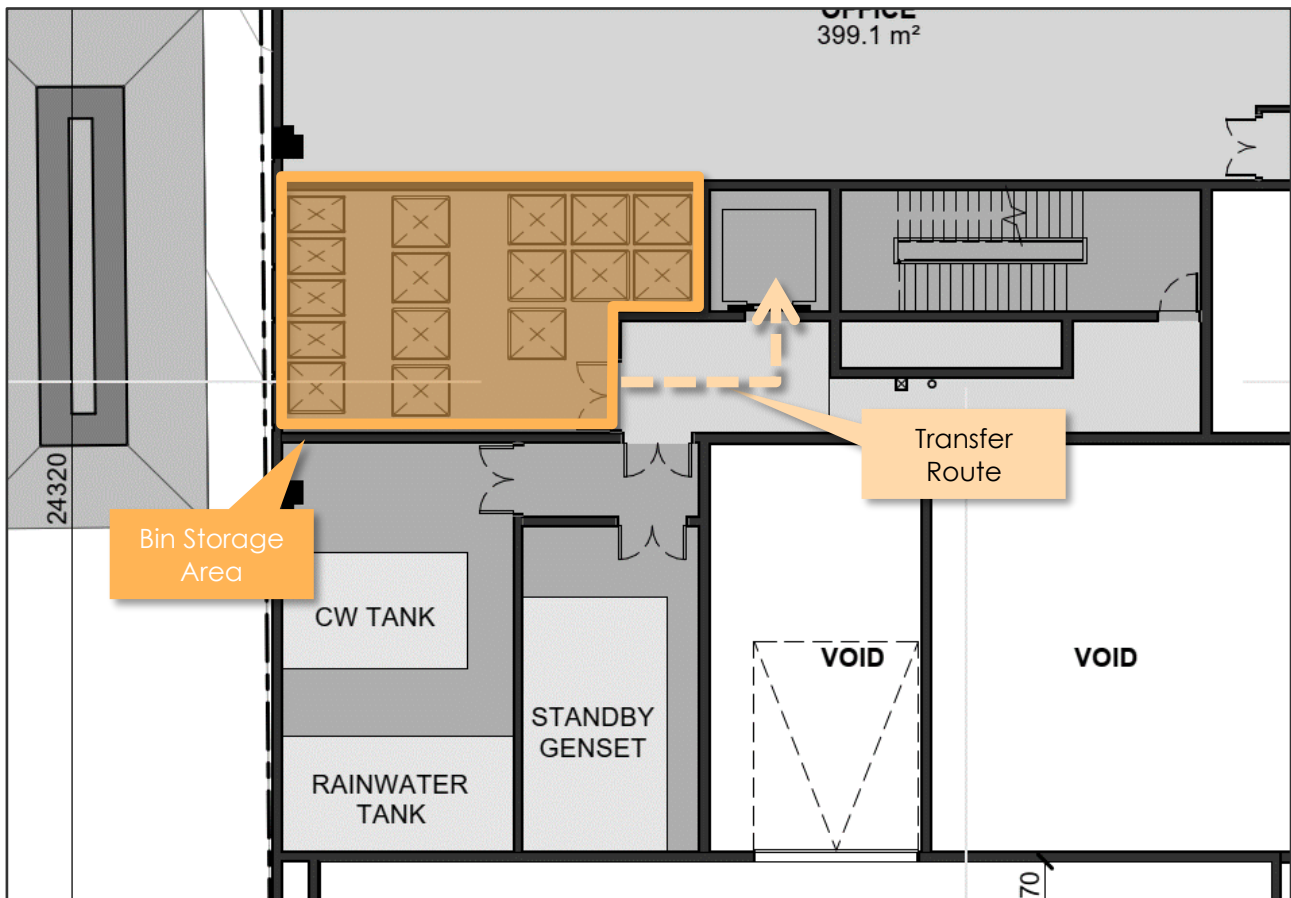
3.2.1 Building A - Commercial

The bin storage room for Building A is located on the mezzanine level above the loading bay. On collection days, bins will be transferred from the mezzanine storage area to the loading bay for collection via the lift. To minimise any damage, protective sheeting will be installed in the lift on bin collection days.

The proposed loading bay is accessed via Humffray Street South and has been designed to accommodate an 8.8m medium rigid vehicle (MRV). The truck will reverse and prop within the loading bay for collection. After collection, bins will immediately be transferred back to the bin store on the mezzanine level. The truck will then depart the site in a forward direction.

The collection location and expected transfer route is shown in Figure 2.

Figure 2 Bin Storage Room and Collection Details – Building A



3.2.2 Building B – Residential

Waste for Building B is to be stored within a bin storage area located in the north-western area of the ground floor of the proposed development. Waste will be collected from the Bradbys Lane frontage of the site from the ground floor bin room. The private waste contractor will be responsible for transferring bins to the waste truck on the specified collection days. Following collection, bins will immediately be returned to the bin store.

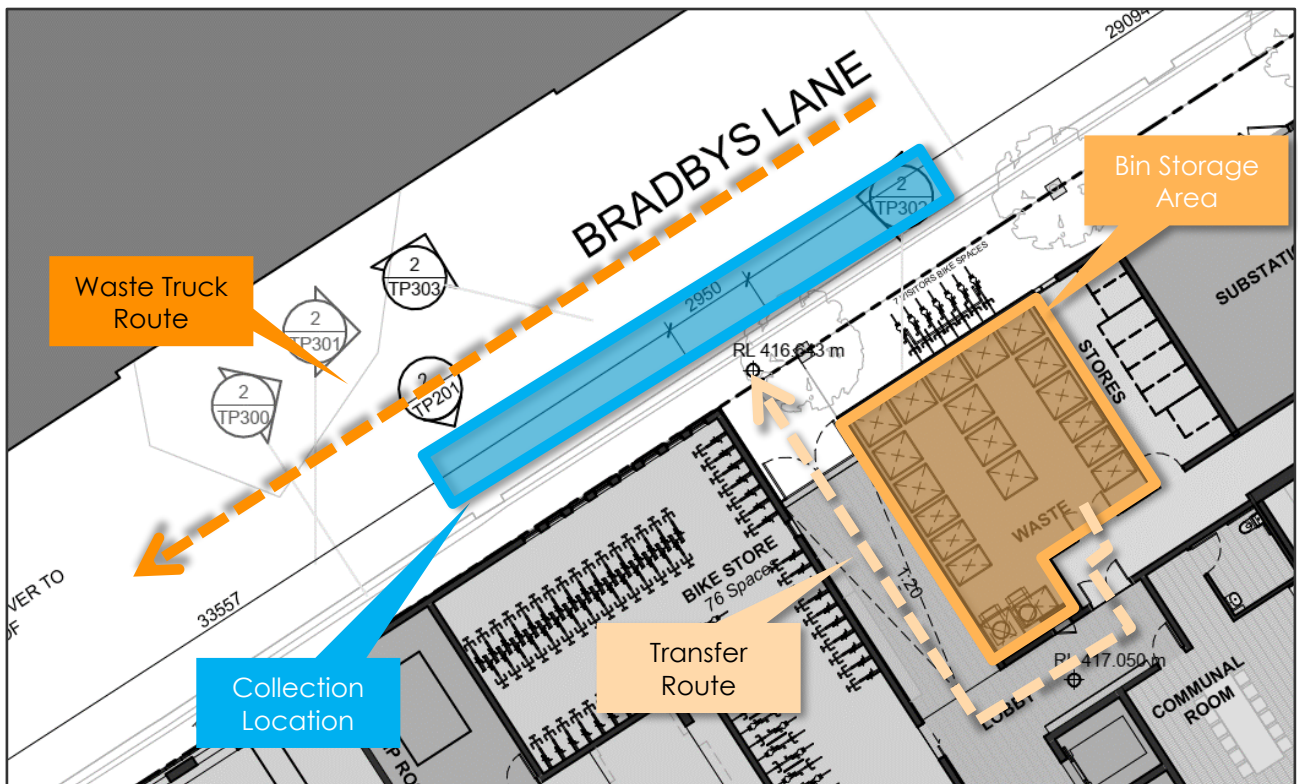
Residents will be responsible for disposing of recyclables or bagged garbage into the appropriate waste chutes located on each floor of the development, or directly into the appropriate bins located within the bin storage room.

A dual chute system will be utilised, separating garbage and recyclables.

The Owner's Corporation will be responsible for rotating bins within the bin storage room to ensure the bins do not overflow.

The collection location and expected transfer route is shown in Figure 3.

Figure 3 Bin Storage Room and Collection Details – Building B



4 WASTE GENERATION

4.1 Building A – Commercial

4.1.1 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for commercial uses, based on the rates published by the City of Melbourne.

Table 2 Sustainability Victoria Recommended Rates – Commercial

Use	Garbage Rate	Recycling Rate
Offices	10L per 100 m ² per day	10L per 100 m ² per day
Café	300L per 100 m ² per day	200L per 100 m ² per day

Utilising the rates above, Building A is expected to generate the following waste volumes as shown in Table 3.

Table 3 Weekly Waste Generation – Building A (Commercial)

Use	Area	Weekly Garbage	Weekly Organics ²	Weekly Recycling	Weekly Glass ³
Offices	6801.9 m ²	2,381 litres	1,020 litres	3,061 litres	340 litres
Café ¹	183.0 m ²	2,690 litres	1,153 litres	2,306 litres	256 litres
Total		5,071 litres	2,173 litres	5,367 litres	596 litres

¹Based on a 7-day operation

²30% of garbage waste is typically considered organic waste. This rate has been applied to the volumes above.

³10% of commingled recycling is typically considered glass waste. This rate has been applied to the volumes above.

4.2 Building B – Residential

4.2.1 Sustainability Victoria Recommended Rates

In addition to the commercial use rates provided, waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for multi-unit developments;

Table 4 Sustainability Victoria Recommended Rates – Residential

Use	Weekly Garbage Rate	Weekly Recycling Rate
3-bedroom apartment or greater	120L	120L
2-bedroom apartment	100L	100L
1 bedroom or studio apartment	80L	80L
Retail	350L per 100 m ² per week	350L per 100 m ² per week

Utilising the rates above, Building B is expected to generate the following waste volumes as shown in Table 5.

Table 5 Weekly Waste Generation – Building B (Residential)

Use	No./Area	Weekly Garbage	Weekly Recycling
3-bedroom unit	2 units	240 litres	240 litres
2-bedroom unit	48 units	4,800 litres	4,800 litres
1-bedroom unit	24 units	1,920 litres	1,920 litres
Sub-Total	74 units	6,960 litres	6,960 litres
Retail	191.9 m ²	672 litres	672 litres
Total		7,343 litres	7,343 litres

4.2.2 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the Owners Corporation and operator. Hard waste will be stored within individual dwellings between collections, and placed within the bin room prior to scheduled collections.

Additional to the above, hard waste may be disposed of independently by residents, at Council's Recycling Centre/Transfer Station.

Hard waste must not be left in common areas including the waste chute rooms and loading bay.

4.2.3 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. On 1st July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

All E-waste generated by the office development will be managed by the Owner's Corporation with coordinated collections of E-waste. E-waste collections will be communicated to tenants to ensure that all E-waste is collected as required. The owner's corporation will engage a private contractor for any E-waste collections; likely to be the same contractor providing general waste and recycling collection, though using a separate collection vehicle.

Council does not provide a residential kerbside pick-up service for E-waste, therefore E-waste must be taken by residents to the appropriate collection centre, as described below:

- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (<https://recyclingnearyou.com.au/electrical>);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings stores accept batteries.

Additional recycling locations are provided at <https://recyclingnearyou.com.au/>

4.2.4 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Soft plastics can be recycled via REDcycle bins located at most Coles and Woolworths supermarkets, including Coles Ballarat in the vicinity of the site.

No specific bin provision is required for soft plastic recycling, though it is recommended that residents/staff are made aware of soft plastic recycling, and operators/tenants are encouraged to facilitate the collection and deposit of soft plastics at REDcycle bin locations.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

It is proposed to utilise a private waste contractor for the collection for all waste services, for both the residential and commercial components of the proposed development.

Consequently, the following bins will be required for the proposed development.

Table 6 Bin Provision

<i>Stream</i>	<i>Total Waste/Week</i>	<i>Bin Size</i>	<i>Collection Frequency</i>	<i>Bins Required</i>
Building A - Commercial				
Commercial - Garbage	5,071 litres	1,100 litres	Weekly	5 bins
Commercial - Organics	2,173 litres	240 litres	Weekly	10 bins
Commercial – Recycling	5,367 litres	1,100 litres	Weekly	5 bins
Commercial – Glass	596 litres	240 litres	Weekly	3 bins
Total				23 bins
Building B - Residential				
Residential – Garbage	6,960 litres			
Retail – Garbage	672 litres			
Sub-Total	7,632 litres	1,100 litres	Weekly	7 bins
Residential – Recycling	6,960 litres			
Retail - Recycling	672 litres			
Sub-Total	7,632 litres	1,100 litres	Weekly	7 bins
Total				14 bins

Table 7 Bin Specifications

<i>Capacity</i>	<i>Width</i>	<i>Depth</i>	<i>Height</i>	<i>Area</i>
240 litres	0.60m	0.75m	1.10m	0.45m ²
660 litres	1.25m	0.80m	1.30m	1.00 m ²
1,100 litres	1.25m	1.10m	1.35m	1.38 m ²

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

5.2 Bin Storage

5.2.1 Building A - Commercial

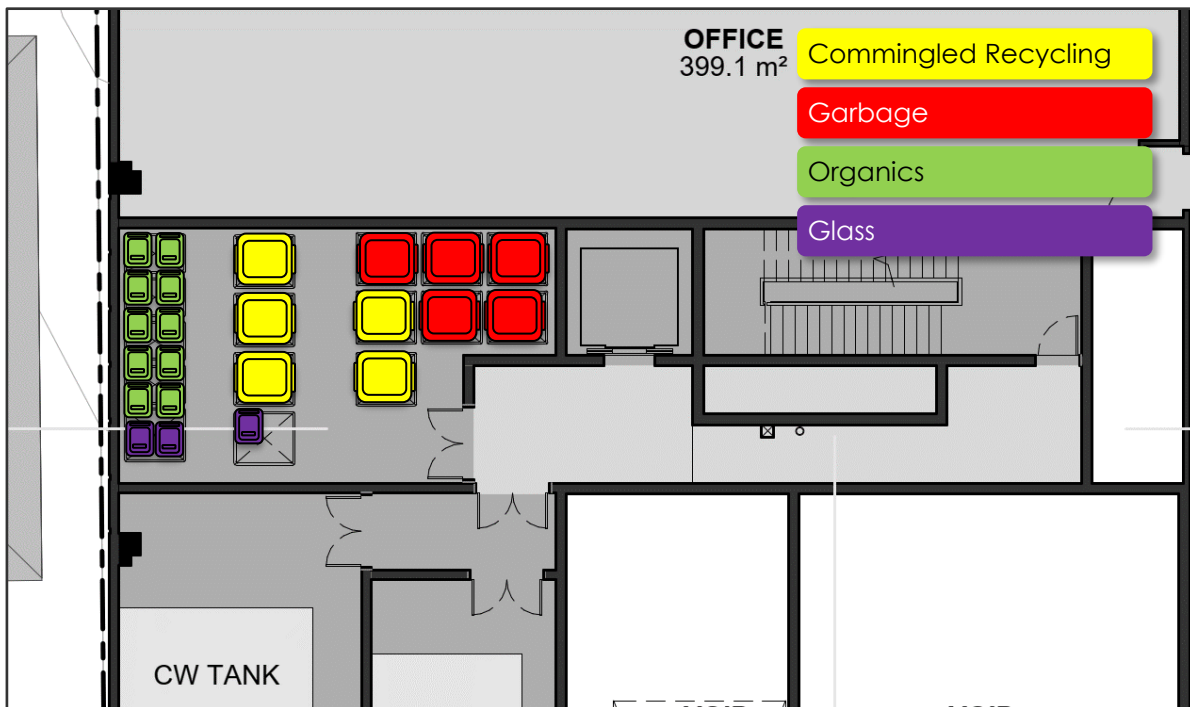
As indicated in Figure 2, it is proposed to provide a bin storage area on the mezzanine level for Building A, with a total floor area of 44 m².

The proposed bin storage area is shown in Figure 5 which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 6.

Furthermore, the bin storage room is located appropriately for access by staff and is secured from the common areas. It is envisaged that cleaning contractors will dispose of waste within the bin room through agreement with tenants or the building operator. The bin storage room should be vermin proof, and have appropriate ventilation, lighting and drainage.

The bin storage room shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Figure 4 Bin Storage Room Layout – Building A (Commercial)



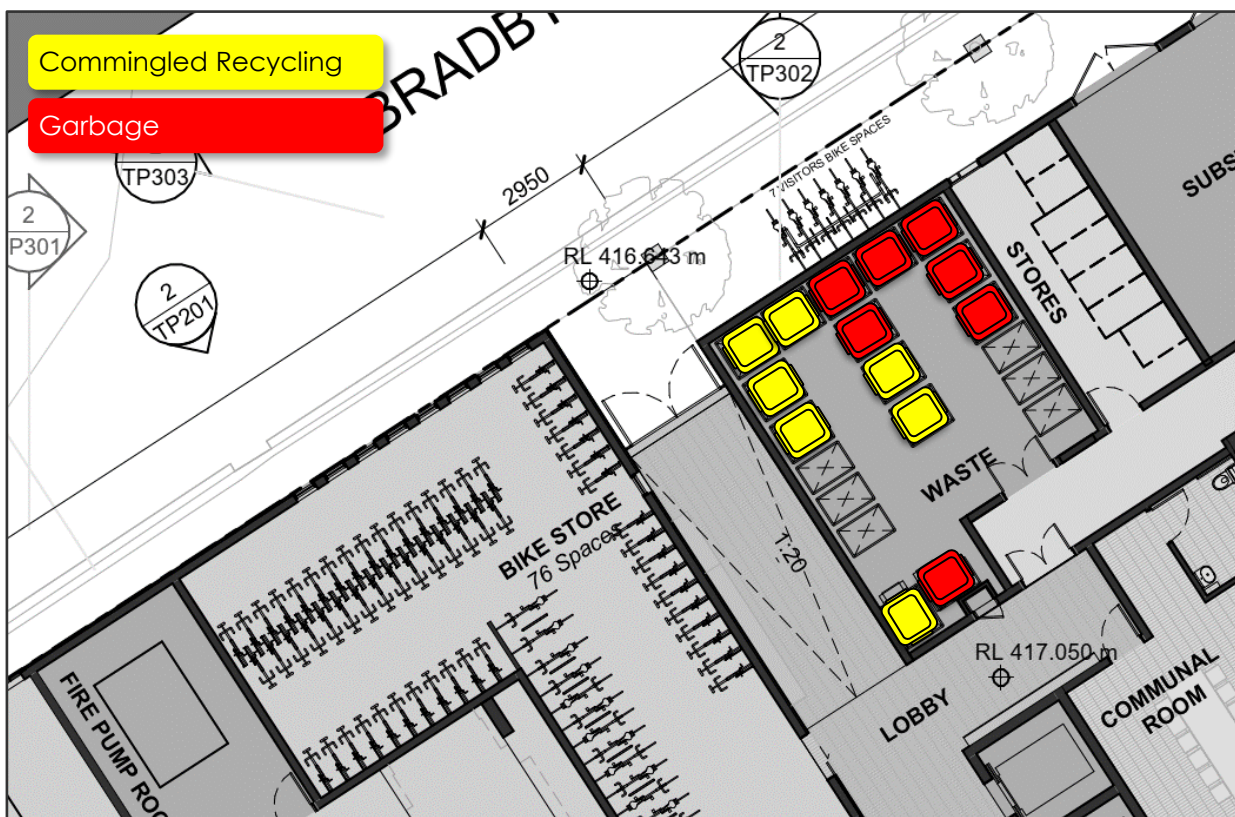
5.2.2 Building B - Residential

As indicated in Figure 3, it is proposed to provide a bin storage area on the ground floor for the residential building of the proposed development, with a total floor area of 59.9m². The proposed bin storage area is shown in Figure 5 which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 6. In addition, suitable chute termination is provided to allow for bins to be rotated as required.

Additional space is also available in the bin store to accommodate for any potential future waste streams to be introduced.

Furthermore, the bin storage room is located appropriately for access by residents and staff, and is secured from the common areas. The bin storage room should be vermin proof, and have appropriate ventilation, lighting and drainage. The bin storage room shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Figure 5 Bin Storage Room Layout – Building B (Residential)



Waste Chute Rooms

Waste Chute Rooms are located on each level of the apartment building. The waste room will include dual chutes and a self-closing door to ensure that odours do not permeate into the lobby.

The following general rules apply when using the waste chutes:

- General household rubbish (essentially kitchen & bathroom rubbish) is the **ONLY** waste that should be placed in the garbage chutes;
- All rubbish must be securely bagged & tied before placing down the garbage chute;
- **NO** glass, cardboard, open food containers, plastic or papers is to be placed down the garbage chute; **use the recycling chute**;
- Recyclable materials should not be bagged before placing down the recycling chute; and
- No rubbish is to be left on floor in the waste chute room.

5.3 Bin Collection

5.3.1 Building A – Commercial

Bins for Building A is to be collected via the internal loading bay accessed via Humffray Street South. The waste collection vehicle, an 8.8m medium rigid vehicle (MRV) will reverse into the loading bay, from where the bins will be transferred directly by the contractor via the service lift to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection. Following collection, the truck will depart in a forward direction.

Swept path diagrams showing the movements of the waste collection vehicle for Building A is provided in Appendix A.

5.3.2 Building B - Residential

Bins for Building B waste will be stored within a dedicated bin storage room on the ground floor of the development. The waste collection vehicle will prop along Bradby's Lane, from where the bins will be transferred directly by the contractor to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

Swept path diagrams showing the movements of an 8.8m medium rigid vehicle (MRV) waste collection vehicle for Building B is provided in Appendix A. Naturally, as an 8.8m medium rigid vehicle (MRV) can turnaround along Bradby's Lane, a 6.4 m rear-lift waste collection vehicle (mini-loader) can also be utilised.

5.4 Bin Cleaning

The Owners Corporation and operator shall ensure that the bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor, bin swapping by the waste contractor, or maintenance by residents.

6 WASTE MANAGEMENT

6.1 Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated through encouraging a change of behaviour and action on waste management and moreover recycling.

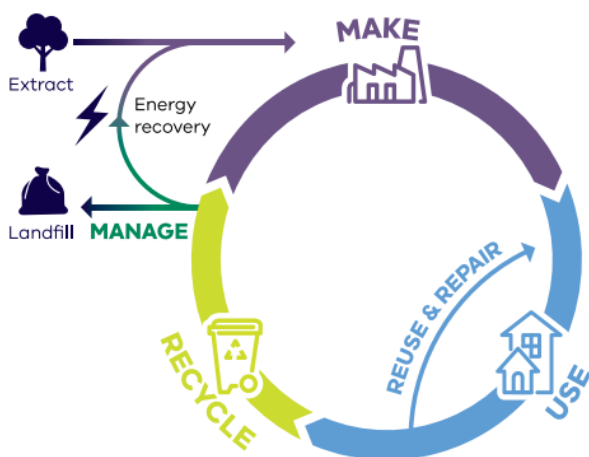
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

Figure 6 Resource Flows in a Circular Economy



In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation and operators shall encourage residents and staff to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
 - + Avoid waste generation in the first place;
 - + Increase the reuse and recycling of waste when it is generated; and
 - + Recover, treat or contain waste preferentially to;
 - + Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for residents and staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

6.2 Bin Usage

Residents will bag and dispose of garbage and recycling in the provided bin chutes, located on each level of the residential building

Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

Commercial tenants will dispose of recyclables and bagged garbage and in their individual bins, stored within each tenancy. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, parking areas and the bin storage area.

The Owners Corporation shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

6.4 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with contractor standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown below.

Figure 7 Example Waste Signage



6.5 Noise Control

It is noted that with the bin storage and collection area being situated within the basement car park, disturbance to residents during waste collection will be minimal. Regardless, to minimise the disturbance to residents during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours 6:00am to 6:00pm, Monday to Saturday;
- Collections occurring more than once a week should be restricted to the hours 7:00am to 6:00pm, Monday to Saturday;
- Compaction should only be carried out while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance; and
- Noisy verbal communication between operators should be avoided where possible.

6.6 Food Standards Code

Division 2 of the Food Standard Code details requirements for the design and construction of food premises. With regard to garbage and recycling, Section 6 of Division 2 details 3 requirements for the storage of garbage and recyclable matter. A review of these requirements with respect to the proposed café and restaurant waste storage area follows:

(a) adequately contain the volume and type of garbage and recyclable matter on the food premises;

The proposed bin storage room has been designed to accommodate the required number of bins for the volume of garbage and recycling generated by the restaurant uses.

(b) enclose the garbage or recyclable matter, if this is necessary to keep pests and animals away from it; and

The proposed bin storage room is enclosed, secured and will be vermin proof.

(c) are designed and constructed so that they may be easily and effectively cleaned.

The proposed bin storage room will be constructed to ensure effective cleaning.

6.7 Resident and Staff Information

To ensure all residents and staff are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation and operator to all residents and staff, including the following information:

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

7 PLANNING SCHEME REQUIREMENTS – CLAUSE 58.06-3

Clause 58.06-3 (Waste and recycling) and Standard D24 apply to apartment developments of five or more storeys (excluding a basement) in a residential zone and all apartment developments in other zones.

Clause 58.06-3 of the Ballarat Planning Scheme identifies the waste and recycling objectives for Apartment Developments, including:

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

In particular, Standard D24 indicates that 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.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- 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.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

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 Development (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.

In relation to the above, the proposed residential building is provided two accessible waste chutes on each level to encourage the sorting of waste to minimise cross-contamination. The residential bin store is also centrally located on the ground floor and is easily accessible by residents and waste contractors for collection.

8 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The Owners Corporation/site operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials

9 CONTACT INFORMATION

9.1 Council

Ballarat City Council

Phone: (03) 5320 5500 (Customer Service)

Web: www.ballarat.vic.gov.au

9.2 Contractors

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: www.urbanwaste.com.au

Email: info@urbanwaste.com.au

JJ Richards & Sons

Services: Private contractor including bin tugs

Phone: (03) 9703 5222

Web: www.jjrichards.com.au

Email: operations.melbourne@jjrichards.com.au

9.3 Equipment

Electrodrive (bin tug systems)

Phone: 1800 333 002

Web: www.electrodrive.com.au

Email: vic@electrodrive.com.au

9.4 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

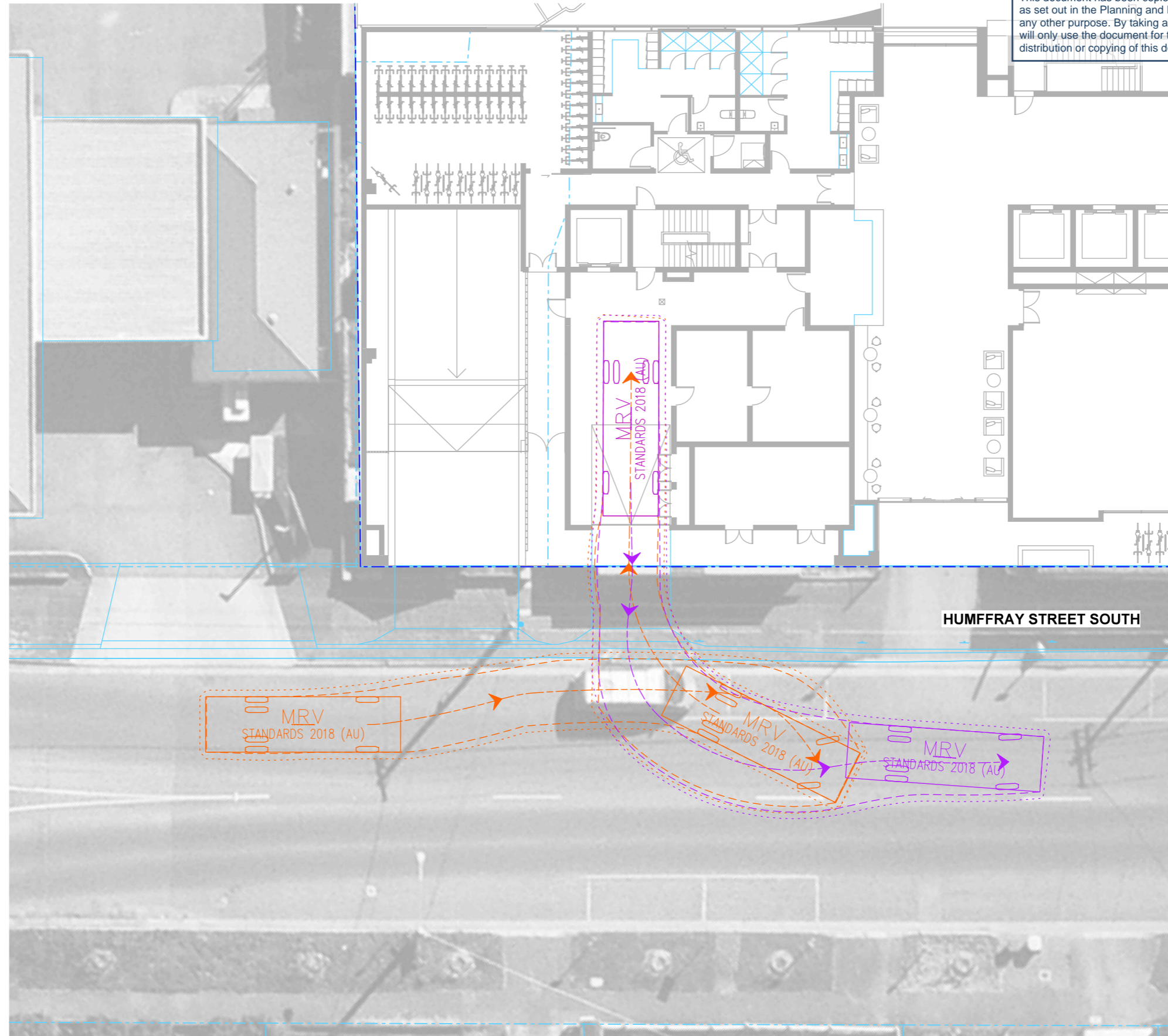
Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

Appendix A Swept Path Diagram





HUMFFRAY STREET SOUTH

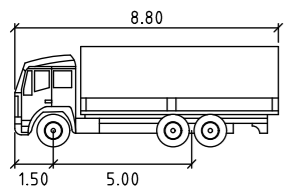
MRV
STANDARDS 2018 (AU)

MRV
STANDARDS 2018 (AU)

MRV
STANDARDS 2018 (AU)

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Date Plotted: 03-11-2022 11:38:55 AM



MRV	metres
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Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

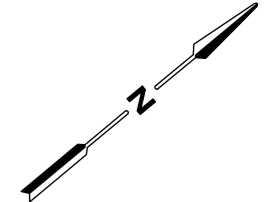
SWEPT PATH LEGEND

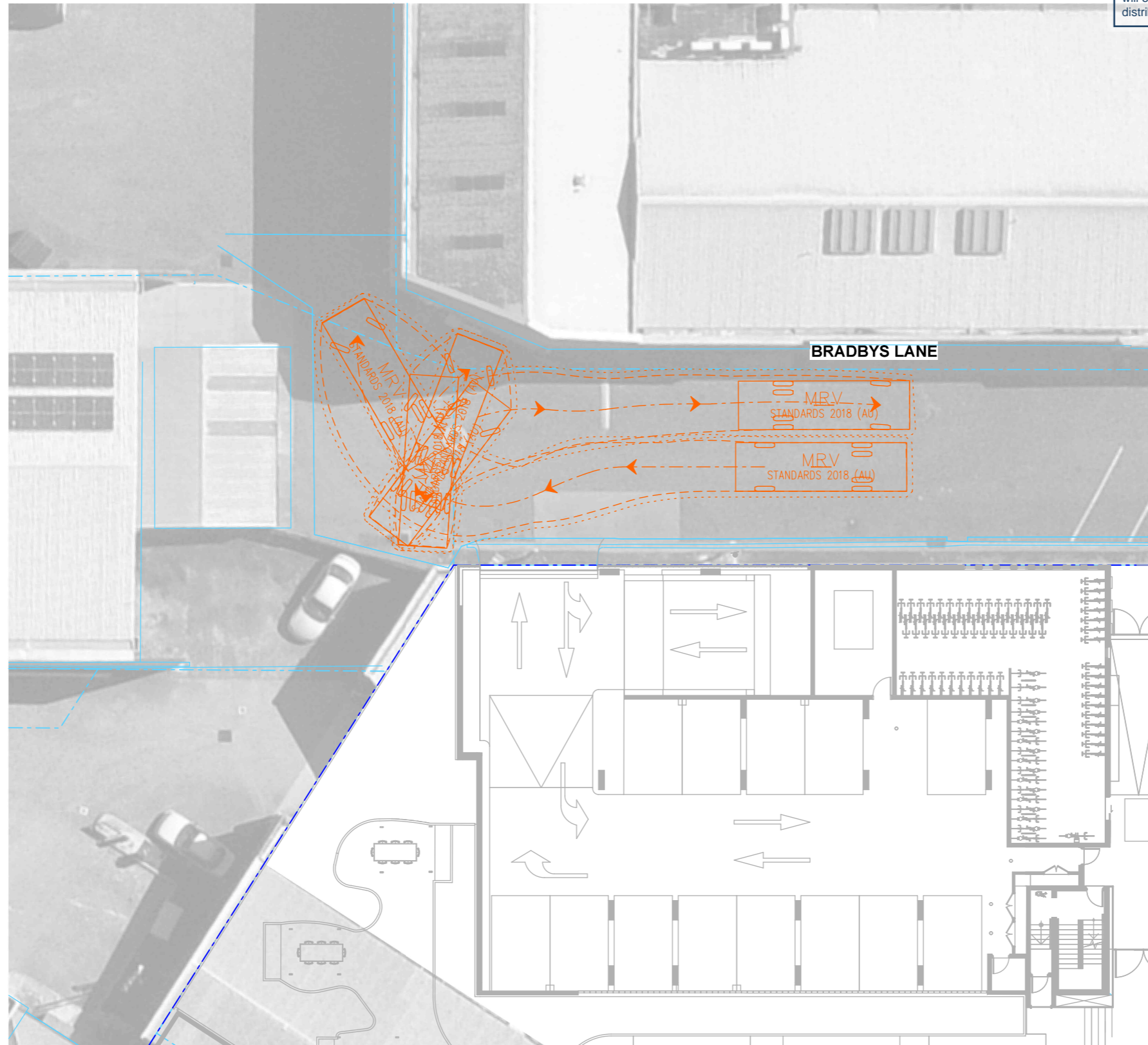
- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Phone: (03) 9939 8250

Scale: 1:200 @ A3

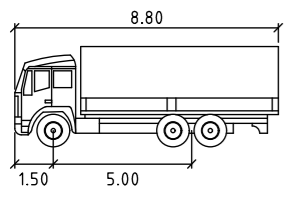
Drawing Title		
102-108 HUMFFRAY STREET SOUTH, BAKERY HILL COMMERCIAL SITE VEHICLE ACCESS - GROUND SWEPT PATH ANALYSIS		
Designed CM	Approved VG	Metway Ref NA
Project Number 220522	Drawing Number SPA301	Revision B





CAD File: N:\Projects\2022\220522\Drawings\220522SPA103.dgn

Date Plotted: 03-11-2024 4:00:41 PM



MRV	width	: 8.80	meters
	Track	: 5.00	
	Lock to Lock Time	: 6.0	
	Steering Angle	: 34.0	

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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Phone: (03) 9939 8250

Scale: 1:250 @ A3

Drawing Title 102-108 HUMMFRAY ST SOUTH, BAKERY HILL RESIDENTIAL SITE VEHICLE ACCESS - GROUND SWEPT PATH ANALYSIS		
Designed CM	Approved VG	Metway Ref NA
Project Number 220522	Drawing Number SPA103	Revision B