



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 6 in
Planning Permit No: PDPL/00817/2022
26 pages
Date: 12/12/2024

146 - 150 Bridport Street, Albert Park

Waste Management Plan



220722WMP001E-F

27 November 2024



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DOCUMENT INFORMATION

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1 INTRODUCTION

Planning Permit Application Permit PDPL/00817/2022 has been issued for the subject site subject to conditions.

Condition 6 of the permit states:

'Prior to the endorsement of plans under Condition 1 of this permit, an amended Waste Management Plan based on the report prepared by OneMileGrid, dated September 14 2023 must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When approved, the report will be endorsed and will then form part of the permit.

The report must be amended to detail:

- (A) Any relevant Condition 1 changes and requirements.*
- (B) Specify the number of floors specified within the development.*
- (C) Provide a wash down area to each waste room.*
- (D) The provision of storm water pollution prevention*
- (E) The provision of an electronic waste (e-waste) recycling bin/skip.*
- (F) Include scaled waste management drawings.*

Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.'

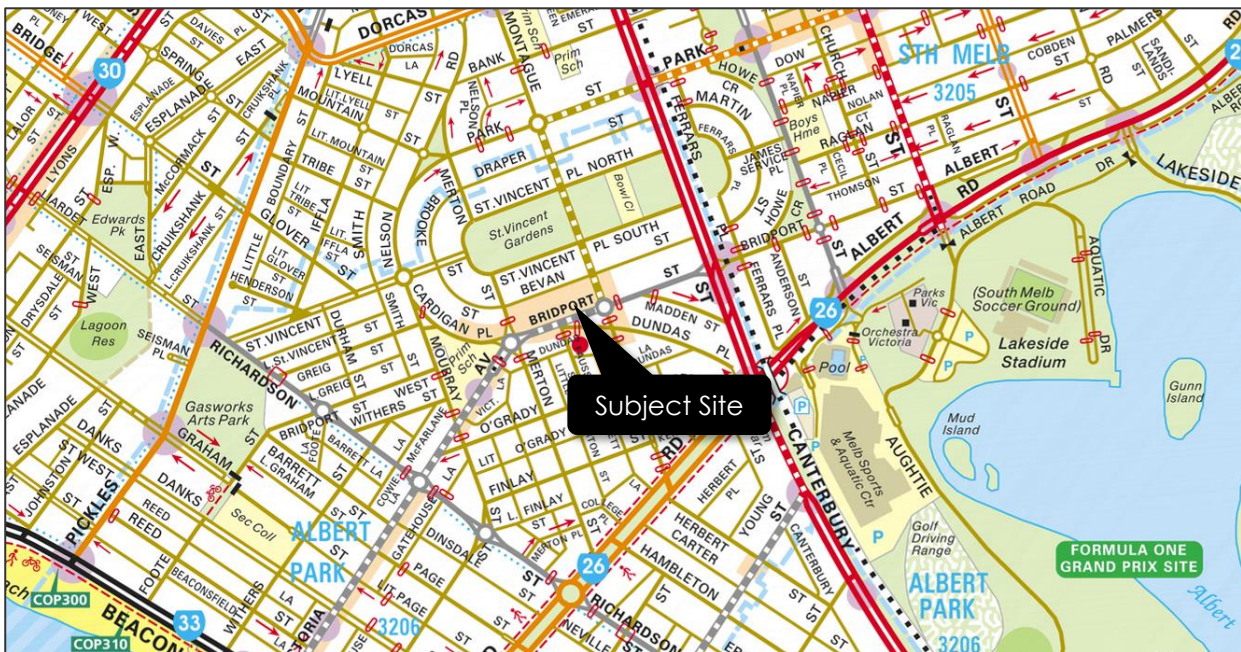
In response to Condition 6, **onemilegrid** has been requested by JD Bridport Street 1 Pty Ltd to amend the Waste Management Plan dated 14th September 2023 for the proposed mixed-use development at 146 - 150 Bridport Street, Albert Park.

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 at the north-west corner of the intersection of Bridport Street and Montague Street, as shown in Figure 1.

Figure 1 Site Location



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The site has a frontage of approximately 20 metres to Bridport Street, and a rear abuttal of approximately 20 metres to Bevan Street.

The site is zoned Commercial 1 Zone (C1Z) under the Port Phillip Planning Scheme and is currently occupied by three commercial businesses including two clothing stores and a beauty salon. Currently, waste collection is performed by Council municipal waste collection service at the rear of the properties.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a four-storey residential development with a restaurant offering, as shown in Table 1.

Table 1 Proposed Development

Use	Component	No./ Area
Dwellings	2-Bedroom Dwelling	3
	3-Bedroom Dwelling	2
	4-Bedroom Dwelling	3
	Sub-Total	8
Restaurant		455 m ²

It is proposed to provide a shared 2-level basement car park with access at the rear site boundary from Bevan Street.

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.

Bins for the residential and restaurant waste will be stored within a dedicated bin storage rooms on the basement level of the development, with a separate room provided for the residential and restaurant waste.

The waste collection vehicle, a 6.4 m rear-lift waste collection vehicle (mini-loader), will enter the basement and prop adjacent the bin store, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

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

Swept path diagrams showing the movements of the waste collection vehicle are attached in Appendix A.

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/building manager will be responsible for rotating bins within the bin storage room to ensure the bins do not overflow.

Restaurant staff will be responsible for placing organic waste, recyclables or bagged garbage directly into the waste bins within the bin storage room.

[illegible]

4 WASTE GENERATION

4.1 Adopted Council Rates

Waste generation data has been sourced from the Waste Management Plan guidelines for developments prepared by the City of Port Phillip. This document, developed to assist in the development of Waste Management Plans, provides estimates of waste generation rates for typical residential developments. The guidelines identify the following typical generation rates.

Table 2 City of Port Phillip Waste Generation

Dwelling Type	Garbage	Recycling
Dwelling (3+ bedroom)	120L per week	120L per week
Dwelling (1 or 2 bedroom)	100L per week	100 per week
Restaurant	660L per 100m ² per day	200L per 100m ² per day

It is understood that the above rate for restaurant uses is based on the City of Port Phillip requirements.

4.2 EPA New South Wales Generation Survey

Waste generation rates for a range of commercial properties were estimated by the EPA NSW, based on a survey of a range of different businesses in August 2012.

For Restaurant uses, the survey data indicates an average waste generation of 190 litres of garbage per 100m² and 190 litres of recycling per 100m². This was based on surveys of 7 restaurant uses. Furthermore, a large number of café developments (42) were also surveyed as part of the study, with the results indicating an average waste generation of 215 litres of garbage per 100m² and 130 litres of recycling per 100m².

In May 2015, the EPA NSW published the results of a waste audit, which examined the composition of waste disposed of by commercial and industrial properties. In relation to organic waste (both food and garden organics), for restaurant uses, the audit identified that approximately 11% of garbage comprised organic waste.

In light of the above, the following reduced waste rates will be utilised for the restaurant component of the development:

Table 3 Revised Waste Generation Rates

Component	Garbage	Organics	Recycling
Restaurant	222.5L per 100 m ² per day	27.5L per 100 m ² per day	190L per 100 m ² per day

4.3 Expected Waste Generation

4.3.1 Garbage, Organics and Recycling

For analysis purposes, the City of Port Phillip waste generation rates for dwellings have been adopted. Furthermore, Sustainability Victoria identifies that approximately 35% of the garbage generation for residential properties comprises organic waste, therefore an adjustment to the garbage generation rate has been applied.

It is considered that the EPA NSW rates above provide a more accurate representation of the expected waste generation for the proposed restaurant, and therefore, these rates have been adopted.

Based on the above, the following waste generation is expected from the proposed development, assuming a 7 day per week operation for the restaurant use.

Table 4 Expected Waste Generation

Development Type	No./Area	Total Garbage Waste / Week	Total Organics Waste / Week	Total Recycling Waste / Week
Dwelling (3+ bedroom)	5	390 litres	210 litres	600 litres
Dwelling (1 or 2 bedroom)	3	195 litres	105 litres	300 litres
Restaurant	444 m ²	7,087 litres	876 litres	6,052 litres

4.3.2 Green Waste

Given the nature of the proposed development and dwellings (being multi-unit/multi-level), it is expected that green waste generation will be minimal or negligible, and therefore a green waste collection service is not expected to be required.

It is expected that any maintenance and gardening undertaken on common property will be managed by a contractor appointed by the Owner's Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

4.3.3 Glass Recycling

It is understood that Port Phillip City Council will transition to separate glass recycling in the future, and at that time, it is recommended that this Waste Management Plan, and the private waste collection, be updated to include separate glass recycling.

4.3.4 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the Owners Corporation. Hard waste will be stored within the bin storage area between collections.

4.3.5 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.

A 120 litre E-waste bin will be provided within the bin storage area for use by residents. The owner's corporation will arrange for a private contractor (likely to be the same contractor providing general waste and recycling collection, though using a separate collection vehicle) to dispose of E-waste on a regular basis, or as required.

4.3.6 Grease Trap

The grease trap associated with the restaurant should be provided with regular maintenance, emptying and cleaning to prevent blockages and keep the system running efficiently.

The frequency of collection is highly dependent on the specific operation of the food and drink premises as well as the size and type of the grease trap provided. Typically, grease traps are emptied between two to six times per year, however it is recommended that an inspection and assessment be undertaken by a grease trap collection service upon construction of the food and drink premises, to determine the recommended frequency of cleaning and collection for the proposed food and drink premises.

4.3.7 Re-Useable Items

Residents should be encouraged to offer items which are still in good usable condition to be offered to local charity organisations or for free pickup on social media, before being sent for disposal.

Additionally, a charity bin may be placed within the bin storage room to encourage reuse of suitable items.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

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

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

Table 5 Bin Provision

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Residential – Garbage	585 litres	240 litres	Weekly	3 bins
Residential – Organics	220 litres	240 litres	Weekly	2 bins
Residential – Recycling	900 litres	240 litres	Weekly	4 bins
Residential – E-Waste	-	120 litres	As required	1 bin
Commercial – Garbage	7,087 litres	1,100 litres	3 x Weekly	3 bins
Commercial – Organics	876 litres	240 litres	2 x Weekly	2 bins
Commercial – Recycling	6,052 litres	1,100 litres	3 x Weekly	2 bins

Table 6 Bin Specifications

Capacity	Width	Depth	Height	Area
120 litres	0.50 m	0.55 m	0.95 m	0.28 m ²
240 litres	0.60m	0.75m	1.10m	0.45m 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

As indicated in Figure 2, it is proposed to provide separate bin storage areas within basement level 1 for the residential and restaurant components of the proposed development, with a total floor area of 26m² and 25m² respectively.

The layout of the bin storage area is shown in Figure 3, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 5.

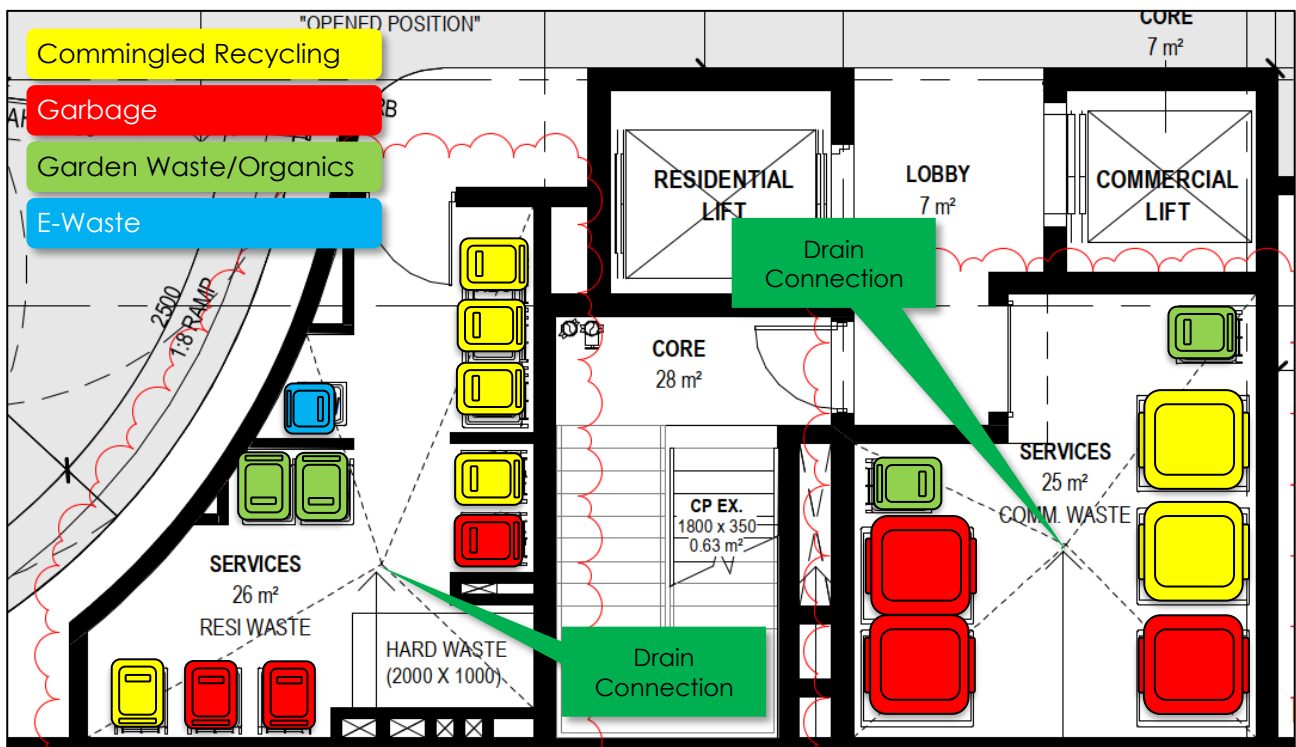
Some additional area is also provided within the residential bin storage room to allow for the temporary storage of bulk items and packaging, under the control of the Owners Corporation.

Furthermore, the bin storage room is located appropriately for access by residents/staff, and is secured from the common areas.

The bin storage room should be vermin proof, and have appropriate ventilation, lighting, drainage, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Each bin storage room includes a drainage connection to sewer for bin washing.

Figure 3 Bin Storage Room Layout



Scaled plans of the bin storage area are also provided in Appendix B.

5.3 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 waste chutes terminate in a separate area to the organic waste bins, to ensure the safety of organic waste bin users.

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.

5.4 Bin Collection

Bins for the residential and restaurant waste will be stored within dedicated bin storage rooms on the basement level of the development. The waste collection vehicle, a 6.4 m rear-lift waste collection vehicle (mini-loader), will enter the basement and prop adjacent the bin store, from where the bins will be transferred directly 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 the waste collection vehicle are attached in Appendix A.

Each waste stream is to be collected by dedicated trucks and waste streams are not to be collected in one truck. Each waste stream is to be taken to dedicated waste facilities for disposal and processing.

5.5 Bin Cleaning

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

A bin cleaning (wash down) area should be provided within both bin storage rooms, with a drain connected to sewer.

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.

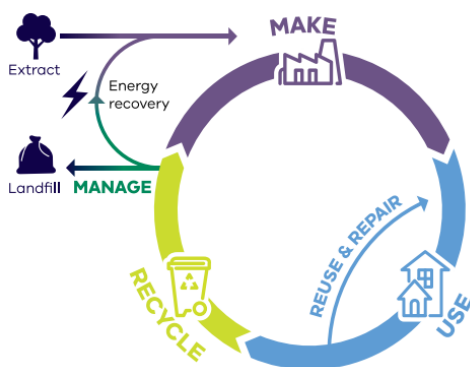
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 4 Resource Flows in a Circular Economy



In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation 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.

Additionally, it is recommended that a three bin system is provided within each townhouse, providing separate bins for garbage, organics and recycling.

6.2 Restaurant Waste Minimisation

Restaurants can do a lot to minimize or reduce waste, by incorporating simple recycling and waste reduction programs and procedures that will eliminate much of the waste otherwise disposed of. These can include the following:

- Avoid over-purchasing. Over-purchasing causes spoilage and waste. Take inventory frequently and adjust orders where necessary;
- Store items in the order you purchase them. Use older items first. Place newly purchased items at the back of the shelves and train employees on the order of use;
- Inspect deliveries. Many deliveries include unusable meats and perishable items which may have opened or spilled during shipment;
- To avoid spoilage, store food tightly and appropriately, eliminating air in containers;
- Use storage containers that can be reused and request that food be delivered in reusable and recyclable containers;
- Use up all of a food product by reviewing your menu; and
- Consider the use of composting for all perishable items instead of discarding them as waste.

6.3 Bin Usage

Residents will bag and dispose of garbage and recyclables (non-bagged) in the designated bin chute provided on each floor. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins. Residents will dispose of organics waste within the designated bins provided within the residential bin storage room.

Commercial tenants will dispose of recyclables, organic waste and bagged garbage into the bins within the commercial bin storage room.

6.4 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.

Given the small number of dwellings, it is considered appropriate that the removal of litter and waste from common areas is undertaken by residents, under the management of the Owners Corporation.

6.5 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally 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 5 Example Waste Signage



6.6 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.

6.7 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 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.

6.8 Resident/Tenant Information

To ensure all residents and tenants are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents/tenants, 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 responsibilities with regard to bin usage, storage, and collection; and
- Resident responsibilities with regard to litter and waste removal from the common property.

7 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

8 RESPONSE TO PERMIT CONDITIONS

8.1 Condition 6 (A)

As per Condition 6 this Waste Management Plan is amended to detail:

'(A) Any relevant Condition 1 changes and requirements'

The Condition 1 changes relevant to Waste Management are Conditions 1 (A) and (G):

'(A) The deletion of Level 4

'(G) Food and Beverage' notation deleted and replaced with 'restaurant'

As seen in Section 3, the proposed development has been altered to a four-storey development due to the removal of Level 4. Subsequently, the development summary has been updated in Table 1. Thus, Condition 1 (A) has been met.

As seen throughout the report, the term 'Food and Beverage' has been deleted and replaced with 'Restaurant'. Thus, Condition 1 (G) has also been satisfied.

8.2 Condition 6 (B)

As per Condition 6 this Waste Management Plan is amended to detail:

'(B) Specify the number of floors specified within the development.'

As is stated in Section 3.1, the proposed development will be comprised of four-storeys.

8.3 Condition 6 (C)

As per Condition 6 this Waste Management Plan is amended to detail:

'(C) Provide a wash down area to each waste room.'

As described in Section 5.5, each waste room is to be provided with a bin cleaning or wash down area.

8.4 Condition 6 (D)

As per Condition 6 this Waste Management Plan is amended to detail:

'(D) The provision of storm water pollution prevention.'

To prevent storm water pollution, it is proposed in Section 5.5 to connect the bin cleaning areas to the sewer. A sewer connection will ensure that no harmful chemicals from the bin cleaning process end up in stormwater drains.

Furthermore, it is proposed in Section 4.3.6 to provide a grease trap to the restaurant. The grease trap will help ensure that stormwater will not be contaminated by wastewater produced by the restaurant.

8.5 Condition 6 (E)

As per Condition 6 this Waste Management Plan is amended to detail:

'(E) The provision of an electronic waste (e-waste) recycling bin/skip.'

As detailed in Section 4.3.5, it is proposed to place a 120 litre E-waste recycling bin for all residents. Given the nature of the restaurant land use, it is unnecessary to provide an E-waste recycling bin for restaurant staff.

8.6 Condition 6 (F)

As per Condition 6 this Waste Management Plan is amended to detail:

'(F) Included scaled waste management drawings.'

Scaled plans of the bin storage rooms are provided in Appendix B.

9 CONTACT INFORMATION

9.1 Council

Port Phillip City Council

Phone: (03) 9209 6777 (Customer Service)

Web: www.portphillip.vic.gov.au

9.2 Contractors

Cleanaway

Services: Private contractor

Phone: 131 339

Web: www.cleanaway.com.au/

Corio Waste Management

Services: Private contractor

Phone: 1300 267 4696

Web: www.coriowm.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

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: www.wastewise.com.au

BioPak (Organic Waste Compost Service)

Services: Private contractor

Phone: 1300 246 725

Web: www.biopak.com.au/compost-service

9.3 Others

Sustainability Victoria

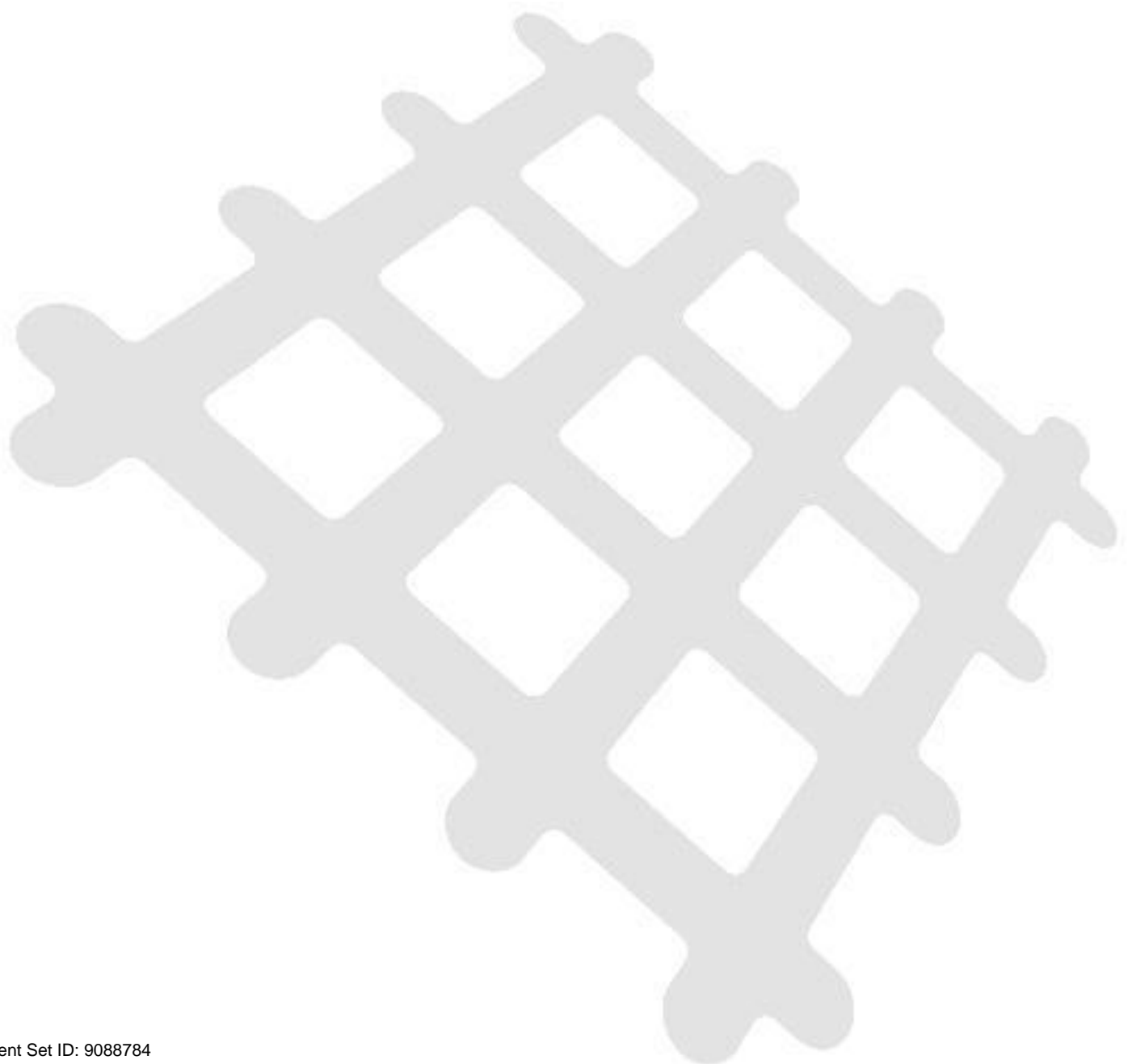
Services: Sustainable Waste Management initiatives and information

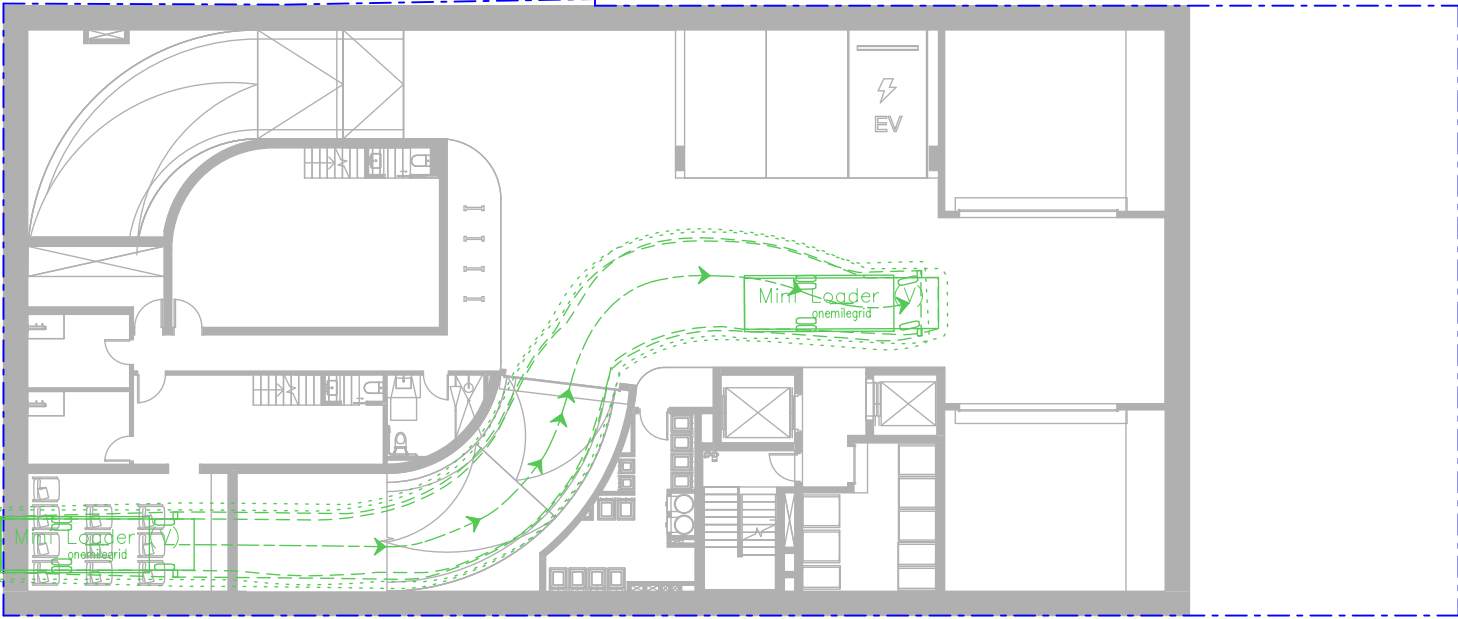
Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

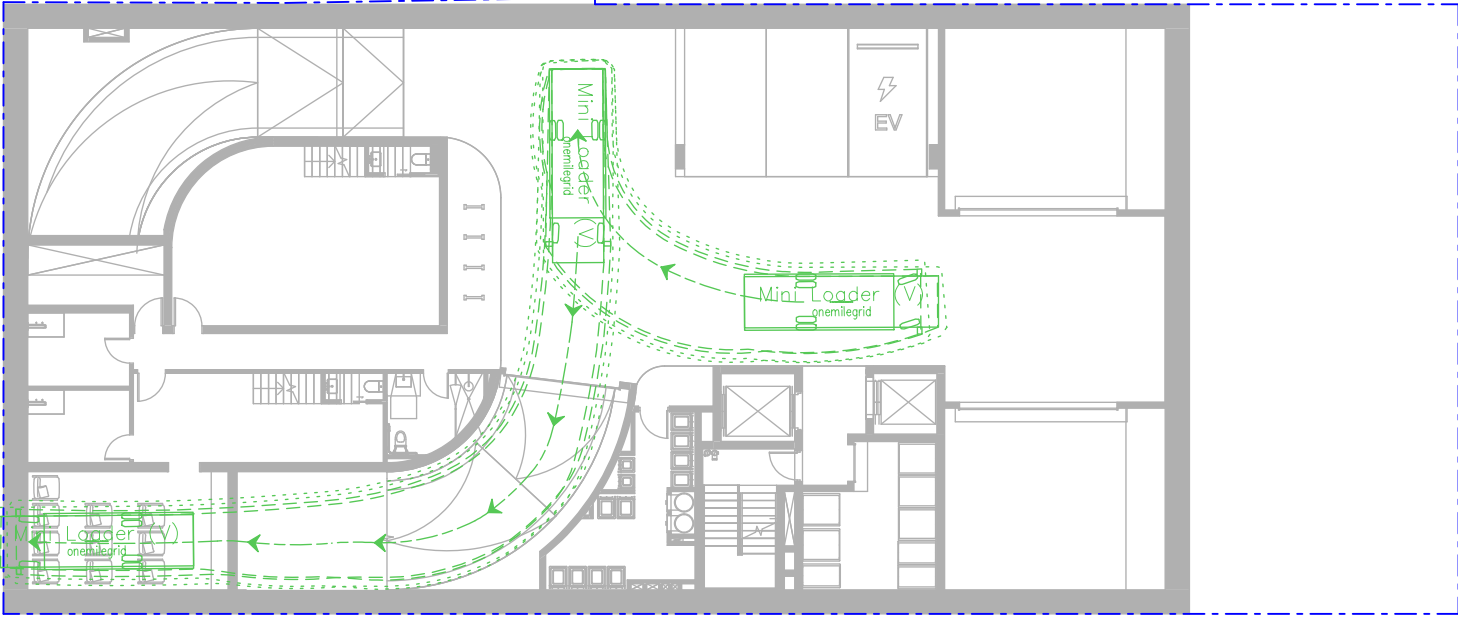
Appendix A Swept Path Diagram





ENTRY MANOEUVRES

----- DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

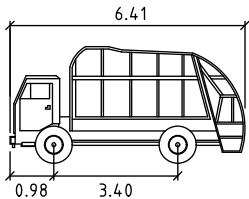


EXIT MANOEUVRES

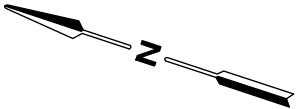
----- DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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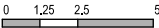


WASTE MINILOADER meters
Width : 1.85
Track : 1.85
Lock to Lock Time : 4.0
Steering Angle : 33.6



Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250

Scale
1:250 @ A3

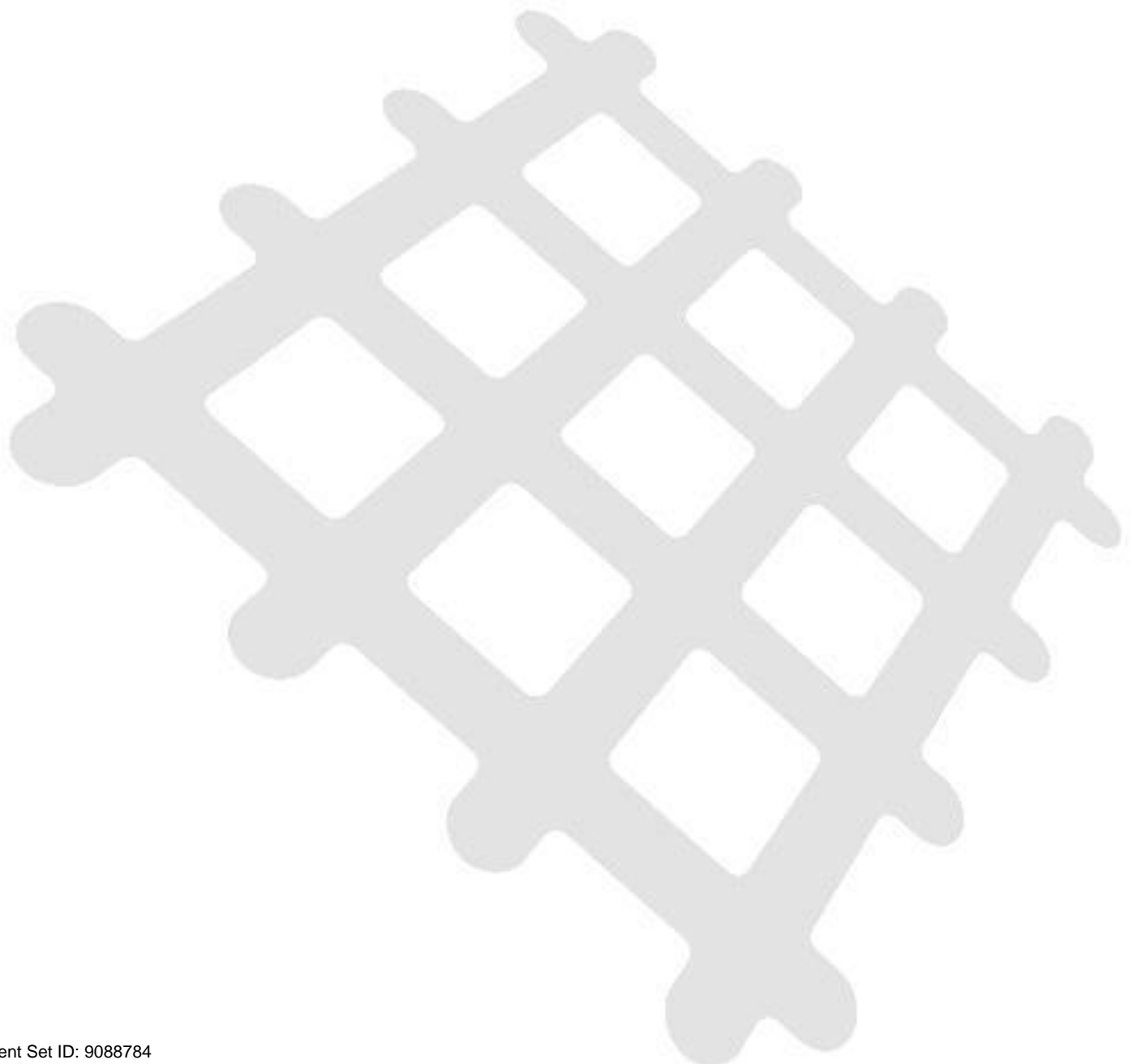


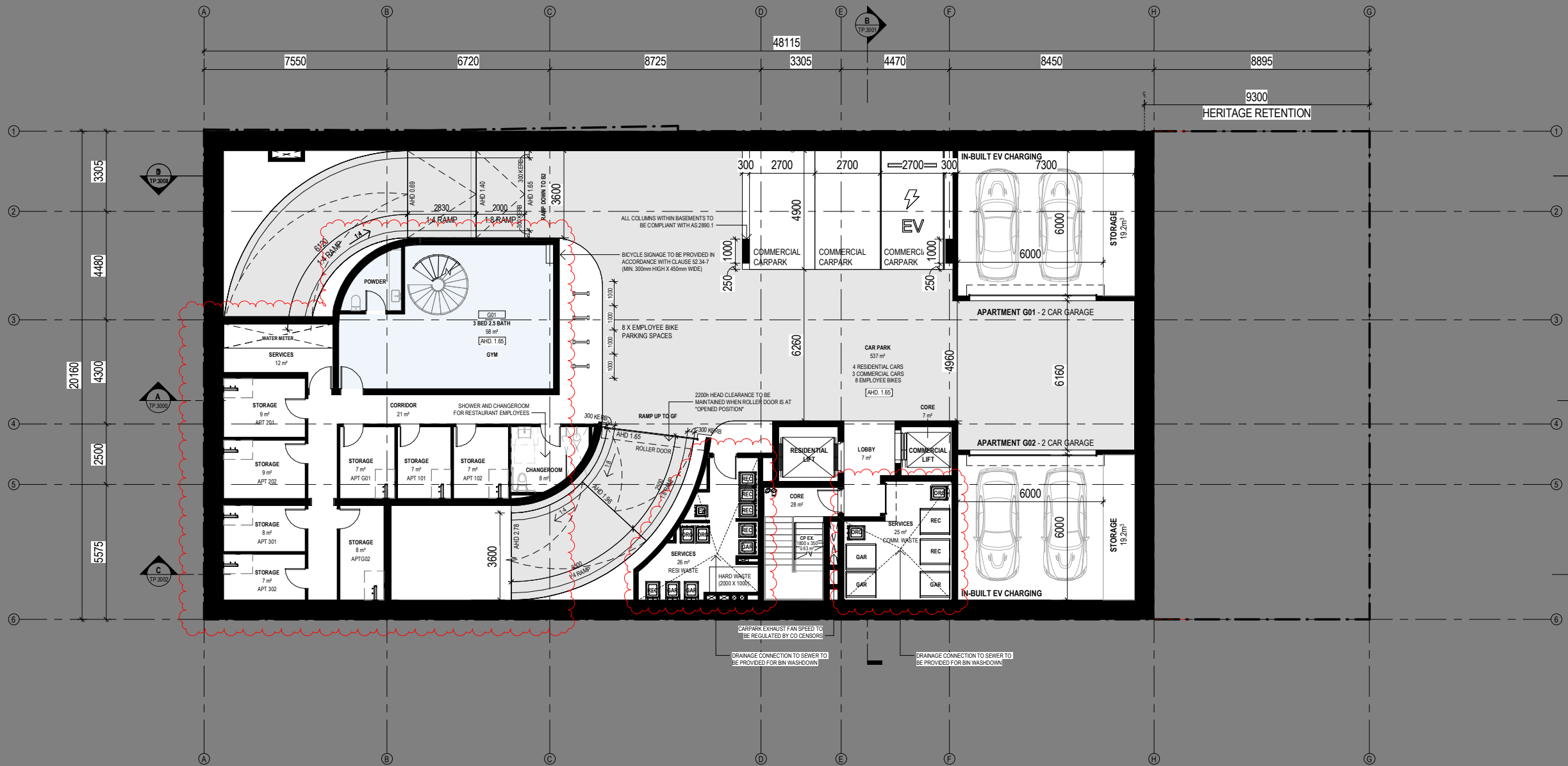
Drawing Title
146-150 BRIDPORT STREET, ALBERT PARK
VEHICLE SITE ACCESS - BASEMENT 1
SWEPT PATH ANALYSIS

Designed CM	Approved VG	Melway Ref 57 F3
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Project Number 220722	Drawing Number SPA103	Revision E
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Appendix B Bin Storage Area Scaled Plans





CERA
STRIBLEY

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NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

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REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC
D	15/10/24	TP ENDORSEMENT	BD	DC
E	08/11/24	TP ENDORSEMENT	BD	DC
F	26/11/24	TP ENDORSEMENT	BD	DC

REV	DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
ENDORSEMENT

JOB N° 21229
REVISION N° F
DATE 26/11/24
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
BASEMENT 01 PLAN

