

Waste Management Plan

300-340 Barry Road

December 2025

Prepared for: The Proponent

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Project Code	P0061874

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Revision	Date	Details
A	12/11/2025	Draft Waste Management Plan
B	01/12/2025	Waste Management Plan for Submission

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Executive Summary

The below is a summary of the waste management strategy proposed for the subject site. The complete report must be read in detail prior to implementing the waste management plan.

Located at **300–340 Barry Road, Campbellfield**, the proposed project will deliver a data centre spanning 2 levels including a rooftop level. The subject development will be developed in a site of approximately 30,000sqm, offering office spaces, data halls and other amenities.

This **Waste Management Plan (WMP)** has been prepared for the proposed **Stage 1** of the Data Centre development at **300 Barry Road, Campbellfield**. Future **Stages 2 to 6** of the Data Centre (refer to Figure 1) will be addressed via other Waste Management Plans at the time of endorsement, to respond to the proposed detailed design plans for these buildings.

The following waste systems and collection arrangements are proposed for the **Stage 1** development:

Table 1 – Waste Collection Summary

Stream	Item	Collections per Week	Collection
Garbage	2x 1100 Litre Bins	1	Private Contractor
Commingled Recycling	1x 660 Litre Bins	1	
Cardboard	2x 1100 Litre Bins	2	
Soft Plastics	1x 1100 Litre Bins	Up to 2	
E-waste	2x 1100 Litre Bins	Up to 2	
Extended Waste Streams	Bins or Allocated Storage Area as Appropriate	As Required*	

* Extended waste streams (i.e. pallets, hard waste) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.

All waste collections will occur on-site directly from the *loading dock area*. An **8.8m MRV** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *loading dock area* via the internal road, accessed at Barry Road. A minimum height clearance of **4.0m** throughout vehicle path of travel has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in Appendix B.

Collection vehicles will prop within the *loading dock area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

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Introduction

The following **Waste Management Plan (WMP)** has been prepared for the proposed **Stage 1** of the Data Centre development at **300 Barry Road, Campbellfield**. Future **Stages 2 to 6** of the Data Centre (refer to Figure 1) will be addressed via other Waste Management Plans at the time of endorsement, to respond to the proposed detailed design plans for these buildings.

This WMP has been prepared based on *Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019)*, Hume City Council Planning Scheme, Clause 19.03-5S and best practice waste management methodology and technologies commonly available in Australia.

The waste generation rates provided within have been prepared based on case study data held by Urbis and based on expected uses.

The waste services proposed throughout this WMP will be reviewed with respect to any change in the operational requirements of the subject development over time. Revised waste management plans will be issued to Council for approval prior to adoption.

Land Use and Development Summary

Table 2 – Waste Collection Summary

Client:	The Proponent
Land Use Type:	Commercial & Industrial
Number Levels:	2 levels including the roof top

Common areas of the overall components shown below (i.e. store, plant, services, circulation, etc.) are not considered to generate additional waste. **Waste generated by these ancillary areas is created in service of the quantities and areas shown in the table below and is therefore incorporated into the rates shown in each of the analysis sections.**

Table 3 – Development summary

Use	Quantity / Area
Office	1,000 m ²
Data Halls	20,400 m ²

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Figure 1 below provides the location of Stage 1 (subject of this WMP) in relation to the future stages 2 to 6.

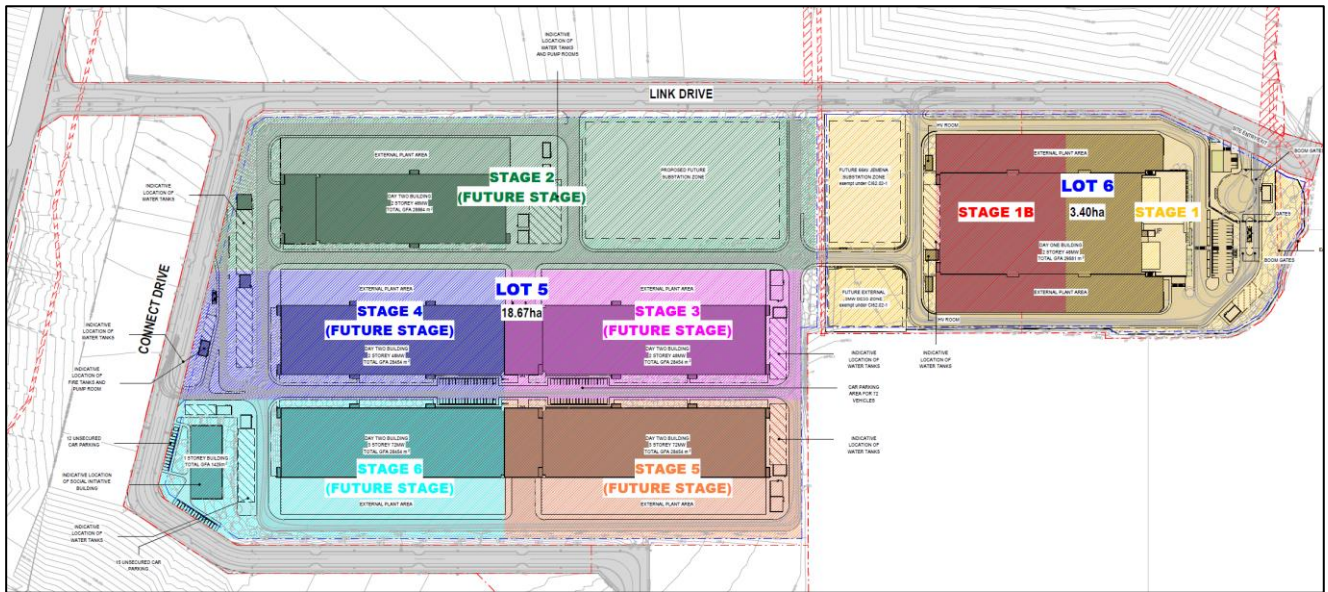


Figure 1 – Stages of Data Centre

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Response to LEED Items

This section will provide details on responses for LEED compliance queries.

1 LEED Criteria

The Waste Management Plan (WMP) within this document follows best practice waste engineering systems. Table 4 provides a review of Prerequisite Credit **Storage and Collection of Recyclables** (part of Materials and Resources) of **LEED v4.1 Building Design and Construction** in comparison to this WMP.

Table 4 – LEED Criteria Assessment

LEED Criteria (Storage and Collection of Recyclables)	Waste Management Plan Response
Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building. Collection and storage areas may be separate locations.	Dedicated areas (refer to Appendix A) for waste equipment is provided in accordance with the expected waste generation and stream separation (as per Section 0).
Recyclable materials must include mixed paper, corrugated cardboard, glass, plastics, and metals	Recycling waste streams are managed as per sections 2.1.1.1 and 2.1.2.
Take appropriate measures for the safe collection, storage, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.	Dedicated waste storages and collection methodology for are provided in Sections 2.1.2.3 and 2.1.2.4.
Conduct a waste stream study to identify the project's top five recyclable waste streams, by either weight or volume, using consistent metrics. Based on the waste stream study, list the top four waste streams for which collection and storage space will be provided.	Waste generation analysis is provided in Section 0 and detailed in Table 9. Only those streams with appropriate data have been based on volume estimations. Other key waste streams (such as electronic waste) is based on previous Urbis experience for Data Centres.

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Waste Management Analysis

Data Centre

2 Data Centre Waste Management

This WMP has been prepared based on *Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019)*, Hume City Council Planning Scheme, Clause 19.03-5S and best practice waste management methodology and technologies commonly available in Australia.

The waste generation rates provided within have been prepared based on case study data held by Urbis and based on expected uses.

2.1 Waste Stream Systems

Waste shall be sorted on-site by management as appropriate into the following streams. Extended Waste streams are not mandatory to be separated and subject to building management preference.

Table 5 – Commercial Waste Streams

Core Waste Streams	Extended Waste Streams
General Waste (Garbage)	Hard Waste / Bulky Waste
Commingled Recycling	Electronic Waste
Cardboard	Secure Paper
Soft Plastics	Soft Plastics

2.1.1 Core Waste Streams

Throughout the facility it will be ensured that it is as easy to dispose of all core waste streams as it is garbage. This will be achieved by ensuring the development is appropriately furnished with bin stations throughout the ancillary spaces and communal areas. Clear signage is to be appropriately displayed in combination with the bin stations to identify the segregation of waste streams and correct use of the bins.

Bin stations will be used to encourage the separation of waste streams and diversion from landfill. The bin stations incorporate the provision of multiple bins for different waste streams at central locations and common areas for ease of disposal. This system is beneficial as users are required to make a conscious decision as to which bin they place their waste, typically resulting in a reduced volume of garbage (landfill).

The use of bin stations also reduces the amount of locations cleaners are required to service throughout the development.



Figure 2 – Bin Station Examples

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2.1.1.1 General Waste, Commingled Recycling and Cardboard

Staff/cleaners will be responsible for transferring and disposing garbage, commingled recycling and cardboard into the corresponding 1100 litre bins located in the waste room, adjacent to the loading dock as required.

Garbage waste is to be disposed of bagged and commingled recycling and cardboard is to be disposed of folded within the provided bins.

2.1.2 Extended Waste Streams

2.1.2.1 Hard Waste

A dedicated 7sqm hard waste area adjacent to the waste room will be used by staff/cleaners to temporarily store their hard waste inclusive of pallets, bulky items, broken office furniture. Hard waste will be collected on an as required basis.

2.1.2.2 Soft Plastics

Based on the waste stream composition of similar developments, it is anticipated that a moderate volume of soft plastics will be generated from the proposed development which supports independent stream management. This type of waste is often accounted for in the general waste stream, hence the space can be substituted for such strategy.

Soft plastic will be managed via the vertical baler (provided for cardboard management), with 660L bins for the temporary holding of soft plastics until such time as the volume is sufficient for a complete bale. At all other times, the baler will be used for cardboard management, as per Section 3.1.1.2.

2.1.2.3 Electronic Waste

Based on the waste stream composition of similar developments, it is anticipated that a high volume of electronic waste will be generated from the proposed development which supports independent stream management. All electronic waste will be managed via the use of 1100L bins.

E-waste will be collected on an as required basis which is expected to be no more than two times per week.

2.1.2.4 Additional Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in commercial waste generation, and its separation will increase the diversion from landfill.

Table 6 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Secure Paper	To be managed internally within the office areas via 240L secure bins. Once full, these bins will be transferred to the loading dock area for collection.
Expanded Polystyrene (EPS)	To be stored within a gathering stand or an 1100 litre bin subject to collection contractor preference.
Unique Recyclables	Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading dock. This includes fluorescent tubes, secure paper, lighting bulbs.

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2.2 Waste Generation

To provide a conservative waste volume estimate, a commercial waste generation rate has been adopted for each proposed use as outlined in Table 7.

Table 7 – Tenancy Use

Proposed Use (As per Development Summary)	Adopted Waste Generation Rate	Area (m ²)	Assumed Operational Days per week
Office	Commercial Office	1,000	7
Data Hall	Urbis – Data Centres*	20,400	7

*Data Centres rates are based on waste volume data held by Urbis sourced from a number of similar operational developments and Australian guidelines.

Waste generation rates per week are shown in Table 8.

Table 8 – Waste Generations

Use	Weekly Generation Rate (Litres / 100m ² / Week)			
	General Waste	Recycling	Cardboard	Soft Plastics
Office	56	28	42	7
Data Hall	3	1	9	5

Weekly waste generation assessment for the residential development component is shown in Table 9.

Common areas of the data centre (i.e. store, plant, services, circulation, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the functional areas and is therefore incorporated into the rates shown above.

Table 9 – Waste Generation Assessment

Use	Area (m ²)	Weekly Waste Volume (Litres / Week)			
		General Waste	Recycling	Cardboard	Soft Plastics
Office	1,000	630	280	420	70
Data Hall	20,400	612	204	1,836	1,020
TOTAL		1,242	484	2,256	1,090

2.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require staff/cleaners to exit title to perform operations. Transfer routes for waste collections are not to include stairs or gradients greater than 1:14.

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2.4 Waste Management Equipment

Table 10 details the storage method, size, capacity and frequency of collection required for the development.

Table 10 – Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	Bin Based	1100 Litre	2	1	2,200	1,242
Commingled Recycling	Bin Based	660 Litre	1	1	660	484
Cardboard	Bin Based	1100 Litre	2	2	4,400	2,256
Soft Plastics	Bales	1100 Litre	1	Up to 2	2,200	1,090
Electronic Waste	Bin Based	1100 Litre	2	Up to 2	4,400	Up to 4,400*
*Based on bin capacity						

Due to the requirement for a suitable volume of each extended waste stream (refer to section 0) to be generated prior to collection, all extended streams will be collected on an as-required basis by a private collection contractor once the storage area capacity is reached.

2.5 Waste Storage and Location

Table 11 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of waste storage to demonstrate the adequacy of the area provided.

Table 11 – Waste Storage Area Requirements

Waste Equipment	Area Required (m ²)	Area Provided (m ²)
6no. 1100L Bins	7.98	26.00
1no. 660L Bins	0.98	
7 sqm Hard Waste	7.00	12.00
TOTAL	15.96m²	38.00m²

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2.6 Waste Collection Methodology

All waste will be collected via private contractor.

Table 12 – Waste Collection Summary

Stream	Item	Collections per Week	Collection
Garbage	2x 1100 Litre Bins	1	Private Contractor
Commingled Recycling	1x 660 Litre Bins	1	
Cardboard	2x 1100 Litre Bins	2	
Soft Plastics	1x 1100 Litre Bins	Up to 2	
E-waste	2x 1100 Litre Bins	Up to 2	
Extended Waste Streams	Bins or Allocated Storage Area as Appropriate	As Required*	

* Extended waste streams (i.e. pallets, hard waste) will be collected on an as required basis due to the requirement to accumulate a sufficient volume of material prior to collection. Anticipated collection of approx. 1 per month per stream.

All waste collections will occur on-site directly from the *loading dock area*. An **8.8m MRV** or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *loading dock area* via the internal road, accessed at Barry Road. A minimum height clearance of *4.0m throughout* vehicle path of travel has been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in Appendix B.

Collection vehicles will prop within the *loading dock area*, with operators to collect the material directly from the waste room and return empty storage containers (if appropriate) immediately upon emptying.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

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Standards, Compliance and Equipment

Following sections details on best practice waste management methodology, , standards required for waste rooms and equipment details.

3 Standards and Compliance

3.1 Bin Supplier and Colours

All bins and equipment mentioned in this WMP will be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Cardboard bins shall have blue lids with blue body.

Private collection contractors often supply their own bins for collection.

3.2 Signage

Waste drop-off areas and bins will be clearly marked and signed with the approved Sustainability Victoria waste disposal signage, or equivalent, examples of which are provided in Figure 3. Staff / cleaners will be instructed by building management to adhere to these requirements.



Figure 3 – Example of Sustainability Victoria Signage

3.3 Ventilation

Ventilation for waste room areas is provided in accordance with Australian Standard AS1668.

3.4 Bin Washing

An appropriately drained wash down area will be provided within each of the waste areas, in which each bins can be regularly washed by building management (or equivalent). Bin washing areas or bin wash bays must discharge to a grease trap.

Alternatively, a third-party bin washing service may be engaged to perform regular washing of bins. Bin washing suppliers must retain all waste water to within their washing apparatus and not impact on the drainage provisions of the site.

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3.5 Noise Reduction

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

3.6 Vermin Prevention

All waste areas are enclosed and kept clean for prevention of vermin ingress. Regular washing of areas and bins will occur.

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4 Waste Equipment Details

4.1 Typical Equipment Dimensions

The below table details the typical waste equipment dimensions.

Table 13 – Typical Storage Unit Dimensions

Unit	Width (mm)	Depth (mm)	Height (mm)
1100 Litre Bin	1,240	1,070	1,330
660 Litre Bin	1,260	780	1,330

4.2 High Level Purchasing Schedule

Table 14 list the equipment supply required for the core waste streams as per the conditions proposed within this report.

All service requirements noted are indicative only and must be confirmed with the supplier prior to commencement of construction.

Table 14 – Equipment Supply Schedule

Item	Quantity	Typical Services Requirement (s)*	Supplier
1100L Bin	2 x Garbage 2 x Cardboard 1 x Soft Plastics 2 x Electronic Waste	Nil	Private Supplier (SULO or equivalent)
660L Bin	1 x Recycling	Nil	Private Supplier (SULO or equivalent)

** Services requirements are indicative only and must be confirmed with the manufacturer prior to the commencement of construction.*

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4.3 Supplier Contact information

A complimentary listing of contractors and equipment suppliers is provided in Table 15 below for your reference. Urbis is not associated with these suppliers, and there is no obligation to procure goods or services from these companies. This is not intended to be a complete list of available suppliers. Urbis does not warrant or make representations regarding the goods or services provided by these suppliers.

Table 15 – Supplier Contact List

Service Type	Contractor/Supplier Name	Phone	Website
Private Waste Collectors	Premier Waste Management PTY LTD	1300 219 001	www.premierwaste.com.au
	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Equipment Suppliers	Wastech Engineering (Compactors, Bin Lifters)	(03) 8787 1600	www.wastech.com.au
	Sulo Australia (Bins)	1300 364 388	www.sulo.com.au
	Sitecraft (Bin Tug Equipment)	1300 363 152	www.sitecraft.net.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	(03) 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental Australia	1800 800 621	www.wbcm-aust.com.au
E-Waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	Mobile Muster	1800 249 113	www.mobilemuster.com.au
	ToxFree	1300 869 373	www.toxfree.com.au
CDS Collection	Scouts Victoria	(03) 8543 980	www.scoutscds.com.au
	Return It	1300 237 010	www.returnit.com.au

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Disclaimer

This report is dated 1 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of The Proponent (**Instructing Party**) for the purpose of Waste Management Plan for Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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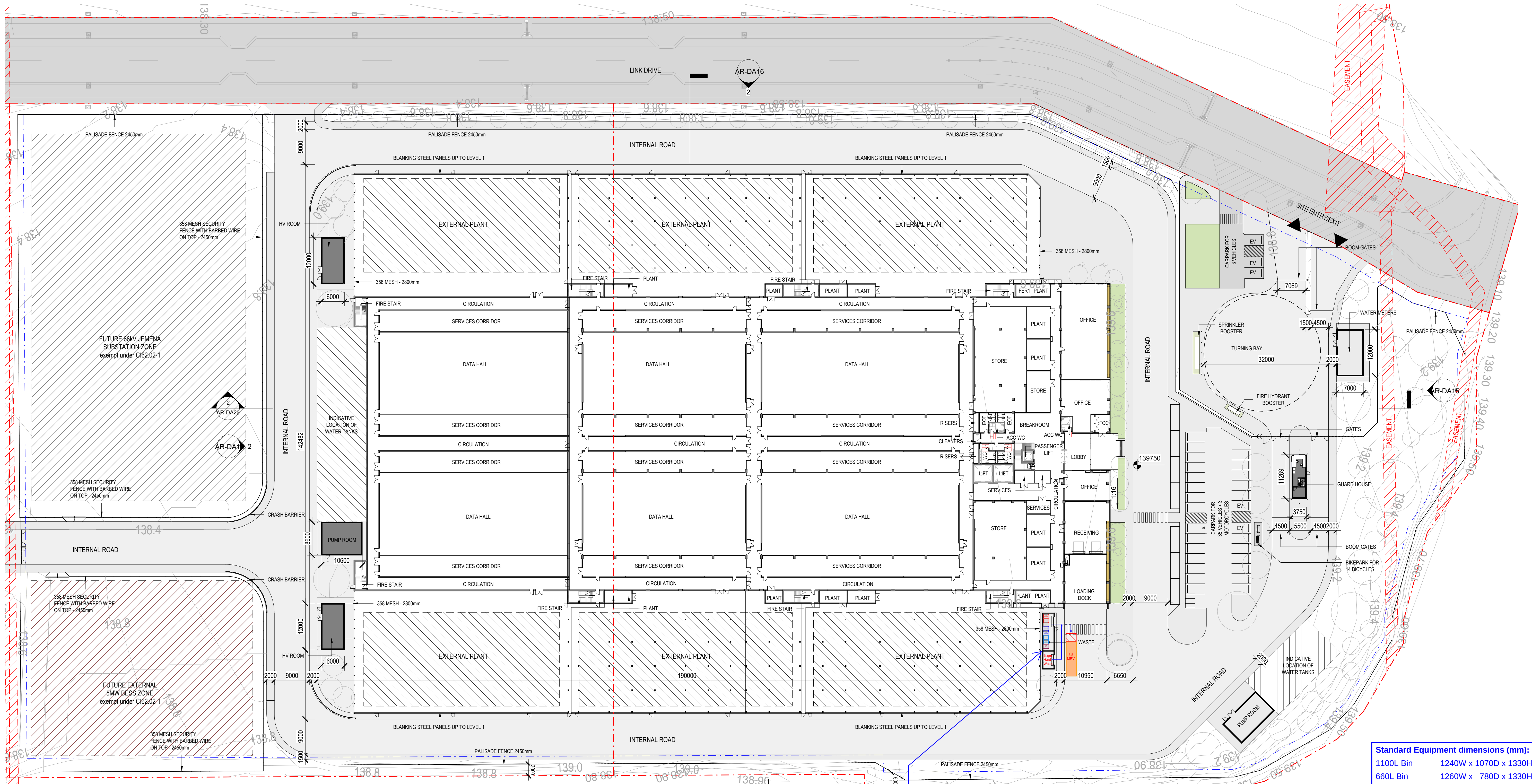
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Appendix A – Sketch Comments

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1 GROUND FLOOR PLAN
1:500

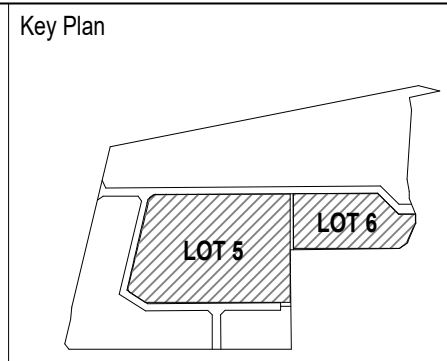
Waste Systems Required
2x 1100L Garbage @ 1 collection per week
1x 660L Recycling @ 1 collection per week
2x 1100L Cardboard @ 2 collection per week
2x 1100L Electronic Waste @ up to 2 collection per week
7m² Bulky waste area collected as required

Standard Equipment dimensions (mm):			
1100L Bin	1240W x 1070D x 1330H		
660L Bin	1260W x 780D x 1330H		
120L Bin	480W x 545D x 930H		

STAGE 1 - GROSS FLOOR BUILDING AREA		
LEVEL	TYPOLGY	AREA
GROUND	WHITE SPACE + CIRCULATION	7450 m²
GROUND	TECH BUILDING	2700 m²
GROUND	TECH BUILDING	34 m²
GROUND	PLANT	62 m²
GROUND	PLANT	73 m²
GROUND	PLANT	62 m²
GROUND	PLANT	80 m²
GROUND	PLANT	73 m²
GROUND	WHITE SPACE + CIRCULATION	4563 m²
		15095 m²
01	WHITE SPACE + CIRCULATION	7399 m²
01	TECH BUILDING	2625 m²
01	WHITE SPACE + CIRCULATION	4462 m²
		14485 m²
Grand total		29581 m²

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Issue	Date	Description
1	20.10.25	FOR INFORMATION
2	03.11.25	PRELIMINARY
3	07.11.25	ISSUE FOR PLANNING APPLICATION
4	12.11.25	ISSUE FOR PLANNING APPLICATION
5	27.11.25	ISSUE FOR PLANNING APPLICATION



Client

Greenbox
A WOOLPERT COMPANY

+61 2 8069 8930
LEVEL 22
68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
ABN: 79 139 779 099
ISO 9001 CERTIFIED QUALITY SYSTEM

- Notes
- Use written dimensions only
 - Do not scale from drawing
 - Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
 - All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
 - Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
 - Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4536

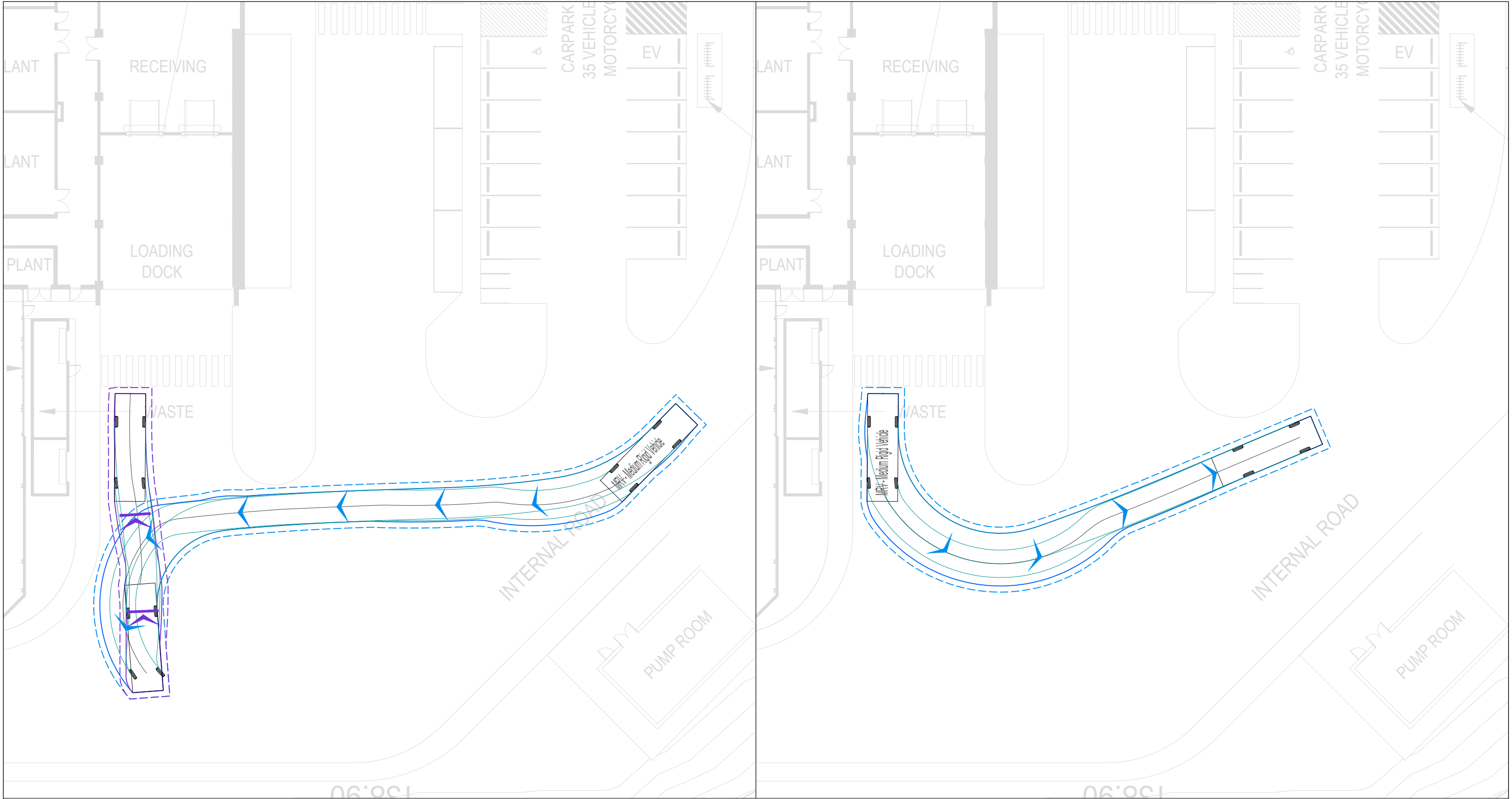
Client
AGP

Sheet Size
A1
Drawn By
MS
Checked By
DW
Approved By
AO
Job Number
240087

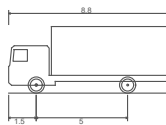
Scale
1:500
Project Status
ISSUE FOR PLANNING APPLICATION
Drawing Title
STAGE 1 GROUND FLOOR PLAN
Drawing Number
DUNE-BLD1-GBA-DRG-AR-DA10
Issue
5

Appendix B – Swept Paths

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MRV - Medium Rigid Vehicle



MRV - Medium Rigid Vehicle
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 3.633m
Min Body Ground Clearance 0.428m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m

LEGEND

- 500 mm BODY CLEARANCE
 - WHEEL PATH
 - VEHICLE BODY - FORWARD
 - VEHICLE BODY - REVERSE
 - CENTRE LINE
- SPEED = 5 km/h

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8.8m MEDIUM RIGID VEHICLE
WASTE COLLECTION

PRELIMINARY ADVICE ONLY
NOT FOR CONSTRUCTION

ALL DRAWINGS ARE DESIGNED TO
BE PRINTED AND READ IN COLOUR
IT IS THE CONTRACTORS' RESPONSIBILITY TO
PRINT DRAWINGS IN COLOUR TO AVOID ANY
POTENTIAL DISCREPANCIES IF DRAWINGS
ARE PRINTED IN BLACK AND WHITE



PROJECT DUNE
SWEEP PATH ASSESSMENT

Olderfleet, Level 10, 477 Collins Street | Melbourne VIC 3000 AUSTRALIA | +61 3 8663 4888 | URBIS Pty Ltd | ABN 50 105 256 228

ARCHITECTURAL DRAWING REF
DWG NAME: AR-DA10-STAGE 1 GROUND FLOOR PLAN
DATE: 13/11/2025

NEARMAP IMAGE
DATE: 15/10/2025

REV	DESCRIPTION	BY	CHK	DATE
A	PRELIMINARY ISSUE	JR	MR	13/11/2025
		DWN	CHK	DATE

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PROJECT NO. P0061874
SHEET NO. 06 OF 07
DATE 13/11/2025
REVISION A

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