

Client
MA Architects

Date
15 December 2023

**ADVERTISED
PLAN**

Waste Management Plan

32-38 and 40-50 Rokeby
Street, Collingwood (VIC)

**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**

ratio:

Planning

Transport

Urban Design

Waste Management

ratio.com.au

Project
32-38 and 40-50 Rokeby Street, Collingwood
(VIC)

Prepared for
MA Architects

Our reference
19713W-R03F01

Directory path Y:\19501-20000\19713W - 40-50 Rokeby Street, Collingwood\19713W - 40-50 Rokeby Street,
Collingwood\9. Reports\19713W-R03F01.docx

ADVERTISED PLAN

Version	Date	Issue	Prepared by	Checked by
R03F01	15/12/2023	Final	W Psiwa	M Fairlie

**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**

Ratio Consultants Pty Ltd

This work is copyright. Apart from any use as permitted under Copyright Act 1968, no part may be reproduced without written permission of Ratio Consultants Pty Ltd.

Disclaimer: neither Ratio Consultants Pty Ltd nor any member or employee of Ratio Consultants Pty Ltd takes responsibility in anyway whatsoever to any person or organisation (other than that for which this report is being prepared) in respect of the information set out in this report, including any errors or omissions therein. Ratio Consultants Pty Ltd is not liable for errors in plans, specifications, documentation or other advice not prepared or designed by Ratio Consultants Pty Ltd.

Table of Contents

ADVERTISED PLAN

Page No.

1.	Introduction	4
1.1.	Project Details	4
1.2.	Proposal	4
1.3.	Purpose	6
1.4.	Limitations	6
1.5.	Relevant Guidelines and Policies	6
2.	Operational Waste Management Guide	7
2.1.	Recycling Victoria: A New Economy	7
2.2.	Guide for Commercial Tenants	8
2.3.	Guide for Building Management	9
2.4.	Waste Management Plan Communication Strategy	9
2.5.	Waste Management Plan Revisions	9
3.	Waste Volume Details	10
3.1.	Waste Volume Assessment	10
4.	Waste Storage Details	13
4.1.	Waste Storage Requirements	13
4.2.	Waste Storage Layout	14
5.	Waste Collection Details	16
5.1.	Waste Collection Requirements	16
5.2.	Waste Collection Methodology	17
5.3.	Waste Collection Time	17
6.	Design Standards	18
6.1.	Bin Room Design Requirements	18
6.2.	Bin Colour and Signage Requirements	18
6.3.	Internal Waste Receptacle Requirements	18
7.	Contact Information	19

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

Appendices

ADVERTISED PLAN

Appendix A : Plans Assessed

20

Appendix B : Swept Path Assessment

21

**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**

1. Introduction

ADVERTISED PLAN

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

1.1. Project Details

Site Address

32-38 and 40-50 Rokeby Street, Collingwood (VIC)

Local Council

Yarra City Council – Phone: 03 9205 5373

Planning Application Number

PLN20/0168

1.2. Proposal

Ratio Consultants was engaged by the permit applicant to prepare a Waste Management Plan for the proposed mixed-use development at 32-38 and 40-50 Rokeby Street, Collingwood.

The proposed development summary is outlined in below.

32-38 Rokeby Street, Collingwood

Level	Waste Source	Days of Operation/Week	Net Lettable Area (m ²)
Ground level	Retail (non-food)	7	242
Level 1	Office	5	417
Level 2	Office	5	413
Level 3	Office	5	413
Level 4	Office	5	283
Level 5	Office	5	283
Level 6	Office	5	283
Level 7	Office	5	283
Level 8	Office	5	283
Level 9	Office	5	283
Level 10	Office	5	283
Level 11	Office	5	285
Level 12	Office	5	285
Total			4,036

ADVERTISED PLAN

40-50 Rokeby Street, Collingwood

Level	Waste Source	Days of Operation/Week	Net Lettable Area (m ²)
Ground level	Retail (non-food)	7	207
Level 1	Office	5	1,613
Level 2	Office	5	1,679
Level 3	Office	5	1,108
Level 4	Office	5	1,104
Level 5	Office	5	1,104
Level 6	Office	5	1,104
Level 7	Office	5	1,104
Level 8	Office	5	1,104
Level 9	Office	5	1,104
Level 10	Office	5	1,104
Level 11	Office	5	1,104
Level 12	Office	5	946
Total			14,385

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

1.3. Purpose

This Waste Management Plan has been prepared to accompany the Town Planning Application for the proposed development.

1.4. Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

1.5. Relevant Guidelines and Policies

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Victorian Government – Recycling Victoria: A New Economy (2020).
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2018).
- EPA Victoria – Noise Control Guidelines (2021).

**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**

2. Operational Waste Management Guide

**ADVERTISED
PLAN**

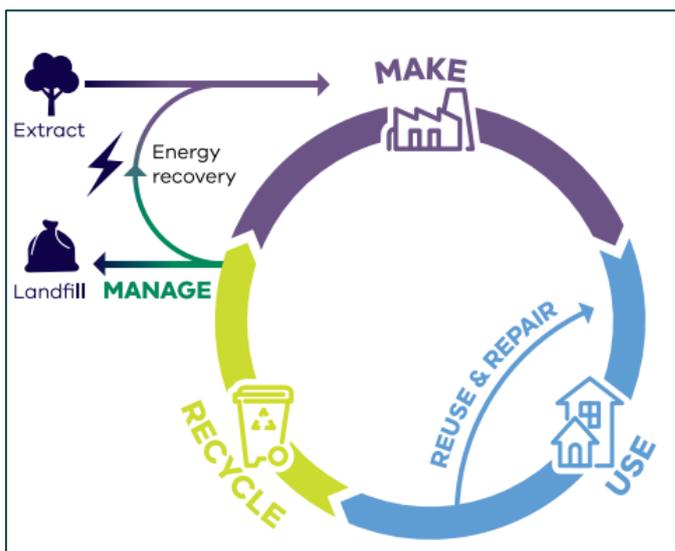
2.1. Recycling Victoria: A New Economy

The Victorian Government's Recycling Victoria: A New Economy was released in 2020 and sets out strategies to reduce the amount of waste generated in Victoria and increase the amount of materials for recycling and reprocessing to reduce damage to the environment caused by waste.

Ongoing education and dedicated ongoing management services are critical factors in encouraging users to continue to use the services and systems as intended. The future Occupiers of the development shall promote the above strategy where practicable and encourage users to participate in minimising the impact of waste on the environment. In particular, consideration should be made to the circular economy as shown in Figure 2.1 below.

A circular economy continually seeks to reduce the environmental impacts of production and consumption, while enabling economic growth through more productive use of natural resources.

Figure 2.1: The Circular Economy



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

Source: Recycling Victoria: A New Economy

Establishment of waste reduction and recycling targets, including conducting periodic waste audits, keeping records of waste streams, and monitoring of the quantity of recyclables found in landfill-bound bins. The results of such audits shall be shared with users to encourage further reductions in waste where possible.

2.2. Guide for Commercial Tenants

General Waste Disposal

- Tenants shall place general waste into dedicated general waste receptacles (to be provided by the tenant).
- Tenants/ cleaning staff shall empty full general waste receptacles into the general waste collection bins located within the designated ground level bin room.
- General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Recycling Disposal

- Tenants shall place recycling into dedicated recycling receptacles (to be provided by the tenant).
- Tenants/ cleaning staff shall empty full recycling receptacles into the recycling collection bins located within the designated ground level bin room.
- Bottles, cans, and containers must be rinsed, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>) prior to being placed into the recycling collection bins.
- Recycling must be unbagged.

Organics Disposal

- Tenants shall place food scraps into dedicated organic receptacles (to be provided by the tenant).
- Tenants/cleaning staff shall empty full organics receptacles into the organics collection bins located within the designated ground level bin room.
- Organics must be unbagged or placed within approved compostable bags.

Paper and Cardboard Disposal

- Tenants shall place paper and cardboard into dedicated paper and cardboard receptacles (to be provided by the tenant).
- Tenants/ cleaning staff shall empty full paper and cardboard receptacles into the paper and cardboard collection bins located within the designated ground level bin room.
- Paper and cardboard must be flattened prior to being placed into the paper and cardboard collection bins.
- Paper and cardboard must be unbagged.

Disposal of Other Waste Streams

Hard Waste & E-Waste Disposal

- Tenants/ staff shall take hard waste and e-waste to the dedicated storage area located within the designated ground level bin room.
- Hard waste and e-waste shall be collected by a hard waste and e-waste collection contractor on an as-required basis (to be arranged by Building Management).

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

2.3. Guide for Building Management

Building Management shall be responsible for the following:

- Ongoing management of the waste management system and equipment to the satisfaction of users and relevant authorities.
- Engaging and managing the waste collection contractor(s).
- Arranging the transfer of bins between the 32-38 Rokeby Street bin room and the 40-50 Rokeby Street loading dock for collection, using the bin tug provided.
- Ensuring the waste collection contractor(s) has access to the site, 40-50 Rokeby Street bin room, and loading dock on collection days.
- Engaging an appropriate contractor(s) to conduct services, replacements, or upgrades, as required.
- Informing all waste system users that bagged recycling and paper and cardboard is not permitted.
- Securing all bins and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Servicing all public areas through sweeping and removal of litter on a regular basis to prevent stormwater pollution.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that each bin room is provided as per the design requirements outlined in Section 6.

2.4. Waste Management Plan Communication Strategy

Building Management shall ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream and how to minimise waste sent to landfill and reduce the contamination of recyclables. It is recommended that this Waste Management Plan is electronically distributed to all relevant personnel.

2.5. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, Building Management shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

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

3. Waste Volume Details

**ADVERTISED
PLAN**

3.1. Waste Volume Assessment

Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments, 2018' specifies the following general waste and recycling generation rates applicable to the proposed development:

Offices

Adopted for the office tenancies.

- General Waste: 10 L/100m² floor area/day
- Recycling: 10 L/100m² floor area/day

Retail (non-food)

Adopted for the retail tenancies.

- General Waste: 50 L/100m² floor area/day
- Recycling: 50 L/100m² floor area/day

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

To allow for the separation of organics from the general waste stream and paper and cardboard from the recycling stream, the above waste generation rates have been modified to allow for an **80 : 20** split for **general waste : organics** and a **50 : 50** split for **recycling : paper and cardboard**.

Note:

It has been assumed that the office tenancies will be in operation for five days per week and the retail tenancies will be in operation for seven days per week.

The waste volume estimates for 32-38 Rokeby Street are outlined in Table 3.1 and 3.2 below.

Table 3.1: General Waste and Organics Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/ Week	General Waste Generation Rate (L/100m ² / day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m ² / day)	Organics Volume (L/Week)
Retail (non-food)	242	7	40	678	10	169
Office	3,794	5	8	1518	2	379
Total	4,036	-	-	2,195	-	549

Table 3.2: Recycling and Paper and Cardboard Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/ Week	Recycling Generation Rate (L/100m ² / day)	Recycling Volume (L/Week)	Paper and Cardboard Generation Rate (L/100m ² / day)	Paper and Cardboard Volume (L/Week)
Retail (non-food)	242	7	25	424	25	424
Office	3,794	5	5	949	5	949
Total	4,036	-	-	1,372	-	1,372

**ADVERTISED
PLAN**

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

The waste volume estimates for 40-50 Rokeby Street are outlined in Table 3.3 and 3.4 below.

Table 3.3: General Waste and Organics Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/Week	General Waste Generation Rate (L/100m ² /day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m ² /day)	Organics Volume (L/Week)
Retail (non-food)	207	7	40	580	10	145
Office	14,178	5	8	5671	2	1418
Total	14,385	-	-	6,251	-	1,563

Table 3.4: Recycling and Paper and Cardboard Volume Estimates

Waste Source	Net Lettable Area (m ²)	Days of Operation/Week	Recycling Generation Rate (L/100m ² /day)	Recycling Volume (L/Week)	Paper and Cardboard Generation Rate (L/100m ² /day)	Paper and Cardboard Volume (L/Week)
Retail (non-food)	207	7	25	362	25	362
Office	14,178	5	5	3545	5	3545
Total	14,385	-	-	3,907	-	3,907

**ADVERTISED
PLAN**

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

4. Waste Storage Details

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

4.1. Waste Storage Requirements

The waste storage requirements for 32-38 Rokeby Street are outlined in Table 4.1 below.

Table 4.1: 32-38 Rokeby Street Waste Storage Requirements

Waste Stream	Bin Size (L)/Equipment Type	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
General waste	1100	1	1330	1240	1070	1.33
Organics	120	3	930	480	545	0.78
Recycling	1100	1	1330	1240	1070	1.33
Paper & Cardboard	1100	1	1330	1240	1070	1.33
Bin tug		1	-	1814	840	1.52
Hard Waste/ E-waste	1 sqm storage area					1.00
Total Footprint Required Excluding Circulation (m²):						7.29

The waste storage requirements for 40-50 Rokeby Street are outlined in Table 4.2 below.

Table 4.2: 40-50 Rokeby Street Waste Storage Requirements

Waste Stream	Bin Size (L)/Equipment Type	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
General waste	1100	3	1330	1240	1070	3.98
Organics	240	4	1060	585	730	1.71
Recycling	1100	2	1330	1240	1070	2.65
Paper & Cardboard	1100	2	1330	1240	1070	2.65
Hard Waste/ E-waste	2 sqm storage area					2.00
Total Footprint Required Excluding Circulation (m²):						13.00

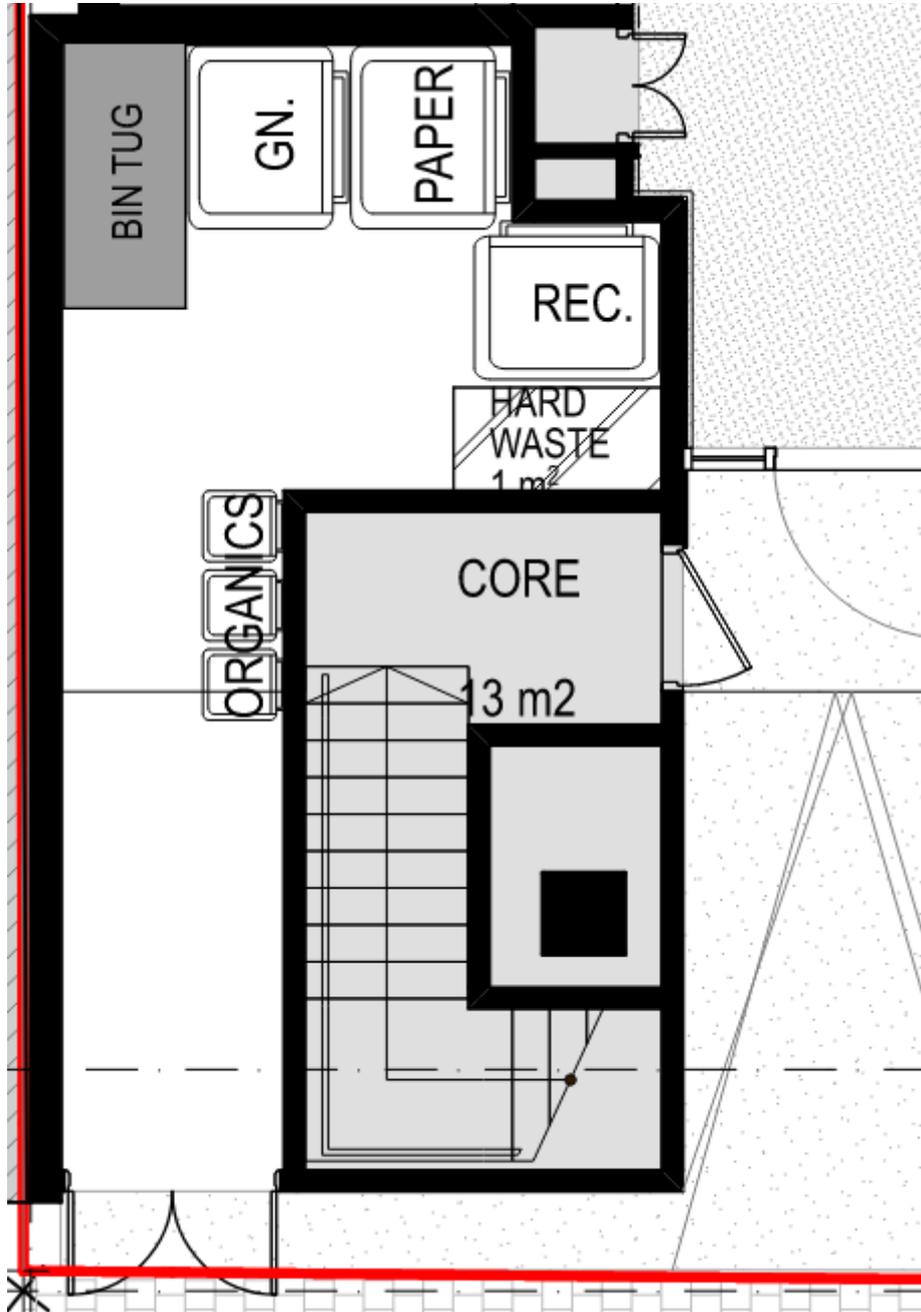
ADVERTISED
PLAN

ADVERTISED PLAN

4.2. Waste Storage Layout

The proposed waste storage layout for 32-38 Rokeby Street is outlined in Figure 4.1 below.

Figure 4.1: 32-38 Rokeby Street Waste Storage Layout

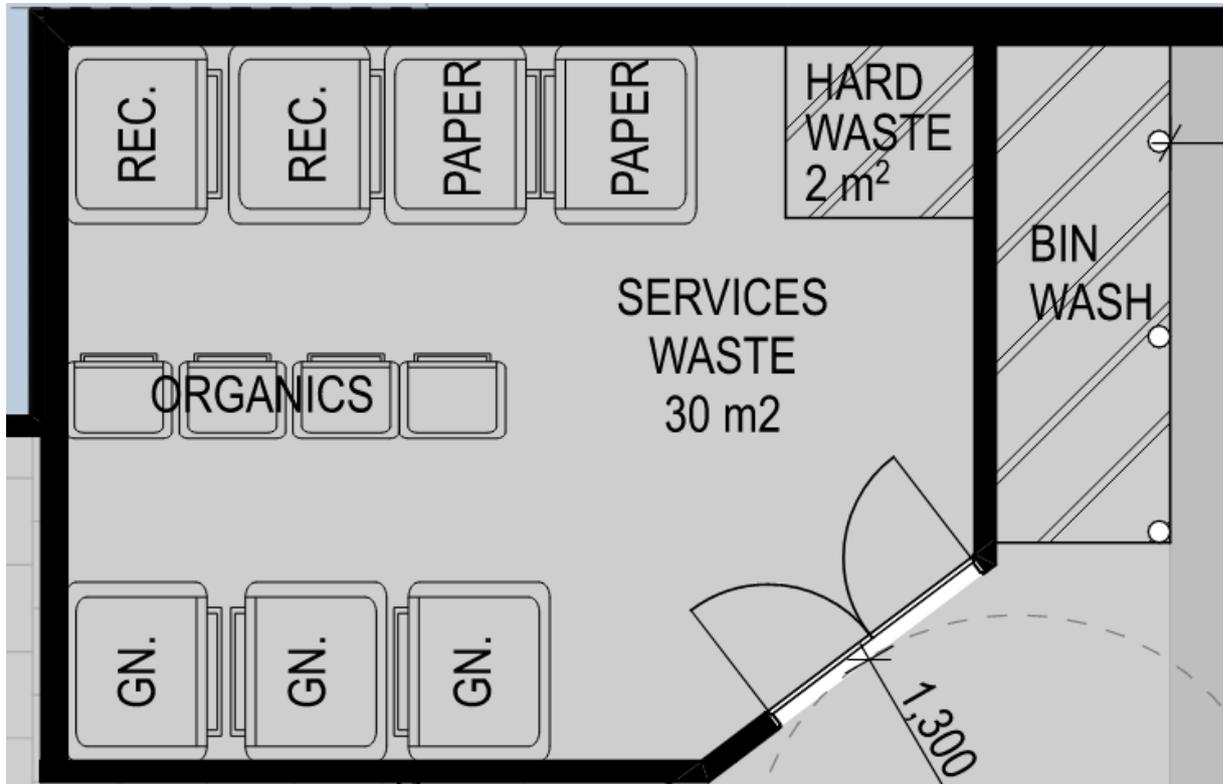


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

The proposed waste storage layout for 40-50 Rokeby Street is outlined in Figure 4.2 below.

Figure 4.2: 40-50 Rokeby Street Waste Storage Layout



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

5. Waste Collection Details

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

5.1. Waste Collection Requirements

The waste collection requirements for 32-38 Rokeby Street are outlined in Table 5.1 below.

Table 5.1: 32-38 Rokeby Street Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	2,195	1100	1	Twice weekly	2,200
Organics	549	120	3	Twice weekly	720
Recycling	1,372	1100	1	Twice weekly	2,200
Paper & Cardboard	1,372	1100	1	Twice weekly	2,200
Hard Waste/ E-waste	-	-	1 sqm storage area	As required	-

The waste collection requirements for 40-50 Rokeby Street are outlined in Table 5.2 below.

Table 5.2: 40-50 Rokeby Street Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	6,251	1100	3	Twice weekly	6,600
Organics	1,563	240	4	Twice weekly	1,920
Recycling	3,907	1100	2	Twice weekly	4,400
Paper & Cardboard	3,907	1100	2	Twice weekly	4,400
Hard Waste/ E-waste	-	-	2 sqm storage area	As required	-

ADVERTISED
PLAN

5.2. Waste Collection Methodology

The proposed waste collection methodology for the development is outlined below:

- Waste shall be collected from the 40-50 Rokeby Street ground level loading dock by a private contractor.
- The Building Manager shall be responsible for the transfer of bins (with the assistance of the bin tug provided) between the 32-38 Rokeby Street bin room and the 40-50 Rokeby Street loading dock for waste collection.
- The nominated waste collection vehicle is the 6.4-metre-long mini rear loader, which has a travelling height clearance requirement of 2.2m and a bin-loading height clearance requirement of 2.5m when collecting 1100L bins. No height clearance issues have been identified.
- Building Management shall ensure that the waste collection contractor has access to the sit and loading dock on collection days.
- The waste collection contractor shall be responsible for transferring bins from the 40-50 Rokeby Street bin room and loading dock to the waste vehicle for collection and returning the emptied bins to their original positions once collection is complete.
- A swept path assessment prepared using Autodesk Vehicle Tracking software (refer to Appendix B) demonstrates that a mini rear loader can access the site, conduct waste collection from the loading dock, and exit the site in a suitable manner.
- The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS) to ensure safety is considered for every aspect of the collection process.
- Building Management shall be responsible for arranging hard waste and e-waste collections on an as-required basis via a private contractor.

5.3. Waste Collection Time

Waste collection shall be undertaken in accordance with EPA Victoria's 'Noise Control Guidelines', as stipulated below:

- Between 7:00am and 8:00pm Monday to Saturday; and
- Between 9:00am and 8:00pm Sunday and public holidays.

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

6. Design Standards

ADVERTISED PLAN

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

6.1. Bin Room Design Requirements

Each bin room shall be provided in accordance with the following requirements:

- Comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access for users of the bins.
- Allow easy, direct, and convenient transfer of bins to the collection point.
- Each bin room shall be appropriately screened to prevent unsightly impacts on amenity.
- Artificial light shall be provided where necessary to enable occupiers of the site to always dispose of waste safely and appropriately.
- Each bin room shall be sized to accommodate all waste arising on the premises together with any associated equipment for handling the generated waste. The area designated for bin storage is based on the number of bins and the physical dimensions of the bins.
- The bin rooms shall be maintained to ensure that the aesthetics of the development are not compromised.
- Each bin shall be accessible and manoeuvrable in and out of each bin room with minimum handling of other bins.
- The floor of each bin room shall be constructed of concrete (or similar) and shall be finished to a smooth even surface covered at the intersection of walls and plinths.
- The bin rooms shall be ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2.
- Ventilation openings shall be protected against flies and vermin.
- Doors shall be tight fitting.
- A graded bin washing area (connected to wastewater, with a litter trap connected to prevent wastewater pollution) and wall-mounted hosecock shall be provided for washing bins, in accordance with the relevant authority requirements.

6.2. Bin Colour and Signage Requirements

The collection bins shall be provided in the following colours:

- General waste collection bins with a dark green or black body and red lid.
- Recycling collection bins with a dark green or black body and yellow lid.
- Organics collection bins with a dark green or black body and light green lid.
- Paper and cardboard collection bins with a dark green or black body and light blue lid.

Each bin room shall be provided with Sustainability Victoria or equivalent signage (visit: <https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage>).

6.3. Internal Waste Receptacle Requirements

The internal waste receptacles shall meet the following requirements:

- Suitably sized (no larger than 60 litres) to ensure ease of manual handling when being emptied into the collection bins.

7. Contact Information

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

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

ADVERTISED
PLAN

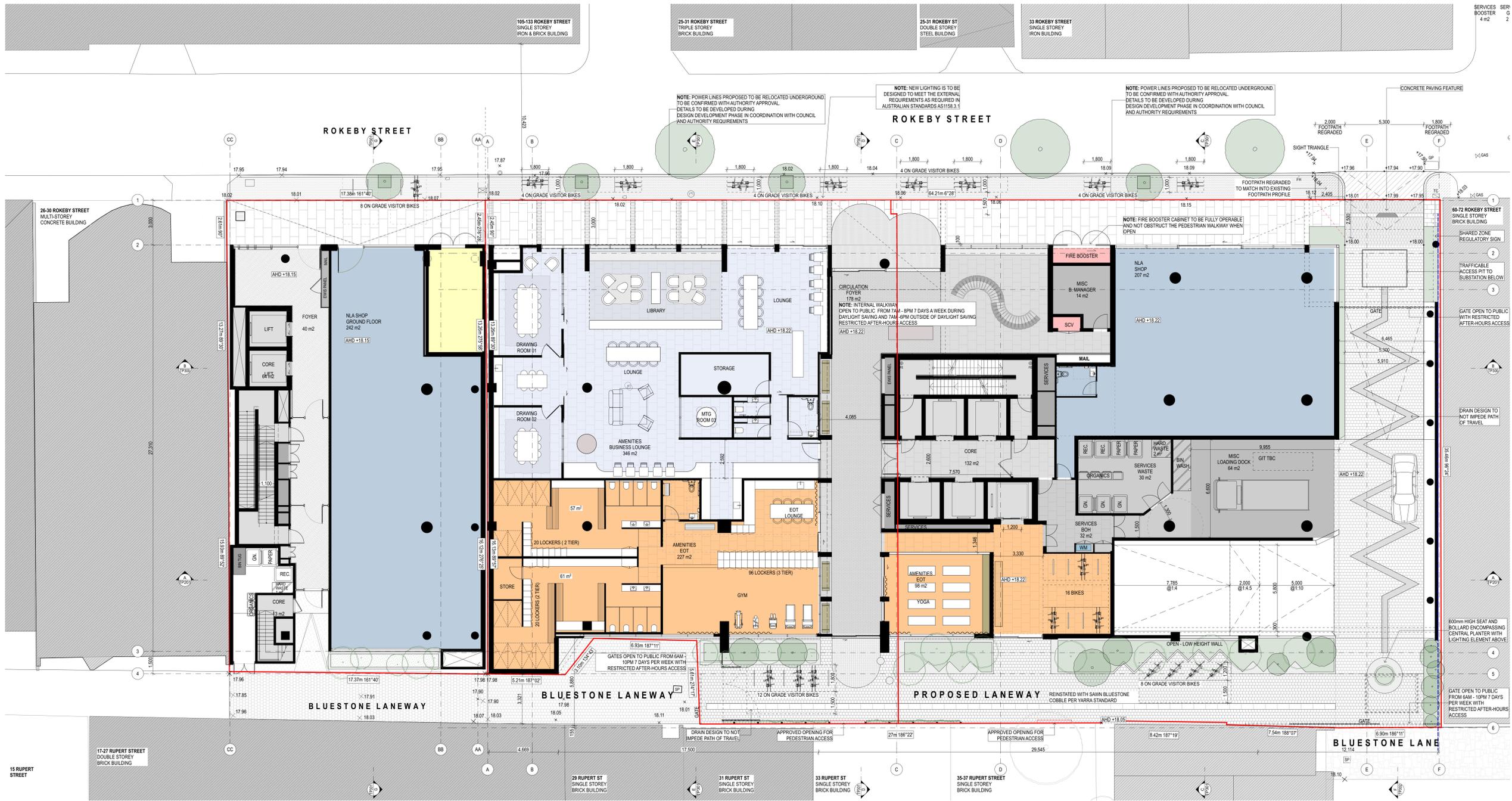
Appendix A : Plans Assessed

ADVERTISED PLAN

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

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.

- SYMBOL LEGEND**
- 2 TIER BIKE HANGER
 - HORIZONTAL BIKE RACK
 - NOTE: CUSTOM DESIGN BIKE HOOPS TO ROKEBY STREET FOR FUTURE DETAIL
 - 1100 LITRE BIN
 - 660 LITRE BIN
 - 360 LITRE BIN
 - 240 LITRE BIN
 - NOTE: RAINWATER TANK TO BE CONNECTED TO ALL TOILETS FOR FLUSHING AT GROUND FLOOR AND LEVEL 01 AS WELL AS LANDSCAPE IRRIGATION (AS NOTED IN THE SUSTAINABILITY MANAGEMENT PLAN)
 - NOTE: LANEWAY RUNNING PARALLEL TO THE SUBJECT SITE TO BE REINSTATED WITH SAHM BLUESTONE PAVERS
 - NOTE: REFER TO LANDSCAPE PLAN SUBMITTED BY OPENWORK FOR FURTHER LANDSCAPE INFORMATION
 - NOTE: REFER TO LIGHTING PLAN SUBMITTED BY STANTEC FOR FURTHER LIGHTING INFORMATION



GROUND FLOOR PLAN
1:100

ADVERTISED PLAN

NOTES

NOTE: POWER LINES PROPOSED TO BE RELOCATED UNDERGROUND TO BE CONFIRMED WITH AUTHORITY APPROVAL. DETAILS TO BE DEVELOPED DURING DESIGN DEVELOPMENT PHASE IN COORDINATION WITH COUNCIL AND AUTHORITY REQUIREMENTS.

NOTE: NEW LIGHTING IS TO BE DESIGNED TO MEET THE EXTERNAL REQUIREMENTS AS REQUIRED IN AUSTRALIAN STANDARDS AS1158.3.1

NOTE: POWER LINES PROPOSED TO BE RELOCATED UNDERGROUND TO BE CONFIRMED WITH AUTHORITY APPROVAL. DETAILS TO BE DEVELOPED DURING DESIGN DEVELOPMENT PHASE IN COORDINATION WITH COUNCIL AND AUTHORITY REQUIREMENTS.

NOTE: FIRE BOOSTER CABINET TO BE FULLY OPERABLE AND NOT OBSTRUCT THE PEDESTRIAN WALKWAY WHEN OPEN

NOTE: INTERNAL WALKWAY OPEN TO PUBLIC FROM 7AM - 8PM 7 DAYS A WEEK DURING DAYLIGHT SAVING AND 7AM - 8PM OUTSIDE OF DAYLIGHT SAVING RESTRICTED AFTER-HOURS ACCESS

NOTE: INTERNAL WALKWAY OPEN TO PUBLIC FROM 7AM - 8PM 7 DAYS A WEEK DURING DAYLIGHT SAVING AND 7AM - 8PM OUTSIDE OF DAYLIGHT SAVING RESTRICTED AFTER-HOURS ACCESS

NOTE: RAINWATER TANK TO BE CONNECTED TO ALL TOILETS FOR FLUSHING AT GROUND FLOOR AND LEVEL 01 AS WELL AS LANDSCAPE IRRIGATION (AS NOTED IN THE SUSTAINABILITY MANAGEMENT PLAN)

NOTE: LANEWAY RUNNING PARALLEL TO THE SUBJECT SITE TO BE REINSTATED WITH SAHM BLUESTONE PAVERS

NOTE: REFER TO LANDSCAPE PLAN SUBMITTED BY OPENWORK FOR FURTHER LANDSCAPE INFORMATION

NOTE: REFER TO LIGHTING PLAN SUBMITTED BY STANTEC FOR FURTHER LIGHTING INFORMATION

NUMBER	REVISION	DATE	CLIENT
A-10P	TP 1010C	Work in Progress	

BEAMS PROJECTS

PROJECT
MIXED USE DEVELOPMENT
ADDRESS
32-38 + 40-50 ROKEBY STREET, COLLINGWOOD / NAARM

PRINTED DATE
13/12/2023

DRAWN BY CHECKED

SCALE
As shown @ A0

STAGE
TOWN PLANNING

DRAWING NAME
GROUND PLAN

DRAWING NUMBER
22015 TP113_A - WIP



Appendix B : Swept Path Assessment

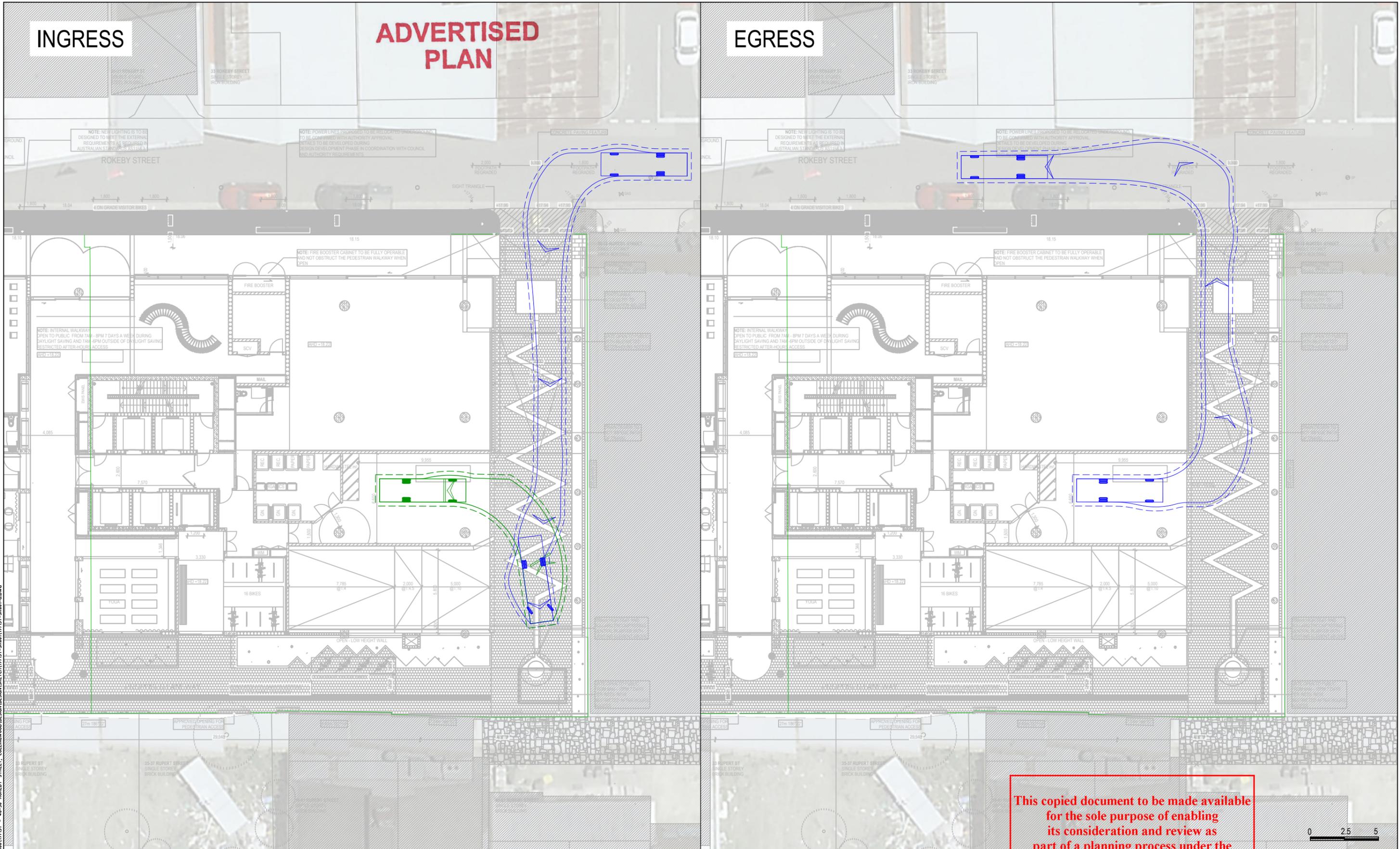
ADVERTISED PLAN

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

INGRESS

ADVERTISED PLAN

EGRESS

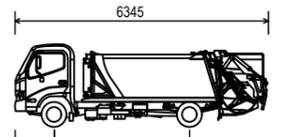


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



- VEHICLE ENVELOPE (FORWARD)
- 300mm CLEARANCE (FORWARD)
- VEHICLE ENVELOPE (REVERSE)
- 300mm CLEARANCE (REVERSE)

Proposed Mixed Use Development 32-38 & 40-50 Rokeby Street, Collingwood Swept Path Assessment - Ground Floor

NOTE:
 1) Base Plan Supplied By MA+Co Architects on 2023.12.14
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 19713T-SK001-G	SHEET No. 10 of 10	PREPARED BY S.N.	SCALE 1:250@A3	DATE 15/12/2023
-----------------------------------	-----------------------	---------------------	-------------------	--------------------

