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77-83 Sutton Street, North Melbourne
Waste Management Plan



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200032WMP0011-F.docx

16 March 2023

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onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
56 Down Street

COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

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onemilegrid operates from Wurundjeri Woiworing 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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1 INTRODUCTION

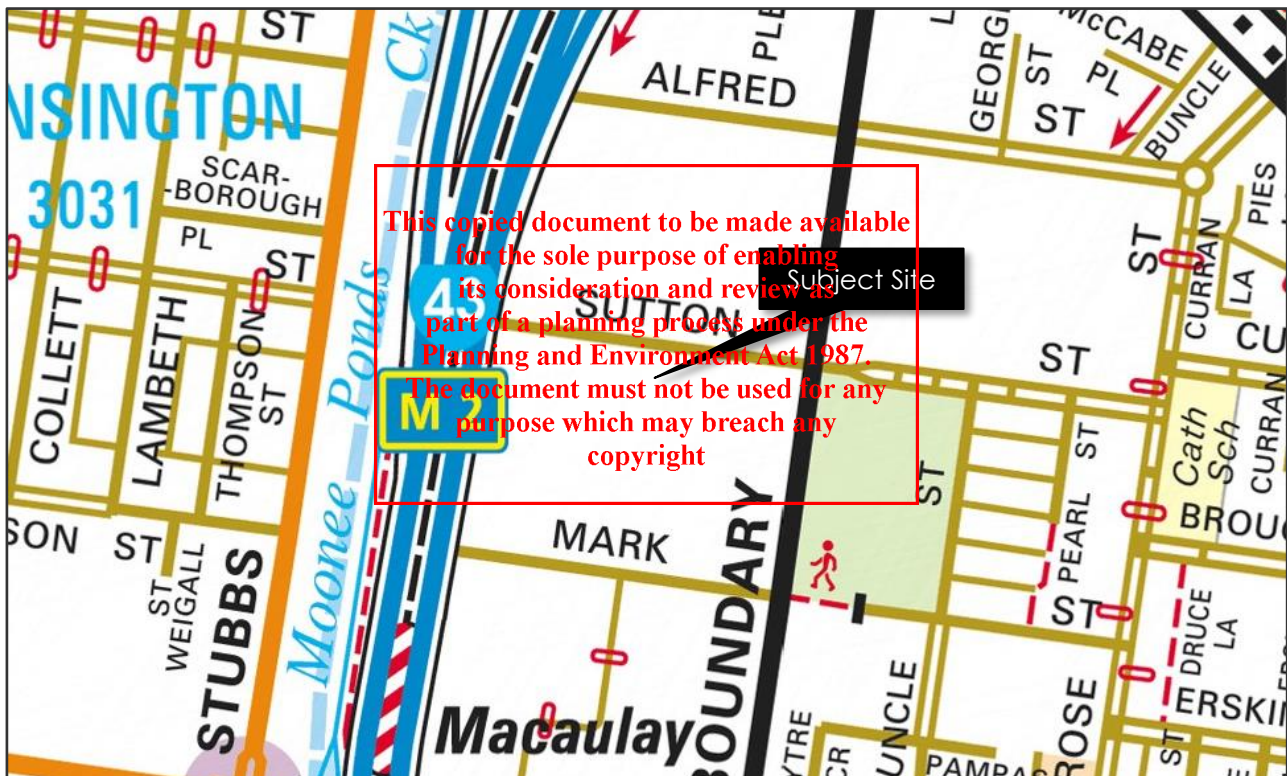
onemilegrid has been requested by Fusion Project Management to prepare an amended Waste Management Plan for the mixed-use development at 77-83 Sutton Street, North Melbourne, to accompany the amended S72 application.

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 southern side of Sutton Street to the west of Boundary Road as shown in Figure 1. The site is addressed as 77-83 Sutton Street, North Melbourne.

Figure 1 Site Location



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The site is currently occupied by a warehouse development with an approximate area of 3,340m². The site is irregular in shape with a frontage of 43 metres to Sutton Street and a depth of 74 metres. The south eastern corner of the site protrudes to the east approximately 19 metres with a depth of 16 metres.

The site currently has access to Sutton Street via two single width crossovers, each facilitating one-way movements.

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3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the site for the purposes of a mixed-use development, comprising apartments, two food and drink premises, a coworking business space and communal amenities.

The development schedule for the proposed mixed-use development is shown below in Table 1.

Table 1 Proposed Development

Use	Component	No./Area
Dwellings	1-Bedroom Apartment	78
	2-Bedroom Apartment	127
	3-Bedroom Apartment	9
	Total	214
Food and Drink Premises	Café (assumed)	130 m ²
	Micro Cafe	25 m ²
Office	Coworking Space	141 m ²

The larger food and drink premises is anticipated to operate similarly to a café for waste generation purposes. The micro café tenancy is expected to be mostly take-away and only sell pre-packaged food.

Communal amenities proposed include a gymnasium, private dining room, games room and various communal open space areas. These will be accessible only to residents of the development, and are ancillary to the primary use.

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3.2 Waste Management

It is proposed to utilise Melbourne City Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the residential component of the development.

A private contractor will be engaged to undertake collection of all waste streams associated with the commercial components (food and drinks premises, office) of the development.

All residential waste for the development is proposed to be disposed of via a dual chute system, separating general waste and recycling on each level at the time of disposal. Empty bins will be rotated beneath the chutes by the building manager to ensure that they do not overflow.

The proposed apartments will include a dual bin system within each apartment, to ensure garbage and recyclables are sorted at the time of disposal.

Residents will be responsible for disposing of recyclables or bagged garbage into the appropriate waste chutes located on each floor of the development, or by placing large or bulky items directly into the bins within the basement.

Staff will be responsible for disposing of recyclables or bagged garbage into the appropriate bins within the shared commercial bins in the bin storage area on the ground floor.

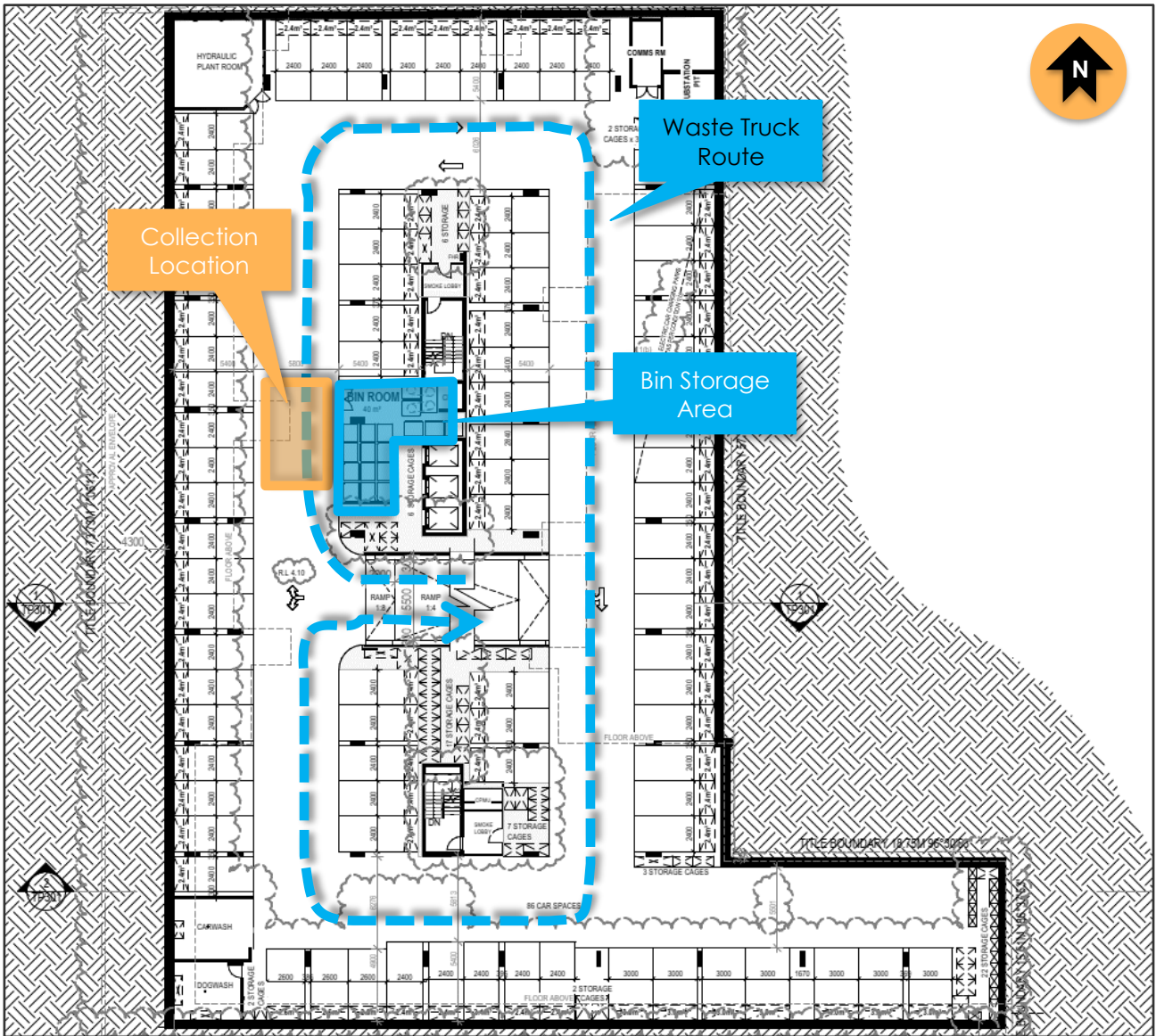
Council provides collection of garbage and recycling bins three times weekly for developments with 151-250 dwellings.

The bin collection details are shown in Figure 2. These will not adversely impact on vehicle circulation throughout the site.

The bin provision and storage areas are shown in Figure 3 and Figure 4.

The transfer route between the commercial tenancies and the bin storage room is detailed in Figure 4.

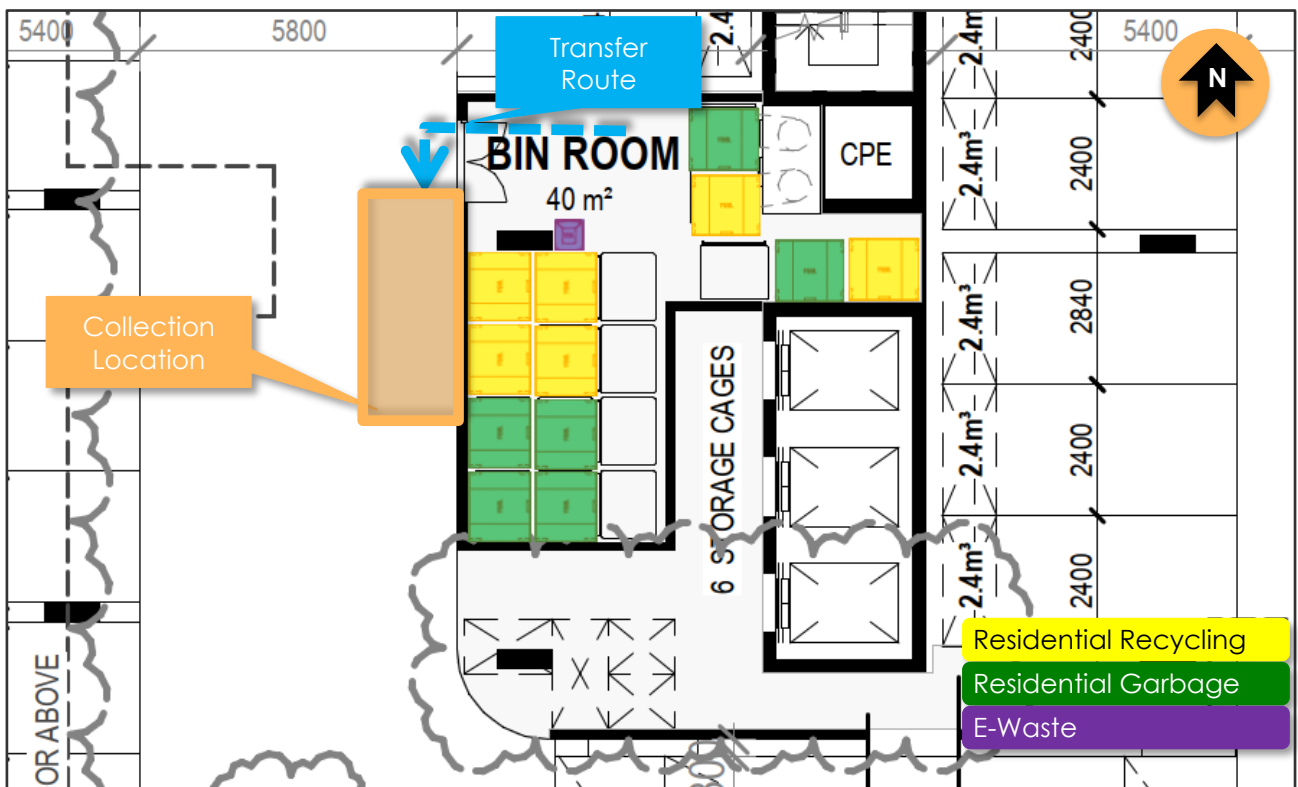
Figure 2 Bin Storage Room and Collection Details



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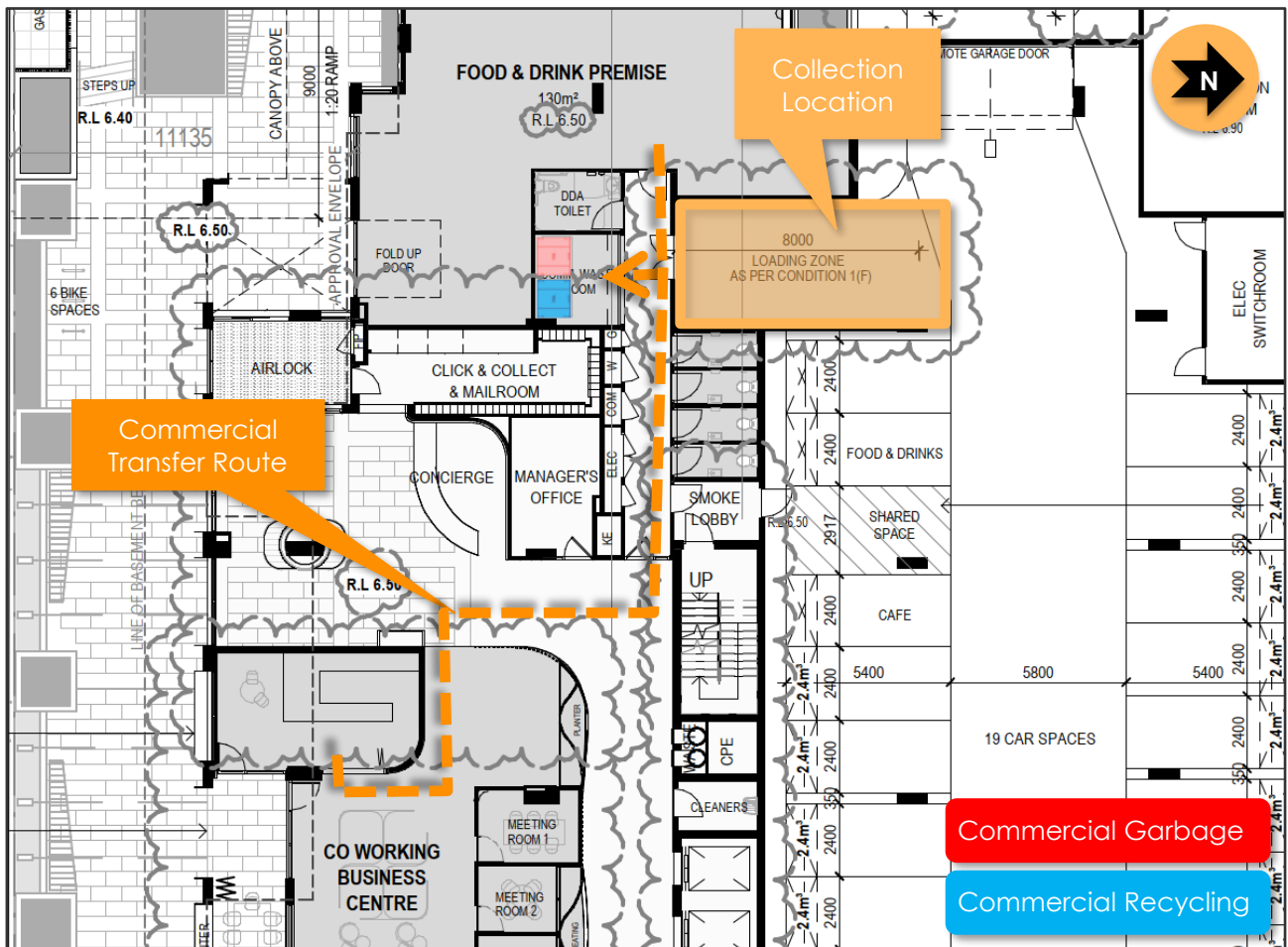
Figure 3 Bin Storage Room – Residential



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Figure 4 Bin Transfer and Storage – Commercial



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4 WASTE GENERATION

4.1 Adopted Council Rates

Garbage and recycling data have been sourced from the Guidelines for Preparing a Waste Management Plan prepared by Melbourne City Council. This document, developed to assist in the preparation of Waste Management Plans, outlines waste entitlements for residential developments within the municipality.

The entitlements for each dwelling type within the development are detailed in Table 2.

Table 2 City of Melbourne Recommended Rates – Residential

Dwelling Size	Garbage	Recycling and Paper
3-bedroom apartment or greater	120L	120L
2-bedroom apartment	100L	100L
1 bedroom or studio apartment	80L	80L

Furthermore, the guidelines recommend adoption of the rates shown in Table 3 for non-residential uses.

Table 3 City of Melbourne Recommended Rates – Commercial (L/100m²/Day)

Use	Garbage Rate	Recycling Rate
Café (food and drink premises)	300L	200L
Café (pre-packaged food only)	150L	150L
Office	10L	10L

4.2 Expected Waste Generation

4.2.1 Garbage and Recycling

It is proposed to provide garbage and recycling bins in accordance with Melbourne City Councils "Guidelines for Preparing a Waste Management Plan" document.

Based on Council's adopted waste generation rates, the weekly waste generation shown in Table 4 is expected for the residential component of the development.

Table 4 Expected Waste Generation – Residential

Stream	Component	No of Dwellings	Rate/Dwelling	Total Waste/Week
Garbage	1-Bedroom Apartment	78	80 litres	6,240 litres
	2-Bedroom Apartment	127	100 litres	12,700 litres
	3-Bedroom Apartment	9	120 litres	1,080 litres
	Total	214		20,020 litres
Recycling	1-Bedroom Apartment	78	80 litres	6,240 litres
	2-Bedroom Apartment	127	100 litres	12,700 litres
	3-Bedroom Apartment	9	120 litres	1,080 litres
	Total	214		20,020 litres

Based on the waste generation rates identified by Melbourne City Council, as indicated in Table 3 the following waste generation is expected by the commercial tenancies.

Table 5 Expected Waste Generation – Food and Drink Premises

Stream	Component	Floor Area	Rate/100m ² /Week	Waste/Week	Total Waste/Week
Garbage	Café	130 m ²	2,100 litres	2,730 litres	3,064 litres
	Micro Café	25 m ²	1,050 litres	263 litres	
	Coworking Space	130 m ²	50 litres	71 litres	
Recycling	Café	130 m ²	1,400 litres	1,820 litres	2,154 litres
	Micro Café	25 m ²	1,050 litres	263 litres	
	Coworking Space	141 m ²	50 litres	71 litres	

*The food and drink premises are assumed to operate 7 days per week

4.2.2 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.

4.2.3 Hard Waste

Melbourne City Council offers hard waste collection for all residents. Hard waste from multi-unit developments is not permitted to be placed kerbside for collection and on-site storage must be provided in accordance with Council guidelines.

The Melbourne City Council Waste Guidelines specifies that developments with between 50 and 250 apartments may book up to one collection of 4 m³ per month. Bookings can be made directly with Melbourne City Council and it is recommended that the hard waste collection is managed by the building manager.

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

The commercial tenancies will be responsible for disposal of their own hard waste as Council does not provide collection services to commercial uses. Hard waste may be collected by a third-party contractor or taken to Council's Recycling Centre/Transfer Station.

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4.2.4 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. From the 1st July 2019, the disposal of E-waste to landfill has been banned by the Victorian Government.

City of Melbourne will provide buildings of 20 apartments or more an E-waste bin at no cost, to conveniently recycle electronic and electrical items, household batteries and power cords. Bins are available in 240 L and 660 L and come equipped with a sticker that shows the acceptable materials.

The service needs to be arranged by an authorised building representative (building manager, owners corporation manager or similar) and the bin needs to be kept undercover in a secure location.

The e-waste service is flexible and allows buildings to arrange a temporary bin as required or arrange a direct replacement bin when the original bin is full. Collection is to be organised by the building manager on an as needs basis.

It is proposed to adopt this service, providing a 240L bin in each bin storage room, to encourage diversion of waste from landfill. Adequate space is available in each bin storage room to accommodate the 240L bin.

4.2.5 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 Woolworths Newmarket Plaza to the northwest of the site.

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

4.2.6 Food/Organic Waste

Council do not currently offer a food and organic waste collection and disposal service to multi-unit developments.

Should this be provided in the future, the provision of bins will be adjusted to suit the increase of organics and associated reduction in general garbage.

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5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

It is proposed to utilise Council's municipal waste collection service for all waste streams for the residential component of the proposed development and private collection for the commercial waste streams. Separate bins are to be provided for the commercial component.

Based on the above expected waste generation, the following bins will be required for the proposed development.

Table 6 Bin Provision – Residential

Stream	Total Waste/Week	Collection Frequency	Bins Required
Garbage	20,020 litres	3 x Weekly	6 x 1,100L bins
Recycling	20,020 litres	3 x Weekly	6 x 1,100L bins

Table 7 Bin Provision – Commercial

Stream	Total Waste/Week	Collection Frequency	Bins Required
Garbage	3,064 litres	3 x Weekly	1 x 1,100 bin
Recycling	2,154 litres	2 x Weekly	1 x 1,100 bin

Table 8 Bin Specifications

Capacity	Width	Depth	Height
1,100 litres	1.20m	1.10m	1.35m

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To differentiate between commercial and residential bins, the commercial bins will be provided with different colour bin lids and signage. The commercial bins will also be lockable to ensure they are only used by the commercial tenants.

The commercial bins will be stored within a dedicated bin storage area on the ground floor adjacent the loading bay.

A communal area with an approximate area of 4m² for the storage of residential hard waste between collections has been provided within the residential bin storage area.

5.2 Bin Storage

As indicated in Figure 2, it is proposed to provide a bin storage area within basement level 1 of the development for the storage of residential bins and a commercial bin storage area on ground level.

The residential bin storage area has an area of 40 m². The required residential bins have a total area of approximately 18 m². The bin room is therefore appropriately sized to accommodate the generated waste volumes.

The commercial bin storage area has an area of 8 m². The required commercial bins have a total area of approximately 3 m². The bin room is therefore appropriately sized to accommodate the generated waste volumes.

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The proposed bin storage rooms are therefore appropriately sized to accommodate the provision of bins in accordance with Council requirements. Some additional area is also provided within the basement 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, and are 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.

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 hallways.

The following general rules apply when using the garbage 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 chute;
- NO glass is to be placed down the garbage chute; **use the recycling chute;**
- NO cardboard, open food containers (plastic, polystyrene (foam), newspapers or plastic wrap is to be placed down the garbage chute; **use the recycling chute;** and
- No rubbish is to be left on floor in the waste chute room.

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5.4 Bin Collection

On collection days, the waste vehicle will enter the site from Sutton Street and navigate to Basement Level 1 where it will circulate to the waste room in a clockwise direction. At the waste room the bins will be collected from the bin storage area, emptied and returned immediately.

After collection the waste vehicle will exit via the internal ramp to Sutton Street.

To ensure that the anticipated waste collection vehicle can access the site and undertake collection activities, **onemilegrid** has prepared swept path diagrams demonstrating a mini-loader waste collection vehicle circulating the ground and basement levels, attached in Appendix A.

5.5 Bin Cleaning

The Owners Corporation 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, or maintenance by an appointed resident/s.

A bin cleaning area should be provided within the bin storage area, with a drain connected to sewer.

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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.

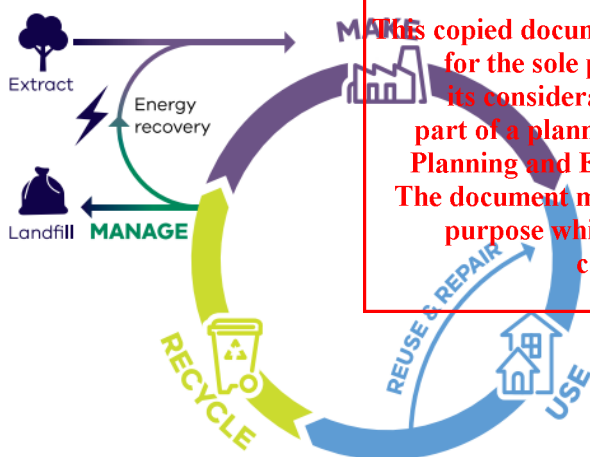
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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 5 Resource Flows in a Circular Economy



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In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation shall encourage residents 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
- 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 dual bin system is provided within each apartment, providing separate bins for garbage and recycling.

6.2 Bin Usage

Residents will bag and dispose of garbage in the appropriate waste chute, located on each level.

Residents will transport and dispose of recyclables (non-bagged) in the appropriate waste chute, located on each level. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal.

Commercial tenants will dispose of recyclables and bagged garbage in the appropriate bins within the northern bin storage room. 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, bins will be colour coded in accordance with Council standards, to ensure the bin types are easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to indicate the appropriate materials to be deposited in each bin. Example signage available from [Sustainability Victoria](https://www.sustainability.vic.gov.au) is shown below.

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Figure 6 Example Waste Signage



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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 Resident and 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 and 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 and tenant responsibilities with regard to bin usage, storage, and collection; and
- Resident and tenant responsibilities with regard to litter and waste removal from the common property.

6.7 Agreement for Council Collection

To allow access to the site for Council's waste contractor, the Owners Corporation must enter into an arrangement with Council and its contractor, through the signing of an indemnity agreement in accordance with Council requirements.

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7 PLANNING SCHEME REQUIREMENTS – CLAUSE 55.07-11

Clause 55.07-11 of the Melbourne 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 B45 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 processing.
- 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.

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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 best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- 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 development provides a centrally located garbage and recycling waste chute on each level of the development in addition to accessible bin storage rooms for the disposal of hard waste and E-waste.

Each waste storage area is appropriately sized to accommodate the required waste bins, additional storage for hard waste and provision of bin washing facilities with a drain to sewer.

Furthermore, to maximise recycling at the time of disposal, a dual bin system will be installed within each apartment, providing separate bins for garbage and recycling.

The development is considered to satisfy the objectives of Clause 55.07-11 of the Melbourne Planning Scheme.

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8 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The Owners Corporation 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

Melbourne City Council

Phone: (03) 9658 9658 (Customer Service)

Web: www.melbourne.vic.gov.au

9.2 Contractors

WM Waste Management

Services: Private contractor

Phone: (03) 9721 1900

Web: www.wmwaste.com.au/

iDump

Services: Private contractor

Phone: 1300 443 867

Web: www.iDump.com.au

Email: info@idump.com.au

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

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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

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9.3 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753
Web: www.eco-safe.com.au
Email: info@eco-safe.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

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Appendix A Swept Path Diagrams

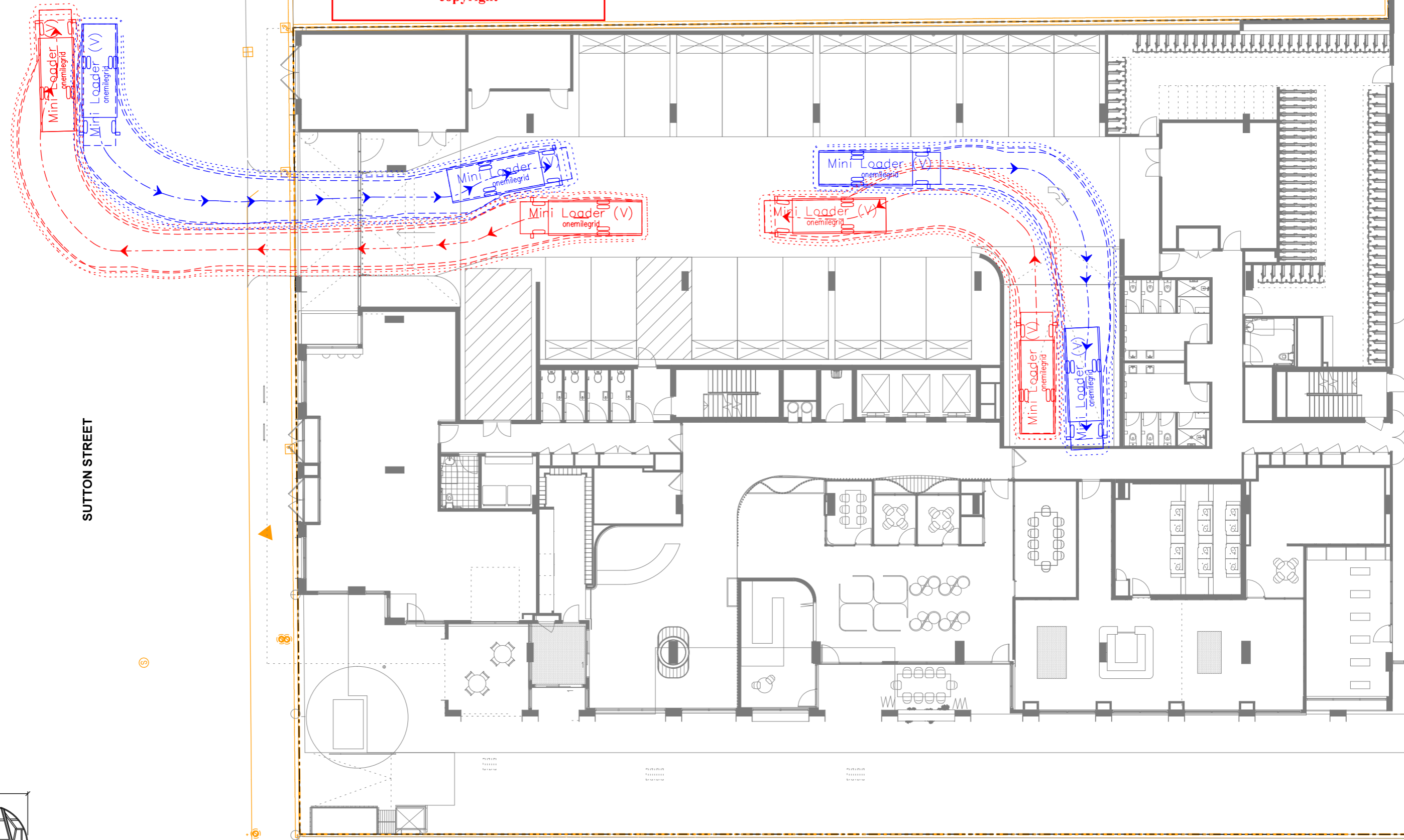
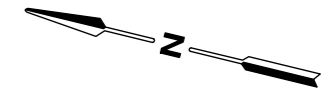
**ADVERTISED
PLAN**

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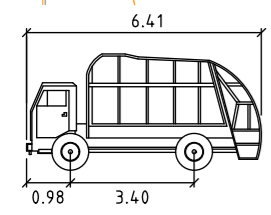
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SUTTON STREET

CAD File: N:\Projects\2020\200032\Drawings\200032SPA100.dgn

Date Plotted: 15-03-2023 11:30:35 AM



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

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

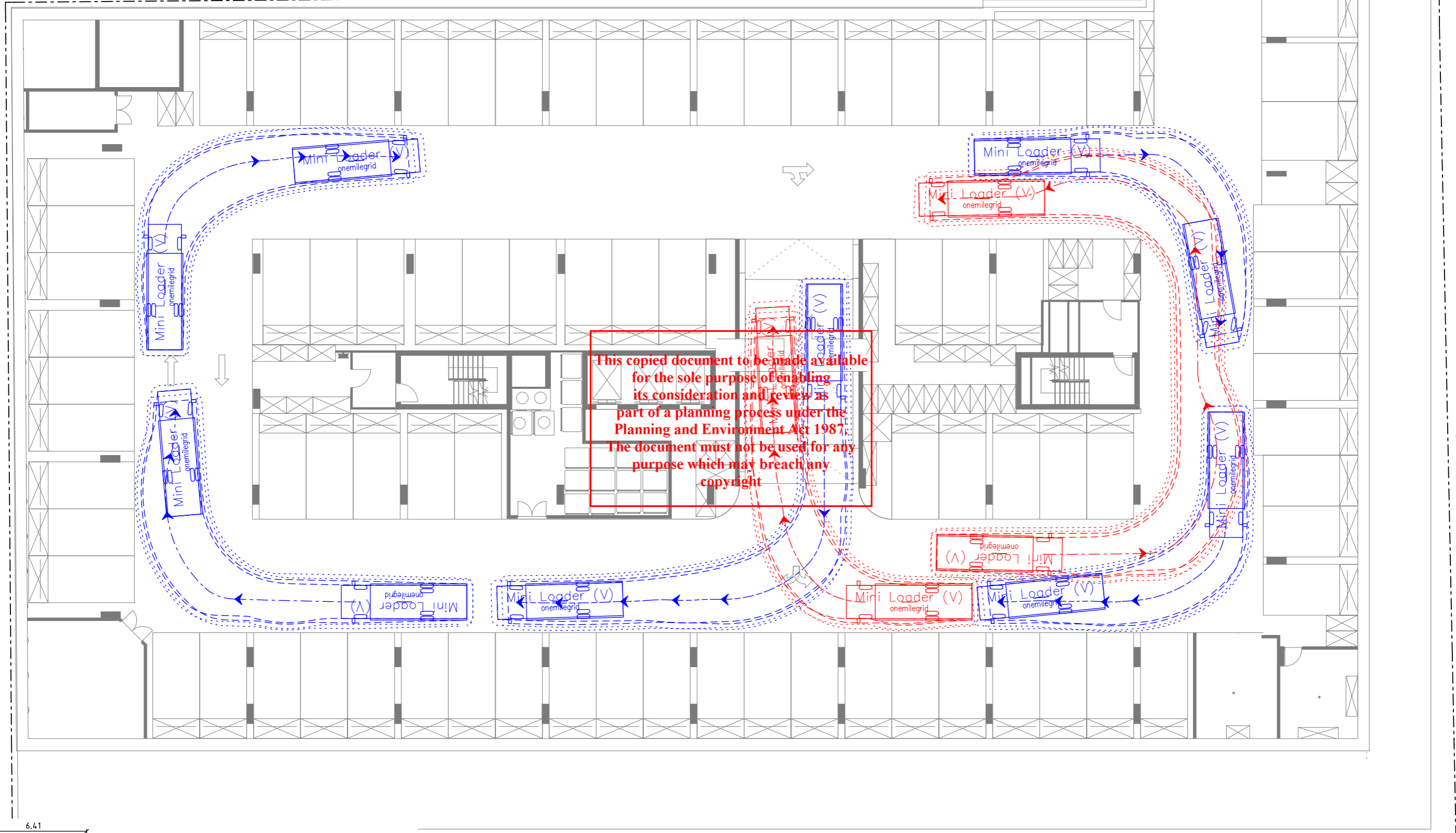
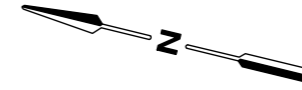
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 Aerial Photography: Aerial photography provided by Nearmap

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

Scale: 1:200 @ A3

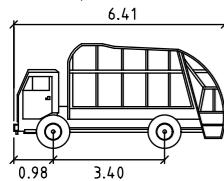
Drawing Title 77-83 SUTTON STREET NORTH MELBOURNE SITE VEHICLE ACCESS - G SWEEP PATH ANALYSIS		
Designed JPB	Approved JD	Metway Ref 43 B2
Project Number 200032	Drawing Number SPA100	Revision G

ADVERTISED PLAN



CAD File: N:\Projects\2020\200032\Drawings\200032SPA200.dgn

Date Plotted: 15-03-2023 12:06:44



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

LEGEND

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

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Aerial Photography provided by Nearmap



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 56 Down Street, Collingwood, VIC 3066
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
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Drawing Title
 77-83 SUTTON STREET NORTH MELBOURNE
 SITE VEHICLE ACCESS - B1
 SWEEP PATH ANALYSIS

Designed JPB	Approved JD	Metway Ref 43 B2
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Project Number 200032	Drawing Number SPA200	Revision G
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