

# Traffix Group

## ADVERTISED PLAN

# Waste Management Plan

Proposed Residential Development

51-53 Hope St and 66-76 Autumn St, Geelong  
West

Prepared for  
Up Property Group

February 2025

G34835R-02C (WMP)

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## 1. Introduction

Traffix Group has been engaged by Up Property Group to undertake a Waste Management Plan for the Proposed Residential Development at 51-53 Hope St and 66-76 Autumn St, Geelong West.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

## 2. Proposal

The application proposes to develop the site for the purposes of a residential development.

The proposed development schedule is provided in Table 1.

Table 1: Proposed Development Schedule

Use		Current Scheme
Northern Core	One-bedroom apartments	3 no.
	Two-bedroom apartments	5 no.
	Three-bedroom apartments	8 no.
	<b>Total</b>	<b>16 no.</b>
Southern Core	One-bedroom apartments	6 no.
	Two-bedroom apartments	20 no.
	Three-bedroom apartments	15 no.
	<b>Total</b>	<b>41 no.</b>

Vehicle access to the site is provided via two crossovers to Autumn and Hope Street respectively.

Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.

Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

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Additional shared bins will be provided for FOGO and glass waste within the shared residential waste storage areas provided within the respective northern and southern basement level. This waste will be manually transferred to the waste room which is directly accessible by residents through the lifts/stairs.

Hard waste, charity bin and e-waste bin will be accommodated within the respective shared residential waste storage areas.

A copy of the development plans prepared by Austin Maynard Architects is attached at Appendix A.

## 3. Waste Management Plan

### 3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins within individual northern and southern dwellings for temporary storage of garbage and recyclable waste prior to transfer to the Mobile Garbage Bins (MGB's),
- A dual chute system for garbage and commingled recyclable waste at each residential level,
- Mobile garbage bins within the waste storage areas at northern and southern basement level, and
- Manual transfer of FOGO and glass and hard waste within the shared residential waste storage area at northern and southern basement level.

### 3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO) and glass waste have been considered separately to reduce landfill at the source.

The waste generated by the proposed development will be separated and managed into the following waste streams:

- General Garbage Waste,
- Food and Organics/Green Waste (FOGO),
- Glass Recycling, and
- Other Commingled Recycling (Paper & Cardboard Recycling).

The proposed management of each of the streams/systems is detailed below.

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Table 2: Waste Streams

Waste Type	Waste Management
<b>Garbage</b>	Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bins within the appropriate chute at each residential level.
<b>Recycling</b>	Residents will dispose of recyclable items directly into the recycling bins within the appropriate chute at each residential level. Cardboard items shall be folded where appropriate.
<b>FOGO</b>	Residents will dispose of organic waste directly into the organic bins within their respective residential waste storage area at northern and southern basement level.
<b>Glass</b>	Residents will dispose of glass waste directly into the glass bins within their respective waste storage area at northern and southern basement level.
<b>Paper &amp; cardboard</b>	Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the commingled recycling bin (Transfer to occur via the commingled recycling chute, except large cardboard).
<b>Hard Waste</b>	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager or via Owners Corporation as required. Hard waste will be accommodated within the respective shared residential waste storage area at basement level. It will be collected via private contractor as required.
<b>Other</b>	Residents will dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Geelong Resource Recovery Centre and Transfer Station (100 Douro St, North Geelong). E-waste must not be disposed in landfill. Residents can dispose of any charity goods at the local shops.

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

The development has been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria.

Table 3 sets out the expected waste generation for the Proposed Residential Development.

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51-53 Hope St, Geelong West  
76 Autumn St, Geelong

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
One-bedroom apartments	80L/dwelling per week	80L/dwelling per week
Two-bedroom apartments	100L/dwelling per week	100L/dwelling per week
Three-bedroom apartments	120L/dwelling per week	120L/dwelling per week

An estimate of the total waste generated by the proposed development is detailed in Table 4.

Table 4: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage/week	Recycling/week
<b>Northern Dwellings</b>			
One-bedroom apartments	3 no.	240 L per week	240 L per week
Two-bedroom apartments	5 no.	500 L per week	500 L per week
Three-bedroom apartments	8 no.	960 L per week	960 L per week
<b>TOTAL WASTE GENERATED</b>		<b>1,700 L per week</b>	<b>1,700 L per week</b>
<b>Southern Dwellings</b>			
One-bedroom apartments	6 no.	480 L per week	480 L per week
Two-bedroom apartments	20 no.	2,000 L per week	2,000 L per week
Three-bedroom apartments	15 no.	1,800 L per week	1,800 L per week
<b>TOTAL WASTE GENERATED</b>		<b>4,280 L per week</b>	<b>4,280 L per week</b>

### 3.3.2. Considering Alternative Waste Streams

A number of different land uses across the site are expected to generate FOGO and glass waste as summarised in Table 5.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling	
	General	FOGO	Commingled (inc. paper & cardboard)	Glass
Residential dwellings	65%	35%	80%	20%

Based on the preceding assessment, the development is expected to generate the following waste volumes.

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Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling	
		General	FOGO	Commingled (inc. paper & cardboard)	Glass
Northern Dwellings	16 no.	1,105L	595L	1,360L	340L
TOTAL WASTE GENERATED		1,700 L / week		1,700 L / week	
Southern Dwellings	41 no.	2,782L	1,498L	3,424L	856L
TOTAL WASTE GENERATED		4,280 L / week		4,280 L / week	

### 3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
<b>Northern Dwellings</b>				
Garbage	1,105 L	1,100L	1 no.	1
FOGO	595 L	240L	3 no.	1
Recycling	1,360 L	660L	1 no.	1
		1,100L	1 no.	
Glass	340 L	360L	1 no.	1
<b>Southern Dwellings</b>				
Garbage	2,782 L	1,100L	1 no.	1
FOGO	1,498 L	240L	7 no.	1
Recycling	3,424 L	660L	1 no.	1
		1,100L	3 no.	1
Glass	856L	360L	3 no.	1

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Overall, the proposed mixed-use development requires the following bins:

### Northern Dwellings

- 2 x 1,100L bins, 1 x 660L bin, 1 x 360L bin, and 3 x 240L bins.

### Southern Dwellings

- 6 x 1,100L bins, 2 x 660L bins, 1 x 360L bin, and 3 x 240L bins.

Further details regarding the waste equipment required for the development are detailed in Table 8.

Table 8: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) <sup>Note 1</sup>	Bin Lid Colour <sup>Note 2</sup>	Bin Body Colour <sup>Note 2</sup>
Garbage	1,100L	1,330 x 1,240 x 1,070mm	Red	Dark Green
Recycling	660L 1,100L	1,200 x 1,260 x 780mm 1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	360L	1,100 x 680 x 848mm	Purple	
Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'. Note 2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.				

### 3.4.1. Waste Area and Access

The proposed development provides dedicated chute discharge areas at northern and southern basement level which will be secured and accessed via trained personnel only.

Shared residential waste storage areas are provided for FOGO and glass waste located within the northern and southern basement level which can be accessed via lifts/stairs.

The waste areas and access route are illustrated at Figure 2 and Figure 2.

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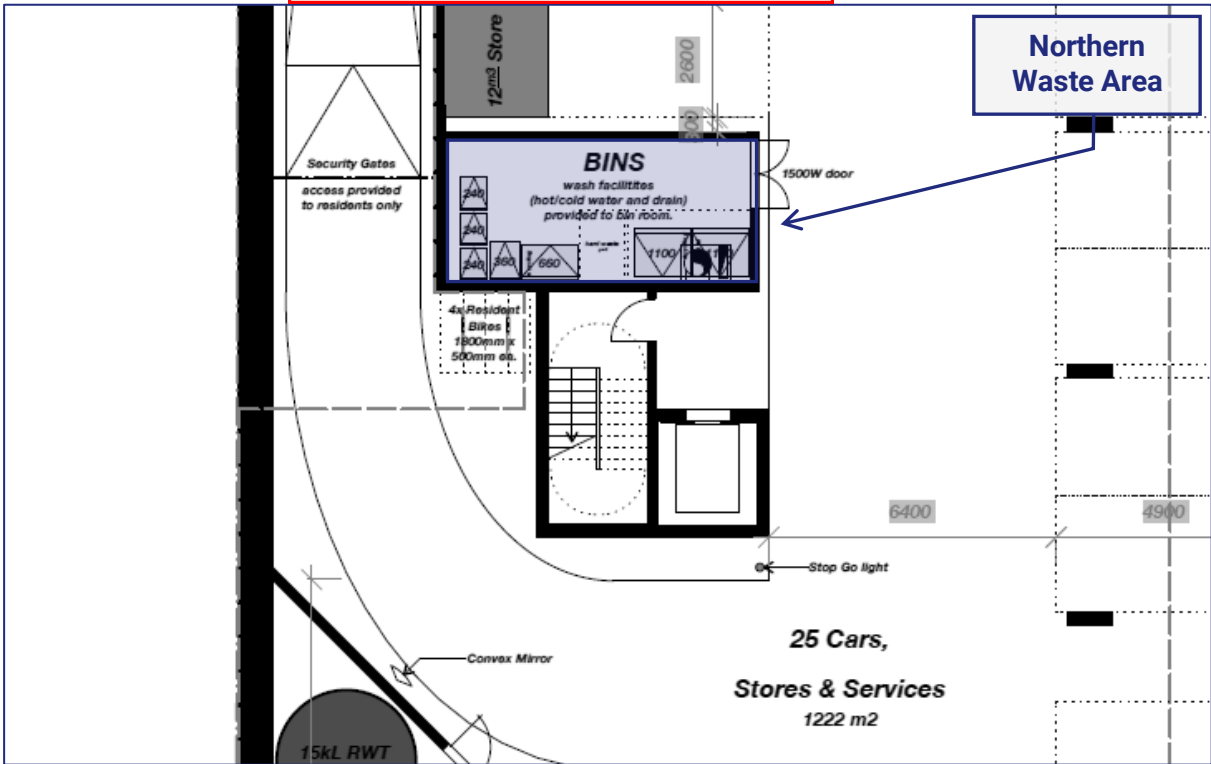


Figure 1: Proposed Waste Area & Pedestrian Access Route – Northern Dwellings

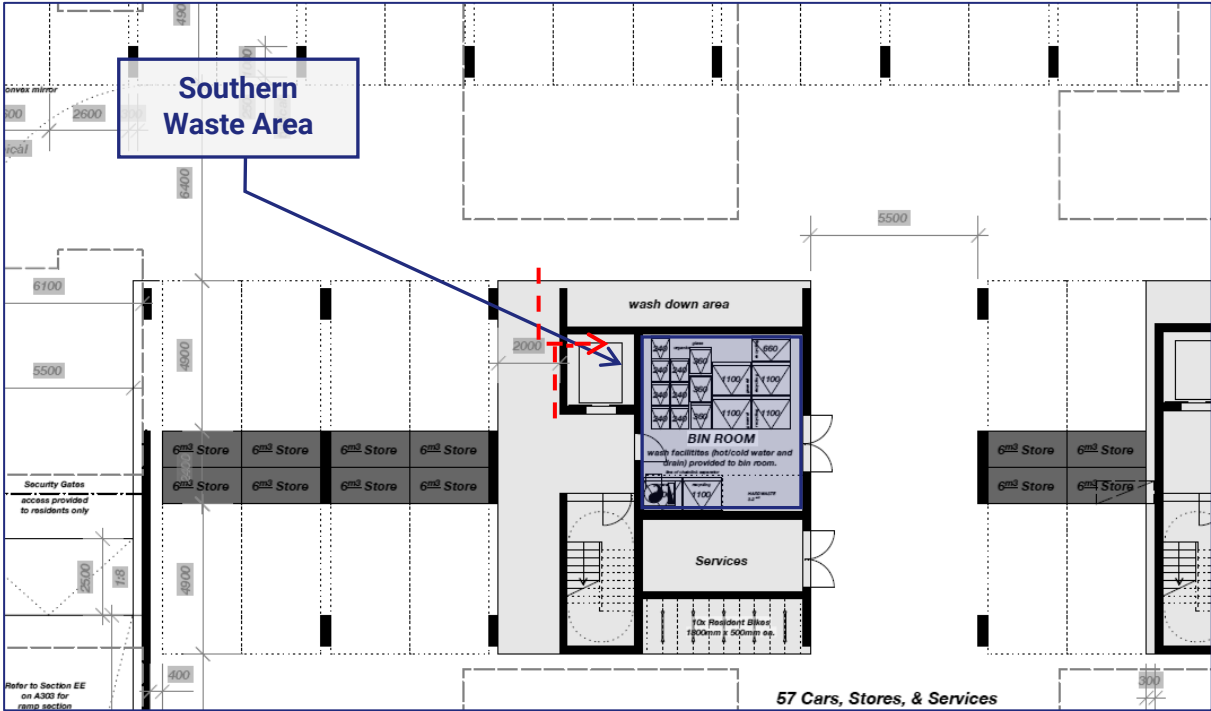


Figure 2: Proposed Waste Area & Pedestrian Access Route – Southern Dwellings

Table 9 and Table 10 details the waste area requirements based on the waste equipment proposed.

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VIC 3220

Table 9: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Northern Dwellings	240L	0.43m <sup>2</sup>	3	1.29m <sup>2</sup>	>5.52m <sup>2</sup>
	360L	0.58m <sup>2</sup>	1	0.58m <sup>2</sup>	
	660L	0.99m <sup>2</sup>	1	0.99m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	2	2.66m <sup>2</sup>	

Note 1: Net area required is calculated from the dimensions of the bins.

Table 10: Waste Area Requirements

Use	Waste Equipment	Net Area <sup>1</sup>	Quantity	Net Waste Storage Area Required	Waste Area Provided
Southern Dwellings	240L	0.43m <sup>2</sup>	7	3.01m <sup>2</sup>	>13.72m <sup>2</sup>
	360L	0.58m <sup>2</sup>	3	1.74m <sup>2</sup>	
	660L	0.99m <sup>2</sup>	1	0.99m <sup>2</sup>	
	1,100L	1.33m <sup>2</sup>	6	7.98m <sup>2</sup>	

Note 1: Net area required is calculated from the dimensions of the bins.

Based on the above, sufficient space is provided for on-site waste storage within the proposed development.

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### 3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 3.

The signage will help guide and encourage residents of the proposed development to dispose of waste correctly into the appropriate waste streams.



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Figure 3: Waste Signage Examples

### 3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-site within the northern and southern basement car parks. A private contractor will be engaged to collect the waste via a mini rear loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will prop temporarily within the carpark accessway whilst the bins are emptied and exit the site in a forward direction.

Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini rear loading waste vehicle within the site.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the site in a forward direction is attached at Appendix B.

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## 4. Amenity Impacts

It is the responsibility of the building manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

### 4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

### 4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the building manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

#### Domestic Waste Collection

- Collections occurring once a week should be restricted to the hours 6:00am – 6pm Monday to Saturday,
- Collections occurring more than once a week should be restricted to the hours 7 am – 6pm Monday to Saturday

### 4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

### 4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for proper washing and cleaning of bins. Alternatively, appropriate washing facilities including water supply and hose shall be provided for the regular washing of the bins and waste area by the property manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

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## 5. Ongoing Maintenance & Sustainability Initiatives

### 5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the building manager for the ongoing operation and maintenance of the Waste Management Plan.

The building manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the building manager will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the building manager of the building.

### 5.2. Waste Reduction Strategies

The building manager will be responsible to encourage residents of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 4 below.

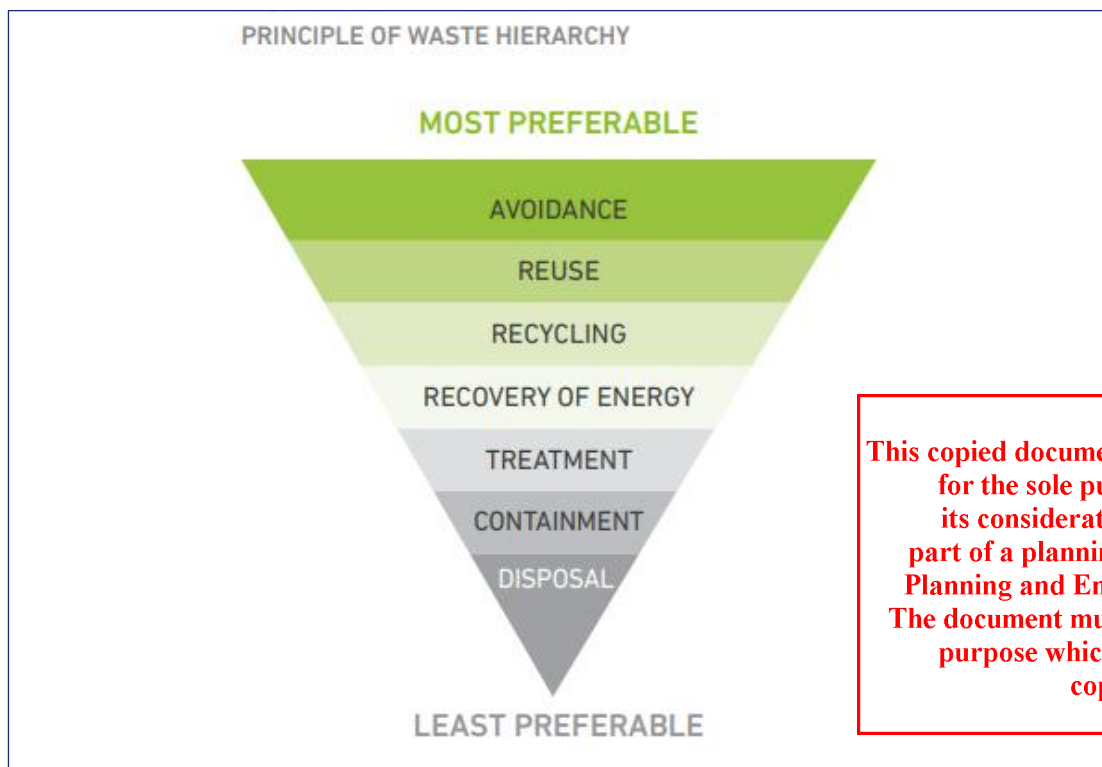


Figure 4: Sustainability Victoria's Waste Management Hierarchy

Additionally, the building manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

### 5.3. Waste Management Rules

It will be the responsibility of the building manager to ensure all residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

### 5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The building manager will be responsible for monitoring the Waste Management Plan. Where required, the building manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

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## 6. Contact Information

Table 11 provides a list of common waste collection service contractors and waste equipment suppliers. The building manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

Table 11: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au



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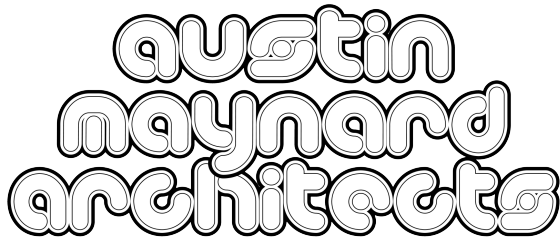
# Appendix A

## Development Plans

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REVISION	DATE	REVISION NOTE	BY
A	30/1/2025	DDP R01 Issue	FD

- General Notes:
- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports;
  - Tract Planning Report**  
ADP Consulting Engineering  
Sustainability Management Plan  
Plume Studio  
Landscape Architect Design  
Traffic Group  
Traffic Engineering Assessment  
Green Travel Plan  
Waste Management Plan
  - Swanson Surveying**  
Title Re-establishment & Feature Survey
  - Tree Logic**  
Arborist Report
- All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet
  - All landscaping areas are to be irrigated. The irrigation system is to be supplied with water collected onsite.
  - All Roof Areas, excluding balconies, are to be directed into the Rain Water tanks located within the basement. Refer to STORM Assessment.
  - Rainwater tanks to be used for irrigation and WC flushing. Refer SMR
  - Refer to the SMP for WELS ratings of plumbing fixtures.
  - Refer to the SMP for Nuthers ratings of the proposed apartments and note the commitment to exceed the minimum requirements of the NCC.
  - Refer to the SMP for Wattage per m2 requirements for the apartment areas.
  - All external lights are to be on motion sensors, including those within the basement.
  - Refer to the SMP for details of cross ventilation compliance under BESS.
  - All parking bays to have access to EV charging via a food management device.
- Plan Key:  
F = Fridge  
P = Pantry  
S = Store  
L = Laundry  
HW = Habitable Room Window

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Hope & Autumn

project name

Wadawurrung People

traditional owners

51-53 Hope & 66-76 Autumn  
Streets, Geelong West 3218

address

Up Property

client

Plan: Level Ground

drawing

FOR PLANNING APPROVAL

stamp

30/1/2025

print date

30/1/2025

issue date

1:200

scale @ A1

240516

austin maynard project

A000 H&A SK PLOT FILE 250113.vwx

file#



A 101 A

Hope Street

Autumn Street

Concrete Car Park

Gravel Car Park  
82 Autumn Street

car park

secondary access

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General Notes:  
 1. These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports;  
 Tract Planning Report  
 ADP Consulting Engineering Sustainability Management Plan  
 Plume Studio Landscape Architect Design  
 Traffic Group Traffic Engineering Assessment  
 Green Travel Plan  
 Waste Management Plan  
 Swanson Surveying Title Re-establishment & Feature Survey  
 Tree Logic Arborist Report  
 2. All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet.  
 3. All landscaping areas are to be irrigated. The irrigation system is to be supplied with water collected onsite.  
 4. All Roof Areas, excluding balconies, are to be directed into the Rain Water tanks located within the basement. Refer to STORM Assessment.  
 5. Rainwater tanks to be used for irrigation and WC flushing. Refer SMR.  
 6. Refer to the SMP for WELS ratings of plumbing fixtures.  
 7. Refer to the SMP for NatHERS ratings of the proposed apartments and note the commitment to exceed the minimum requirements of the NCC.  
 8. Refer to the SMP for Wattage per m2 requirements for the apartment areas.  
 9. All external lights are to be on motion sensors, including those within the basement.  
 10. Refer to the SMP for details of cross ventilation compliance under BESS.  
 11. All parking bays to have access to EV charging via a food management device.  
 Plan Key:  
 F = Fridge  
 P = Pantry  
 S = Store  
 L = Laundry  
 HW = Habitable Room Window

ADVERTISED  
 PLAN

Hope & Autumn

project name

Wadawurrung People

traditional owners

51-53 Hope & 66-76 Autumn  
 Streets, Geelong West 3218

address

Up Property

client

Plan: Level Basement

drawing

FOR PLANNING APPROVAL

stamp

30/1/2025

print date

30/1/2025

issue date

1:200

scale @ A1

240516

austin maynard project#

A000 H&A SK PLOT FILE: 250113.vwx

file#

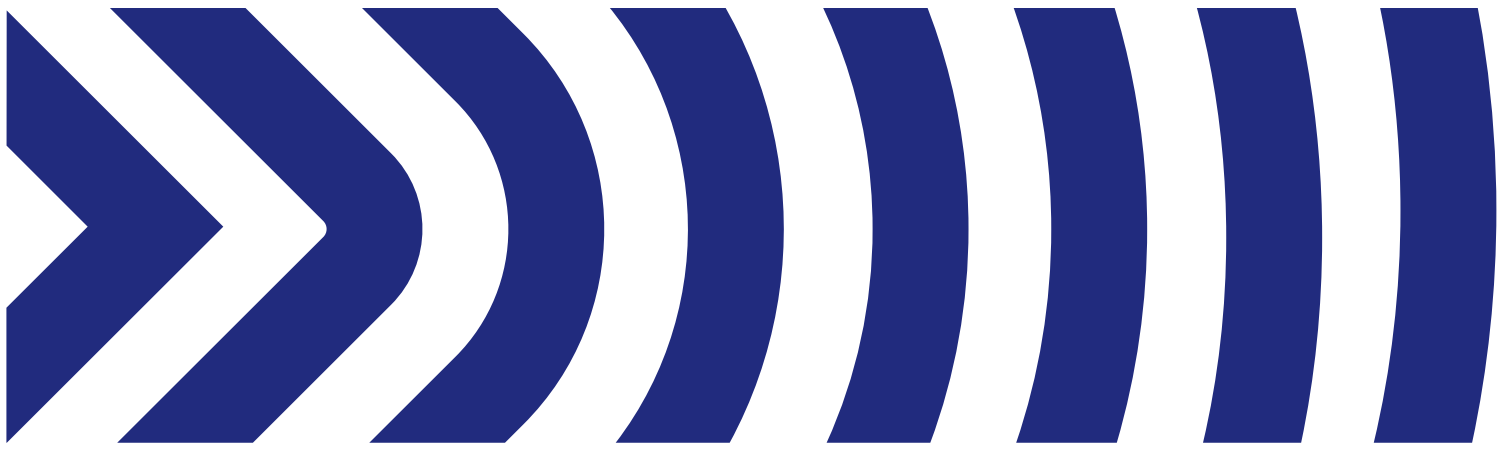


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Hope Street

Autumn Street

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PLAN**

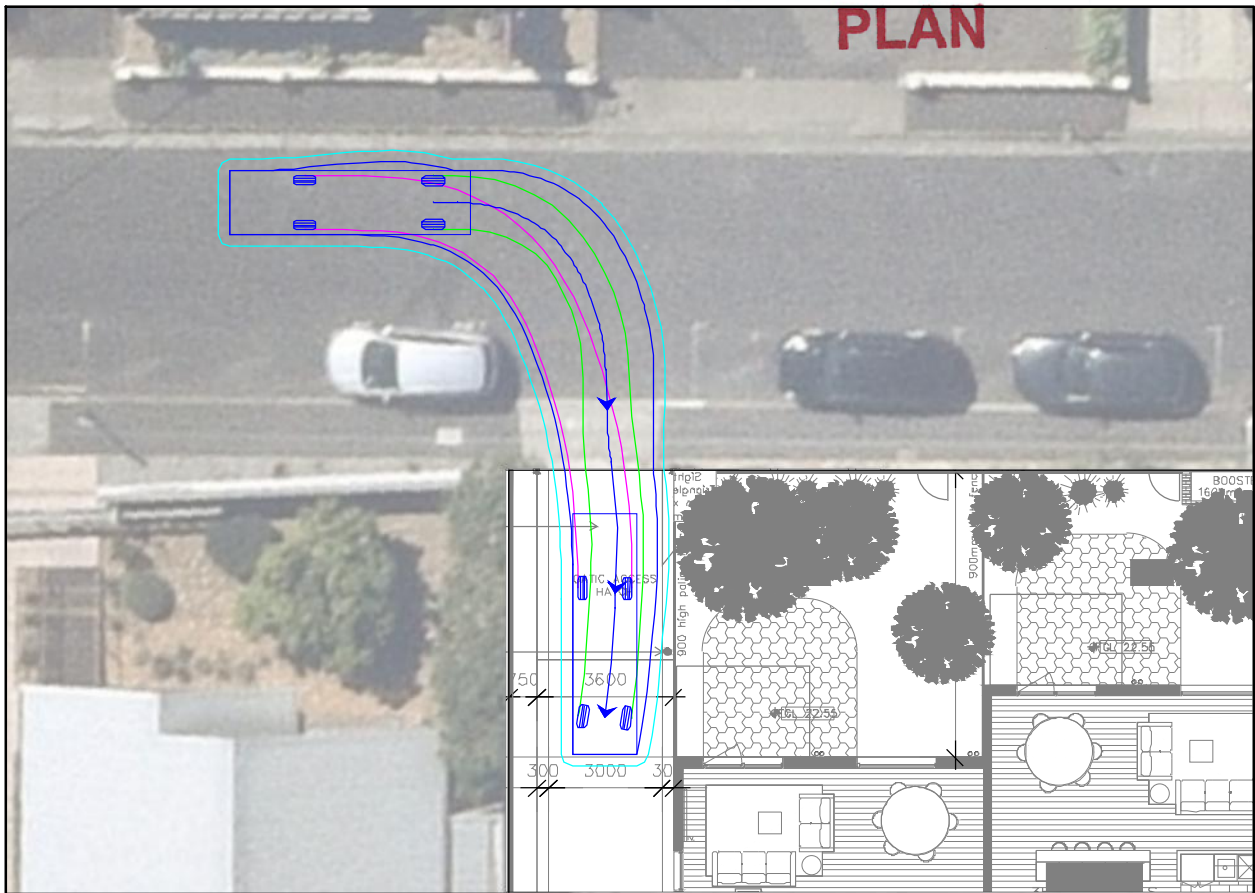
# Appendix B

## Swept Path Diagrams

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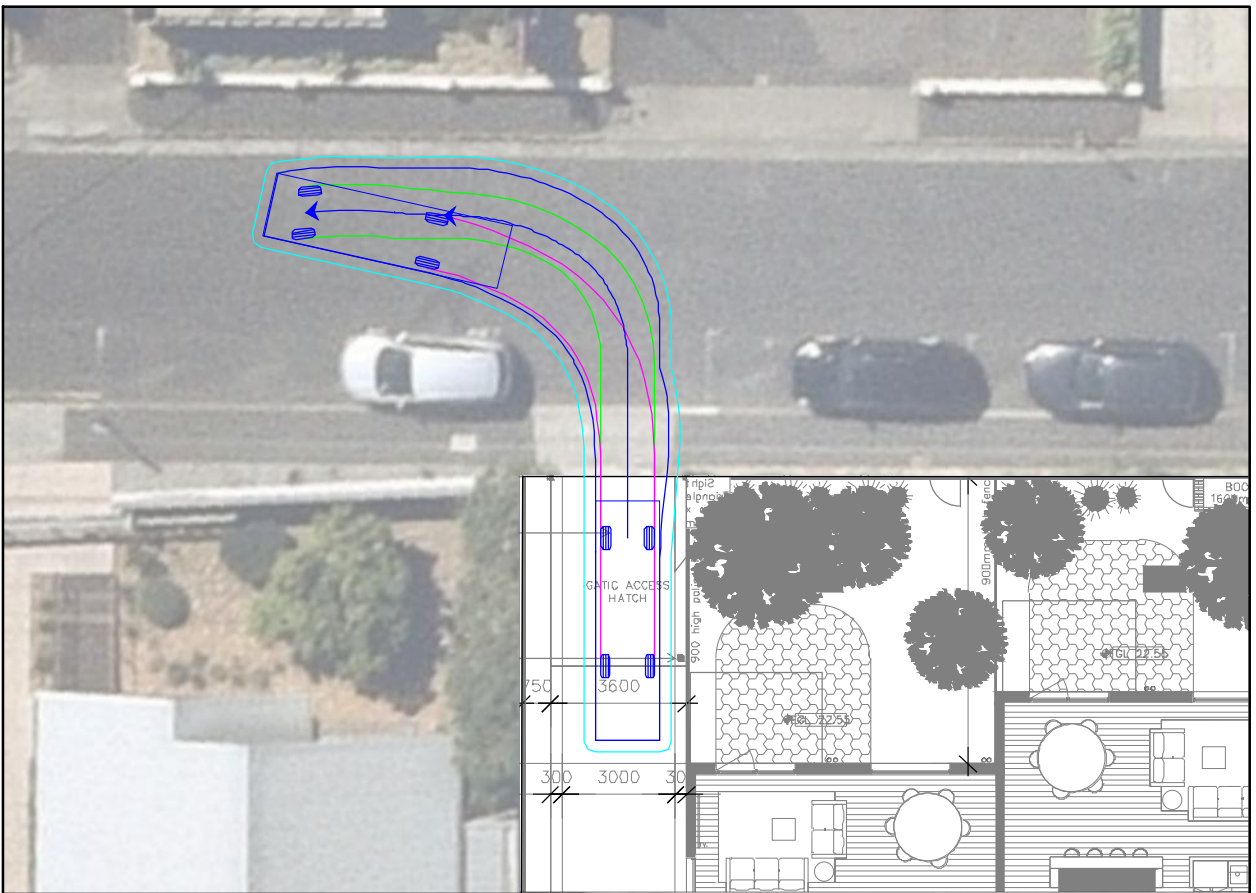


NORTHERN CARPARK - WASTE TRUCK INGRESS

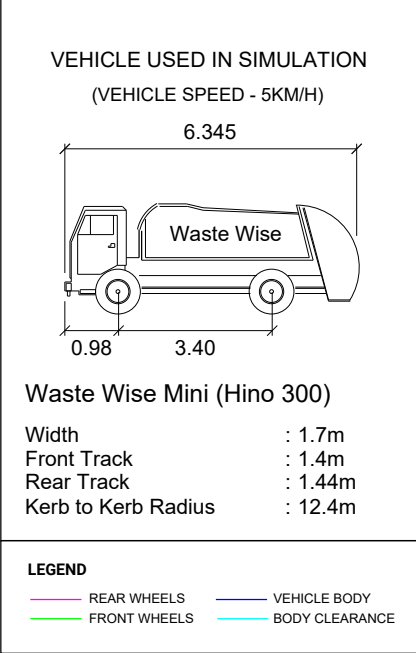


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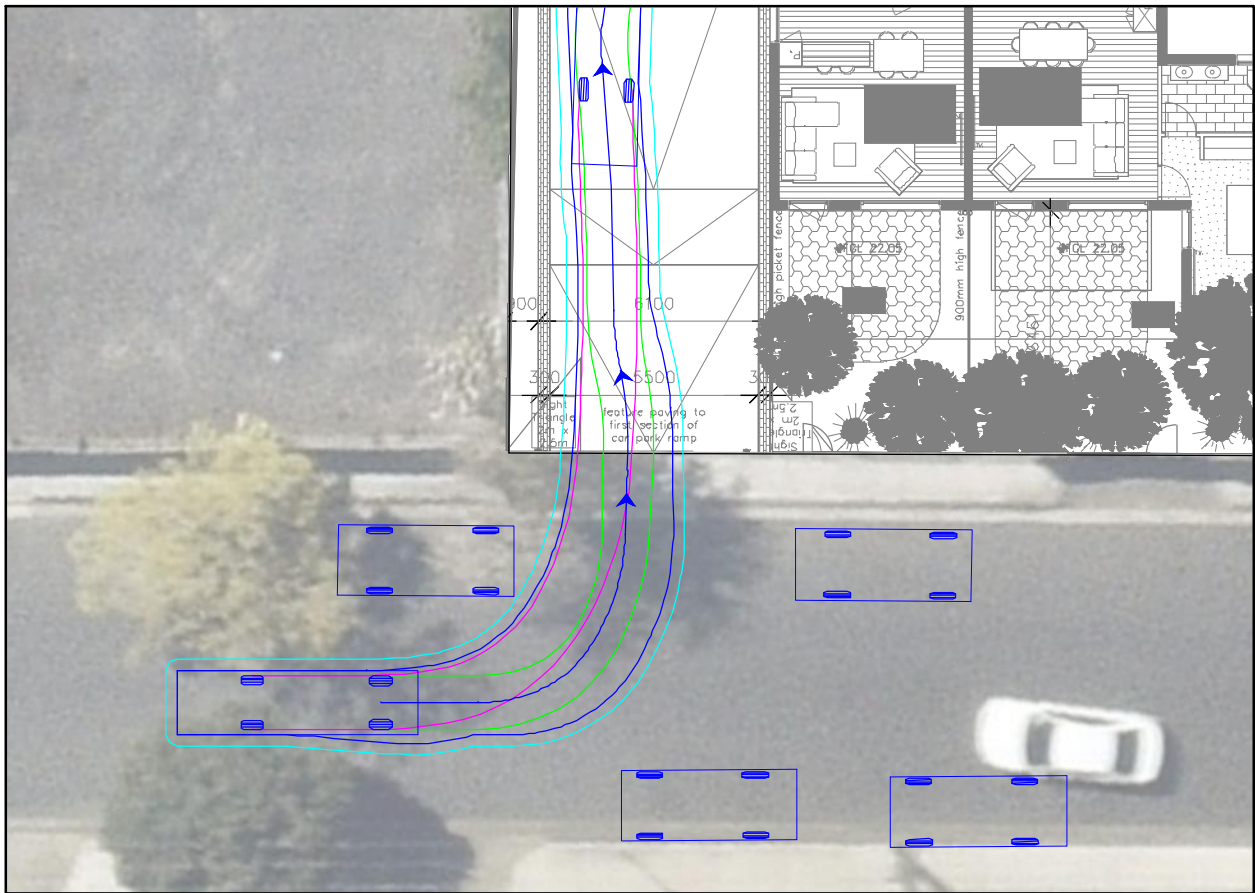
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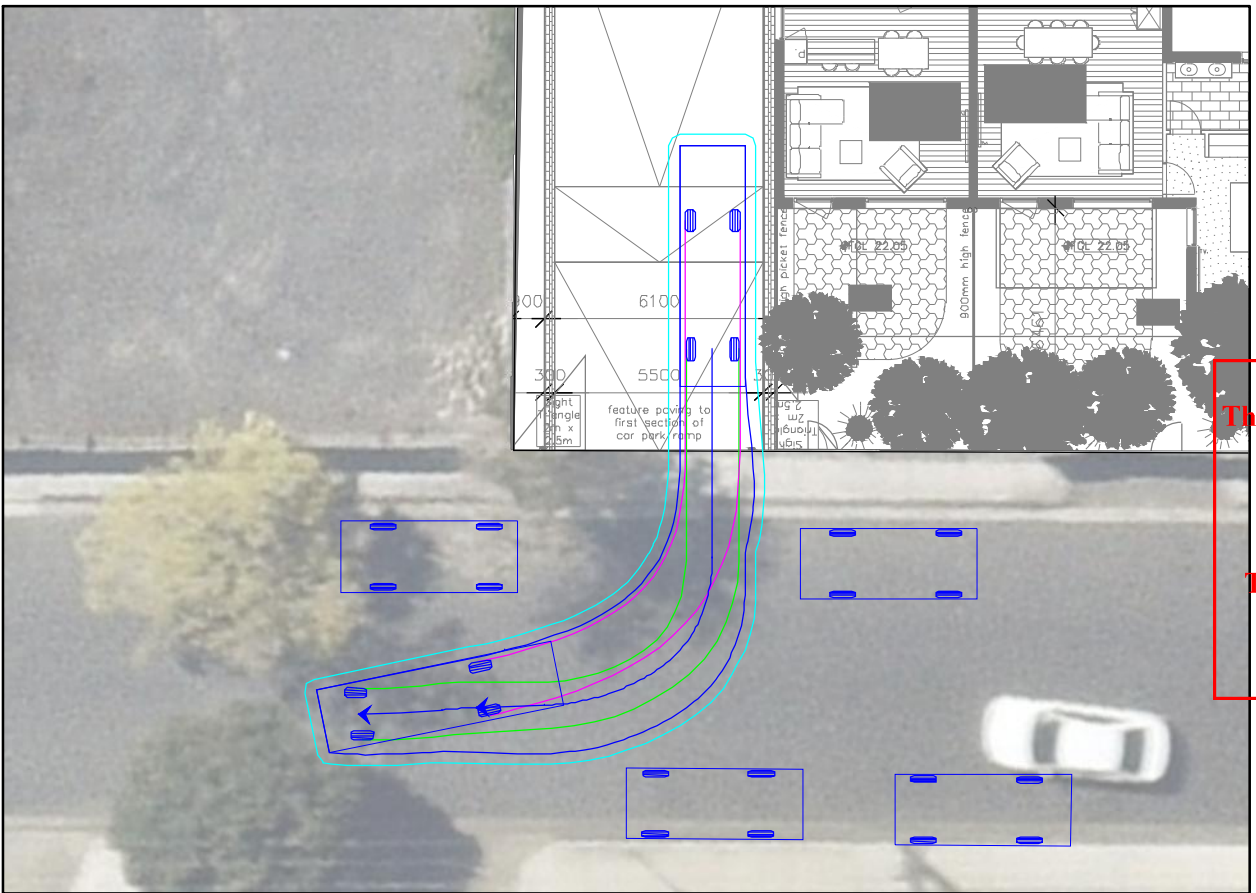
VEHICLE PROFILE



SOUTHERN CARPARK - WASTE TRUCK INGRESS



SOUTHERN CARPARK - WASTE TRUCK EGRESS



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REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	04/12/2024	TOWN PLANNING	J. YOUNG	L. FURNESS
B	06/02/2025	RFI RESPONSE	J. YOUNG	L. FURNESS

51-53 HOPE STREET & 66-76 AUTUMN STREET,  
GEELONG  
PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL NOTES:  
BASE INFORMATION FROM: 00 G.dwg & -1 LB.dwg  
DRAWINGS BY: Austin Maynard Architects

FILE NAME: G34835-01  
SHEET NO.: 01



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www.traffixgroup.com.au

[illegible]

6.345

Waste Wise

0.98 3.40

Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

**LEGEND**

	REAR WHEELS		VEHICLE BODY
	FRONT WHEELS		BODY CLEARANCE

57 Cars, Stores, & Services  
2075 m<sup>2</sup>

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	04/12/2024	TOWN PLANNING	J. YOUNG	L. FURNESS
B	06/02/2025	RFI RESPONSE	J. YOUNG	L. FURNESS

**GENERAL NOTES:**

BASE INFORMATION FROM: 00 G.dwg & -1 LB.dwg

DRAWINGS BY: Austin Maynard Architects

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