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1 Sargood Street, Altona

Waste Management Plan



230441WMP002C-F.docx

13 October 2026

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APPENDIX A BIN STORAGE AREA SCALED PLANS

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1 INTRODUCTION

onemile**grid** has been requested by Launch Housing to prepare a Waste Management Plan for the proposed community care (residential building) development at 1 Sargood Street, Altona.

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 PURPOSE

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed development and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers, real estate agents, Council, neighbours and collection contractors;
- Ensure residents are not disadvantaged in their access to recycling and other responsible waste management options;
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management; and
- Improve outcomes for compliance with regulatory tools and state Planning Strategies (where applicable), such as:
  - Recycling Victoria;
  - Victorian Recycling Infrastructure Plan;
  - Plan for Victoria;
  - Town planning Permits; and
  - Council Planning scheme.

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3 POLICIES, STRATEGIES AND GUIDELINES

3.1 Recycling Victoria – 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.

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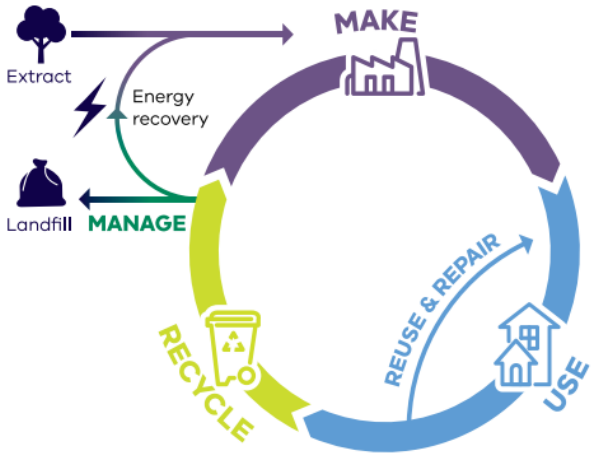
Figure 1 Resource Flows in a Circular Economy



3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

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3.3 Council Policy

The Hobsons Bay Waste and Litter Management Strategy 2025 provides guidance on the waste, recycling and litter services, for existing and new developments in the Hobsons Bay City Council. The Strategy sets out a framework for the coordinated management of all waste management issues within the municipality, and includes the following goals and associated strategies:

Goal 1: Reduce and recover food waste

- Council will support the community to avoid waste; and
- Council will aim to increase the amount of waste diverted from landfill from the household waste service to 54 per cent by June 2022.

Goal 2: Strengthen community behaviour change

- Council will support community behaviour change and education that avoids, reduced, reuses and recycles waste and litter.

Goal 3: Enable resource recovery facilities and support local economies

- Council will explore alternatives to landfill that have environmental, social and financial benefits for the community;
- Council will facilitate the establishment of local resource recovery facilities; and
- Council will support market development in the waste and recycling sector.

Goal 4: A cleaner Hobsons Bay

- Council will continue to maintain clean and healthy public places.

Goal 5: A Council of Excellence in waste and litter management

- Council aims to continuously improve waste and little services where possible through innovation and to lead by example.

Council provides kerbside waste collection services for garbage, recycling, green waste and hard waste for eligible residential properties who take up Councils landfill and recycling collection services.

Council also provides commercial waste collection services for small to medium businesses, however, hard waste collection services are not included.

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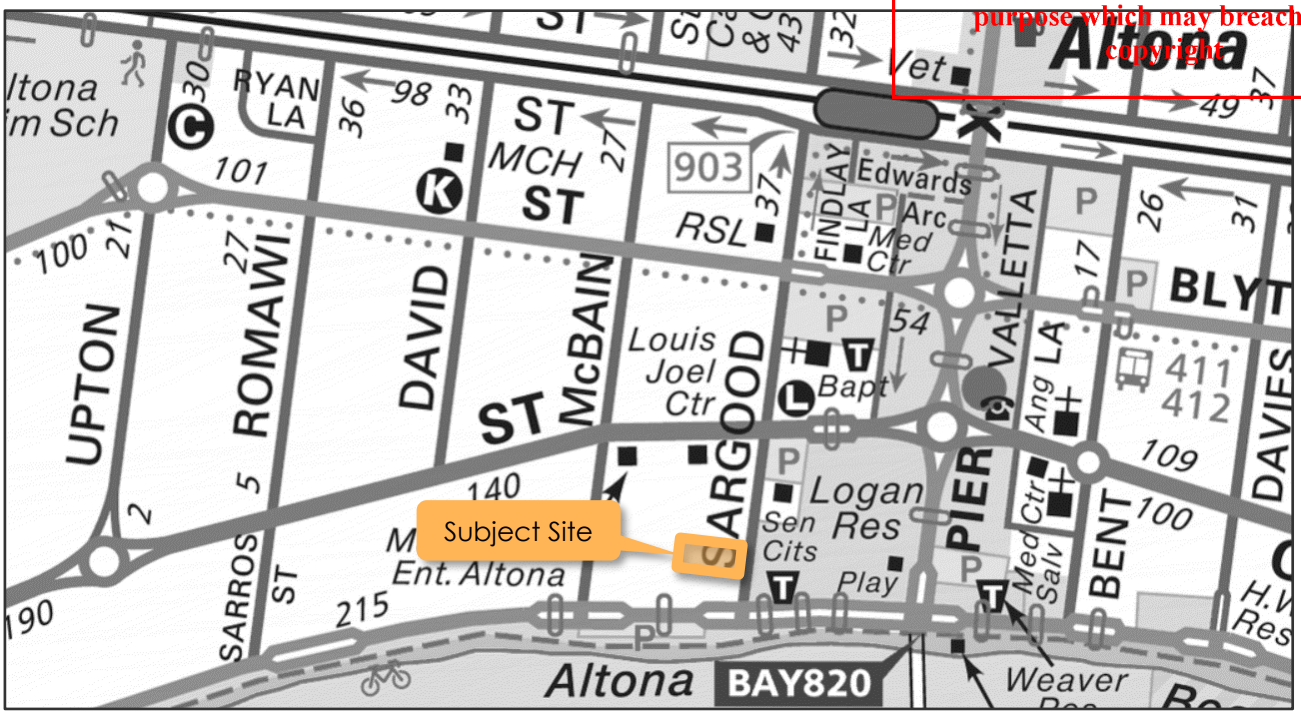
4 EXISTING SITE CONDITIONS

The subject site, addressed as 1 Sargood Street, Altona, is located on the western side of Sargood Street, between the intersections with The Esplanade to the south, and Queen Street to the north, as shown in Figure 2.

Figure 2 Site Location



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The site is rectangular is shape, has an area of approximately 1,010m², and a frontage of approximately 20m to Sargood Street along the eastern boundary.

The site is currently occupied by three residential dwellings, with access to on-site car parking provided via a single crossover to Sargood Street in the north east corner.

5 PROPOSED DEVELOPMENT

It is proposed to develop the subject site for the purposes of a community care facility (residential building). The facility consists of six dwellings, each provided with either two-, three- or four-bedrooms, as summarised in Table 1 below.

Table 1 Proposed Development

Component	*Number*
2-Bedroom Dwelling	4
3-Bedroom Dwelling	1
4-Bedroom Dwelling	1
Total Dwellings	**6**

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6 WASTE MANAGEMENT

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6.1 General

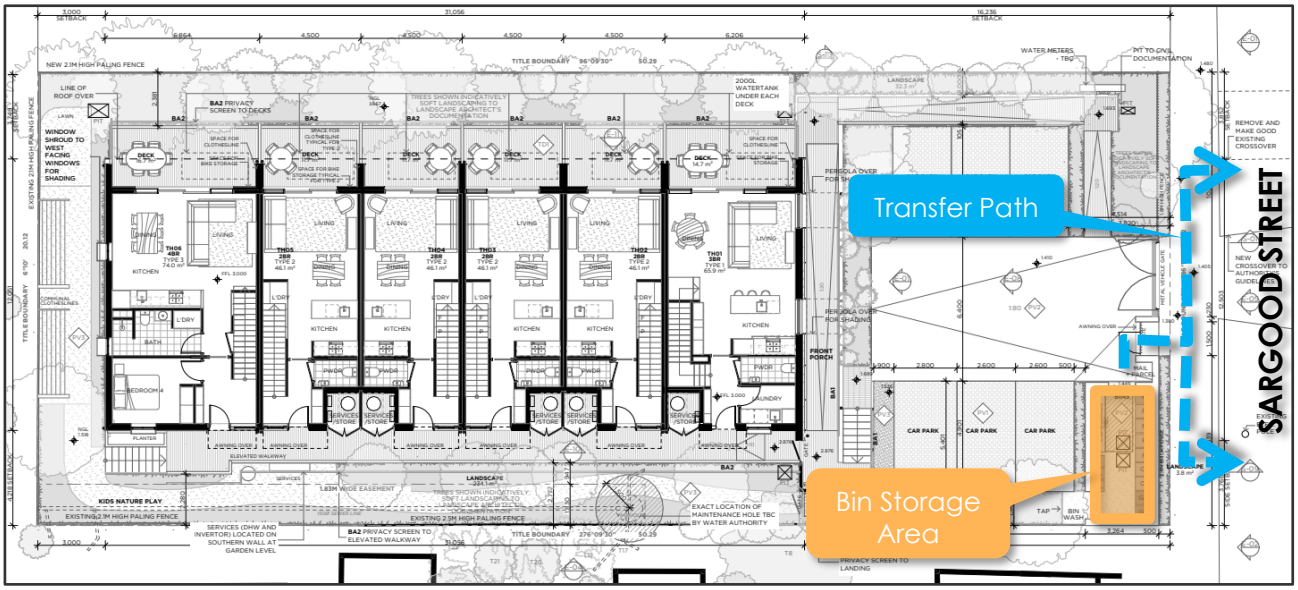
It is proposed to utilise Council Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the development.

Bins will be stored within a dedicated bin storage room, along the frontage to Sargood Street. Bins will be transferred by a building manager or appointed resident from the storage room and placed adjacent to the kerbside on Sargood Street for collection on the specified collection days. Following collection, bins will be collected and returned to the bin room.

Residents will be responsible for disposing of recyclables, organic (food) waste, glass and bagged garbage into the appropriate bins located within the bin storage room.

The collection location and expected transfer route is shown in Figure 3.

Figure 3 Bin Storage Room and Collection Details



6.2 Waste Streams

6.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile bins will be provided for the collection and disposal of garbage.

6.2.2 Organic (Food) Waste

A proportion of waste generated by the proposed development is anticipated to comprise of organic (food) waste, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile bins will be provided for the collection and disposal of organic (food) waste.

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6.2.3 Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile bins will be provided for the collection and disposal of recycling.

6.2.4 Glass Recycling

A proportion of waste generated by the proposed development is anticipated to comprise of glass, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

Mobile bins will be provided for the collection and disposal of glass.

Alternatively, residents can collect and dispose of appropriate glass containers at one of the Container Deposit Scheme (CDS) depots (refer below.

6.2.5 Container Deposit Scheme (CDS)

On 1 November 2023, Victoria's Container Deposit Scheme (CDS) commenced, which marked a significant milestone towards Victoria achieving its Circular Economy goal.

The CDS rewards Victorians with a 10 c refund for all eligible cans, cartons and bottles that are returned. Most aluminium, glass, plastic, and liquid paperboard (carton) drink containers, between 150 mL and 3 L are eligible, with a 10 c mark provided on the drink container label, often located near the barcode. Container lids are able to be kept on, as they can also be recycled.

There are multiple ways to receive the 10 c refund, including vouchers (which can be spent at participating shops), cash, electronic payment, and the option to donate the refund to charities and community groups. The eligible containers can be returned to several different types of container refund points, in many locations across Victoria, with the number of locations expected to continue to grow. Typical refund points include the following:

- Reverse Vending Machines (RVMs) – Typically located in shopping centre and supermarket car parks, eligible containers are inserted into the machine, where the containers are scanned and verified;
- Depots – Larger refund points which typically offer a walk-in or drive-through services to get containers counted and refunded on the spot. Best suited for larger loads;
- Over the counter (OTC) – Some small businesses or organisations provide over-the-counter services, which essentially work like a miniature depot; and
- Pop-ups – Zone operators may offer pop-up services or events, which will have set times and locations that drinks containers can be returned.

The locations of the CDS refund points are provided at https://cdsvic.org.au/locations.

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6.2.6 Green Waste

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Green waste generation is expected to be minimal, with small amounts of garden waste able to be disposed within the provided organic (food) waste bins.

All maintenance and gardening undertaken on common property will be managed by a contractor appointed by the operator. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

6.2.7 Hard Waste

Hobsons Bay City Council provides properties who utilise Council waste services with one free annual hard-waste collection, with a second collection able to be booked for a fee. Each hard-waste collection allows the disposal of up to 3 m³ of waste.

Noting shared bin will be provided, the operator will manage hard waste collections, organising combined collections to minimise the number of collections required. Hard waste will be collected from kerbside in accordance with Council standard requirements.

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

6.2.8 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. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold. The disposal of E-waste in household rubbish or to landfill has been banned by the Victorian Government, as it can cause fires and release hazardous chemicals into the air, soil and water.

E-waste must be disposed of at a dedicated collection point, or be collected as part of a dedicated collection service, with a large number of e-waste collection points available in Victoria and private contractors equipped with the resources to undertake E-waste collections. Council does not provide a residential kerbside pick-up service for E-waste, therefore E-waste must be taken by residents to the appropriate collection centre, as described below:

- Hobsons Bay City Council Operations Centre (Sugargum Drive, Altona) accepts small household e-waste items from residents within Hobsons Bay, with larger e-waste items able to be disposed during twice annual 'E-waste and Soft Plastic Drop-Off Days';
- Recycle Make Easy (RME) hubs are located within 13 libraries across Hobsons Bay, which allow disposal of small household e-waste items such as mobile phones, cameras, device batteries, and accessories;
- Moonee Valley Transfer Station (188 Holmes Road, Aberfeldie), Wyndham City Council Refuse Disposal Facility (470 West Road, Werribee), Brimbank Resource Recovery Centre (Stadium Drive, Keilor Park), Brooklyn Resource Recovery Centre (174 Old Geelong Road, Brooklyn), and Altona North Landfill (55 McArthurs Road, Altona North) accept e-waste for a fee;
- Via Council Hard Waste Collection;
- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (https://recyclingnearyou.com.au/electrical);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings Warehouse stores accept batteries.

Additional recycling locations are provided at www.recyclemate.com.au, or https://recyclingnearyou.com.au/.

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6.2.9 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.

Additionally, Hobsons Bay City Council residents can recycle soft plastics by taking them to the Hobsons Bay City Council Operations Centre (Sugar Gum Drive, Altona) during one of Council's E-waste and Soft Plastics Drop-Off Days.

Alternatively, for residents in Hobsons Bay, ReSmart offer a collection service of soft plastics, in addition to other items, which is available to individual residents and businesses. ReSmart are partnered with APR Plastics who convert soft plastics into oil, which is then further processed into a resin, enabling it to be turned back into food grade plastic packaging again.

More information can be found at https://resmart.co/

Furthermore, soft plastics recycling collections have also been reinstated as a trial in a number of Woolworths, Coles and Aldi stores, with an expansion of the trial expected.

No specific bin provision is required for soft plastic recycling, though it is recommended that residents are made aware of soft plastic recycling, and encouraged to participate in the alternative disposal options above.

6.2.10 Re-Useable Items

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

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7 WASTE GENERATION

7.1 Adopted Council Rates

The City of Hobsons Bay has identified that the Waste Management Guidelines prepared by the City of Melbourne should typically be used as the basis for the preparation of a Waste Management Plan, including the waste generation rates adopted by the City of Melbourne.

The City of Melbourne Guidelines identify the following rates for residential uses:

Table 2 City of Melbourne Rates – Residential

Dwelling Size	*Garbage*	*Recycling*	*Organics*	*Glass*
3-bedroom apartment or greater	90 L	108 L	30 L	12 L
2-bedroom apartment	75 L	90 L	25 L	10 L

7.2 Waste Generation

Based on the above, the following weekly waste generation is expected.

Table 3 Expected Waste Generation

Stream	*Component*	*Number of Dwelling*	*Rate*	*Total Waste/Week*
Garbage	2 Bedroom	4	75 litres / dwelling / week	300 litres
	3+ Bedroom	2	90 litres / dwelling / week	180 litres
	Total			**480 litres**
Organics	2 Bedroom	4	25 litres / dwelling / week	100 litres
	3+ Bedroom	2	35 litres / dwelling / week	70 litres
	Total			**170 litres**
Recycling	2 Bedroom	4	90 litres / dwelling / week	360 litres
	3+ Bedroom	2	108 litres / dwelling / week	216 litres
	Total			**576 litres**
Glass	2 Bedroom	4	10 litres / dwelling / week	40 litres
	3+ Bedroom	2	12 litres / dwelling / week	24 litres
	Total			**64 litres**

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8 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

8.1 Bin Provision and Specifications

8.1.1 In-Dwelling

Separate small waste bins will be provided in-dwelling for each of the four waste streams (organics, recycling, glass and garbage), with the approximate bin capacity as follows:

- A small food waste kitchen caddy: 7 – 10 litres;
- A small garbage bin: 10+ litres;
- A larger recycling bin: 15+ litres; and
- A small glass recycling bin: 10+ litres.

Appropriate bin storage locations shall be provided within the kitchen for each dwelling as required.

8.1.2 Bulk Waste Bins

It is proposed to utilise Council's municipal waste collection for all waste services for the proposed development, with shared bins provided for use by the residents.

Consequently, the following bins will be required for the proposed development, based on the standard bin sizes and collection frequency provided by Council.

Table 4 Bin Provision

Stream	*Total Waste/Week*	*Bin Size*	*Collection Frequency*	*Bins Required*
Garbage	480 litres	240 litres	Weekly	2 bins
Organics	170 litres	240 litres	Fortnightly (alt)	2 bins
Recycling	576 litres	240 litres	Fortnightly (alt)	5 bins
Glass	64 litres	120 litres	Monthly	3 bins
Total				**12 bins**

Typical bin specifications for each bin size are provided in Table 5 below.

Table 5 Bin Specifications

Stream	*Capacity*	*Width*	*Depth*	*Height*	*Area*	*Colour*
Garbage	240 litres	0.60 m	0.75 m	1.10 m	0.45 m²	Red lid with dark green body
Organics	240 litres	0.60 m	0.75 m	1.10 m	0.45 m²	Yellow lid with dark green body
Recycling	240 litres	0.60 m	0.75 m	1.10 m	0.45 m²	Light green lid with dark green body
Glass	120 litres	0.50 m	0.55 m	0.95 m	0.28 m²	Purple lid with dark green body

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8.2 Bin Storage

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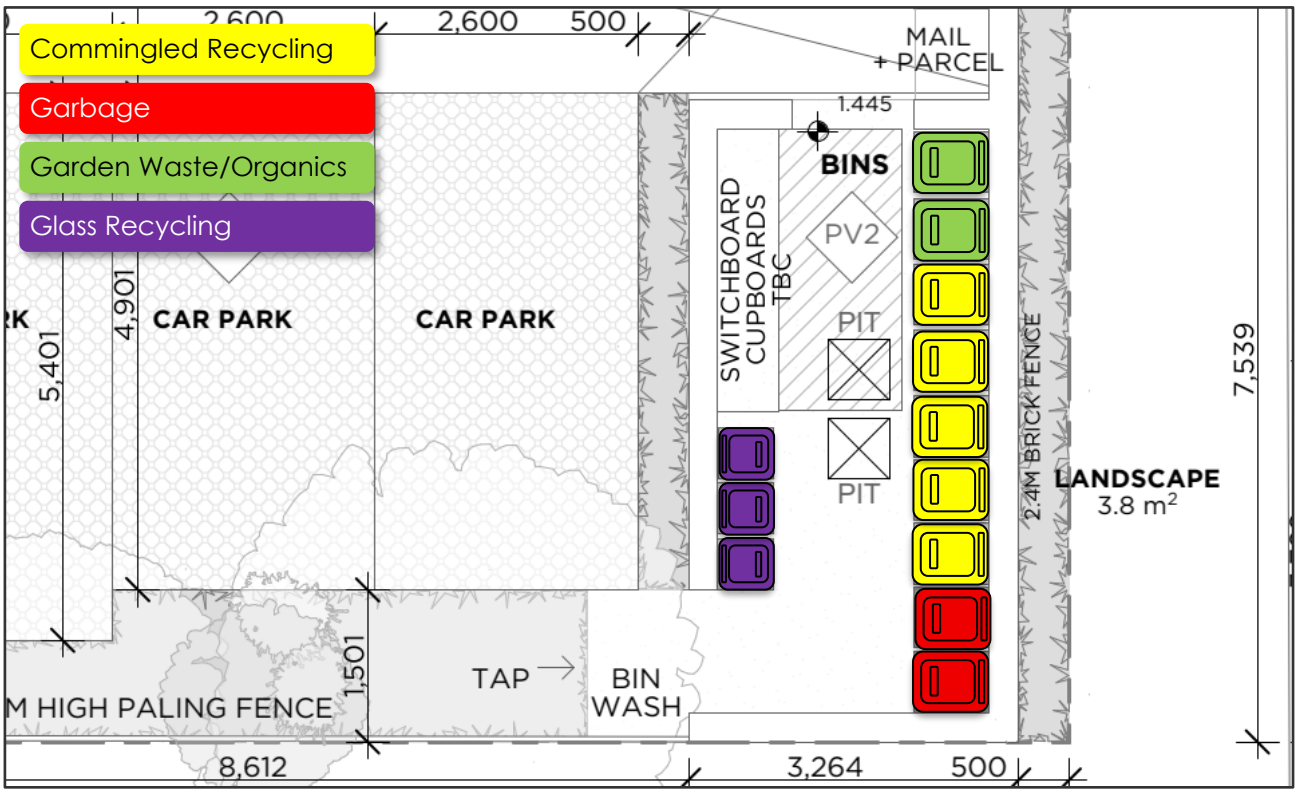
As indicated in Figure 3, it is proposed to provide a dedicated bin storage room along the frontage to Sargood Street, with an area of approximately 17.5 m².

The bin storage area is located appropriately for access by residents, and is set up to prevent access by the public. The bin storage area should be vermin proof, and have appropriate ventilation, lighting and drainage, and shall be cleaned regularly by the operator or waste collection contractor to minimise odour.

The layout of the bin storage area is shown in Figure 4, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 4. Some additional area is also provided within the bin storage room to allow for the temporary storage of hard waste, under the control of the operator, prior to collection.

Figure 4 Bin Storage Room Layout



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

8.3 Bin Usage

Residents will bag and dispose of garbage in the provided bins, located in the bin storage room.

Residents will transport and dispose of recyclables and glass (non-bagged) in the appropriate provided bins, located in the bin storage room. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

Food and organic waste is to be taken by residents and placed in the provided FOGO bins. Use of Council provided paper bin liners when disposing of FOGO is recommended to reduce mess and odours. However, Council does not accept use of any other compostable or biodegradable bin liners.

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8.4 Bin Collection

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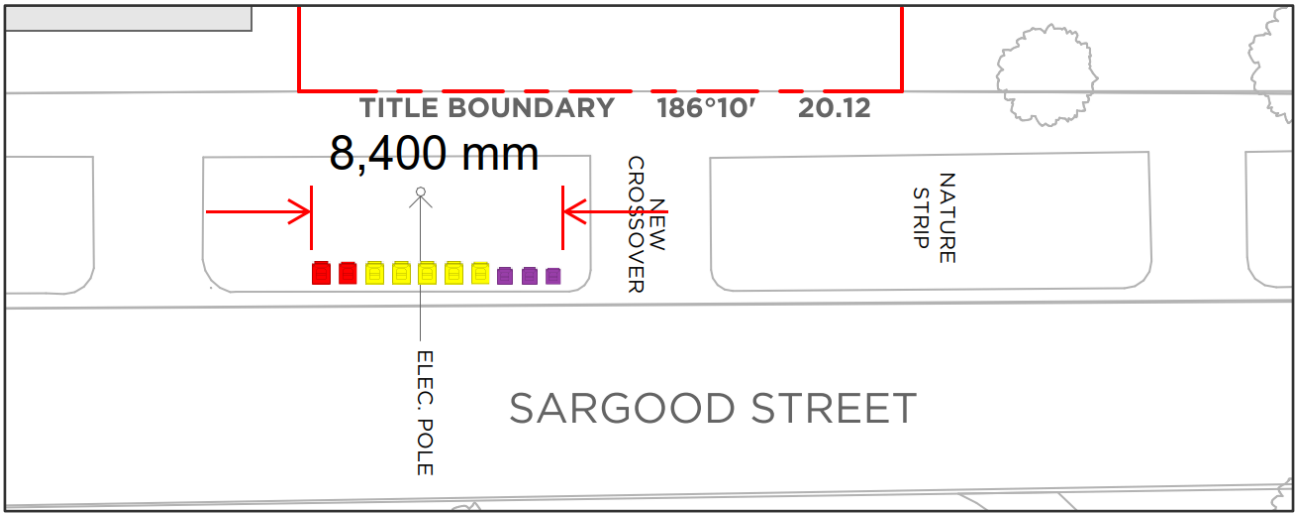
To allow for collection, bins will be transported to the Sargood Street frontage and positioned kerbside for collection by Council. Allowing for approximately 300 mm between bins, a maximum kerbside length of 8.4 m will be required for bin collection, coinciding with the fortnightly recycling and monthly glass collection.

The site has an approximately 16 m frontage to Sargood Street (excluding the proposed crossover) therefore, is sufficient to accommodate the required bins for collection, as shown below.

Figure 5 Placement for Council Collection



8.5 Bin Cleaning

The operator shall ensure that the shared residential 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 residents.

A bin cleaning area is provided for the bin storage area, with a water tap and a drain connected to sewer. Where cleaning is to be undertaken on-site, it should only occur in a designated bin cleaning area.

8.6 Signage

The bins will be colour coded to Council's standard bins, and typically include signage on the bin lid to reinforce the appropriate materials to be deposited in each bin. Additional signage can also be provided on the walls behind the bins, with example signage shown in Figure 6 below.

Figure 6 Example Waste Signage



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9 MANAGEMENT

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9.1 General

In relation to the proposed development, recycling is of key importance, and in this regard, the operator 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;
  - Recover, treat or contain waste preferentially to; and
  - Its disposal in landfill (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 and use of FOGO bin 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.

9.2 Resident Information

To ensure all residents are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all residents, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- A copy of Hobson Bay Council's waste Fact Sheet (https://www.hobsonsbay.vic.gov.au/files/assets/public/documents/services/waste/envir03626-recycling-2.0-four-bin-factsheet-web-1.pdf)
- Information regarding bin collection days and requirements;
- Resident responsibilities with regard to bin usage, storage, and collection; and
- Resident responsibilities with regard to litter and waste removal from the common property.

9.3 Common Property Litter and Waste Removal

The proposed development includes common areas, including the pedestrian access paths, car parking and the bin storage area.

The operator shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

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

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9.4 Waste Management Plan Implementation

The implementation, coordination and funding of the Waste Management Plan is the responsibility of the operator, and should be a dynamic document, reflecting changes in on-site and off-site conditions, e.g., varying bin requirements, or changing waste collection methodology. As such, the plan should be regularly revisited and amended to provide the most accurate and relevant information to achieve the desired objectives of effectively managing the storage and disposal of waste generated on-site.

Should any significant operational changes occur on-site, a new or amended Waste Management Plan prepared by a suitable qualified and experienced person or firm may be required, detailing changes to the storage and disposal of the general, recyclable and e-wastes, responsibility in management and maintenance of the bins, location and area of bin rooms, etc.

10 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The operator shall ensure compliance with all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials.

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11 CONTACT INFORMATION

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11.1 Council

Hobsons Bay City Council

Phone: (03) 9932 1000 (Customer Service)

Web: www.hobsonsbay.vic.gov.au/Home

Email: customerservice@hobsonsbay.vic.gov.au

11.2 Cleaning Contractors

The Bin Butlers

Services: Bin Cleaning

Phone: 1300 788 123

Email: admin@thebinbutlers.com.au

Melbourne Bin Cleaning

Services: Bin Cleaning

Phone: 1300 635 246

Web: https://www.melbournebincleaning.com.au/

Email: info@melbournebincleaning.com.au

11.3 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

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

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

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PLAN

onemilegrid

Appendix A Bin Storage Area Scaled Plans

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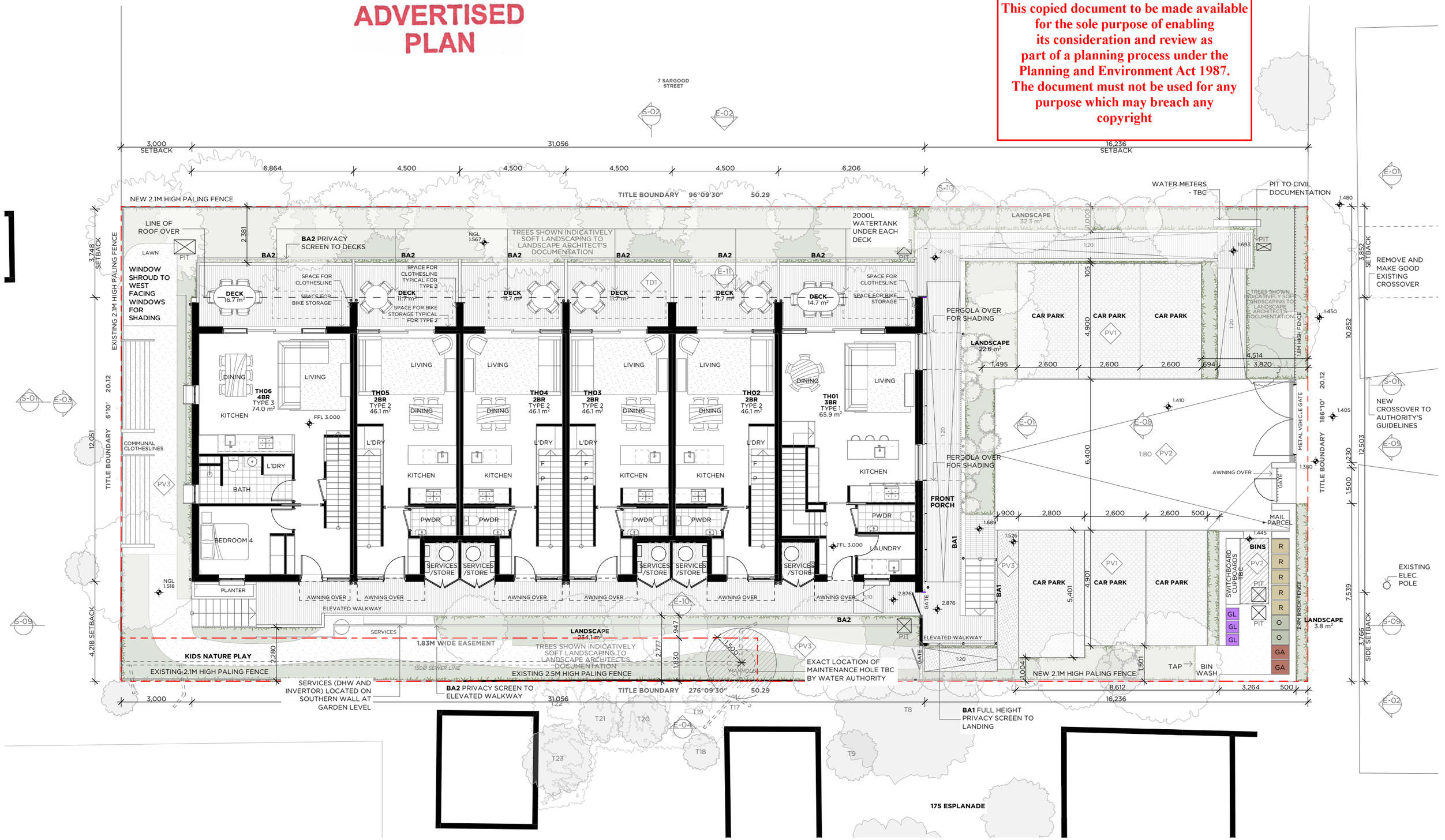

1 Ground Floor Plan
1:150

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

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REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026

TOWN PLANNING
WORK IN PROGRESS

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
01	2524	7/8/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Ground Floor Plan

DRAWING
TP05

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*