

# **139-149 Boundary Road, North Melbourne**

## Loading Management Plan



190608LMP001B-F.docx

19 September 2023

# onemilegrid

ABN: 79 168 115 679

(03) 9939 8250  
Wurundjeri Woiworung Country  
56 Down Street  
**COLLINGWOOD, VIC 3066**  
[www.onemilegrid.com.au](http://www.onemilegrid.com.au)

## DOCUMENT INFORMATION

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## APPENDICES

### APPENDIX A SWEEP PATH DIAGRAMS

# 1 INTRODUCTION

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**onemilegrid** has been requested by Fusion Project Management to undertake a Loading Management Plan for the mixed-use development at 139-149 Boundary Road, North Melbourne, in accordance with Condition 47 of Planning Permit No. PA1900753-1, issued by Melbourne City Council.

The permit condition states:

*Prior to the commencement of the development, excluding bulk excavation and site remediation, a Loading Management Plan must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. The Loading Management Plan must include, but not be limited to:*

- (a) The loading and unloading and delivery needs of the various uses within the development to be accommodated.*
- (b) The loading and unloading of vehicles and the delivery of goods to and from the site must at all times take place within the boundaries of the site.*
- (c) How the access and egress of loading vehicles is to be managed so that any conflicts are minimised and vehicles do not queue on-street.*
- (d) Vehicles are able to both ingress/egress the land in a forward direction.*
- (e) The loading facilities are designed generally in accordance with the relevant Australian Standard.*
- (f) A dock manager responsible for controlling the operation of the loading bay and unloading.*

## 2 DEVELOPMENT PROPOSAL

### 2.1 General

It is proposed to develop the subject site for the purposes of a mixed-use development, comprising apartments, townhouses, communal amenities and two retail tenancies at the Boundary Road frontage.

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

**Table 1 Proposed Development**

<i>Use</i>	<i>Component</i>	<i>No./Area</i>
Dwellings	1-Bedroom Apartment	102
	2-Bedroom Apartment	169
	3-Bedroom Townhouse	5
	<b>Total</b>	<b>276</b>
Shop	Retail Tenancy 1	68m <sup>2</sup>
	Retail Tenancy 2	67m <sup>2</sup>
	<b>Total</b>	<b>135m<sup>2</sup></b>
Café	Café Tenancy 1	99m <sup>2</sup>
	<b>Total</b>	<b>99m<sup>2</sup></b>

### 2.2 Vehicle Access

Vehicular access to the site is proposed via a crossover and two-way accessway to the Alfred Street frontage at the south-west boundary of the site, linking to a basement car park and waste collection / loading area.

### 2.3 Loading

It is proposed to provide a loading area on basement 01 level of the development accessed from Alfred Street. Loading vehicles will enter the accessway in a forward direction and reverse into the loading bay. Loading vehicles will then exit the site in a forward direction.

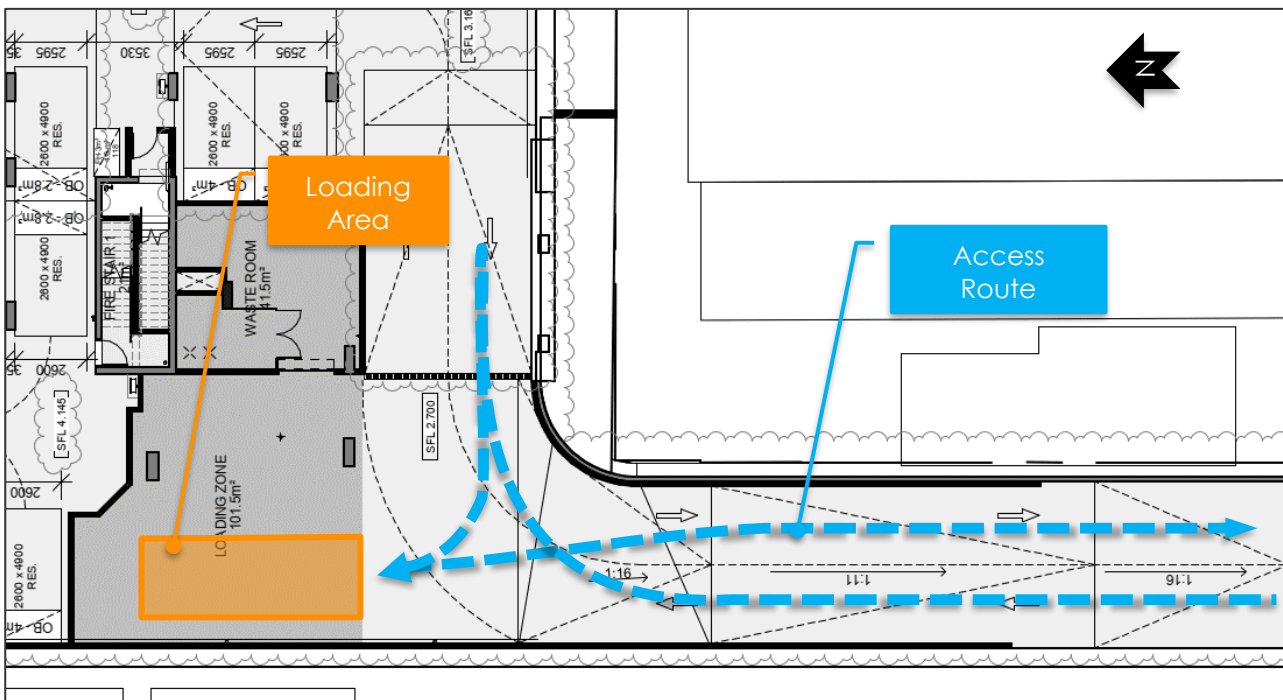
All loading will be undertaken on-site, with no loading to take place using any on-street Loading Zones.

The loading bay will facilitate vehicles up to a 6.4 m rear-lift waste collection vehicle (mini-loader) with a maximum operating height of 2.5m, permitting waste collection and, loading and unloading of retail goods and resident moving with vans or utility vehicles.

onemilegrid has prepared swept path diagrams, attached in Appendix A, demonstrating a 6.4 m rear-lift waste collection vehicle (mini-loader) entering and exiting the site in a forward direction.

The location of the loading dock is shown in Figure 1.

**Figure 1 Loading Access Arrangements**



## 2.4 Building Manager

A building manager will be employed by the operator for the development to ensure that all general maintenance, waste and loading occur in a suitable manner and to minimise any disruption to tenants and the surrounding area.

Importantly the manager will be required to manage all loading activities which will be required to be scheduled by tenants.

## 3 LOADING MANAGEMENT

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### 3.1 Management

Operations will be coordinated by the building manager under control and management of the Owners Corporation.

The building manager will be responsible for scheduling, coordination and communication of loading operations associated with deliveries, resident move in/out and waste collection.

Key responsibilities of the building manager will include:

- Communication of schedules, location of the on-site loading area and safety precautions to delivery drivers, contractors and internal stakeholders;
- Coordination and scheduling of loading dock activities to monitor the number of loading vehicles accessing the site and maintain its safe and efficient operation;
- Maintenance and management of the loading dock area, to ensure that bin locations and storage within and adjacent to the loading dock do not impact the operation of the loading dock; and
- Policy & process development, implementation and management defining standards and practices for loading area use by all stakeholders.

### 3.2 Access

Loading vehicles up to a 6.4 m rear-lift waste collection vehicle (mini-loader) will access the site from Alfred Street. Loading vehicles will enter the site in a forward direction and reverse into the loading bay. Loading vehicles will then exit the site in a forward direction at the completion of all loading activity.

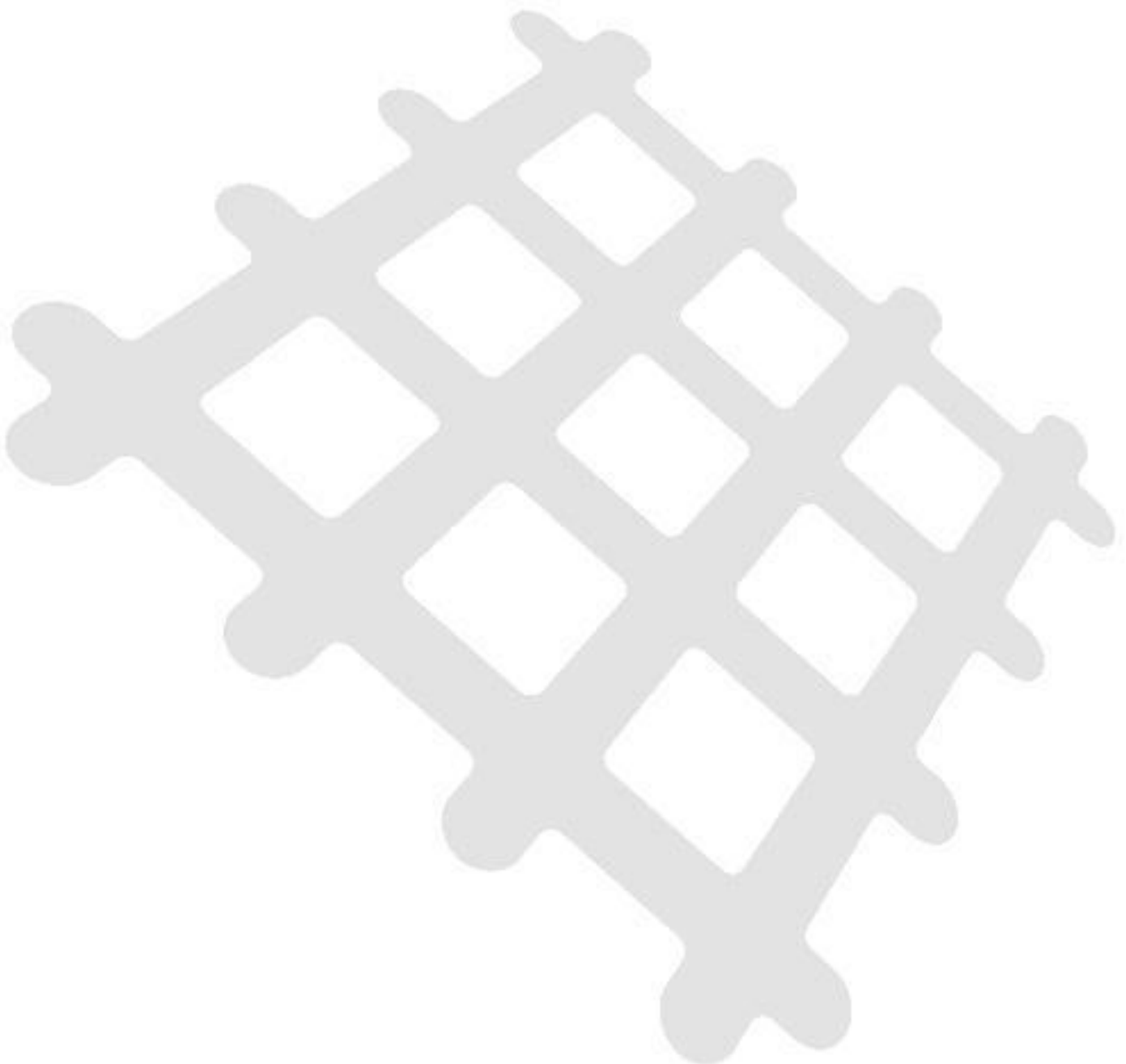
**onemilegrid** has prepared swept path diagrams, attached in Appendix A, demonstrating a 6.4 m rear-lift waste collection vehicle (mini-loader) entering and exiting the site in a forward direction.

### 3.3 Loading Operations

The loading area has been designed to accommodate a maximum of one vehicle up to the size of a 6.4 m rear-lift waste collection vehicle (mini-loader) or two vans/utility vehicles at a time. It is anticipated that waste collection will occur regularly with a mini-loader and the loading area is therefore appropriately sized.

To minimise vehicle conflicts and queuing within the site, on-site loading will not occur during peak periods from 7:30-9:00am and 4:00-5:30pm on weekdays.

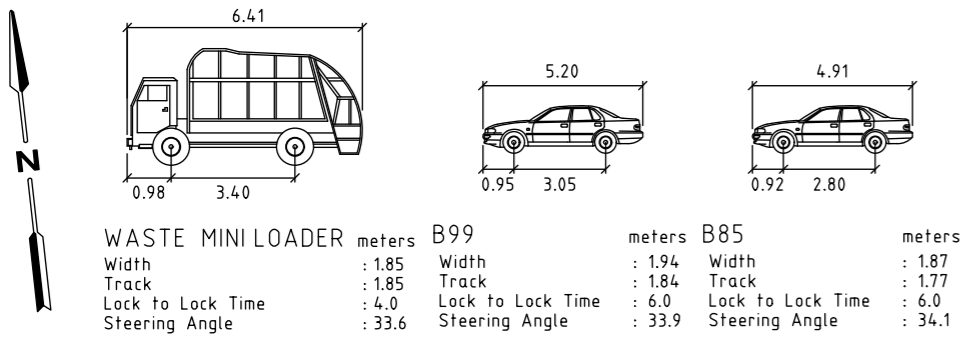
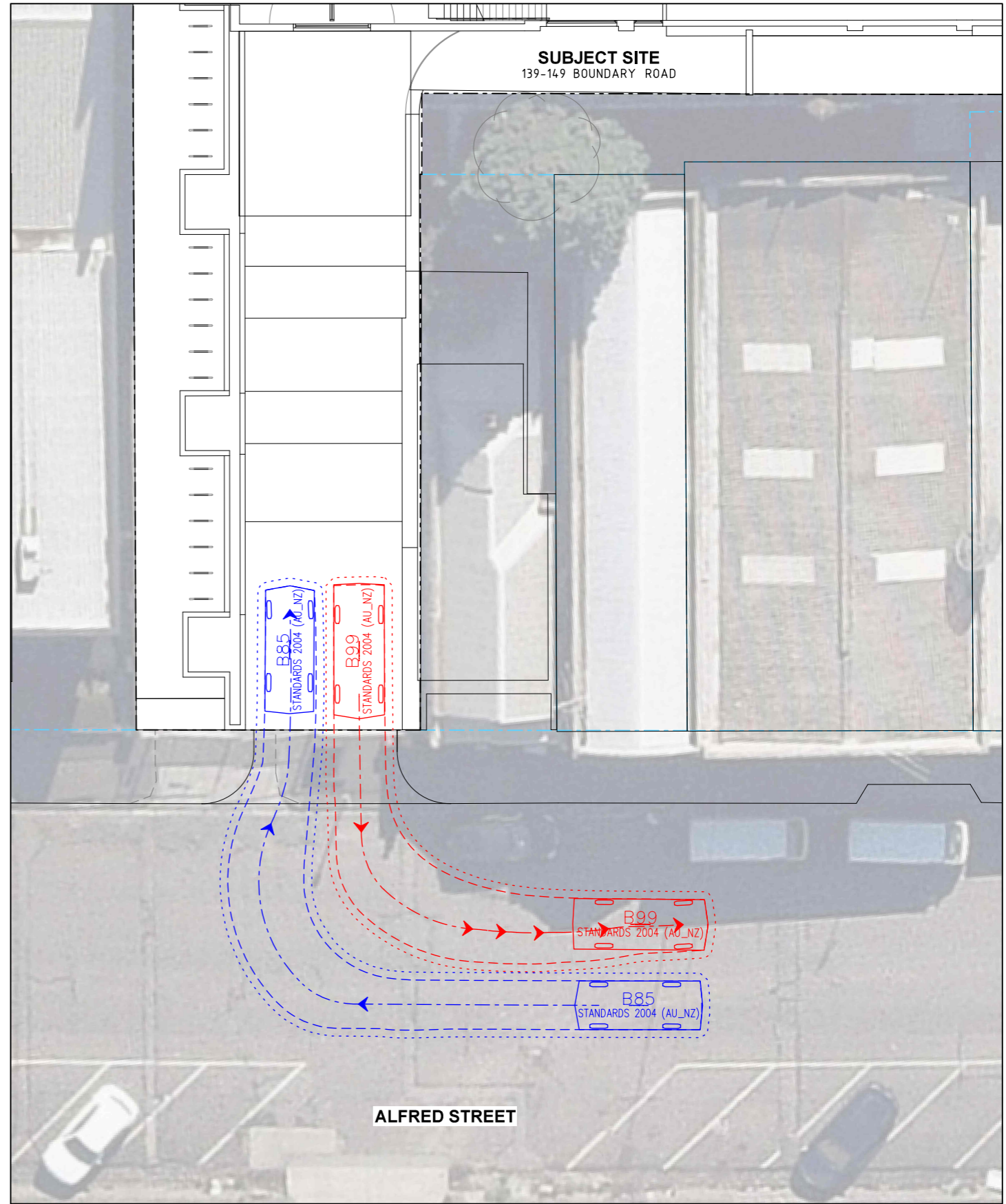
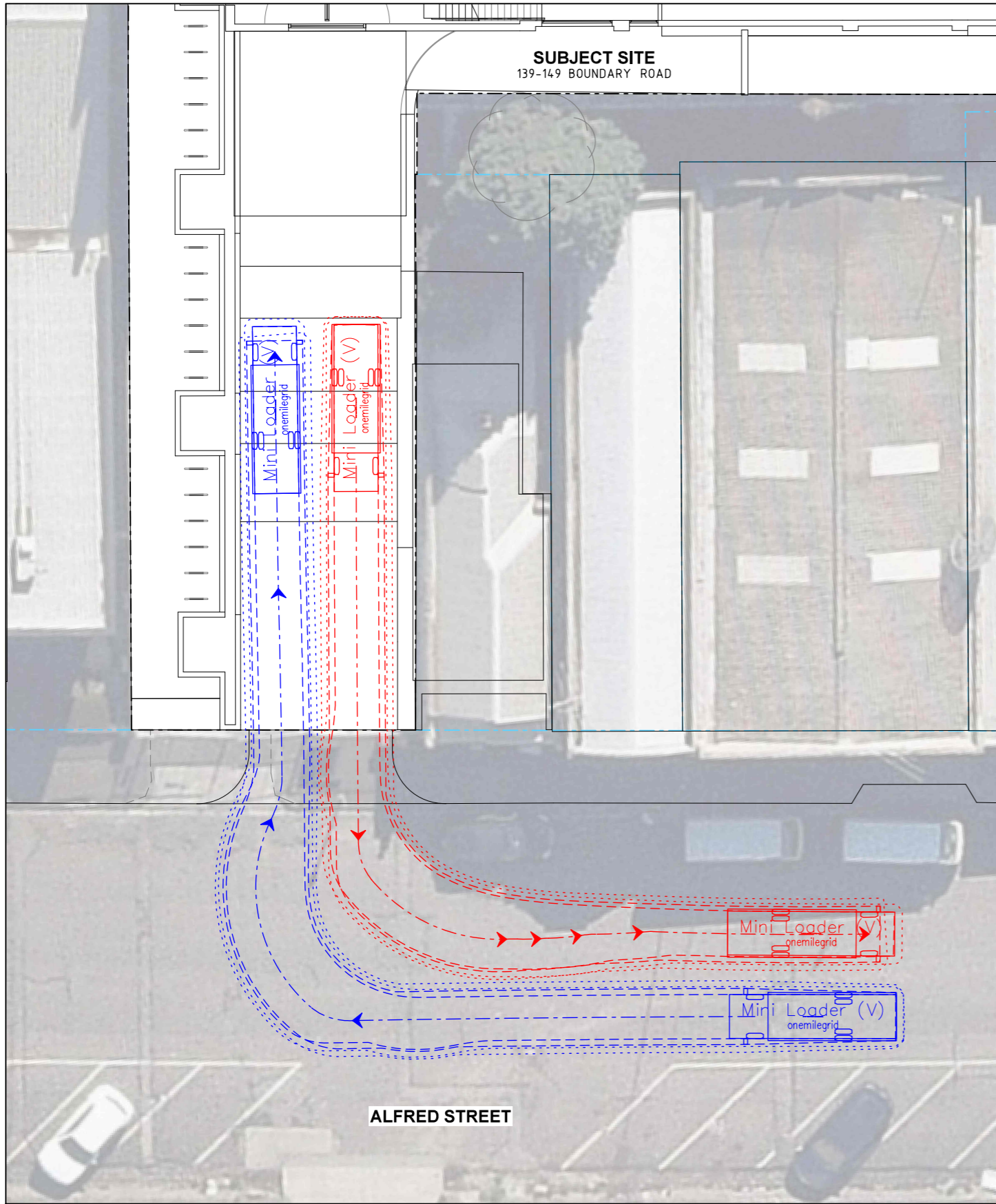
# ***Appendix A Swept Path Diagrams***





CAD File: N:\Projects\2019\190608\Drawings\190608SPA100.dgn

Date Plotted: 09-05-2023 14:52:59



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

Wurundjeri Woiwurog 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

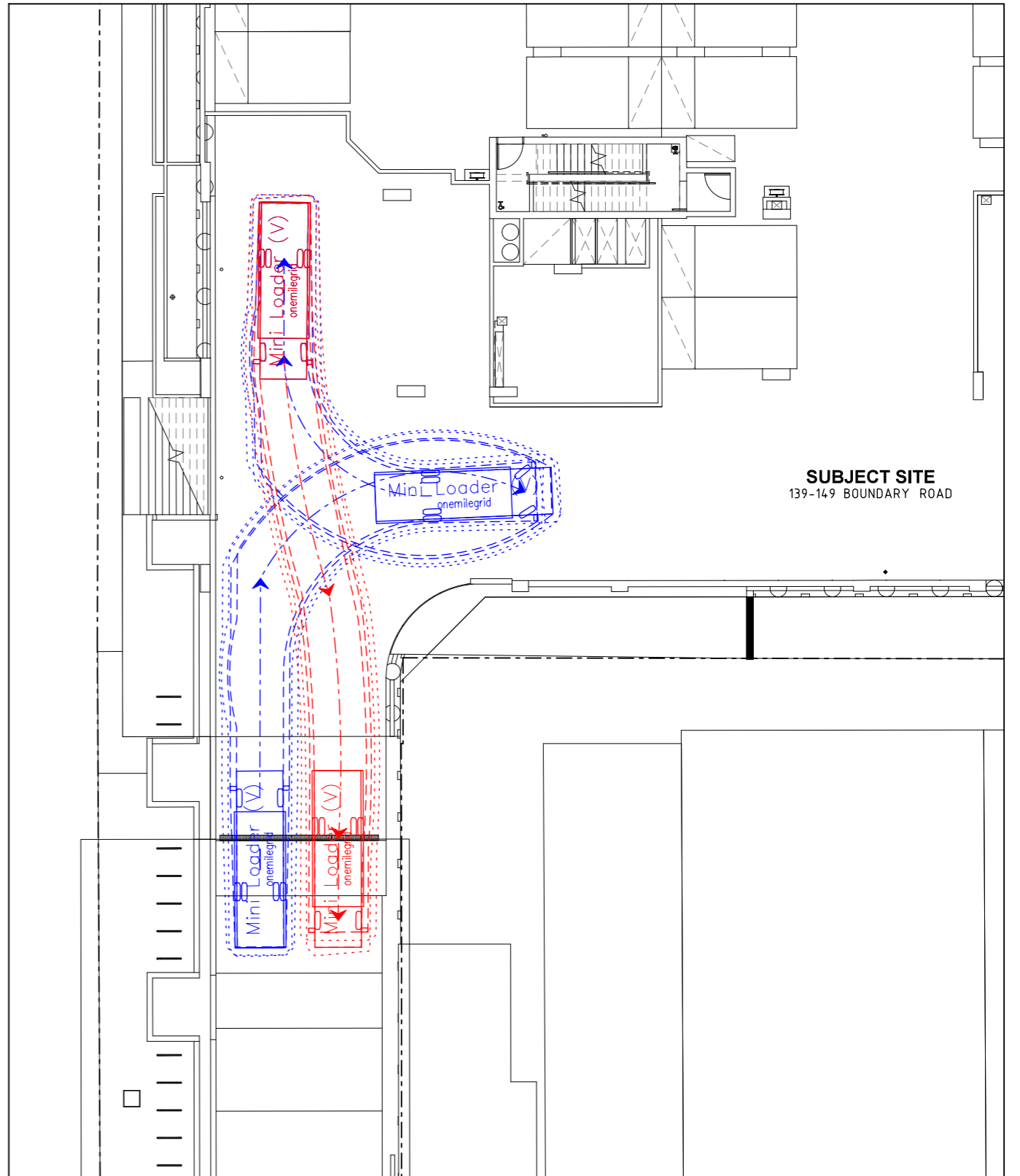
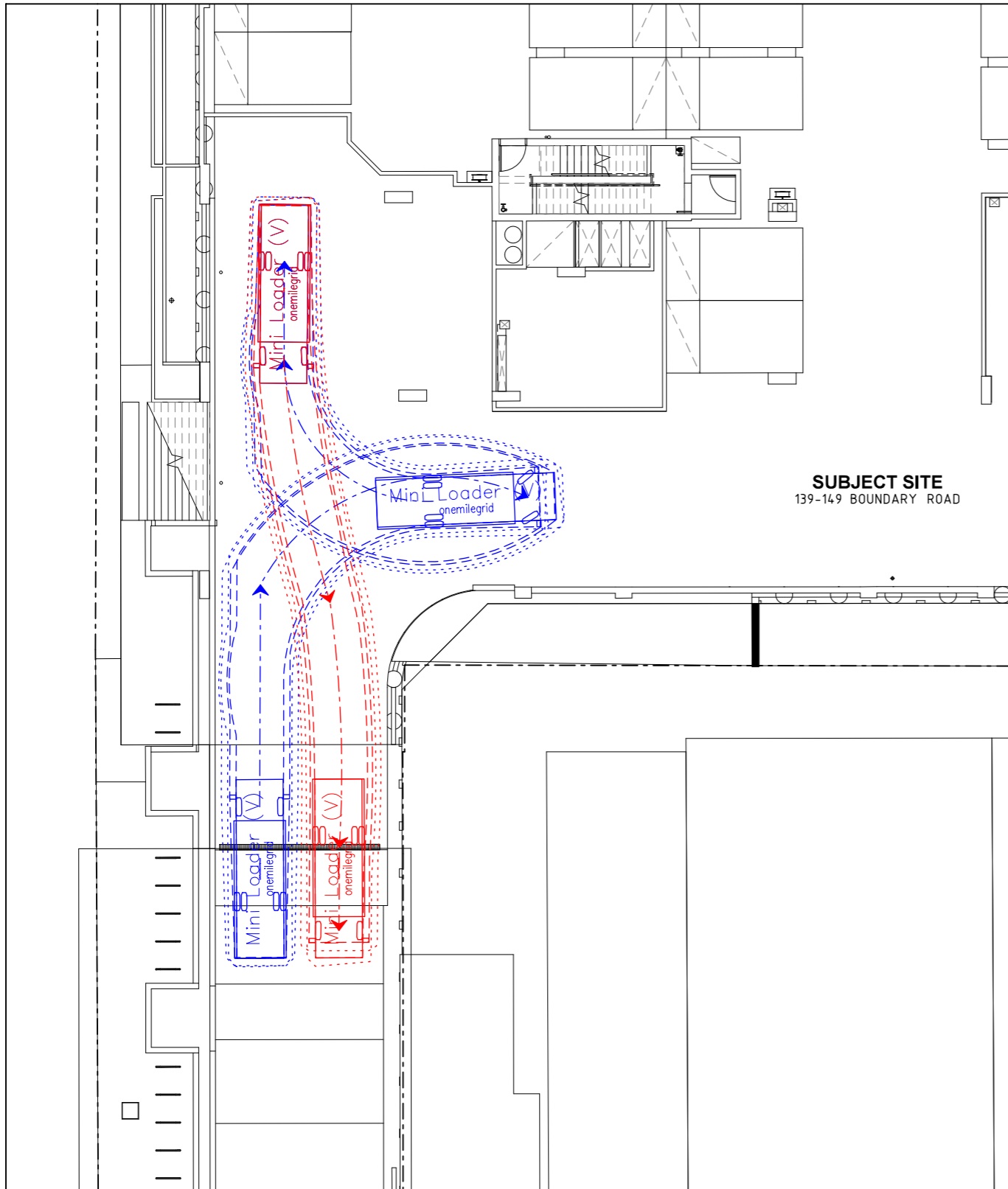
Drawing Title 139-149 BOUNDARY RD, NORTH MELBOURNE GROUND LEVEL - VEHICLE SITE ACCESS SWEPT PATH ANALYSIS		
Designed RG	Approved JD	Metway Ref 43 B11
Project Number 190608	Drawing Number SPA100	Revision F

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CAD File: N:\Projects\2019\190608\Drawings\190608SPA101.dgn

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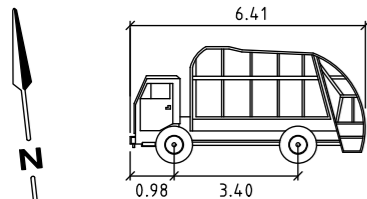


### ENTRY MANOEUVRES

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

### EXIT MANOEUVRES

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



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

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Scale: 1:200 @ A3

Drawing Title  
 139-149 BOUNDARY RD, NORTH MELBOURNE  
 WASTE VEHICLE BASEMENT ACCESS  
 SWEEP PATH ANALYSIS

Designed RG	Approved JD	Metway Ref 43 B11
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Project Number 190608	Drawing Number SPA101	Revision F
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