

Waste Management Plan

38-50 MacArthur
Street, Sale

Client

Issued
2/10/2025

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Sale CBD

DATE: 21/01/2026

SIGNED: Barry Hearsey

OFFICER TITLE: Manager Planning and Building

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Client: [REDACTED]

Issued: 2/10/2025

Version: 1.1

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Project Manager: [REDACTED]

Project Number: 2402360

Surveying
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Revision Table

REV	DESCRIPTION	DATE	REVIEWED /CHECKED	AUTHORISED / APPROVED
1.0	Development Plan submission	22/08/2025	[REDACTED]	
1.1	Response to Development Plan application – Initial feedback	02/10/2025		

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1. INTRODUCTION

Beveridge Williams has been engaged by [REDACTED] to prepare a Waste Management Plan (WMP) for the proposed development at 38-50 MacArthur Street, Sale. The proposed development, which has a total site area of 8,235m², is anticipated to consist of the following uses:

- Supermarket - total area of 3,746m²
- 5 retail tenancies (2,126m²)
 - Retail 1 (1,194 m²), Retail 3 (230 m²), Retail 4 (216 m²), Retail 5 (160 m²), and Retail 7 (93 m²)
 - Basic retail stores
 - Total area of 1,893m²
 - Retail 2 (total area of 233m²)
 - Assumed to be a Food & Beverage (F&B) tenancy – a restaurant/café.
- Commercial (total area of 2,706m² including 83m² of lobby)
 - Assumed to be Office.

The preparation of the WMP has taken into consideration Sustainability Victoria's Waste Management and Recycling in Multi-unit Developments Better Practice Guide and relevant guidance from Wellington Shire Council.

The initial WMP was submitted to Wellington Shire Council on 22nd August 2025 as part of the Development Plan application. Subsequent to this, Beveridge Williams received Initial Comments and Feedback from Wellington Shire Council dated 15th September 2025.

This WMP has been updated to include additional information regarding New Railway Road operation including waste collection arrangement and food/organics waste volume generation.

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2. EXISTING CONDITIONS

Figure 1 shows the location of the project site in the context of the Sale township. It is bordered by MacArthur Street (north), Desailly Street (east), New Railway Road (south), and Pearson Street (west). Residential dwellings are located to the north and northwest of the project site whilst commercial developments are located to the northeast, east, south and west of the project site. The existing use of the subject site is a Bunnings hardware store. The Gippsland Shopping Centre is to the south of the site.



Figure 1: Project Site Locality Map (Source: VicPlan)

3. THE PROPOSAL

3.1. Overview

The proposed development will consist of a two-storey building that will accommodate a supermarket, a restaurant and four basic retail tenancies on the ground floor, and a commercial (office) space on the first floor. A basement level is provided for car parking, commercial deliveries, and service access.

A factor of 95% has been adopted to convert the total area to the Gross Floor Area (GFA).

The RMS Guide to Traffic Generating Developments specifies that generally, depending upon the development, 75% of the gross floor area may be deemed as gross leasable floor area. For the purposes of these calculations, the following conversion factors have been adopted:

The above conversion factors are consistent with the Traffic Impact Assessment report.

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Table 1 Proposed Development Land Use

LAND USE	NUMBER OF TENANCIES	DATE: 21/01/2026 SIGNED: Barry Hearsey OFFICER TITLE: Manager Planning and Building	
		TOTAL AREA	RELEVANT AREA
Supermarket	1 tenancy	3,750 m ²	2,669 m ² (GLFA)
Office – Commercial	1 tenancy	2,706 m ²	2,571 m ² (GFA)
Retail	4 standard retail tenancies	1,893 m ²	1,349 m ² (GLFA)
Restaurant	1 tenancy	233 m ²	221 m ² (GFA)

The following summarises the waste collection access arrangements to the Project Site:

- Pearson Street – Supermarket waste management access.
- New Railway Road – Retail and commercial waste management access.
- Desailly Street – Basement carpark access and commercial waste management access.

3.2. Waste Collection

For the proposed development it is anticipated private waste contractors would be used to collect the waste from the Project site. Figure 2 and Figure 3 show the proposed storage and collection areas and the expected waste vehicle routes.

Figure 2 shows that the supermarket would have their own waste storage and collection area on the west side of the development. The supermarket has proposed to use a compactor unit for cardboard and bin storage for general waste and other recycling streams. It is anticipated that there will be space for a food waste bin. The layout details of the compactor unit and storage areas will be determined by the supermarket. The proposed supermarket loading dock layout is appropriate to cater for the proposed waste collection vehicles.

Figure 2 shows the Retail tenants will have a shared bin storage area on the south side of the development that is expected to store general waste, food waste and recycling. The waste collection contractor will be responsible for transferring the collection bins between the retail waste room and collection vehicle and returning the waste bins immediately after collection is complete to ensure that bins are not stored outside of the property boundary on New Railway Road at any time.

Assuming separate collection, a maximum of 4 (1100L) bins will need to be picked up from the retail waste room adjacent to New Railway Road. Waste collection vehicles will be required to stage in New Railway Road outside the waste room, temporarily restricting vehicle access for a limited period (generally less than 2 minutes). Waste vehicle collection times should be scheduled to occur outside of peak hours to further minimise any disruptions. It is noted that loading movements associated with the Target loading bay on the south side of New Railway Road would already restrict vehicle access for a similar length of time.

It is noted that Council requested to have New Railway Road signed to restrict access by public vehicles. This would require owners' consent and enforcement of this type of restriction can be difficult. Potential signage restrictions and their implementation would be reviewed if significant issues occur post-opening.

Figure 3 shows the Office bin storage is proposed to be in the basement. The cleaning staff would collect the waste from the Office and transport via the commercial lift to the basement. On collection day the bins from the commercial basement storage area will be transported via a use of electric Tug or the like to the ground level waste storage location for collection.

Figure 2. Ground Floor - Proposed Bin Storage and Collection Areas

Figure 3. Basement Level - Proposed Storage Area and Waste Transfer Route

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4. WASTE GENERATION

4.1. Waste Generation Rates

The waste generation rates have been taken from the Sustainability Victoria's Waste Management and Recycling in Multi-unit Developments Better Practice Guide. The relevant premises and their waste generation rates are outlined in Table 2.

Table 2. Waste Generation Rates

TYPE OF PREMISES	GENERAL WASTE	RECYCLING
Supermarket	660L/100m ² floor area/day	240L/100m ² floor area/day
Shops (non-food)	50L/100m ² floor area/day	50L/100m ² floor area/day
Restaurant	660L/100m ² floor area/day	200L/100m ² floor area/day
Office	10L/100m ² floor area/day	10L/100m ² floor area/day

4.2. Estimated Waste Generation

The estimated waste generation from the supermarket, retail, and office spaces is summarised in Table 3 below. The following assumptions were taken into consideration:

- The supermarket and retail spaces (Shops (non-food) and restaurant) are expected to operate 7 days a week.
- The office is expected to operate for 5 days a week.
- For organics and glass generation, the following rates have been adopted:
 - Retail and Office:
 - 10% of general waste is organic.
 - 10% of recycling is glass.
 - Supermarket and Restaurant:
 - 35% of general waste is organic.
 - 10% of recycling is glass.

Table 3 Estimated waste generation summary

LAND USE	WASTE STREAM	FLOOR AREA	WASTE PER WEEK (L)
Supermarket	General waste	2,669 m ²	80151
	Organics		43158
	Recycling		40356
	Glass		4484
Retail	General waste	1,349 m ²	4249
	Organics		472
	Recycling		4249
	Glass		472
Café/Restaurant	General waste	221 m ²	6647
	Organics		3579
	Recycling		2789
	Glass		310
Office	General waste	2571 m ²	1157

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LAND USE	WASTE STREAM	FLOOR AREA	WASTE PER WEEK (L)
	Organics		129
	Recycling		
	Glass		

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The food/organics waste stream has been separated out from the general rubbish stream as per Councils comments. The food waste will be collected from and stored in the same areas as the other waste streams.

An example of a local/regional food and organics processing facility is Gippsland Regional Organics, which processes, among other waste sources, commercial food waste. A waste contractor would be required to transport food waste from the project site to the selected food and organics processing facility.

To make food waste composting more viable, co-ordination of food waste collection for the project site uses (supermarket, retail, restaurant, and office) as well as other nearby uses should be explored once further details about the tenants are known. Separation of food waste from the general rubbish stream is subject to viability.

It is understood that Wellington Shire Council, along with other Councils, commissioned Pinegro in Morwell to construct and run a FOGO processing plant. It is not clear whether this facility is intended to handle commercial food waste. The Operators will be responsible for co-ordinating the necessary WMP revisions to capture any changes in organics processing and statutory / regulatory requirements.

4.3. E-Waste

E-waste is not permitted in Victoria's landfills and the building manager and/or tenant must take the e-waste to the appropriate collection site. E-waste may be recycled at any Wellington Shire Council Transfer Station.

4.4. Hard Waste

Hard waste collection will be undertaken by the private contractor and would be managed and organised by Building Management. Hard waste is to be stored on site and collected from the appropriate loading area.

5. BIN REQUIREMENTS

5.1. Bin Provision

A private waste contractor would be engaged to collect the waste streams from the Project site. Table 4 to Table 6 outline the size and number of bins required for each land use and respective storage area. Currently the Wellington Shire only has facilities for general waste and commingled recycling. A private facility, such as Gippsland Regional Organics, would be required to handle the food waste. The bin provision is for general waste, commingled recycling and food waste (subject to feasibility).

The supermarket is proposed to have a compactor in the loading area to store and compact cardboard onsite and be arranged with a private contractor for frequency of collection. It has been assumed that cardboard accounts for 75% of the recycling.

The bin lids would be colour coded to manage the different waste streams and to be handled by the private waste contractor.

Table 4: Retail and Restaurant Bin Requirements

LAND USE	WASTE STREAM	WASTE PER WEEK	BIN SIZE (L)	COLLECTION FREQUENCY	NO. BINS REQUIRED
Retail and Café/Restaurant	General waste	10896	1100	3x weekly	4

	Recycling	7820	1100	3x weekly	3
	Food waste	4051	1100	3x weekly	2

Table 5: Office Bin Requirements

LAND USE	WASTE STREAM	WASTE PER WEEK	BIN SIZE (L)	COLLECTION FREQUENCY	NO. BINS REQUIRED
Office	General waste	1157	240	3x weekly	2
	Recycling	1285	240	3x weekly	2
	Food waste	129	240	3x weekly	1

Table 6: Supermarket Bin Requirements

LAND USE	WASTE STREAM	WASTE PER WEEK	BIN SIZE (L)	COLLECTION FREQUENCY	NO. BINS REQUIRED
Supermarket	General waste	80151	4500	Daily	3
	Recycling	11210	3000	Daily	1
	Cardboard	31,000 (33630)*	Compactor	As needed	1
	Organics	43158	3,000 (4500)**	Daily	2

*Based on information provided by the supermarket operator, 31m³ of compacted cardboard will be generated

**Based on information provided by the supermarket operator, 2x 3,000L organic bins will be required.

5.2. Bin Specifications

Table below provides the approximate dimensions of the bins discussed above.

Table 7: Bin Dimensions and Specifications

CAPACITY	WIDTH	DEPTH	HEIGHT
240 L	0.585 m	0.73 m	1.06 m
1100 L	1.24 m	1.07 m	1.33 m
3000 L	2.07 m	1.4 m	1.95 m
4500 L	2.07 m	1.7 m	1.85 m

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5.3. Bin Storage

Figure 4 shows the dedicated waste room on the ground floor for the retail and restaurants would have sufficient space to accommodate the required number of bins, as outlined in Table 4. It also maintains ample space for access to the room and to manoeuvre the bins. Similarly, in Figure 5 there is sufficient space for the bins as outlined in Table 5 as well as space for a bin mover (e.g. an electric tug).

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The supermarket bin storage layout will be arranged by the supermarket operator.

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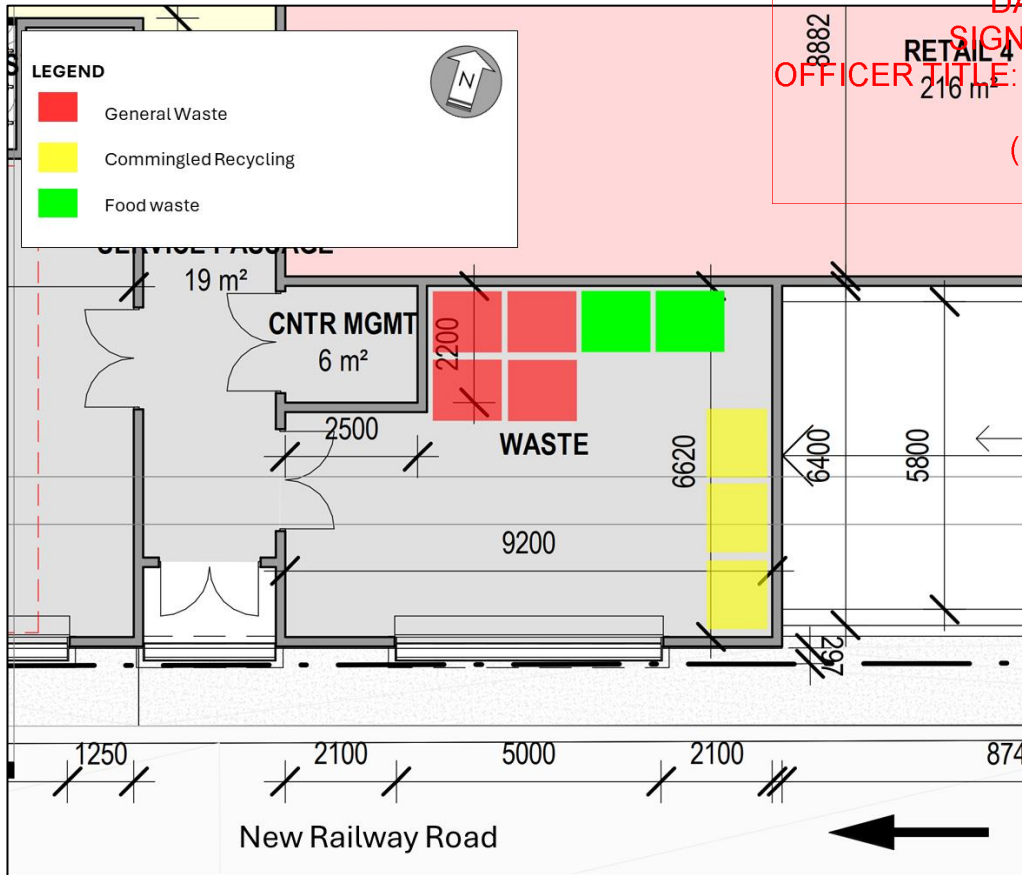


Figure 4. Ground Floor – Bin storage layout (Restaurant and Retail)

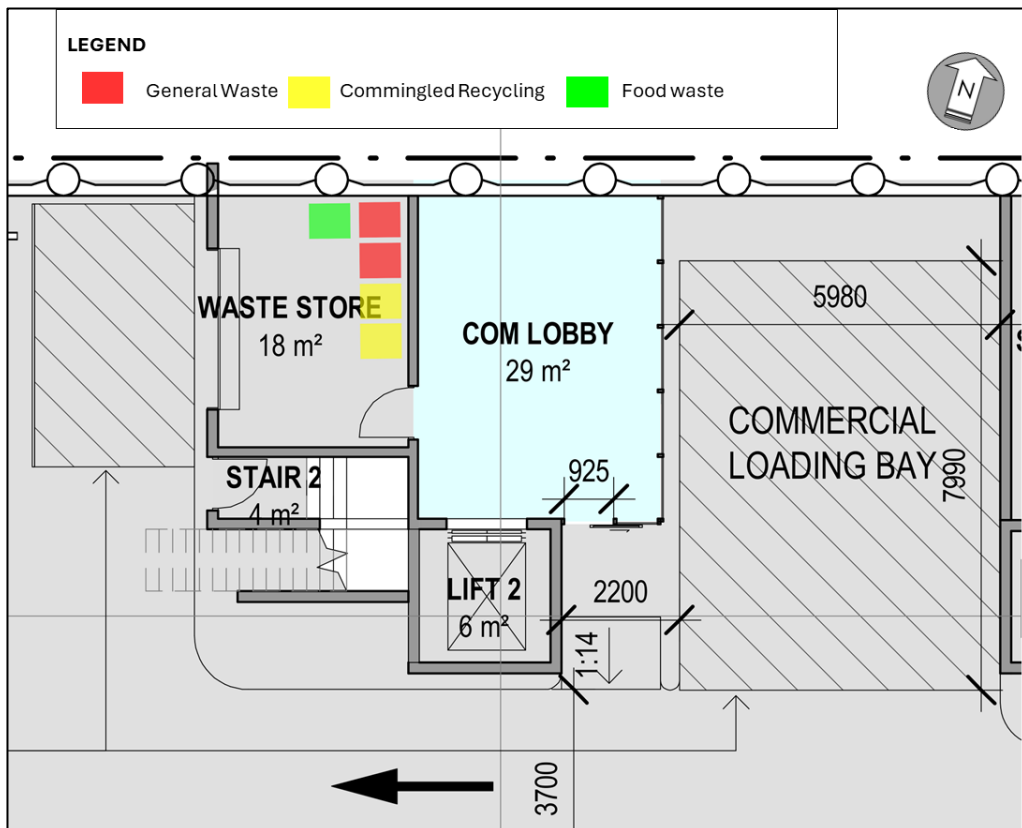


Figure 5. Basement Level Bin storage layout (Office)

5.4. Bin Collection

The waste vehicle is expected to access the supermarket from Pearson Street and travel to the loading area. A specialised vehicle would collect and replace the compactor, when necessary. A standard waste vehicle would collect the general waste.

For the restaurant, retail, and office collection, the waste vehicle is expected to access via Desailly Street and collection would occur on New Railway Road. The waste vehicle would park on the street and the bins transported from the shared bin storage area. Figure 3 illustrates on collection day a bin mover would tow the bins from the basement storage area to the ground floor collection area. Once collection is completed the bins would be returned to their respective storage areas.

A swept path check was undertaken using appropriate design vehicles to access the respective collection areas. The swept path plans are provided in Appendix A:

5.5. Bin Cleaning

To maintain good hygiene, the bin storage areas must be easy to clean, allow access to water and the drainage connected to the sewer. Bin cleaning should be within the storage room and the bins and room cleaned regularly. It will be the responsibility of building management to maintain the bin storage rooms.

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6. WASTE MANAGEMENT

6.1. Sustainability

Implementing sustainability measures in commercial developments is essential to reducing the volume of waste sent to landfill and supporting a healthier environment. By adopting better practice waste management strategies, developments can contribute meaningfully to Victoria's transition toward a circular economy. The Victorian Government's *Recycling Victoria: A New Economy* and Sustainability Victoria's guidelines outline key goals such as designing for durability, increasing resource recovery, and reducing harm from waste and pollution. These principles can be applied effectively in a commercial setting that includes a supermarket, restaurant, and retail outlets through the following initiatives:

- Supermarket:
 - Implement food waste separation and composting systems.
 - Donations of food waste to food charities, farmers and animal relief and sanctuary organisations.
 - Encourage suppliers to use recyclable or reusable packaging.
 - Provide customer recycling stations for soft plastics and e-waste.
 - Consider recycling possibilities for common sources of back-of-house plastics.
- Restaurant:
 - Minimise food waste through inventory control.
 - Use reusable containers and reduce single-use packaging.
 - Train staff on waste segregation and recycling procedures.
- Retail:
 - Flatten and recycle cardboard packaging.
 - Provide bins for customer recycling (e.g. clothing, electronics).
 - Promote reuse through donation programs and take-back schemes.
- Office:
 - Provide clearly labelled bins for paper and mixed recycling.
 - Encourage digital workflows to reduce paper use.
 - Educate staff on recycling protocols and responsible e-waste disposal.

By embedding these practices into daily operations, commercial developments can reduce contamination, improve recycling rates, and align with Victoria's targets to divert 80% of waste from landfill and halve organic waste by 2030.

6.2. Signage

To support correct waste disposal and minimise contamination, all bin lids will be colour-coded according to waste stream, in line with Australian Standards or the specifications of the appointed private contractor. To further reinforce appropriate disposal practices, it is recommended that clear and consistent waste signage be displayed on each bin, as illustrated in Figure 6. Similar signage should also be installed on public bins throughout the development to guide users and promote responsible waste separation.

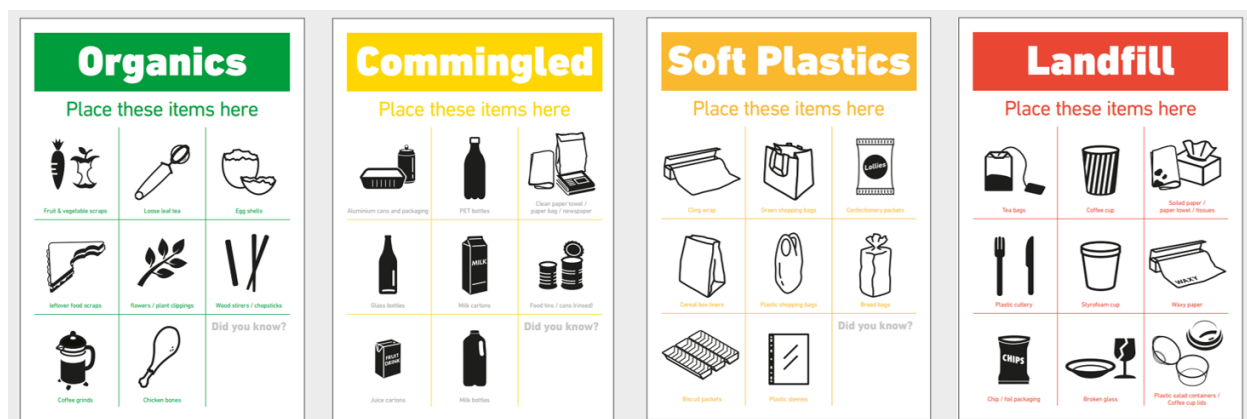


Figure 6. Example waste signage (Source: Sustainability Victoria)

6.3. Public Areas

To maintain a clean and safe environment, all publicly accessible areas—including foyers, corridors, car parks, and bin storage zones should be regularly inspected and cleaned. Waste must be promptly removed from common areas to prevent littering and discourage pests. Cleaning staff should check bins are not overflowing, waste is properly sorted, and signage is visible to guide correct disposal. Scheduled cleaning and waste checks, combined with staff awareness, help uphold hygiene standards and contribute to a positive experience for visitors and tenants.

6.4. Noise control

To minimise noise impacts from waste collection the following should be taken into consideration:

- Collection should be scheduled during reasonable hours—typically between 7:00am and 8:00pm on weekdays, and after 9:00am on weekends and public holidays.
- Waste vehicles should avoid idling and perform compaction while moving.
- Bin storage areas should be located away from sensitive uses, and glass should not be broken on-site.
- Wheeled bins should have rubber wheels.

These measures help ensure waste operations are conducted respectfully and in accordance with EPA Victoria's guidance on avoiding unreasonable noise.

6.5. Staff information

To maintain a clean, safe, and sustainable environment, all staff should follow these responsibilities:

- Read a copy of this WMP.
- Dispose of waste in the appropriate colour-coded bins for garbage, recycling, organics, and glass.
- Refer to bin signage to avoid contamination and ensure proper sorting of waste.
- Maintain cleanliness in workspaces and shared areas by promptly removing litter and waste.
- Notify building management of overflowing bins, damaged waste infrastructure, or pest concerns.
- Reduce packaging, reuse materials where possible, and avoid unnecessary waste generation.
- Flatten cardboard, rinse recyclables, and use designated bins for e-waste and soft plastics.
- Stay informed about waste procedures and updates provided by building management or body corporate.

6.6. Safety

The Building Management, Body Corporation and Employers shall comply with all the relevant occupational health and safety regulations.

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7. CONTACT INFORMATION

7.1. Council

Wellington Shire Council

Phone: 1300 366 244

Email: enquiries@wellington.vic.gov.au

Website: <https://www.wellington.vic.gov.au/contact-us>

7.2. Other Organisation

Sustainability Victoria

Phone: 1300 363 744

Website: <https://www.sustainability.vic.gov.au/about-us/contact-us>

EPA Victoria

Phone: 1300 372 842

Email: contact@epa.vic.gov.au

Website: <https://www.epa.vic.gov.au/contact-us>

Gippsland Regional Organics

Website: <https://www.gippswater.com.au/about-us/gippsland-regional-organics>

Beveridge Williams

October 2025

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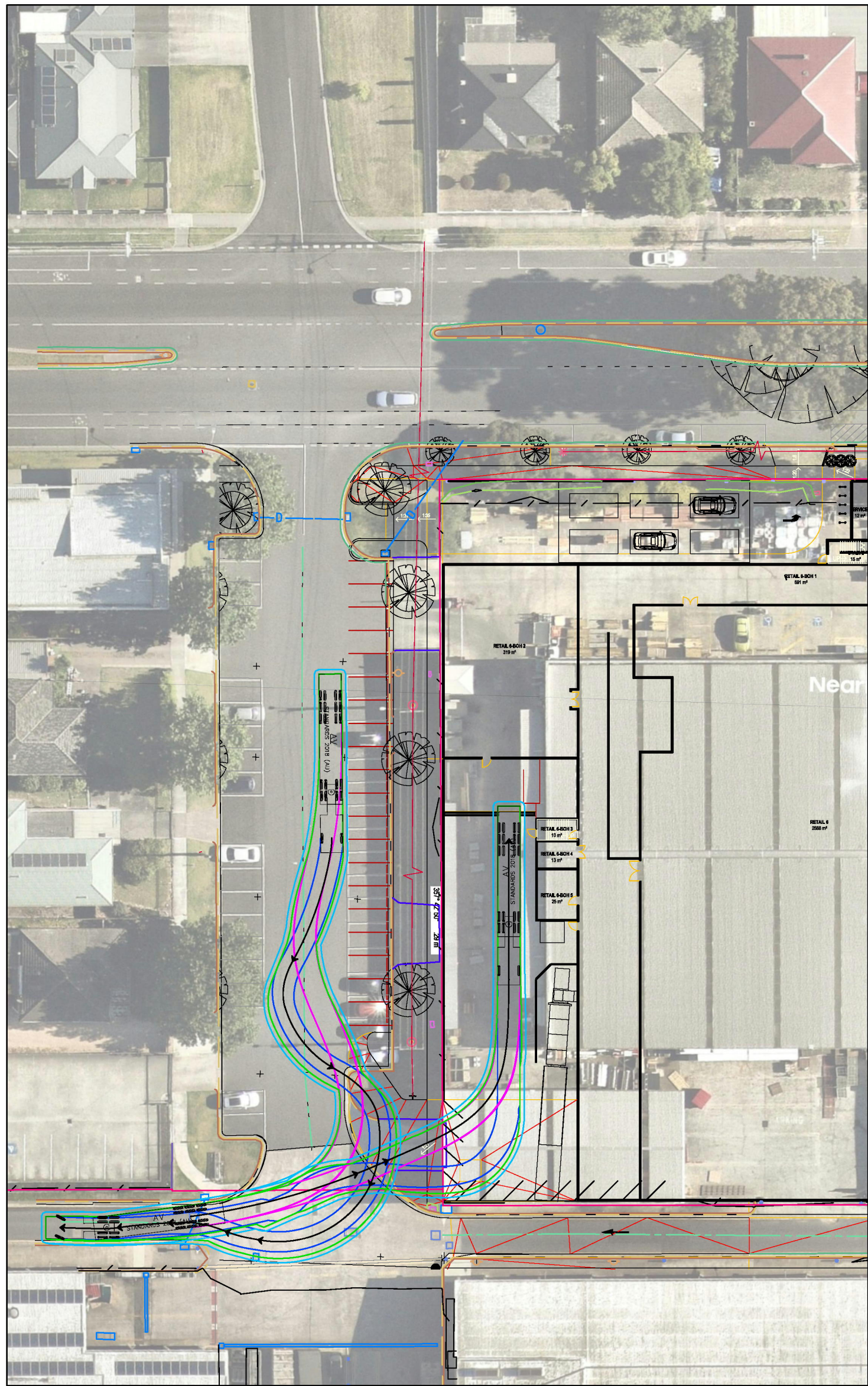
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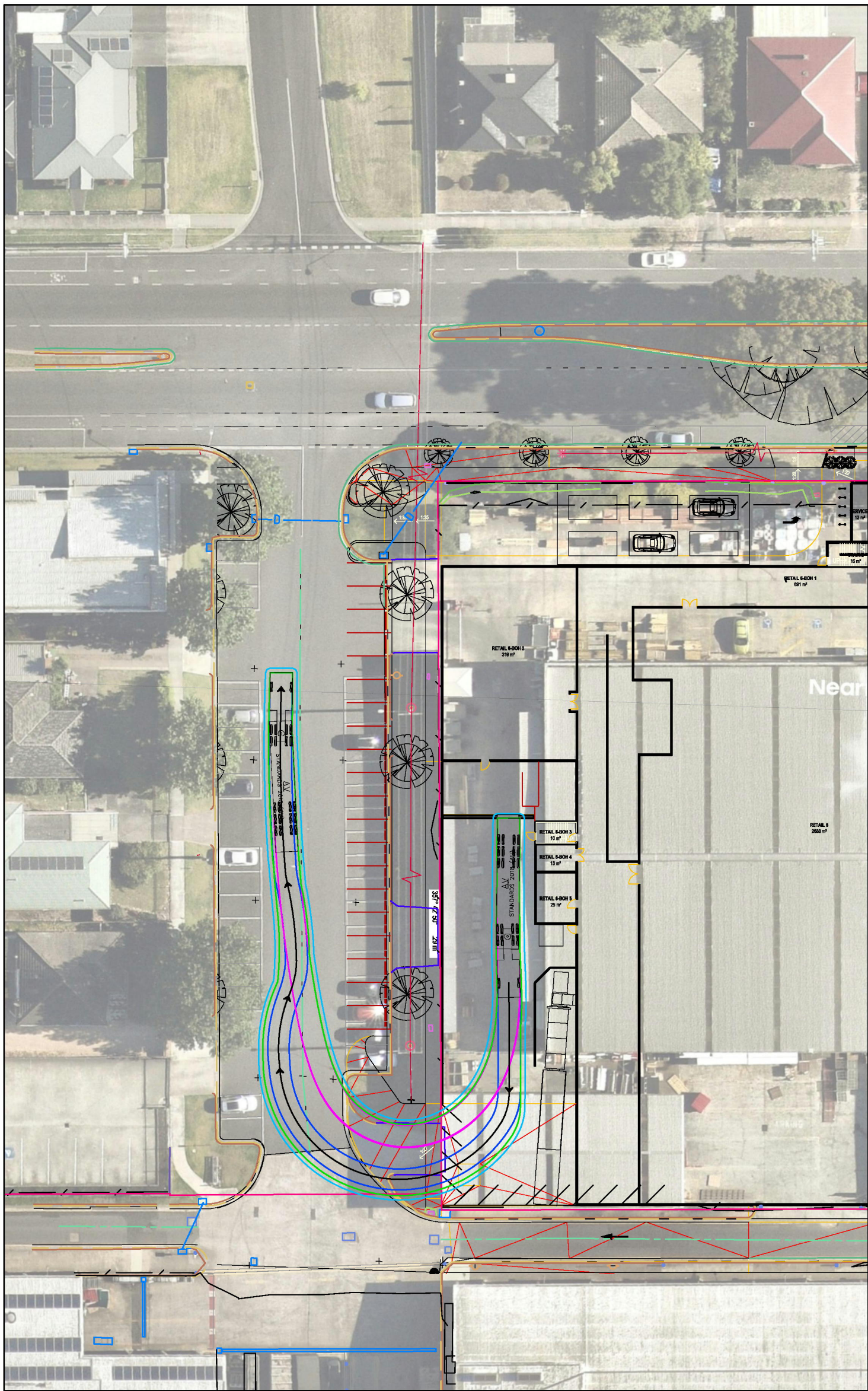
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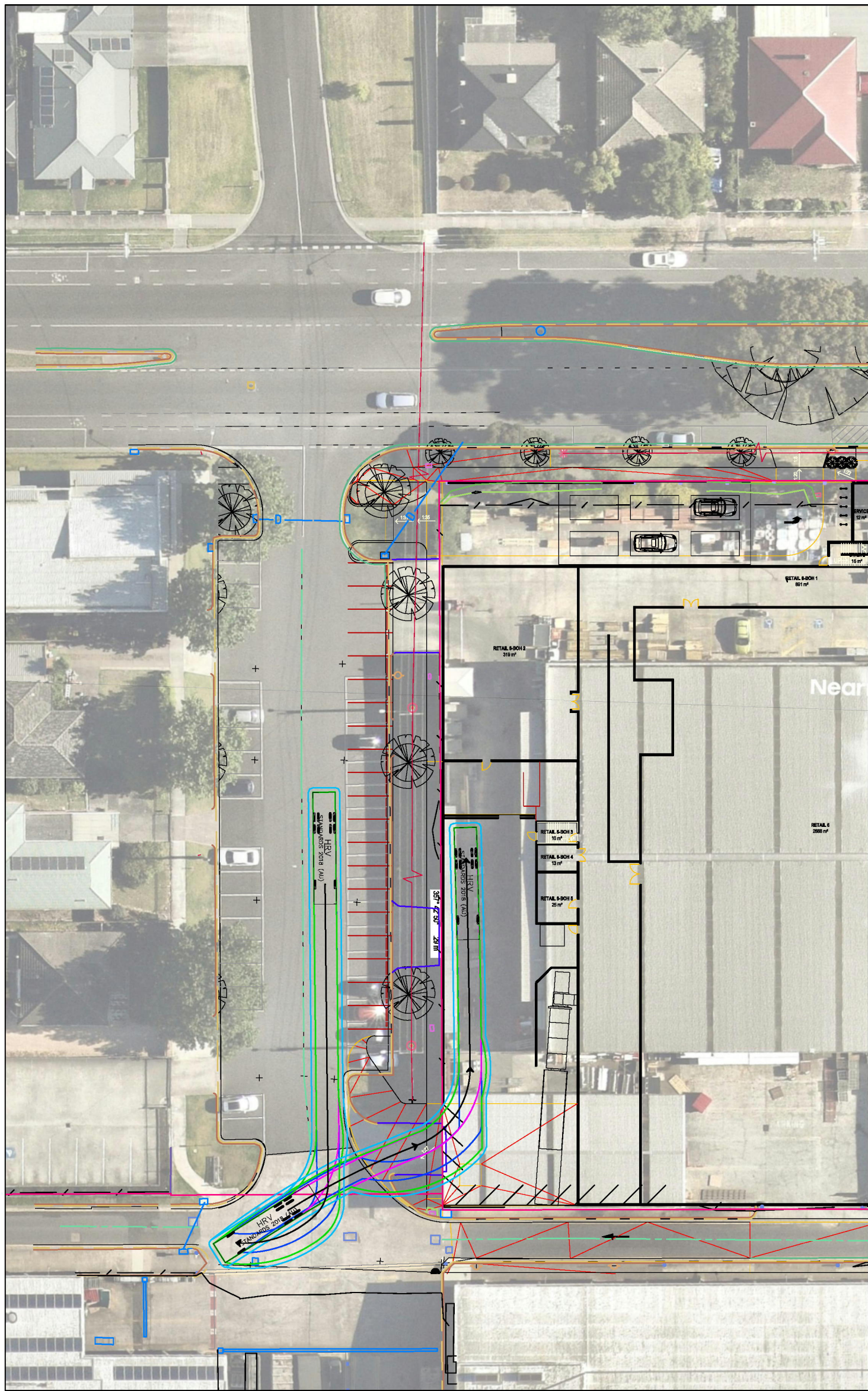
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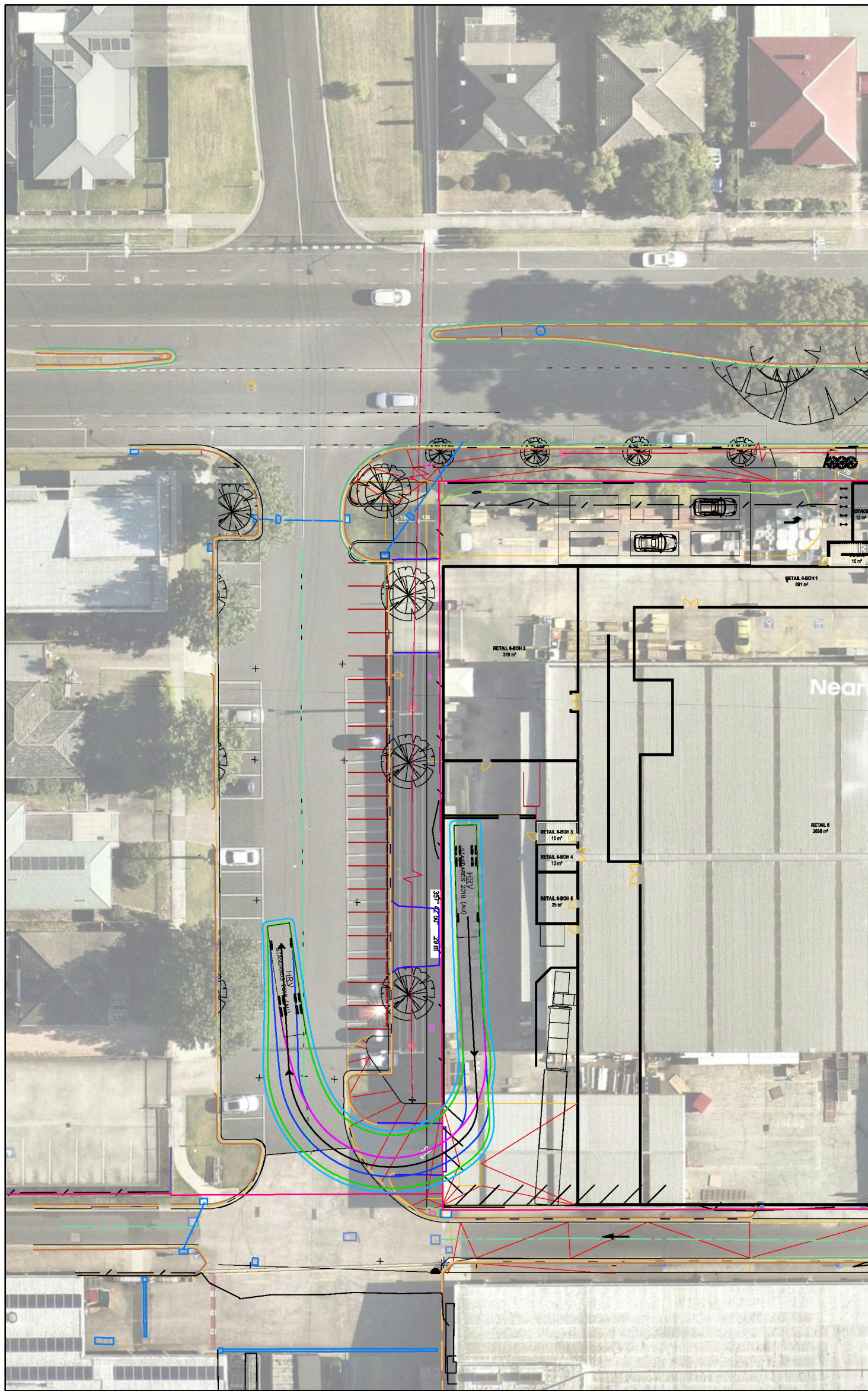
Supermarket loading bay - 19m semi - Ingress



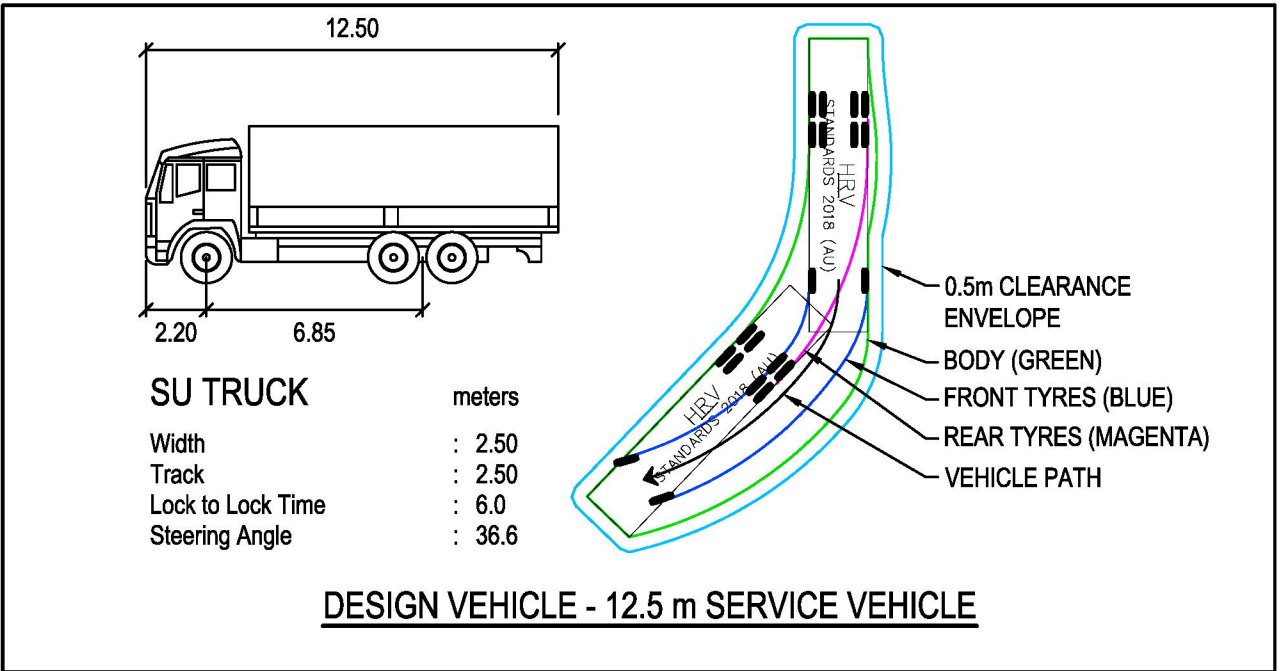
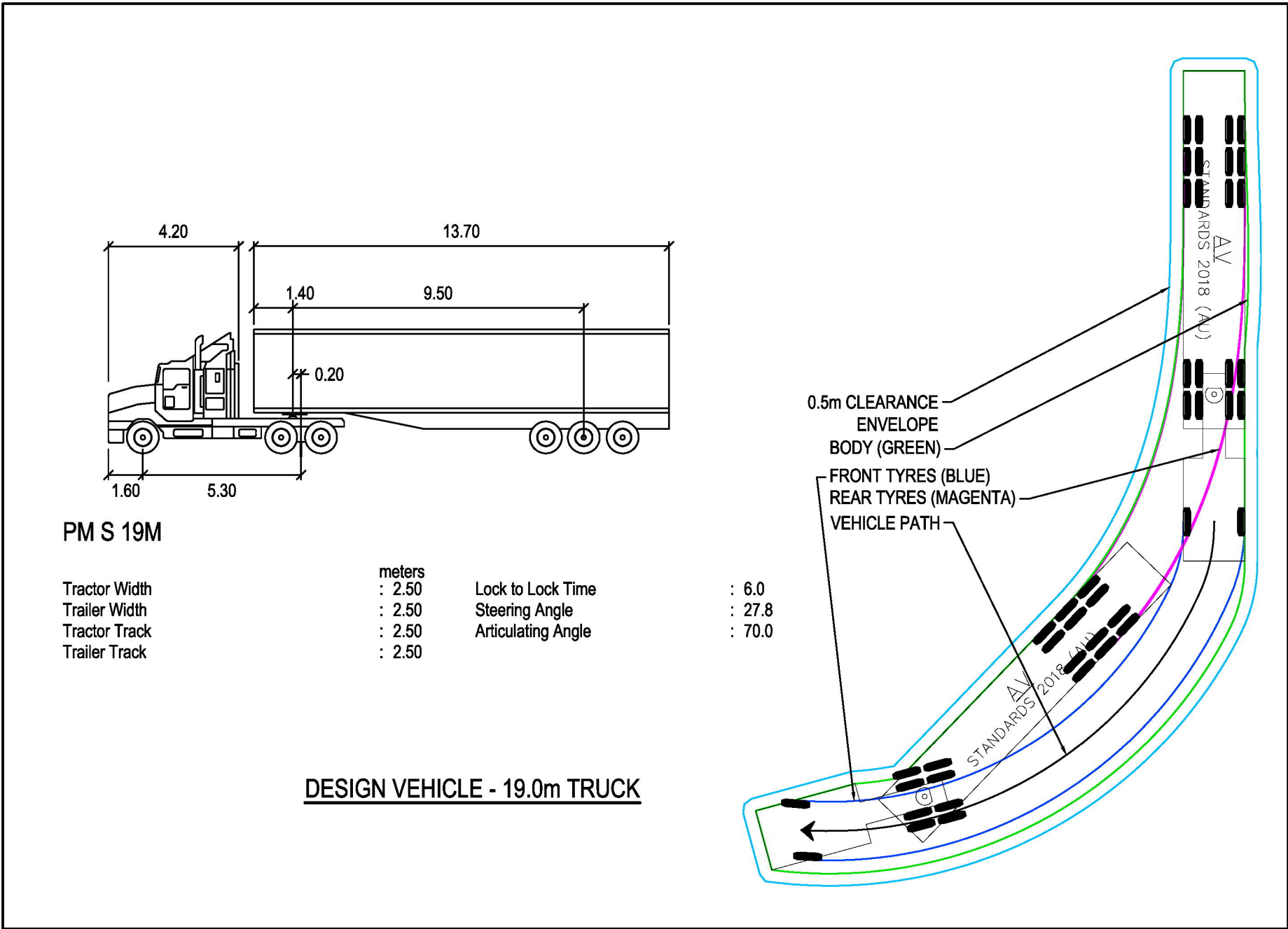
Supermarket loading bay - 19m semi - Egress



Supermarket loading bay - HRV - Ingress



Supermarket loading bay - HRV - Egress



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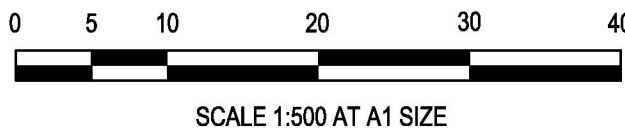
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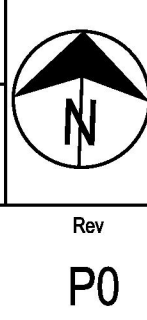


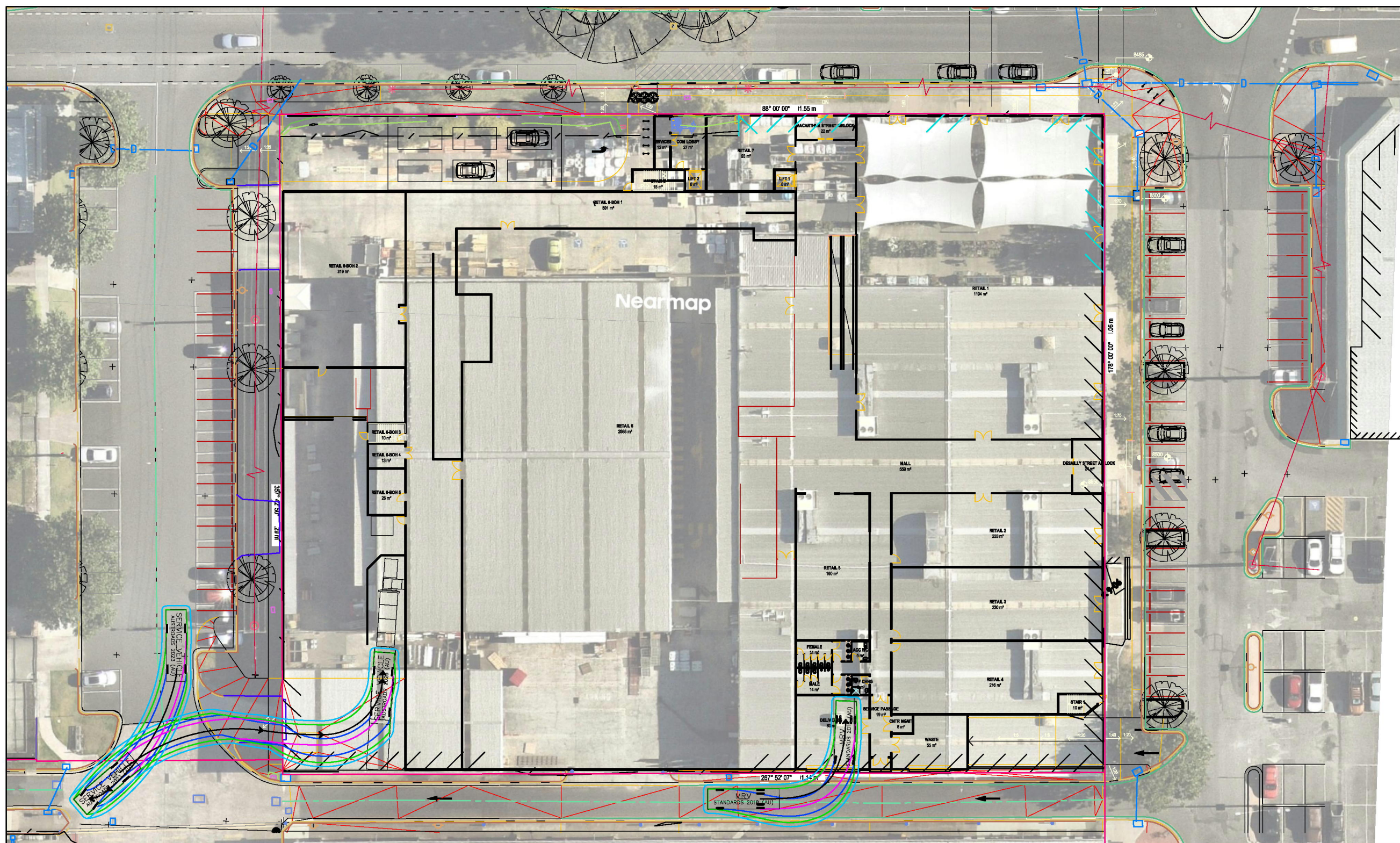
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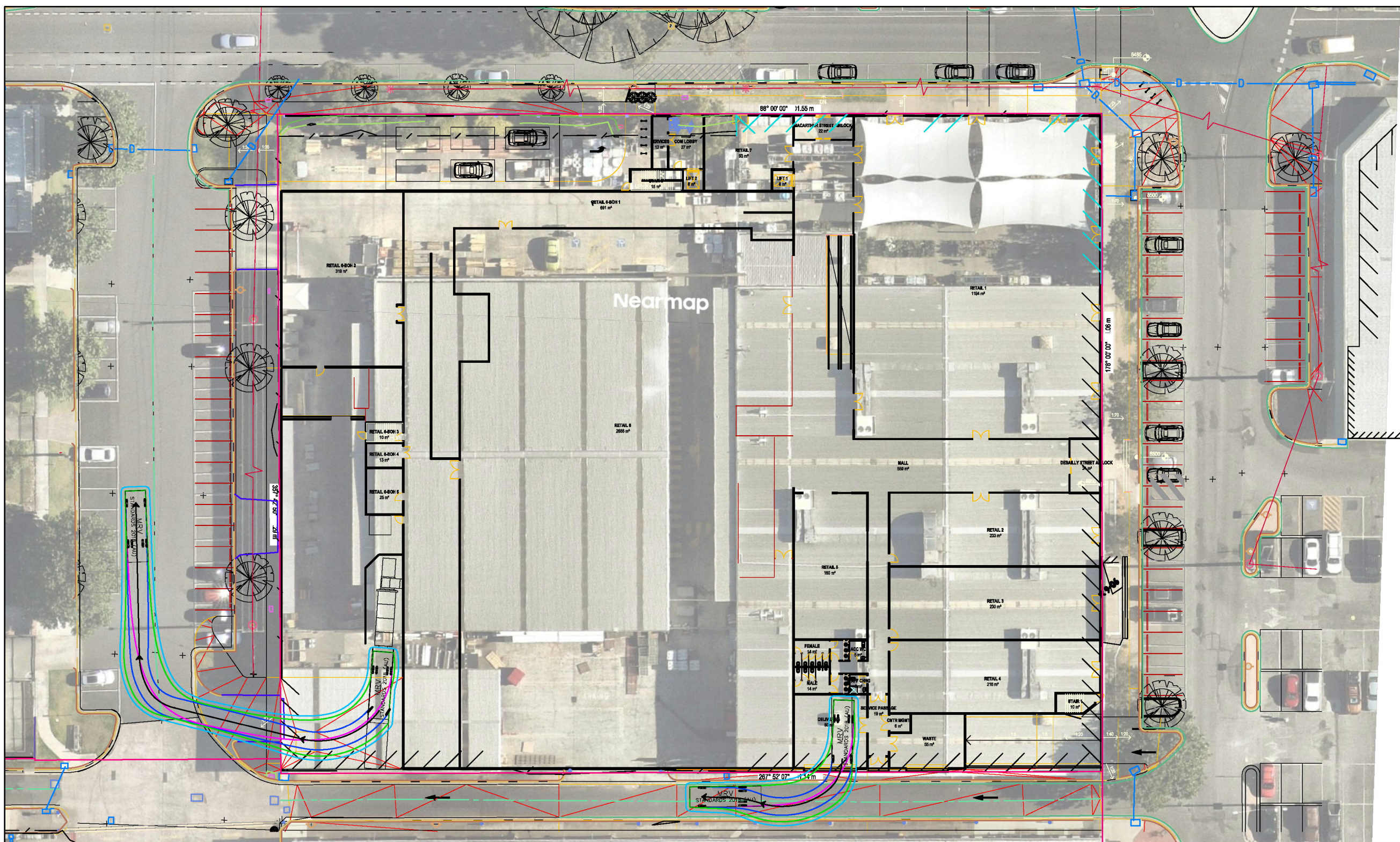
Project Details
38-50 MacArthur Street, Sale
Mixed Use Development
WELLINGTON SHIRE COUNCIL
Drawing Title
VEHICLE TURNING MOVEMENTS
SHEET 1 OF 5
Supermarket Loading Bay Movements

Sheet 01 of 05
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1:500 @ A1
Project Ref
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Stage No
TR
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Rev
P0

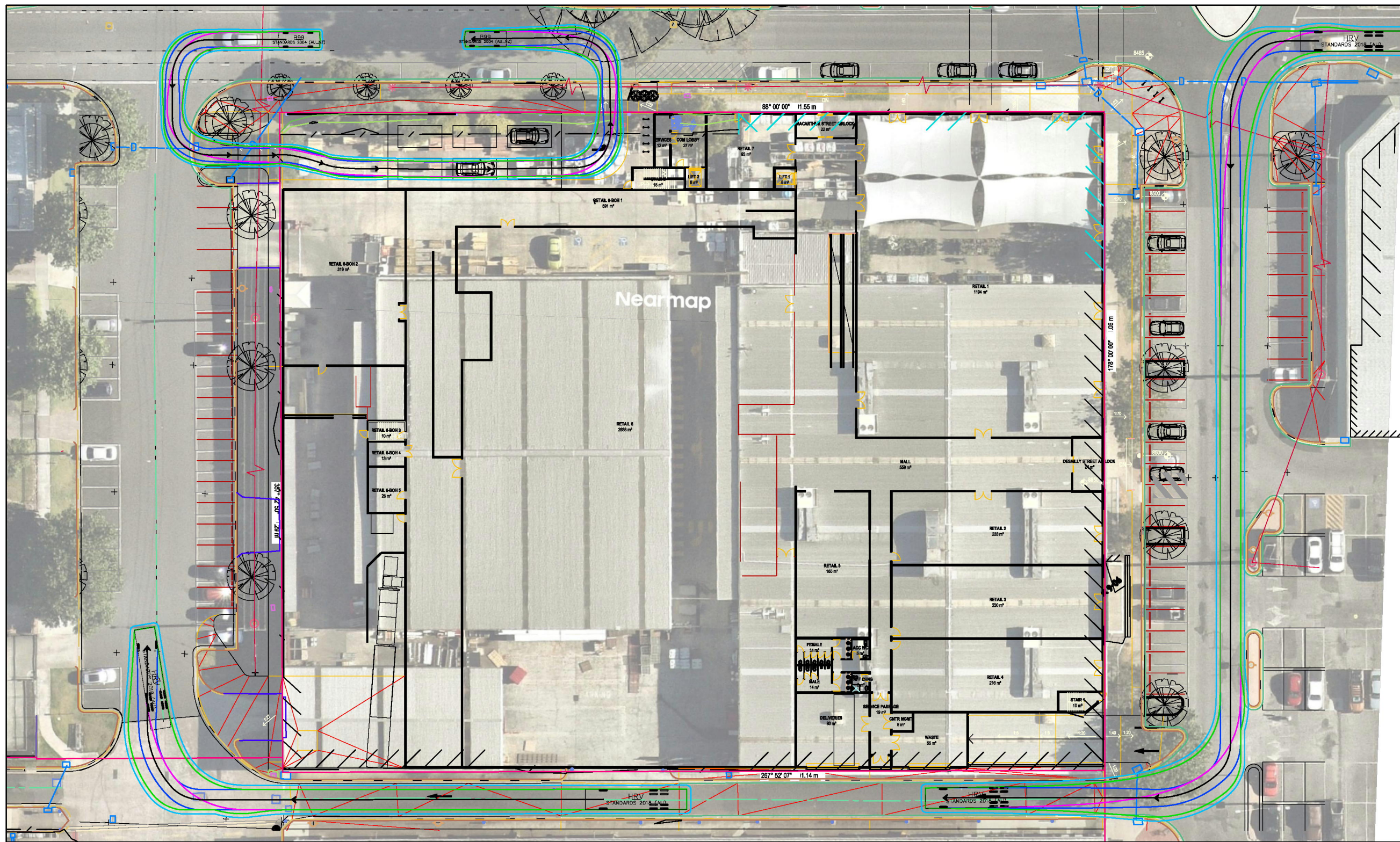




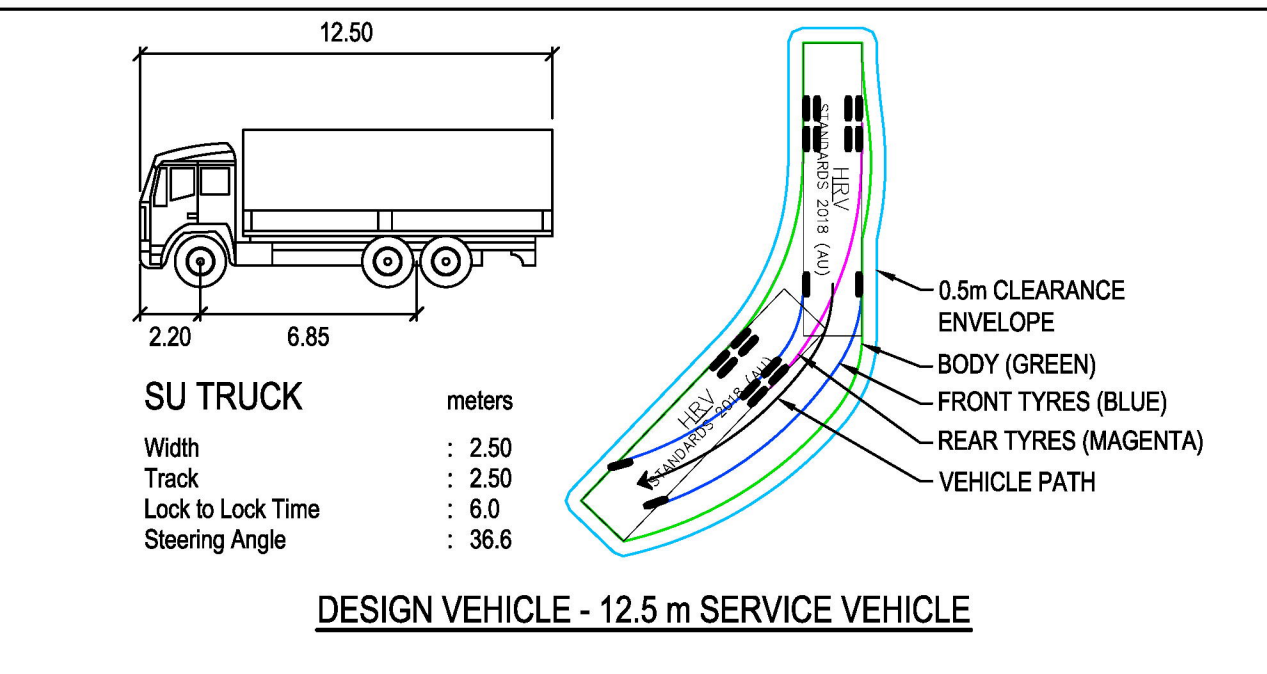
Supermarket loading bay - MRV - Compactor collection - Ingress
Retail loading bay - MRV - Ingress



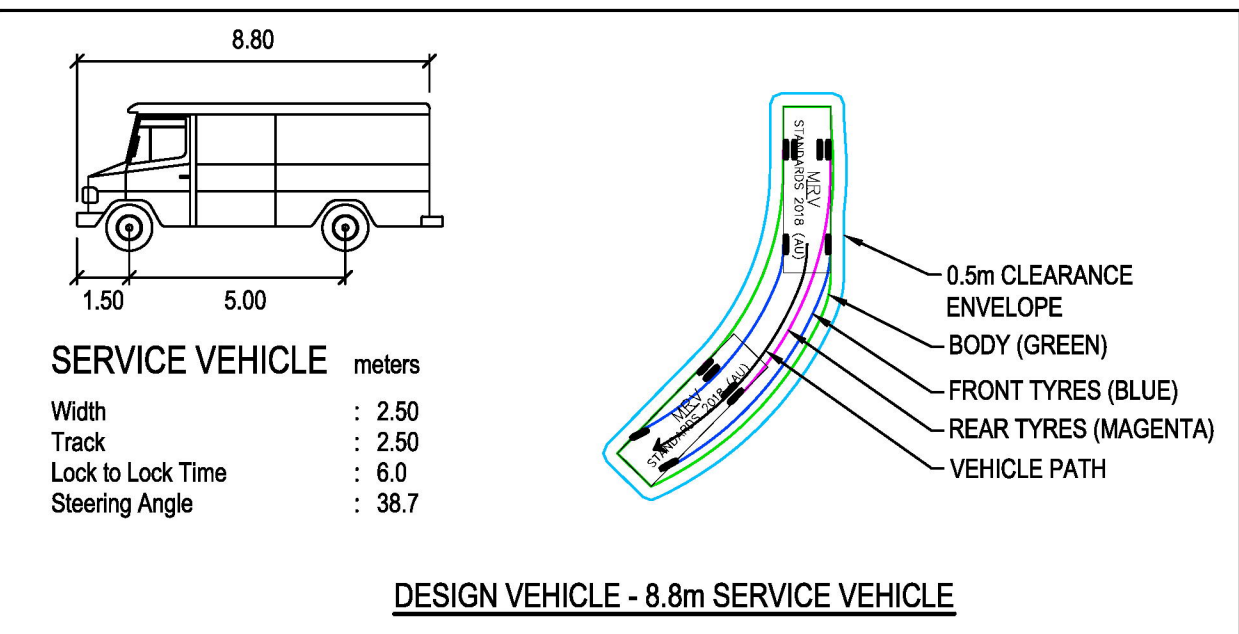
Supermarket loading bay - MRV - Compactor collection - Egress
Retail loading bay - MRV - Egress



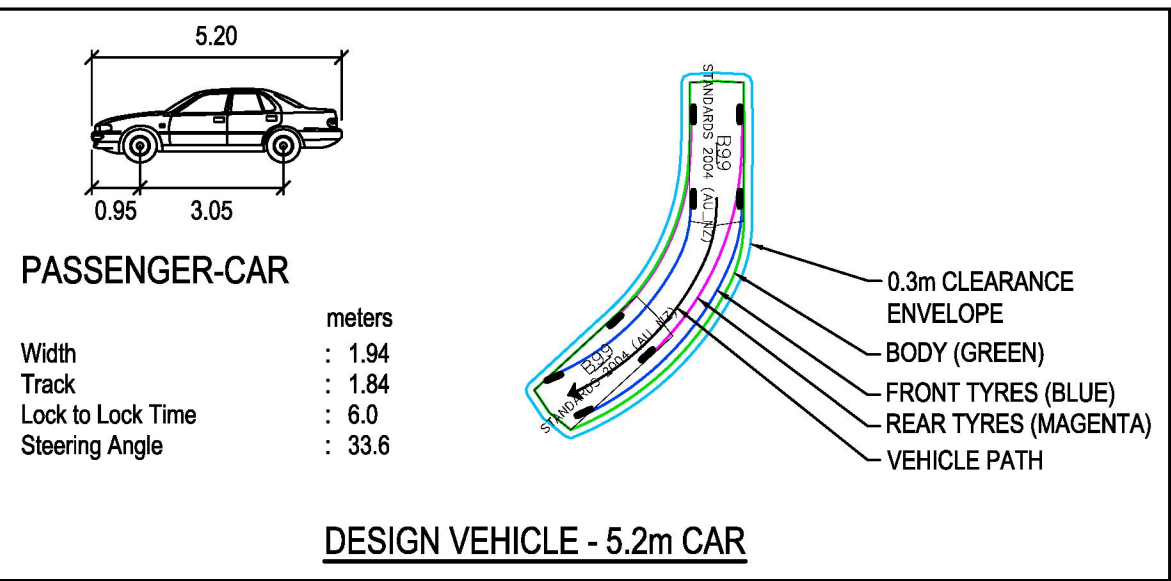
HRV - Circulating Movements
B99 - Online collection point movements



DESIGN VEHICLE - 12.5 m SERVICE VEHICLE



DESIGN VEHICLE - 8.8m SERVICE VEHICLE



DESIGN VEHICLE - 5.2m CAR

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

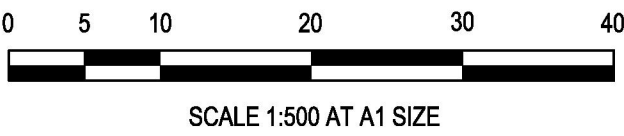
DP NAME: Sale CBD

DATE: 21/01/2026
SIGNED: Barry Hearsey
OFFICER TITLE: Manager Planning and Building

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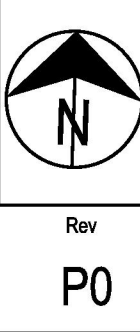


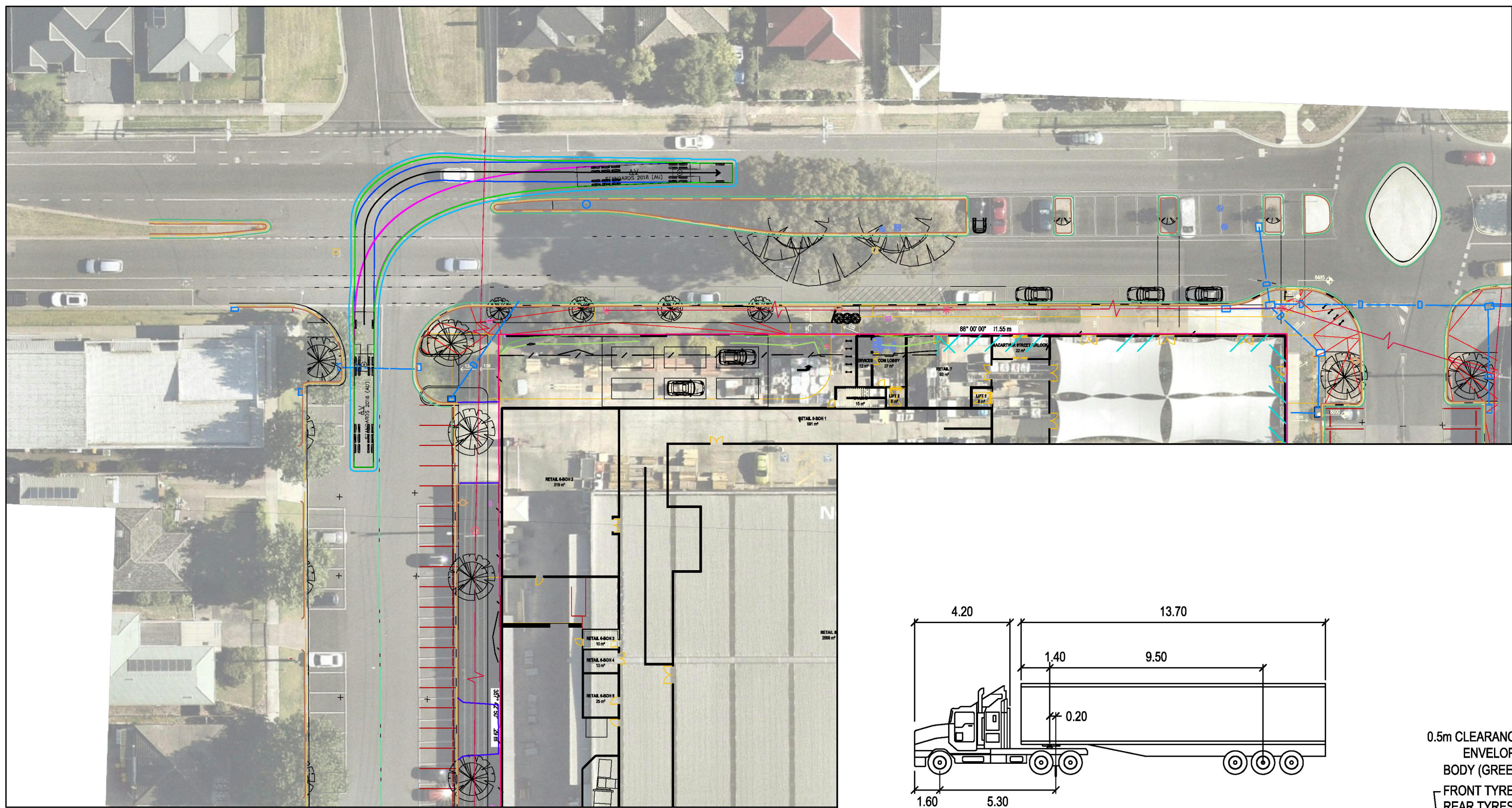
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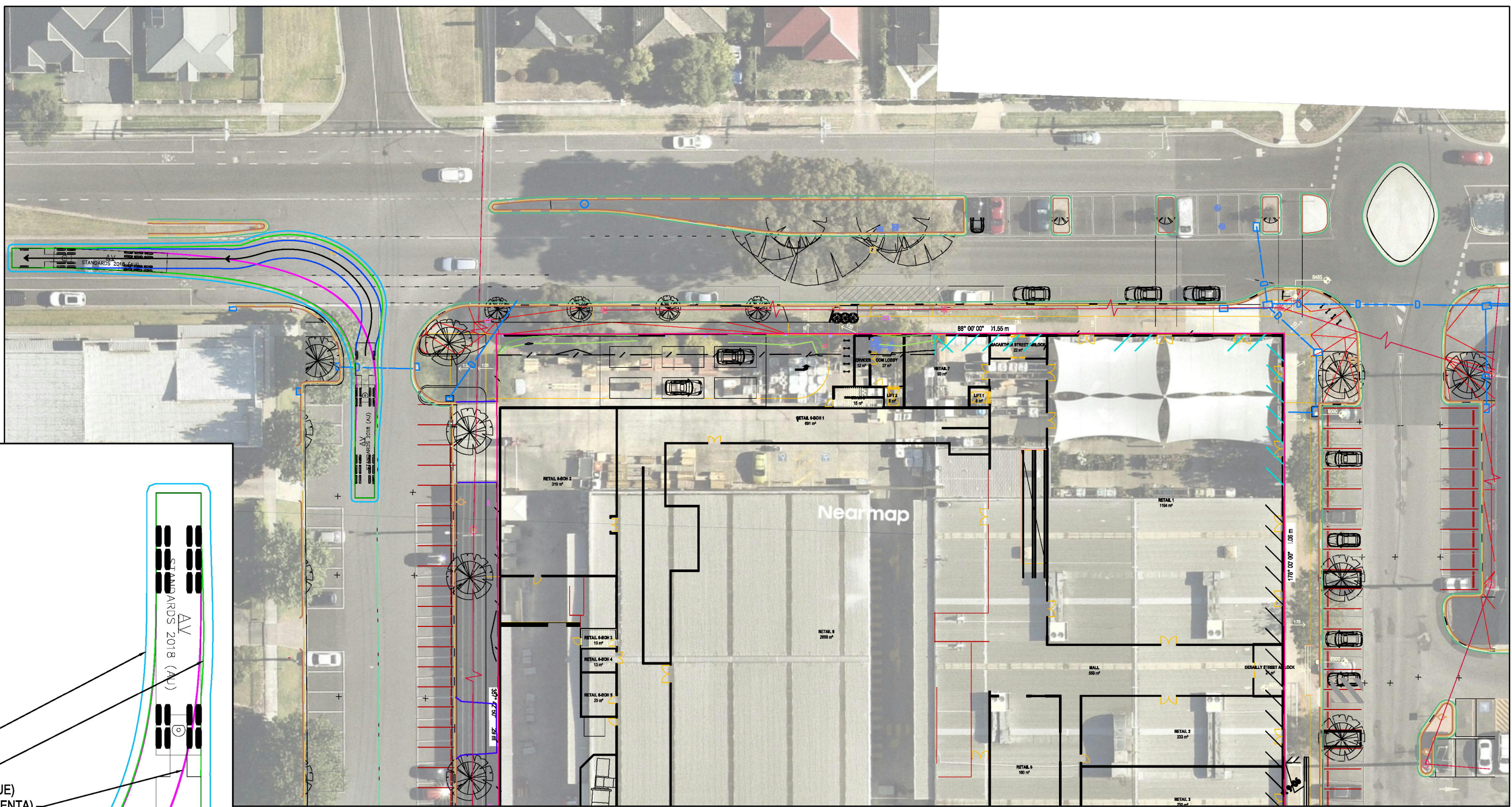
Project Details
38-50 MacArthur Street, Sale
Mixed Use Development
WELLINGTON SHIRE COUNCIL
Drawing Title
VEHICLE TURNING MOVEMENTS
SHEET 2 OF 5
Supermarket & Retail Loading Bay Movements

Sheet 02 of 05
Scale
1:500 @ A1
Project Ref
2402360
Stage No
TR
Drawing No
941
Rev
P0

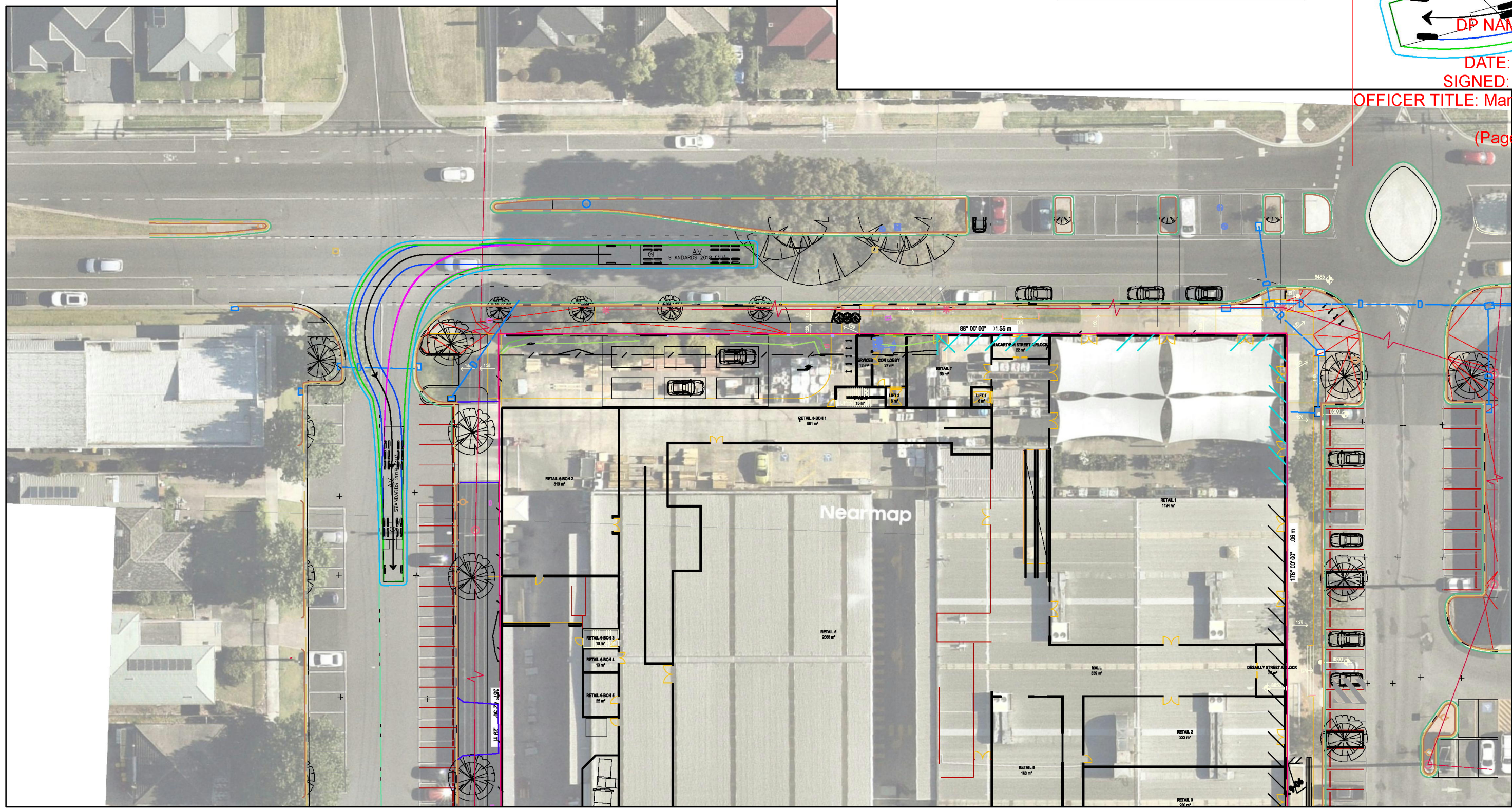




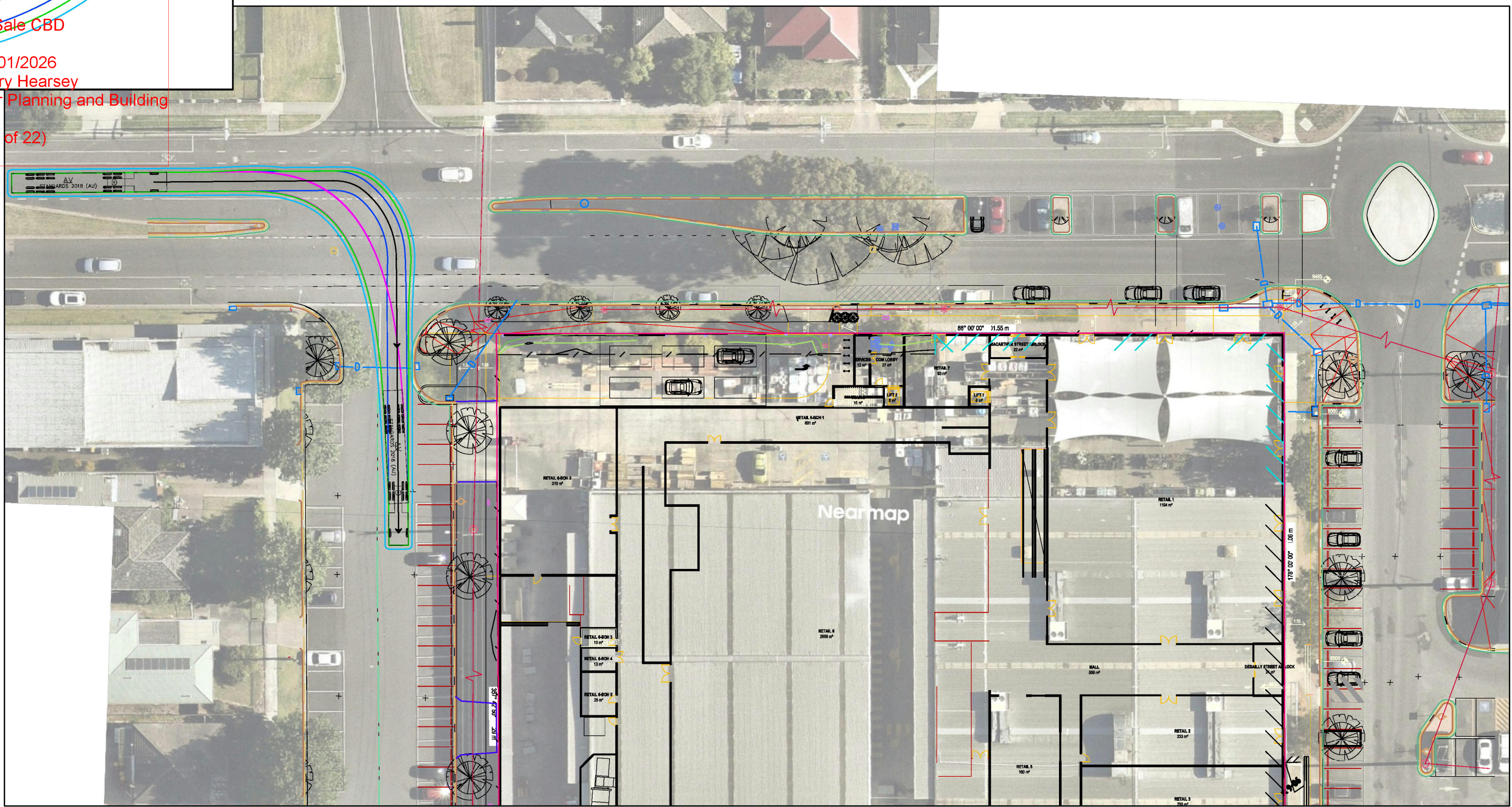
MacArthur Street / Pearson Street intersection - 19m semi - East - Egress



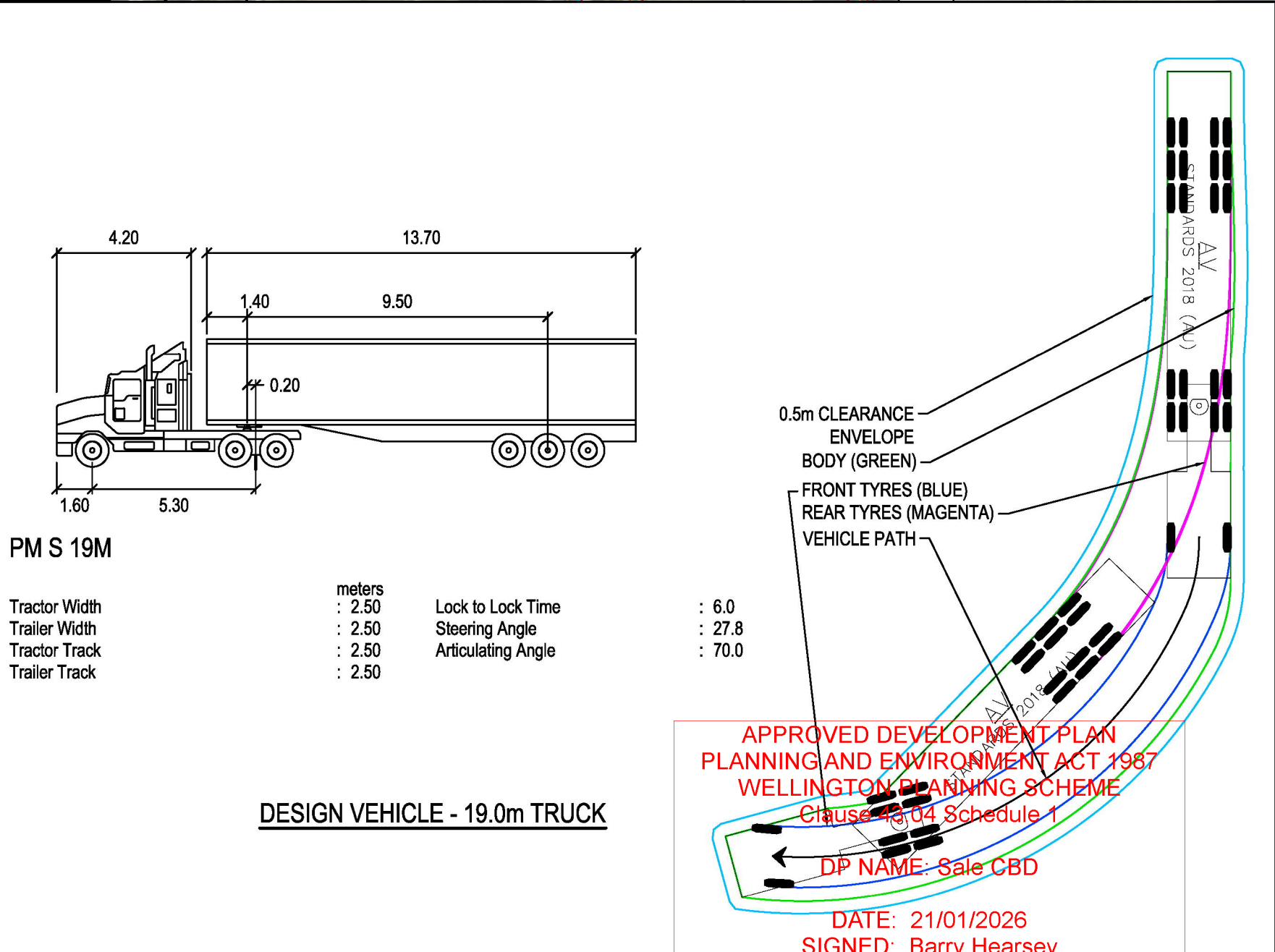
MacArthur Street / Pearson Street intersection - 19m semi - West - Egress



MacArthur Street / Pearson Street intersection - 19m semi - East - Ingress



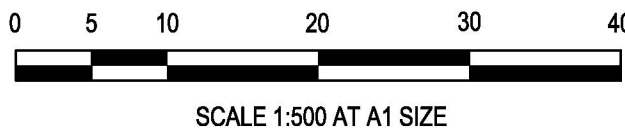
MacArthur Street / Pearson Street intersection - 19m semi - West - Ingress



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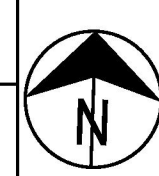
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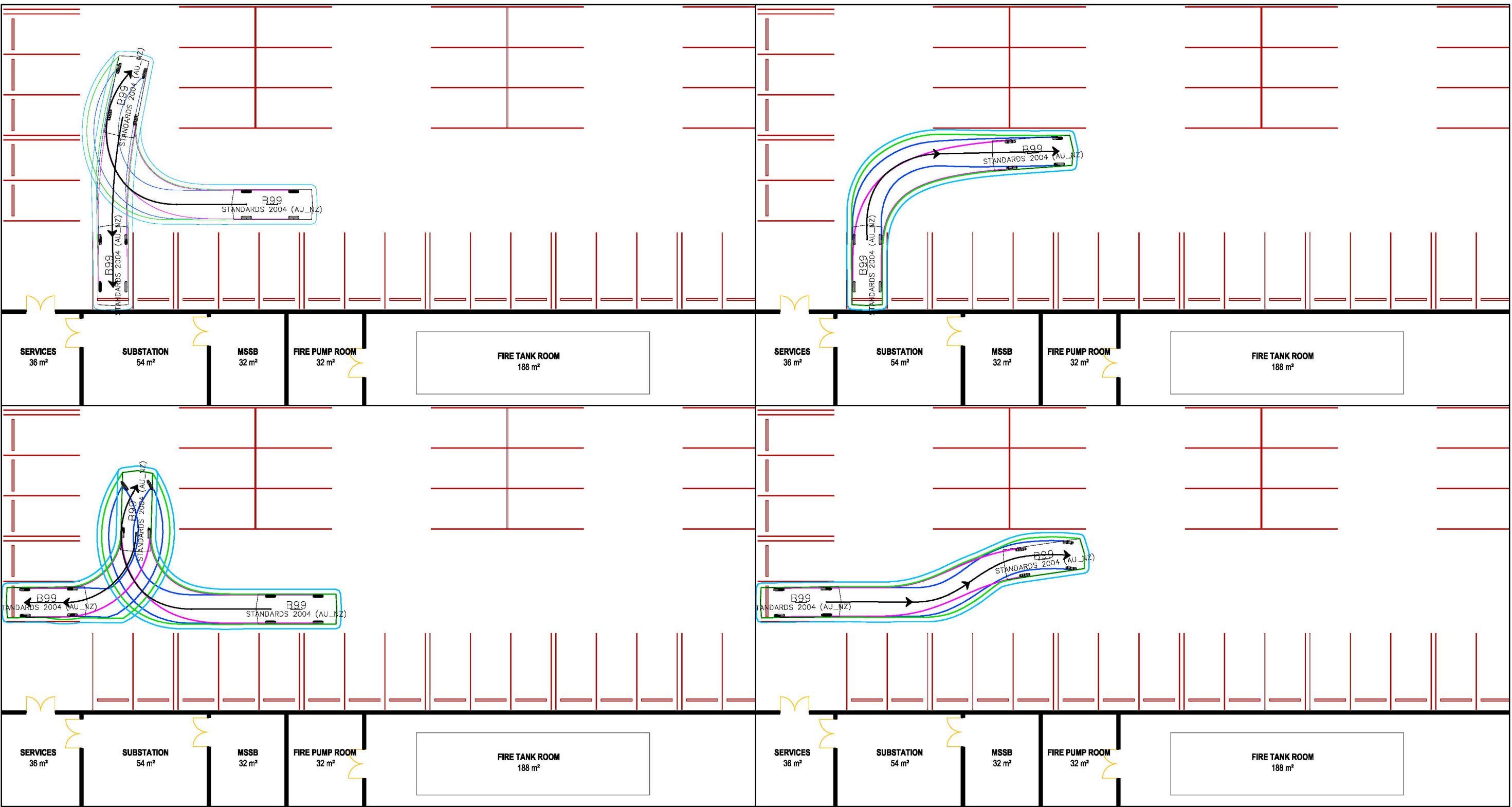
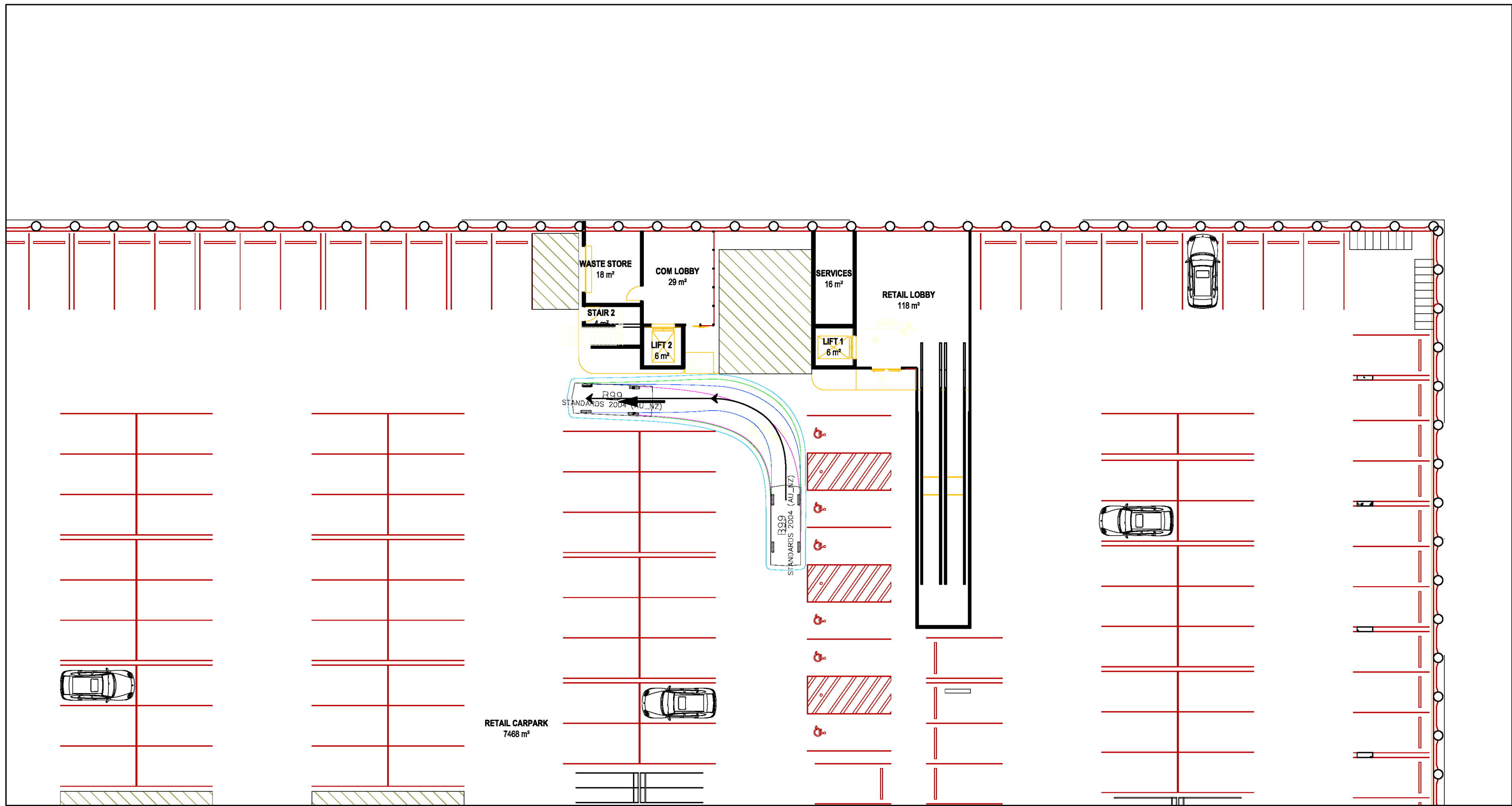
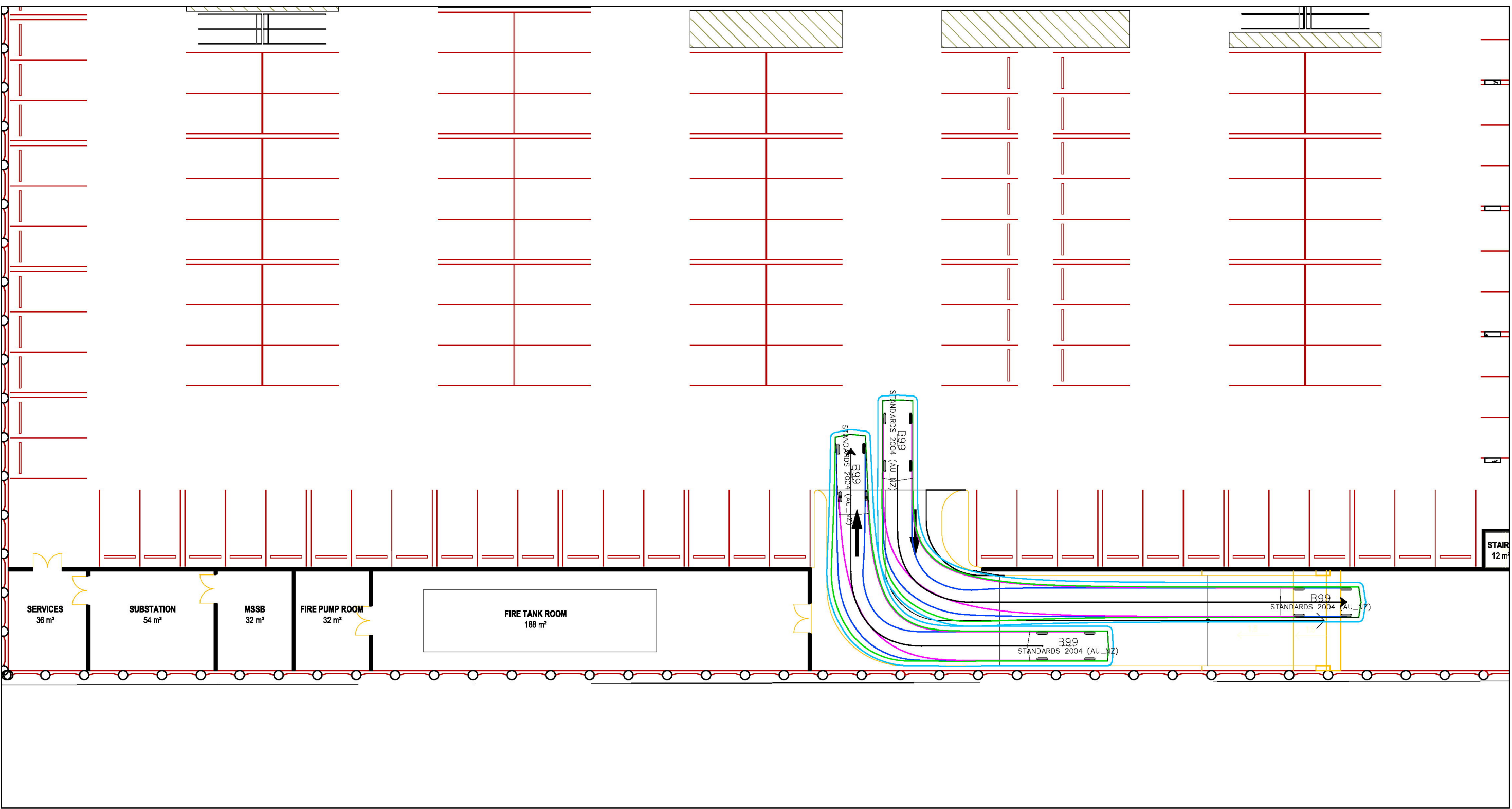
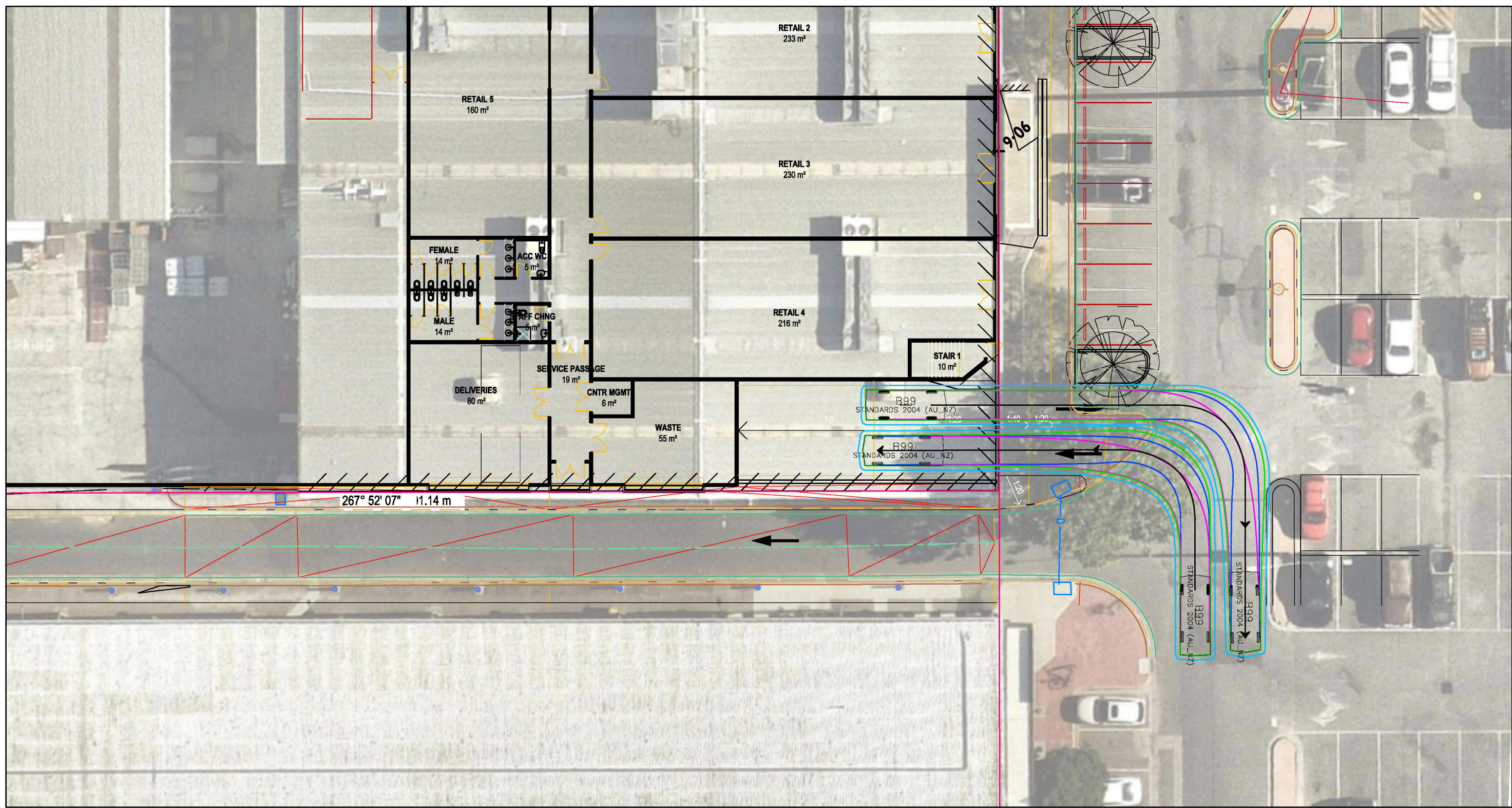
Project Details
38-50 MacArthur Street, Sale
Mixed Use Development
WELLINGTON SHIRE COUNCIL
Drawing Title
VEHICLE TURNING MOVEMENTS
SHEET 3 OF 5
19m Semi Movements

Sheet 03 of 05

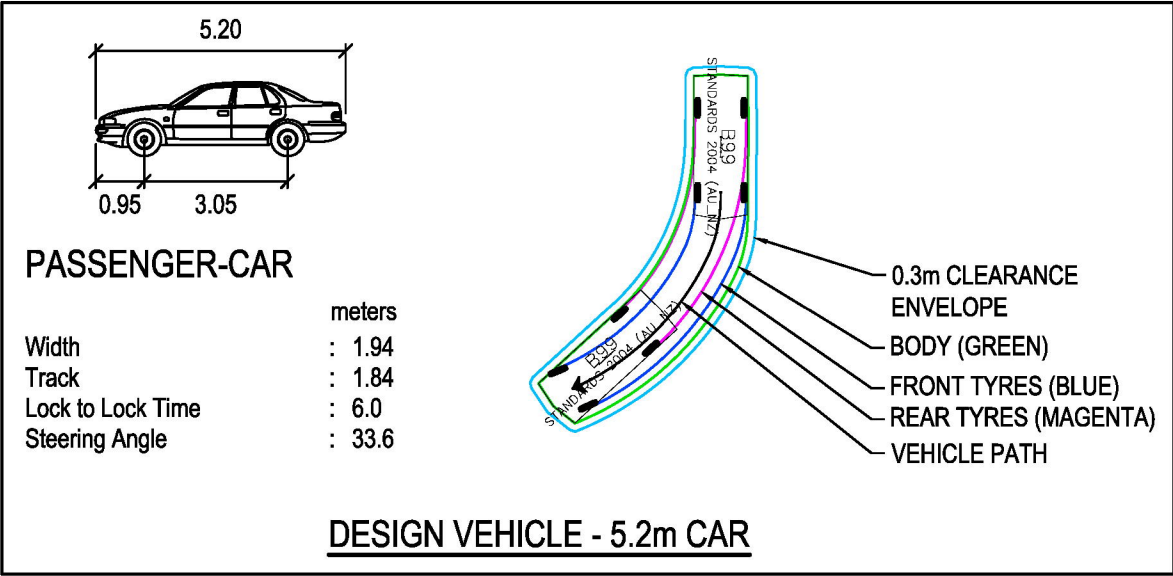
Scale
1:500 @ A1

Project Ref	Stage No	Drawing No	Rev
2402360	TR	942	P0





TOP LEFT: Ground Floor Car Park Entrance - B99 & B99
TOP RIGHT: Basement Car Park Entrance - B99 & B99
BOTTOM LEFT: Northern One-way circulation - B99
BOTTOM RIGHT: Car Space Ingress and Egress - B99



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WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Sale CBD

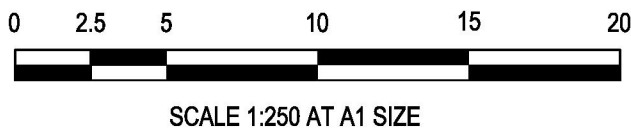
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OFFICER TITLE: Manager Planning and Building

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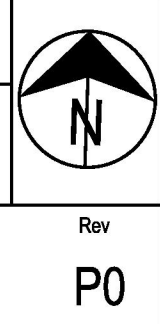
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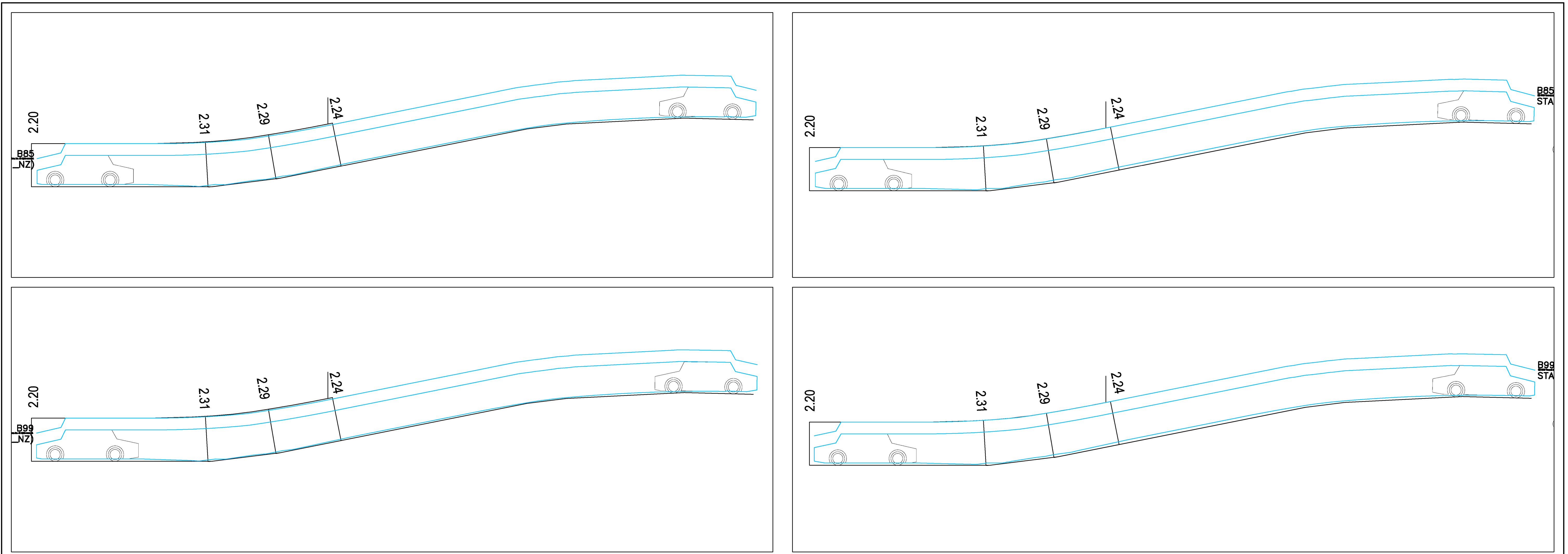


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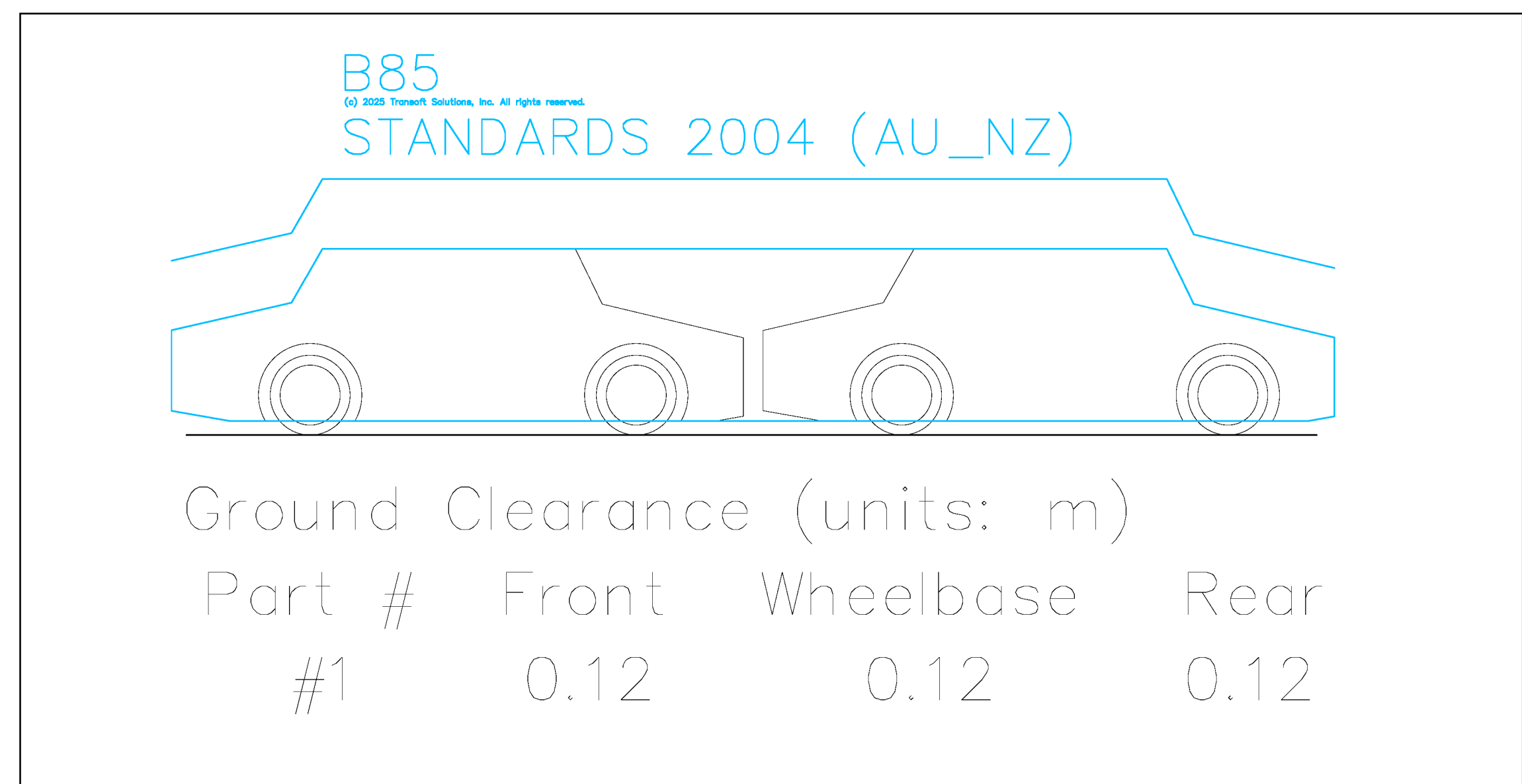
Project Details
38-50 MacArthur Street, Sale
Mixed Use Development
WELLINGTON SHIRE COUNCIL
Drawing Title
VEHICLE TURNING MOVEMENTS
SHEET 4 OF 5
Basement Car Park Movements

Sheet 04 of 05
Scale
1:250 @ A1
Project Ref
2402360
Stage No
TR
Drawing No
943
Rev
P0





TOP ROW: Ramp - B85 - Down (Left) and Up (Right)
BOTTOM ROW: Ramp - B99 - Down (Left) and Up (Right)



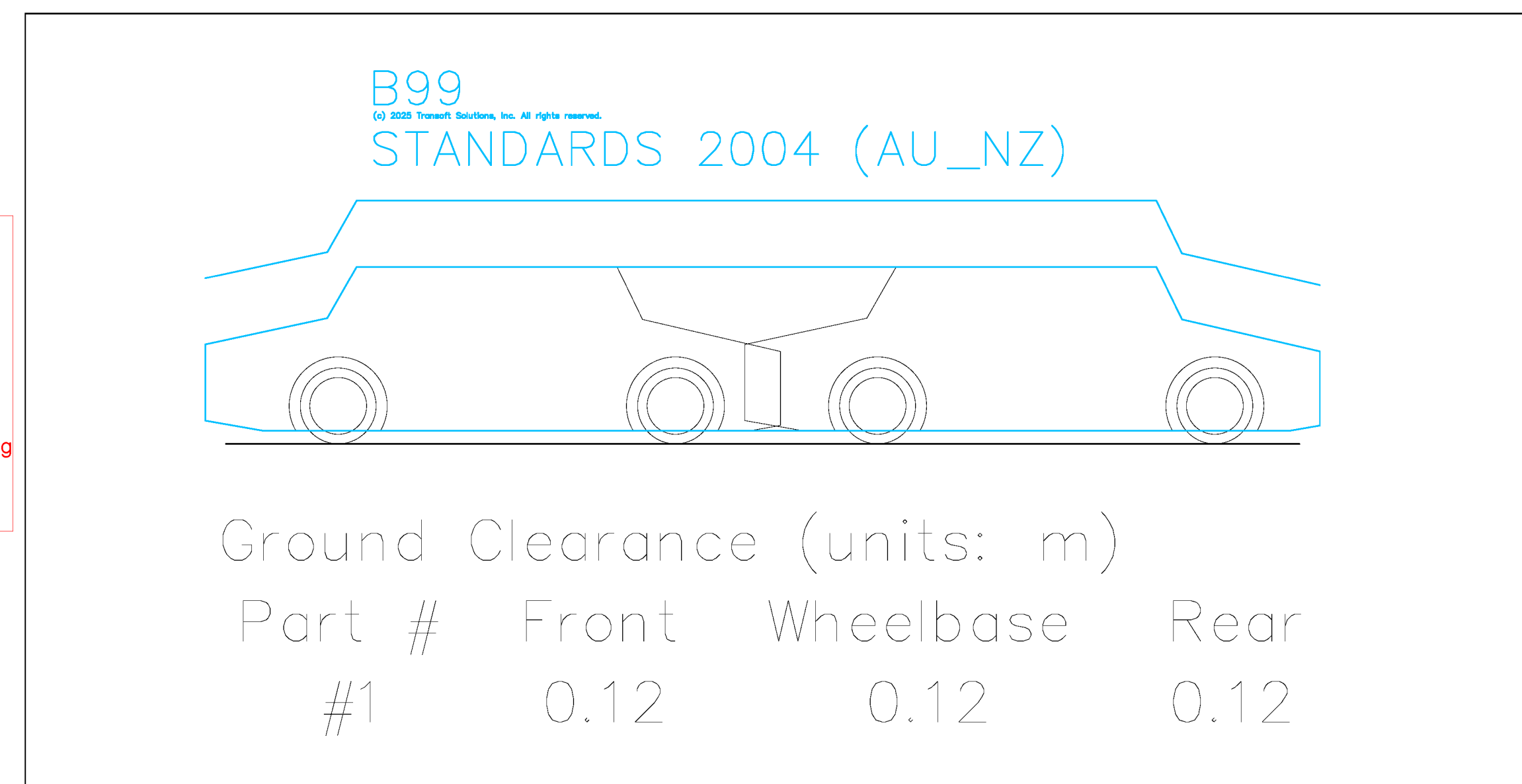
Vehicle height = 1.60m, Overhead clearance = 0.6m

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Clause 43.04 Schedule 1

DP NAME: Sale CBD

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Vehicle height = 1.60m, Overhead clearance = 0.6m

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Drawing Title
VEHICLE TURNING MOVEMENTS
SHEET 5 OF 5
Ramp Clearance Checks

Sheet 05 of 05

Scale
1:100 @ A1

Project Ref
2402360

Stage No
TR

Drawing No
944

Rev
P0