

Client
Albert Street Developer Pty Ltd

Date
23 September 2025

Planning

Transport

Urban Design

Waste Management

Waste Management Plan

55 Albert Street, Brunswick (VIC)

ratio:

ratio.com.au

Project
55 Albert Street, Brunswick (VIC)

Prepared for
Albert Street Developer Pty Ltd

Our reference
22850W-R01F01

Directory path <https://ratioconsultants1.sharepoint.com/sites/22850W334/Shared Documents/7. Waste management plans/22850W-R01F01.docx>

Version	Date	Issue	Prepared by	Checked by
R01D01	15/08/2025	Planning – Draft	W Psiwa	M Fairlie
R01F01	23/09/2025	Planning – Final	W Psiwa	M Fairlie

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Appendix A – Plans Assessed

Appendix B – Swept Path Assessment

1. Introduction

1.1. Project Details

Site Address

55 Albert Street, Brunswick (VIC)

Council Information

Council: Merri-bek City Council

Contact Number: (03) 9240 1111

Website: www.merri-bek.vic.gov.au

Planning Application Number

To be assigned

1.2. Proposal Overview

The proposal involves the construction of 49 apartments across five storeys.

Development Summary

Waste Source	Quantity
Loft	4
1-Bedroom Apartment	14
2-Bedroom Apartment	18
3-Bedroom Apartment	13
Total	49

1.3. Waste Management Plan Purpose

This Waste Management Plan has been prepared to accompany the planning application for the proposed development.

1.4. ESD Objectives

Innovative Reduce, Reuse, Recycle Strategy

A 'Reduce, Reuse Recycle' strategy has been included as an appendix to the Sustainable Management Plan (SMP) prepared by GIW Environmental Solutions Pty Ltd. This strategy outlines State Government and local Council waste ambitions, local reduce, reuse and recycle opportunities, waste minimisation strategies and clear guidance on waste storage sizing within apartment / tenancies and bin storage space. Refer to the SMP submitted with the planning application for further details.

1.5. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development, are outside the scope of this Waste Management Plan.

1.6. Policies and Guidelines

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

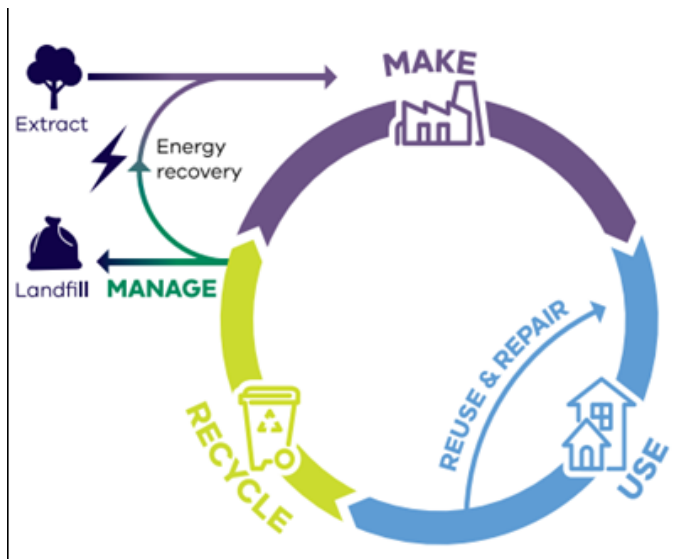
- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Australian Standards:
 - AS 4123.1-7 (Mobile Waste Containers).
 - AS 1668.2 (Odour).
 - AS 2890.2 (Parking Facilities).
 - AS 5377:2013 (E-waste).
 - AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
 - AS 4564-2012 (Composts).
 - AS 1319 (Safety signs).
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Disability Discrimination Act 1992.
- Victorian Government – Recycling Victoria: A New Economy (2020).
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2019).
- EPA Victoria – Noise Control Guidelines (2021).

2. Operational Waste Management Guide

2.1. Recycling Victoria: A new economy

Victoria is on a path towards a 'circular economy', whereby residents and businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in figure 2.1 below.

Figure 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

The Government's *Recycling Victoria: A New Economy* (2020) sets out strategies to reduce the amount of waste generated in Victoria and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors to encourage users to access the services and systems as intended. This includes promoting the above strategy where practicable and encourage users to participate in minimising the impact of waste on the environment.

Therefore, supporting tenants to participate in the circular economy and encouraging waste as a last rather than a first resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding your waste profile and progress over time. Audit results should be shared with all tenants, to raise awareness and encourage further reductions in waste wherever possible.

2.2. Guide for Residents

To ensure all residents are aware of their responsibilities with regard to waste management, the Owners Corporation shall provide an information package to all residents that includes the following information:

- A copy of this Waste Management Plan.
- Methods and techniques for waste reduction and minimisation.
- Information regarding waste collection days and requirements.
- Resident responsibilities with regard to bin usage, storage, and collection.
- Resident responsibilities with regard to litter and waste removal from the common property.

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste

- Each resident shall place general waste into a dedicated general waste located within their apartment (to be provided by the Owners Corporation).
- Each resident shall empty their general waste receptacle into the communal general waste collection bins located within the ground level bin room when full.
- Each resident must ensure that general waste is placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics

- Each resident shall place food scraps into a dedicated organics caddy located with their apartment (to be provided by the Owners Corporation).
- Each resident shall empty their organics caddy into the communal organics collection bins located within the ground level bin room when full.
- Each resident must ensure that organics is either unbagged or placed within contractor-approved compostable bags prior to being placed into the organics collection bins.

Recycling

- Each resident shall place recycling into a dedicated recycling receptacle located within their apartment (to be provided by the Owners Corporation).
- Each resident shall empty their recycling receptacle into the communal recycling collection bins located within the ground level bin room when full.
- Each resident must ensure that bottles, cans, and containers are rinsed, cardboard is flattened, and lids/packaging are separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>), prior to being placed into the recycling collection bins.
- Recycling must be loose and not be bagged.

Glass

- Each resident shall place glass into a dedicated glass receptacle located within their apartment (to be provided by the Owners Corporation).
- Each resident shall empty their glass receptacle into the communal glass collection bins located within the ground level bin room when full.
- Each resident must ensure that glass bottles and jars are rinsed, and lids are separated as per the Australasian Recycling Label instructions (visit: <https://recyclingnearyou.com.au/arl/>), prior to being placed into the glass collection bins.
- Glass must not be loose and not be bagged.

Disposal of Other Waste Streams

- **Hard Waste & E-Waste:** each resident shall take hard waste and e-waste items to the dedicated drop-off room provided on ground level. Hard waste and e-waste shall be collected by a private contractor on an as-required basis (to be arranged by the Owners Corporation). E-waste is prohibited from being placed in landfill-bound bins.
- **Toxic Household Items:** each resident shall take toxic household items to a nearby drop-off location on an as-required basis (visit: <https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/at-home/dispose-of-household-waste/dispose-of-household-chemicals-detox-your-home>).
- **Common Garden Organics:** the Owners Corporation shall engage a landscaping contractor to maintain all common garden areas on a regular basis. The landscaping contractor shall be responsible for transferring garden organics from common garden areas to an appropriate off-site treatment facility where it will be sorted and turned into compost.

Waste Minimisation Strategies

Residents can reduce their waste output by adopting the below practices:

- Avoid buying food items that are wrapped in plastic.
- Shop with reusable bags.
- Avoid single-use plastics such as drinking straws, plastic cutlery/cups/plates, and pre-packaged salads/sandwiches.
- Use a reusable drink bottle.
- Consider loose leaf tea instead of conventional teabags.
- Buy second-hand items.
- Refrigerate food scraps and use in a homemade vegetable stock.
- Plan out meals before shopping to avoid food wastage.
- Reuse jars for storage or refilling.
- Use silicone mats instead of single use baking paper and foil.
- Use 100% recycled toilet paper.
- Consider reusable rags instead of paper towels.
- Donate unwanted clothes and items.

2.3. Guide for the Owners Corporation

The Owners Corporation shall be responsible for the following:

- Ongoing management of the waste management system, including the maintenance of the bin room and associated equipment, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging and managing the waste collection contractor/s.
- Arranging hard waste and e-waste collections on an as required basis.
- Ensuring the waste collection contractor has access to the carpark and ground level bin room on collection days.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management systems.
- Informing all waste system users that bagged recycling and glass is not permitted.
- Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements).
- Labelling/numbering the bins according to the property address to protect them from theft and vandalism.
- Servicing all communal areas through sweeping and removal of litter on a regular basis.
- Arrange and manage the disposal of common garden organics via a landscaping contractor.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the bin room and associated equipment and components are provided as per the design requirements outlined in Section 6.

2.4. Waste Management Plan Communication Strategy

It is the Owners Corporation's responsibility to ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream. It is highly recommended that this Waste Management Plan is electronically provided to all residents and relevant contractors.

The Owners Corporation shall provide educational material to inform all waste system users about the development's waste management system and advise all waste system users how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.5. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, the Owners Corporation shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Waste Volume Estimates

Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments, 2018' specifies the following general waste and recycling generation rates relevant to the development:

1-Bedroom Apartments (including lofts)

- General Waste: 80 L/apartment/week
- Recycling: 80 L/apartment/week

2-Bedroom Apartments

- General Waste: 100 L/apartment/week
- Recycling: 100 L/apartment/week

3-Bedroom Apartments

- General Waste: 120 L/apartment/week
- Recycling: 120 L/apartment/week

To allow for the separation of organics and glass from the general waste and recycling streams (respectively), the above waste generation rates have been modified to allow for a 65:35 split for general waste: organics and a 70:30 split for recycling: glass.

Applying the above waste generation rates, the residential waste volume estimates are outlined in Tables 3.1 and 3.2 below.

Table 3.1: General Waste & Organics Volume Estimates

Waste Source	Quantity	General Waste Generation Rate (L/Apartment /Week)	General Waste Volume (L/Week)	Organics Generation Rate (L/Apartment /Week)	Organics Volume (L/Week)
1-Bedroom Apartment (including lofts)	18	52	936	28	504
2-Bedroom Apartment	18	65	1,170	35	630
3-Bedroom Apartment	13	78	1,014	42	546
Total	49	-	3,120	-	1,680

Table 3.2: Recycling & Glass Volume Estimates

Waste Source	Quantity	Recycling Generation Rate (L/Apartment /Week)	Recycling Volume (L/Week)	Glass Generation Rate (L/Apartment /Week)	Glass Volume (L/Week)
1-Bedroom Apartment (including lofts)	18	56	1,008	24	432
2-Bedroom Apartment	18	70	1,260	30	540
3-Bedroom Apartment	13	84	1,092	36	468
Total	49	-	3,360	-	1,440

4. Waste Equipment and Storage Details

4.1. Waste Equipment and Storage Requirements

The waste equipment and storage requirements for the development are outlined in Table 4.1 below.

Table 4.1: Waste Equipment and Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	660	3	1200	1260	780	2.95
Organics	240	4	1060	585	730	1.71
Recycling	660	3	1200	1260	780	2.95
Glass	240	3	1060	585	730	1.28
Hard waste & E-waste	2.00 sqm storage area					2.00
Total Footprint Required Excluding Circulation						10.89
Total Area Provided						22.00 (20sqm bin room + 2sqm hard waste & e-waste room)

Refer to **Appendix A** for the proposed location and layout of the bin room.

5. Waste Collection Details

5.1. Waste Collection Requirements

The waste collection requirements for the development are outlined in Table 5.1 below.

Table 5.1: Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency (per week)	Capacity (L/week)
General waste	3,120	660	3	2	3,960
Organics	1,680	240	4	2	1,920
Recycling	3,360	660	3	2	3,960
Glass	1,440	240	3	2	1,440
Hard waste & E-waste	-	-	2.00 sqm per collection	As required	-

5.2. Waste Collection Methodology

The proposed waste collection methodology for the development is outlined below:

- Waste collection shall be performed on-site by a private contractor, via 6.4-metre-long mini rear loaders. The mini rear loader has a travel height clearance requirement of 2.2 metres and an operational height clearance requirement of 2.4 metres when collecting 660L bins. No height clearance issues have been identified within the site.
- The waste collection contractor shall be provided with direct access to the carpark and ground level bin room and shall be responsible for transferring the bins to the rear of the waste collection vehicle for emptying.
- Once collection is complete, the waste collection contractor shall be responsible for immediately returning the emptied bins their original positions within the bin room.
- A swept path assessment has been prepared using Autodesk vehicle tracking software, demonstrating that the nominated waste vehicle can perform collection from the ground level carpark and exit the site in a forward direction (refer to **Appendix B** for the swept path assessment).
- The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS) to ensure safety is considered for every aspect of the collection process.
- The Owners Corporation shall be responsible for arranging for hard waste and e-waste to be collected by a private contractor on an as-required basis.

5.3. Waste Collection Time

Waste collection from the subject site shall be undertaken in accordance with EPA's 'Noise Control Guidelines', as outlined below:

- Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.

Note:

Waste collection shall be undertaken outside of peak AM and PM commuter periods (i.e. between 10:00am and 3:00pm on weekdays) to minimise any impact on access to the site and car parking spaces.

6. Design Standards

6.1. Bin Room Design Requirements

The bin room shall be designed to meet the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Appropriately screened to prevent unsightly impacts on amenity.
- Provided with artificial light to enable waste system users to dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated waste management equipment.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2.
- Ventilation openings protected against flies and vermin.
- Provided with tight-fitting doors.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

6.2. Bin Colour Requirements

All collection bins shall be sourced from a private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection, these are only recommendations and not mandatory:

- General waste collection bins: dark green or black body and red lid.
- Organics collection bins: dark green or black body and light green lid.
- Recycling collection bins: dark green or black body and yellow lid.
- Glass collection bins: dark green or black body and purple lid.

6.3. Signage Requirements

The bin room shall be provided with instructions and signage informing residents of the following:

- How to correctly separate and dispose of / recycle each waste stream.
- The necessary measures to be undertaken in the event of waste spillages / bag ruptures.
- That no hazardous materials are to be stored within the bin room.

Bins / bin rooms shall be provided with Sustainability Victoria or equivalent signage (visit: <https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage>).

Note: Signage will be placed at waste collection points to inform residents of the waste collection times, thereby minimising any conflicts when residents are accessing their parking spaces.

6.4. Internal Waste Receptacle Requirements

Internal waste receptacles (provided within each apartment) should meet the following requirements:

- General waste: large enough to hold at least 2 days' worth of waste, but no larger than 25 litres to ensure ease of manual handling.
- Organics: large enough to hold at least 1 days' worth of organics, but no larger than 6 litres to ensure ease of manual handling.
- Recycling: large enough to hold at least 2 days' worth of recycling, but no larger than 25 litres to ensure ease of manual handling.
- Glass: large enough to hold at least 2 days' worth of glass, but no larger than 10 litres to ensure ease of manual handling.

7. Contact Information

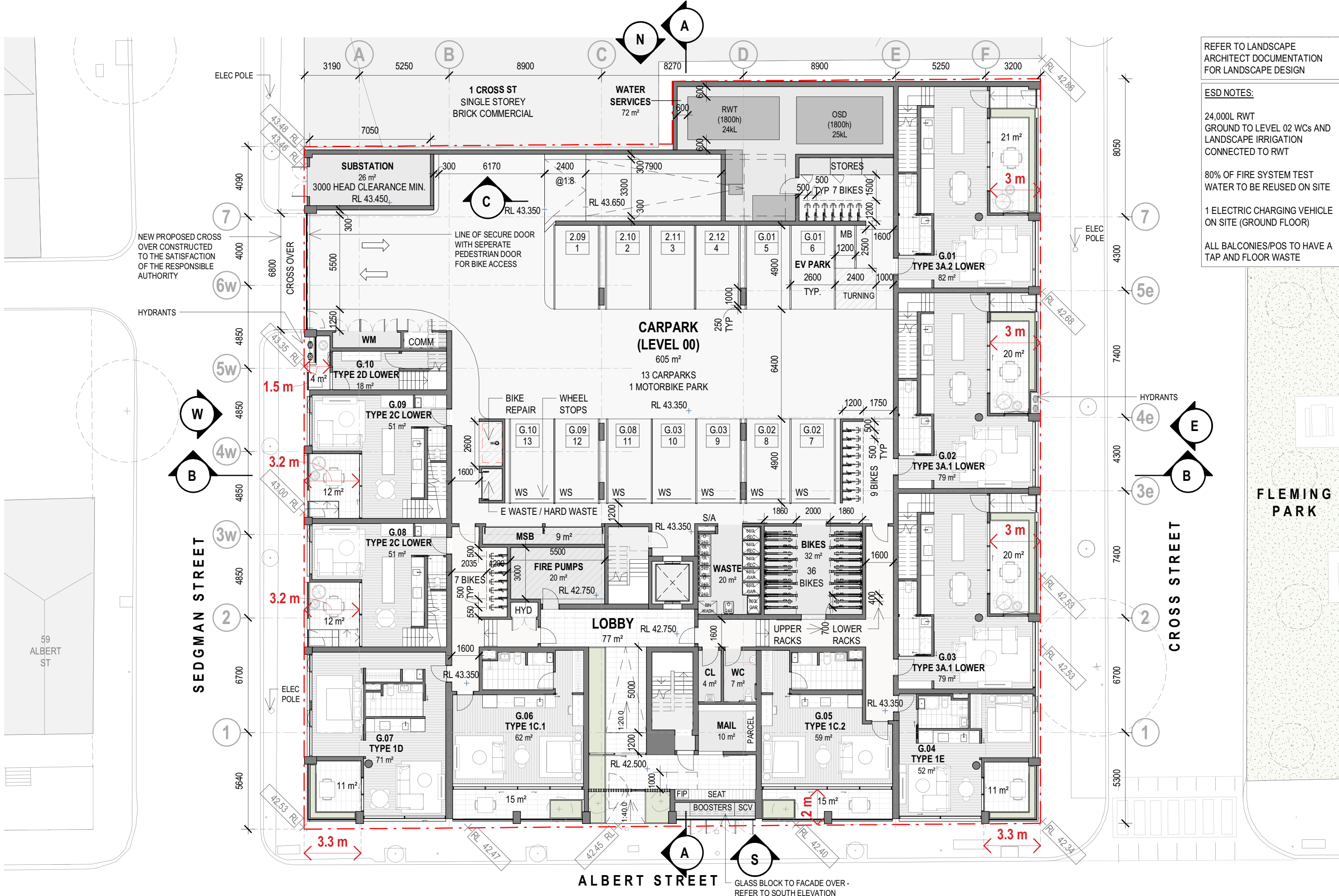
7.1. Contractor and Supplier Details

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Supplier Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Waste Transfer Station	East Brunswick Transfer Station	03 9389 5100	www.ebts.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A – Plans Assessed



REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR LANDSCAPE DESIGN

ESD NOTES:

24,000L RWT
GROUND TO LEVEL 02 WCs AND LANDSCAPE IRRIGATION CONNECTED TO RWT

80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (GROUND FLOOR)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE



REFER TO LANDSCAPE
ARCHITECT DOCUMENTATION
FOR LANDSCAPE DESIGN

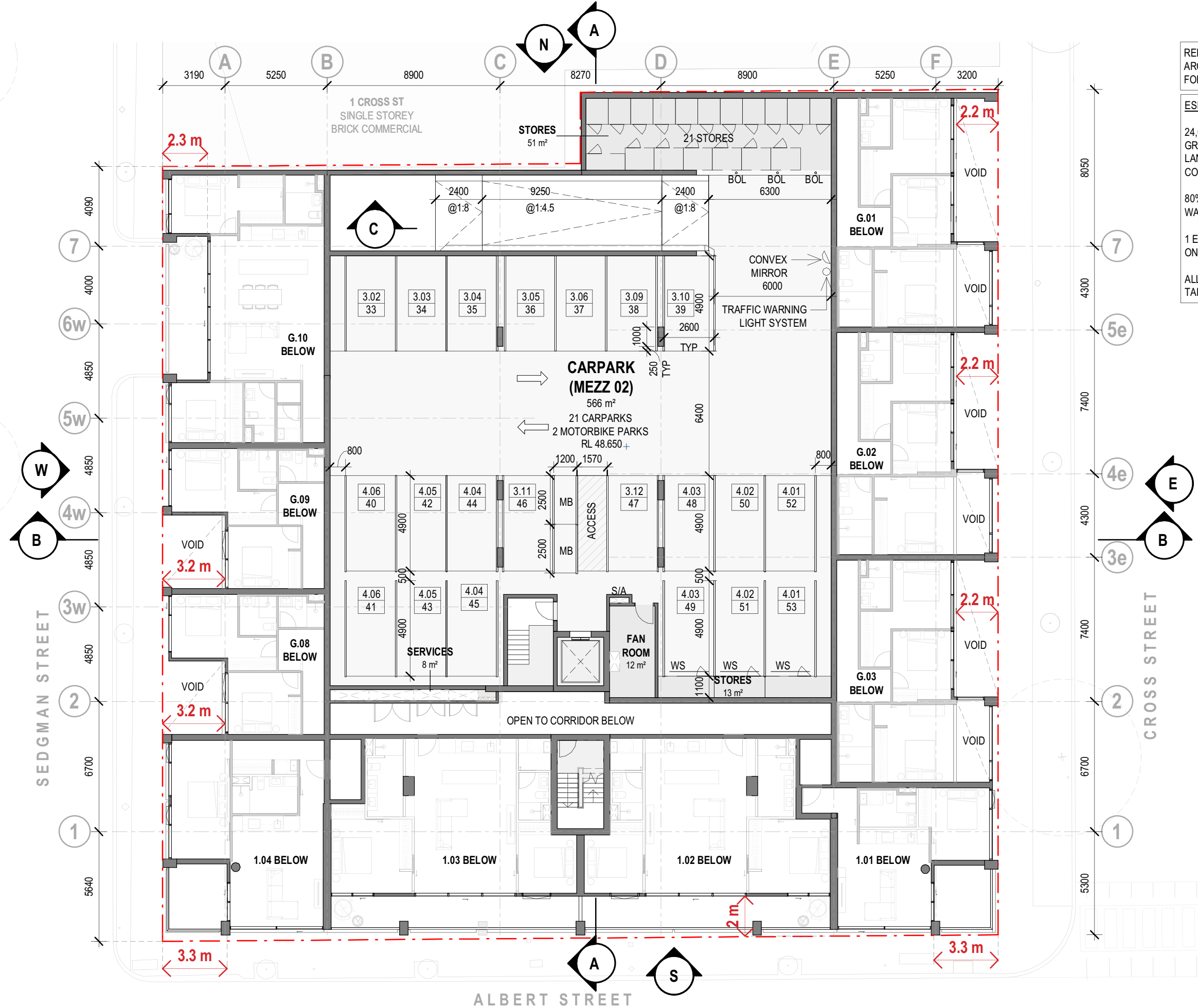
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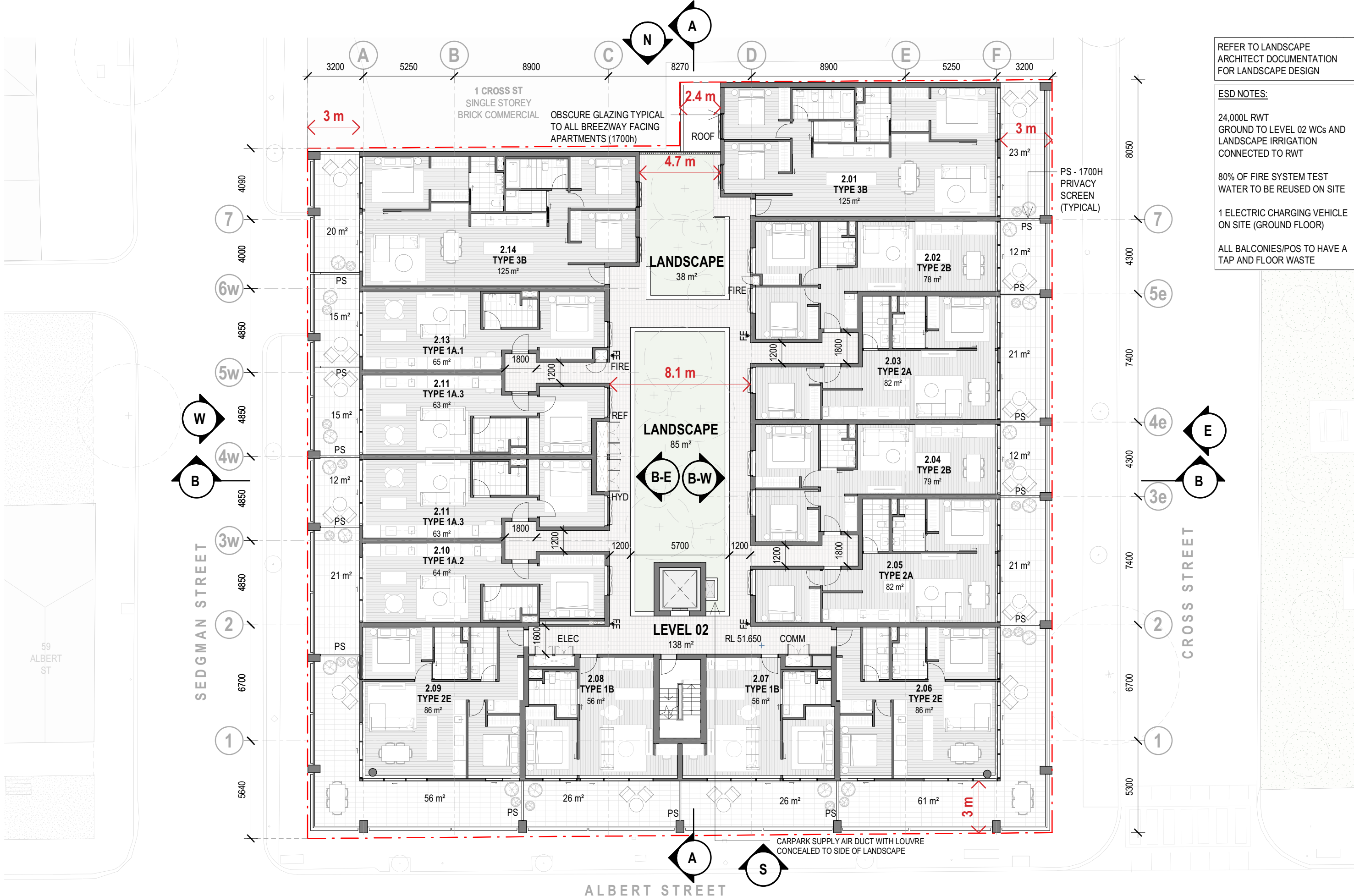
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REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR LANDSCAPE DESIGN

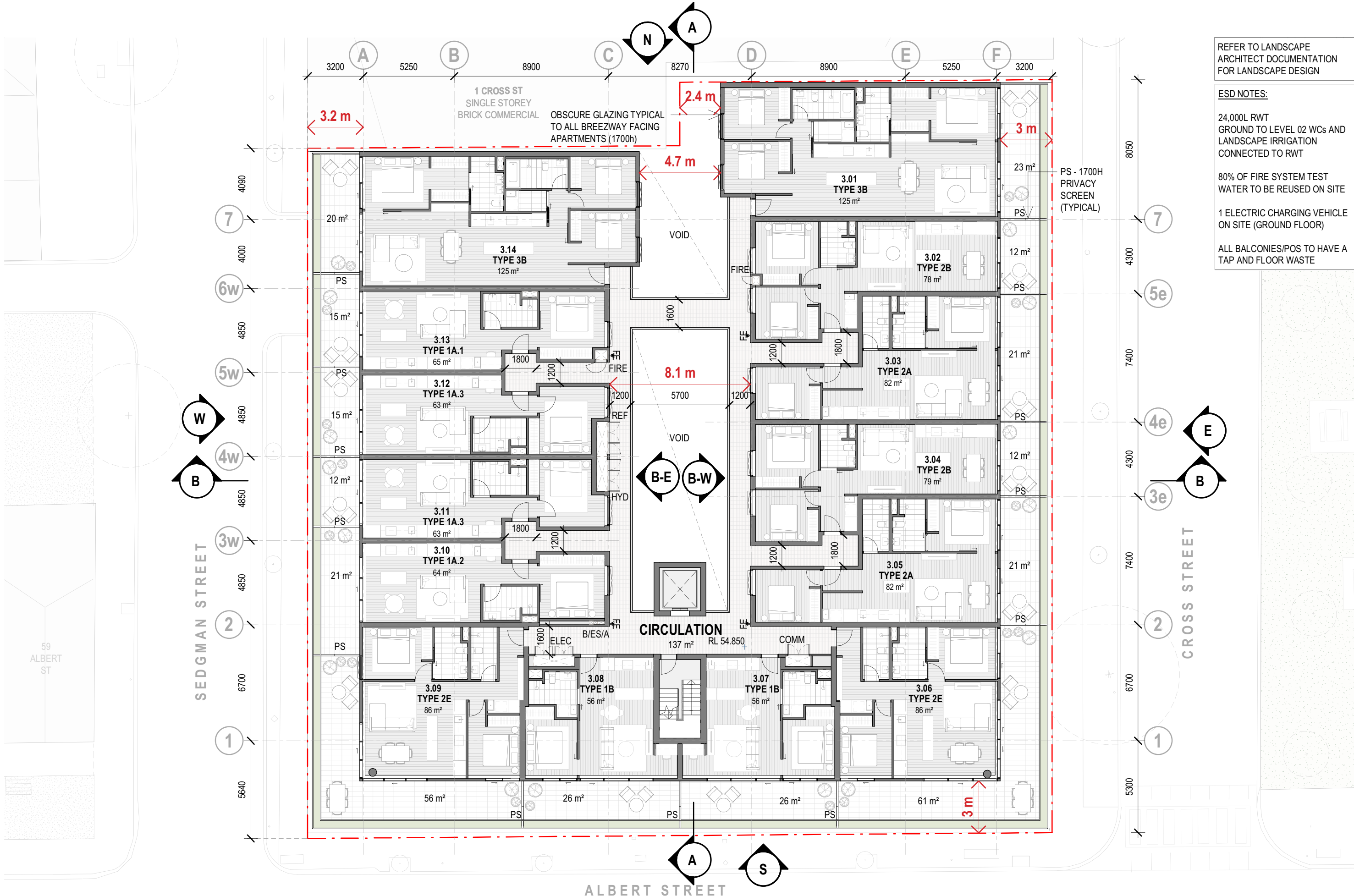
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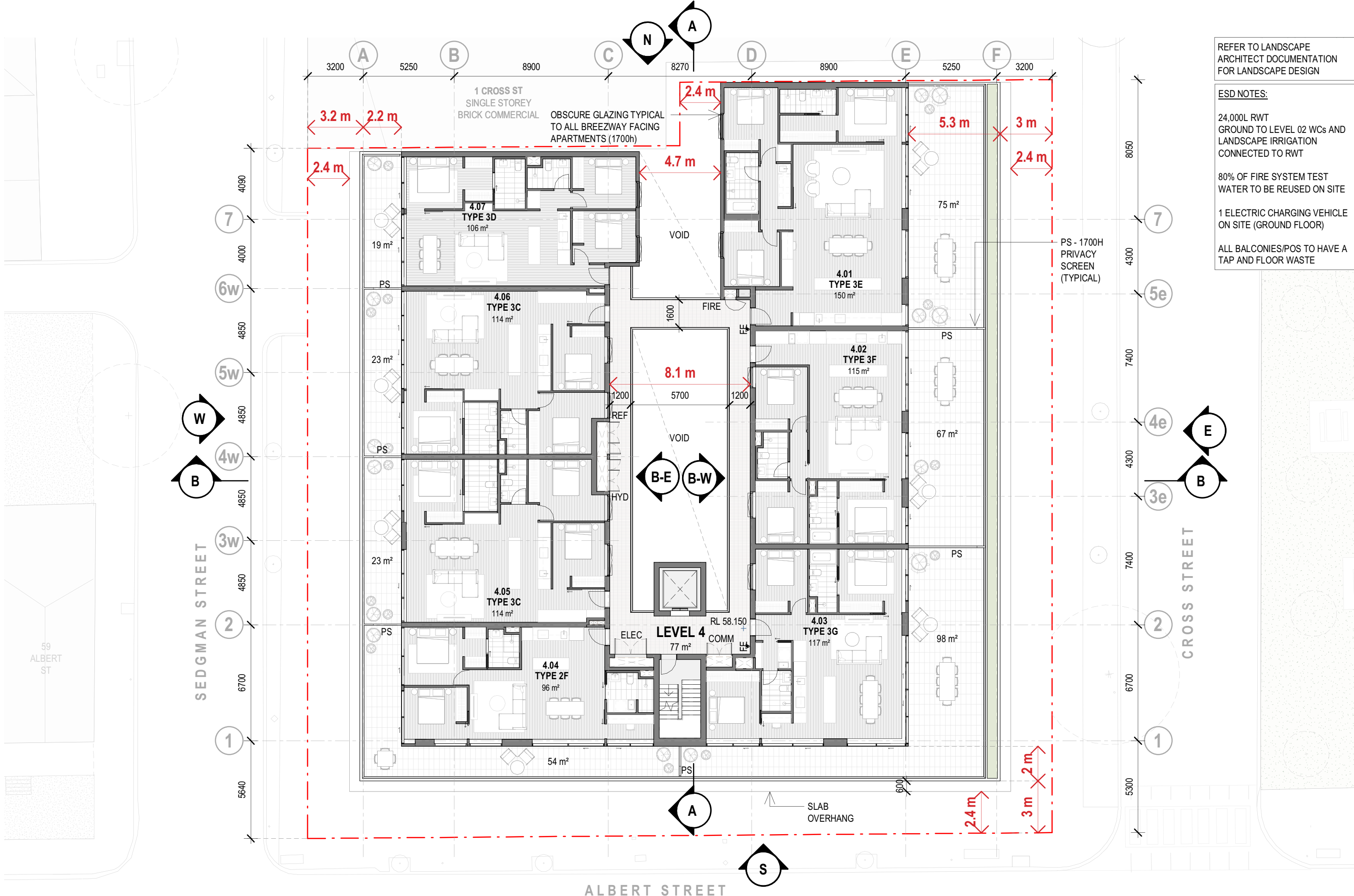
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REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR LANDSCAPE DESIGN

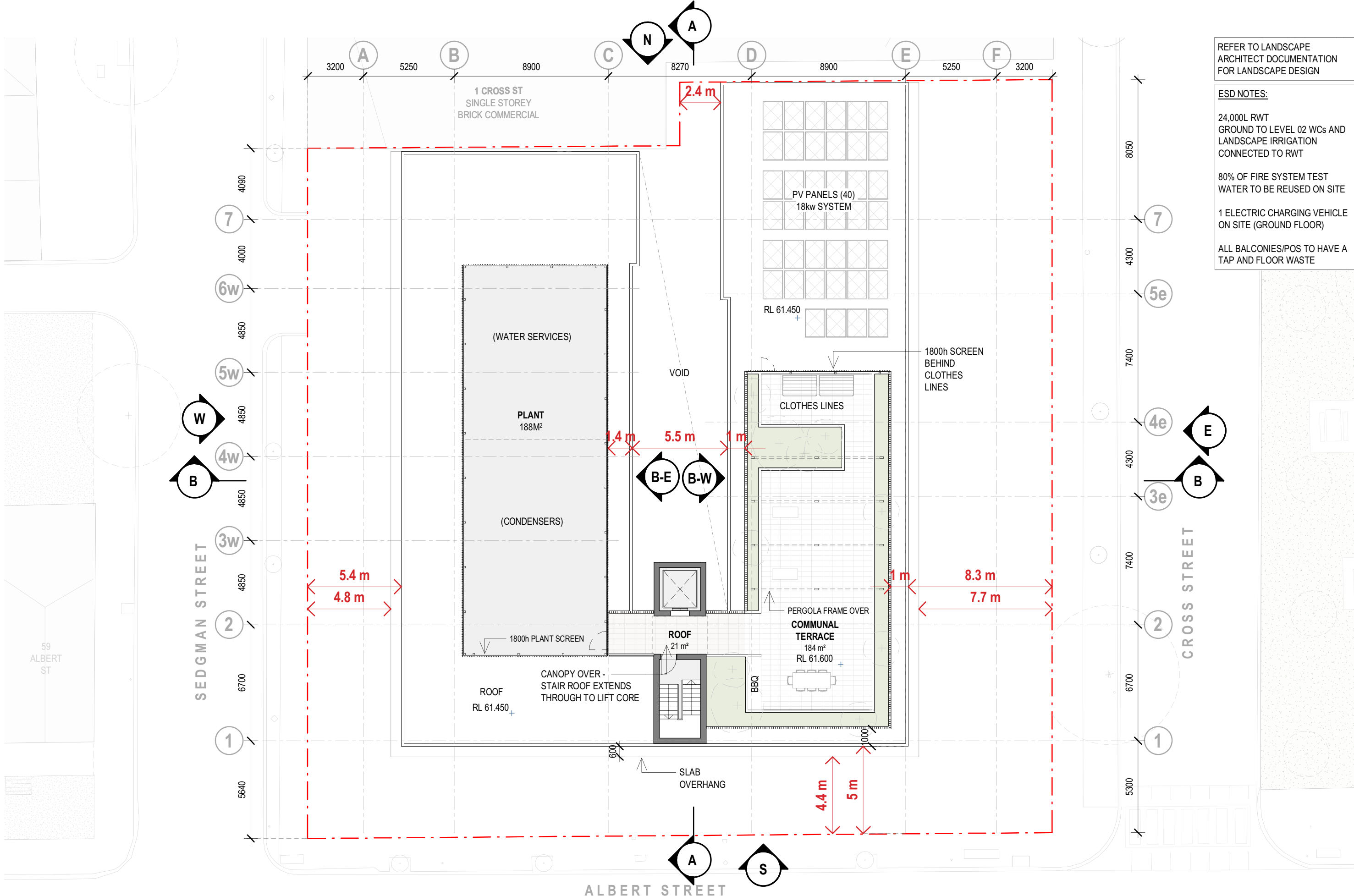
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ESD NOTES:

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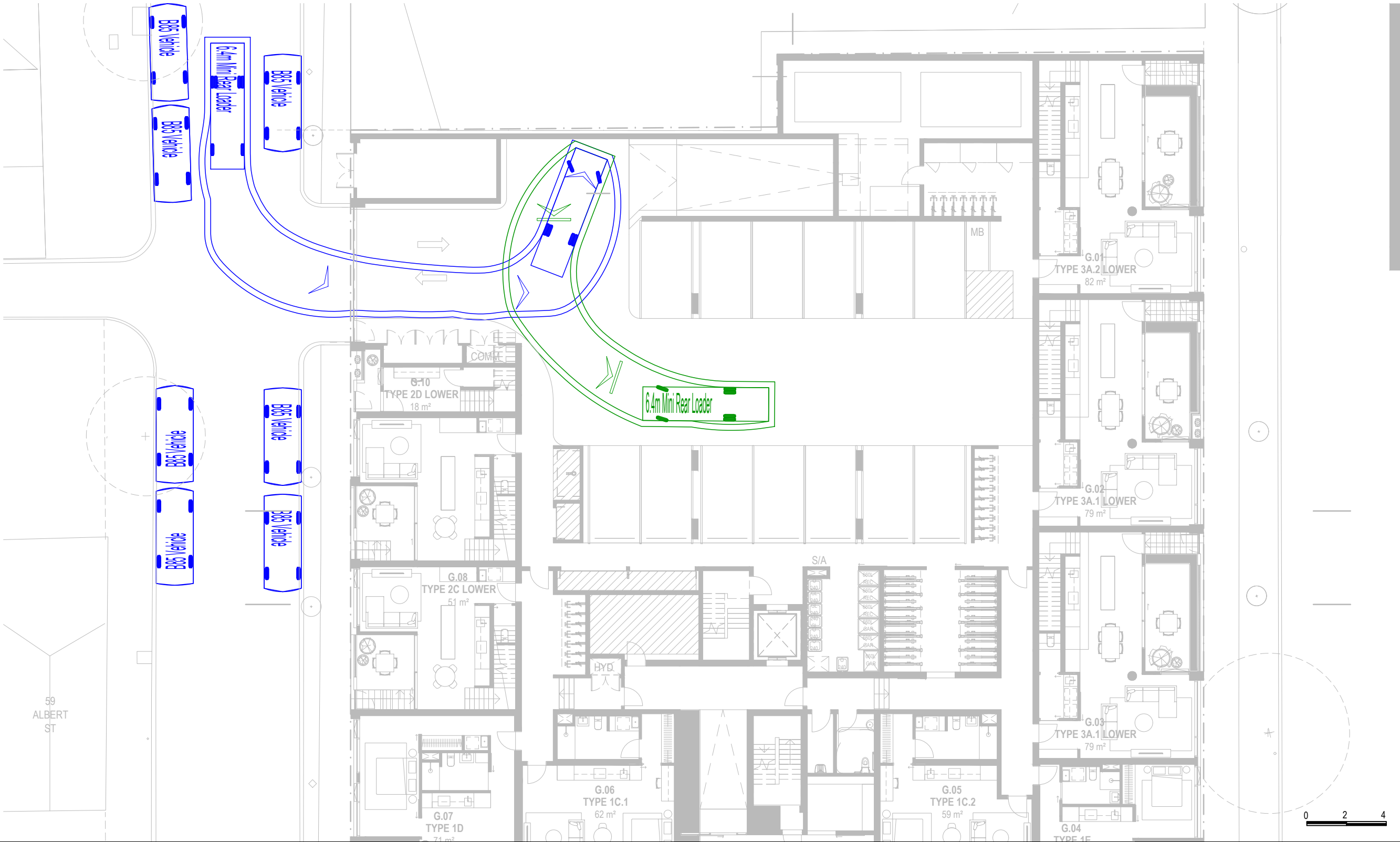
80% OF FIRE SYSTEM TEST WATER TO BE REUSED ON SITE

1 ELECTRIC CHARGING VEHICLE ON SITE (GROUND FLOOR)

ALL BALCONIES/POS TO HAVE A TAP AND FLOOR WASTE

Appendix B – Swept Path Assessment

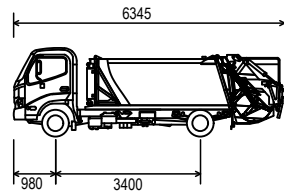
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ratio:

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Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length
Body Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to Lock Time
Curb to Curb Turning Radius

6.345m
1.700m
2.080m
0.205m
1.670m
4.00 sec
6.450m

Proposed Residential Development 53-57 Albert Street, Brunswick Swept Path Assessment - Ground Level

NOTE:

- 1) Base plan supplied by Jackson Clement Burrows Architects, Rev A, dated 15 September 2025
- 2) Maximum design speed - 5 km/h

RATIO REFERENCE
22850T-SK001-D

SHEET No.
4 of 10

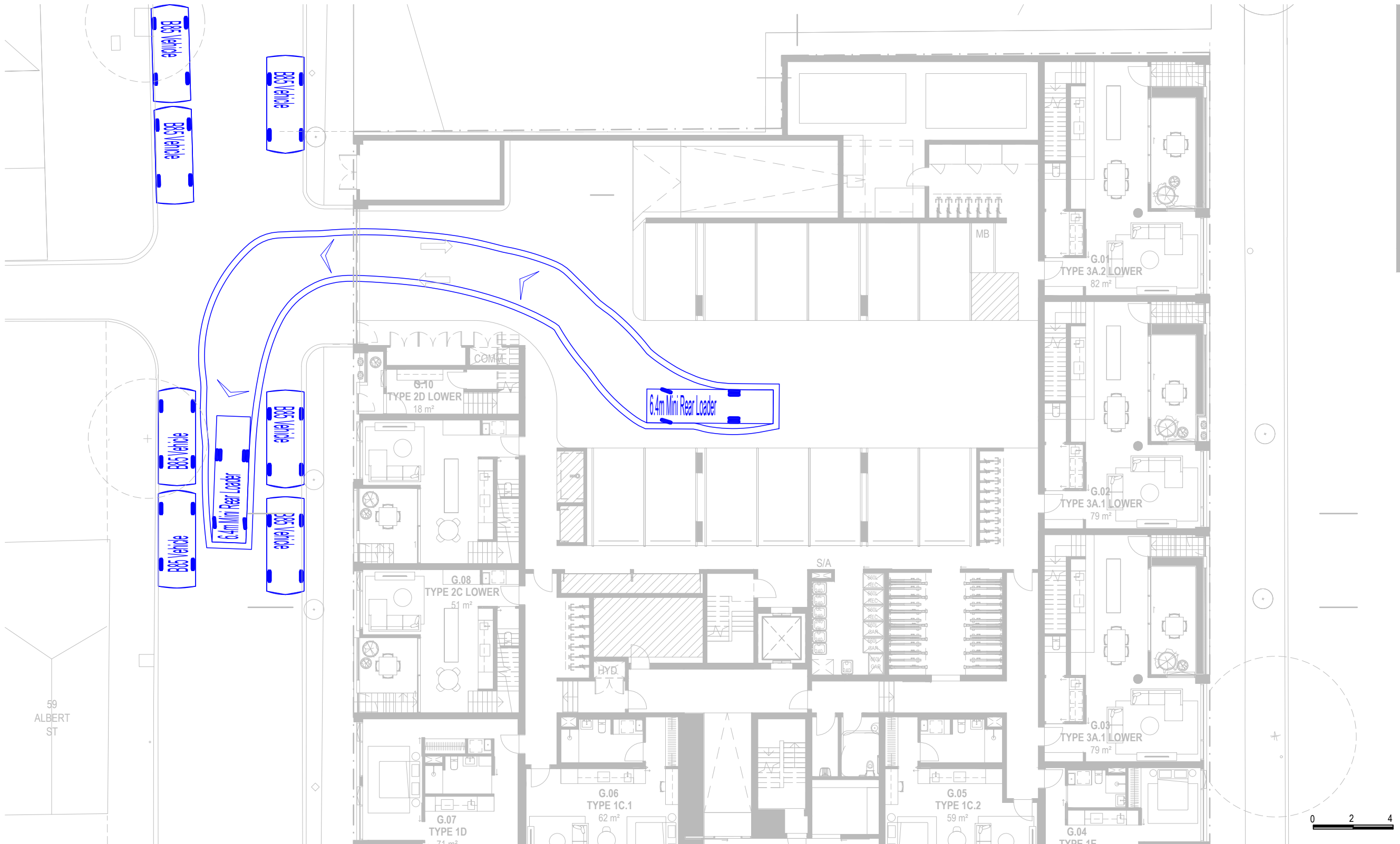
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J.H.B

SCALE
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DATE
16/09/2025



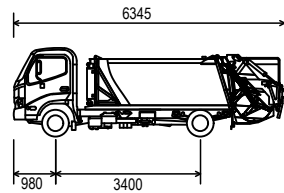
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ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Overall Length 6.345m
Body Width 1.700m
Overall Body Height 2.080m
Min Body Ground Clearance 0.205m
Track Width 1.670m
Lock to Lock Time 4.00 sec
Curb to Curb Turning Radius 6.450m

Proposed Residential Development 53-57 Albert Street, Brunswick Swept Path Assessment - Ground Level

NOTE:
1) Base plan supplied by Jackson Clement Burrows Architects, Rev A, dated 15 September 2025
2) Maximum design speed - 5 km/h

RATIO REFERENCE
22850T-SK001-D

SHEET No.
5 of 10

PREPARED BY
J.H.B

SCALE
1:200 @ A3

DATE
16/09/2025

