SMEC

Member of the Surbana Jurong Group

SMEC INTERNAL REF. 3002666

Waste Management Plan

One City Hill

Reference No. 3002666

Prepared for Morris Property Group

1 July 2021

Document Control

Document	One City Hill
File Location	Link
Project Name	One City Hill (Block 10&11 Section 63)
Project Number	3002666
Revision Number	0

Revision History

Revision No.	Date	Prepared By	Reviewed By	Approved for Issue By
0	21/06/2021	Rashed Yamin	Sophie Olsen	Sophie Olsen

Issue Register

Distribution List	Date Issued	Number of Copies
Morris Property Group	5/07/2021	1

SMEC Company Details

Approved by	Sophie Olsen		
Address	Suite 2, Level 1 243 Northbourne Avenue, Lyneham ACT		
Telephone	02 (6234 1976)		
Email	canberra@smec.com	**Website**	www.smec.com

Important Notice

This report is provided pursuant to a Consultancy Agreement between SMEC Australia Pty Limited ("SMEC") and Morris Property Group, under which SMEC undertook to perform a specific and limited task for Morris Property Group. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. The executive summary is not a substitute for this. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters which might have a material effect on its contents, or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than Morris Property Group. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

Contents

List of Figures

1 Waste Management

The proposed development is for a commercial building (office) with retail spaces at the ground level. No residential use is proposed and as such, waste management will be by a private waste collection contractor.

The combined area of office space is approximately 34,000m² and the retail is approximately 754m². Based on net lettable areas, the development requires:

- 13 x 1,100L waste hoppers and 16 x 1,100L recycle hoppers for the office use and
- 9 x 1,100L waste hoppers and 2 x 1,100L recycle hoppers for retail space (assumed as a café or restaurant use).
- These waste collection calculations are based on collection three times per week.

1.1 Office Waste and Retail Recycling Enclosure

The waste enclosure is proposed to be 86m² and holds the required 13 x 1,100L waste hoppers for the office use. This waste room will also accommodate the 2 x 1,100L recycling hoppers for retail/café tenancies, with appropriate access, dimensions, and clearances. This is demonstrated in the plan excerpt provided in Figure 1.

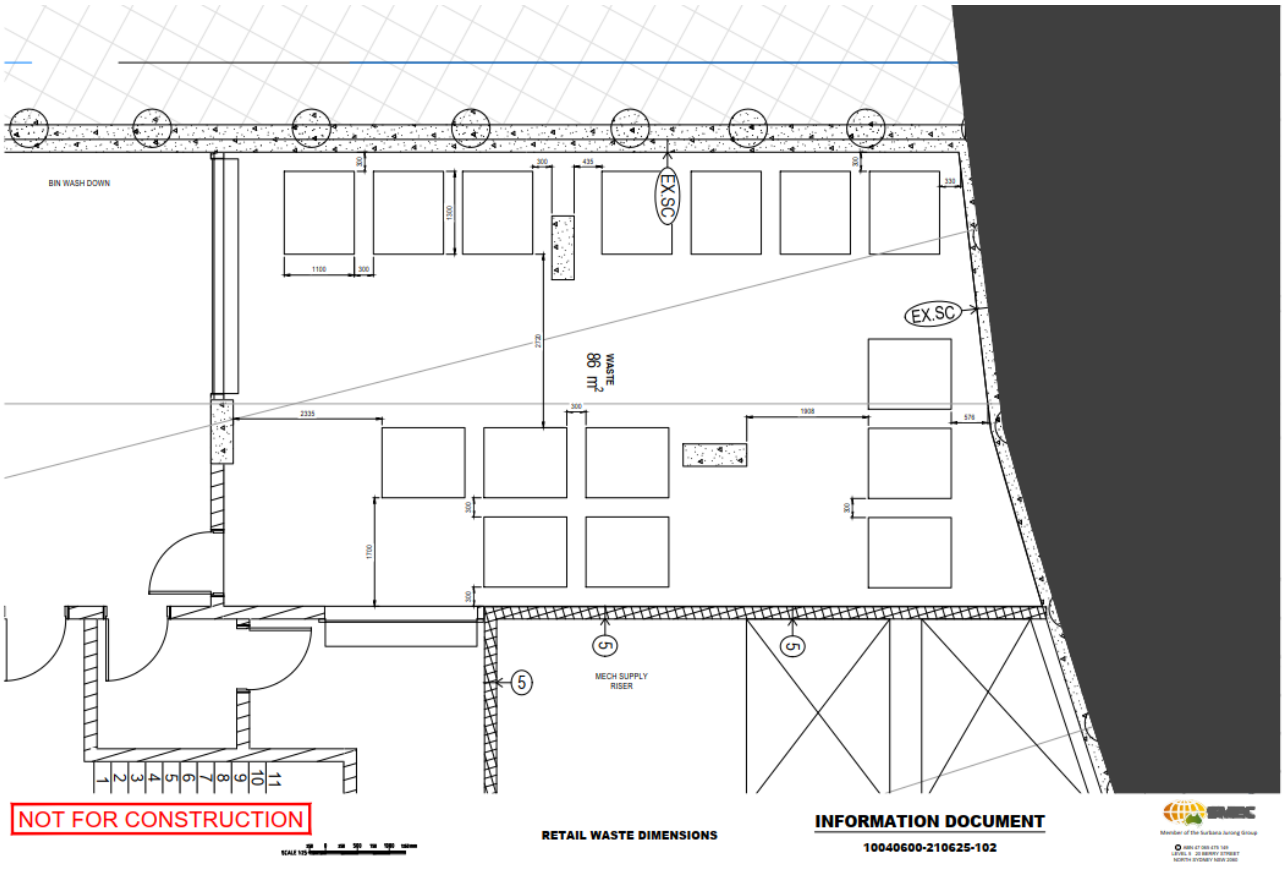


Figure 1: Combined waste area for office and retail use

1.2 Recycling Collection Enclosure – Office Use

The recycling enclosure for office use is proposed to be 67m² and holds the required 16 x 1,100L recycle hoppers with appropriate access, dimensions, and clearances.

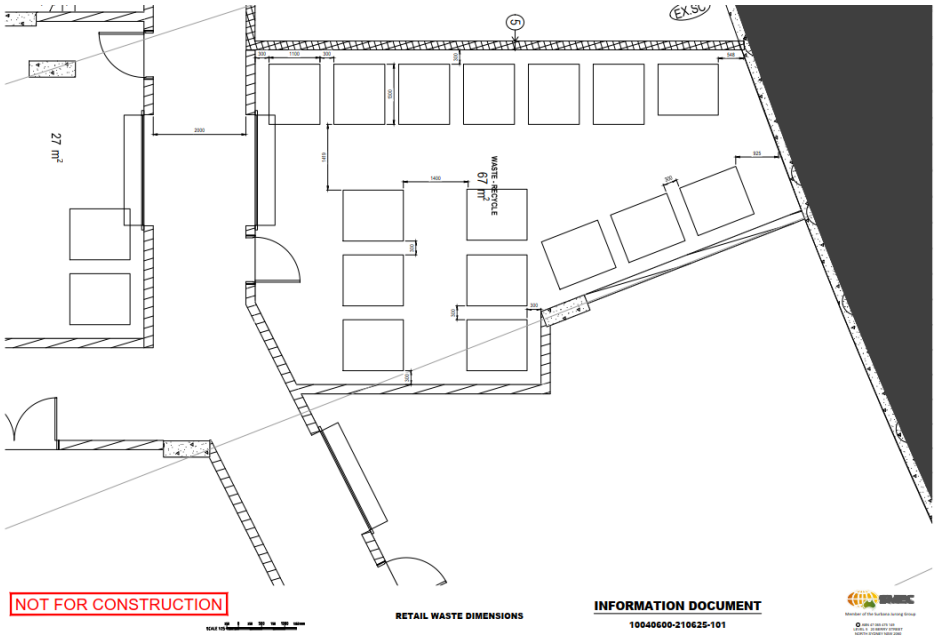


Figure 2: Recycle waste enclosure for office use

1.3 Retail Waste Enclosure

The retail waste enclosure is proposed to be 38m² and holds the required 9 x 1,100L waste hoppers for retail tenancies, with appropriate access, dimensions, and clearances.

The retail use is assumed as a café/restaurant where the enclosure is separated away from the office waste/recycle areas. This use produces the highest quantity of waste, providing the 'worst case scenario'.

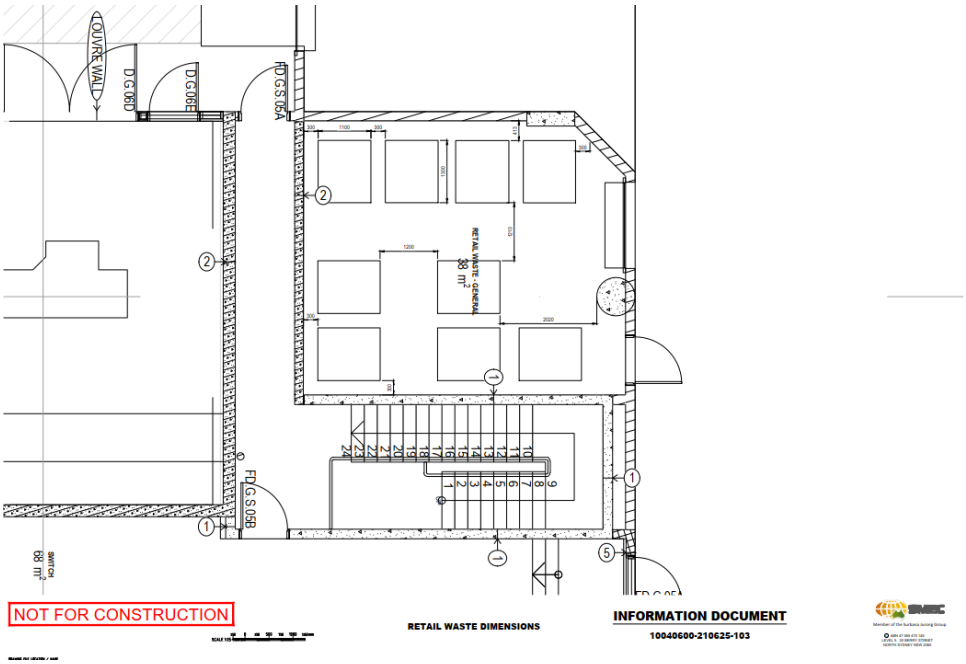


Figure 3: Combined waste and recycle for retail use

1.4 Vehicle Turning Path

The vehicle turning diagram assumes collection by a 10.4m long waste vehicle which has been confirmed as an appropriate size by private waste collection providers. The truck can enter, manoeuvre within the site without any obstructions and exit the site in a forward direction. The loading and travel height of 3.9m will be provided.

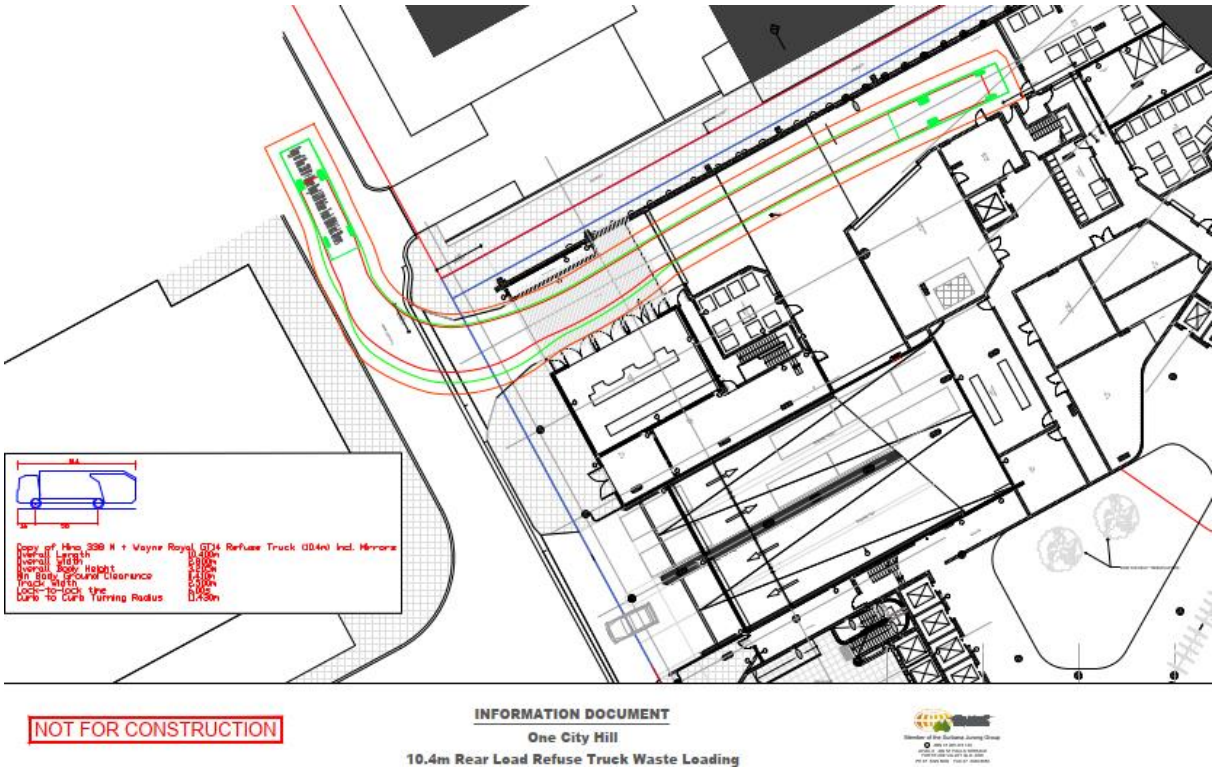


Figure 4: Waste truck movement inwards

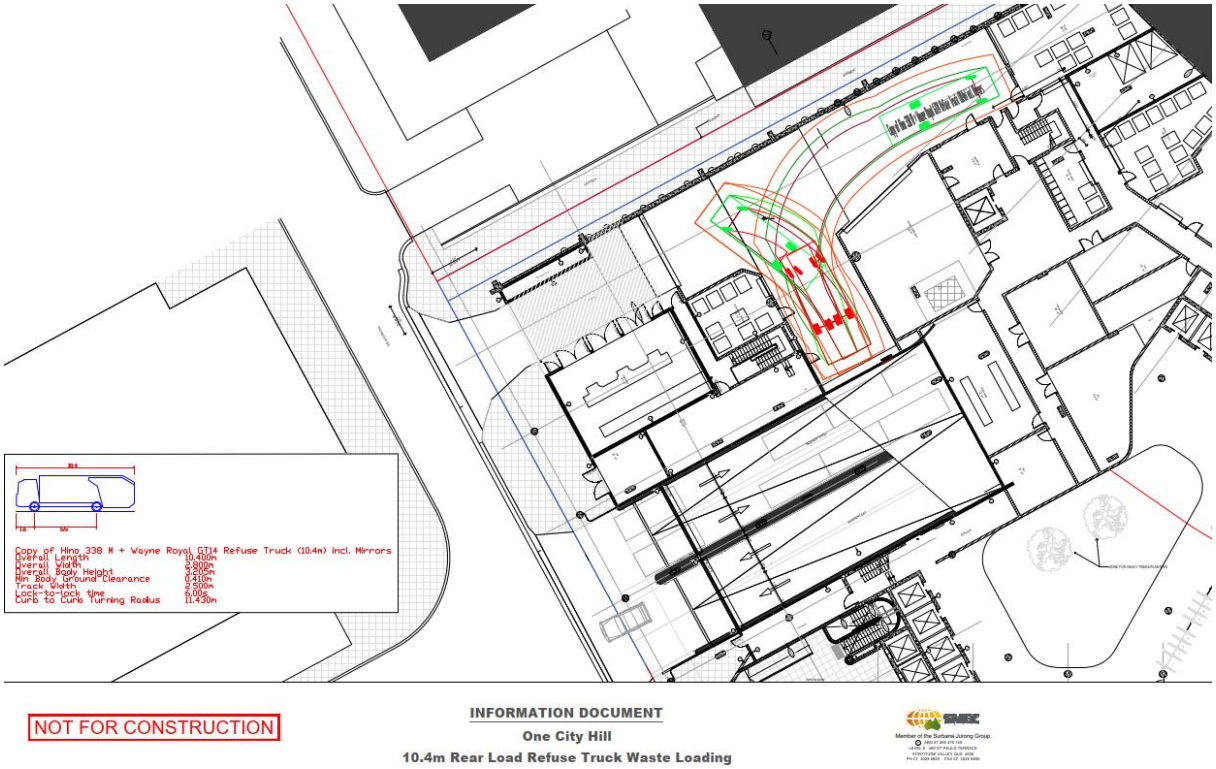


Figure 5: Waste truck movement manoeuvring

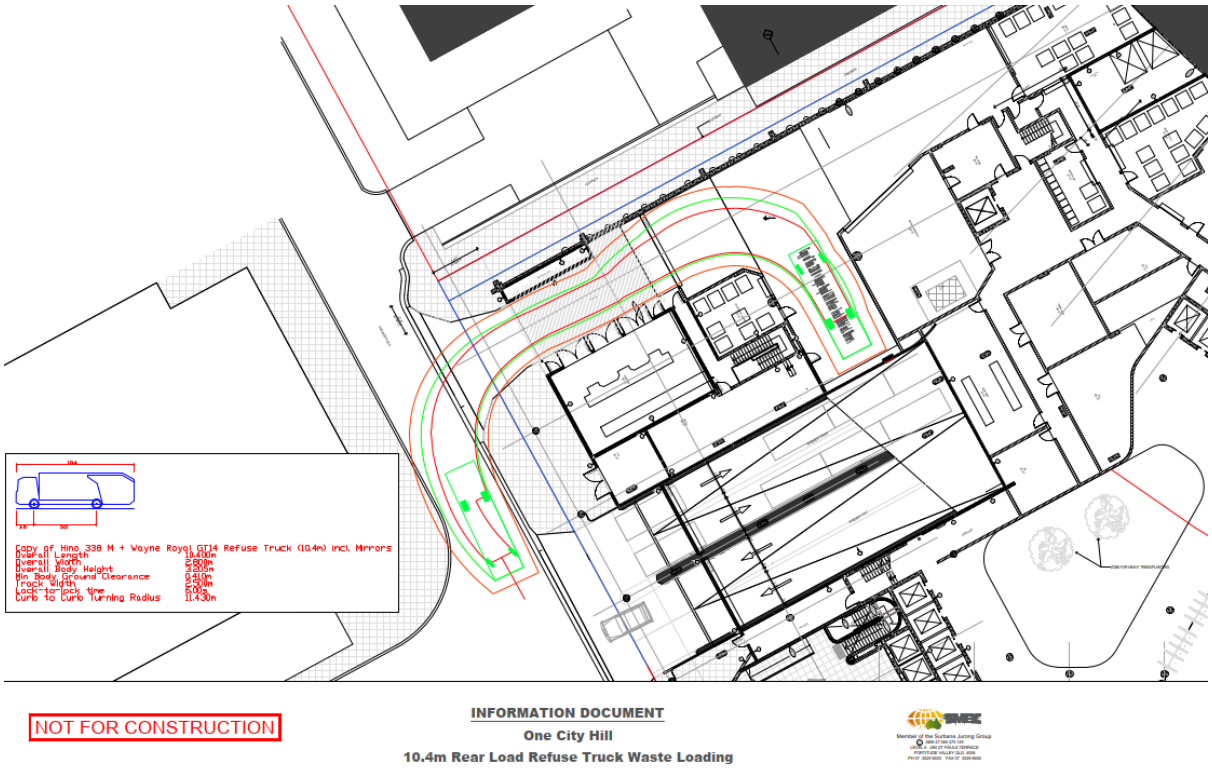


Figure 6: Waste truck movement exiting

1.5 Access Distance (Carting)

All waste generated will be privately managed and organised by the building manager. The office waste generated on each floor/kitchen area of the office building will be collected daily by the maintenance service provider and carted down to waste collection station. Similarly, all retail waste generated will be collected daily and carted to the waste collection station. The path of travel is located wholly within the site boundary.

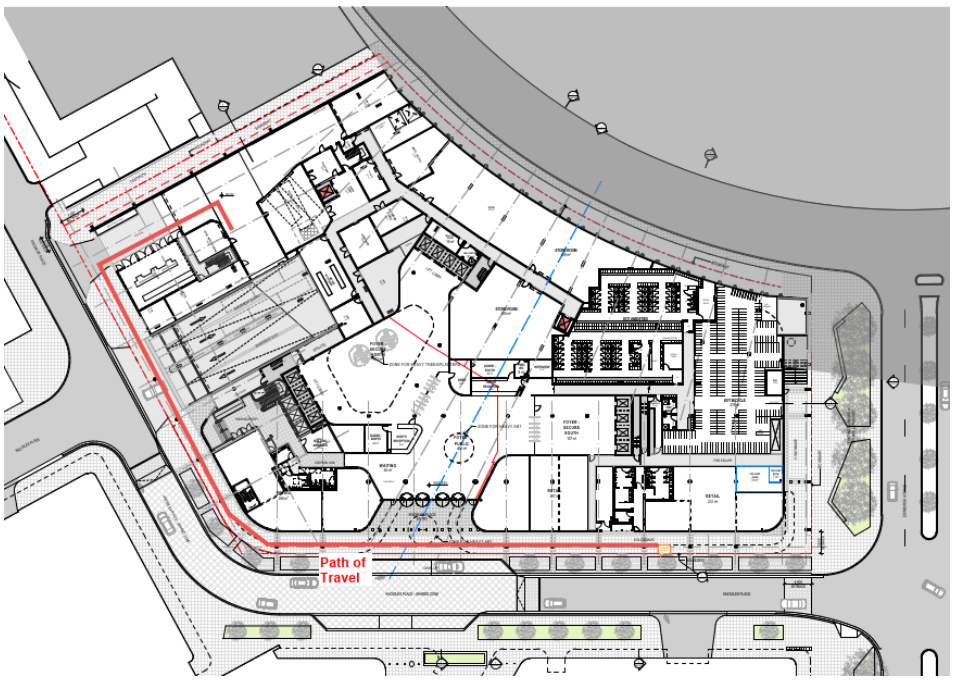


Figure 7: Accessible path of travel and distance

Redefining exceptional

Through our specialist expertise, we're challenging boundaries to deliver advanced infrastructure solutions.

www.smec.com

ACT Government
Transport Canberra and City Services

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

PROJECT APPLICATION DETAILS – COVER SHEET

This section of the Waste and Recycling Management Plan must be completed by all applicants when lodging a submission for a Development Application, Design Acceptance, or Operational Acceptance.

Note: The Submission must be complete and include **all the elements for the WRMP** TCCS will not accept incomplete Submissions or Submissions from individual consultants for separate elements of the WRMP. Assessment will not commence until a complete Submission has been received.

SITE DETAILS

Project Title:	One City Hill - Block 10 & 11 Section 100 City
Description:	Commercial office, retail and associated works

DEVELOPER'S/CLIENT'S DETAILS

Name of entity:	BJM Canberra Pty Limited	**Contact Person:**	Kieren Sutton
Address:	Ground Floor, 50 Blackall Street, Barton ACT 2600		
Phone Number:	+61 458 680 857	**E-mail:**	ksutton@morrispropertygroup.com.au

APPLICANT'S DETAILS

Company name:	SMEC Aust. Pty Ltd	**Contact Person:**	Rashed Yamin
Address:	Suite 2, Level 1, 243 Northbourne Ave, Lyneham ACT 2602	**Phone Number:**	+61 2 6234 1905
Email:	Rashed.yamin@smec.com		

LODGEMENT STAGE

Development Application:	○ Yes	○ Yes	○ Yes
Design Acceptance:	● Yes	○ Yes	○ Yes
Operational Acceptance:	○ Yes	○ Yes	○ Yes

PROJECT DETAILS (CHECK ALL RELEVANT BOXES)

Single Dwelling and Dual Occupancy Dwellings	☐
Multi-unit residential development – individual MGBs with kerbside collection (Section 2.1a)	☐
Multi-unit residential development – shared MGBs with kerbside collection (Section 2.1b)	☐
Multi-unit residential development – bins with on-site collection (Section 2.1c)	☐
Commercial, public and industrial development (Section 2.2)	☑
Mixed-use development (Sections 2.1 and 2.2)	☐
Demolition, Excavation and Construction (Section 3)	☐

ACT Government
Transport Canberra and City Services

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

PROJECT APPLICATION DETAILS – COVER SHEET

The Cover Sheet Checklist provides a brief overview of the Submission. All relevant WRMP forms and associated documentation must also be submitted with this application. The Design Solution will be either Performance-based (Perf) or Deemed-to-Satisfy (DtS) – if a combination of both then select Performance.

CHECKLIST

WASTE MANAGEMENT COMPONENT	DESIGN SOLUTION		COMPLIANT (check one box)			
(DCC Reference)	Perf	DtS	Yes	No	N/A	Office use
Performance solutions approved at Pre-Application stage	☐	✓	✓	☐	☐	☐
Non-standard collection requiring ACT NoWaste approval	☐	✓	✓	☐	☐	☐
Indoor storage spaces for each dwelling	☐	☐	☐	☐	n/a	☐
Path of travel from dwelling to waste enclosure or ***designated collection point***	☐	☐	☐	☐	n/a	☐
Path of travel from waste enclosure to ***designated collection point***	☐	✓	✓	☐	☐	☐
Facilities and path of travel are ***accessible***	☐	✓	✓	☐	☐	☐
Waste service compartments	☐	☐	☐	☐	n/a	☐
Performance of ***chutes***	☐	☐	☐	☐	n/a	☐
On-site storage facilities	☐	✓	✓	☐	☐	☐
Compaction equipment – includes ***compactors*** and ***bin compactors***	☐	☐	☐	☐	n/a	☐
Ancillary waste equipment – bin lifters, ***carousels*** etc	☐	☐	☐	☐	n/a	☐
Loading areas or ***designated collection points***	☐	✓	✓	☐	☐	☐
Unobstructed kerb space at ***designated collection points***	☐	☐	☐	☐	n/a	☐
Internal circulation roadways	☐	✓	✓	☐	☐	☐
Swept path clearances – certified by qualified engineer	☐	✓	✓	☐	☐	☐
Vertical and horizontal clearances, including trees	☐	✓	✓	☐	☐	☐
Operations management plan	☐	☐	☐	☐	n/a	☐
Mixed use – separation of residential and non-residential	☐	☐	☐	☐	n/a	☐
C&D, Excavation – type/volume or tonnage	☐	☐	☐	☐	n/a	☐
C&D, Excavation – on-site/off-site management	☐	☐	☐	☐	n/a	☐
C&D, Excavation – vehicle access	☐	☐	☐	☐	n/a	☐
Supporting drawings and documentation	☐	✓	✓	☐	☐	☐
Submission requirements addressed	☐	✓	✓	☐	☐	☐
Work As Executed records (Operational Acceptance)	☐	☐	☐	☐	n/a	☐

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 2 – DESIGN AND OPERATION OF WASTE AND RECYCLING

SECTION 2.1(A) – MULTI-UNIT RESIDENTIAL DEVELOPMENT (SERVICED BY INDIVIDUAL MGBS COLLECTED AT KERBSIDE)

Controls for these developments are included in Part 3.2.5 and Part 3.5 of the DCC. Submission requirements are stated in Part 3.5.4. Where appropriate, provide plans showing details to support the application.

This section applies to the following:

- *Development applications for new multi-unit residential developments*
- *Development applications for alterations or additions to existing multi-unit residential developments if there is an effect on the provision of waste and recycling services*
- *Development applications for new mixed-use developments that include multi-unit residential developments.*

STORAGE FACILITIES

CONTROL C1 OF DCC – INDOOR WASTE AND RECYCLING STORAGE SPACE

Location and dimensions of indoor waste and recycling storage space for each dwelling type
*(Provide tabulated calculations of the total waste and recycling generated per week as per Table **A4.2**)*

Description	
Drawing Reference Numbers	

Development satisfies control C1 of the DCC: ☐ **Yes** ☐ **No**

CONTROL C2 – EXTERNAL WASTE, RECYCLING AND GREEN WASTE STORAGE AREA

Location and dimensions of waste, recycling and green waste storage area
*(Refer to **Table 3.3** for mandatory submission requirements. Use Tables **A4.5** and **A4.5** to calculate waste and recycling storage requirements for the development. Refer to **A4.3** and www.tccs.act.gov.au/recycling-and-waste/collection/green-bin- program for green waste storage requirements, if applicable for this development)*

Description	
Drawing Reference Numbers	

Development satisfies control C2 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

PATH OF TRAVEL

CONTROL C3 – ACCESSIBLE PATH OF TRAVEL

Path of travel for moving bins from the *waste, recycling* and *green waste storage area* to the *designated collection point*.

*(Refer to **R2.3** of **Table 3.3** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C3 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

DESIGNATED COLLECTION POINT

CONTROL C4 AND C5 – DESIGNATED COLLECTION POINT (KERBSIDE)

Location of designated collection point (kerbside), including dimensions of available kerb frontage and indicative presentation layout of MGBs on kerbside

*(Refer to **R2.4** of **Table 3.3** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C4 and C5 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

COMPLETE IF DEVELOPMENT IS PART OF A MIXED-USE DEVELOPMENT ONLY

CONTROL C23 (PART 5.3) – SEPARATION OF RESIDENTIAL AND NON-RESIDENTIAL WASTE

Identify how *residential* and non-residential waste and recycling will be kept separate and methods to minimise the potential for commercial tenants to use *residential waste* and recycling bins

*(Refer to **R4** of **Table 5.2** for mandatory submission requirements)*.

Description	
Drawing Reference Numbers	

Development satisfies control C23 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter* to provide the service:

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 2 – DESIGN AND OPERATION OF WASTE AND RECYCLING

SECTION 2.1(b) – MULTI-UNIT RESIDENTIAL DEVELOPMENT (SERVICED BY SHARED MGBs COLLECTED AT KERBSIDE)

Controls for these developments are included in Part 3.2.4 and Part 3.6 of the DCC. Submission requirements are stated in Part 3.6.4. Where appropriate, provide plans showing details to support the application.

This section applies to the following:

- *Development applications for new multi-unit residential developments*
- *Development applications for alterations or additions to existing multi-unit residential developments if there is an effect on the provision of waste and recycling services*
- *Development applications for new mixed-use developments that include multi-unit residential developments.*

STORAGE FACILITIES

CONTROL C1 – INDOOR WASTE AND RECYCLING STORAGE SPACE

Generation of waste and recycling for each dwelling type

*(Provide tabulated calculations per dwelling type per week, as per **Table A4.2**)*

Description	
Drawing Reference Numbers	

Development satisfies control C1 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

CONTROL C6 – EXTERNAL WASTE AND RECYCLING STORAGE FACILITY

Location and dimensions of *waste and recycling storage facility or mini-enclosure*

*(Refer to **Table 3.3** for mandatory submission requirements. Use Tables **A4.5** and **A4.5** to calculate waste and recycling storage requirements for the development. Refer to **A4.3** and www.tccs.act.gov.au/recycling-and-waste/collection/greenbin-program for green waste storage requirements, if applicable to this development)*

Description	
Drawing Reference Numbers	

Development satisfies control C6 of the DCC: ☐ **Yes** ☐ **No**

Development satisfies Part 7.2.3 or 7.2.4 or both of the DCC ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

PATH OF TRAVEL

CONTROL C7 – ACCESSIBLE PATH OF TRAVEL

Accessible path of travel for carrying waste and recyclables and for moving bins between the *waste and recycling storage facility* or *minienclosure* and: (i) the entrance of each dwelling; and (ii) the *designated collection point*
*(Refer to **Table 3.5** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C1 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

OPERATIONS MANAGEMENT PLAN

CONTROL C8 – OPERATIONS MANAGEMENT PLAN

Description of the process to present bins for collection and to return bins to the waste and recycling storage facilities. Include documentation to be presented to the *owners corporation.*

Description	

Development satisfies control C8 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

COLLECTION POINT

CONTROL C9 AND C10 – DESIGNATED COLLECTION POINT (KERBSIDE)

Location of *designated collection point (kerbside)*, including dimensions of available kerb frontage and indicative presentation layout of MGBs on kerbside

Description	
Drawing Reference Numbers	

Development satisfies control C9 and C10 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

COMPLETE IF DEVELOPMENT IS PART OF A MIXED-USE DEVELOPMENT ONLY

CONTROL C23 (PART 5.3) – SEPARATION OF RESIDENTIAL AND NON-RESIDENTIAL WASTE

Identify how *residential* and non-residential waste and recycling will be kept separate and methods to minimise the potential for commercial tenants to use *residential* waste and recycling bins

Description	

Development satisfies control C23 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 2 – DESIGN AND OPERATION OF WASTE AND RECYCLING

SECTION 2.1(C) – MULTI-UNIT RESIDENTIAL DEVELOPMENT (SERVICED BY WASTE HOPPERS AND SHARED RECYCLING MGBS, OR WASTE AND RECYCLING HOPPERS COLLECTED WITHIN THE PROPERTY BOUNDARY)

Controls for these developments are included in Part 3.2.4 and Part 3.7 of the DCC. Submission requirements are stated in Part 3.7.4. Where appropriate, provide plans showing details to support the application.

This section applies to the following:

- *Development applications for new multi-unit residential developments*
- *Development applications for alterations or additions to existing multi-unit residential developments if there is an effect on the provision of waste and recycling services*
- *Development applications for new mixed-use developments that include multi-unit residential developments.*

STORAGE FACILITIES

CONTROL C1 – INDOOR WASTE AND RECYCLING SPACE

Generation of waste and recycling for each dwelling type

*(Provide tabulated calculations per dwelling type per week, as per **Table A4.2**)*

Description	
Drawing Reference Numbers	

Development satisfies control C1 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

CONTROL C11 – EXTERNAL WASTE AND RECYCLING STORAGE FACILITIES

Location and dimensions of external waste and recycling storage facilities

*(Provide calculations to demonstrate adequacy of space, including dimensions, cross-sections and height of the waste and recycling storage facility. Refer to Table 3.8 for mandatory submission requirements. Use Tables **A4.5** and **A4.5** to calculate waste and recycling storage requirements for the development)*

Description	
Drawing Reference Numbers	

Development satisfies control C11 of the DCC: ☐ **Yes** ☐ **No**

Development satisfies Part 7.2.3 of the DCC: ☐ Yes ☐ No

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

How will waste be transferred from each dwelling to external storage area?

Description	
Drawing Reference Numbers	

PATH OF TRAVEL

CONTROL C12 – ACCESSIBLE PATH OF TRAVEL

Accessible path of travel for carrying waste and recyclables and for moving bins between the waste and recycling storage facilities or waste service compartments and: (a) the entrance to each dwelling; and (b) the *designated collection point*

*(Provide plan of travelling distance, clearance and gradients. Refer to **Table 3.8** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C12 of the DCC: ☐ Yes ☐ No

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

MULTI-UNIT DEVELOPMENTS – WASTE AND RECYCLING CHUTES, COMPACTION EQUIPMENT ETC OMPLETE EITHER CONTROL C13 OR C14 OR C15

CONTROL C13 – CONVENIENT ACCESS TO WASTE SERVICES – 3 RESIDENTIAL FLOORS OR LESS

Location and details of any waste service compartments and other waste and recycling equipment that form part of the waste management system

*(Provide calculations to demonstrate adequacy of space. Refer to **Table 3.8** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C13 of the DCC: ☐ **Yes** ☐ **No**

Development satisfies Part 7.3 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

CONVENIENT ACCESS (CONTINUED) – COMPLETE EITHER CONTROL C13 OR C14 OR C15

CONTROL C14 – CONVENIENT ACCESS – 4 RESIDENTIAL FLOORS AND ABOVE

Location and details of any waste service compartments and other waste and recycling equipment that form part of the waste management system

*(Provide calculations to demonstrate adequacy of equipment. Refer to **Table 3.8** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Location and details of any waste and *recycling chutes*

*(Provide calculations to demonstrate adequacy of equipment. Refer to **Table 3.8** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C14 of the DCC: ☐ **Yes** ☐ **No**

Development satisfies Part 7.3 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

COLLECTION POINT

CONTROL C15 – DESIGNATED COLLECTION POINTS

Location of *designated collection points or hopper pads*
*(Refer to **Table 3.8** for mandatory submission requirements)*

Description

Drawing Reference Numbers

Development satisfies control C15 of the DCC**:** ☐ **Yes** ☐ **No**

Development satisfies Part 7.2.3 or 7.4 or both**:** ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

VEHICULAR ACCESS

CONTROL C16 – UNOBSTRUCTED ACCESS TO DESIGNATED COLLECTION POINTS

Path of travel for collection vehicles (if collection occurs on site)
*(Provide details of travelling distance; clearance in all directions; loading heights and widths; and turning and manoeuvring paths, ramp access, clearances, gradients and pavement details including compliance with **AS2890.1-2004**. Refer to **Table 3.8** for mandatory submission requirements)*

Description

Drawing Reference Numbers

Development satisfies control C16 of the DCC ☐ **Yes** ☐ **No**

Development satisfies Appendix 7 of the DCC**:** ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

COMPLETE IF DEVELOPMENT IS PART OF A MIXED-USE DEVELOPMENT ONLY

CONTROL C23 (PART 5.3) – SEPARATION OF RESIDENTIAL AND NON-RESIDENTIAL WASTE

Identify how residential and non-residential waste and recycling will be kept separate and methods to minimise the potential for commercial tenants to use *residential* waste and *recycling bins*

*(Refer to **R4** of **Table 5.2** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C23 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

DESIGN AND OPERATION OF WASTE AND RECYCLING

SECTION 2.2 – COMMERCIAL, PUBLIC AND INDUSTRIAL DEVELOPMENTS

Controls for these developments are included in Part 4 of the DCC. Submission requirements are stated in Part 4.4. Where appropriate, provide details on plans to support your application.

- *Development applications for new commercial, public or industrial developments*
- *Development applications for alterations or additions to existing commercial, public or industrial development if there is an effect on the provision of waste and recycling management*
- *Development applications for new mixed-use developments involving commercial, public or industrial development.*

WASTE AND RECYCLING GENERATION

CONTROL C17 – WASTE AND RECYCLING GENERATION

Waste and recycling generated by each proposed activity within the development, including quantities, bin types and storage requirements

DESCRIPTION						
Premises Type	Floor Area (m2)	Generation Rate		Waste (L/ week)	Recycling (L/week)	Number of Bins and Sizes
		Waste	Recycling			
Office- Waste	34,000m²	20L/100m² floor area/day	25L/100m² floor area/day	47,600L	59,500L	97x1100L/ week
Restaurant/Cafe	754m²	660L/100m² floor area/day	135L/100m2 floor area/day	34,832L	7,126L	38x1100L/ week

In completing this table, refer to Appendix 5 – Waste and Recycling Generation Rates for Commercial, Public and Industrial Developments

Development satisfies Appendix 4, if includes *residential* component ☐ Yes ☐ No ☑ N/A

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE AND RECYCLING STORAGE FACILITIES

CONTROL C17 AND C18 – EXTERNAL WASTE AND RECYCLING STORAGE FACILITIES

Location of *individual waste and recycling storage facilities* (C18) including any *waste and recycling storage sections* (C17) and refrigerated waste storage for the entire development

*(Provide calculations to demonstrate adequacy of space. Refer to **Table 4.2** for mandatory submission requirements)*

Description	Rates calculated as per Appendix 5. Proposal allocates 1,100L hoppers for both Recycle and Waste, with two-day collection cycle. Proposed locations are considered to be appropriate with adequate vehicle manoeuvring areas. Facilities have the capacity to hold minimum one day of waste & recycling.
Drawing Reference Numbers	DRG: *One City Hill - Waste Enclosures*, *One City Hill - 10.4m Rear Load Combined, One City Hill - Path of Travel*; and Waste Management Plan

Development satisfies control C17 and C18 of the DCC:	☑ **Yes**	☐ **No**
Development satisfies Appendix 5 of the DCC:	☑ **Yes**	☐ **No**
Development satisfies Part 7.2.3 of the DCC:	☑ **Yes**	☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

PATH OF TRAVEL

CONTROL C19 – ACCESSIBLE PATH OF TRAVEL

Accessible path of travel from the point of origin or *holding area* to the *waste and recycling storage facilities*

*(Provide details of clearances, gradients and mitigation of odour and noise impacts. Refer to **Table 4.2** for mandatory submission requirements)*

Description	Waste transfer is to be organised by the building manager. Retail waste will be carted to the enclosure. Office waste at each kitchen/floor area will be collected and carted to appropriate enclosures.
Drawing Reference Numbers	DRG: *One City Hill - Path of Travel;* and Waste Management Plan

Development satisfies control C19 of the DCC:	☑ **Yes**	☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

DESIGNATED COLLECTION POINT

CONTROL C20 – DESIGNATED COLLECTION POINT

Location of *designated collection points* or *hopper pads* or both

*(Refer to **Table 4.2** for mandatory submission requirements)*

Description	On-site designated collection area are nominated for both retail and offices. These are accessed via an unobstructed dedicated waste collection access.
Drawing Reference Numbers	DRG: *One City Hill - Path of Travel (ASK100 - level Plan);* and Waste Management Plan

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

Path of travel for moving bins from waste and recycling storage facilities to the designated collection point

*(Provide plan of travelling distance, clearance and gradients. Refer to **Table 4.2** for mandatory submission requirements)*

Description	The designated collection point for waste and recycle storage facilities are proposed to be at the waste enclosure area (roller door entry).
Drawing Reference Numbers	DRG: *One City Hill - Path of Travel (ASK100 - level Plan);* and Waste Management Plan

Path of travel for collection vehicles (if collection occurs on site)

(Provide details of travelling distance, clearance, turning and manoeuvring paths, ramp access and pavement details to demonstrate compliance with TCCS Design Standards of Urban Infrastructure and the DCC)

Description	Private on-site collection is proposed where the collection is by a 10.4m rear loading vehicle and its path of travel is unobstructed and considered compliant.
Drawing Reference Numbers	DRG labelled: *One City Hill - 10.4m Rear Load Combined;* and Waste Management Plan

Development satisfies control C20 of the DCC: ☑ **Yes** ☐ **No**

Development satisfies Appendix 7 of the DCC: ☑ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE CHUTES, COMPACTION OR OTHER EQUIPMENT

CONTROL C18 – WASTE CHUTES, COMPACTION OR OTHER EQUIPMENT

Location and details of any *waste chutes*

*(Provide calculations to demonstrate adequacy of equipment. Refer to **Table 4.2** for mandatory submission requirements)*

Description	Waste chutes or compactors are not proposed. Refer to Waste Management Plan for details.
Drawing Reference Numbers	

Location and details of any waste and recycling service lifts

(Provide calculations to demonstrate adequacy of equipment)

Description	
Drawing Reference Numbers	

Location and details of any waste compaction equipment

*(Provide calculations to demonstrate adequacy of equipment. Refer to **Table 4.2,** in particular **R2.7** and **R2.8,** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Development satisfies control C18 of the DCC: ☐ **Yes** ☐ **No**

Development satisfies Appendix 7.3 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 3 – DEMOLITION, EXCAVATION AND CONSTRUCTION

Requirements for these developments are included in Part 6 of the DCC. Submission requirements are stated in Part 6.6 of the DCC. Where appropriate, provide details on plans to support your application.

Note: A WRMP is ***not*** required unless the proposed demolition or excavation activities generate more than 20m³ of waste for the whole development.

This section applies to the following:

- *Demolition – All Development applications involving demolition where the quantity of demolition material will be greater than 20m³ for the whole development*
- *Excavation – All Development applications involving excavation where the quantity of excavated material will be greater than 20m³ for the whole development*
- *Development applications for new mixed-use developments that include multi-unit residential developments.*

WASTE TYPES AND QUANTITIES

CONTROL C24 – DEMOLITION, EXCAVATION AND CONSTRUCTION WASTE TYPES AND QUANTITIES

Specify demolition, excavation and construction waste materials by type and volume or tonnage

*This information can be shown in **Table 3.1** (Demolition Waste) or **Table 3.2** (Construction Waste) or both which can be found over leaf. Refer to **Table 6.2** for mandatory submission requirements.*

Description	

ON-SITE MANAGEMENT OF DEMOLITION, EXCAVATION AND CONSTRUCTION WASTE

CONTROL C25 – ON-SITE MANAGEMENT OF WASTE

Nominate on-site sorting and storage areas for demolition, excavation and construction waste materials. Show these details on a draft site plan

*(Refer to **Table 6.2** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Describe the work method, practices and specific procedures to be adopted to maximise the reuse and recycling of waste materials

*(Refer to **Table 6.2,** in particular **R2.2,** for mandatory submission requirements)*

Description	

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 3 – DEMOLITION, EXCAVATION AND CONSTRUCTION

Identify access for demolition and construction waste collection vehicles

*(Refer to **Table 6.2** for mandatory submission requirements)*

Description	
Drawing Reference Numbers	

Details of waste or recycling storage containers, or both, to be stored outside leased boundaries

(Separate approval is required from Public Land Use, City Services (via Access Canberra Phone 132 881)

Description	
Drawing Reference Numbers	

Development satisfies control C25 of the DCC: ☐ **Yes** ☐ **No**

Provide details if DCC requirements are not satisfied, and proposed alternatives that will not impact on the ability of the *waste transporter to* provide the service:

WASTE & RECYCLING MANAGEMENT PLAN FORM FOR APPLICANTS

SECTION 3 – DEMOLITION, EXCAVATION AND CONSTRUCTION

RESUSE AND RECYCLING OF DEMOLITION, EXCAVATION AND CONSTRUCTION WASTE

CONTROL C18 – WASTE CHUTES, COMPACTION OR OTHER EQUIPMENT

Details of reuse and recycling potential (on-site or off-site, or both) for demolition, excavation and construction waste

Description

*This information can be shown in **Table 3.1** (Demolition Waste) or **Table 3.2,** or both (Construction Waste) .*
***Tables 3.1** and **3.2** are over leaf.*

Drawing Reference Numbers	

Name and location of approved licensed sites for recycling, or reprocessing, or landfill, or all of these, for the disposal of demolition, excavation and construction waste materials

Description

*This information can be shown on **Table 3.1** (Demolition Waste) or **Table 3.2,** or both (Construction Waste) .*
***Tables 3.1** and **3.2** are over leaf.*

Development satisfies control C25 of the DCC: ☐ **Yes** ☐ **No**

TABLE 3.1 – DEMOLITION WASTE

					ON-SITE					OFF-SITE					DISPOSAL AT LANDFILL				
Type of Material Generated	Estimated		Actual (to be provided at WAE)		Proposed Reuse and Recycling On-site	Estimated		Actual (to be provided at WAE)		Name of Receiving Recycling Outlets or Reuse Sites or Both	Estimated		Actual (to be provided at WAE)		Name of Landfill Site	Estimated		Actual (to be provided at WAE)	
	Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)
Excavation Material																			
Bricks																			
Concrete																			
Timber (specify)																			
Plasterboard/Gyprock																			
Metals (specify)																			
Cardboard																			
Plastics																			
Mixed Waste																			
Other (specify)																			
Total																			
Percentage of Total																			

TABLE 3.2 – CONSTRUCTION WASTE

					ON-SITE					OFF-SITE					DISPOSAL AT LANDFILL				
Type of Material Generated	Estimated		Actual (to be provided at WAE)		Proposed Reuse and Recycling On-site	Estimated		Actual (to be provided at WAE)		Name of Receiving Recycling Outlets or Reuse Sites or Both	Estimated		Actual (to be provided at WAE)		Name of Landfill Site	Estimated		Actual (to be provided at WAE)	
	Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)		Vol (m^3)	Wt (T)	Vol (m^3)	Wt (T)
Excavation Material																			
Bricks																			
Concrete																			
Timber (specify)																			
Plasterboard/Gyprock																			
Metals (specify)																			
Cardboard																			
Plastics																			
Mixed Waste																			
Other (specify)																			
Total																			
Percentage of Total																			

APPENDIX 11
Developers' Checklists

A11.1 *Multi-unit residential developments (MUDs)*

- ☐ Consult with TCCS at the Pre-Application stage or sooner, especially for non-standard issues.

- ☐ Identify the type of MUD for the proposed development.
- ☐ Calculate the allowance (waste and recycling generated for each dwelling.
- ☐ Has space for green waste bins been considered? Refer to **A4.3** and www.tccs.act.gov.au/recycling-and-waste/collection/green-bin-program for green waste storage requirements, if applicable.
- ☐ Use the TCCS calculator to calculate total volumes of waste, recyclables and number of bins required.
- ☐ Clearly identify the path of travel and carrying distances from dwellings to ***waste and recycling storage facility***.
- ☐ Identify the ***waste service compartments***, and state whether compliant with BCA.
- ☐ Are waste and recycling ***chutes*** compliant with BCA?
- ☐ Is access to the ***waste chute room***, containing ***chutes***, ***carousels*** and ***bin compactors***, etc, restricted to authorised personnel?
- ☐ Developers must purchase additional ***bins***, if required on ***residential floors***, under ***chutes*** or to transfer waste and recyclables to ***Territory*** hoppers. Are additional ***bins*** suitable for ***Territory*** collection?
- ☐ Do ***waste and recycling storage facilities*** have sufficient room for all ***bins***, including clearances and access?
- ☐ Are ***waste and recycling storage facilities accessible*** to residents where applicable?
- ☐ Do ***waste and recycling storage facilities***, including ***hopper pad***, comply with gradients, washdown, bump rails, drainage regulations etc?
- ☐ Can ***bins*** be moved easily to ***hopper pad*** for collection and returned?
- ☐ Clearly identify the path of travel from the ***waste and recycling storage facility*** or ***mini-enclosure*** to the ***designated collection point***.
- ☐ For kerbside collection, is there sufficient kerbside space, free from ***obstructions***, at the ***designated collection points***?
- ☐ For on-site collection, can the driveways and internal roads support the weight of waste vehicles?
- ☐ Provide a minimum ***swept path*** and ***unobstructed*** access (including sufficient height and width clearances for waste ***collection vehicles*** along the path of travel in the development?
- ☐ Provide sufficient vertical clearance at the ***designated collection point*** to load ***bins*** or ***RORO compactors***.
- ☐ Has the ***waste transporter*** confirmed in writing its ability to collect the specified compactor, if applicable?
- ☐ Are all supporting drawings (including plans, elevations, locations and dimensions and documentation clearly identified in the relevant parts of the WRMP?
- ☐ Are all ***submission requirements*** fully addressed?
- ☐ For ***deemed-to-satisfy solutions***, does the development proposal comply with all controls and assessment criteria?
- ☐ For ***performance-based solutions***, has the development proposal gained TCCS endorsement at the Pre-Application Stage?
- ☐ Does the ***operations management plan*** (to be provided to the ***owners corporation***), provide instructions on the care, use and maintenance of the entire waste management system for the development?

A11.2 *Commercial, Public and Industrial Developments*

- ☐ Consult with TCCS at the Pre-Application stage or sooner, especially for non-standard issues.

- ☐ Calculate volumes, type of waste and number of ***bins***.
- ☐ List the wastes and recyclables to be generated by each activity, the estimates of volumes, storage requirements and ***waste containers***.
- ☐ Identify the indoor waste and recycling spaces and ***holding areas***.
- ☐ Identify the method of transferring waste and recyclables (e.g. chutes from point of origin to ***waste and recycling storage facilities***.
- ☐ Clearly identify the path of travel from ***holding areas*** to the ***waste and recycling storage facility***
- ☐ Are ***waste chutes*** compliant with BCA?
- ☐ Do ***waste and recycling storage facilities*** have sufficient room for all ***bins***, including clearances and access?
- ☐ Do ***waste and recycling storage facilities***, including ***hopper pad***, comply with gradients, washdown, bump rails, drainage regulations etc?
- ☐ Can ***bins*** be moved easily to the ***hopper pad*** for collection and returned?
- ☐ Clearly identify the ***designated collection points***.
- ☐ Clearly identify the path of travel from the ***waste and recycling storage facility*** to the ***designated collection point***.
- ☐ For on-site collection, can the driveways and internal roads support the weight of waste vehicles?
- ☐ Provide a minimum ***swept path*** and ***unobstructed*** access (including sufficient height and width clearances for waste ***collection vehicles*** along the path of travel in the development.
- ☐ Provide sufficient vertical clearance and ***unobstructed*** access at the ***designated collection point*** to load ***bins*** or compactors.
- ☐ Provide supporting documentary evidence on the type of compaction and associated plant and equipment.
- ☐ Are all supporting drawings (including plans, elevations, locations and dimensions and documentation clearly identified in the relevant parts of the WRMP?
- ☐ Are all ***submission requirements*** fully addressed?
- ☐ For ***deemed-to-satisfy solutions***, does the development proposal comply with all controls and assessment criteria?
- ☐ For ***performance-based solutions***, has the development proposal gained TCCS endorsement at the Pre-Application Stage?

A11.3 *Mixed-use Developments*

- ☐ Ensure that ***residential*** and non-residential ***waste and recycling storage facilities*** are separate and operate independently from each other.

- ☐ See Commercial, Public and Industrial checklist.
- ☐ See ***multi-unit residential*** checklist.

A11.4 *Demolition, Excavation and Construction*

☐ WRMP is exempt from Part 6 for ***single dwellings***, ***dual occupancy dwellings*** and MUDs with 10 dwellings or less that generate less than 20m^3 of demolition or ***excavation waste***.

☐ Calculate volumes – see Tables 3.1 and 3.2.

☐ Have targets for recycling and/or reuse been met?

☐ Nominate on-site sorting and storage areas and identify these on a plan.

☐ Identify work methods and practices to maximise recycling and reuse.

☐ Identify access for waste vehicles.

☐ For waste/recycling storage containers stored off site, is there written approval by the ***Territory?***

☐ Identify ***hazardous materials*** and provide a plan for their safe handling, treatment and transport.

☐ Provide details of potential to reuse and/or recycle waste.

A11.5 *Consultation with, or approval by, TCCS*

You must consult with or obtain approval from TCCS, either at the Pre-Application Stage or before formally lodging a ***development application***, if any of the following apply.

☐ Approval is required under a ***performance-based solution*** for all or part of an application, or if any part of a ***deemed-to-satisfy solution*** cannot be met.

☐ ***RORO compactors*** are proposed (refer to Parts 3.2.3 and 7.3.6).

☐ Accessible path of travel or carrying/carting distances cannot be met (refer to Parts 3.5.3(C3), 3.6.3(C7), 3.7.3(C12), and 4.3(C19)).

☐ Commercial bin ***collection*** or vehicle access cannot be met (refer to Part 4.3 (C20)).

☐ There are additional storage or putrescible waste requirements (refer to Part 4.3).

☐ Shared commercial collection services under a ***performance-based solution*** are proposed (refer to Part 4.3).

☐ A waiver for roofing requirements for ***waste and recycling storage facilities*** is proposed (refer to Part 7.2.3).

☐ Consult re compatibility of plant and equipment for collection services provided by the ***Territory*** or commercial ***waste transporter*** (refer to Part 7.3.1).

☐ ***Chutes*** and ***waste chute rooms*** are proposed (refer to Part 7.3.3).

☐ Unusual circumstances for kerbside collection services are proposed (refer to Appendix 4).

☐ Non-standard generation rates for commercial premises are proposed (refer to Appendix 5).

☐ Non-standard vehicle manoeuvres are proposed (refer to Appendix 7).

☐ The waste vehicle would not be wholly within the site when servicing ***bins*** (refer to Appendix 7).

☐ Non-standard pavement design for vehicle loading is proposed (refer to Appendix 7).

☐ Post DA approval, further approval is required for any changes to the WRMP (refer to Parts 2.1, 2.3.3, and 2.6).

Copy of Hino 338 M + Wayne Royal GT14 Refuse Truck (10.4m) incl. Mirrors

Overall Length	10.400m
Overall Width	2.800m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	11.430m

NOT FOR CONSTRUCTION

INFORMATION DOCUMENT

One City Hill

10.4m Rear Load Refuse Truck Waste Loading

SMEC
Member of the Surbana Jurong Group
© ABN 47 065 475 149
LEVEL 6 480 ST PAULS TERRACE
FORTITUDE VALLEY QLD, 4006
PH 07 3029 6600 FAX 07 3029 6650

DRAWING FILE LOCATION / NAME

\\filer.nasuni.local\SMECANZ\Opportunities\10406\1040600 – MORRIS PROPERTY\Swept Path Assessment\HRV RCV Void Area\2021-06-17 OCH – WIP Ground Level Waste Rooms.dwg

NOT FOR CONSTRUCTION

INFORMATION DOCUMENT

One City Hill

10.4m Rear Load Refuse Truck Waste Loading

SMEC
Member of the Surbana Jurong Group
© ABN 47 065 475 149
LEVEL 6 480 ST PAULS TERRACE
FORTITUDE VALLEY QLD, 4006
PH 07 3029 6600 FAX 07 3029 6650

DRAWING FILE LOCATION / NAME

\\filer.nasuni.local\SMECANZ\Opportunities\10406\1040600 – MORRIS PROPERTY\Swept Path Assessment\HRV RCV Void Area\2021-06-17 OCH – WIP Ground Level Waste Rooms.dwg

Copy of Hino 338 M + Wayne Royal GT14 Refuse Truck (10.4m) incl. Mirrors

Overall Length	10.400m
Overall Width	2.800m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	11.430m

NOT FOR CONSTRUCTION

INFORMATION DOCUMENT

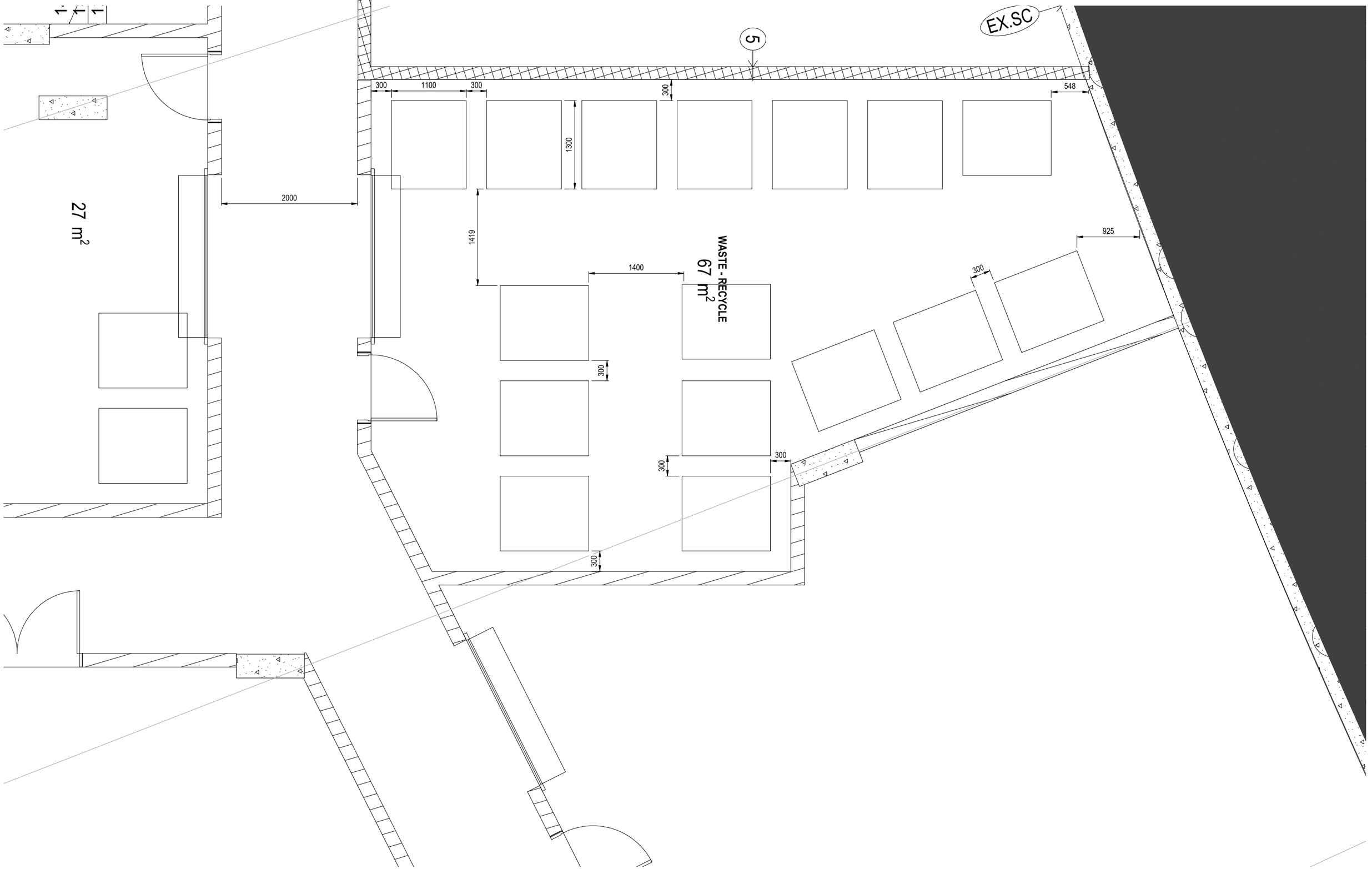
One City Hill

10.4m Rear Load Refuse Truck Waste Loading

SMEC
Member of the Surbana Jurong Group
© ABN 47 065 475 149
LEVEL 6 480 ST PAULS TERRACE
FORTITUDE VALLEY QLD, 4006
PH 07 3029 6600 FAX 07 3029 6650

DRAWING FILE LOCATION / NAME

\\filer.nasuni.local\SMECANZ\Opportunities\10406\1040600 – MORRIS PROPERTY\Swept Path Assessment\HRV RCV Void Area\2021-06-17 OCH – WIP Ground Level Waste Rooms.dwg



NOT FOR CONSTRUCTION

SCALE 1:25 250 0 250 500 750 1000 1250mm

RETAIL WASTE DIMENSIONS

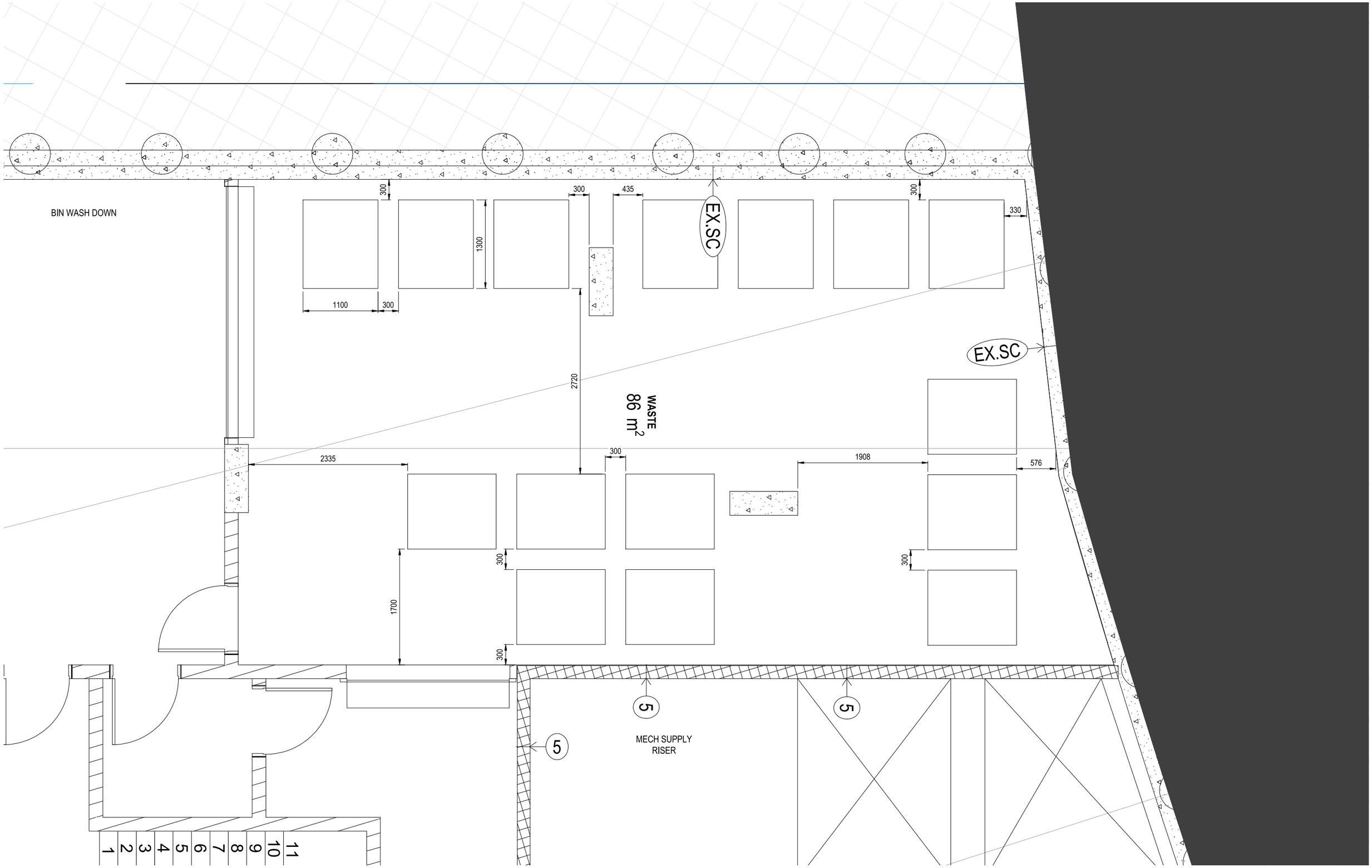
INFORMATION DOCUMENT

10040600-210625-101

SMEC
Member of the Surbana Jurong Group

LEVEL 5 20 BERRY STREET
NORTH SYDNEY NSW 2060

DRAWING FILE LOCATION / NAME
X:\Opportunities\10406\1040600 - MORRIS PROPERTY\CADD Workings\CAD\210625-10040600-101.dwg



NOT FOR CONSTRUCTION

SCALE 1:25 250 0 250 500 750 1000 1250mm

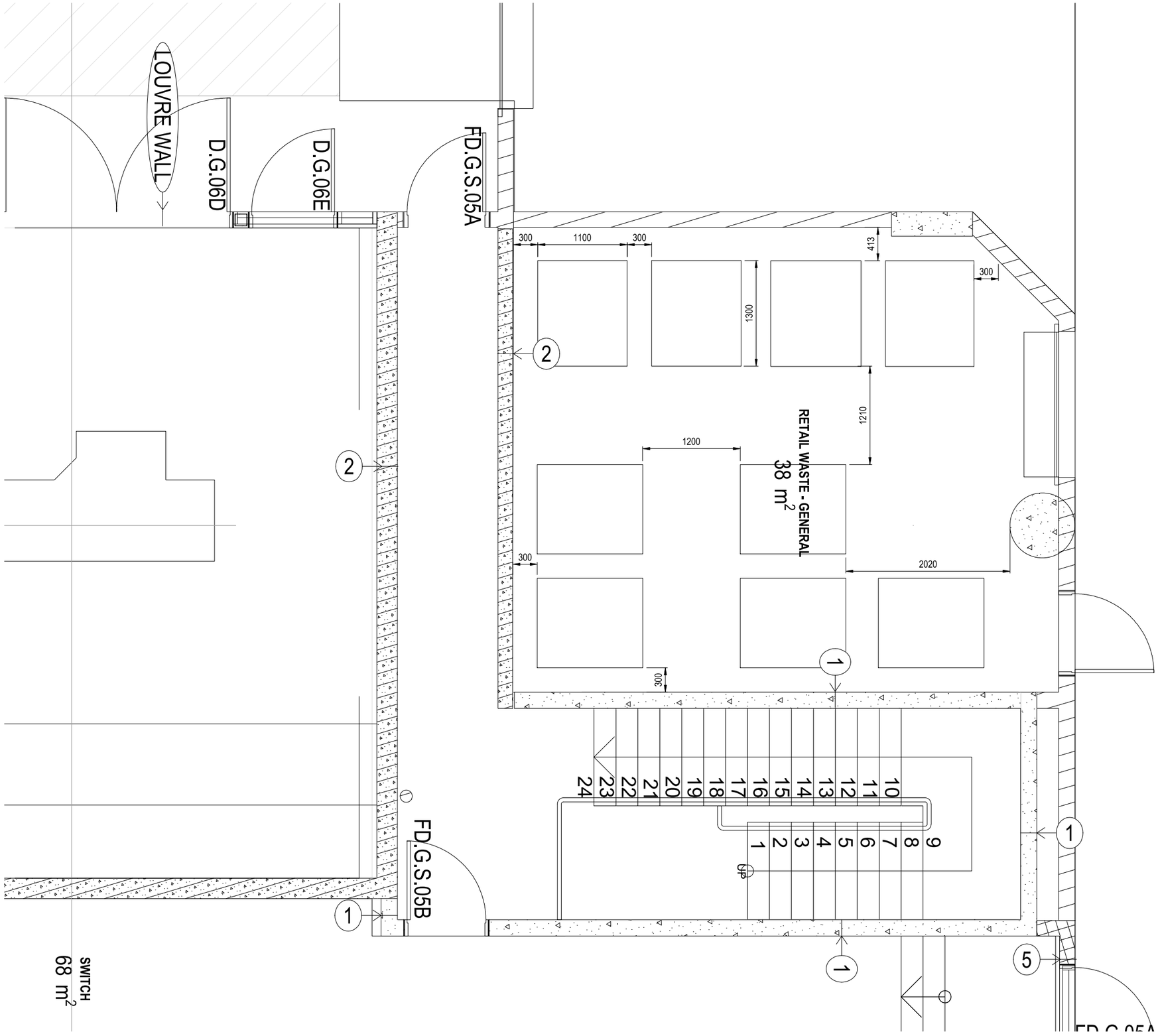
RETAIL WASTE DIMENSIONS

INFORMATION DOCUMENT

10040600-210625-102

SMEC
Member of the Surbana Jurong Group

DRAWING FILE LOCATION / NAME
X:\Opportunities\10406\1040600 - MORRIS PROPERTY\CADD Workings\CAD\210625-10040600-102.dwg



NOT FOR CONSTRUCTION

SCALE 1:25 250 0 250 500 750 1000 1250mm

RETAIL WASTE DIMENSIONS

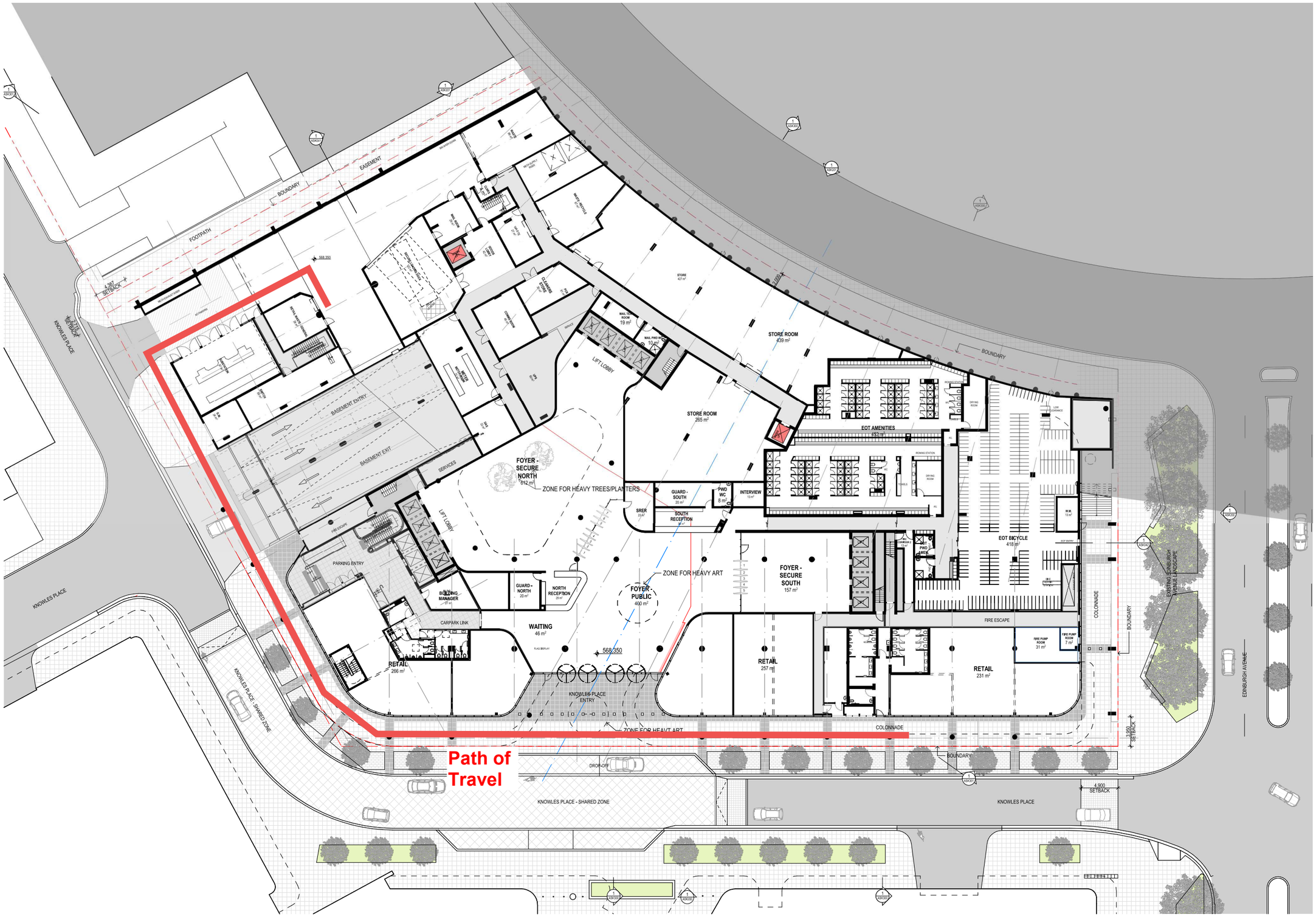
INFORMATION DOCUMENT

10040600-210625-103

SMEC
Member of the Surbana Jurong Group

LEVEL 5 20 BERRY STREET
NORTH SYDNEY NSW 2060

DRAWING FILE LOCATION / NAME
X:\Opportunities\10406\1040600 - MORRIS PROPERTY\CADD Workings\CAD\210625-10040600-103.dwg



CONSULTANTS

CLIENT

morris property group

50 Blackall Street
Barton ACT 2600 Australia

www.morrispropertygroup.com.au

gmb

Guida Moseley Brown Architects

6 Pirie Street
Fyshwick ACT 2609
Australia

Phone +61 2 6280 7080
gmb@gmbarchitects.com
www.gmbarchitects.com

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

ORIGINAL SHEET SIZE A1

Metres @ 1:250

REV	DATE	AMENDMENT DESCRIPTION	CHECK	REV	DATE	AMENDMENT DESCRIPTION	CHECK
01	11-06-2021	PRELIMINARY ISSUE - FOR INFORMATION	BB				
02	17-06-2021	PRELIMINARY ISSUE - FOR INFORMATION	DR				

PROJECT
ONE CITY HILL
#Site Full Address

TITLE
PLAN - LEVEL GROUND

SCALE
1:250

PROJECT CODE
20006

SHEET NO.
ASK100

ISSUE
02

FOR INFORMATION ONLY

THIS IS AN IN PROGRESS DOCUMENT. IT IS INCOMPLETE. IT HAS NOT BEEN CROSS CHECKED AND IT IS SUBJECT TO CHANGE WITHOUT NOTICE.