PROPOSED HOTEL DEVELOPMENT

1 BRIDGE ROAD, BARWON HEADS

WASTE MANAGEMENT PLAN

PROPOSED HOTEL DEVELOPMENT, 1 BRIDGE ROAD, BARWON HEADS
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EXECUTIVE SUMMARY

SALT has been engaged by Barwon Heads Hotel to prepare a Waste Management Plan (WMP) for a proposed Hotel development located at 1 Bridge Road, Barwon Heads.

SALT understands that the proposal involves the redevelopment of Barwon Heads Hotel.

Waste would be stored on-site in the bin room located at ground level.

Waste would be collected by private contractor, with:

- 5 x 1,100L garbage bins collected two times per week;
- 1 x 1,100L garbage bin (additional bin to use during peak event periods);
- 4 x 1,100L commingled recycling bins collected once per week;
- 1 x 1,100L commingled recycling bin (additional bin to use during peak event periods);
- 6 x 240L organics bins collected three times per week;
- 2 x 1,100L cardboard/paper recycling bins collected once per week; and
- 4 x 80L bins allocated for Container Deposit Scheme refund and collected as required.

Waste collection vehicles would prop safely at the waste loading bay. Vehicle operators would ferry waste bins from the waste store to the collection vehicle and return upon emptying.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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1 INTRODUCTION

SALT has been requested by Barwon Heads Hotel to prepare a Waste Management Plan for a proposed hotel redevelopment located at 1 Bridge Road, Barwon Heads.

This Waste Management Plan (WMP) has been prepared based on industry best practice, Sustainability Victoria *Better Practice Guide for Waste Management and Recycling in Multiunit Developments* (2019) and Greater Geelong City Council relevant waste management guidelines. With reference to the applicable waste generation rates, service requirements and design requirements enclosed within.

In the circumstance that the development plans are amended, or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

2 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 1 Bridge Road, Barwon Heads. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

3 LAND USE

Planning application number: to be allocated

Land Zone: Commercial Zone 1

Land use type: Commercial

Number of levels: 2

Commercial Space:

- 177.0m^2 Bar Space;
- 539.1m^2 Trading Areas (indoor/outdoor);
- 354.2m^2 Bandroom;
- 153.5m^2 Kitchen;
- 160.8m^2 Function Room;

- 59.4m² Office Space; and
- 4m² Green Room;

4 WASTE MANAGEMENT PLAN

4.1 WASTE GENERATION

Commercial waste generation rates are shown in Table 1. Calculations are based on 7 days per week operation for the bar spaces, trading areas, kitchen and function room while calculations for the band room are based on 4 days per week operation.

Generation rates have been adopted based on commercial waste generation rates enclosed in the Sustainability Victoria *Better Practice Guide for Waste Management and Recycling in Multiunit Developments* (2019). These rates are considered appropriate for a hotel development located within the City of Greater Geelong.

An additional 8,400 liters per week is estimated to be generated for general waste and recycling waste, respectively during peak event periods with a capacity of 700 occupants and has therefore been appropriately incorporated into the total waste generation. Any common spaces to the commercial areas including circulation, storage and staff amenity areas, have not been included in these calculations as any waste generated in these areas is generated in service of the commercial areas and therefore incorporated into the below rates.

Table 1 Waste Generation Rates

Use	Garbage (L/100m²/day)	Commingled Recycling (L/100m²/day)	Organics (L/100m²/day)	Cardboard/Paper Recycling (L/100m²/day)
Bar Space	50	25	-	25
Trading Areas (Indoor/Outdoor)	42.2	50	7.8	-
Band room	50	50	-	-
Kitchen	330	100	330	100
Function Room	50	10	-	-
Office	10	10	-	-
Green Room (Accommodation)	5	5	-	-

A waste generation assessment is provided in Table 2.

Table 2 Waste Generation Assessment

Use	Area (m²)	Waste Per Week (L/Week)			
		Garbage	Recycling	Organics	Cardboard/Paper Recycling
Bar Space	177	620	310	-	310
Trading Areas (Indoor/Outdoor)	539	1593	1887	294	-
Band Room	354	708	708	-	-
Kitchen	155	3546	1075	3546	1075
Function Room	204	713	143	-	
Office	59.4	42	42	-	-
Green Room (Accommodation)	4	100	100	-	-
Total Waste Generated per Week		**7320**	**4264**	**3840**	**1384**

4.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Food Organics;
- Cardboard/Paper Recycling; and
- CDS (Container Deposit Scheme);

4.2.1 BIN STATIONS

Based on Method *Westpac NZ Case Study*, the use of bin stations throughout their office spaces have reduced waste to landfill by 40%. The case study discusses the significance of accountability in ensuring diversion of waste from landfill. It is therefore recommended that bin stations are provided throughout the Hotel.

Each bin station should be equipped with one bin for each waste stream. This would encourage the user to make a conscious decision before depositing their waste product into a specific bin and encourage appropriate segregation especially when bins are placed within an area open to public view.

An example bin station with vertical signage is shown in Figure 1. The vertical signage is recommended to be implemented at each bin station to educate the users on the appropriate separation methods. This would allow for maximum diversion of waste from landfill and recovery of the respective waste streams to be achieved.

Figure 1 Example Bin Station with vertical signage

4.2.2 GARBAGE (GENERAL WASTE)

The kitchen and trading areas would be furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 330 litres per 100m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

The bar space would be furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 50 litres per 100m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

The office spaces and green room would be furnished with plastic lined bins for the temporary holding of garbage waste, to have minimum cumulative capacity of 10 litres per 100m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level bin room (refer to Appendix 1).

Garbage is to be disposed of bagged.

4.2.3 COMMINGLED RECYCLING

The kitchen and trading areas would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 100 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

The band room would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 50 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

The bar space would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 25 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

The function & lounge, green room and office spaces would be furnished with unlined bins for the temporary holding of commingled recyclables, to have minimum cumulative capacity of 10 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level bin room (refer to Appendix 1).

Commingled recyclables would be disposed of loosely.

4.2.4 FOOD ORGANICS AND GARDEN ORGANICS

The kitchen and trading areas would be furnished with unlined bins for the temporary holding of food organics, to have minimum cumulative capacity of 330 litres per 100m^2 of floor area. This capacity is based on the transfer of waste to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 240L bins provided within the ground level bin room (refer to Appendix 1).

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor.

These compostable bags should be marked with the Australian Standard compostable logo as shown in **Error! Reference source not found.** below. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be composted and thus will affect the quality of the organic product.

Figure 2 Australian Standard Compostable Logo

Green waste generated by the maintenance of communal landscaped areas would be disposed of via the engaged landscaper.

4.2.5 CARDBOARD / PAPER RECYCLING

The kitchen area would be furnished with unlined bins for the temporary holding of cardboard/paper recycling, to have minimum cumulative capacity of 100 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

The bar spaces would be furnished with unlined bins for the temporary holding of cardboard/paper recycling, to have minimum cumulative capacity of 25 litres per 100m^2 of floor area. This capacity is based on the transfer of recyclables to the bin room occurring once per day.

Staff/cleaners would dispose of waste from these bins directly into the appropriate 1,100L bins provided within the ground level bin room (refer to Appendix 1).

Paper/cardboard recyclables would be disposed of loosely.

4.2.6 CDS (CONTAINER DEPOSIT SCHEME)

Staff/cleaners would dispose of aluminium, glass, plastic and liquid paperboard (carton) drink containers between 150ml and 3 litres directly into the appropriate 80L bins provided within the ground level bin room (refer to Appendix 1).

For more information, please visit: https://cdsvic.org.au/

4.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below in Table 3 and Table 4.

Table 3 Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
Garbage	2	1,100L	6	13,200L	7,320L
Commingled Recycling	1	1,100L	5	5,500L	4,264L
Organics	3	240L	6	4,320L	3,840L
Cardboard/Paper Recycling	1	1,100L	2	2,200L	1,384L
CDS (Container Deposit Scheme)	As required	80L	4	-	-

Table 4 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m^2)
1,100	1240	1070	1330	1.33
240	585	730	1060	0.43
80	440	496	825	0.22
Note: The above dimensions are based on SULO's flat lid bin specifications				

4.4 BIN COLOUR AND SUPPLIER

All bins would be provided by a private contractor. The below bin colours are specified by Australian Standard AS4123.7–2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) bins would have red lids with dark green body;
- Commingled Recycling bins would have yellow lids with dark green body;
- Green waste/ FOGO bins would have green lids with dark green body; and
- Cardboard/Paper Recycling bins would have blue lids with dark green body;

4.5 WASTE STORAGE AREA

Table 5 demonstrates the cumulative space requirements and provision of waste areas for the proposed development.

Please refer to scaled drawing shown in Appendix 1.

Table 5 Waste Area Space Requirements

Stream	Space Required (excluding circulation)	Space Provided
General Waste	7.98m²	44.4m²
Commingled Recycling	6.65m²	
Organics	2.58m²	
Paper/Cardboard Recycling	2.66m²	
CDS	0.88m²	
TOTAL	**20.75m²**	**44.4m²**

Waste management would be overseen by building management.

4.6 WASTE COLLECTION

Waste would be collected by private contractor as follows:

- 5 x 1100L garbage bin collected two times per week (plus one additional 1100L bin to use during peak event periods);
- 4 x 1100L recycling bins collected once per week (plus one additional 1100L bin to use during peak event periods);
- 6 x 240L organics bin collected three times per week;
- 2 x 1100L cardboard/paper recycling bin collected once per week; and
- 4 x 80L bins allocated for CDS and disposed at CDS return points on an as required basis;

All waste bins would be stored on-site in the bin room provided on the ground level.

Waste collections would occur between 7am (2 collections or more per week) to 8pm on Mondays to Saturdays and between 9am to 8pm on Sundays and public holidays, in accordance with EPA Victoria *Noise Control Guidelines* 2021. This is to ensure minimal noise impacts to the neighboring properties

Waste collections would occur via a standard medium rigid (MRV) rear-lift collection vehicle.

Waste collection vehicles would enter the subject site in a forward motion and prop safely at the waste loading bay.

Vehicle operators would ferry bins from the bin room to the collection vehicle and return bins upon emptying, before exiting the site in a forward motion. Please refer to the swept path analysis shown in Appendix 2 below demonstrating access by the waste collection vehicle.

Building management would ensure that waste vehicle operators are able to access the bin room.

5 RESPONSIBILITIES

Building management would be responsible for overseeing waste management within the development. Responsibilities would include:

- Providing a copy of the endorsed Waste Management Plan to the building operator or relevant personnel;
- All signages and waste education materials should be based on the latest available information from Sustainability Victoria. Sustainability Victoria's guidelines on waste management in multi-unit developments are available here for reference: https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/for-developers-of-residential-commercial-and-industrial-buildings/multi-unit-developments.
- Providing commercial tenants and directed staff with an information package which would include the following information:

(a) A copy of this Waste Management Plan which includes information on waste storage areas and management methods onsite;

(b) Methods and techniques for waste reduction;

(c) Information regarding bin collection days and requirements; and

(d) Staff members' responsibilities with regard to bin usage, storage, and collection;

- Providing staff and cleaners with a cleaning and bin transfer schedules;
- Ensure that all bins throughout the site and the bin room are equipped with appropriate signages to guide users on appropriate segregation methods for their waste and recyclables;
- Inspecting waste stores;
- Reviewing contamination within bins;
- Investigating incidents of inappropriate waste storage (or aggregation).

Building management would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

It is recommended that building management conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

6 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by Sustainability Victoria or equivalent. The typical Sustainability Victoria signage is illustrated in Figure 3 below.

Figure 3 Sustainability Victoria Signage

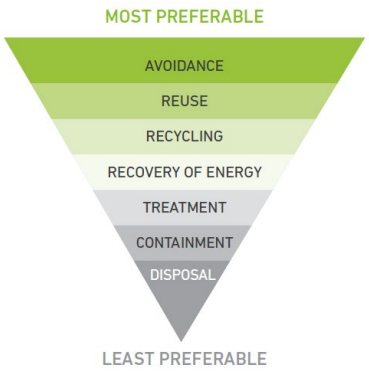
Signage within the waste disposal areas should inform staff members on the significance of food waste separation and highlight the end use products that can be generated from the composting process. The signage should also note that any contamination within the food organic bins would affect the quality of the product and thus cause the separation to be ineffective. This may increase their awareness and encourage them to separate food waste while also minimising contamination within the food organic bins. This signage may be available from the waste collection contractor.

7 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Building management should encourage users by demonstrating a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act* 2017 should be observed in order of preference (refer to Figure 4).

Figure 4 Waste Hierarchy



In addition to the waste management strategy detailed in the enclosed report, building management can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels in recycling and organics bins. The results of the audit could be shared with staff, management and commercial tenants to encourage them to continue or to improve their waste separation efforts. The audit may also be beneficial from a cost perspective as it would inform building management of opportunities to reduce bin numbers or collection frequencies.

All relevant staff should be inducted on on-site waste management practices and on the development's sustainability action plan via the provision of a handbook or in-person training, as deemed necessary.

8 WASTE AREA DESIGN REQUIREMENTS

8.1 VENTILATION

Ventilation would be provided in accordance with Australian Standard AS1668.

The waste room will be equipped with tight fitting doors and impervious flooring. Any openings within the waste room will be fitted with vermin-proof mesh.

8.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

An appropriately drained wash down area would be provided within the bin room in which each bin is to be washed regularly by building management. Bin washing areas or bin wash bays must discharge to a litter trap and/or grease trap. Bin wash areas should not discharge into stormwater drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all waste water to within their washing apparatus so as to not impact on the drainage provisions of the site.

Building management and cleaners would be responsible in ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping would be appropriately educated and made aware of correct waste disposal techniques.

8.3 NOISE REDUCTION

All waste areas would meet EPA, BCA and AS2107 acoustic requirements as appropriate within operational hours assigned to minimise acoustic impact on surrounding premises.

Waste collection timings in accordance with EPA Victoria *Noise Control Guidelines* 2021 which have been stipulated in the waste collection (4.6) section above.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighboring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection
- Routes that service entirely residential areas should be altered to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

8.4 DDA COMPLIANCE

All waste areas to be accessed by commercial staff and management would comply with AS1428.1:2009.

9 RISK AND HAZARD ANALYSIS

Table 6 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections.

The information provided below have been adopted from WorkSafe Victoria *Non-Hazardous Waste and Recyclable Materials* (2003). The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

Table 6 Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	Vehicle operators would be trained in ensuring the following Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation Vehicle operators should not exit the vehicle body unless engine is switched off, ignition key is removed, safety prop is in position and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operator should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	As the waste loading zone is at the same grade with that of the waste storage area, there are no hazards presented from the presence of slopes or steps. The car parking and waste storage area would also be well lit at all times to ensure good visibility to staff/vehicle operators. However, to ensure that any other potential risks are mitigated, frequent communication should be maintained between the driver and runner and the runner should only transfer one bin at a time.
Surrounding traffic	Conflict with other vehicle operators and commercial tenants, staff and management within the car park during collection	Medium	Ensure that collection is to occur only at off-peak hours. The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	Commercial tenants, staff and management should be educated on safe disposal of hazardous substances and sharp objects. Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.
Waste Bins	Overflowing bins affecting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provides a larger capacity than the volume generated for all waste streams hence there would be a low likelihood of this occurring.

10 SUPPLIER CONTACT INFORMATION

Table 7 provides a list of equipment specified by this waste management plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 7 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
1,100L Bins	13	Private Supplier*	5 x 1,100L garbage bins 1 x 1,100L garbage bin (used during peak event periods) 4 x 1,100L commingled recycling bins 1 x 1,100L commingled recycling bin (used during peak event periods) 2 x 1,100L cardboard/paper recycling bins
240L Bins	6	Private Supplier*	6 x 240L bins for organics
80L Bins	4	Private Supplier*	4 x 80L bins for CDS (Container Deposit Scheme)
*Private waste collection contractors often supply their own bins for collection.			

10.1 EQUIPMENT SUPPLIERS

10.1.1 BIN SUPPLIER

- Sulo MGB Australia (wheelie bin) – 1300 364 388
- Method Recycling (bin stations) – 0477 630 220
- Source Separation System (wheelie bin and bin stations) – 1300 739 913

10.2 WASTE COLLECTION CONTRACTORS

10.2.1 GARBAGE, RECYCLING AND ORGANICS

- Cleanaway – 13 13 39
- CSC Waste – 1300 499 927
- JJ Richards – 03 9794 5722 (Vic)
- VISY Waste Management – 03 9369 7447
- Veolia Environmental Services – 132 955
- WasteWise Environmental – 1300 550 408
- Bin Boy – 1800 246 269
- Budget Waste – 1800 292 783
- Vicenvirowaste – 1300 557 558
- Wanless – 1300 926 537
- Waste Sense – 1300 492 783

10.3 BIN WASHING SERVICES

- The Bin Butler – 1300 788 123
- Calcorp Services – 1888 225 267
- WBCM Environmental – 1300 800 621

11 PURPOSE AND LIMITATIONS

This Waste Management Plan has been prepared to form a part of the town planning application. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the occupancy rate of the development and operational capacities;
- The report does not discuss management of construction and demolition waste for the proposed development hence a separate report discussing the management of these waste streams would be required; and
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 DESIGN DRAWINGS

BRIDGE ROAD
BARWON HEADS OCEAN GROVE ROAD
FLINDERS PDE
WILLIAM BUCKLEY FOOTBRIDGE
GOLIGHTLY STREET
EWING BLYTH DRIVE
FOOTPATH
PEDESTRIAN CROSSING
BUS STOP
PP
TITLE BOUNDARY 96° 52' 40" (71.150 m)
TITLE BOUNDARY 6° 56' 30" (72.700 m)
TITLE BOUNDARY 186° 58' 30" (68.820 m)
TITLE BOUNDARY 276° 58' 30" (73.150 m)
141° 58' 30" (2.830 m)
12900 SETBACK
3380 SETBACK
4180 SETBACK
2765 EX. SETBACK
13275 EX SETBACK
33840 EX SETBACK
10625 SETBACK
30685 SETBACK
2775 EX SETBACK
11685 SETBACK
15No BIKE HOOPS ON GRADE FOR STAFF
NATURE STRIP AND KERB TO BE MODIFIED TO ACCOMMODATE NEW PARKING LAYOUT
2 No DDA PARKING NEW LINEMARKING & BOLLARD AS REQUIRED
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS
7No BIKE HOOPS ON FOOTPATH FOR VISITORS
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS'
3No BIKE HOOPS ON FOOTPATH FOR VISITORS
PUBLIC CARPARK
LAHEY SQUARE
DOUBLE HEIGHT CARPARK
No. 1 Grandview Pde
No. 2b Bridge rd
DOUBLE STOREY WEATHERBOARD DWELLING
No. 2a Bridge rd
DOUBLE STOREY METAL CLAD DWELLING
No. 2 Bridge rd
SINGLE STOREY WEATHERBOARD DWELLING
TRIPLE STOREY WEATHERBOARD DWELLING
No. 1a Flinders Pde
SINGLE STOREY BRICK DWELLING
No. 1 Flinders Pde
SINGLE STOREY BRICK CAFE
No. 3a Bridge rd
THREEE STOREY APARTMENT
No. 3 Bridge rd
SINGLE STOREY IGA SUPERMARKET
No. 6 Golthly st
No. 3b Golthly st
No. 5 Golthly st
No. 4 Golthly st
No. 8 Golthly st
No. 6 Golthly st
No. 8 Ewing Blyth dr
No. 10 Ewing Blyth dr
DOUBLE STOREY DWELLING
SINGLE STOREY DWELLING
SINGLE STOREY WEATHERBOARD DWELLING
DOUBLE STOREY WEATHERBOARD DWELLINGS

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GENERAL NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONTRACT DOCUMENTS.
REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR ALL STRUCTURAL REQUIREMENTS
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
DO NOT SCALE DRAWING.

No	REVISION	DATE
TP-1	ISSUE FOR TOWN PLANNING	27.11.25

PROJECT
BARWON HEADS HOTEL
WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

CLIENT
TAYLORS GROUP

PROJECT No.
24029

NORTH

DRAWING TITLE
PROPOSED SITE PLAN

STATUS
PRELIMINARY

NOT FOR CONSTRUCTION

SCALE
1 : 250 @A1

DRAWING No.
TP100

REV
TP-1

27/11/2025 2:58:03 PM

1 PROPOSED GROUND
1:100

GENERAL NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONTRACT DOCUMENTS.
REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR ALL STRUCTURAL REQUIREMENTS
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
DO NOT SCALE DRAWING.

PROPOSED CONDITIONS LEGEND
NEW
EXISTING

SIX DEGREES ARCHITECTS
+61 3 9635 6000
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WWW.SIXDEGREES.COM.AU
SIX DEGREES PTY LTD
A.C.N. 070 147 278

No	REVISION	DATE
TP-2	TOWN PLANNING RFI 01	10.03.26
TP-1	ISSUE FOR TOWN PLANNING	27.11.25

PROJECT
BARWON HEADS HOTEL
WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

CLIENT
TAYLORS GROUP

PROJECT No.
24029

NORTH

DRAWING TITLE
PROPOSED GROUND FLOOR

STATUS
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE
As indicated @A1

DRAWING No.
TP101

REV
TP-2

10/03/2026 11:47:21 AM

BRIDGE ROAD

POWER POLE

BUS STOP SHELTER

FOOTPATH

POWER POLE

TITLE BOUNDARY 96° 52' 40" (71.150 m)

TITLE BOUNDARY 6° 58' 30" (70.700 m)

TITLE BOUNDARY 186° 58' 30" (68.820 m)

141° 58' 30" (2.830 m)

GOLIGHTLY STREET

EWING BLYTH DRIVE

FOOTPATH

3380 SETBACK

4180 SETBACK

3435 EX SETBACK

2000 SETBACK

1785 SETBACK

11690 SETBACK

18790 SETBACK

13930 EX. SETBACK

1275 SETBACK

1325 SETBACK

10625 SETBACK

33840 EX. SETBACK

OFFICE

OFFICE

STAFF

F/P

CIRCULATION (ESCAPE PATH) 28.7 m²

RL 8.450 m

HATCHED ZONE NOT IN SCOPE OF WORKS

OFFICE

OFFICE/ LAUNDRY

STAFF

VOID

PIZZA OVEN FLUE

CIRCULATION (ESCAPE PATH) 26.0 m²

RL 9.000 m

PLANT EQUIPMENT

INDOOR TRADING 10 151.5 m²

RL 8.450 m

BAR 25.5 m²

STORAGE 9.0 m²

LIFT 5.8 m²

MG01

RL 7.830 m

MEZZANINE STORE 25.1 m²

RL 7.830 m

STAFF

STAFF

SURVEILLANCE

OFFICE

OFFICE

GREEN RM

HATCHED ZONE NOT IN SCOPE OF WORKS

RF01

RF02

GL01

MG01

2°

3°

25°

21°

23°

35°

1 PROPOSED LEVEL 1
1 : 100

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NEW
EXISTING

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No	REVISION	DATE
TP-1	ISSUE FOR TOWN PLANNING	27.11.25

PROJECT
BARWON HEADS HOTEL
WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

CLIENT
TAYLORS GROUP

PROJECT No.
24029

NORTH

DRAWING TITLE
PROPOSED LEVEL 1

STATUS
PRELIMINARY

NOT FOR CONSTRUCTION

SCALE
As indicated @A1

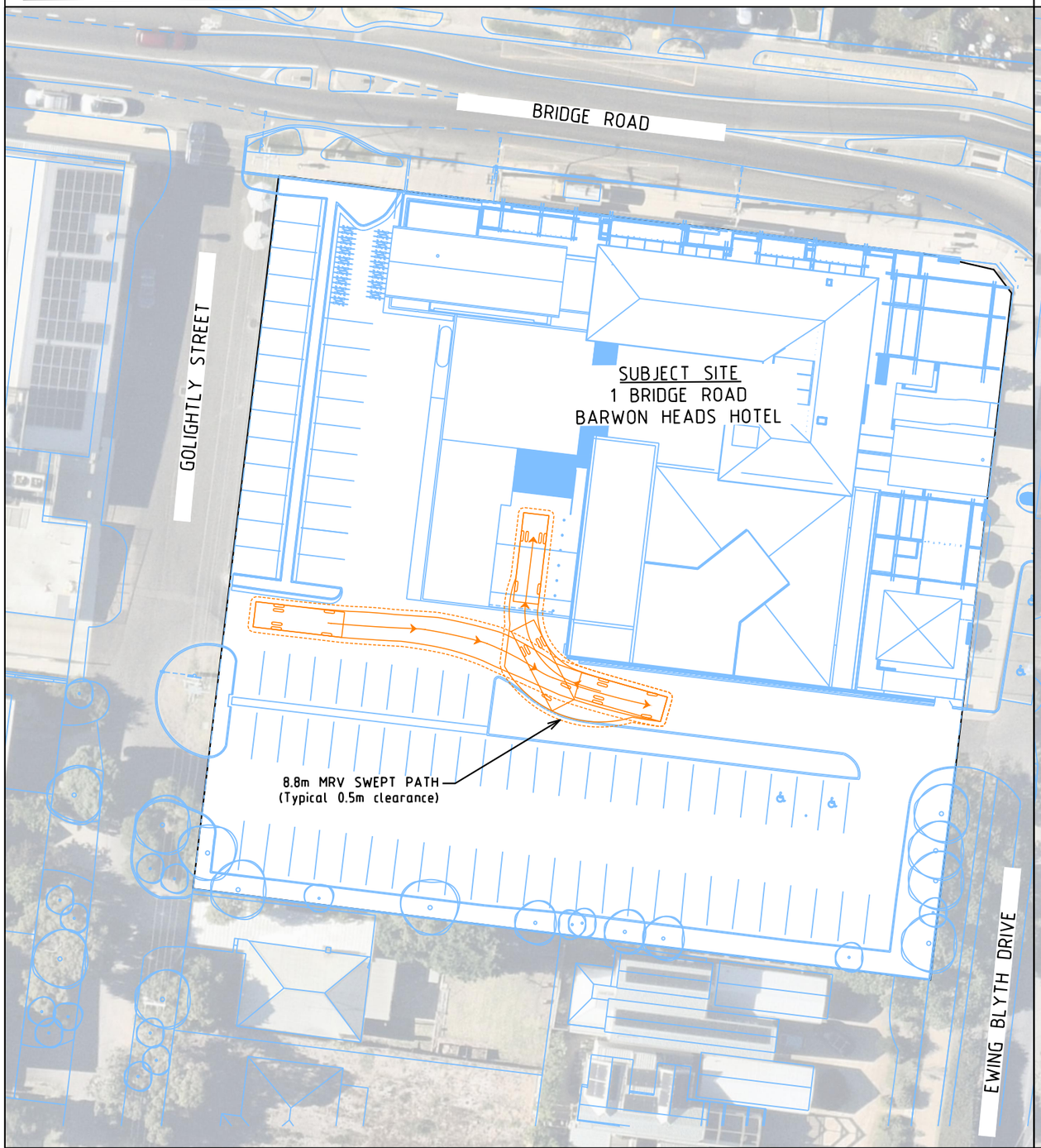
DRAWING No.
TP102

REV
TP-1

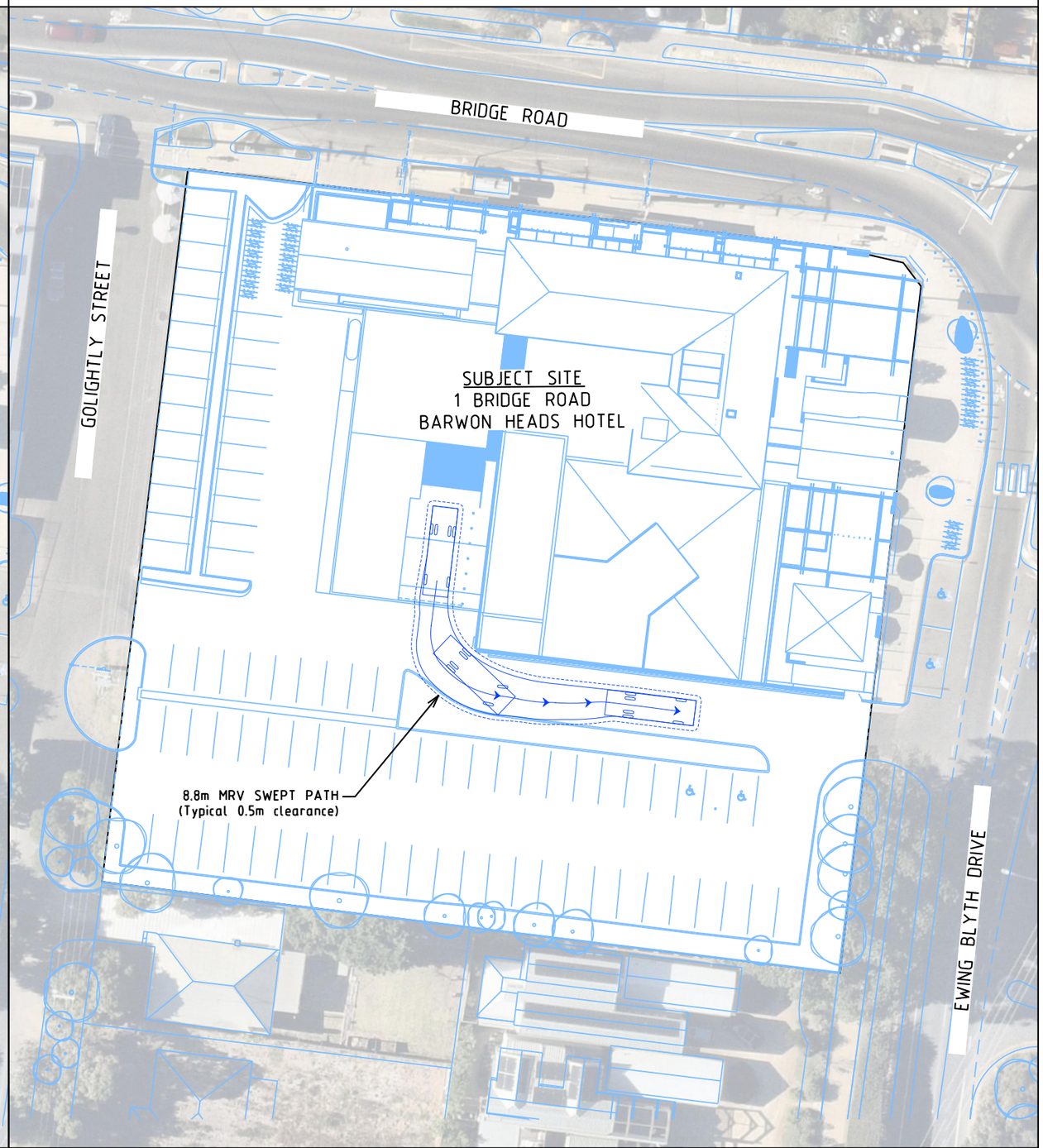
27/11/2025 2:58:32 PM

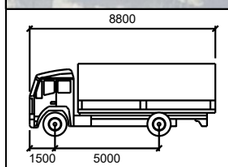
APPENDIX 2 SWEPT PATH ANALYSIS

8.8m MRV LOADING BAY INGRESS



8.8m MRV LOADING BAY EGRESS





MRV

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

BARWON HEADS HOTEL

PROPOSED REFURBISHMENT

1 BRIDGE ROAD

BARWON HEADS

SWEPT PATH DIAGRAM

SALT³
Service.
Approachability.
Loyalty.
Transparency.
Level 6, 350 Collins St Melbourne VIC 3000
• ADELAIDE • SYDNEY • PERTH • CANBERRA • HOBART • DARWIN
ABN: 18 439 813 274 Email: salt@salt3.com.au Ph: 03 9020 4225

0 2.5 5 10
SCALE: 1:500 @ A3

MELWAY MAP REF 497 B5

DRAWN / CHECKED	DATE	SIZE
SH / TT	04-12-2025	A3
DRAWING NUMBER		REVISION
SALT-24784-SK-003		3

Service. Approachability. Loyalty. Transparency.

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