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Operational Waste Management Plan

**Concept Proposal and Stage 1 – Redevelopment
of Newington College (SSD-78268465)**

April 2026

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1 Introduction

Waste Audit and Management Group Pty Ltd have been commissioned by the Council of Newington College (the Applicant) to prepare this Operational Waste Management Plan (OWMP) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-78268465) for alterations and additions to the Newington College Senior Campus located at 200-244 Stanmore Road and 221-235 Stanmore Road, Stanmore.

This Operational Waste Management Plan (OWMP) outlines the strategies and procedures for managing waste and recycling streams generated from the Concept Proposal and Stage 1 works, in accordance with the requirements specified in the SEARs. Specifically, it addresses the following components:

- Estimated waste volumes – Projections for general waste, recycling, and food organics are calculated using the *NSW EPA Better Practice Guide for Resource Recovery in Residential Developments* waste generation rates. These estimates are based on the proposed floor area, future usage, and an occupancy rate of 100%.
- Bin, equipment, and storage area requirements – Specifications for the sizing, layout, and construction of waste storage areas and associated equipment.
- Collection vehicle access and service frequency – Details on waste collection vehicle specifications, manoeuvring requirements, and the proposed frequency of collections.
- On-site waste handling and management – Procedures for internal waste movement, segregation, and safe storage within the development.
- Contractor collection and loading processes – Steps for external waste contractor operations, including collection points, access, and loading.
- Ongoing waste management – Recommendations for ongoing monitoring, reporting, and management systems to ensure compliance with relevant regulations and best practices.

1.1 Description of the Site and Locality

The Newington College Senior Campus is located at 200-244 Stanmore Road, Stanmore and is bordered by Stanmore Road to the north, Newington Road to the south and College Lane to the west. The College boundary also includes the Concordia building to the north at 221-235 Stanmore Road. The main campus is legally described as Lot 8 in DP710369 and the Concordia site is legally described as Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028, and Lot 1 in DP526319.

Key features of the site include:

- The main campus site is a regular shaped allotment with an area of 8.7ha. The Concordia site (and access handle to Cavendish Street), immediately north of the main campus is irregular in shape and is 2,903sqm in area.
- The topography of the main campus is a defining characteristic, particularly the grassed slope from the historic Founders Building down to Johnson Oval. The site has an overall fall of approximately 18m from the north-west corner to south-east corner.
- The at-grade car park adjacent to the Concordia building sits approximately 2.8m above the Stanmore Road street level, and is accessed via Cavendish Street (to the rear).
- The existing school buildings are largely located along the College Lane and Newington Road edges of the site. Existing buildings generally range from 2-4 storeys in scale. The balance of the site comprises at-grade car parking and sporting facilities, including sporting ovals and tennis courts.

- The Concordia building across Stanmore Road is a two-storey building with basement and car parking accessed from Stanmore Road. An at-grade car park is located within the eastern portion of this site, with vehicular access from a driveway to Cavendish Street (to the north).
- The site has a primary frontage to Stanmore Road (which accommodates both vehicular and pedestrian access to the site) and a secondary frontage to Newington Road, which is generally limited to pedestrian access and service vehicles.
- The area surrounding the site is predominantly zoned R2 Low Density Residential and includes a combination of single dwellings and residential flat building ranging from 1-3 storeys in height. Stanmore Train Station is located approximately 220m to the north. An existing pedestrian bridge and signalised traffic lights provide pedestrian access over Stanmore Road to Stanmore Train Station, further north.

1.2 The Site



Source: Urbis 2024

1.3 Project Description

The SSDA seeks consent for staged alterations and additions to the Newington College Senior Campus comprising:

Concept Proposal for the provision of new and upgraded facilities, including:

- Building envelope for the redevelopment of Sevington Courts to accommodate recreational facilities and teaching spaces (refer to detailed Stage 1 Works below).
- Building envelope for alterations and additions to Centenary Hall and development of an adjoining, four storey teaching and learning facility (College Lane building). This development will accommodate a cafeteria and dining hall, lecture theatre, multi-purpose teaching spaces and additional pastoral spaces.
- Building envelope for the redevelopment of the Concordia building to accommodate a performance theatre, multi-purpose gallery and exam centre, new teaching spaces and basement car parking. The Concordia redevelopment includes a new pedestrian bridge across Stanmore Road to the main campus.
- Landscaping design strategy across the campus.
- Car parking provision and circulation arrangements.
- Increase of 368 students and 45 full-time equivalent (FTE) staff.

Detailed Stage 1 works, including:

- Earthworks and the associated demolition of Sevington Courts.
- Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.
- Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.
- Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.
- Temporary car park during construction phase of Stage 1 Works.
- Tree removal and new landscaping adjacent to the Stage 1 development site.
- Increase of 368 students and 45 FTE staff.

1.4 SEARs Item

Application number: SSD-78268465		
Item	Description of Requirement	Report Section
19. Waste Management (Concept Proposal)	▪ Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of this waste.	Section 3
	▪ Identify appropriate servicing arrangements for the site.	Section 4
20. Waste Management (Stage 1)	▪ Identify, quantify and classify the likely waste streams to be generated during the construction and operation of the Stage 1 development.	Sections 5-6
	▪ Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of this waste.	Sections 3-8
	▪ Identify appropriate servicing arrangements for the site.	Sections 9-10 Appendix D

SEARs are further addressed in the accompanying Demolition & Construction WMP and should be read in conjunction with this Operational WMP.

2 Reference Documents & Standards

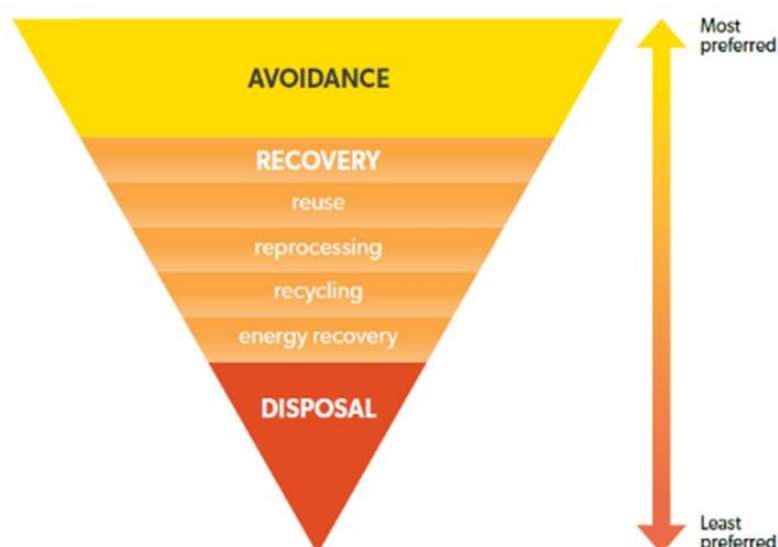
This Operational Waste Management Plan (OWMP) has been prepared in accordance with relevant local, state, and national waste management requirements. The following legislation, policies, and guidelines have been used as key references in the preparation of this Plan:

- *Inner West Council Website – Waste and Recycling Management Designing and Building Guidelines*
- *NSW EPA Better Practice Guide for Resource Recovery in Residential Developments (2019)*
- *NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (Dec 2012)*
- *NSW Waste and Sustainable Materials Strategy 2041*
- *NSW Waste Avoidance and Resource Recovery Strategy 2014–21*
- *Consideration has also been given to the Marrickville DCP 2011, notwithstanding that DCPs do not apply to State Significant Developments*

3 Waste Management Strategy

The overall strategy outlined in this report prioritises waste avoidance, recovery, reuse, and the safe disposal of waste. Effective, safe, and user-friendly waste management systems ensure that students, staff, and cleaners can operate them easily, while collection contractors can service them efficiently. Ongoing education on correct waste separation and the environmental benefits of sustainable practices can lead to increased participation across the College. This, in turn, helps minimise overall waste generation and improves resource recovery rates.

The following waste hierarchy has been used to guide this waste management plan:



4 Concept Proposal

Table 1: Stage & Waste Management Strategy

Stage	Waste Management Strategy
Stage 1 Sevington Courts Development	Basement waste room provided, bins will be transferred using bin tug to ground level for collections by private waste-collection contractors.
	This Operational Waste Management Plan provides detailed descriptions and strategies for managing waste and recycling streams generated by Stage 1 works only.
Stage 2 Refurbish Centenary Hall	It is proposed that waste, recycling, and food organics generated from the Refurbished Centenary Hall will be managed in accordance with the College's existing waste and recycling procedures to ensure continuity and efficiency across the entire campus. By integrating the refurbished building's waste streams into current onsite systems, the College can maintain consistent handling, segregation, and disposal practices. This approach will streamline operations, avoid duplication of services, and ensure that all waste is managed safely and sustainably as the campus grows.
	This Operational Waste Management Plan can be revised and updated to incorporate Stage 2 as part of the future detailed SSDAs for this stage
Stage 3 New College Lane Building	It is proposed that waste, recycling, and food organics generated from the New College Lane Building will be managed in accordance with the College's existing waste and recycling procedures to ensure continuity and efficiency across the entire campus. By integrating the New College Lane Building's waste streams into current onsite systems, the College can maintain consistent handling, segregation, and disposal practices. This approach will streamline operations, avoid duplication of services, and ensure that all waste is managed safely and sustainably as the campus grows.
	This Operational Waste Management Plan can be revised and updated to incorporate Stage 3 as part of the future detailed SSDAs for this stage.
Stage 4 Memorial Drive Building	Landscaping works proposed.
Stage 5 Remove Demountable Classrooms	Remove Demountable Classrooms.
Stage 6 Concordia Redevelopment	As this building is separate from the main campus, a dedicated waste storage area and waste vehicle collection point/loading area will be incorporated into its design to ensure efficient and compliant waste handling. The waste storage area will be strategically located at either the ground level or basement level of the Concordia Building, allowing safe access for bin users and authorised private waste-collection contractors while supporting effective segregation, storage, and removal of all waste streams. A suitably sized waste truck loading area must be incorporated into the design to allow for waste vehicle to collect bins onsite. The waste vehicle must be able to enter and exit the Concordia site in a forward direction.
	This Operational Waste Management Plan can be revised and updated to incorporate Stage 6 as part of the future detailed SSDAs for this stage.

Stage 1 will include the following areas that are expected to generate general waste, recycling, and food organic waste (excluding non-occupiable spaces such as service areas, stairwells, foyers, and airlocks):

Table 2: Stage 1 GFA

Area	GFA m ²
Sevington Courts Building - Level 01	2,175
Sevington Courts Building - Level 02	2,252
Teaching Space Building - Level 02	243
Teaching Space Building - Level 03	283
Teaching Space Building - Level 04	253
Teaching Space Building - Level 05	160
Total	5,366 m²

5 Stage 1: Operational General Waste & Recycling Streams

5.1 Resource Streams

The following generation rates are taken from *NSW EPA Better Practice Guide for Resource Recovery in Residential Developments* and have been used to calculate the volumes of materials that will be produced from the development's operations:

Table 3: Waste Generation Factors for Stage 1 Works

Occupancy Type	General Waste (Litres/100 m ² /day)	Recycling (Litres/100 m ² /day)	Food Organics (Litres/100 m ² /day)
Gymnasium	20	15	0
General Learning Area	10	15	5
Staff Room	10	15	5

Once fully operational, Stage 1 will produce the various waste streams shown in **Table 4**.

Table 4: Waste and Recycling Streams

The College can achieve a high level of resource recovery by implementing sorting of waste streams at the source, as outlined in table below, which identifies the acceptable and unacceptable materials for each stream.

Material Stream	Accepted	Not Accepted
Commingled Recycling	• Glass bottles and jars • Plastic bottles and containers • Aluminium cans and clean foil • Steel cans • Office paper including white and coloured paper • Newspapers • Magazines • Cardboard (non-waxed)	• Soft plastics, plastic bags • Containers with food remnants • Containers with liquid inside • Disposable cups
Food Organics	• Food scraps • Coffee grounds, tea bags • Flowers, plant cuttings • Paper towel (some systems)	• Non-food items

Material Stream	Accepted	Not Accepted
General Waste	- Non-recyclable paper (tissues, paper towels, etc.) - Soft plastics, plastic bags - Containers with food remnants - Containers with liquid inside - Disposable cups - Waxed cardboard	Recyclable items

6 Stage 1: Estimated Volumes, Bins & Collection Frequencies

Table 5 presents the estimated bin numbers, sizes, collection frequencies, and waste storage area dimensions. These estimates are calculated using the Gross Floor Area (GFA) figures and waste generation rates outlined in **Tables 2 and 3**.

Detailed description of bins can be found in **Appendix A**.

Table 5: Waste Generation - Stage 1

Area	General Waste Litres/Week	Commingled Recycling Litres/Week	Food Organics Litres/Week
Sevington Courts Building	6,198L	4,648L	-
Teaching Space Building	657L	986L	329L
Weekly Volume	6,855L	5,634L	329L
Bin Size (Litres)	1,100	1,100	240
Number of Bins	4	3	2
Collections/Week	2	2	1
Bin Footprints	6.8 m ²	5.1 m ²	1 m ²
20% Allowance for Bin Access & Movement			2.6 m ²
MINIMUM WASTE AREA REQUIRED (m ²)			15.5 m ²
WASTE AREA PROVIDED (as shown on plans)			37 m ²

6.1 Other Waste

6.1.1 Bulky Waste

Any bulky waste such as broken sports equipment, desks, chairs, and tables, will be directly handled by the Facilities Management Team. This department is responsible for assessing the condition of large discarded items, organizing their removal, and coordinating with approved waste contractors or recycling services to ensure proper disposal.

6.1.2 Hazardous Waste

Small quantities of hazardous wastes may be generated (e.g., light bulbs, e-waste, batteries, oil, chemicals, or paint). Separate containers or draining area for the safe storage of these wastes in the development will be included where applicable within the development. These materials will be collected by an appropriate contractor or sub-contractor as defined in by local and state regulation.

7 Stage 1: Internal Bin Infrastructure

We recommended providing high traffic areas with 3-stream bin hubs for:

- Commingled Recycling
- Food Organics
- General Waste

Bins should be situated in areas which effectively service a group of learning areas/offices, with no bins under desks; this improves cleaning staff efficiencies by reducing the number of bins that require collection, and also reduces the number of bin liners required.

Consideration should also be given to installing recycling bins in learning areas to provide students with the opportunity to participate in sustainability initiatives.

Examples of bins that are commonly used in office or educational settings are shown below. Differently coloured bin liners (general waste-black; paper-clear; commingled-blue) are recommended to assist cleaning staff to distinguish the different streams and enable them to identify contamination, prior to final disposal in the bins in the central storage area.



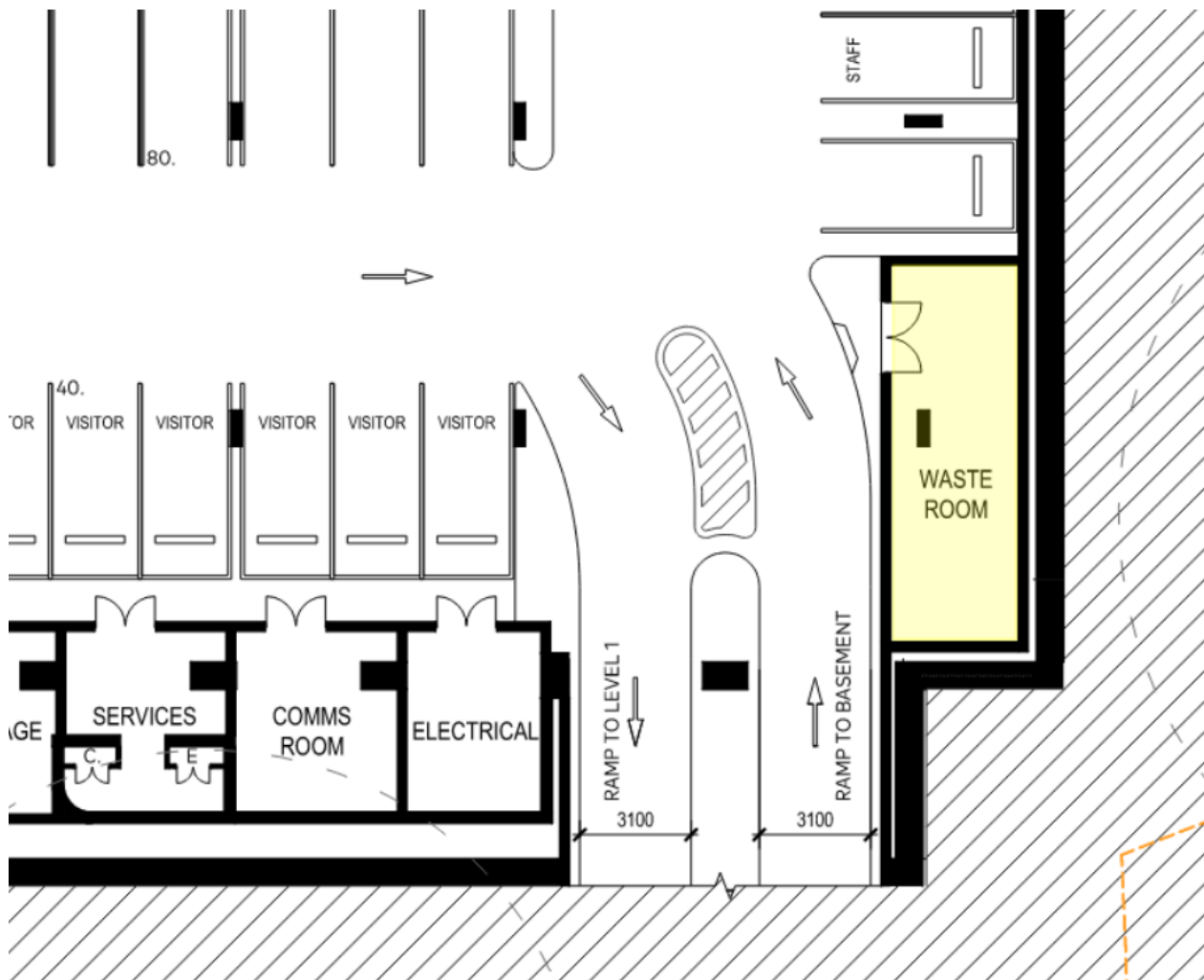
For areas with bins kept within housings or pull-out drawers in kitchens and central areas, care must be taken to ensure these systems are well designed and provided with clear signage to foster proper separation. An example of best practice drawer design is shown above which provides for two or three streams (paper recycling, commingled recycling, and general waste).

8 Stage 1: General Waste & Recycling – Waste Room Location, Signage and Access

8.1 Waste Room Location

A 37 m² waste room has been provided in the basement car park of the Sevington Courts building, located to the right of the entry ramp as shown in the image below. This dedicated space has been designed to accommodate the waste management needs of Stage 1, allowing for the centralised collection, sorting, and storage of all bin infrastructure.

Sevington Sports Courts building basement waste room location



8.2 Signage

All waste and recycling containers will be clearly differentiated through appropriate signage and colour coding to reflect the materials contained, with each different stream located in a designated area to assist in easy identification by cleaners and other users, as shown in **Appendix B**.

8.3 Access

Cleaners will transfer general waste, recyclables, and food organic waste to the waste storage area every night. Waste will be transported using waste trolleys. Cleaners will be responsible for ensuring that waste is correctly sorted into the appropriate bins and that internal bins are emptied before reaching full capacity.

A private waste contractor will manage all general waste, recycling, and food organic bin collections. The Facilities Management Team will ensure that the contractor has the required access to the waste room during collection times.

Appendix C show waste transfer paths to waste storage area.

9 Stage 1: Waste and Recycling Storage Area: General Requirements

Stage 1 building's waste room has been provided in the basement car park of the Sevington Courts building, located to the right of the entry ramp. Access to the waste and recycling storage area will be restricted to authorised staff/cleaners only. The area will incorporate the following design features and maintenance practices:

1. Accessible location for easy access by staff/cleaners and private waste contractors.
2. The floors, walls and ceilings of waste and recycling storage areas are to be finished with a rigid, smooth-faced impermeable material capable of being easily cleaned.
3. The floors of waste and recycling storage areas are to be graded and drained to a Sydney Water approved drainage fitting.
4. A close-fitting and self-closing door or gate operable from within the room is to be fitted to all waste and recycling storage areas.
5. Designing access paths and doorways to maximum possible width to allow for potential changes in bin size
6. The design shall restrict the entry of trespassers, vermin or other animals into the area.
7. The waste and recycling storage area is to be provided with an adequate supply of water for cleaning purposes with a hose cock.
8. Have a separate ventilation system in place if enclosed. The system is to comply with AS 1668 – The use of mechanical ventilation and air-conditioning in buildings.
9. Waste and recycling areas are to be provided with artificial light controlled by switches located both outside and inside the storage area.
10. The bin storage area must be constructed in accordance with the requirements of the Building Code of Australia.

10 Stage 1: Collection Area: General Requirements

Collection of all waste streams will take place from the dedicated waste area located in the basement car park of the, located to the right of the entry ramp. The basement waste storage area will be restricted to waste Sevington Courts building contractors and authorised building users only, and will have the following features and maintenance practices to ensure accessibility and safety:

1. The collection point is to be level, free of obstructions and with sufficient height clearance to enable the safe mechanical to pick up and set down of bins.
2. Waste collection and loading is to be accommodated within new developments in order of preference:
 - a. In the building's basement
 - b. At grade within the building in a dedicated collection or loading bay
 - c. At grade and off-street within a safe vehicular circulation system where, in all cases, vehicles will enter and exit the premises in a forward direction.
3. Each collection point is to be easily accessible from the nominated waste and recycling storage area. The access pathway for wheeling bins between a storage point and the collection point is to be level and free of steps or kerbs.
4. The path for wheeling bins between a storage point and the collection point is not to exceed a grade of 1:14 at any point.
5. The collection point is to be located where the waste or recycling collection vehicle(s) can stand safely.
6. Entry and exit of a collection vehicle from a site are to be in a forward direction.

7. Collection vehicles are to be able to service the development with minimal reversing. If a collection vehicle needs to reverse to complete a collection run, this needs to be detailed in the development's traffic management plan.
8. Waste and recycling storage containers are to be always stored within the boundary of the development.

10.1 Collection Vehicle Details

It is recommended that bins stored in the Sevington Building basement waste room be transferred to ground level for collections. A mechanical bin tug will be provided to safely assist in moving bins up and down the basement ramp. On collection days, bins will be presented to the waste vehicle in coordination with the scheduled service times. The private waste collection vehicle will access the College via Stanmore Road and utilise the existing drop-off/pick-up bays adjacent to the Sevington Building for bin collections, with collections to occur during off-peak periods to minimise disruption to campus operations.

The largest bin sizes used are 1,110L bins. A MRV is capable of collecting this sized bin, and therefore should be sufficient for the ongoing general waste and recycling collections.

Table 6: Industry Standard Vehicle Sizes

Trucks	Height	Width	Length
Small Rigid Vehicle (SRV)	3.5m	2.3m	6.4m
Medium Rigid Vehicle (MRV)	4.5m	2.5m	8.8m
Heavy Rigid Vehicle (HRV)	4.5m	2.5m	9.5m
Hook-Lift Vehicle (HLV)	5.0m	2.5m	10.8m

Appendix D shows bin movement path and swept path diagram.

10.2 Waste Contractor Standards

To achieve and maintain best practice, the site's private waste contractor will be required to comply with the following service requirements:

- Reliable and efficient servicing and meeting all agreed schedules
- Suitably sized collection vehicles to be able to access the building's waste area
- Maintaining accurate tracking systems for all materials collected
- Working with the site to achieve continuous improvements in recovery rates
- Providing detailed monthly and annual reports on diversion and financial outcomes
- Maintaining current details of all processing facilities used

11 Monitoring, Measurement, & Review

The College will implement systems for monitoring, measurement, and reporting of operational waste management performance. Reports from the school's waste contractor will be required to provide weights of materials streams and numbers of bins collected.

Annual performance and contract reviews will be conducted with facilities management, waste contractor, and cleaning manager, to assess progress towards annual waste diversion targets and other KPIs, identify operational issues, and address any shortcomings. Waste audits will also be conducted annually to benchmark performance.

The College's Facilities Management team will have responsibility for reviewing the Waste Management Plan annually, ensuring that its objectives are met, and making adjustments where required to ensure continued accuracy and relevance to operational conditions.

12 Materials Recovery Targets

We recommend setting an initial materials recovery target of 50% (proportion of overall waste diverted from landfill disposal through waste avoidance, reuse, and/or recycling) in the first 12 months of full operations.

This target should be reviewed by the College after the first year of full operations, and annually thereafter, and adjusted accordingly based on actual measured performance.

13 Waste Education & Awareness

For the new waste management systems to be successful an education program will be required for the College's staff, students and cleaners.

The Facilities Management Team and cleaners will be a key element in the effectiveness of the new systems and as such, relevant procedures will need to be written into contract specifications, including requirements for monitoring contamination of recycling streams and condition of bins and other equipment, and providing users with feedback on ongoing systems performance.

As the author of this report, I certify that the design of the waste storage areas and management systems detailed herein are adequately sized and located for safe and convenient storage and collection of all identified waste streams as required to meet the requirements of the Inner West Council.

Luana Linke



Consultant

Waste Audit and Management Group Pty Ltd

13/04/2026

Appendix A – Bin Specifications

Australian standard sizes for mobile garbage bins (MGBs)

Standard measurements

Bin type	120L MGB	240L MGB	660L MGB	1100L MGB
Height	940 mm	1080 mm	1250 mm	1470 mm
Length	560 mm	735 mm	850 mm	1245 mm
Width	485 mm	580 mm	1370 mm	1370 mm



120 litre MGB



240 litre MGB



660 litre MGB

Appendix B - Storage Area Design & Signage

The photographs below show examples of good practice in this regard:

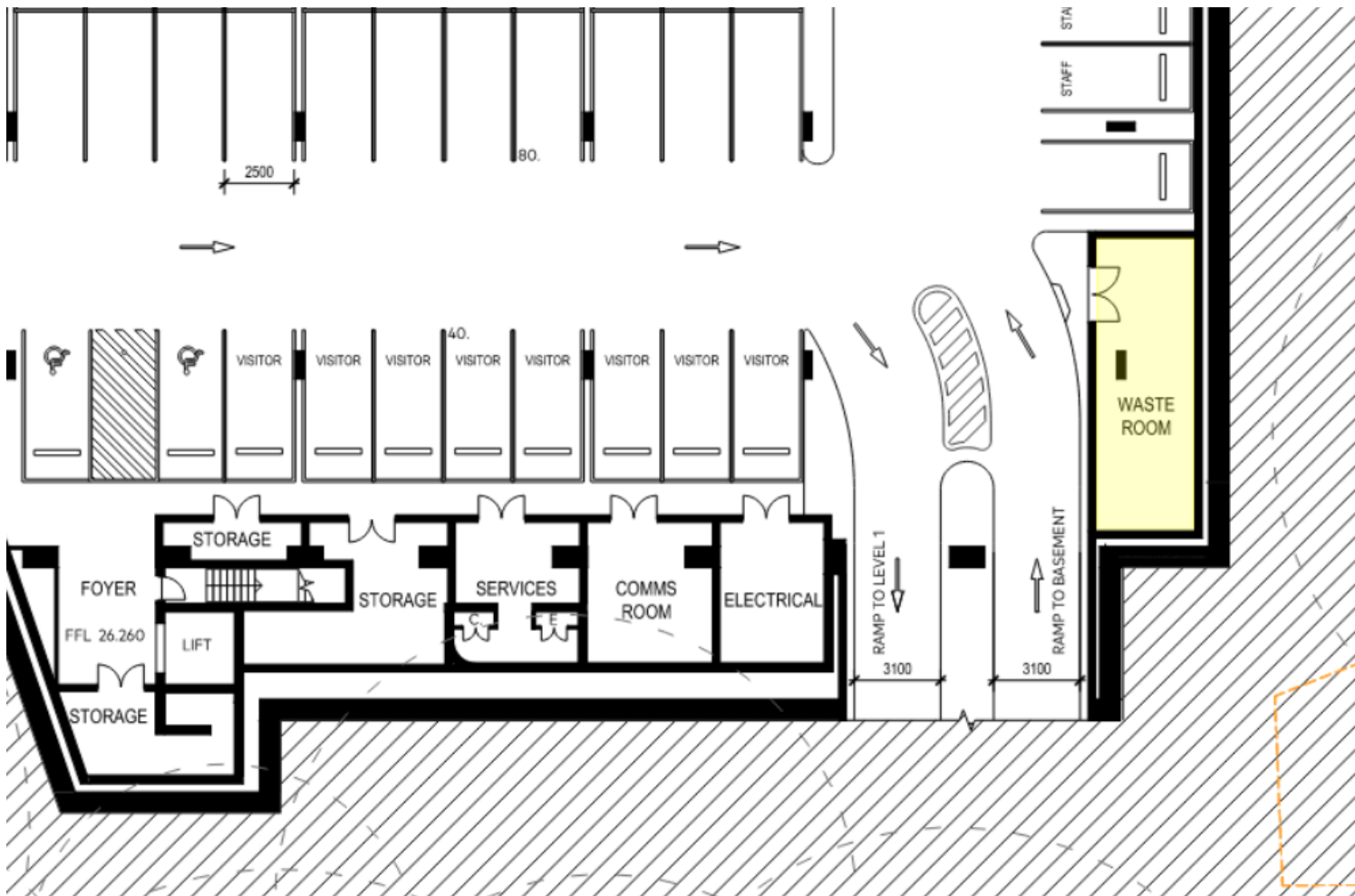


The signage examples below are for illustration purposes only. Actual signage should include suitable site-specific branding.

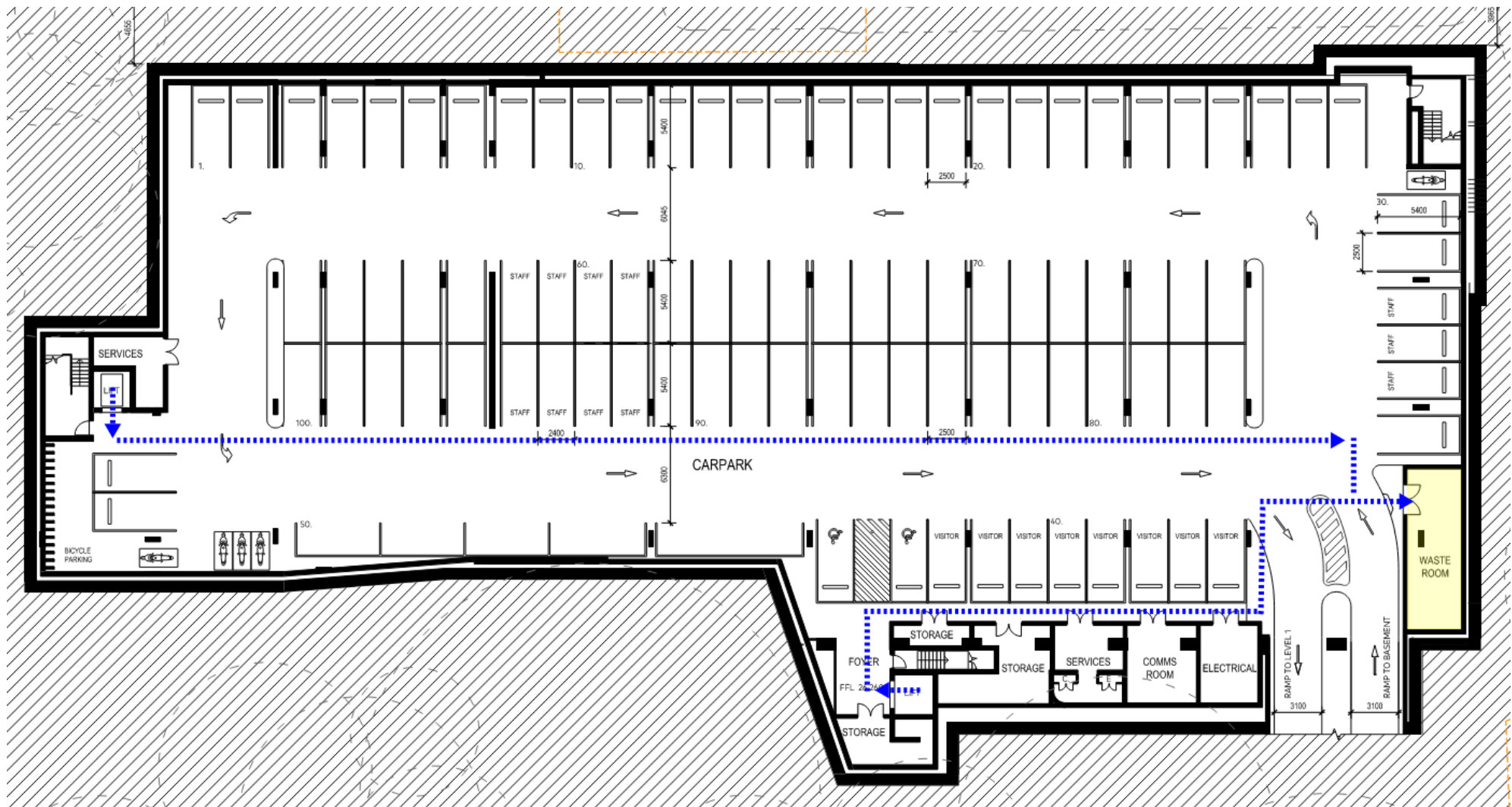


Appendix C – Waste Storage Area and Waste Transfer Paths

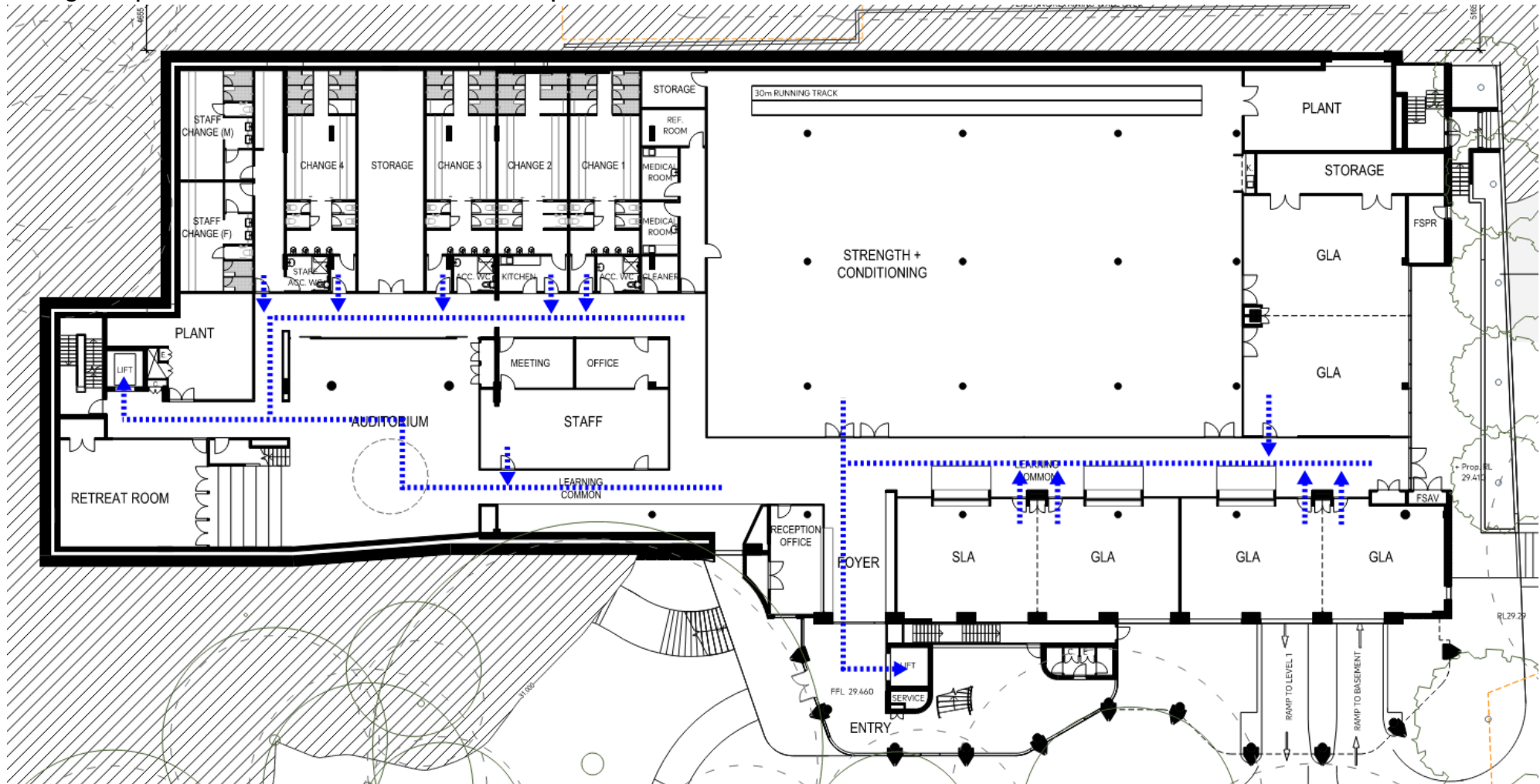
Basement Floor Waste Storage Area Location



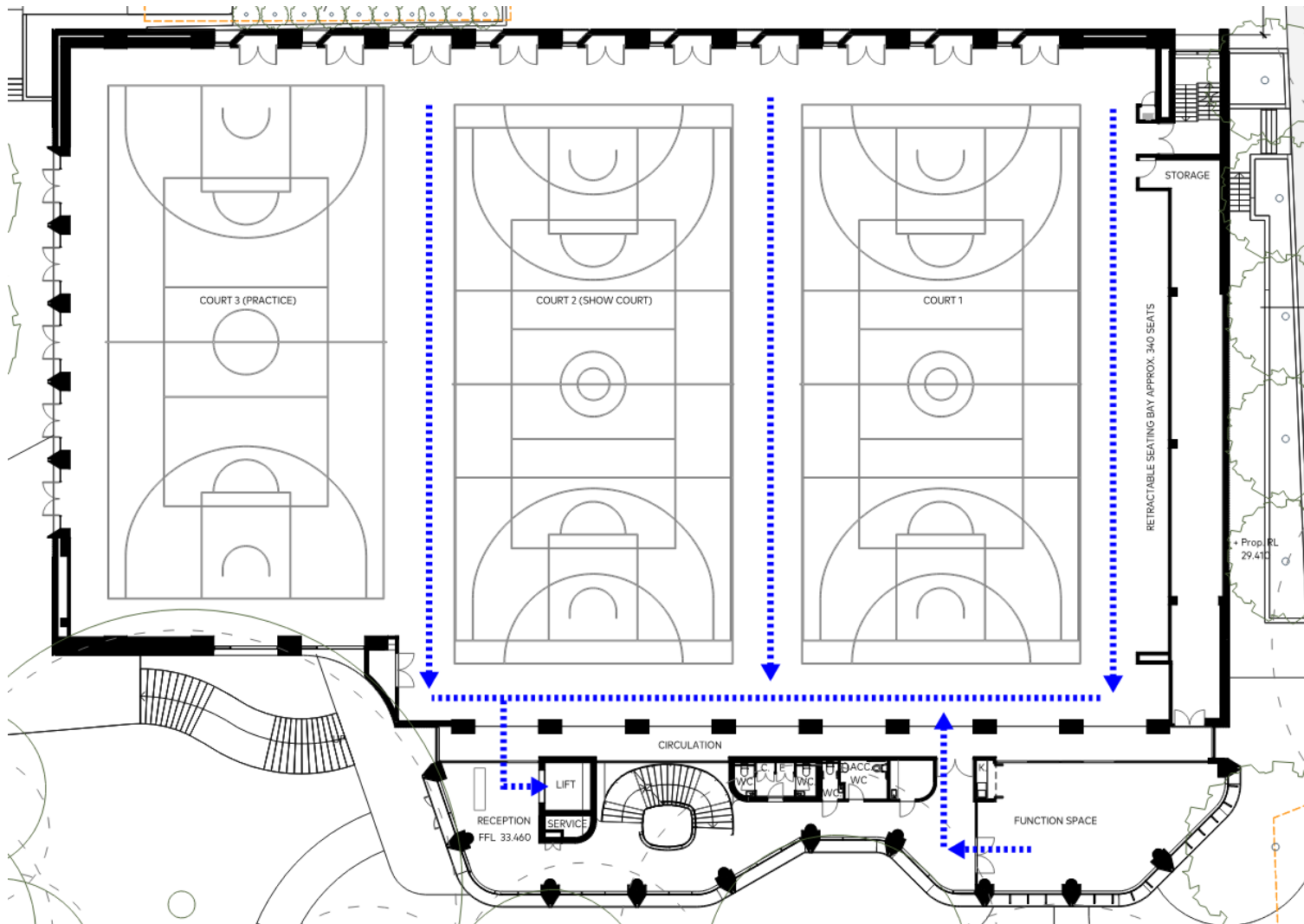
Waste Transfer Paths to basement via lifts



Sevington Sports Courts Level 01 - Waste transfer path to basement waste area via lifts

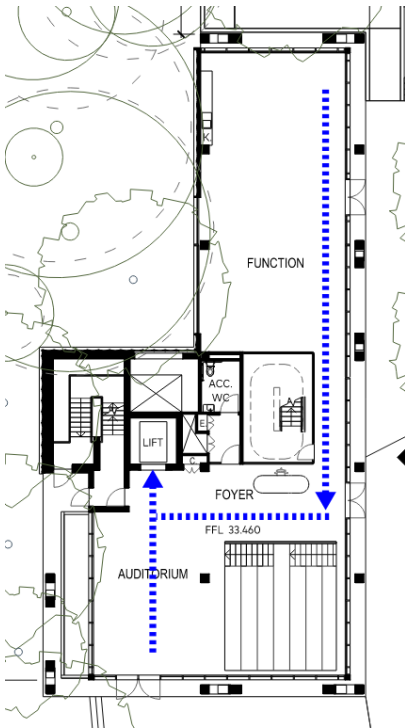


Sevington Sports Courts Level 02 - Waste transfer path to basement waste area via lifts

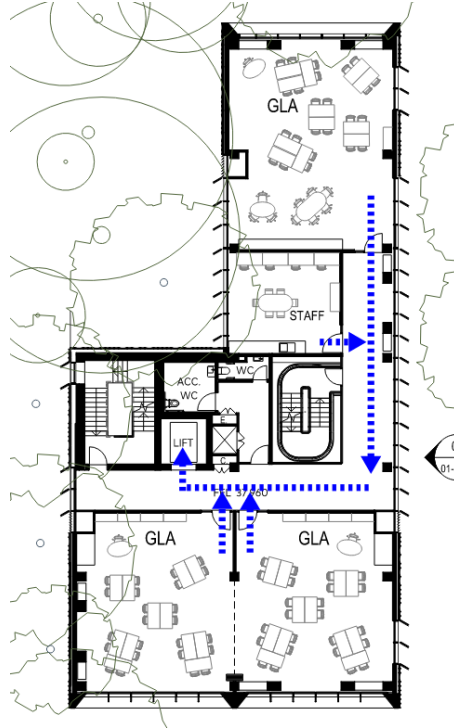


Teaching Space Building – Waste transfer path to basement waste area via lift

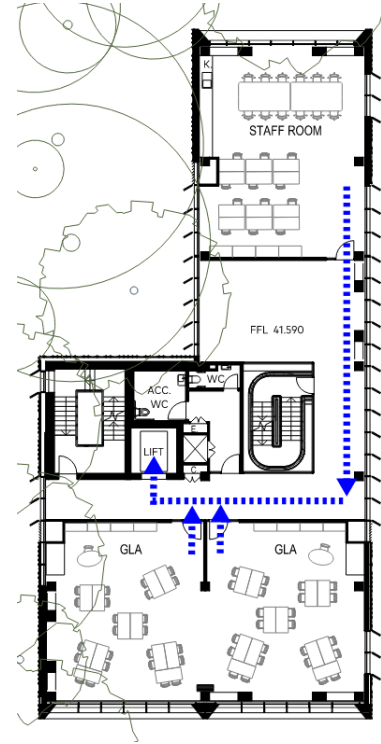
Level 02



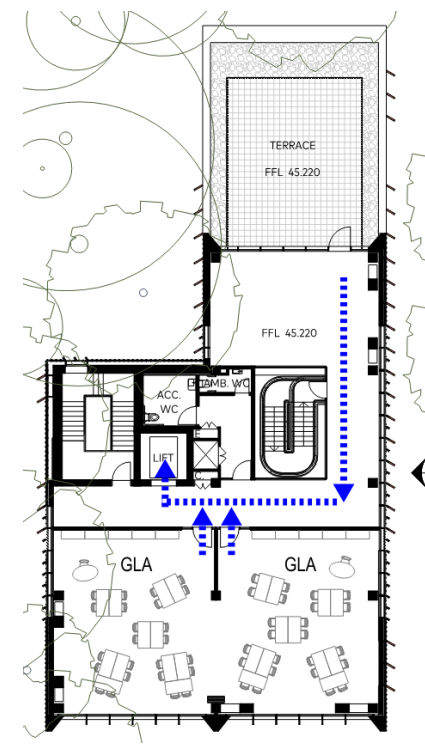
Level 03



Level 04

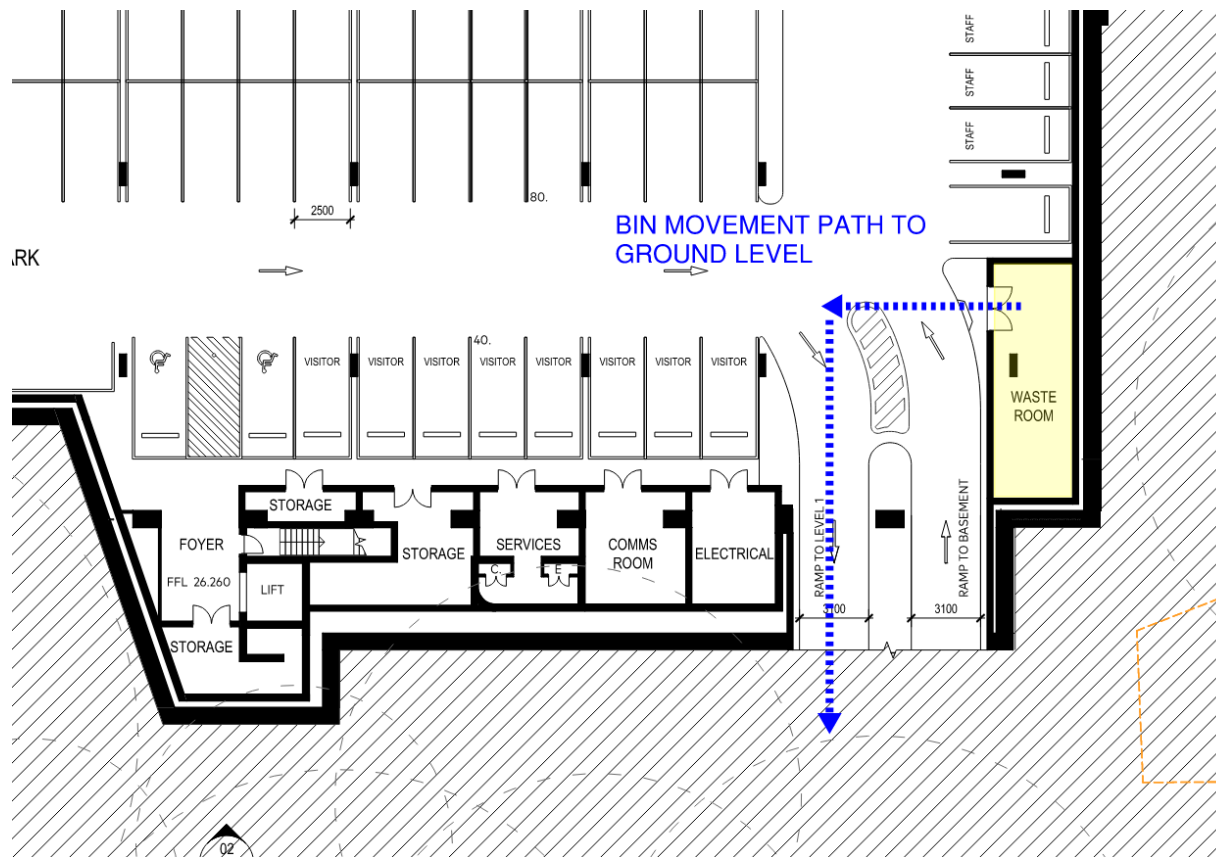


Level 05



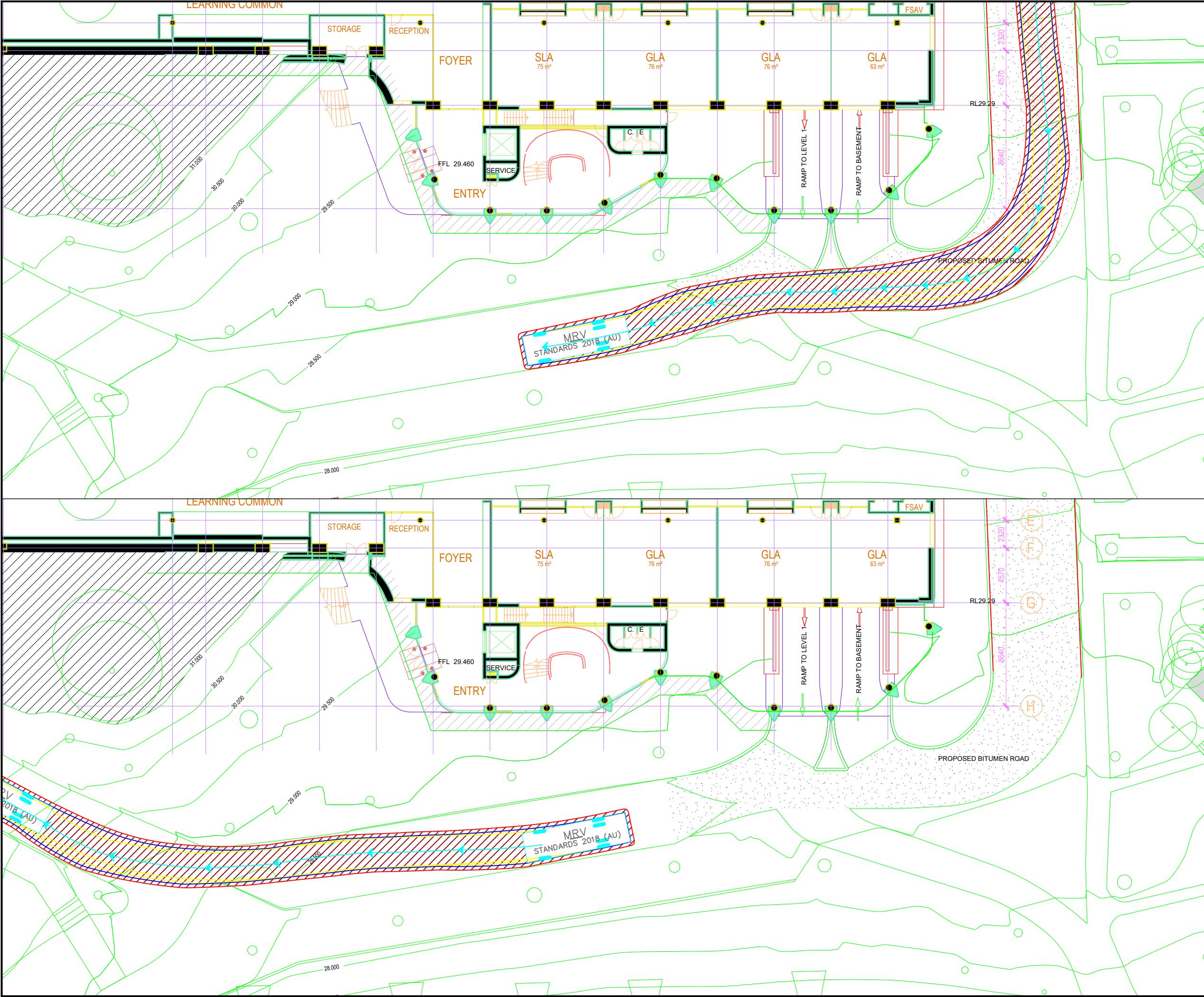
Appendix D – Bin Movement Path & Swept Paths

Bins stored in the Sevington Building basement waste room be transferred to ground level for collections. An electric tug will be provided to safely assist in moving bins up and down the basement ramp. On collection days, bins will be presented to the waste vehicle in coordination with the scheduled service times. The private waste collection vehicle will access the College via Stanmore Road and utilise the existing drop-off/pick-up bays adjacent to the Sevington Building for bin collections, with collections to occur during off-peak periods to minimise disruption to campus operations.



Example Electric Tug (source: sitecraft.net.au)





Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date
A	Swept Path Analysis	BL	18-12-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

Architects AJC

Client

Newington College

Scale / Plan Orientation

0 3 6 9 12m

1:300 @ A3

Project Description

Newington College

Drawing Prepared By

TRAFFIX

TRAFFIC AND TRANSPORT PLANNERS

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w: www.traffix.com.au

Drawing Title

Swept Path Analysis
8.8m Medium Rigid Vehicle
TOP: Entry Movement
BOTTOM: Exit Movement

Drawn: TM	Checked: BL	Date: 09-05-25
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20.384d06v01 TRAFFIX [250916 Plans] Design Review.dwg			
Project No. 20.384	Drawing Phase SSDA	Drawing No. TX.03	Rev. A