

321 Lower Heidelberg Road, Ivanhoe East

Waste Management Plan



ADVERTISED PLAN
Application No. P4/2024
230648WMP001H-F.docx
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24 April 2024

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1 INTRODUCTION

onemilegrid has been requested by Via Architects to prepare a Waste Management Plan for the proposed mixed-use development at 321 Lower Heidelberg Road, Ivanhoe East.

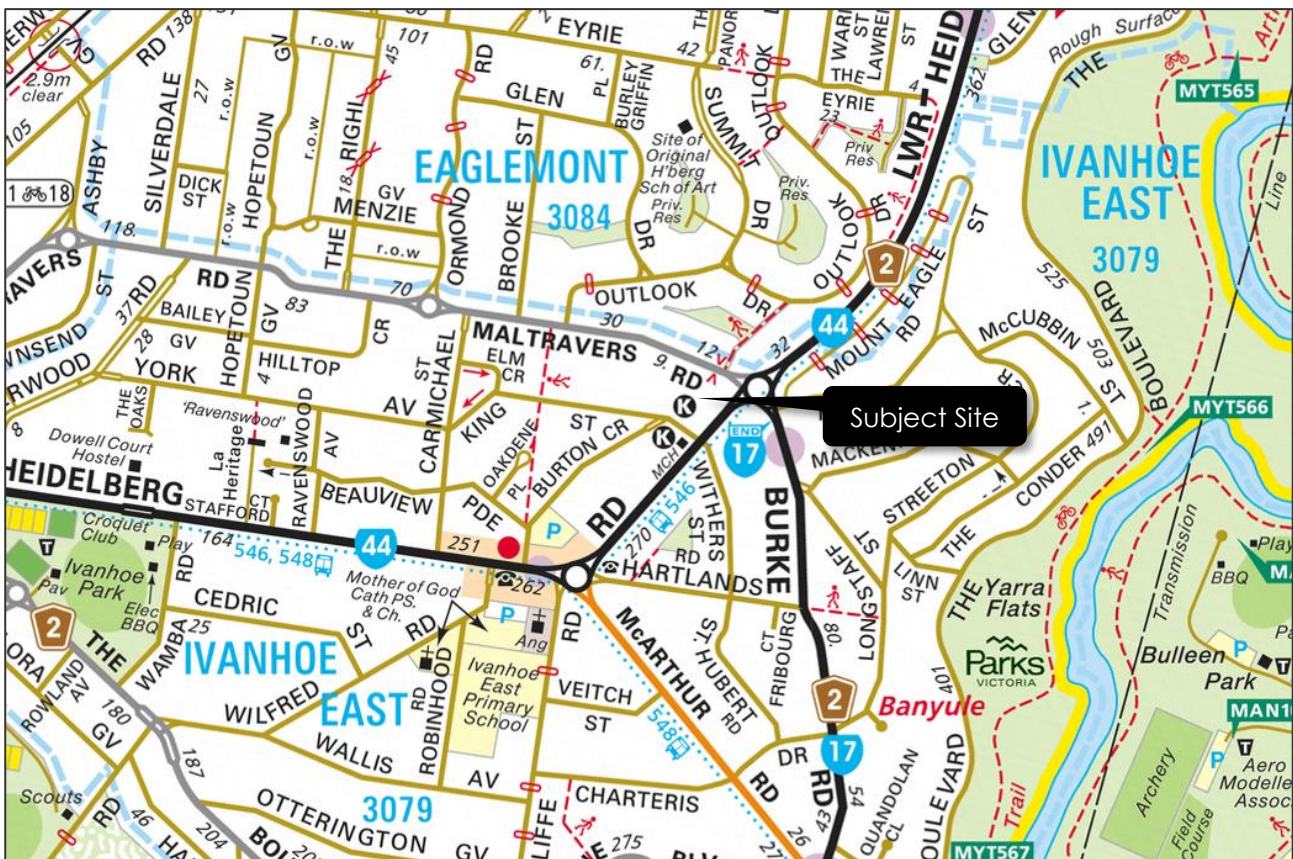
The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 EXISTING SITE CONDITIONS

The [subject site](#) is located on the north-west corner of the intersection between Lower Heidelberg Road and Maltravers Road, as shown in Figure 1, and is addressed as 321 Lower Heidelberg Road, Ivanhoe East.

The site is irregular in shape with a frontage to Lower Heidelberg Road along the eastern boundary of approximately 90m, a frontage to King Street along the southern boundary of approximately 50m and a side abuttal to Maltravers Road along the northern boundary of approximately 70m, with a total site area of approximately 6,293m².

Figure 1 Site Location



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The subject site is a consolidation of two properties (321 Lower Heidelberg Road and 1 Maltravers Road), with 321 Lower Heidelberg Road currently comprising of two church buildings, a single storey dwelling, a brick building associated with the church, and some free-standing sheds and Maltravers Road currently containing a double-storey dwelling and garage. The church building on King Street is understood to have been established 1941 and has been identified as of historical

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significance. An at-grade car park currently occupies the northwestern corner of the site and a tennis court is situated on the southeastern corner of the site.

Existing vehicle access to 321 Lower Heidelberg Road is provided via 2 crossovers along King Street and Lower Heidelberg Road. A separate vehicle access to 1 Maltravers Road is also provided along Lower Heidelberg Road.

Land use in the immediate vicinity of the site is generally residential in nature, and includes commercial uses just 300m south-west of the site.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (3rd Sep 2023)



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3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to demolish the existing buildings and structures (excluding the existing church building on the southern portion of the site) and develop the site for the purposes of a mixed-use development comprising a health-club, child care centre, medical centre, café and gallery.

Table 1 provides a breakdown of each component of the proposed development.

Table 1 Proposed Development

Component	No/Area
Child Care Centre	96 children 1,241 m ²
Café (Food and Drink Premises)	310 m ²
Medical Centre	5 practitioners 465 m ²
Gallery	20 patrons 128 m ²
Health Club (gym, pools and health and wellbeing)	118 patrons 1,350 m ²

3.2 Waste Management

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

All bins will be stored within a dedicated bin storage room on the first basement level of the development. Smaller bins within the different components of the development will be emptied by staff and cleaners into the bulk bins within the basement, on a regular basis.

The building manager will be responsible for rotating bins as they fill, between collections.

On collection days, the waste contractor will enter the first basement level in the waste truck, parking in the dedicated loading bay. Noting the loading bay is located directly adjacent the bin storage room, the contractor will manually remove each bin and empty it, replacing the bins to the storage room immediately following collection.

Cytotoxic and clinical waste (medical, infectious, sharps, chemical, pharmaceutical, radioactive, etc.), associated with the medical centre, shall be managed in accordance with the Industry Code of Practice for the Management of Biohazardous Waste (including Clinical & Related wastes) – 7th edition, 2014.

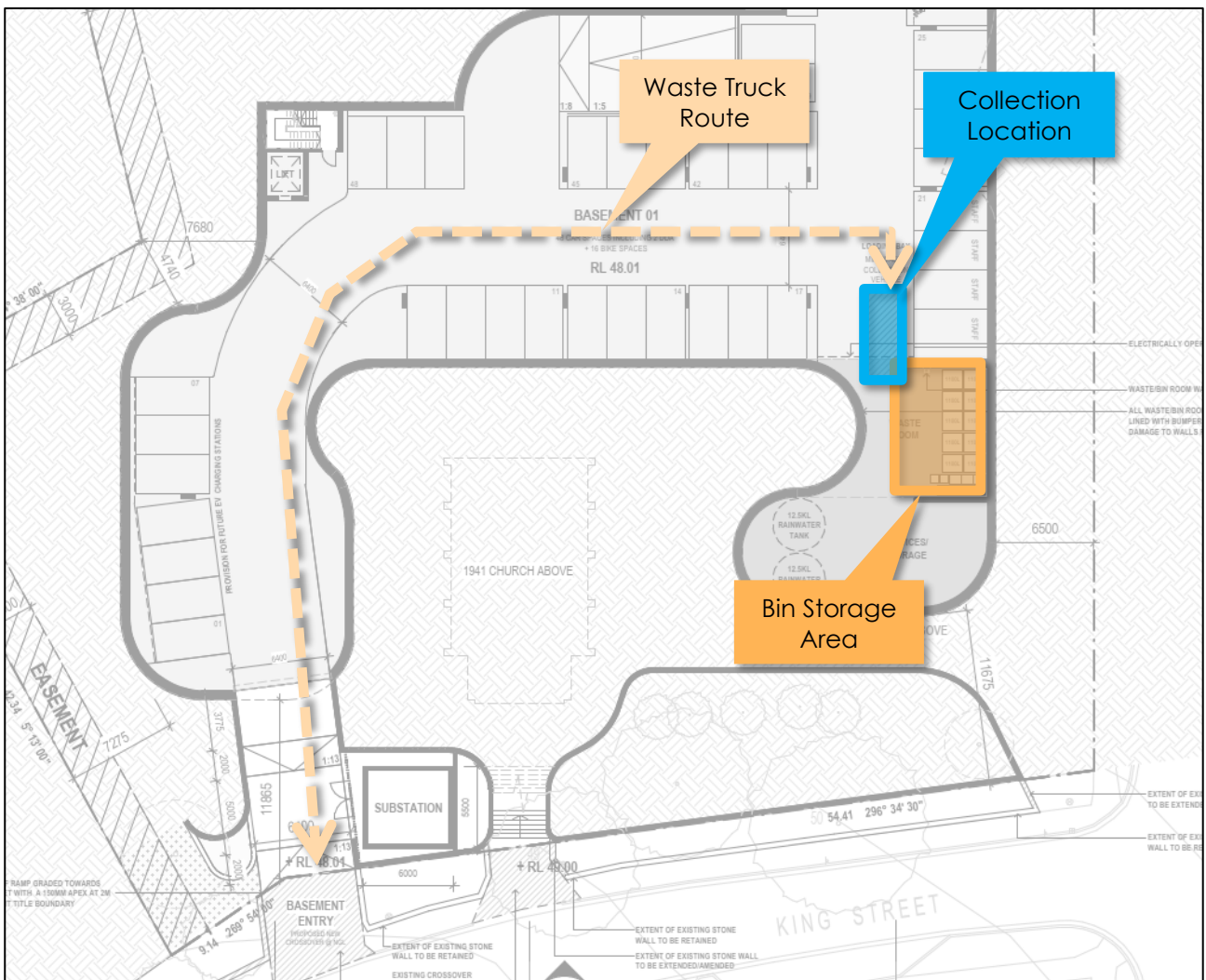
The collection location and expected transfer route is shown in Figure 3.

Swept path diagrams showing the movements of the waste collection vehicle are attached in Appendix A.

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Figure 3 Bin Storage Room and Collection Details



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4 WASTE GENERATION

4.1 Standard Waste Streams

4.1.1 Child Care Centre

onemilegrid have undertaken a review of the waste generation rates identified by Sustainability Victoria and based on typical floor area per child ratios provided over a range of child care centres the waste generation rates for child care uses are as included below.

Table 2 Waste Generation Rates – Child Care

Waste Stream	Rate / 100m ²
Garbage	315 litres per week
Organics	35 litres per week
Recycling	350 litres per week

It is assumed that 10% of the total landfill generated by the child care centre use is made up of organic waste, therefore a reduction has been applied to the expected landfill generation.

4.1.2 Medical Centre

Waste generation rates for a range of commercial properties were estimated by the EPA NSW, based on a survey of a range of different businesses in August 2012. The rates for medical centre uses are outlined in the table below.

Table 3 Waste Generation Rates – Medical Centre

Waste Stream	Rate / 100m ²
Garbage	32.9 litres per day
Organics	2.1 litres per day
Recycling	10 litres per day

It is assumed that 6% of the total landfill generated by the medical centre use is made up of organic waste, therefore a reduction has been applied to the expected landfill generation.

4.1.3 Café

onemilegrid have generally adopted the waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" for café uses. These rates have been adapted to include separated organic waste as per the below table.

Table 4 Waste Generation Rates – Café

Waste Stream	Rate / 100m ²
Garbage	200 litres per day
Organics	100 litres per day
Recycling	200 litres per day

It is assumed that 50% of the total landfill generated by the café use is made up of organic waste, therefore a reduction has been applied to the expected landfill generation. This has been adopted due to the high levels of organic waste generated by cafés previously observed by onemilegrid.

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4.1.4 Health Club

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" recommends adoption of the following rates for gym uses. These rates are accordingly considered appropriate for the proposed Health Club.

Table 5 Waste Generation Rates – Health Club

<i>Waste Stream</i>	<i>Rate / 100m²</i>
Garbage	9.4 litres per day
Organics	0.6 litres per day
Recycling	10 litres per day

It is assumed that 6% of the total landfill generated by the Health Club use is made up of organic waste, therefore a reduction has been applied to the expected landfill generation.

4.1.5 Gallery

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" recommends adoption of the following rates for social uses. These rates are accordingly considered appropriate for the proposed Gallery.

Table 6 Waste Generation Rates – Gallery

<i>Waste Stream</i>	<i>Rate / 100m²</i>
Garbage	47 litres per day
Organics	3 litres per day
Recycling	10 litres per day

It is assumed that 6% of the total landfill generated by the Gallery use is made up of organic waste, therefore a reduction has been applied to the expected landfill generation.

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4.2 Expected Waste Generation

4.2.1 Garbage, Organics and Recycling

It is expected that the child care and medical centre components will operate 5 days a week, and all other uses will operate all 7 days of the week.

Based on the adopted waste generation rates and the operational schedule for each component, the following weekly garbage, organic and recycling waste generation is expected.

Table 7 Expected Garbage Generation

Component	No. / Area	Operating Days	Rate/week	Total Waste/Week
Child Care	1,241 m ²	5	315L / 100 m ²	3,909L
Medical Centre	465 m ²	5	164.5L / 100 m ²	765L
Café	310 m ²	7	1,400L / 100 m ²	4,340L
Health Club	1,350 m ²	7	65.8L / 100 m ²	888L
Gallery	128 m ²	7	47L / 100 m ²	60L
Total Garbage				9,962L

Table 8 Expected Organics Generation

Component	No. / Area	Operating Days	Rate/week	Total Waste/Week
Child Care	1,241 m ²	5	35L / 100 m ²	434L
Medical Centre	465 m ²	5	10.5L / 100 m ²	49L
Café	310 m ²	7	700L / 100 m ²	2,170L
Health Club	1,350 m ²	7	4.2L / 100 m ²	57L
Gallery	128 m ²	7	3L / 100 m ²	4L
Total Organics				2,714L

Table 9 Expected Recycling Generation

Component	No. / Area	Operating Days	Rate/week	Total Waste/Week
Child Care	1,241 m ²	5	350L / 100 m ²	4,344L
Medical Centre	465 m ²	5	50L / 100 m ²	233L
Café	310 m ²	7	1,400 / 100 m ²	4,340L
Health Club	1,350 m ²	7	70L / 100 m ²	945L
Gallery	128 m ²	7	50 L / 100 m ²	64L
Total Recycling				9,926L

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4.2.2 Green Waste

It is expected that any maintenance and gardening undertaken on common property will be managed by a contractor appointed by the Owner's Corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

4.2.3 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the operator. Hard waste will be stored within individual tenancies between collections, and placed within the bin room prior to scheduled collections.

Additional to the above, hard waste may be disposed of independently by operators, at Council's Recycling Centre/Transfer Station.

4.2.4 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Previously, soft plastics were able to be recycled via REDcycle bins located at most Coles and Woolworths supermarkets. However, REDcycle have since paused the recycling of soft plastic due to supplier/storage issues, therefore soft plastic should be disposed of using the garbage bins.

RecycleSmart are partnered with APR Plastics who convert soft plastics into oil, which is then further processed into a resin, enabling it to be turned back into food grade plastic packaging again.

More information can be found at <https://www.recyclesmart.com/>

No specific bin provision is required for soft plastic recycling, though it is recommended that staff are made aware of soft plastic recycling, and operators are encouraged to enrol with RecycleSmart for regular collections.

4.2.5 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

On 1st July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

Additional recycling locations are provided at <https://recyclingnearyou.com.au/>

4.2.6 Medical Waste

The medical waste generated by the medical centre will be collected on an as-needed basis. Typical bin provision for these waste streams have been nominated and collection frequencies may be adjusted to suit.

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4.2.7 Sanitary Waste

Sanitary waste bins for nappy disposal are to be provided with the children's toilets of the child care component for the younger age groups. Sanitary waste bins will be exchanged for a clean bin as required by a private sanitary waste contractor.

4.2.8 Pool Waste

All waste generated by the health club's pool facilities will be collected on an as-needed basis by the contractors associated with pool maintenance. All pool waste will be stored and collected from the plant room, under management of the operator and private contractor.

5 BIN REQUIREMENTS

5.1 Bin Provision

5.1.1 General

It is proposed to utilise a private waste contractor for all waste services for all components of the proposed development. It is proposed to collect the garbage, recycling and organic waste streams on a twice weekly basis, striking a balance between bin requirements and collection vehicle frequencies.

Consequently, the following bins will be required for the proposed development.

Table 10 Bin Provision

<i>Stream</i>	<i>Total Waste/Week</i>	<i>Bin Size</i>	<i>Collection Frequency</i>	<i>Bins Required</i>
Garbage	9,962 L	1,100 litres	2 x per week	5 bins
Organics	2,714 L	240 litres	2 x per week	6 bins
Recycling	9,926 L	1,100 litres	2 x per week	5 bins
Clinical Waste	N/A	120 litres	As needed	1 bin
Cytotoxic Waste	N/A	120 litres	As needed	1 bin
Total				18 bins

5.1.2 Small Bin Provision

Smaller bins will be utilised within each of the respective tenancies for the disposal of waste, before being directed to the bins within the waste room.

This includes the gallery which will include small bins during events and then staff will be responsible for transporting waste to the waste room.

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5.2 Bin Specifications

Table 11 Bin Specifications

Capacity	Width	Depth	Height
120 litres	0.50m	0.55m	0.95m
240 litres	0.60m	0.75m	1.10m
1,100 litres	1.25m	1.10m	1.35m

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

5.3 Bin Storage

As indicated in Figure 3, it is proposed to provide a bin storage area in the first basement level of the proposed development, capable of accommodating all 10 x 1,100L bins, 6 x 240L bins and 2 x 120L bins.

The proposed bin storage room is appropriately sized to accommodate the provision of bins in accordance with requirements. Additional area is also provided within the bin storage room to allow for the temporary storage of bulk items and packaging, under the control of the operator. Furthermore, the bin storage room is located in close proximity to the back of house and goods lifts, as well as adjacent to a dedicated loading bay to facilitate easy transfer of waste.

As discussed above in Section 4.2.8, all waste generated by the pool facilities will be stored within the plant room of the health club.

A ventilation system will be provided within the basement car park as required to facilitate the removal of odours and gases generated by the storage of waste bins, and through the operation of the car parking area by vehicles, including the waste collection vehicle.

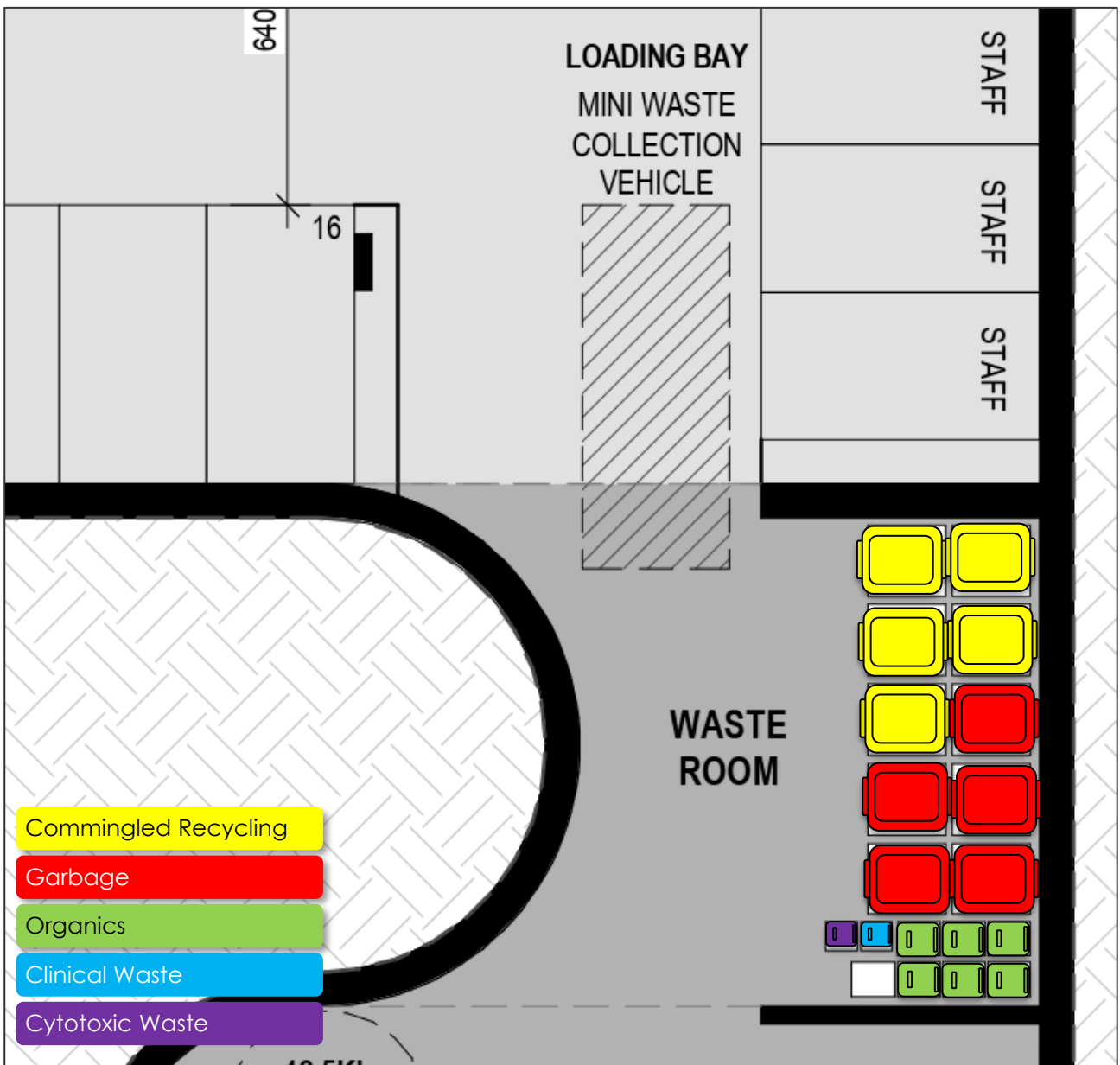
A bin wash down area is provided within the bin storage room, to allow for the cleaning of bins by cleaning contractors.

The bin storage area is nominated in Figure 4 and scaled plans included as Appendix B.

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Figure 4 Bin Storage Room Layout



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5.4 Bin Collection

On collection days, the waste contractor will enter the basement in the waste collection vehicle, undertaking a reversing manoeuvre to reverse into the dedicated loading bay. From the loading bay, the contractor will collect bins directly from the waste storage room, disposing of waste before replacing the bins to the storage room.

Following collection, the contractor will exit the basement back to King Street in a forward direction.

Swept paths have been prepared which demonstrate access to and from the site loading bay with a mini loader, these are attached in Appendix A.

5.5 Bin Cleaning

The operator shall ensure that the shared bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor, bin swapping by the waste contractor, or maintenance by staff.

A bin cleaning area is provided within the bin storage area, with a drain connected to sewer.

6 WASTE MANAGEMENT

6.1 Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated through encouraging a change of behaviour and action on waste management and moreover recycling.

The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

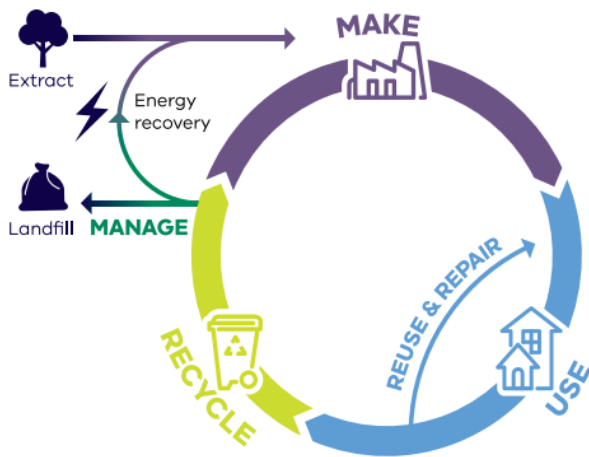
Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

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Figure 5 Resource Flows in a Circular Economy



In relation to the proposed development, recycling is of key importance, and in this regard, the operator shall encourage staff to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
 - + Avoid waste generation in the first place;
 - + Increase the reuse and recycling of waste when it is generated; and
 - + Recover, treat or contain waste preferentially to;
 - + Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

6.2 Bin Usage

Staff will dispose of all waste streams to the appropriate bins, all of which are located within the bin storage room. In doing so, staff will ensure:

- Garbage is bagged;
- Organics are unbagged or contained within compostable materials only;
- Cardboard boxes are flattened, and containers rinsed and cleaned; and
- Proper hygiene is practiced after disposing of waste.

6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, parking areas and the bin storage area.

The operator shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

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6.4 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with contractor standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown in Figure 6 below.

Figure 6 Example Waste Signage



6.5 Noise Control

To minimise the disturbance to the surrounding residential areas during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours:
 - + 6:30am to 8:00pm, Monday to Saturday;
 - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Collections occurring more than once a week should be restricted to the hours:
 - + 7:00am to 8:00pm, Monday to Saturday;
 - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Refuse bins should be located at sites that provide minimal annoyance to residential premises;
- Compaction should be carried out while the vehicle is moving;
- Bottles should not be broken up at the collection site;
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

6.6 Food Standards Code

Division 2 of the Food Standard Code details requirements for the design and construction of food premises. With regard to garbage and recycling, Section 6 of Division 2 details 3 requirements for the storage of garbage and recyclable matter. A review of these requirements with respect to the proposed café waste storage area follows:

- (a) adequately contain the volume and type of garbage and recyclable matter on the food premises;

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The proposed bin storage room has been designed to accommodate the required number of bins for the volume of garbage and recycling generated by the restaurant uses.

(b) enclose the garbage or recyclable matter, if this is necessary to keep pests and animals away from it; and

The proposed bin storage room is enclosed, secured and will be vermin proof.

(c) are designed and constructed so that they may be easily and effectively cleaned.

The proposed bin storage room will be constructed to ensure effective cleaning.

6.7 Staff Information

To ensure all staff are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all staff, including the following information:

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

7 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The site operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials

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8 CONTACT INFORMATION

8.1 Council

Banyule City Council

Phone: (03) 9490 4222 (Customer Service)

Web: www.banyule.vic.gov.au

8.2 Contractors

ASI JD MacDonald

Services: Waste collection and management equipment

Phone: 1800 023 441

Web: www.idmacdonald.com.au

Email: enquiry@asidmacdonald.com.au

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: www.urbanwaste.com.au

Email: info@urbanwaste.com.au

iDump

Services: Private contractor

Phone: 1300 443 867

Web: www.iDump.com.au

Email: info@idump.com.au

Cleanaway

Services: Private contractor

Phone: 131 339

Web: www.cleanaway.com.au/

JJ Richards & Sons

Services: Private contractor including bin tugs

Phone: (03) 9703 5222

Web: www.jjrichards.com.au

Email: operations.melbourne@jjrichards.com.au

ADVERTISED PLAN
Application No. P4/2024

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WasteWise

Services: Private contractor
Phone: 1300 550 408
Web: www.wastewise.com.au

Cleanaway Clinical Waste (clinical waste contractor)

Services: Private contractor
Phone: 131 339
Web: <https://www.cleanaway.com.au/waste/clinical-waste/>

Stericorp Limited (clinical waste contractor)

Services: Private contractor
Phone: 1300 66 77 87
Web: www.sterihealth.com.au/

8.3 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753
Web: <https://eco-safe.com.au/>
Email: info@eco-safe.com.au

8.4 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information
Phone: 1300 363 744 (Energy, Waste and Recycling)
Web: www.sustainability.vic.gov.au
Email: info@sustainability.vic.gov.au

ADVERTISED PLAN
Application No. P4/2024

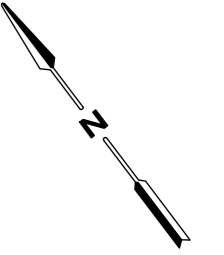
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Appendix A Swept Path Diagram



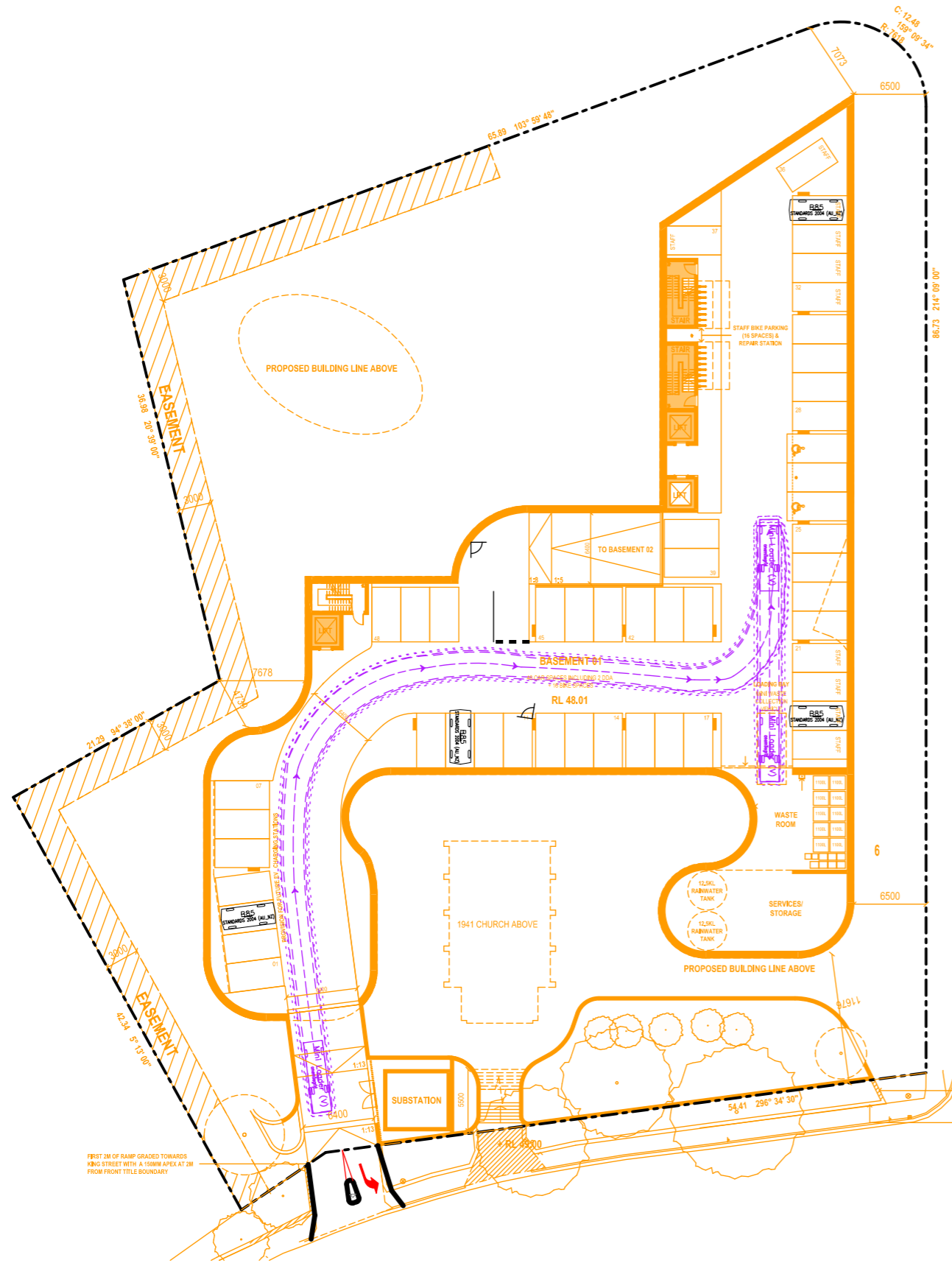
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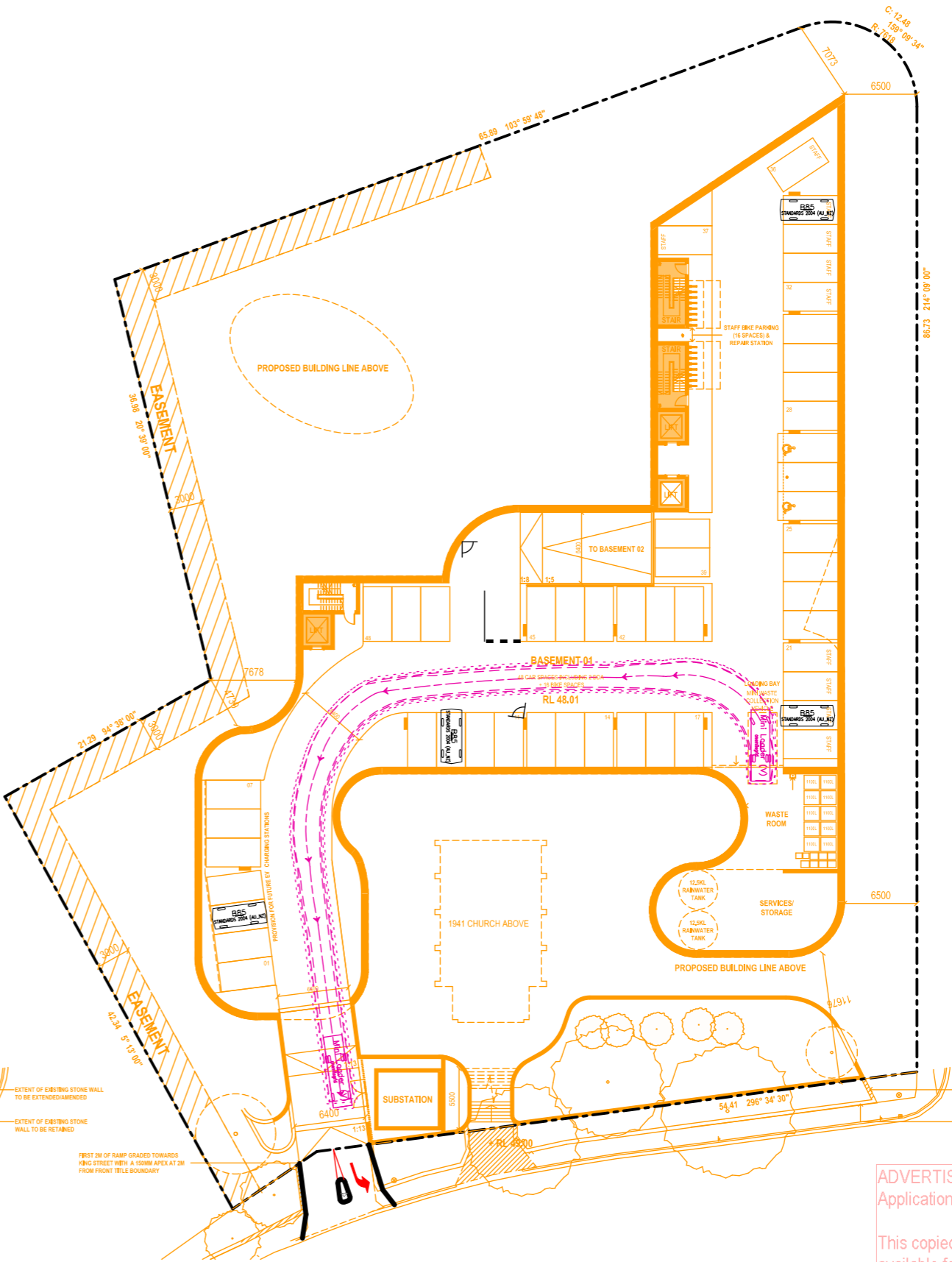
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Date Plotted: 10-04-2024 10:07:30 AM



ENTRY MANOEUVRES

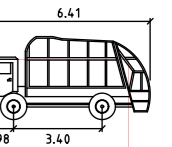
- - - - - DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- · · · · 300mm CLEARANCE ENVELOPE SHOWN DOTTED



EXIT MANOEUVRES

- - - - - DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- · · · · 300mm CLEARANCE ENVELOPE SHOWN DOTTED

ADVERTISED PLAN Application No. P4/202



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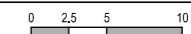
WASTE MINI LOADER meters
 Width : 1.85
 Track : 1.85
 Lock to Lock Time : 4.0
 Steering Angle : 33.6

Drawing Title: 321 LOWER HEIDLEBERG ROAD, IVANHOE
 BASEMENT 1 - MINI WASTE LOADER ACCESS
 SWEEP PATH ANALYSIS

Designed: DJW
 Approved: JMS
 Melway Ref: 31 K9

Project Number: 230684
 Drawing Number: SPA202
 Revision: C

Scale: 1:500 @ A3



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onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
 Aerial photography provided by Nearmap

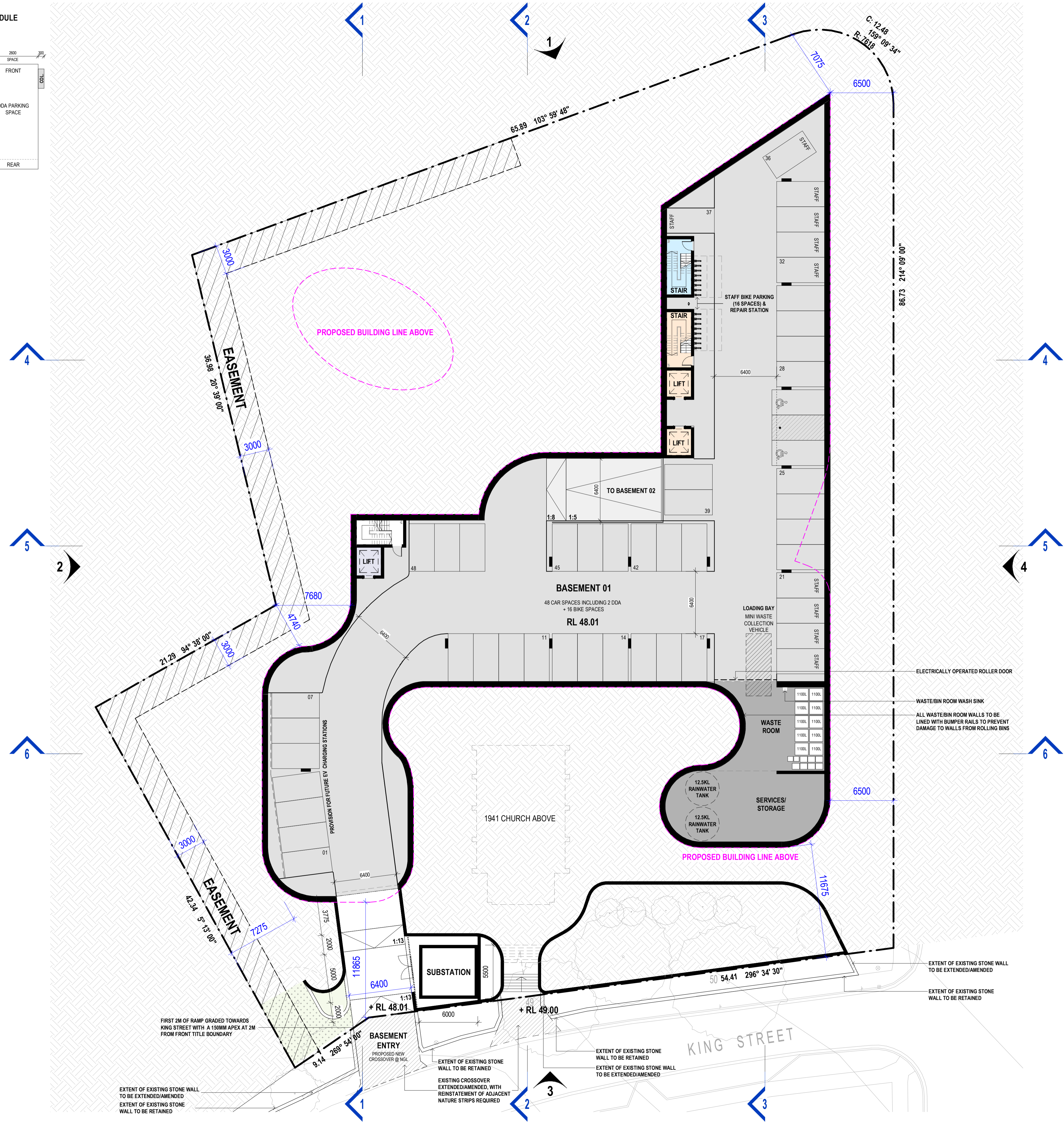
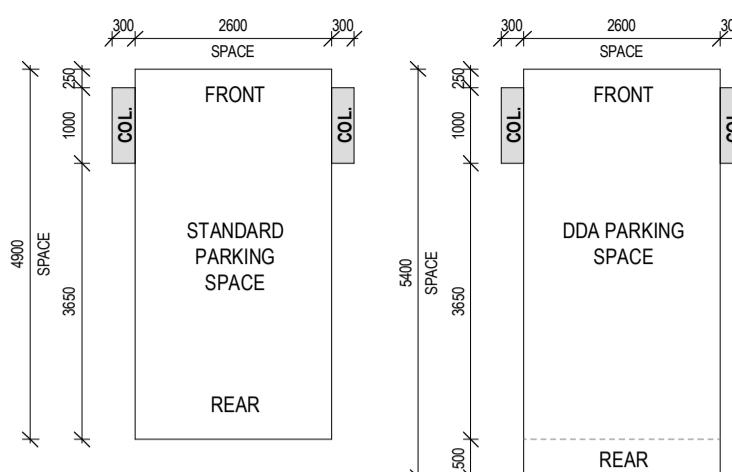
Appendix B Bin Storage Area Scaled Plans



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Application No. P4/2024

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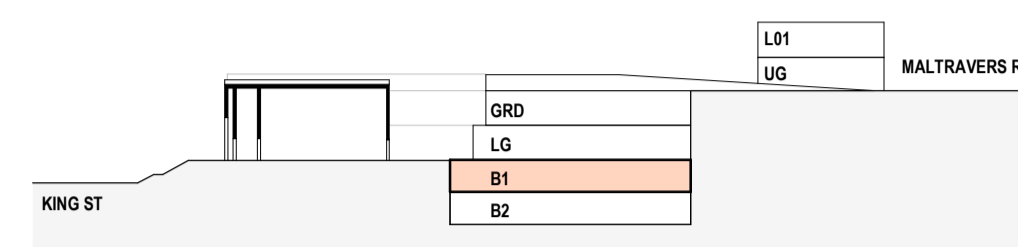
TYPICAL PARKING SPACE MODULE AND COLUMN LOCATION



REV DESCRIPTION DATE BY

A	Issue for Coordination	2023.10.12	GH
B	Issue for Coordination	2023.11.03	RL/GH
C	Issue for Client Review	2023.11.10	RL/GH
D	Town Planning Submission	2023.12.18	RL/GH
E	Issue for Coordination	2024.04.09	RL/GH

PROJECT REC: I:\Users\jvanhoef\Documents\1910034_TLC HEALTHCARE_IVANHOE_REDESIGN_CENTRAL_19_rfoarad838ck.rvt
TIMESTAMP: 09/04/2024 11:32:48 AM



- LEGEND - VERTICAL CIRCULATION (PUBLIC/VISITOR)**
- PRIMARY CIRCULATION ALL FUNCTIONS
 - GYM / HEALTH & WELLBEING PATRONS ONLY (INCL. EMERGENCY EGRESS)
 - EARLY LEARNING CENTRE (INTERNAL USE ONLY)
 - EMERGENCY EGRESS ONLY

- LEGEND**
- PROPOSED NEW TREES
 - EXISTING TREES TO BE RETAINED
 - LANDSCAPING @ NATURAL GROUND
 - LANDSCAPING PROPOSED/BUILT-UP
 - DEEP SOIL ZONE

LEVEL AREA SUMMARY

SERVICES	250m ²
CARPARK	1,760m ²
TOTAL CAR SPACES	
STANDARD	39
DDA	2
FUTURE EV PROVISION	7
TOTAL	48
BIKE / SCOOTER STORE SPACES	
BIKE (STAFF)	16
TOTAL FLOOR AREA	2,200m²



STATUS FOR COORDINATION

PROJECT
INTEGRATED COMMUNITY FACILITY

CLIENT
TLC MELBOURNE PTY LTD

ADDRESS
321 LOWER HEIDELBERG RD, IVANHOE EAST

DRAWING TITLE
BASEMENT LEVEL 01

DRW: RL, CHK: GH, SCALE (@A1): 1:200

PROJECT No: 1910034, DRAWING No: TP-10-002, REV: E

VIA ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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