Client	Date
Benewer (Aust) Pty Ltd	20 June 2025

Waste Management Plan

99 Brewer Road, Bentleigh

ratio:

Planning
Transport
Urban Design
Waste Management
Landscape Architecture
Civil Engineering

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Project
99 Brewer Road, Bentleigh

Prepared for
Benewer (Aust) Pty Ltd

Our reference
16831W REP03F01

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Version	Date	Issue	Prepared by	Checked by
REP01D01	26/08/2020	Town Planning – Draft	M Fairlie	T Chen
REP01F01	3/09/2020	Town Planning – Final	M Fairlie	T Chen
REP02F01	26/04/2022	Condition 1 Endorsement – Final	W Psiwa	M Fairlie
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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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Executive Summary

Project Address

99 Brewer Road, Bentleigh

Local Council

Glen Eira City Council – Phone: (03) 9524 3333

Proposal

Land use type: Commercial Mixed-Use Development (Childcare Centre + Allied Health + Food & Beverage Premises + Indoor Recreation Centre)

Number of levels: Four Storeys + Basement

Planning Permit Number

GE/DP-33820/2020

Waste Generation Estimates

Waste Source	Garbage Generation	Commingled Recycling Generation	Food Organics Generation	Glass Recycling Generation
Childcare Centre	2,436 L/week	3,045 L/week	609 L/week	-
Allied Health	703 L/week	703 L/week	-	-
Food & Beverage Premises	3,242 L/week	2,162 L/week	811 L/week	540 L/week
Indoor Recreation Centre	191 L/week	191 L/week	-	-
Total	**6,572 L/week**	**6,101 L/week**	**1,420 L/week**	**540 L/week**

Proposed Bin Schedule

Waste Stream	Bin Quantity	Bin Size	Collection Frequency	Required Bin Storage Area
Garbage	1100 L	3	Twice weekly	3.99 m^2
Commingled Recycling	1100 L	3	Twice weekly	3.99 m^2
Food Organics	240 L	3	Twice weekly	1.29 m^2
Glass Recycling	240 L	1	Twice weekly	0.43 m^2
	120 L	1	Weekly	0.26 m^2
Hard Waste and E-Waste	1.0sqm storage area		As required	1.00 m^2
Net Required Bin Storage Area (excluding circulation)				**10.96 m^2**

Waste Collection Summary

Waste collection shall be undertaken on-site from the car park by a private waste contractor via 6.4-metre-long mini rear loaders. Refer to Section 5 for further details.

1. Introduction

1.1. The Proposed Development

The site of the proposed commercial mixed-use development is located at 99 Brewer Road, Bentleigh.

The proposal involves the construction of a four-storey plus basement building, comprising the following:

— An indoor recreation centre on Ground Level, with a floor area of 273 square metres;
— A food & beverage premises on Ground Level, with a floor area of 193 square metres;
— Allied health on Level 1, with a floor area of 1,004 square metres;
— A childcare centre across Levels 2 and 3, with a floor area of 870 square metres; and
— Car parking provided on Basement Level and Ground Level.

At the time of the preparation of this Waste Management Plan, the Architectural Plans show a bin room on Ground Level.

Refer to Appendix A for a copy of the Architectural Plans reviewed as part of this assessment.

1.2. Applicable Standards and References

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

— Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2018).
— Environment Protection (Residential Noise) Regulations 2008.
— EPA Victoria – Clinical and Related Waste – Operational Guidance.
— Waste Management Associate of Australia – Industry Code of Practice for the Management of Clinical and Related Wastes (Rev 7, 2014).
— Department of Health (Victoria) – Waste Management Guidelines.

1.3. Report Limitations

At the time of preparation of this Waste Management Plan, the waste generation rates and number of waste streams adopted are reflective of the currently available guidelines, in particular, Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments'.

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

2. Waste Generation Estimates

2.1. Garbage and Commingled Recycling Generation

At the time of preparation of this Waste Management Plan, Glen Eira City Council has no published garbage and commingled recycling generation rates for commercial land uses. As such, the commercial garbage and commingled recycling generation rates provided within Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments' have been adopted, as outlined below:

— Garbage generation rates:
- Childcare: 350 L/100m^2 floor area/week (adopted for the childcare centre)
- Office: 10 L/100m^2 floor area/day (adopted for the allied health)
- Café: 300 L/100m^2 floor area/day (adopted for the food & beverage premises)
- Gym: 10 L/100m^2 floor area/day (adopted for the indoor recreation centre)

— Commingled recycling generation rates:
- Childcare: 350 L/100m^2 floor area/week (adopted for the childcare centre)
- Office: 10 L/100m^2 floor area/day (adopted for the allied health)
- Café: 200 L/100m^2 floor area/day (adopted for the food & beverage premises)
- Gym: 10 L/100m^2 floor area/day (adopted for the indoor recreation centre)

All uses are assumed to be in operation for seven days per week.

Applying the above garbage and commingled recycling generation rates, the garbage and commingled recycling generation estimates for the development are outlined in

Table 2.1.

Table 2.1: Garbage and Commingled Recycling Generation Estimates

Waste Source	Floor Area	Garbage Generation Rate	Garbage Generation	Commingled Recycling Generation Rate	Commingled Recycling Generation
Childcare Centre	870 m^2	350 L/100m^2/week	3,045 L/week	350 L/100m^2/week	3,045 L/week
Allied Health	1,004 m^2	10 L/100m^2/day	703 L/week	10 L/100m^2/day	703 L/week
Food & Beverage Premises	193 m^2	300 L/100m^2/day	4,053 L/week	200 L/100m^2/day	2,702 L/week
Indoor Recreation Centre	273 m^2	10 L/100m^2/day	191 L/week	10 L/100m^2/day	191 L/week
Total Generation			**7,992 L/week**		**6,641 L/week**

2.2. Increased Waste Stream Separation

To allow for the separation of food organics and glass recycling from the garbage and commingled recycling streams (for uses where these streams are expected to be generated), respectively, the waste generation estimates outlined in Table 2.1 above shall be adjusted to allow for increased waste separation, as shown in Tables 2.2 to 2.5 below.

Table 2.2: Childcare Centre Waste Stream Separation

Waste Stream	Composition
Garbage	80% of garbage generation estimate outlined in Table 2.1
Commingled Recycling	100% of commingled recycling generation estimate outlined in Table 2.1
Food Organics	20% of garbage generation estimate outlined in Table 2.1

Table 2.3: Allied Health Waste Stream Separation

Waste Stream	Composition
Garbage	100% of garbage generation estimate outlined in Table 2.1
Commingled Recycling	100% of commingled recycling generation estimate outlined in Table 2.1

Table 2.4: Food & Beverage Premises Waste Stream Separation

Waste Stream	Composition
Garbage	80% of garbage generation estimate outlined in Table 2.1
Commingled Recycling	80% of commingled recycling generation estimate outlined in Table 2.1
Food Organics	20% of garbage generation estimate outlined in Table 2.1
Glass Recycling	20% of commingled recycling generation estimate outlined in Table 2.1

Table 2.5: Indoor Recreation Centre Waste Stream Separation

Waste Stream	Composition
Garbage	100% of garbage generation estimate outlined in Table 2.1
Commingled Recycling	100% of commingled recycling generation estimate outlined in Table 2.1

Based on the above, the revised waste generation estimates with increased waste stream separation as per the above are outlined in Table 2.6 below.

Table 2.6: Waste Generation Estimates with Increased Waste Stream Separation Summary

Waste Source	Garbage Generation	Commingled Recycling Generation	Food Organics Generation	Glass Recycling Generation
Childcare Centre	2,436 L/week	3,045 L/week	609 L/week	-
Allied Health	703 L/week	703 L/week	-	-
Food & Beverage Premises	3,242 L/week	2,162 L/week	811 L/week	540 L/week
Indoor Recreation Centre	191 L/week	191 L/week	-	-
Total	**6,572 L/week**	**6,101 L/week**	**1,420 L/week**	**540 L/week**

2.3. Clinical Waste Generation

EPA Victoria is responsible for regulating the storage, transport, treatment and disposal of clinical and related wastes in Victoria under the Environment Protection (Industrial Waste Resource) Regulations 2009.

There are no specific, published waste generation rates for clinical waste streams at the time of preparation of this Waste Management Plan. However, the Department of Health via its Waste Management Guidelines for medical facilities estimates that for a typical allied health, 70% of the waste generation estimate is expected to be general garbage and commingled recycling, with the remaining 30% estimated to be clinical waste.

On the basis of adoption of the Department of Health's waste mix, the allied health is expected to generate ~600 L/week of clinical waste.

The Department of Health Guidelines has further identified that of the clinical waste generated in a typical allied health, sharps waste typically makes up ~2/3 of the overall clinical waste. Applying this ratio, of the estimated 600L of clinical waste generated per week, ~400L is estimated to be sharps waste, with the balance ~200L consisting of other types of clinical waste.

The streams of clinical waste outlined in Table 2.7 below are likely to be generated by the allied health component of the development.

Table 2.7: Clinical Waste Generation Estimate – Allied Health

Waste Stream	Estimated Volume
Recycling (Confidential Paper)	Confidential paper shall be shredded, with paper recycled via the commingled recycling bin.
Clinical Waste (Sharps)	~400 L/week
Clinical Waste (Other)	~200 L/week

It is expected that once the allied health is fully operational, an appointed manager will be responsible for the on-going monitoring of both the general and clinical waste streams associated with the allied health, with waste minimisation being a fundamental principle of the waste management strategy. It is also the responsibility of the allied health manager to arrange, where required, for additional storage or an increase in collection frequency.

3. Waste System and Storage Facilities

3.1. System for Managing Waste

The collection arrangements for the various waste streams are summarised as follows:

— Garbage: for collection purposes, garbage shall be stored within garbage collection bins;
— Commingled Recycling: for collection purposes, plastic, paper, cardboard and metal recyclables shall be stored within commingled recycling collection bins (for plastic coded 1-7, PET, aluminium, tin cans, milk and juice cartons, steel and HDPE containers);
— Food Organics: for collection purposes, food organics shall be stored within food organics collection bins;
— Glass Recycling: for collection purposes, glass recyclables shall be stored within glass recycling collection bins;
— Hard Waste: hard waste shall be stored within a nominated location within the bin room. Hard waste shall be collected by a private contractor on an as-required basis; and
— E-Waste: a portion of the hard waste shall be allocated for the storage of e-waste. E-waste shall be collected by a private contractor on an as-required basis.
— Clinical Waste: clinical waste shall be disposed of in correctly labelled and classified receptacles, packaged and stored in accordance with relevant State and National Guidelines. Clinical and related waste shall be collected and transported off-site using licensed contractors and disposed of in facilities licensed to treat the waste. Generators of clinical waste shall be responsible for the provision of appropriate training for all staff involved in the generation and handling of clinical waste, the determination of the type of clinical waste, and ensuring suitable waste storage and disposal arrangements are in place.

3.2. Waste Storage Facilities

The proposed waste management system consists of the following components:

— Waste receptacles located within each use (for each waste stream expected to be generated by the use);
— A communal bin room for the storage of the development's shared collection bins and hard waste / e-waste storage area, located on Ground Level.

Based on the current site layout, bin lifting equipment is not expected to be required, subject to the appointed waste collection contractor conducting a Safe Work Method Statement Assessment. Should additional bin transfer equipment be deemed necessary, the appointed waste collection contractor can liaise with the office owner/occupier to arrange for necessary equipment and storage arrangements.

It is recommended that the following considerations be made for the bin room:

General Requirements

— Comply with Building Code of Australia (BCA) and all relevant Australian Standards;
— Allow storage of all collection bins on site at all times;
— Allow easy access for users of the bins;
— Allow easy, direct and convenient transfer of bins to the collection point;
— Artificial light shall be provided where necessary outside the bin room to enable occupiers of the site to dispose of waste safely and appropriately at all times; and
— The path for transferring the bins from the bin room to the collection point shall be of adequate width, free of lips, and other obstacles and direct, smooth and without steps.

Space and Facilities Requirements

— The bin room shall be sized to accommodate all waste arising on the premises together with any associated equipment for handling the generated waste. The area designated for bin storage is based on the number of bins and the physical dimensions of the bins. The number of bins and bin sizes required for the development is outlined in Section 4;
— The bin room shall be maintained to ensure that the aesthetics of the development are not compromised;
— Each bin shall be accessible and manoeuvrable in and out of the bin room with minimum handling of other bins; and
— The floor of the bin room shall be constructed of concrete (or similar) and shall be finished to a smooth even surface covered at the intersection of walls and plinths.

Ventilation and Bin Washing Requirements

— The bin room shall be ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2;
— Ventilation openings shall be protected against flies and vermin;
— Doors shall be tight fitting; and
— A graded bin washing area (connected to an approve drainage outlet) and wall-mounted hosecock should be provided for washing bins, in accordance with the relevant authority requirements.

3.3. Bin Colour and Signage Requirements

Bin Colour and Supplier

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

- Garbage bins with a dark green or black body and red lid.
- Commingled recycling bins with a dark green or black body and yellow lid;
- Food organics bins with a dark green or black body and lime-green or burgundy lid; and
- Glass recycling bins with a dark green or black body and purple lid.

NOTE: Private collection contractors often supply their own bins for collection.

Signage

The bin room shall be provided with signs showing correct disposal of each waste stream.

Typical Sustainability Victoria signage is shown in Figure 3.1.

Figure 3.1: Sustainability Victoria Signage

Source: Sustainability Victoria

3.4. Clinical Waste Storage Facilities

Clinical waste storage facilities typically include the immediate clinical waste containers within rooms/areas expected to generate clinical waste, as well as a room for the storage of used/spare clinical waste containers.

Design requirements for clinical waste storage facilities are detailed as follows:

Clinical Waste Containers

— Ensure sufficient space is provided within medical rooms/areas for clinical waste containers;
— Ensure that the location of clinical waste containers allows for convenient disposal;
— Clinical waste containers shall be sited away from food preparation areas and routes used by the public;
— Clinical waste containers shall be positioned to allow for safe and efficient movement to/from the central bin room; and
— Safe and efficient accessibility for collection contractors.

Clinical Waste Container Storage Room

— Located away from public areas and walkways;
— Adequately sized to accommodate used and spare clinical waste containers, sharps containers, and any other containers required to store clinical waste between collection periods;
— Easily accessible for cleaning;
— Adequate ventilation to prevent build-up of odours;
— Clear signage and labelling on all points of entry to the storage room;

Temperature-Controlled Area

— Temperature-controlled areas may be required for the storage of some materials, including some clinical waste and clinical waste for incineration only;
— If a temperature-controlled area is required, the temperature should be maintained at or below 5-7˚C. This area should have:
  - Adequate ventilation to prevent build-up of odours; and
  - Clear signage and labelling on all door and entrances.

Safety

— All clinical waste storage areas must contain a spill response kit.

Infection Control

— Clinical waste containers shall be cleaned on a regular basis, internally and externally; and

Empty ‘clean’ clinical waste containers shall be stored separately to full ‘dirty’ clinical waste containers to avoid cross contamination.

4. Bin and Collection Details

4.1. Bin Requirements and Collection Frequency

Based on the waste generation estimates calculated in Section 2, it is considered that the use of a mix of 120L, 240L and 1100L bins will be appropriate for the development.

The dimensions of the bins that shall be utilised are detailed in Table 4.1.

Table 4.1: Bin Dimensions

Bin Size (L)	Height (mm)	Width (mm)	Depth (mm)	Area (m^2)
120	930	480	545	0.26
240	1060	585	730	0.43
1100	1330	1240	1070	1.33

Based on Sulo bins

Table 4.2 summarises the number and size of bins required, as well as the collection frequencies and the bin storage area required.

Table 4.2: Proposed Bin Schedule

Waste Stream	Bin Quantity	Bin Size	Collection Frequency	Required Bin Storage Area
Garbage	1100 L	3	Twice weekly	3.99 m^2
Commingled Recycling	1100 L	3	Twice weekly	3.99 m^2
Food Organics	240 L	3	Twice weekly	1.29 m^2
Glass Recycling	240 L	1	Twice weekly	0.43 m^2
	120 L	1	Weekly	0.26 m^2
Hard Waste and E-Waste	1.0sqm storage area		As required	1.00 m^2
Net Required Bin Storage Area (excluding circulation)				**10.96 m^2**

The above schedule will provide a capacity of:

— Garbage: 6,600 L/week
— Commingled Recycling: 6,600 L/week
— Food Organics: 1,440 L/week
— Glass Recycling: 600 L/week

This capacity is sufficient to allow for the waste generation estimates calculated in Section 2. Should the waste volume generated exceed the estimated volume in Section 2, additional bins may be provided, or more frequent collections may be arranged.

The area allocated for bin storage shown on the Architectural Plans is sufficient to store the required number of bins outlined above.

5. Waste Collection Arrangements

5.1. Collection Arrangements (Private Collection)

Waste shall be collected on-site by a private waste contractor, using mini rear loaders. The mini rear loaders are 6.4 metres long, 2.1 metres high and require an operational height clearance of 2.5 metres at the collection point when collecting 1100L bins. No headroom clearance issues have been identified; the proposed collection point has been provided with a headroom clearance of at least 2.5 metres.

Car space #51 shall be time-restricted to ensure it is vacant during the scheduled waste collection time (refer to Section 5.3) to allow the nominated waste collection vehicle to turn-around and exit the site in a forward direction. The Building Manager shall advise the Childcare Centre Operator or issue a notice in relation to the time restriction applicable to the car space for the waste collection vehicle to turn-around. Parking signage shall be arranged by the Building Manager and installed to ensure the time restriction is clearly displayed.

A swept path assessment has been prepared using Autodesk Vehicle Tracking software demonstrating that the nominated waste collection vehicle can access the site from Bendigo Avenue, undertake waste collection from car space #51, and exit the site onto Bendigo Avenue in a forward direction (refer to Appendix B for the swept path assessment).

The waste collection contractor shall be responsible for arranging the transfer of bins from the bin room to the waste collection vehicle and returning the bins immediately to the bin room after collections are complete. The waste collection contractor will also be responsible for the development of Safe Work Method Statements (SWMS) to ensure safety is considered for every aspect of the bin transfer and collection process.

Hard waste and e-waste shall be collected by a private contractor on an as-required basis.

NOTE:

Bins shall not be left in a manner that block access to doorways, service cupboard openings or public roadways at any time.

5.2. Clinical Waste Collection Frequency

Collection of clinical waste from the site shall be undertaken by a suitably licensed contractor at a collection frequency determined by the aged care facility manager, with the responsibility of the preparation of waste transport certificates to be determined by the appointed EPA accredited contractor.

The transfer of clinical waste to and from the collection vehicle shall be undertaken in accordance with procedures outlined in the relevant State guidelines.

5.3. Waste Collection Time

Waste collection from the subject site shall only occur during daytime hours, as stipulated in the *Environment Protection (Residential Noise) Regulations 2008.*

All waste collection shall occur during the following time-period:

— Between 7:00am and 8:00pm, Monday to Friday; and
— Between 9:00am and 8:00pm, Weekends and Public Holidays.

Further to the above, waste collection shall be scheduled to occur between 11am and 3pm on weekdays.

6. Management Responsibilities

6.1. Waste Disposal and Sorting Responsibilities

— Garbage shall be placed within tied plastic bags prior to disposal into the garbage collection bins.
— Recycling containers and bottles shall be uncapped, drained and rinsed prior to disposal into the commingled recycling collection bins. Bagged commingled recycling is not permitted.
— Food organics shall be placed directly into the food organics collection bins on ground floor. Bagged food organics is not permitted unless the bags are made from an approved compostable material.
— Glass recyclables shall be placed directly into the glass recycling collection bins on ground floor. Bagged glass recycling is not permitted.
— Hard waste and e-waste shall be stored in the nominated location within the bin room, with collection to be organized with the assistance of a private contractor (as required).

6.2. Building Manager Responsibilities

The Building Manager shall be responsible for the following:

— Ongoing management of the waste system including the maintenance of the bin room to the satisfaction of users and the relevant authority, and in accordance with relevant manufacturer specifications. When required, the Building Manager shall engage an appropriate contractor to conduct services, replacements or upgrades;
— Engage and manage the waste collection contractor;
— Provide time restriction signs for the car space to be utilised during the scheduled waste collection time;
— Developing and implementing adequate safe operating procedures (including the preparation of Job Safety Analysis);
— Securing the bin room and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism;
— Service all public areas through sweeping and removal of litter on a regular basis;
— Publish and distribute information or 'house rules' to ensure that users are familiar about the waste management system, the locations of waste disposal and the storage location on-site for hard waste / e-waste;
— Preventing overfilled bins by keeping lids closed and ensuring bungs are leak free;
— Inform users that bagged recycling is not permitted;
— Ensure that bins provided for use at the designated site are not removed; and
— Ensure that the bin room in which the bins will be stored is provided as per the requirements set out in Section 3.2.

6.3. Commercial Tenant Responsibilities

The tenants of each use shall be responsible for the following:

— Ensure that any container used for the storage of waste is:
  - Constructed of approved impervious materials to prevent the leakage of contents.
  - Thoroughly cleaned after each emptying of the contents.
  - Kept at all times in good order and in a clean and sanitary condition.
  - Constructed to be watertight, fly and vermin proof.

— Regularly transfer waste from local receptacles to the designated collection bins to prevent any overflowing of bins and littering.

— Monitor user behaviour and if littering is observed, arrange for additional bins/infrastructure to be provided.

— Developing and implementing adequate safe operating procedures (including the preparation of Safe Work Method Statements).

— Preventing overfilled bins by keeping lids closed and ensuring bungs are leak free.

— Inform staff that bagged recycling is not permitted.

6.4. Clinical Waste Management Responsibilities

In accordance with the EPA Guidelines, generators of clinical and related waste have the responsibility to, where practicable:

— Avoid the generation of the waste stream; and

— Maximise re-use and recycling.

Generators must take all necessary precautions to minimise potential hazards and ensure that they manage clinical and related waste safely and legally, including:

— Waste segregation, packaging, labelling and storage;

— Appropriate training for all staff involved in the generation and handling of clinical waste streams;

— Arrange for and using licensed contractors for collection and transport of the waste;

— Verifying that the relevant disposal facility is licensed to treat the waste; and

— Regularly auditing the processes and procedures in place to deal with the clinical waste streams to ensure that they remain effective.

6.5. Waste System Education

The Building Manager shall publish / distribute rules / information / educational material to:

— Inform users about the waste management system and the use / location of the associated equipment;

— Improve facility management results, to reduce equipment damage, reduce littering, and to achieve better cleanliness; and

— Advise users to sort and recycle waste with care to reduce contamination of recyclables.

6.6. Waste Management Plan Revisions

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

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

7. Waste Management Policy Considerations

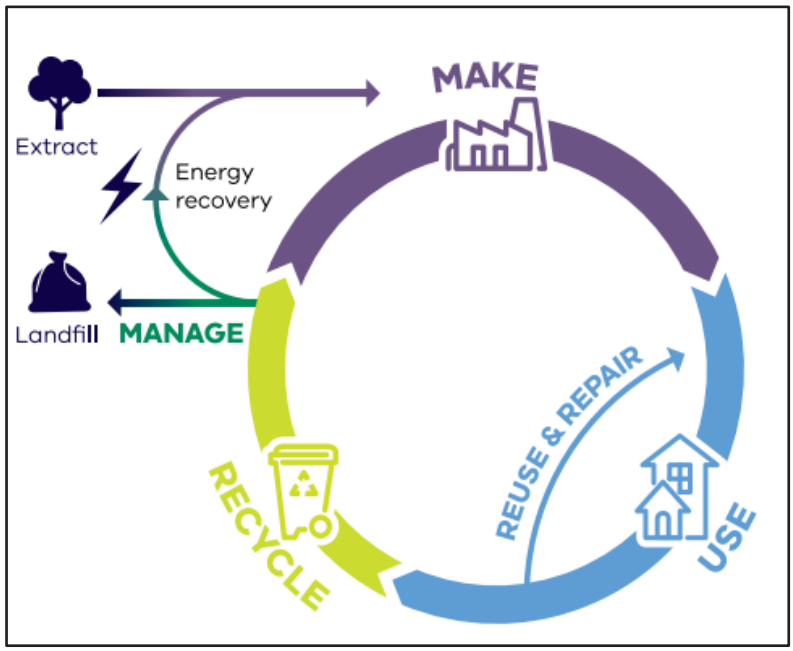
7.1. Recycling Victoria: A New Economy

The Victorian Government's Recycling Victoria: A New Economy was released in 2020 and sets out strategies to reduce the amount of waste generated in Victoria and increase the amount of materials for recycling and reprocessing to reduce damage to the environment caused by waste.

Ongoing education and dedicated ongoing management services are critical factors in encouraging users to continue to use the services and systems as intended. The future occupiers of the development shall promote the above strategy where practicable and encourage users to participate in minimising the impact of waste on the environment. In particular, consideration should be made to the circular economy as shown below.

A circular economy continually seeks to reduce the environmental impacts of production and consumption, while enabling economic growth through more productive use of natural resources.

Figure 7.1: The Circular Economy



Source: Recycling Victoria: A New Economy

8. Supplementary Information

8.1. Contact Information

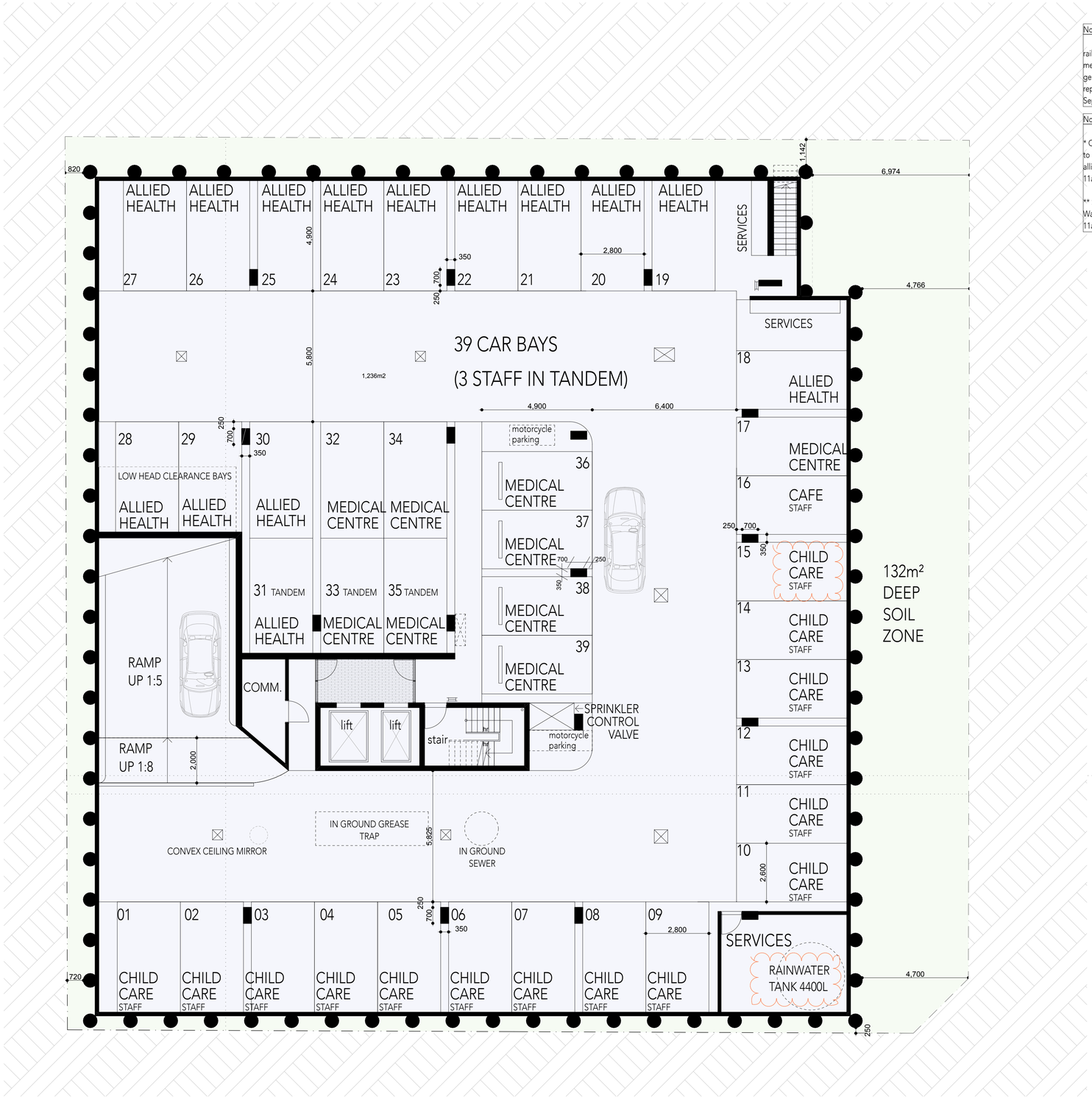
Table 8.1 below includes a complimentary list of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies.

Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 8.1: Contractor and Supplier Details

Service	Contractor / Supplier	Phone	Website
Private Waste Collection	Cleanaway	13 13 39	www.cleanaway.com.au
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com.au/en-AU
	Veolia	132 955	www.veolia.com/anz
	Wastewise Environmental	1300 550 408	www.wastewise.com.au
Bin Supplier	Kartaway	1300 362 362	www.kartaway.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
Odour Control	Eco-Safe Technologies	1300 135 039	www.eco-safe.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
E-Waste Collection	Tech Collect	1300 229 837	www.techcollect.com.au

Appendix A : Plans Assessed



BASEMENT

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

JAM>rchitects

Town Planning

Dwg No.	TP03
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

This drawing is based on preliminary information and requires further advice from professional consultants and is subject to approval from the relevant statutory authorities
Floor Areas shown are generally measured using the guidelines - "Method of Measurement for Residential Property" - published by the Property Council of Australia
All Areas and Measurements are shown to the nearest whole number
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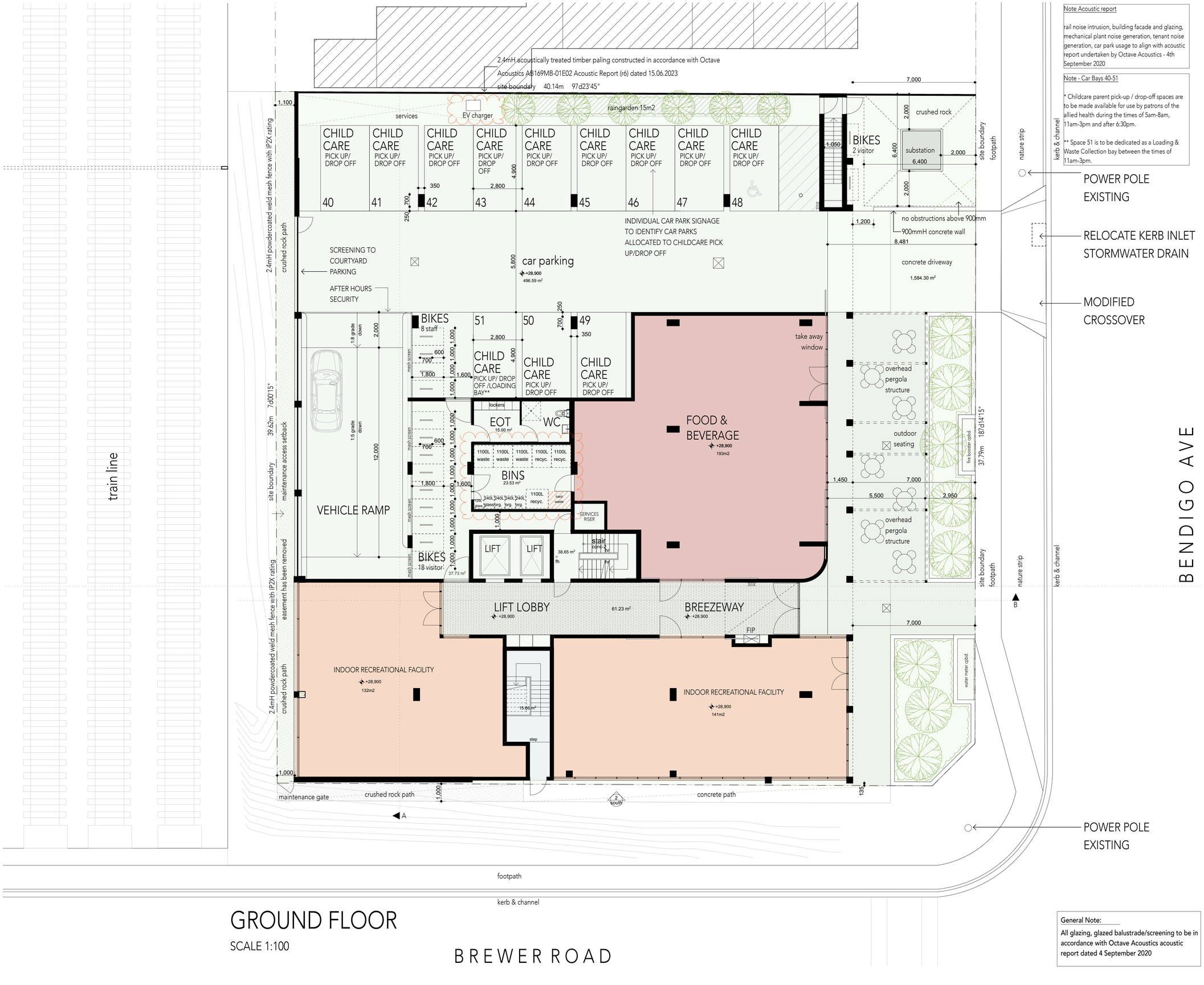

GROUND FLOOR

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

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Town Planning

Dwg No.	TP04
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

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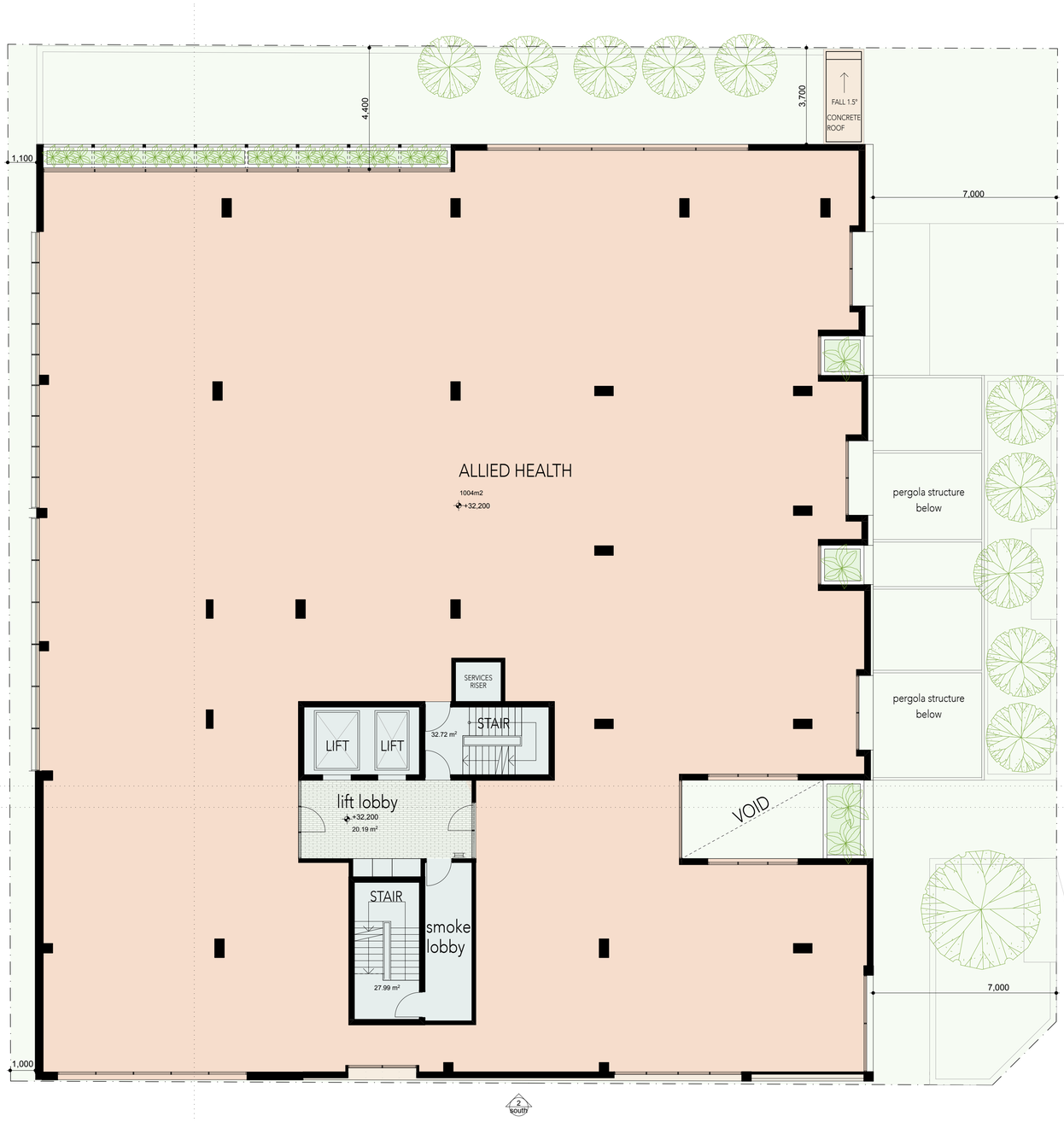

BENDIGO AVE

BREWER ROAD

FIRST FLOOR

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

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Town Planning

Dwg No.	TP05
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

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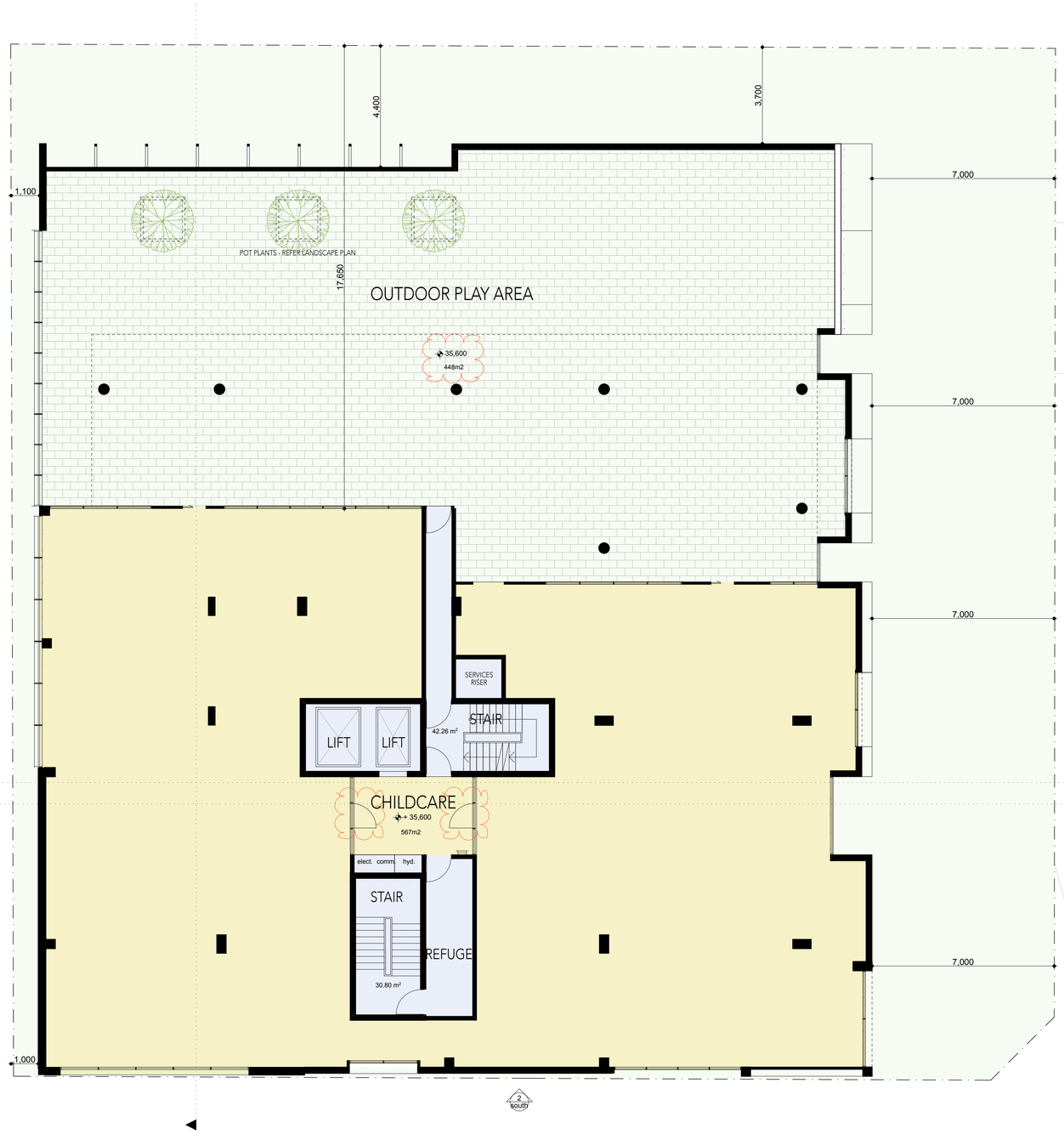

BENDIGO AVE

BREWER ROAD

SECOND FLOOR

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

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Town Planning

Dwg No.	TP06
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

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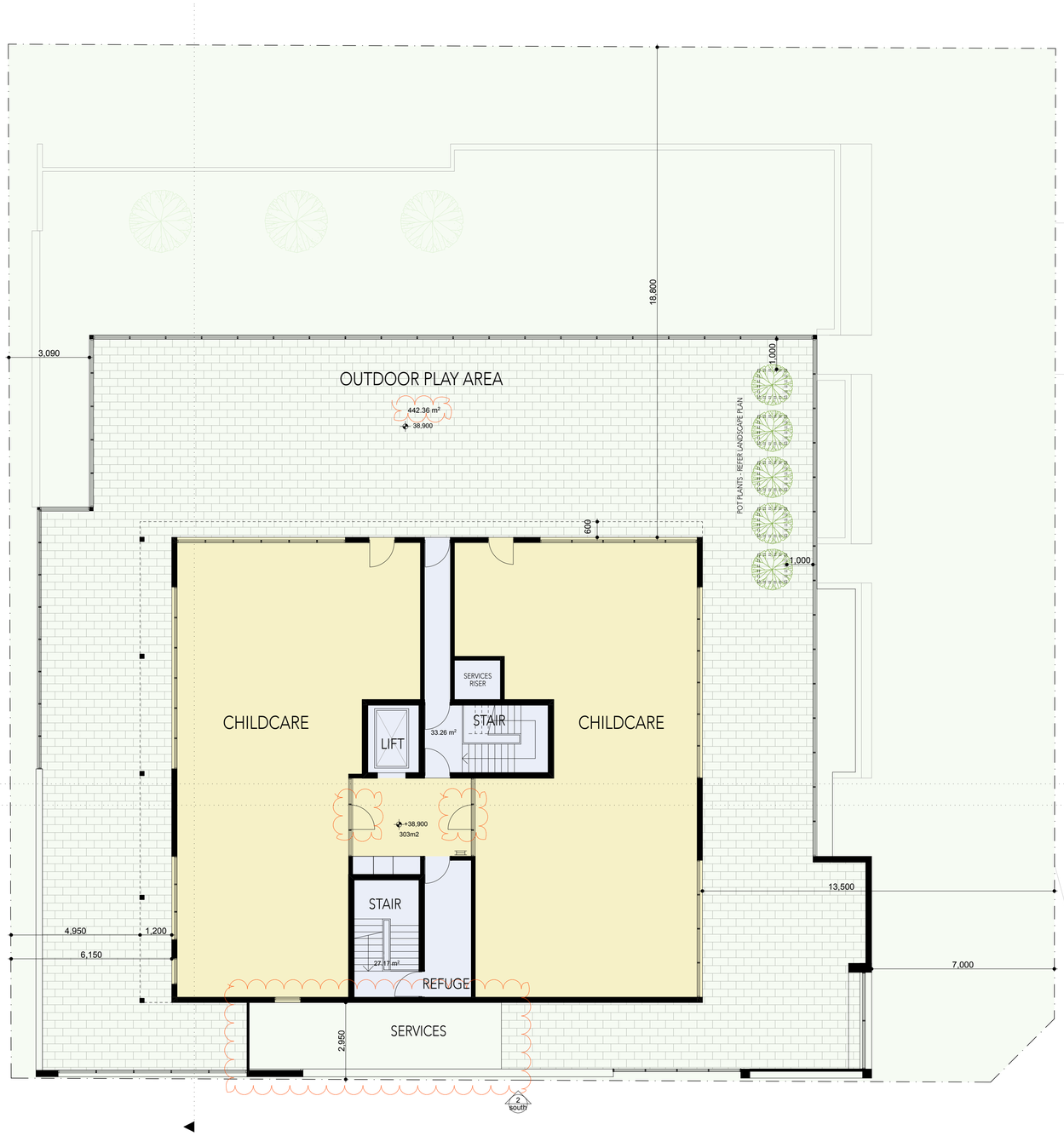

THIRD FLOOR

SCALE 1:100

BREWER ROAD

BENDIGO AVE

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

** Space 51 is to be dedicated as a Loading & Waste Collection bay between the times of 11am-3pm.

General Note:

All glazing, glazed balustrade/screening to be in accordance with Octave Acoustics acoustic report dated 4 September 2020

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Town Planning

Dwg No.	TP07
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

Notes

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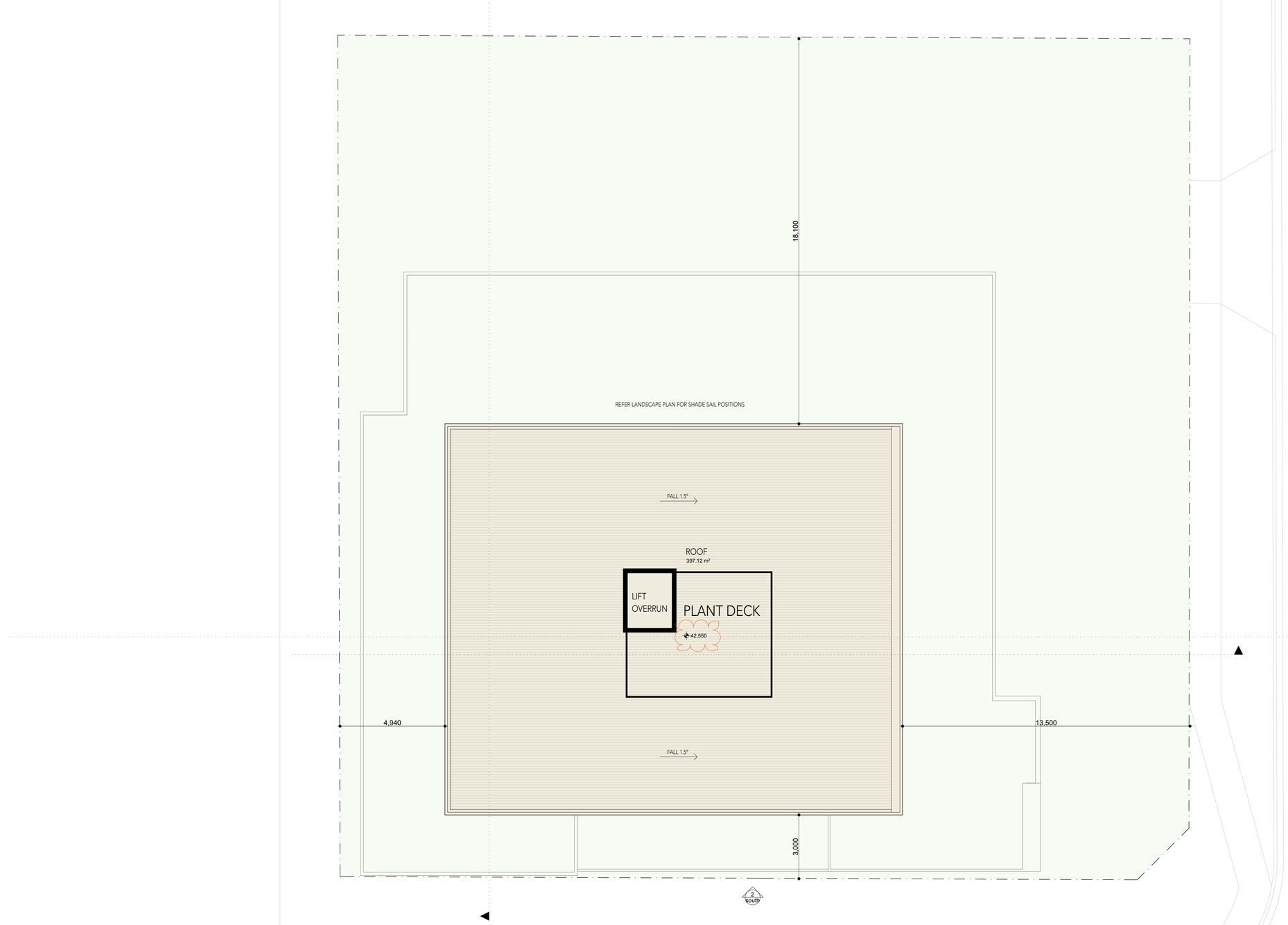

BENDIGO AVE

BREWER ROAD

ROOF FLOOR

SCALE 1:100

Note Acoustic report

rail noise intrusion, building facade and glazing, mechanical plant noise generation, tenant noise generation, car park usage to align with acoustic report undertaken by Octave Acoustics - 4th September 2020

Note - Car Bays 40-51

* Childcare parent pick-up / drop-off spaces are to be made available for use by patrons of the allied health during the times of 5am-8am, 11am-3pm and after 6:30pm.

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General Note:

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Town Planning

Dwg No.	TP08
Project No.	2150
Revision	C
Date	31/01/2025
Project	Mixed Use Development
Address	99 Brewer Road, Bentleigh VIC
Client	Benewer Pty Ltd

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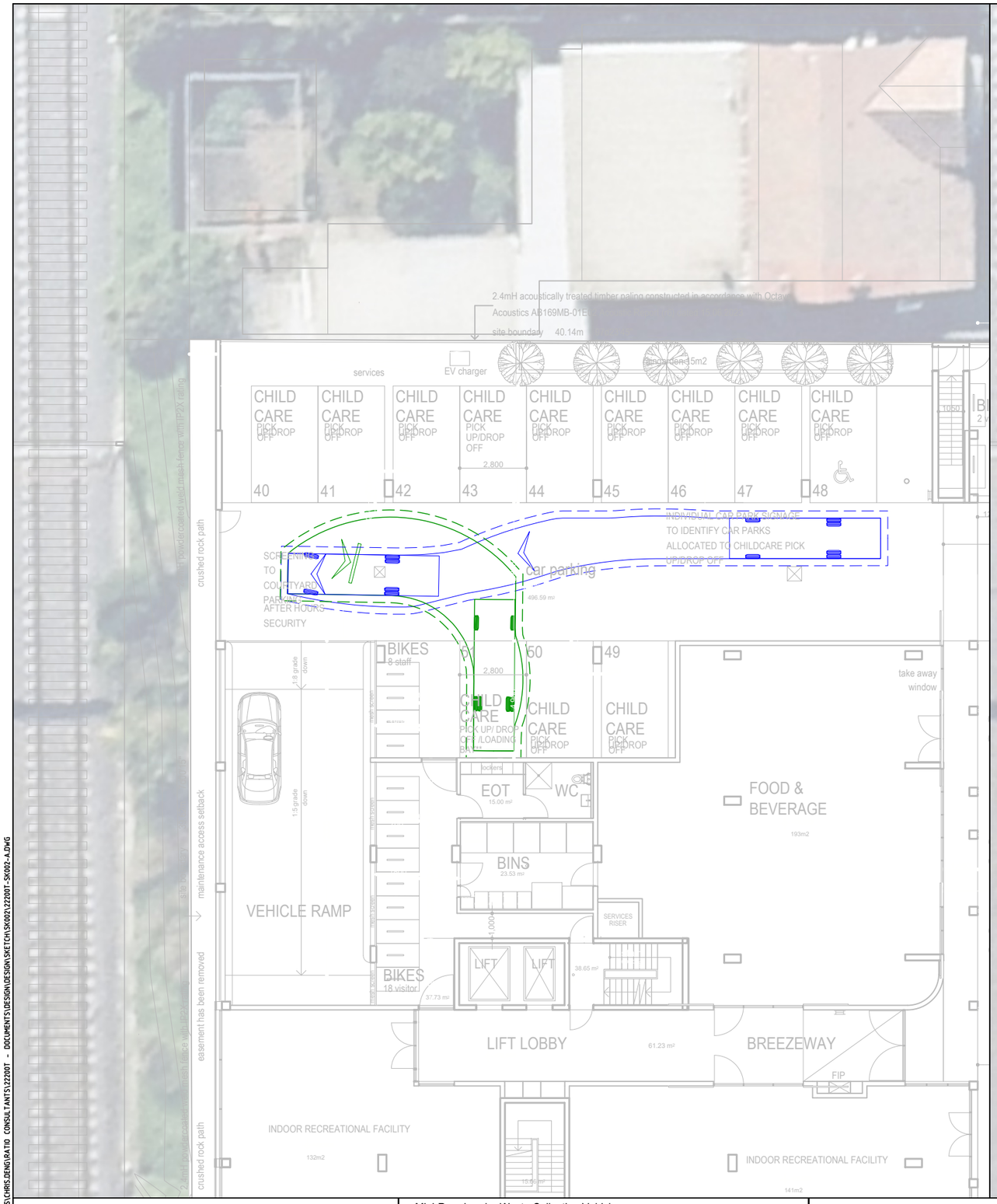
Appendix B : Swept Path Assessment



ratio:

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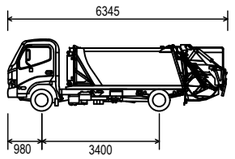
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

Mini-Rear Loader Waste Collection Vehicle



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

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

Proposed Mixed Use Development
99 Brewer Road, Bentleigh
Swept Path Assessment, Waste Vehicle Access

NOTE:
1) Base Plan Supplied By MJA Studio
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
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