

Waste Management Plan

25 Tall Oak Drive,
Cotswold Hills

CLIENT: RUBY DEVELOPMENTS PTY LTD

PROJECT NO. **J002456**
STATUS **FINAL**
DATE **6/05/2026**
VERSION **4**

TOOWOOMBA REGIONAL COUNCIL

APPROVED DOCUMENT

referred to in Council's Decision Notice dated
12 August 2026

This plan is subject to conditions of Approval Number

MCUI/2020/1802/D


Assessment Manager

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Document Control

Version	Purpose	Lead Author	Reviewer	Approved by	Date
1.	Final Report	MJW	RJM	RJM	6/11/2024
2.	Final Report (client's comments)	MJW	RJM	RJM	8/11/2024
3.	Final Report (minor change application)	RJM	LMT	LMT	30/07/2025
4.	Final Report (updated site plans)	MJW	LMT	LMT	6/05/2026

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1 Introduction

Range Environmental Consultants Pty Ltd (Range Environmental) were engaged by Ruby Developments Pty Ltd (hereafter 'the Client') to prepare a Waste Management Plan (WMP) for a proposed retirement facility at 25 Tall Oak Drive, Cotswold Hills (hereafter 'the site') (Figure 1). The site is formally described as Lot 1 SP330786 and is located within the Toowoomba Regional Council (TRC) Local Government Area (LGA).

This WMP was developed with reference to TRC's Technical Guidelines for New Developments Waste Storage and Collection Requirements (hereafter 'TRC Guideline').

1.1 Purpose

The purpose of this WMP is to provide a waste management framework for the proposed development to:

- Identify, characterise, and properly manage wastes.
- Implement the waste management hierarchy.
- Minimise environmental harm by managing all wastes correctly and minimising waste generation and disposal where practicable.
- Develop site and activity specific waste management procedures as required during the operation of the site.

1.2 Scope

This WMP provides an overview of the strategy, methods, and controls that shall be implemented at the site to manage waste. Specifically, this WMP:

- Identifies the types of wastes that will be generated by the site.
- Describes the waste management framework.
- Describes the waste management hierarchy which shall be applied to the wastes generated.

This WMP is to be implemented by all persons responsible for carrying out activities that generate, transport, store, treat and/or dispose of wastes through the operation of the site.

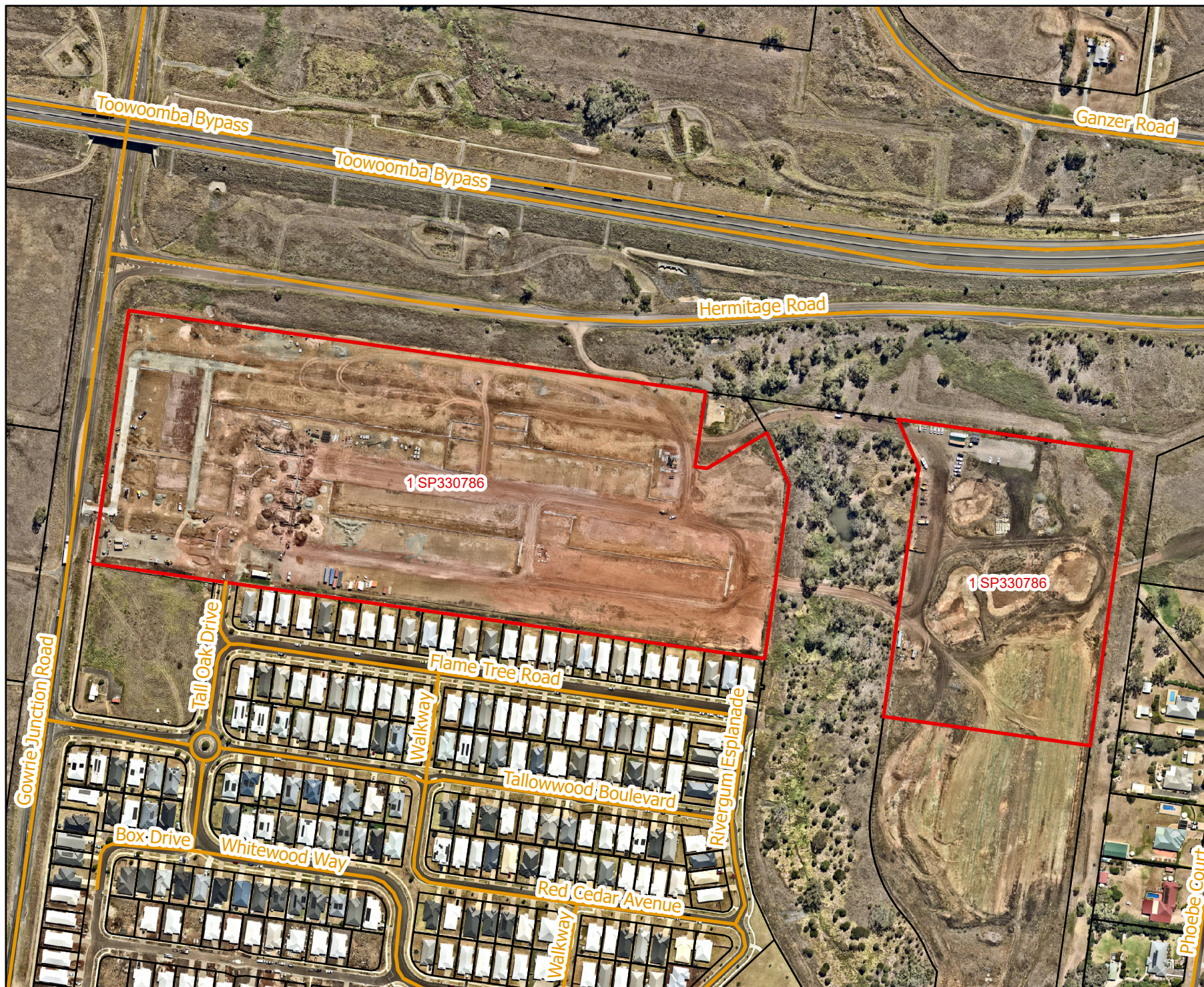


Figure 1
Site locality

Project: Waste
Management Plan

Client: Ruby
Developments Pty Ltd

Project No.: J002456

Compiled by: MJW Date: 6/05/2026
Approved by: LMT Date: 6/05/2024

0 50 100 Metres

Legend

- Cadastre
- Roads
- Site boundary

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025) and aerial imagery sourced from from NearMap (2026).



range
environmental
consultants

2 Project Description

2.1 Site Description

The site is located at 25 Tall Oak Drive, Cotswold Hills and is formally described as Lot 1 SP330786. The site has a total area of 14.551 hectares (ha), is zoned as Emerging Community under the Toowoomba Regional Planning Scheme 2012 (Version 28) and is currently vacant.

2.2 Proposed Development

The proposed development will be located across the western land parcel of Lot 1 SP330786 and will be accessed via Tall Oak Drive, with an emergency access point via Gowrie Junction Road.

The proposed development will include the following key infrastructure across the site which will be constructed over two (2) stages (Appendix A):

- 207 residential lots.
- Clubhouse (including indoor bowling, lawn bowls, library, cinema, craft room, music room, club room, games room, golf simulator, indoor lap pool, gym, sauna, salon, lounge, stage and dancefloor, indoor dining hall, outdoor seating area, balcony/yoga area, commercial kitchen, entertainment bar, manager's office/workspace, consult room, meeting room, storerooms, and amenities).
- Pickle ball court and tennis court with attached summer house (including lounge/seating area, club room, workshop, and amenities).
- 57 visitor carparks.

3 Legal and Other Requirements

- *Environmental Protection Act 1994* and Environmental Protection Regulation 2019.
- *Waste Reduction and Recycling Act 2011* and Waste Reduction and Recycling Regulation 2023.
- TRC's Technical Guidelines for New Developments Waste Storage and Collection Requirements.

4 Primary Waste Streams and Quantity Calculations

The following sections of the WMP below outline the waste streams, quantity calculations and design requirements of the waste storage areas at the site.

4.1 General & Recyclable Wastes

Table 1 below shows the estimated general and recyclable wastes generated from the proposed Clubhouse, which was based on waste generation rates outlined under Table 18 of the TRC Guideline and estimated Ground Floor Area (GFA) information provided by the engaged town planner. Master Plan drawings are provided at Appendix A.

As is required for residential properties in the TRC LGA, each residential dwelling at the proposed development shall be provided with one (1) x 240L wheelie bin for general waste that shall be collected weekly and one (1) x 240L wheelie bin for recyclable waste that shall be collected fortnightly. Calculations for the proposed residential dwellings at the site have therefore not been included in the waste generation calculations provided at Table 1 below.

Table 1 Clubhouse waste generation calculations and bin requirements

Site Use	Estimated General Waste Rate	Estimated Recyclable Waste Rate	Calculated General Waste Rate ¹	Calculated Recyclable Waste Rate ¹	General Waste Bin Requirements	Recyclable Waste Bin Requirements
Salon (GFA = 20m ²) ²	60L/100m ² floor area/day	60L/100m ² floor area/day	84 L/week	84 L/week	3 x 4m ³ bulk bins collected twice weekly.	1 x 3m ³ bulk bin collected twice weekly.
Consult, Manager, Library, Cinema, Craft (GFA = 245.4m ²) ³	10L/100m ² /day	20L/100m ² /day	172 L/week	344 L/week		
Function Area (GFA = 395.12m ²) ⁴	660L/100m ² floor area/day	130L/100m ² /day	18,255 L/week	3596 L/week		
TOTAL	-	-	18,510 L/week	4023 L/week		
			9255 L/twice weekly	2012 L/twice weekly		

¹ Conservatively rounded up to the nearest whole number.

² As calculated from the TRC Guideline for 'Hairdressers/Beauty salons'.

³ As calculated from the TRC Guideline for 'Office building'.

⁴ As calculated from the TRC Guideline for 'Restaurant/café'.

4.2 Refuse Area Design and Collection Requirements

4.2.1 Residential Refuse Areas and Servicing Points

Refuse Storage Area

Each residential dwelling shall have a designated refuse storage area that meets the following requirements as per Table 12 of the TRC Guideline:

- A minimum area of 1m² per wheelie bin shall be provided (2m² total).
- Provide a grassed area for washing bins immediately adjacent to the storage point in an area that is not for recreational use or pedestrian linkage, is at least twice the area of the storage point and has a hosecock for cleaning.

A minimum setback distance of at least 2m is also recommended between habitable rooms (i.e., excludes garages) and the designated refuse storage areas at each dwelling to protect odour amenity.

Refuse Servicing Points

Residential wheelie bins shall be moved to the kerbside in front of each dwelling by each resident weekly for servicing on the internal roadway. The servicing points in front of each dwelling shall meet the following requirements as per Table 13 of the TRC Guideline:

- Provides sufficient access and clearance for the waste collection vehicle to service the bins without the need for the operator to leave the vehicle.
- Is designed to ensure the bins remain stationary when not being serviced (i.e., positioned on a level pad).
- Has a minimum road frontage of 1m per wheelie bin (2m total).

The RPEQ swept path diagrams for the refuse collection points (Appendix B) can be undertaken without reversing for most of the residential wheelie bins. However, collection from residential lots 30, 31, 32, 58, 59 and 60 will require reversing a short distance (maximum of approx. 34 m) due to the no-through roads. This is a reasonable outcome, considering the following:

- The slope of the roads where reversing is required is only 1%, therefore visibility will not be hindered by slope.
- It would be a poor outcome for amenity to have other people's bins at the front of other resident's property to enable waste collection to occur without a short reversing manoeuvre.
- It would be a poor outcome for safety for some residents to cart their bins further to a collection point at the front of other resident's property.
- The distance of the reversing manoeuvre will be minimised by placing the bins as close as possible to the collection point at their property.

4.2.2 Clubhouse Refuse Area

The Clubhouse refuse area shall be used to store the required general and recyclable waste bulk bins and shall be located proximate to the building. The exact location of the Clubhouse refuse area is yet to be determined. The bulks bins will be moved by the Site Manager to the refuse collection point shown at Appendix A with the aid of a bin-tug. The RPEQ swept path diagram for the Clubhouse refuse collection point (Appendix B) can be undertaken without reversing.

It is recommended that the Clubhouse refuse area has the following features as per Section 12.3 of the TRC Guideline:

- Is a sufficient size to accommodate the required number and type of bins outlined below in Table 2.
- Is a constructed hardstand area with a solid concrete base or acceptable equivalent.
- Provides clear/safe access for all users, is signed and well lit.
- Screened to ensure bins are not visible from passing vehicle and pedestrian traffic external to the site, or inhabitants of neighbouring properties. Where gates are necessary to achieve screening, gate openings must not have a centre pole.
- Roofed and designed to prevent entry to rainwater (if practicable).
- Has sufficient access and clearance for the waste collection vehicle to service the bins.
- Provision for the washing of bins through either one of the following options:
 - The refuse area is graded to fall to a drainage point within the refuse area which is connected to the sewer in accordance with trade waste requirements. The grade of the refuse area must be designed to ensure the bins remain stationary. There is a hosecock nearby to allow bins to be washed out within the refuse area.
 - A designated grassed area is provided immediately adjacent to the refuse area for washing out bins that is not for recreational use or pedestrian linkage and is at least twice the size of the refuse storage area (i.e., at least 52m²). There is a hosecock nearby to allow bins to be washed out within the designated grassed area.

Table 2 Bin dimensions and spacing requirements

Type of waste	Bin Type, Number and Size	Spacing Allowance per Bin ⁵	Minimum Bin Area Required (m ²)
General waste	3 x 4m ³ bulk bins	2040mm (L) x 1631mm (W) x 1990mm (H) + 0.5m spacing around each bin for access	26m ²
Recyclable waste	1 x 3m ³ bulk bin	2040mm (L) x 1441mm (W) x 1620mm (H) + 0.5m spacing around bin for access	

4.3 Waste Streams Summary and Waste Collection Schedule

Table 3 below summarises the types of wastes which would be transported offsite, the estimated quantities, frequency of collection and required truck numbers. Wastes would be removed from the site under a private waste service arrangement/s.

Refuse Collection Vehicle (RCV) swept path diagrams have been provided at Appendix B and RCV swinging arm diagrams are provided in Appendix A which demonstrate the following as per the requirements of the TRC Guideline:

- There is sufficient access and clearance for the RCV to service the bins whilst minimising the impediment to traffic flow.
- There is adequate, unobstructed overhead space for the swinging arm action of the RCV.

⁵ Based on Appendix C of the TRC Guideline.

- The RCV can enter and exit the site in a forward direction.

Table 3 Waste collection schedule and strategy

Type of waste	Waste Classification under EP Regulation 2019	Bin Type, Number, Size and Capacity (TRC Guideline)	Frequency of collection
Residential Waste Collection			
General waste	General waste	1 x 240L wheelie bin per dwelling	Weekly
Recyclable waste	General waste	1 x 240L wheelie bin per dwelling	Fortnightly
Clubhouse Waste Collection			
General waste	General waste	3 x 4m ³ bulk bins	Twice per week
Recyclable waste	General waste	1 x 3m ³ bulk bin	Twice per week

5 Waste Management Strategy

5.1 Objective

To minimise environmental harm by managing all wastes correctly and minimising waste generation and disposal where practicable.

5.2 Waste Management Hierarchy

The waste and resource management hierarchy below is an extract from the *Waste Reduction and Recycling Act 2011*. It lists the preferred order in which waste and resource management options should be considered:

- a. AVOID unnecessary resource consumption.
- b. REDUCE waste generation and disposal.
- c. RE-USE waste resources without further manufacturing.
- d. RECYCLE waste resources to make the same or different products.
- e. RECOVER waste resources, including the recovery of energy.
- f. TREAT waste before disposal, including reducing the hazardous nature of the waste.
- g. DISPOSE of waste only if there is no viable alternative.

Waste management for the site shall adhere to the waste management hierarchy.

5.3 Performance Targets

The performance targets for the site are as follows:

- Wastes correctly segregated and stored as per their designated storage areas.
- No waste disposal or burning of wastes shall be permitted on site.
- All wastes shall be transported by appropriately licensed waste transporters to waste facilities that are licensed to receive the wastes.

5.4 Management Actions, Monitoring and Reporting

The management actions, monitoring and reporting requirements for the site are outlined in Table 4 below.

Table 4 Management actions, monitoring, and reporting

Management Actions	Responsibility	Timing
General Requirements		
Refuse areas and refuse collection areas shall be kept in a clean and tidy state.	All persons	At all times
Wastes shall be segregated and stored correctly.	All persons	At all times
Wastes of any kind shall not be burnt or disposed of on site.	All persons	At all times
All waste materials removed from the site shall be transported by appropriately licensed waste transporters and be taken to a waste management facility that can lawfully receive of them.	Site Manager	At all times

Management Actions	Responsibility	Timing
Clubhouse Refuse Area		
Bulk bins shall be clearly labelled and stored in a designated Clubhouse refuse area that is proximate to the Clubhouse building.	Site Manager	At all times
Covered bulk bins shall be provided and closed after use to prevent windblown litter, access by insects and vermin, and rainfall ingress.	Site Manager	At all times
Educational signage shall be provided within the refuse area outlining waste acceptance for each bin type.	Site Manager	At all times
The washing of the bulk bins shall be undertaken to ensure the bins are maintained in a clean and tidy state and to minimise odour emissions.	Site Manager	As required
Monitoring		
Inspect the Clubhouse waste management and storage area to identify maintenance or compliance issues.	Site Manager	Monthly
Review the site's waste management practices to identify opportunities to improve practices in line with the waste management hierarchy.	Site Manager	Annually
Reporting		
Near misses or non-compliances shall be reported to the Site Manager.	All persons	As required
Corrective Actions		
Incidents in relation to waste management at the site shall be investigated to identify the necessary corrective actions for implementation.	Site Manager	As required

6 References

Toowoomba Regional Council. 2016. Technical Guidelines for New Developments Waste Storage and Collection Requirements.

Westera Partners. 2025. Registered Professional Engineer of Queensland (RPEQ) Swept Path Diagrams for a Refuse Collection Vehicle.

Appendices

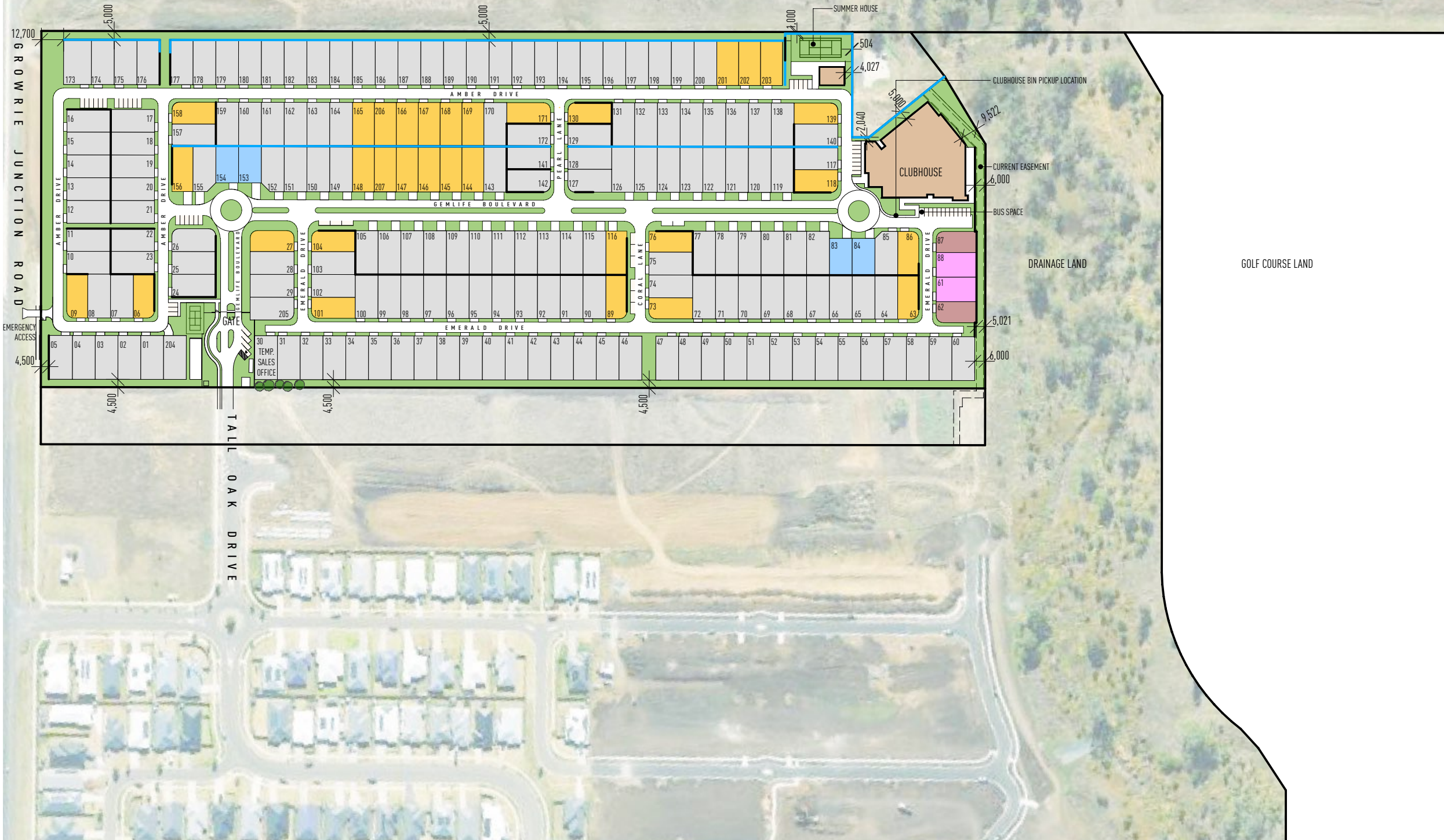
Appendix A Master Plan

1.01 Architectural Drawings

Master Plan

TOOWOOMBA BYPASS

HERMITAGE ROAD



SITE 1

TOTAL NUMBER OF LOTS

207

LOT SIZE

YIELD %

13.0m x 25.0m STANDARD LOTS	167	82
12.0m x 25.0m SMALL LOTS	17	8
13.0m x 21.0m SMALL LOTS	4	1
12.0m x 23.0m SMALL LOTS	2	1
14.0m x 23.0m SMALL LOTS	17	8
ACOUSTIC FENCE (REFER STATEMENT OF LANDSCAPE INTENT)		

STATISTICS

VISITOR CAR PARKING	57 + 1 MINI BUS SPACE
SITE AREA	106 526 m2 (approx)
SITE COVER	40 556 m2
TOTAL SITE OVER (LOTS + ROADS + FACILITIES)	58 845 m2
SITE PERIMETER	1 517 m

LAND BUDGET

SITE AREA	14.545 ha	100%
MHE LOTS	7.560ha	52%
COMMUNITY FACILITIES	0.340ha	2%
GOLF COURSE	3.937ha	27%
LANDSCAPING / PEDESTRIAN CONNECTION / STORMWATER	0.979ha	7%
INTERNAL DRIVEWAYS	1.729ha	12%

VIRAGE ARCHITECTS

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42, ISLE OF CAPRI, QLD. 4217

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

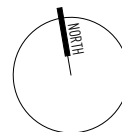


V	01.05.26	Master plan updated
U1	12.03.26	Master plan updated
U	13.10.25	Master plan updated
T	12.09.25	Master plan updated
S	07.08.25	Entry statement amended
R	30.07.25	Entry statement amended
Q	22.07.25	Bin pickup location added
ISSUE	DATE	DESCRIPTION

PROJECT Proposed New Development

Tall Oak Drive Cotswold QLD

CLIENT GemLife



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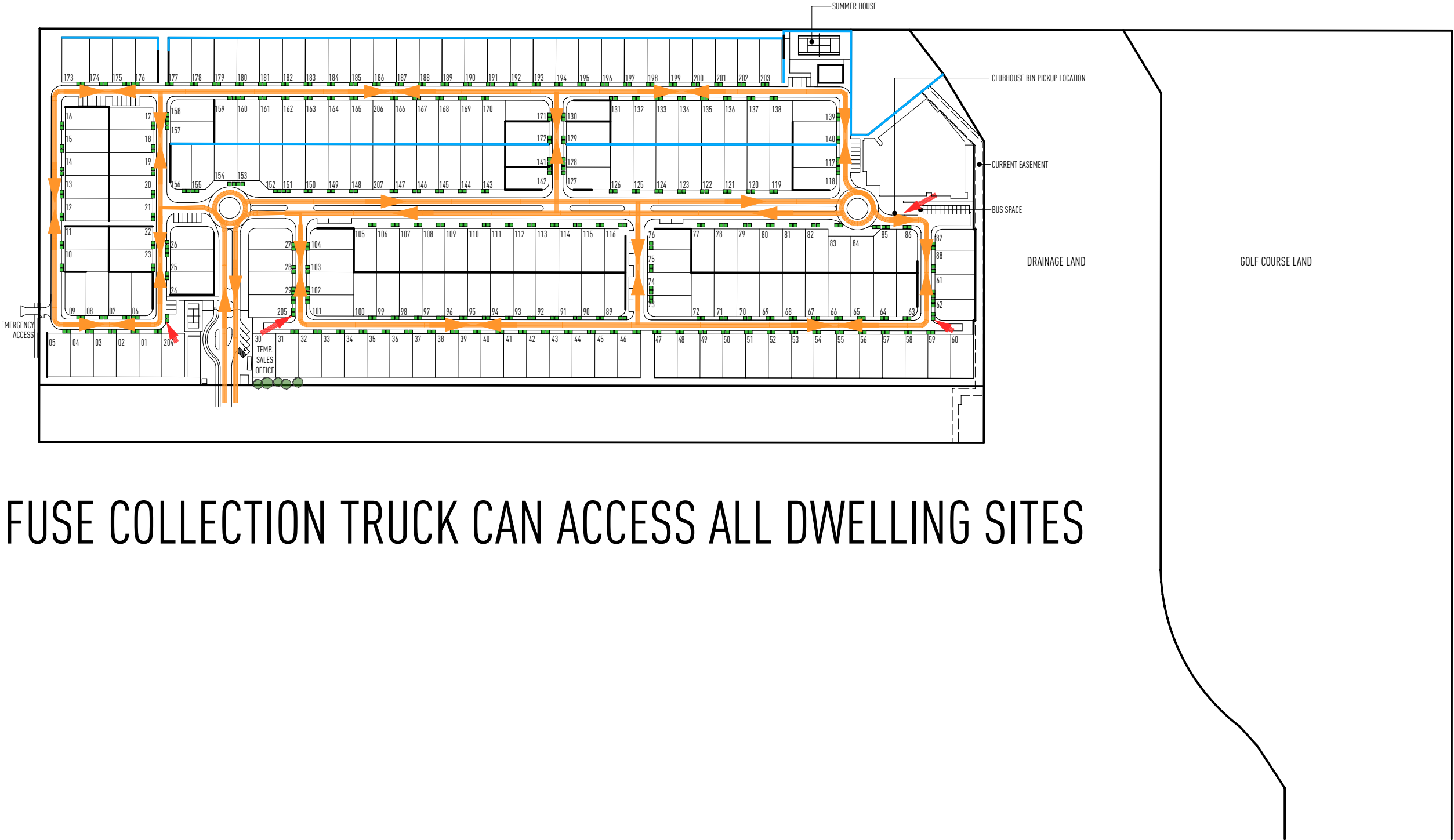


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Master Plan



NOTES

- WCV MOVEMENT
- BIN PICKUP LOCATION
- PATH TO BIN PICK



FUSE COLLECTION TRUCK CAN ACCESS ALL DWELLING SITES

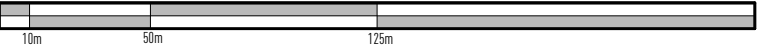


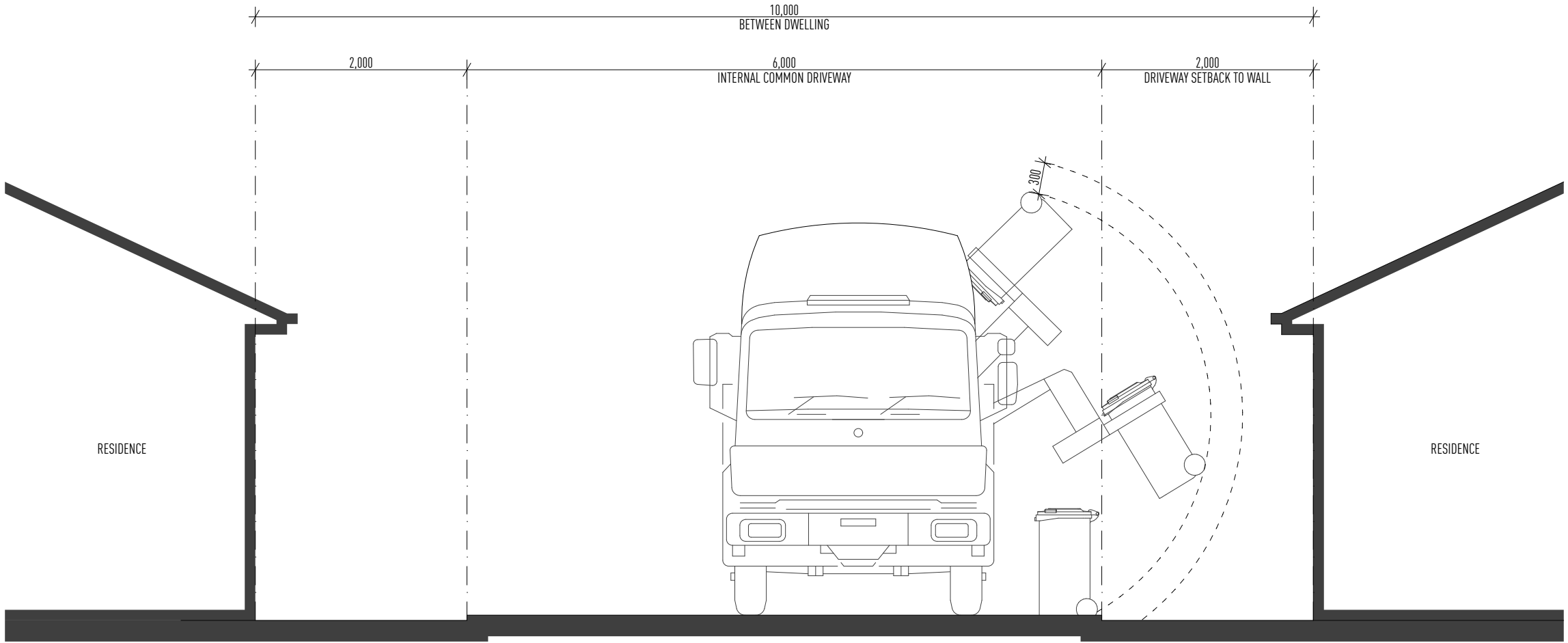
E	01.05.26	Updated plans
D	12.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans
A	21.06.24	Updated plans
ISSUE	DATE	DESCRIPTION



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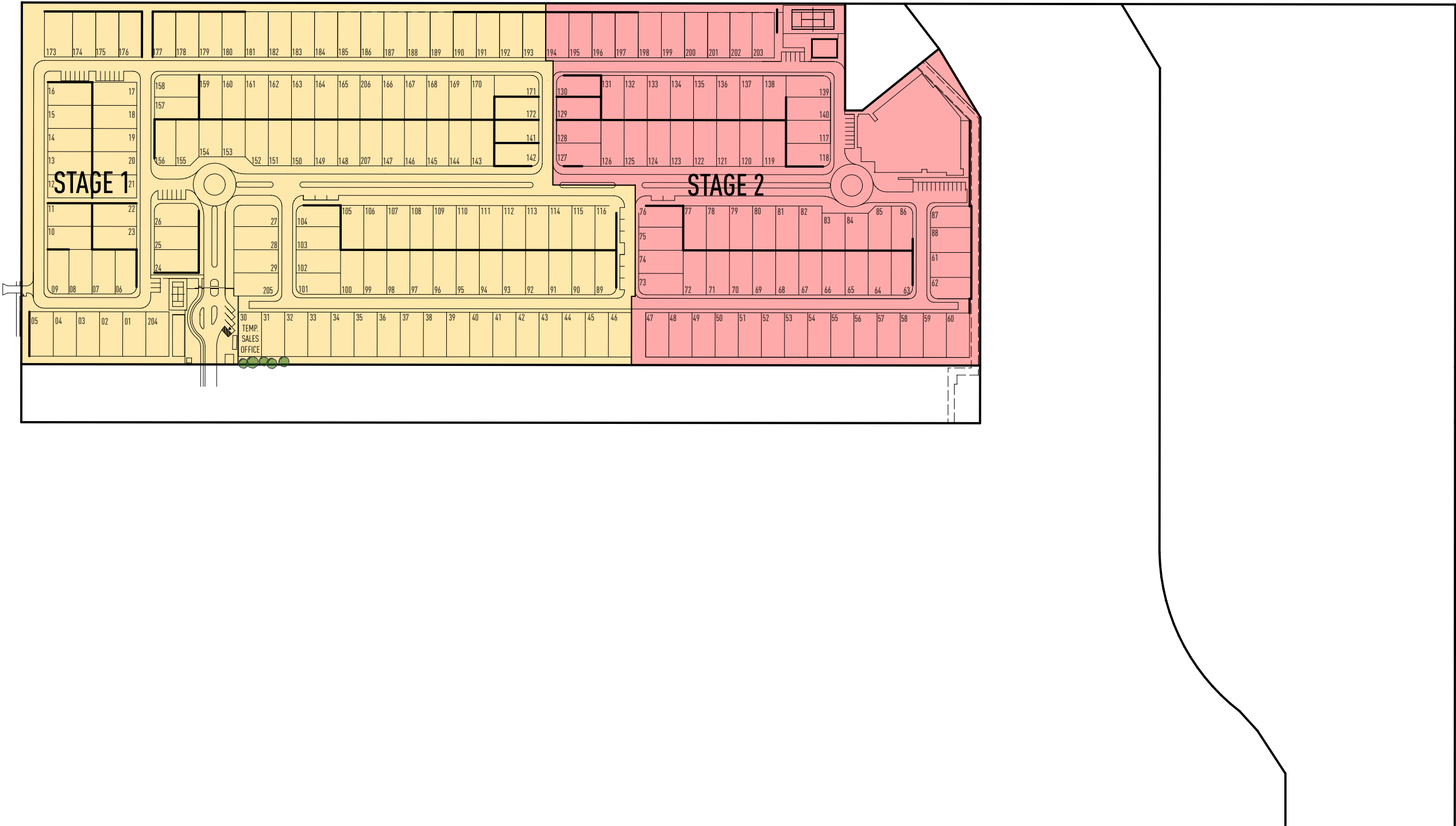
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TABLE

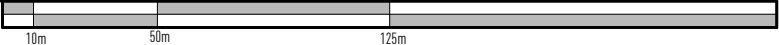
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	STAGE 2	76 + CLUBHOUSE AND TENNIS COURT

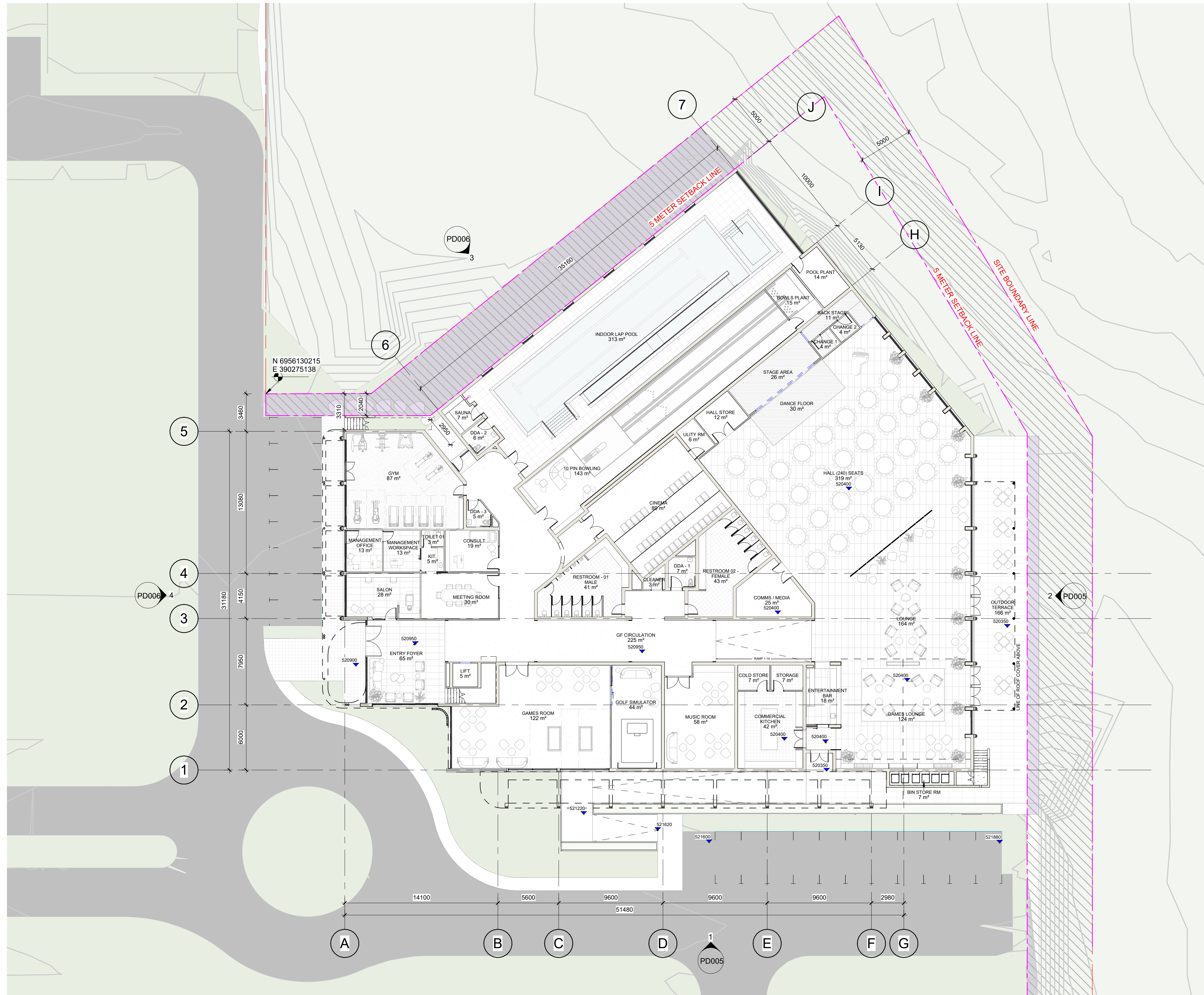


G	01.05.26	Staging revised
F	12.09.25	Layout revised
E	10.07.25	Layout revised
D	04.09.24	Updated plans
C	04.09.24	Updated plans
B	14.08.24	Updated plans
A	21.06.24	Updated plans
ISSUE	DATE	DESCRIPTION



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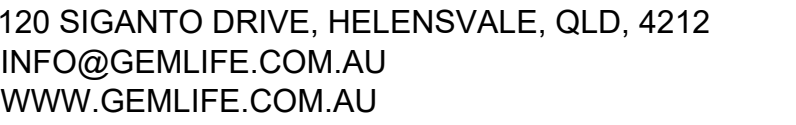
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PROJECT	
COTSWOLD 3	
TALL OAK DRIVE COTSWOLD QLD	
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GATE	DOC TYPE
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BUILDING CODE	DISCIPLINE
CLU	A
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PD002	AA
DRAWN	CHECKED
JS	PN
	APPROVED
	PN

GROUND FLOOR PLAN

FILE NAME

GL - CWL3 - DWG - CLU - A - PD002



REGISTERED ARCHITECT - PHILLIP NIELSEN
QLD-5331 NSW-10322 VIC-19672

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PROJECT

COTSWOLD 3

TALL OAK DRIVE COTSWOLD QLD

BRANCH GL	SITE CWL3
GATE G2	DOC TYPE DWG
BUILDING CODE CLU	DISCIPLINE A
DRAWING No PD003	REVISION AA

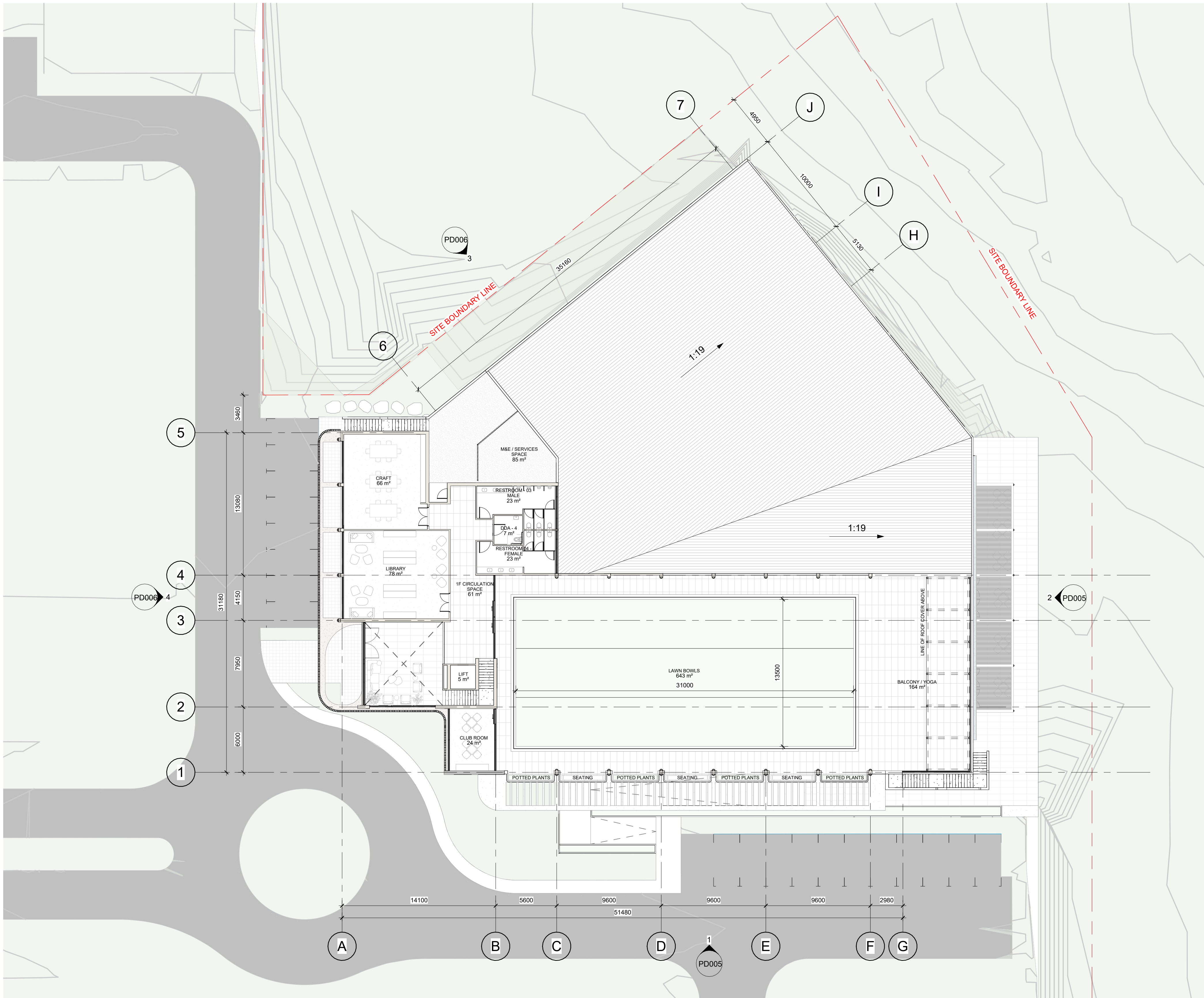
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FIRST FLOOR PLAN

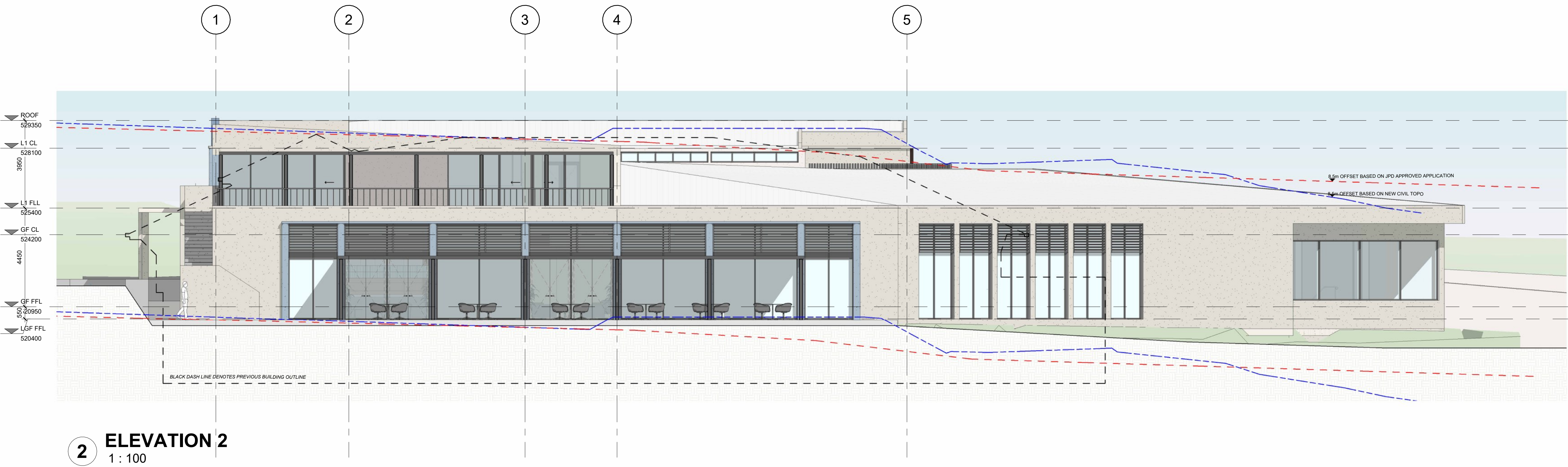
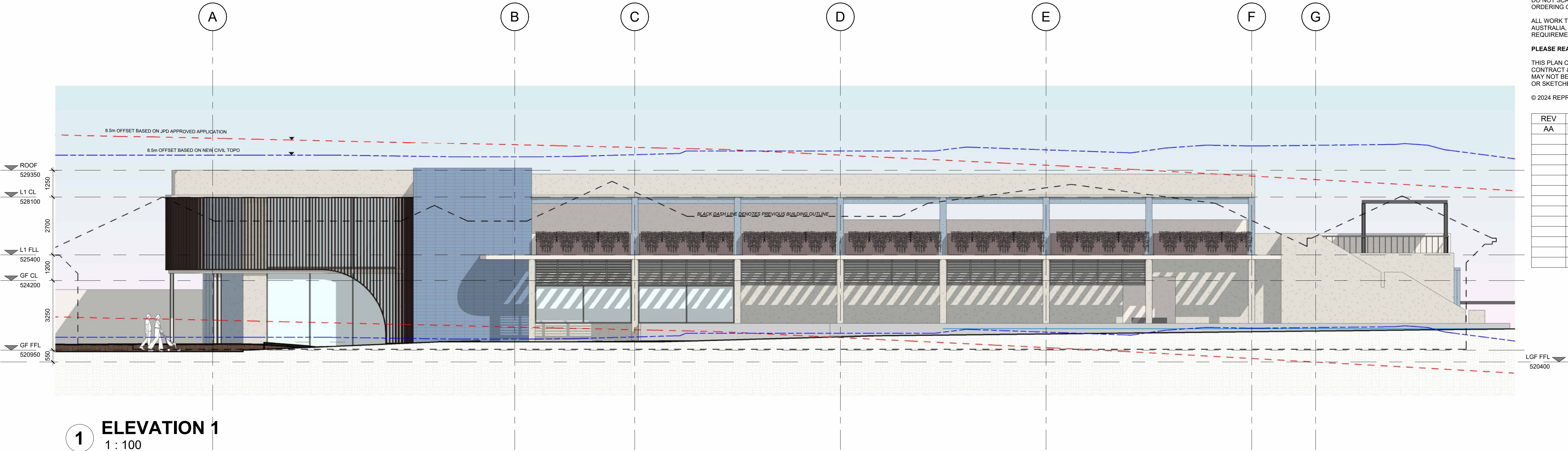
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GL - CWL3 - DWG - CLU - A - PD003



1 FIRST FLOOR PLAN

REV	DESCRIPTION	DATE
AA	Preliminary Issue	23/03/26

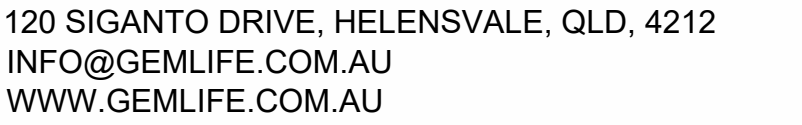


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PROJECT COTSWOLD 3 TALL OAK DRIVE COTSWOLD QLD		
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FILE NAME GL - CWL3 - DWG - CLU - A - PD005		

GL - CWL3 - DWG - CLU - A - PD006



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SCALE

As indicated@A1

PRINT AT 50% @ A3



PROJECT

COTSWOLD 3

TALL OAK DRIVE COTSWOLD QLD

BRANCH GL	SITE CWL3
GATE G2	DOC TYPE DWG
BUILDING CODE CLU	DISCIPLINE A
DRAWING No PD002	REVISION AA

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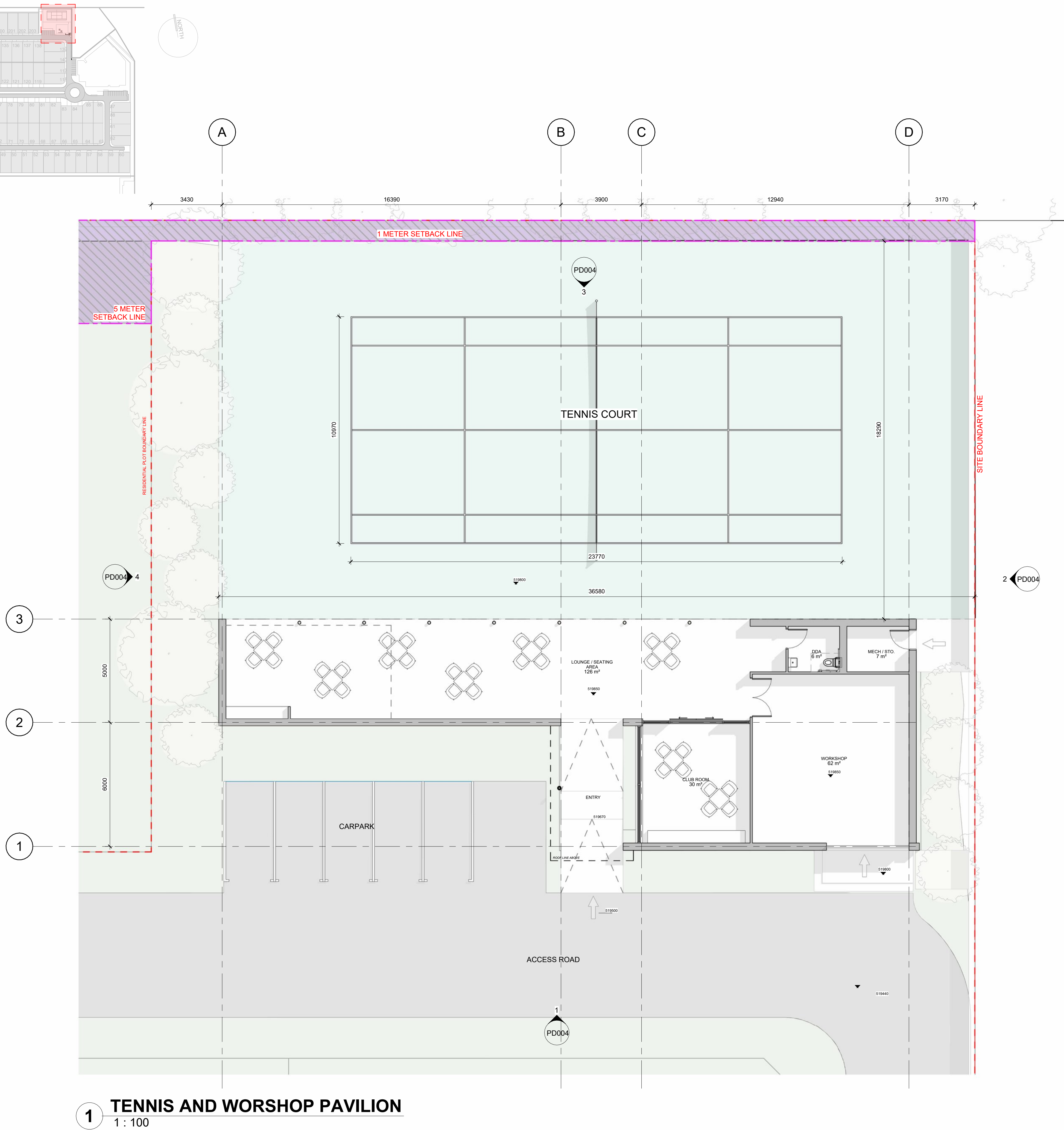
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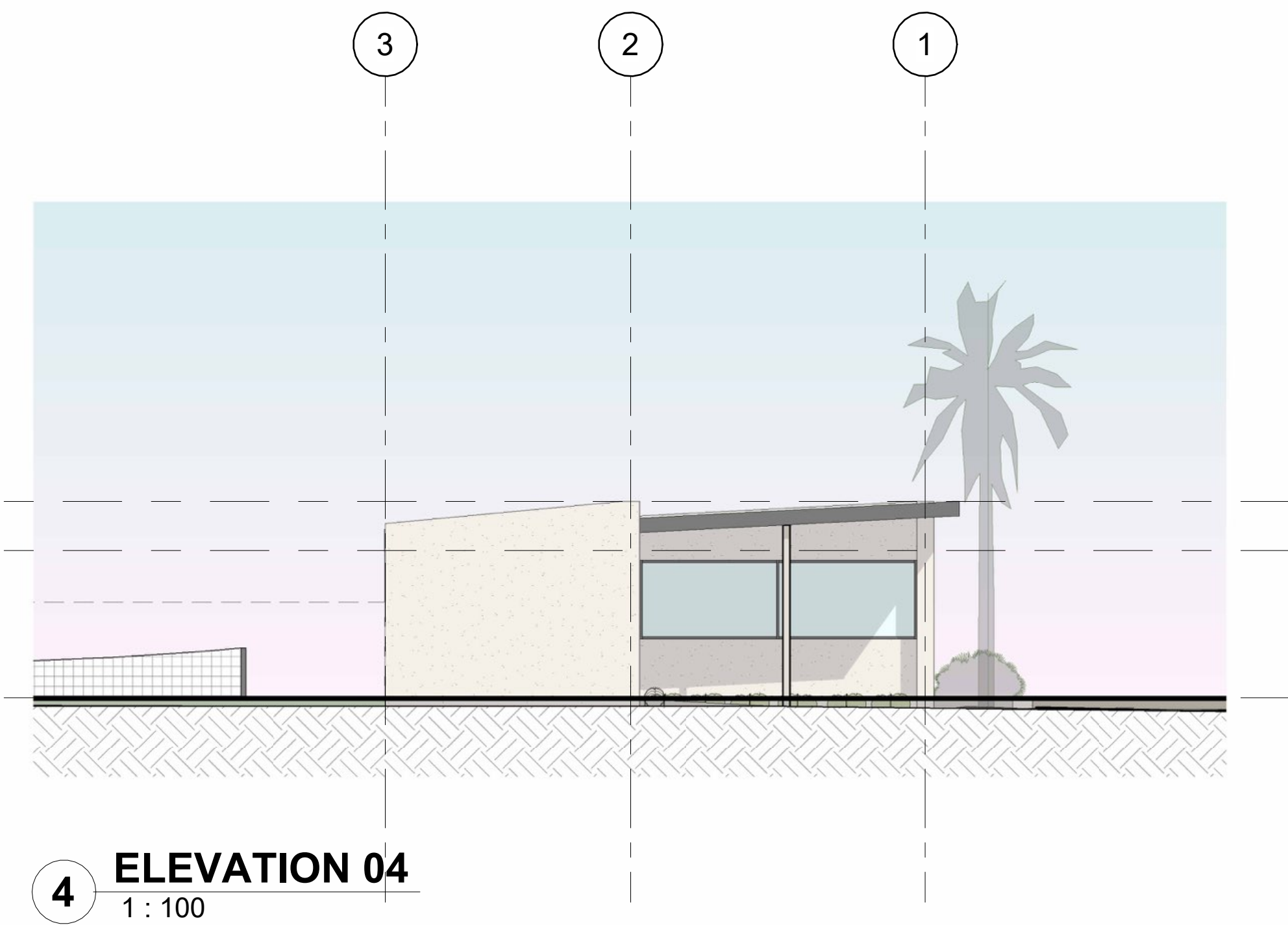
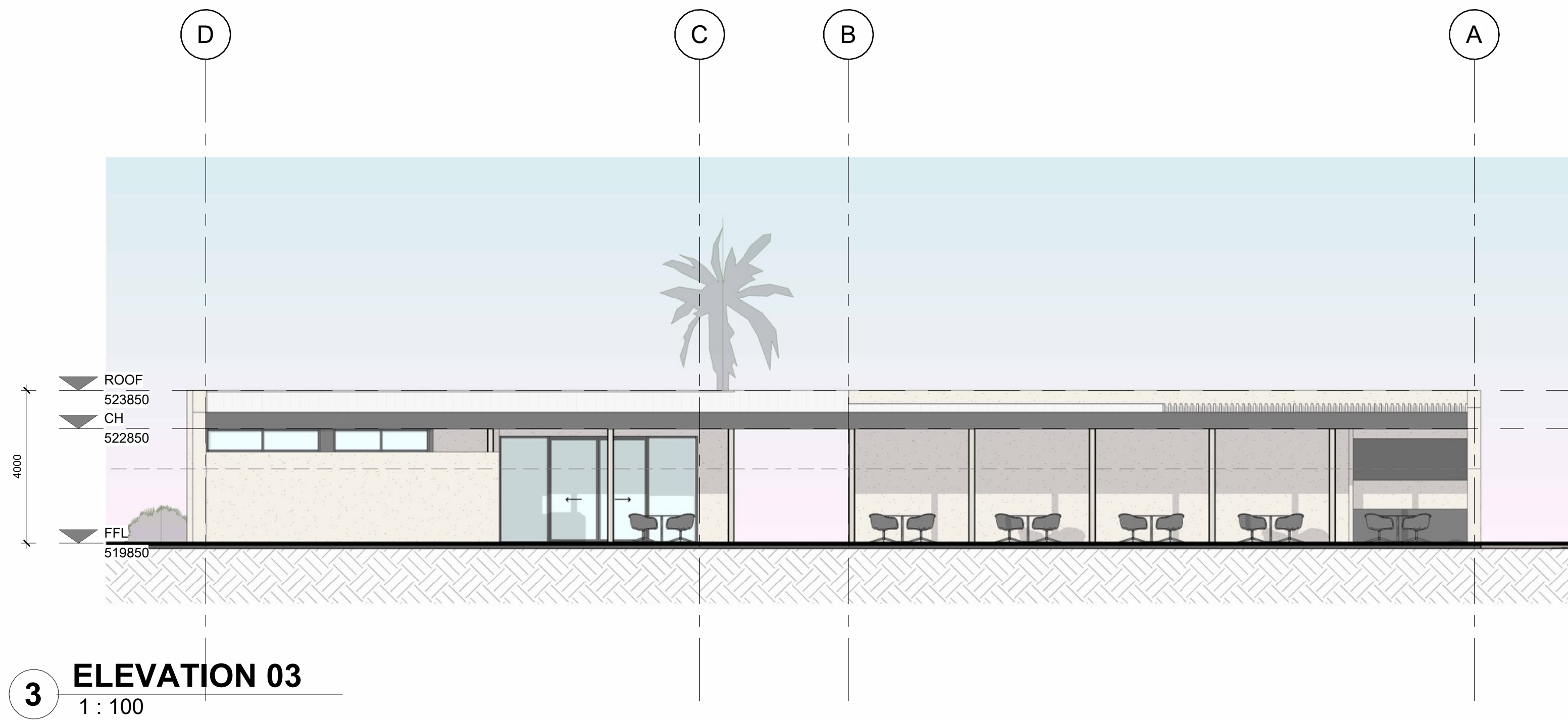
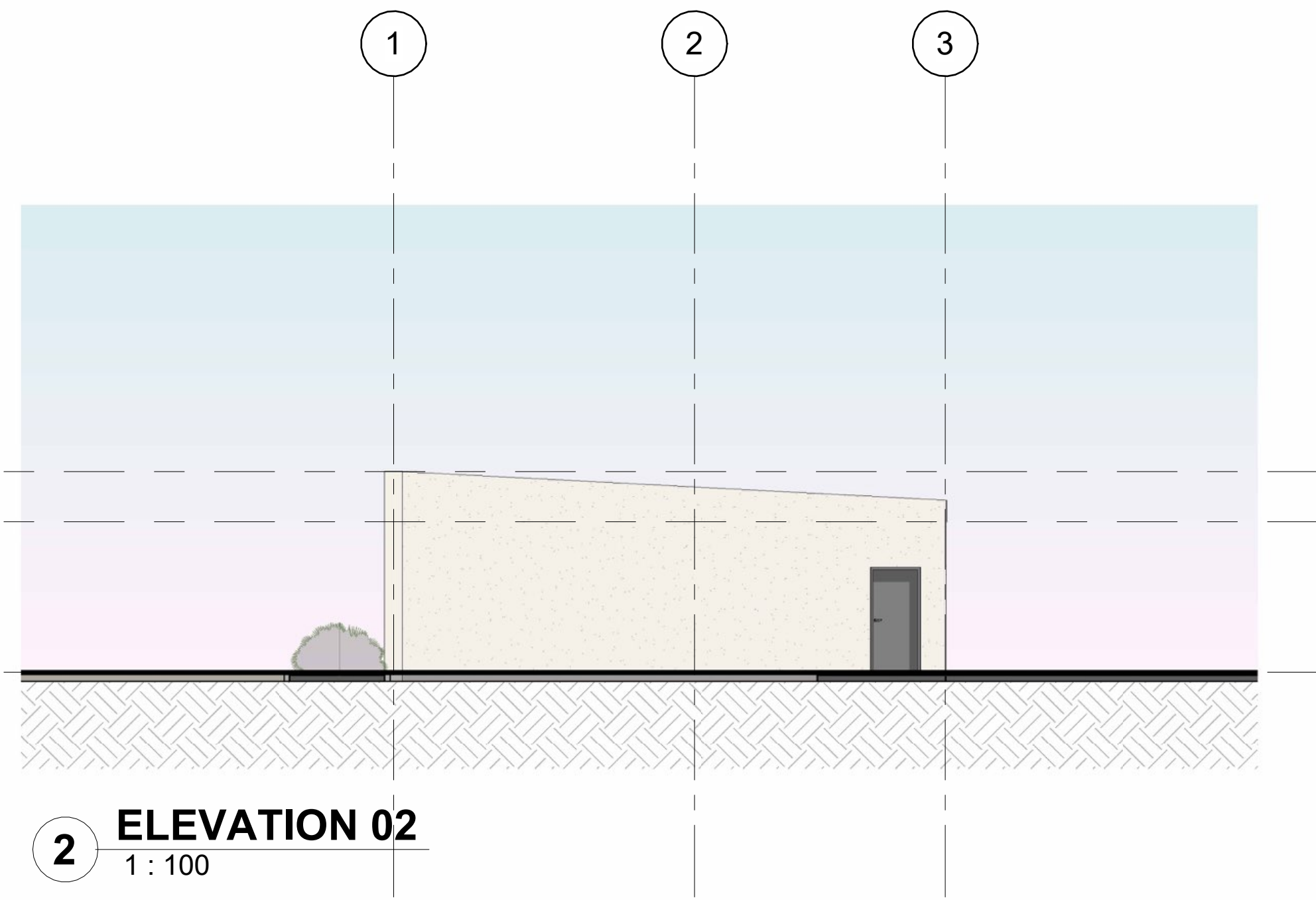
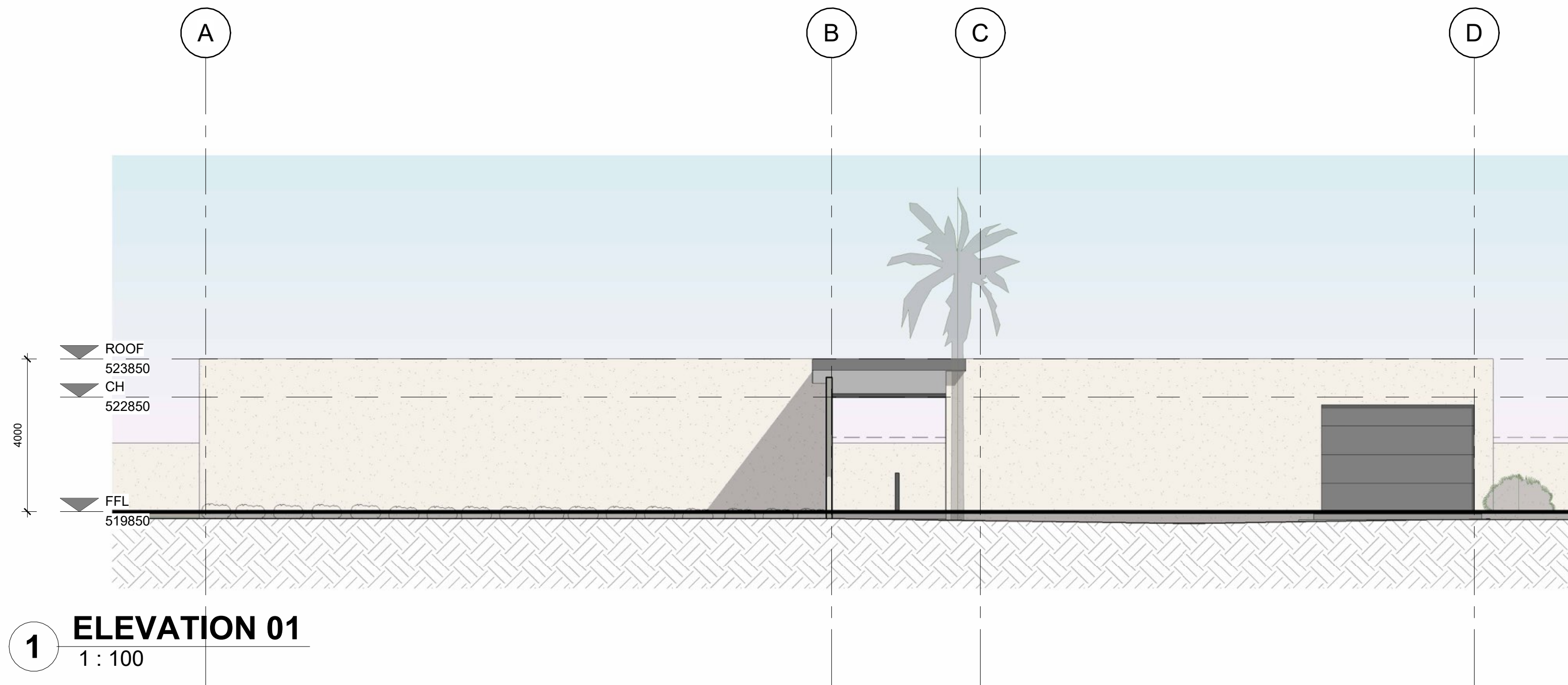
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GROUND FLOOR PLAN

FILE NAME

GL - CWL3 - DWG - CLU - A - PD002



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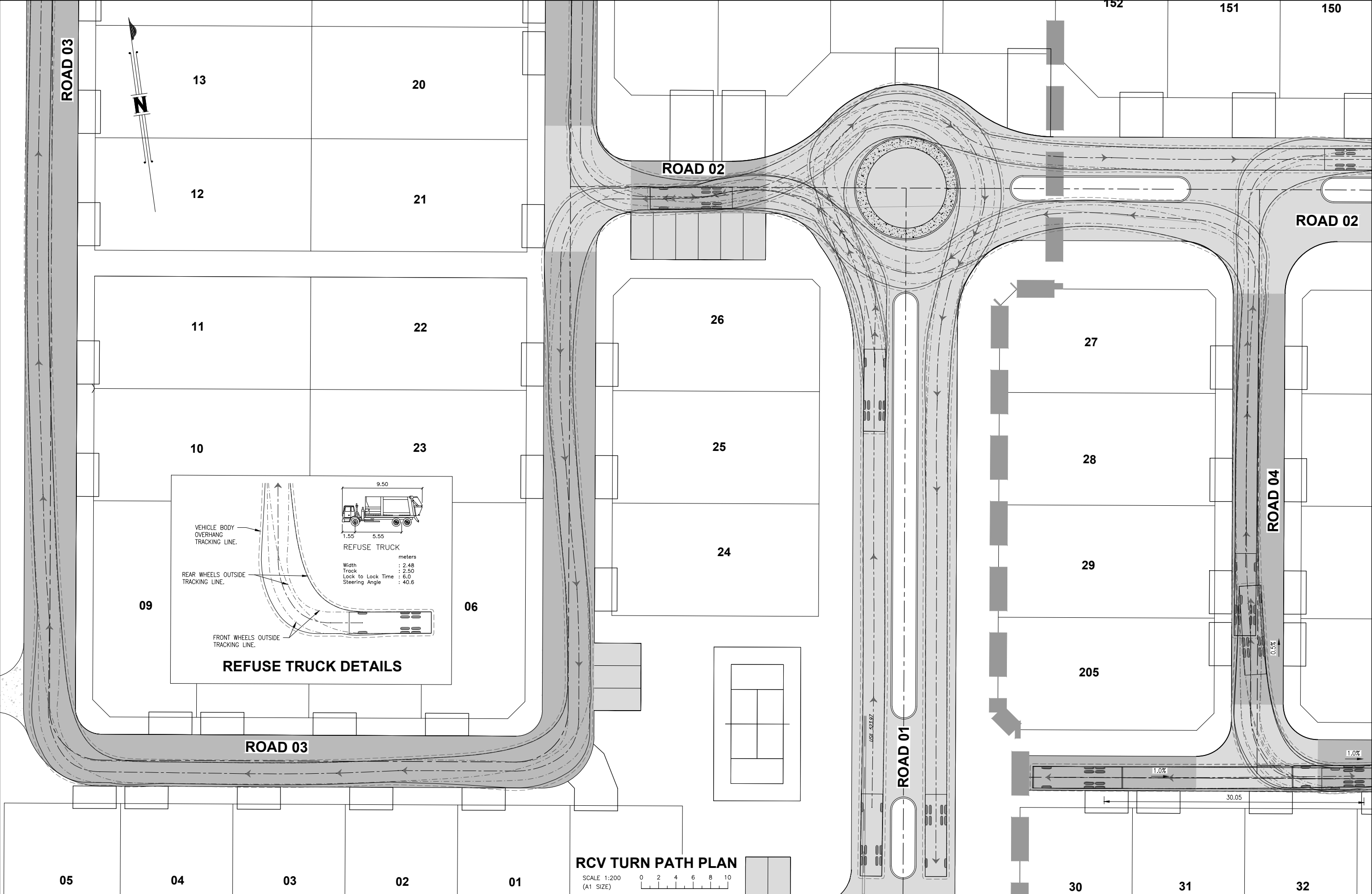
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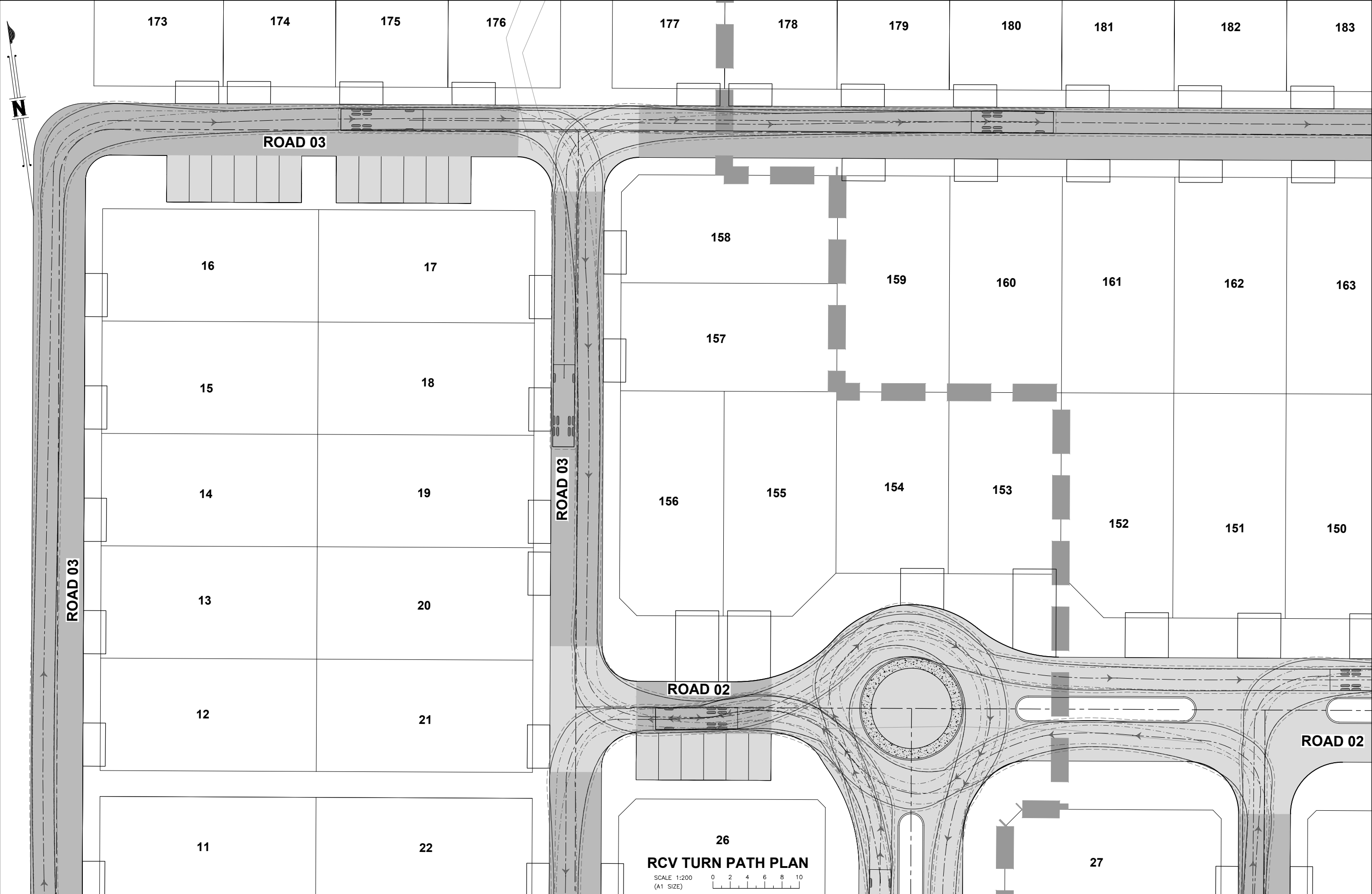
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PROJECT		
COTSWOLD 3		
TALL OAK DRIVE COTSWOLD QLD		
BRANCH	SITE	
GL	CWL3	
GATE	DOC TYPE	
G2	DWG	
BUILDING CODE	DISCIPLINE	
CLU	A	
DRAWING No	REVISION	
PD004	AA	
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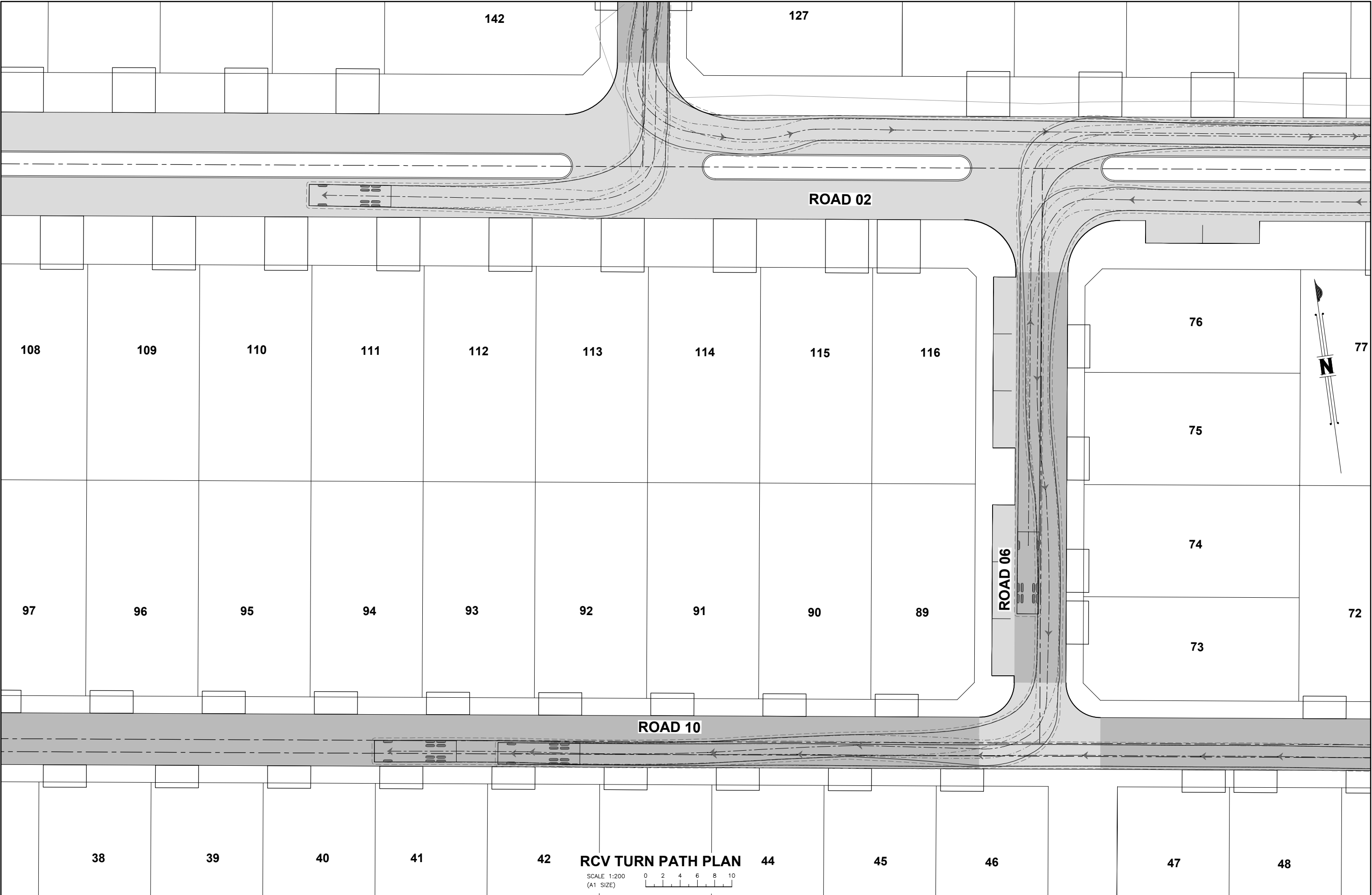
Appendix B RPEQ Swept Path Diagrams



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				DRAWN D.C.H.										
				CHECKED N.J.K.										
				APPROVED N.J.K.										
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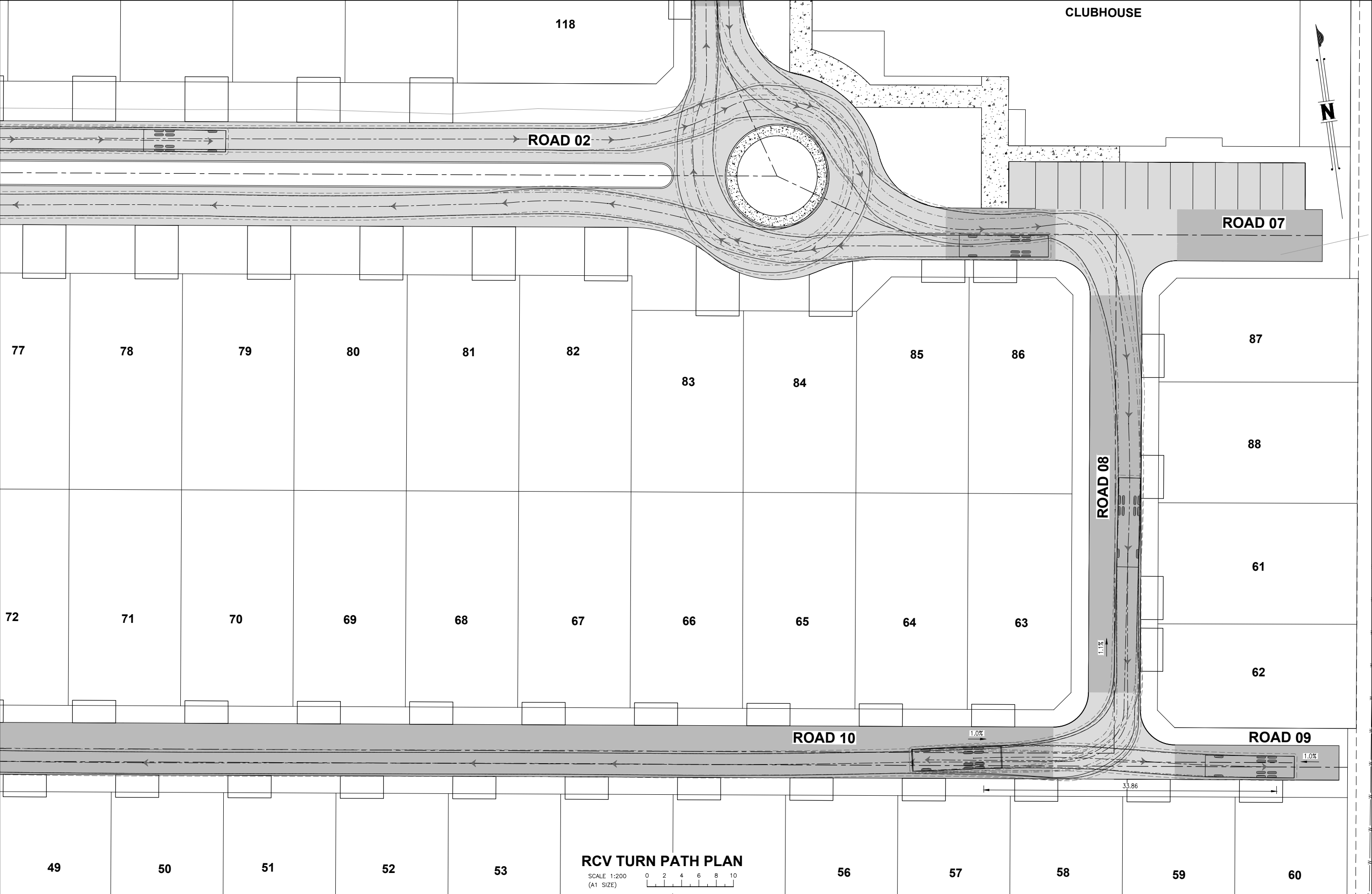
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				DRAWN D.C.H.								GOLD COAST T 07 5571 1599 E: goldcoast@westerapartners.com.au				USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED) IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.						DRAWING NUMBER B24-058-T02	
				CHECKED N.J.K.								SUNSHINE COAST T 07 5391 3777 E: sunshinecoast@westerapartners.com.au										NORTHERN NSW T 02 6674 8047 E: nsw@westerapartners.com.au	
				APPROVED N.J.K.								CENTRAL VICTORIA T 03 5441 0922 E: centralvic@westerapartners.com.au										02 OF 06	
				DATE JULY 2025				For and on behalf of WESTERA PARTNERS PTY. LTD.															
No.	DATE	REVISIONS				DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED												



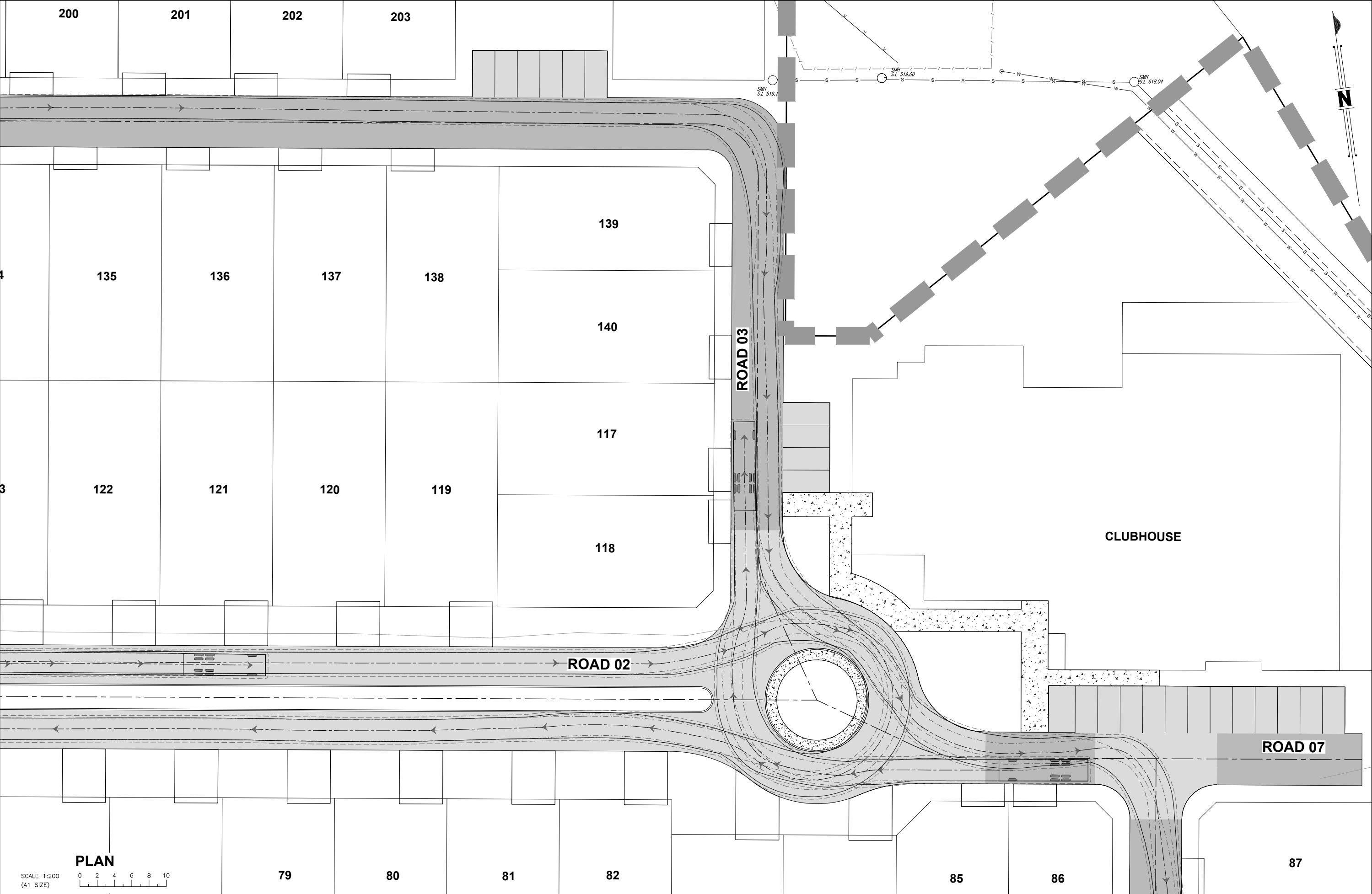
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DRAWING NUMBER B24-058-T03																	
SHEET NUMBER 03 OF 06																	
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No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED							



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								DRAWN D.C.H.				DRAWING NUMBER B24-058-T05																											
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								DATE JULY 2025				For and on behalf of WESTERA PARTNERS PTY. LTD.				APPROVED																							
No.	DATE	REVISIONS				DES	DRN	CHK	APD	DOCUMENT CONTROL				APPROVED																									



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No.				DATE				REVISIONS				DES				DRN				CHK				APD			
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