

Client
Griffith Capital Pty Ltd ATF Griffith
Capital

Date
6 July 2026

Planning

Transport

Urban Design

Waste Management

Landscape Architecture

Civil Engineering

ratio.com.au

Waste Management Plan

Lot 10, Baringa
Business Village,
Baringa QLD

ratio:

Project
Lot 10, Baringa Business Village, Baringa
QLD

Prepared for
Griffith Capital Pty Ltd ATF Griffith
Capital

Our reference
24474W-R01F01

Directory path	https://ratioconsultants1.sharepoint.com/sites/24474W_jaepe7/Shared Documents/7. Waste management plans/24474W-R01F01.docx
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Version	Date	Issue	Prepared by	Checked by
R01D01	15/06/2026	Development Application - Draft	M Mendez	M Fairlie
R01F01	6/07/2026	Development Application - Final	M Mendez	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.

Table of Contents

Section	Page No.
1. Introduction	4
1.1. Project Details	4
1.2. Report Purpose	5
1.3. Report Limitations	5
1.4. Applicable Standards and References	5
2. Waste Volume Details	6
2.1. Waste Volume Assessment	6
2.2. Clinical Waste Generation	7
3. Waste Equipment and Storage Details	8
3.1. Childcare - Waste Storage and Equipment Requirements	8
3.2. OCHRE Medical Centre - Waste Storage and Equipment Requirements	8
3.3. Retail Tenancies - Waste Storage and Equipment Requirements	9
3.4. Refuse Areas Layouts	9
3.5. Clinical Waste Storage	9
4. Waste Collection Details	10
4.1. Childcare Centre - Waste Collection Requirements	10
4.2. OCHRE Medical Centre - Waste Collection Requirements	10
4.3. Retail Tenancies - Waste Collection Requirements	11
4.4. Waste Collection Methodology	11
4.5. Waste Collection Time	11
4.6. Clinical Waste Collection	11
5. Design Standards	12

5.1.	Refuse Area Design Requirements	12
5.2.	Clinical Waste Storage Requirements	12
5.3.	Bin Colour and Signage Requirements	13
5.4.	Internal Waste Receptacle Requirements	13
6.	Contractor and Information Contact Details	14
6.1.	Contractors and Supplier Details	14
7.	Operational Waste Management Guide	15
7.1.	Queensland's Waste Management and Resource Recovery Strategy	15
7.2.	Guide for Staff	16
7.3.	Clinical Waste Management Responsibilities	17
7.4.	Guide for the Operators	18
7.5.	Waste Management Plan Communication Strategy	18
7.6.	Waste Management Plan Revisions	18

Appendices

Appendix A – Refuse Area Layouts

Appendix B – Swept Path Assessment

1. Introduction

1.1. Project Details

SITE ADDRESS

Lot 10, Baringa Business Village, Baringa QLD

LOCAL COUNCIL

Sunshine Coast Council

Phone: 07 5475 7272

Website: www.sunshinecoast.qld.gov.au

DEVELOPMENT APPLICATION NUMBER

To be assigned

PROPOSAL OVERVIEW

Ratio Consultants Pty Ltd was engaged by the permit applicant to prepare a Waste Management Plan for a proposed mixed-use development at Lot 10 of the Baringa Business Village in Baringa, Queensland. Relevant to this Waste Management Plan, the proposed development summary is outlined in Table 1.1 below:

Table 1.1: Development Summary

Waste Source	Operational Days/Week	Floor Area (m ²)
Childcare Centre	5	1,008
OCHRE Medical Centre	7	813
Retail Tenancy 1 (F&D)	7	410
Retail Tenancy 2 (Non-food)	7	417
Total		2,648

Refer to *Appendix A – Refuse Area Layouts* for a copy of the architectural plans reviewed in the preparation of this waste management plan.

1.2. Report Purpose

This Waste Management Plan has been prepared to:

- Accompany the Development Application for the proposed development.
- Establish an effective waste management system that is compatible with the design of the development and compliant with national, state, and local policies / best practice guidelines.
- Form a document that achieves effective communication of the waste management system so that waste system managers and users can be properly informed of its design and the roles and responsibilities involved in its implementation.

1.3. Report Limitations

The following items are considered outside the scope of this waste management plan:

- Waste management arrangements during the demolition and construction stages of the development.
- Green Star Compliance.
- Liquid waste (including cooking oil and other).
- Detailed clinical waste management arrangements.
- Hazardous waste.
- Litter management arrangements.

1.4. Applicable Standards and References

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

- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Australian Standards:
 - AS 4123.1-7 (Mobile Waste Containers).
 - AS 1668.2 (Odour).
 - AS 2890.2 (Parking Facilities).
 - AS 5377:2013 (E-waste).
 - AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
 - AS 4564-2012 (Composts).
 - AS 1319 (Safety signs).
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Disability Discrimination Act 1992.
- Sunshine Coast Council - Sunshine Coast Planning Scheme 2014 Part 9 and Schedule 6.
- Department of the Environment, Tourism, Science and Innovation – Guideline for Clinical and Related Waste (2026).

2. Waste Volume Details

2.1. Waste Volume Assessment

This Waste Management Plan considers the general waste and recycling generation rates outlined in Sunshine Coast Council's 'Sunshine Coast Planning Scheme 2014 Schedule 6' and our experience working on similar developments throughout Australia for waste volume assessment purposes. The relevant waste generation rates are outlined below.

Childcare

Adopted for the childcare centre tenancy

- General Waste: 350 L/per 100m²/week
- Recycling: 350 L/per 100m²/week

Office

Adopted for the OCHRE medical centre tenancy

- General Waste: 10 L/per 100m²/day
- Recycling: 10 L/per 100m²/day

Retail (Food & Drinks Premises)

Adopted for the retail tenancy 1

- General Waste: 300 L/per 100m²/day
- Recycling: 200 L/per 100m²/day

Retail (non-food)

Adopted for the retail tenancy 2

- General Waste: 50 L/per 100m²/day
- Recycling: 50 L/per 100m²/day

Applying the above waste generation rates, the waste generation estimates for each tenancy are outlined in Tables 2.1-2.3 below.

Table 2.1: Childcare Centre - General Waste & Recycling Volume Estimates

Waste Source	Floor Area (m ²)	General Waste Generation Rate (L/100m ² /Week)	General Waste Volume (L/Week)	Recycling Generation Rate (L/100m ² /Week)	Recycling Volume (L/Week)
Childcare Centre	850	350	3,528	350	3,528

Table 2.2: OCHRE Medical Centre - General Waste & Recycling Volume Estimates

Waste Source	Floor Area (m ²)	Operational Days/Week	General Waste Generation Rate (L/100m ² /day)	General Waste Volume (L/Week)	Recycling Generation Rate (L/100m ² /day)	Recycling Volume (L/Week)
UCHRE Medical Centre	813	7	10	569	10	569

Table 2.3: Retail Tenancies - General Waste & Recycling Volume Estimates

Waste Source	Floor Area (m ²)	Operational Days/Week	General Waste Generation Rate (L/100m ² /day)	General Waste Volume (L/Week)	Recycling Generation Rate (L/100m ² /day)	Recycling Volume (L/Week)
Retail Tenancy 1	410	7	300	8,610	200	5,740
Retail Tenancy 2	417	7	50	1,460	50	1,460
Total	831	-	-	10,070	-	7,200

2.2. Clinical Waste Generation

The Department of the Environment, Tourism, Science and Innovation (DETSI) is responsible for regulating the storage, transport, treatment and disposal of clinical and related wastes in Queensland under the Waste Reduction and Recycling Act 2011. The following streams of clinical waste are likely to be generated by the medical centre:

- Confidential paper recycling.
- Clinical waste (sharps).
- Clinical waste (other).

It is expected that once the medical centre is fully operational, the operator will be responsible for the on-going monitoring of both non-clinical and clinical waste streams within the medical centre, with waste minimisation being a fundamental principle of any clinical waste management strategy. It is also the responsibility of the operator to determine where required, arrange for additional storage or increase the frequency of collection.

3. Waste Equipment and Storage Details

3.1. Childcare - Waste Storage and Equipment Requirements

The waste equipment and storage requirements for the childcare centre are outlined in Table 3.1 below.

Table 3.1: Childcare – Waste Storage and Equipment Requirements

Waste Stream	Equipment Type	Quantity	Equipment Height (mm)	Equipment Width (mm)	Equipment Depth (mm)	Equipment Footprint (m ²)
General waste	1,100L bin	2	1,330	1,240	1,070	2.65
Recycling	1,100L bin	2	1,330	1,240	1,070	2.65
Total						5.30
Total area provided						16.00

3.2. OCHRE Medical Centre - Waste Storage and Equipment Requirements

The waste equipment and storage requirements for the OCHRE medical centre are outlined in Table 3.2 below.

Table 3.2: OCHRE Medical Centre – Waste Equipment and Storage Requirements

Waste Stream	Equipment Type	Quantity	Equipment Height (mm)	Equipment Width (mm)	Equipment Depth (mm)	Equipment Footprint (m ²)
General waste	660L bin	1	1,200	1,260	780	0.98
Recycling	660L bin	1	1,200	1,260	780	0.98
Total						1.96
Total area provided						9.00

3.3. Retail Tenancies - Waste Storage and Equipment Requirements

The waste equipment and storage requirements for the retail tenancies are outlined in Table 3.3 below.

Table 3.3: Retail Tenancies – Waste Storage and Equipment Requirements

Waste Stream	Equipment Type	Quantity	Equipment Height (mm)	Equipment Width (mm)	Equipment Depth (mm)	Equipment Footprint (m ²)
General waste	1,100L bin	3	1,330	1,240	1,070	3.98
Recycling	1,100L bin	3	1,330	1,240	1,070	3.98
Total						7.96
Total area provided						19.00

3.4. Refuse Areas Layouts

Refer to *Appendix A – Refuse Area Layouts* for the proposed refuse area layout for each use within the development.

3.5. Clinical Waste Storage

In accordance with relevant regulations, the Operator of the OCHRE medical centre shall observe specific requirements for storing clinical and related waste before it is transported off-site for treatment.

Clinical and related waste must be:

- bagged and stored in rigid-walled, leak-proof secondary containers, preferably in a bunded area with an impervious surface (e.g. concrete)
- stored in bags and containers with the appropriate colours and labels
- kept so as not to cause environmental nuisance (e.g. by refrigerating potentially odorous materials)
- kept in an area not accessible to unauthorised people or animals.

It is expected that all clinical waste generated by the Operator of the OCHRE medical centre shall be stored in line with the above and within the medical centre tenancy.

4. Waste Collection Details

4.1. Childcare Centre - Waste Collection Requirements

The waste collection requirements for the childcare centre are outlined in Table 4.1 below.

Table 4.1: Childcare Centre – Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	3,528	1,100	2	2 times per week	4,400
Recycling	3,528	1,100	2	2 times per week	4,400

4.2. OCHRE Medical Centre - Waste Collection Requirements

The waste collection requirements for the OCHRE medical centre are outlined in Table 4.2 below.

Table 4.2: OCHRE Medical Centre – Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	569	660	1	Weekly	660
Recycling	569	660	1	Weekly	660

Note: it has been assumed that sharps and other clinical waste items generated within the medical centre will be stored within consulting/treatment rooms of the medical centre, with no separate, external clinical waste storage area required. The type, size, and quantity of sharps and other clinical waste containers required shall be determined by the medical centre operator when the medical centre commences operation.

4.3. Retail Tenancies - Waste Collection Requirements

The waste collection requirements for the retail tenancies are outlined in Table 4.3 below.

Table 4.3: Retail Tenancies – Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency	Capacity (L/week)
General waste	10,070 ¹	1,100	3	3 times per week	9,900
Recycling	7,200	1,100	3	3 times per week	9,900

4.4. Waste Collection Methodology

The collection of all waste streams shall be performed on-site by a private collection contractor. Collection shall take place from the loading bay located at southeast end of the development. Staff shall prepare the bins for collection prior to the collection vehicle arrival and ensure the contractor has unimpeded access to the refuse areas on collection days.

The vehicle expected to undertake collection is the 8.8-metre-long rear loader vehicle (MRV), which typically has a travel and operational height clearance requirement of 4.0m.

A swept path assessment has been prepared using Autodesk Vehicle Tracking Software, demonstrating that the nominated waste collection vehicles can access the site, undertake waste collection within the loading bay, and exit the site in a forward direction.

Refer to *Appendix B – Swept Path Assessment* for further details.

4.5. Waste Collection Time

Waste collection shall be undertaken in accordance with Sunshine Coast Council's Planning Scheme Policy. Therefore, all waste collection from the subject site must be undertaken between 6:00am-6:00pm.

4.6. Clinical Waste Collection

The following clinical waste collection arrangements shall be adopted for the medical centre:

- Collections for sharps will be undertaken on an as-required basis.
- An accredited clinical waste collection contractor will attend the site and collect full sharps containers and / or collection bins directly from the point of generation (medical centre).
- Storage of clinical waste shall be within the consulting/treatment rooms of the medical centre, with no external clinical waste storage area required.
- The transfer of clinical waste from the to the collection vehicle shall be undertaken in accordance with procedures outlined in the relevant State guidelines.

¹ The difference between the volume estimate and the service capacity is negligible, and therefore the number of general waste bins is considered sufficient.

5. Design Standards

5.1. Refuse Area Design Requirements

The refuse areas shall be provided in accordance with the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Provided with solid core hinged outward-opening doors to comply with fire rating requirements, where applicable.
- Allow storage of all collection bins on site.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Appropriately screened to prevent unsightly impacts on amenity.
- Provided with artificial light to enable users to dispose of waste safely and appropriately.
- Sized to accommodate all waste arising on the premises together with any associated waste management equipment.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Ventilated in accordance with the requirements of the Building Code of Australia and AS1668.2.
- Ventilation openings protected against flies and vermin.
- Provided with tight-fitting doors.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

5.2. Clinical Waste Storage Requirements

Design requirements for clinical waste storage associated with the medical centre are detailed as follows:

General

- Ensure sufficient space is provided for sharps containers within consulting/treatment rooms within the medical centre expected to generate sharps.
- Ensure that the location of sharps containers allows for convenient disposal.
- Safe and efficient accessibility for collection contractors.

Safety

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

5.3. Bin Colour and Signage Requirements

It is recommended that the collection bins are provided in the following colours:

- General waste: dark green or black body with red lid.
- Recycling: dark green or black body with yellow lid.

Bins and refuse areas shall be provided with Sunshine Coast Council or equivalent signage (visit: <https://www.sunshinecoast.qld.gov.au/living-and-community/waste-and-recycling>)

5.4. Internal Waste Receptacle Requirements

The internal waste receptacles requirements for each tenancy are as follows:

- Suitably sized receptacles no larger than 60 litres for each waste stream to ensure ease of manual handling. Note: If receptacles are larger than 60 litres, a bin lifter will be required within the waste storage area.

6. Contractor and Information Contact Details

6.1. Contractors and Supplier Details

Table 6.1 below includes a complimentary listing 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 6.1: Contractors and Supplier Details

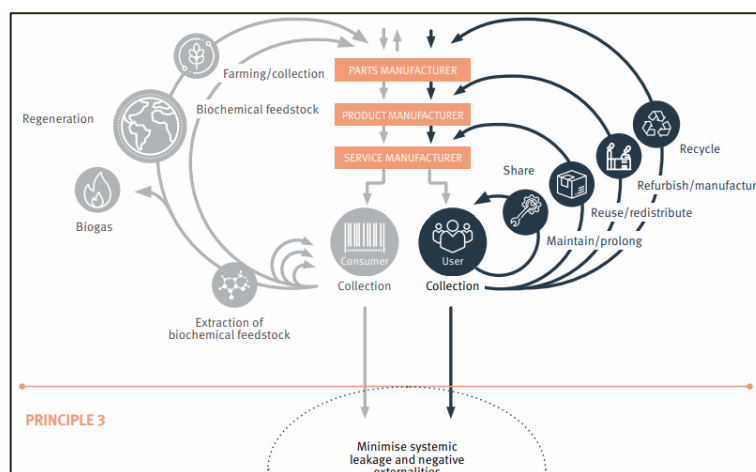
Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com/anz
	JJ's Waste & Recycling	1300 222 333	www.jjrichards.com.au
	Remondis	13 73 73	www.remondis.com.au
	Sulo Australia	1300 364 388	www.sulo.com.au
Resource Recovery Centres	Caloundra Resource Recovery Centre	07 5475 7272	www.sunshinecoast.qld.gov.au
Chute System Supplier	Wastech Engineering	1800 957 973	www.wastech.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.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

7. Operational Waste Management Guide

7.1. Queensland's Waste Management and Resource Recovery Strategy

Queensland is on a path towards a 'circular economy', whereby businesses are encouraged to keep valuable materials in use for as long as possible and to avoid waste generation as a priority. An example of the principles of the circular economy is displayed in Figure 7.1 below.

Figure 7.1: The Circular Economy



Source: Queensland's Waste Management and Resource Recovery Strategy

The Government's *Waste Management and Resource Recovery Strategy* sets out actions to reduce the amount of waste generated in Queensland and increase materials for recycling and reprocessing.

Ongoing education and dedicated management services are critical factors encouraging users to access the services and systems as intended. This includes promoting the above strategy where practicable and encouraging users to participate in minimising the impact of waste on the environment.

Therefore, supporting staff and tenants to participate in the circular economy and encouraging waste as a last rather than a first resort, through clever design of the waste and recycling systems, should be given due consideration.

Establishing waste reduction and recycling targets, periodic audits, proper record keeping of waste streams and ongoing monitoring the quantity of recyclables is an important means of understanding a development's waste profile and progress over time. Audit results should be shared with all staff and tenants, to raise awareness and encourage further reductions in waste wherever possible.

7.2. Guide for Staff

To ensure staff are aware of their responsibilities regarding waste management, the Operators shall provide an information package to staff that includes the following information:

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

The proposed disposal methodology for each waste stream expected to be generated is outlined as follows:

General Waste Disposal Methodology

- Staff shall place general waste into dedicated general waste receptacles provided within rooms / areas expected to generate general waste (to be provided by the Operator).
- Staff shall empty full general waste receptacles into the general waste collection bins provided within their designated refuse area.
- Staff must ensure that general waste is placed within tied plastic bags prior to being placed into the general waste collection bins.

Recycling Disposal Methodology

- Staff shall place recycling into dedicated recycling receptacles provided within rooms / areas expected to generate recycling (to be provided by the Operator).
- Staff shall empty full recycling receptacles into the recycling collection bins located provided within their designated refuse area.
- Staff ensure that bottles, cans, jars, and containers are rinsed, and lids/packaging are separated, prior to being placed into the recycling collection bins.
- Recycling must be loose and not be bagged.

Disposal Methodology for Other Waste Streams

- **Bulky/Hard Waste and E-waste:** Staff shall arrange for bulky/hard waste and e-waste to be collected by an appropriate contractor or be transferred to a nearby drop-off location for recycling, as required. Staff must ensure that e-waste is not disposed of in landfill-bound bins.
- **Common Garden Organics:** The Operators shall engage a landscaping contractor to maintain all landscaped areas on a regular basis. The landscaping contractor shall be responsible for transferring all garden organics to an appropriate off-site treatment facility where it will be sorted and processed into compost.

Waste Minimisation Strategies

Staff and operators can reduce their waste output by adopting the below practices:

- Avoid over-buying of stock.
- Store food correctly.
- Donate unused stock.
- Discount slightly damaged products.
- Stock and sell environmentally friendly products (e.g., compostable cutlery, plates, and coffee cups).
- Email receipts to customers.
- Avoid using products with single-use plastic packaging.
- Return pallets and other packaging materials to suppliers.
- Use suppliers that use less/ more sustainable packaging.
- Store files digitally.
- Consider going paperless.
- Minimise printing where possible and print double-sided.
- Recycle electronic equipment.
- No paper towel provided within staff and public restrooms and changerooms (i.e. provided hand-dryers only).
- Purchase toilet paper that is wrapped in sustainable packaging (i.e. paper not plastic).
- Separate soft plastics from the commingled recycling streams and arrange for a soft plastics recycling company to collect.

7.3. Clinical Waste Management Responsibilities

In accordance with the Department of the Environment, Tourism, Science and Innovation (DETSI)'s Guidelines, generators of clinical and related waste have the responsibility to, where practicable, avoid the generation of clinical waste. Generators must take all necessary precautions to minimise potential hazards and ensure that they manage clinical and related waste safely and legally, including:

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

7.4. Guide for the Operators

The Operators will be responsible for the following:

- Ongoing management of the waste management system including the maintenance of waste areas and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging appropriate contractor(s) to conduct services, replacements, or upgrades, as required.
- Abide by all relevant OH&S legislation, regulations, and guidelines.
- Provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities.
- Engaging and managing the waste collection contractor(s).
- Transferring waste to the storage area prior to collections.
- Ensuring the waste collection contractor(s) have access to the refuse areas on collection days.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management system and the waste area.
- Advising all waste system users on where and how to dispose of all waste streams.
- Securing the refuse areas and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the refuse areas and associated waste management equipment are provided as per the design requirements outlined in Section 5 of this report.

7.5. Waste Management Plan Communication Strategy

The Operators shall publish/ distribute rules/ information/ educational material to:

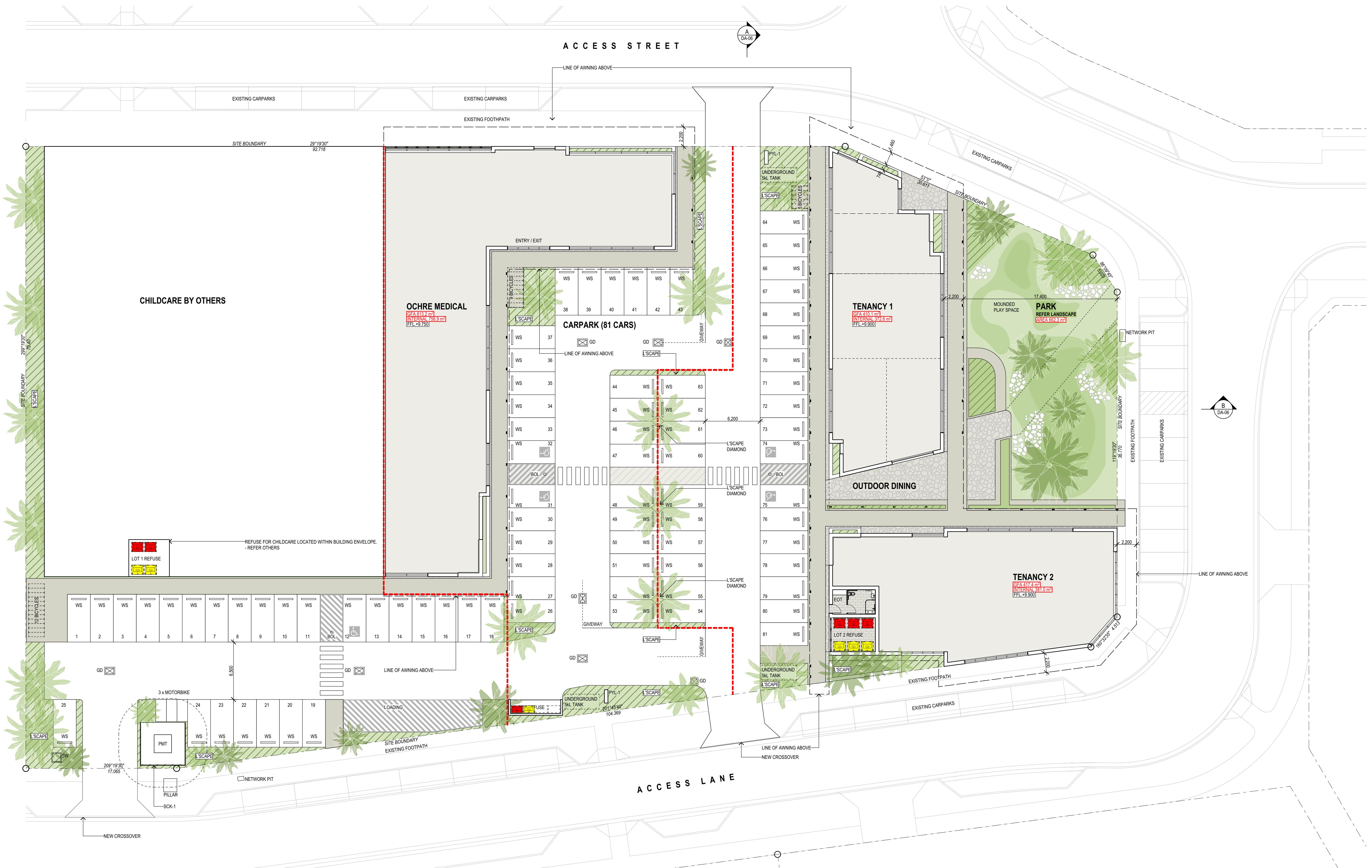
- Inform users about the waste management system.
- Improve facility management results, to reduce equipment damage, reduce littering, and to achieve better cleanliness.
- Advise users to sort and recycle waste with care to reduce contamination of recyclables and organics.

7.6. Waste Management Plan Revisions

With changes of legislation, the development needs and/or waste composition, or the need to address unforeseen operational issues, the Operators will be required to undertake a Waste Management Plan revision, 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).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

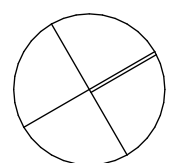
Appendix A – Refuse Area Layouts



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email@reddogarchitects.com



SCALE 1:200@A1

ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

FLOOR PLAN

PROJECT NO.

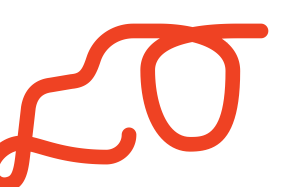
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DRAWING NO.

DA-02

ISSUE

A





FLOOR& ROOF PLAN LEGEND

COL Column
EG Eaves Gutter
GB Garden Bed
MRS Metal Roof Sheet

NOTES

1. Refer to consultant's drawing for landscaping and shade sail detail

ADJACENT
MEDICAL CENTRE
Refer Others

Issue for DA



Appendix B – Swept Path Assessment

C:\USERS\KANE.BULLOCK\ONE\DRIVE - RATIO CONSULTANTS\24474T - DOCUMENTS\DESIGN\SKETCH\24474T-SK01E.DWG

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RATIO CONSULTANTS PTY LTD

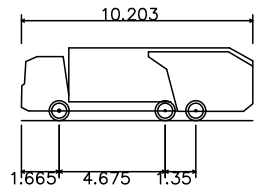
MELBOURNE
GEELONG

SYDNEY
BRISBANE

HOBART
ADELAIDE

ratio.com.au

Rear Loading Refuse Truck



Overall Length	10.203m
Overall Width	2.500m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	9.450m

VEHICLE ENVELOPE (FORWARD)

500mm CLEARANCE (FORWARD)

VEHICLE ENVELOPE (REVERSE)

500mm CLEARANCE (REVERSE)

Proposed Mixed-Use Development
Lot 10, Baringa Village
10.2m RCV Swept Path Diagrams

NOTE:
1) Base Plan Supplied By Red Dog Architects (Version A)
2) Maximum Design Speed 5km/h

RATIO REFERENCE
24474T-SK01E

SHEET No.
1 of 1

PREPARED BY
K. Bullock

SCALE
Custom@A3

DATE
02/07/26

