Client
MSM & Associates Pty Ltd

Date
9 September 2025

Planning
Transport
Urban Design
Waste Management

Waste Management Plan

Ascension College (Stage 1)- 3 Nortons Lane, Wantirna South (VIC)

ratio:

ratio.com.au

Project
Ascension College (Stage 1)- 3 Nortons Lane, Wantirna South (VIC)

Prepared for
MSM & Associates Pty Ltd

Our reference
22781W-R01F01

Directory path https://ratioconsultants1.sharepoint.com/sites/22781W/Shared Documents/7. Waste management plans/22781W-R01F01.docx

Version	Date	Issue	Prepared by	Checked by
R01D01	3/09/2025	Town Planning- Draft	W Psiwa	L Russi
R01F01	9/09/2025	Town Planning-Final	W Psiwa	L Russi

Table of Contents

Appendices

1. Introduction

1.1. Project Details

Site Address

Ascension College (Stage 1)- 3 Nortons Lane, Wantirna South (VIC)

Local Council

Knox City Council (Phone: 03 9658 9658)

Planning Reference Number

To be assigned

Development Summary

Level	Waste Source	Days of Operation/Week	Net Lettable Area (m^2)
Ground level	Classrooms	5	411.27
Ground level	Office facilities (admin and staff rooms)	5	62.21
Total			**473.48**

1.2. Purpose

This Waste Management Plan has been prepared to accompany the town planning application.

1.3. Limitations

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.

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).

— Victorian Government – Recycling Victoria: A New Economy (2020).

— Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2018).

— EPA Noise Control Guidelines (2021).

— Knox City Council – Waste Management Plan Guidelines (2022).

2. Operational Waste Management Guide

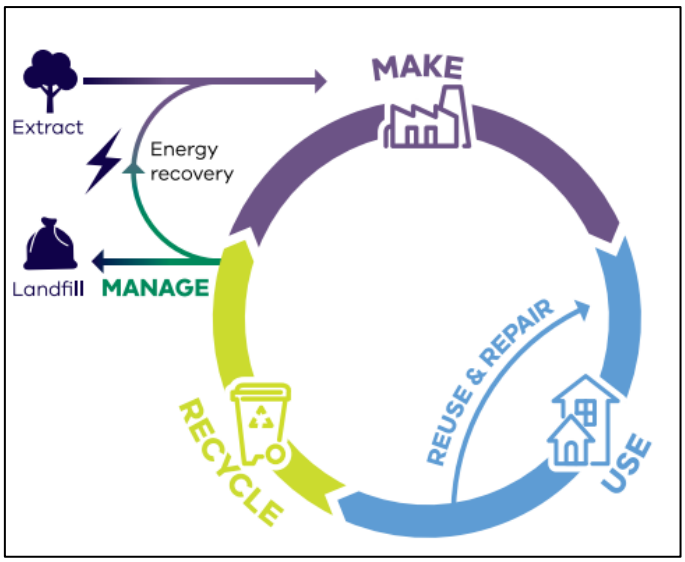
2.1. Recycling Victoria: A New Economy

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 in Figure 2.1 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 2.1: The Circular Economy



Source: Recycling Victoria: A New Economy

Establishment of waste reduction and recycling targets, including conducting periodic waste audits, keeping records of waste streams, and monitoring of the quantity of recyclables found in landfill-bound bins. The results of such audits shall be shared with users to encourage further reductions in waste where possible.

2.2. Guide for Staff

General Waste Disposal

— Staff shall place general waste into dedicated general waste receptacles (to be provided by the Operator).

— Staff shall take full general waste receptacles to the bin storage area and empty them into the general waste collection bins.

— General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Organics Disposal

— Staff shall place food scraps into dedicated organics caddies (to be provided by the Operator).

— Staff shall take full organics caddies to the bin storage area and empty them into the organics collection bins.

— Organics must be unbagged or placed within contractor-approved compostable bags prior to being placed into the organics collection bins.

Recycling Disposal

— Staff shall place recycling into dedicated recycling receptacles (to be provided by the Operator).

— Staff shall take full recycling receptacles to the bin storage area and empty them into the recycling collection bins.

— Cardboard must be flattened, bottles, cans, containers must be rinsed, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/) prior to being placed into the recycling collection bins.

— Recycling must not be bagged.

Glass Disposal

— Staff shall place glass into dedicated glass receptacles (to be provided by the Operator).

— Staff shall take full glass receptacles to the bin storage area and empty them into the glass collection bins.

— Bottles, cans and containers must be rinsed, and lids/packaging separated as per the Australasian Recycling Label instructions (visit: https://recyclingnearyou.com.au/arl/) prior to being placed into the glass collection bins.

Hard Waste & E-Waste Disposal

— The Operator/ management shall be responsible for arranging for hard waste and e-waste to be collected by a private contractor on an as-required basis. Alternatively, hard waste and e-waste shall be taken to Council's nearest drop-off location, as arranged by the Operator. For more information, visit: https://www.knox.vic.gov.au/our-services/bins-rubbish-and-recycling/knox-transfer-station-and-recycling-facility

2.3. Guide for Operator / Management

Operator / Management will be responsible for the following:

- Ongoing management of the waste management system including the maintenance of the bin storage area and associated equipment to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Engaging an appropriate contractor to conduct services, replacements, or upgrades, as required.
- Ensure site safety for all users and contractors.
- Abide by all relevant OH&S legislation, regulations and guidelines.
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers.
- 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.
- Ensuring the waste collection contractors have access to the site and bin storage area/collection locations on collection days.
- Publishing and distributing information to ensure that all waste system users are familiar about the waste management system and the locations of the bin storage area.
- Informing all waste system users that bagged recycling and glass is not permitted.
- Advising all waste system users on where and how to dispose of their e-waste and hard waste.
- Arranging for hard waste and e-waste to be collected by a private contractor on an as-required basis.
- Securing all bins and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Servicing all public areas through sweeping and removal of litter on a regular basis to prevent stormwater pollution.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the bin storage area is provided as per the design requirements outlined in Section 6.

2.4. Waste Management Plan Communication Strategy

It is operators / management responsibility to ensure that all waste systems users are informed about the development's waste management system, including where and how to correctly dispose of each waste stream. It is highly recommended that this Waste Management Plan is electronically provided to all tenants.

The waste collection contractor (in conjunction with operator / management) shall provide educational material to inform all waste system users about the development's waste management system and advise all waste system users how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.5. 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, operator / management 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).

— Revision of the services provided by the waste collection contractor.

— Re-education of users.

— Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

Knox City Council's 'Waste Management Plan Guidelines' specifies the following general waste and recycling generation rates applicable to the development:

Office

Adopted for the office facilities (admin and staff room)

General Waste: 10 L/100m^2 floor area/day

— Recycling: 10 L/100m^2 floor area/day

Education/ training

Adopted for the classrooms

— General Waste: 5 L/100m^2 floor area/day

— Recycling: 5 L/100m^2 floor area/day

To allow for the separation of organics and glass from the general waste and recycling stream respectively, the above waste generation rates have been modified to allow for an 80:20 split for general waste : organics and an 80:20 split for recycling: glass.

It is assumed that all spaces will operate five days per week.

Applying the above modified waste generation rates, the waste generation estimates for the development are outlined in Tables 3.1-3.2 below.

Table 3.1: General Waste and Organics Volume Estimates

Waste Source	Net Lettable Area (m^2)	Days of Operation/ Week	General Waste Generation Rate (L/100m^2/ day)	General Waste Volume (L/Week)	Organics Generation Rate (L/100m^2/ day)	Organics Volume (L/Week)
Classrooms	411	5	4	82	1	21
Office Facilities (admin and staff room)	62	5	8	25	2	6
Total	**473**	-	-	**107**	-	**27**

Table 3.2: Recycling and Glass Volume Estimates

Waste Source	Net Lettable Area (m^2)	Days of Operation/ Week	Recycling Generation Rate (L/100m^2/ day)	Recycling Volume (L/Week)	Glass Generation Rate (L/100m^2/ day)	Glass Volume (L/Week)
Classrooms	411	5	4	82	1	21
Office Facilities (admin and staff room)	62	5	8	25	2	6
Total	**473**	-	-	**107**	-	**27**

4. Waste Storage Details

4.1. Waste Storage Requirements

The waste storage requirements for the development are outlined in Table 4.1 below.

Table 4.1: Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m^2)
General waste	240	1	1060	585	730	0.43
Organics	240	1	1060	585	730	0.43
Recycling	240	2	1060	585	730	0.85
Glass	120	1	930	480	545	0.26
Total Footprint Required Excluding Circulation (m^2):						**1.71**
Total Area Provided (m^2)						**14.46**

Refer to Appendix A for the proposed waste storage layout.

5. Waste Collection Details

5.1. Waste Collection Requirements

The waste collection requirements for the development are outlined in Table 5.1 below.

Table 5.1: Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency (per week)	Capacity (L/week)
General waste	107	240	1	1	240
Organics	27	240	1	1	240
Recycling	107	240	2	1	480
Glass	27	120	1	1	120

5.2. Waste Collection Methodology

The proposed waste collection methodology for the development is outlined as follows

— Waste shall be collected on-site by a private waste collection contractor.

— The waste collection contractor shall be provided with direct access to the bin storage area and shall be responsible for transferring the bins to the rear of the waste collection vehicle for emptying. Once collection is complete, the waste collection contractor shall be responsible for immediately returning the emptied bins to their original positions within the bin storage area.

— The nominated waste collection vehicle is the 8.8-metre-long rear loader, which has a travel height clearance requirement of 3.50 metres and an operational height clearance requirement of 4 metres. No height clearance issues have been identified at the proposed waste collection point.

— A swept path assessment prepared using Autodesk Vehicle Tracking Software demonstrates that the nominated waste collection vehicle can enter the site via a right turn from Nortons Lane, circulate through the internal accessways, and reverse into position in front of the waste storage area. Upon completing collection, the MRV can utilise the roundabout to turn around and exit the site in a forward direction via a left turn into Nortons Lane (refer to Appendix B).

— The waste collection contractor shall be responsible for the development of a Safe Work Method Statement (SWMS) to ensure safety is considered for every aspect of the collection process.

— The Operator/ management shall be responsible for arranging for hard waste and e-waste to be collected by a private contractor on an as-required basis.

5.3. Waste Collection Time

Waste collection from the subject site shall be undertaken in accordance with EPA Victoria's 'Noise Control Guidelines' (Publication 1254.2, May 2021, Section 5 – Domestic Refuse Collection), as outlined below:

— Collections occurring more than once a week should be restricted to the hours 7 am – 6 pm Monday to Saturday.

— Compaction should only be carried out while on the move.

— Bottles should not be broken up at the point of collection.

— Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance.

— Compliance with Heavy Vehicle National Law (HVNL) for vehicles with mass greater than 4.5 tonne GVM.

6. Design Standards

6.1. Bin Storage Area Design Requirements

The bin storage area shall meet the following 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.

— Bin storage area shall be appropriately screened to prevent unsightly impacts on amenity.

— Artificial light shall be provided where necessary outside the bin storage area to enable occupiers of the site to always dispose of waste safely and appropriately.

— The bin storage area 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 bin storage area 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 storage area with minimum handling of other bins.

— The floor of the bin storage area shall be constructed of concrete (or similar) and shall be finished to a smooth even surface covered at the intersection of walls and plinths.

— The bin storage area 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.

— A graded bin washing area (connected to wastewater, with a litter trap provided to prevent wastewater pollution) and wall-mounted hosecock shall be provided for washing bins, in accordance with the relevant authority requirements.

6.2. 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.

— Organics: dark green or black body with light green lid.

— Recycling: dark green or black body with yellow lid.

— Glass: dark green or black body with purple lid.

All collection bins shall be provided with Sustainability Victoria or equivalent signage (visit: https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage).

6.3. Internal Waste Receptacle Requirements

Internal waste receptacles shall meet the following requirements:

— Suitably sized receptacles no larger than 60 litres for all waste streams to ensure ease of manual handling. Note: If receptacles are larger than 60 litres, a bin lifter may be required in the bin storage area.

7. Contact Information

Table 7.1 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 7.1: 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
	CSC Waste & Recycling	1300 499 927	www.cscwaste.com.au
	iDump	1300 443 867	www.idump.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
	Sulo Australia	1300 364 388	www.sulo.com.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.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

Appendix A - Plans Assessed

NORTONS PARK

NORTONS LANE

RETAINED NATIVE TREE

RETAINED NATIVE TREE

EXISTING TENNIS COURT

EXISTING SHED

EXISTING CARPORT

EXISTING BUILDING

EXISTING POOL TO BE RETAINED

NEW 2100MM HIGH FENCE

GRADE 1 / 2 PLAY AREA

PREP PLAY AREA

PROPOSED WATER TANKS

CLASSROOM 6 | CLASSROOM 5 | CLASSROOM 4 | CLASSROOM 3

STAFF ROOM 1 | STAFF ROOM 2 | STAFF ROOM 3

81.300

STAGE 1 - PORTABLES LEARNING + AMENITIES

ADMIN | COMMS | KIT | PREP | CLASSROOM 1 | CLASSROOM2

SOCCER FIELD UNDER 8 AND 9 YEARS (GRADES 2 AND 3)- 40M LONG X 30M WIDE

NEW 2100MM HIGH FENCE

BICYCLE PARKING (10 NO.)

GR 3, 4, 5 AND 6 PLAYGROUND AREA

BUS

NEW 2100MM HIGH FENCE

PEDESTRIAN ACCESS

PROPOSED INTERNAL ROADWAY & CARPARKING

VEHICLE ACCESS

33 32 31 30 29 — DDA — SHARED — 5400 — 4900 — 2700 — 2400 — 3500 — 1000 — 6000

BINS

SEPTIC TANKS

SEWER LINE

28 27 26 25 24 23 22 21 20 19 18 17 16

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

EASEMENT - RIGHT OF WAY

6.10m EASEMENT OF WAY

NOM. 13535 SETBACK OF NEARBY BUILDING

NOM. 20565 SETBACK OF NEARBY BUILDING

EXISTING BUILDING

EXISTING IN-GROUND POOL

EXISTING DOUBLE STORY BUILDING

PROPOSED PLAN LEGEND:

- EXISTING BUILDINGS TO BE RETAINED
- PROPOSED BUILDING
- PROPOSED GRASS / LANDSCAPE AREAS
- PROPOSED PLAY AREAS
- PROPOSED ASPHALT / DRIVEWAY & CAR PARK AREA
- PROPOSED CONCRETE PAVEMENT
- No. — EXISTING TREE TO BE RETAINED - TREE NO. AS PER ARBORIST REPORT
- No. — EXISTING NATIVE / INDINGENOUS TREE TO BE RETAINED - TREE NO. AS PER ARBORIST REPORT
- TPZ / SRZ — TREE PROTECTION AREA AS PER ARBORIST REPORT; STRUCTURAL ROOT ZONE (SRZ) TREE PROTECTION ZONE (TPZ)
- SUBJECT SITE TITLE BOUNDARY

MSM & Associates Pty Ltd
6 Apsley Place
Seaford VIC 3198
P 03 9770 0280
F 03 9783 1157
www.msmarchitects.com.au
msmarch@msmarchitects.com.au
ABN 31 055 969376

ASCENSION COLLEGE

3 NORTONS LANE, WANTIRNA SOUTH

QIBLA

PROPOSED SITE PLAN - STAGE 1
SCALE @ A1 - 1:300
26/08/2025
1566 - TP-03 [Rev B]

Appendix B – Swept Path Assessment

CLASSROOM 6
CLASSROOM 5
CLASSROOM 4
CLASSROOM 3
STAFF ROOM 1
STAFF ROOM 2
81.300
STAGE 1 - PORTABLES LEARNING + AMENITIES
COVERED DECKING
ADMIN
COMMS
PREP
KIT
CLASSROOM 1
CLASSROOM2
STAFF ROOM 3
NEW 2100MM HIGH FENCE
SOCCER FIELD UNDER 8 AND 9 YEARS (GRADES 2 AND 3)- 40M LONG X 30M WIDE
NORTONS
EP
BICYCLE PARKING (10 NO.)
GR 3, 4, 5 AND 6 PLAYGROUND AREA
BUS
NEW 2100MM HIGH FENCE
PEDESTRIAN ACCESS
8.8m Medium Rigid Vehicle
T.O.W. 84.0
SHARED
5.00
35°
28 27 26 25 24 23 22 21 20 19 18 17 16
PROPOSED INTERNAL ROADWAY & CARPARKING
8.8m Medium Rigid Vehicle
8.8m Medium Rigid Vehicle
SIGN
VEHICLE ACCESS
BINS
SEPTIC TANKS
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
10
EPIT
T. PEG PLACED
SEWER LINE
6.10m EASEMENT OF WAY
130
79.4 79.2 79.0 78.8 78.6 78.4 78.2 78.0 77.8 77.6 77.4 77.2 77.0 76.8 76.6 76.4 76.2 76.0 75.8 75.6
0 3 6

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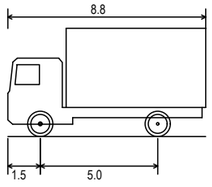
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

MRV - Medium Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

Overall Length	8.800m
Overall Width	2.500m
Track Width	2.500m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	10.000m

Ascension College
3 Nortons Lane, Wantirna South
Swept Path Assessment

NOTE:
1) Base plan supplied by MSM & Associates Pty Ltd, Rev B, dated 26 August 2025
2) Maximum design speed - 5 km/h

RATIO REFERENCE	SHEET No.	PREPARED BY	SCALE	DATE
22781T-SK001-C	4 of 6	J.H.B	1:300 @A3	02/09/2025

CLASSROOM 6
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10
EPIT
T. PEG PLACED
79.4 79.2 79.0 78.8 78.6 78.4 78.2 78.0 77.8 77.6 77.4 77.2 77.0
SEWER LINE
6.10m EASEMENT OF WAY
130
6.10m
MV
76.8 76.6 76.4 76.2 76.0 75.8 75.6
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ratio:

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ABN 005 422 104
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CREMORNE, VICTORIA 3121
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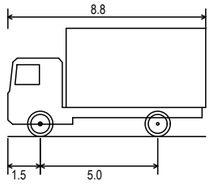
FACSIMILE (03)9429 3011

MRV - Medium Rigid Vehicle (AS/NZS2890.2:2002)



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Swept Path Assessment

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22781T-SK001-C	5 of 6	J.H.B	1:300 @A3	02/09/2025