

Waste Management Plan

Service Industry (Hardware & Trade Supplies), Low Impact
Industry and Warehouse (excluding self-storage)
Lots 1189-1190 Edison Crescent, Baringa

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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5 May 2022

Prepared for:

Newlink Property Group Pty Ltd as Trustee for Newlink
Property Group Trust
Report: 50622-RP02-E

GELEON

AMENDED IN RED

By: Andrew McKnight

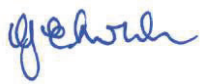
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1.0 Introduction

1.1 Project Background

Geleon has been engaged by Newlink Property Group Pty Ltd as Trustee for Newlink Property Group Trust (the **Applicant**) to prepare a Waste Management Plan (**WMP**) to accompany a Development Application (**DA**) to establish Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self-storage) land uses on Lots 1189-1190 Edison Crescent, Baringa (Figure 1.1). The existing 3,012m² site is currently vacant.



Figure 1.1 Locality Plan

1.2 Context

The subject site is located within the Caloundra South Priority Development Area (**PDA**) that covers 2,310 hectares of land and is located between the Bruce Highway to the west and Bells Creek Road to the south. The development site is subject to the Caloundra South PDA Development Scheme (October 2011), more specifically the site is subject to the Plan of Development (**POD**) for the Aura Business Park (October 2019).

1.3 Applicable Planning Scheme and Documents

The proposed development site falls under the jurisdiction of Sunshine Coast Council ('Council') and is governed by the *Sunshine Coast Planning Scheme – Version 23 (May 2021)*. Other applicable documents include:

- *Environmental Protection Regulation 2019*
- *Waste Reduction and Recycling Act 2011*
- *Waste Reduction and Recycling Regulation 2011*
- *State of Queensland – Clinical and Related Waste Guideline 2019.*

1.4 Purpose and Scope

The purpose of this WMP is to outline the waste management provisions for the proposed development to demonstrate the efficient, safe, and sustainable management of waste during the operational phase of the development. This report has been prepared to address the requirements of the *Sunshine Coast Planning Scheme – SC6.18 Planning scheme policy for waste management code*. The scope includes:

- detailing the anticipated type and quantity of waste to be generated by the development
- detailing the waste storage room, waste chutes and waste storage bin requirements
- detailing the proposed waste collection arrangements for the proposed development, and
- addressing Council's Solid Waste Management Code (V8).

1.5 Definitions and Abbreviations

Table 1.5 Definitions and Abbreviations

Term	Definition
Bin carting route	the proposed route to move bins between the storage point and the servicing point
Bulk bins	bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck
Common servicing point	a common area where more than two dwellings/tenancies store their bins. A hardstand area, for example a concrete pad
Constructed hardstand area	hardstand area, for example a concrete pad, which has been constructed for bin storage.
General waste	waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises
Service Industry / Hardware and Trade Supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like
Recyclable waste	A clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. The following wastes are deemed recyclable: - all household plastics, bottles and containers; - aluminium and steel cans and aerosols; - bottles and jars made only of glass; - clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.
Servicing point	the designated area allocated to the temporary storage of waste bins.
Storage point	the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced
Warehouse	premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.
Waste storage room	the room at the base of the chute used for the storage of waste bins
Waste carting distance	the distance required for a person to transport their waste from the nearest point of exit of their dwelling / tenancy to a storage point (or in the case of a multilevel building, to the nearest waste disposal point).

2.0 Proposed Development

2.1 Development Details

The development proposes the establishment of Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self-storage) land uses for the purpose of establishing two commercial tenancies on-site. Access to and from the development will be provided via a single vehicle crossing on Edison Crescent.

Details of the proposed development are provided in **Table 2.1**, with the proposed plan of development being shown in **Figure 2.1**. Development plans relevant to this report have been included in **Appendix A**.

Table 2.1 Proposed Development Details

Tenancy	Land Use	Gross Floor Area (GFA)
1	Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self-storage)	502 m ²
2	Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self-storage)	849 m ²
Total GFA		1,351 m ²

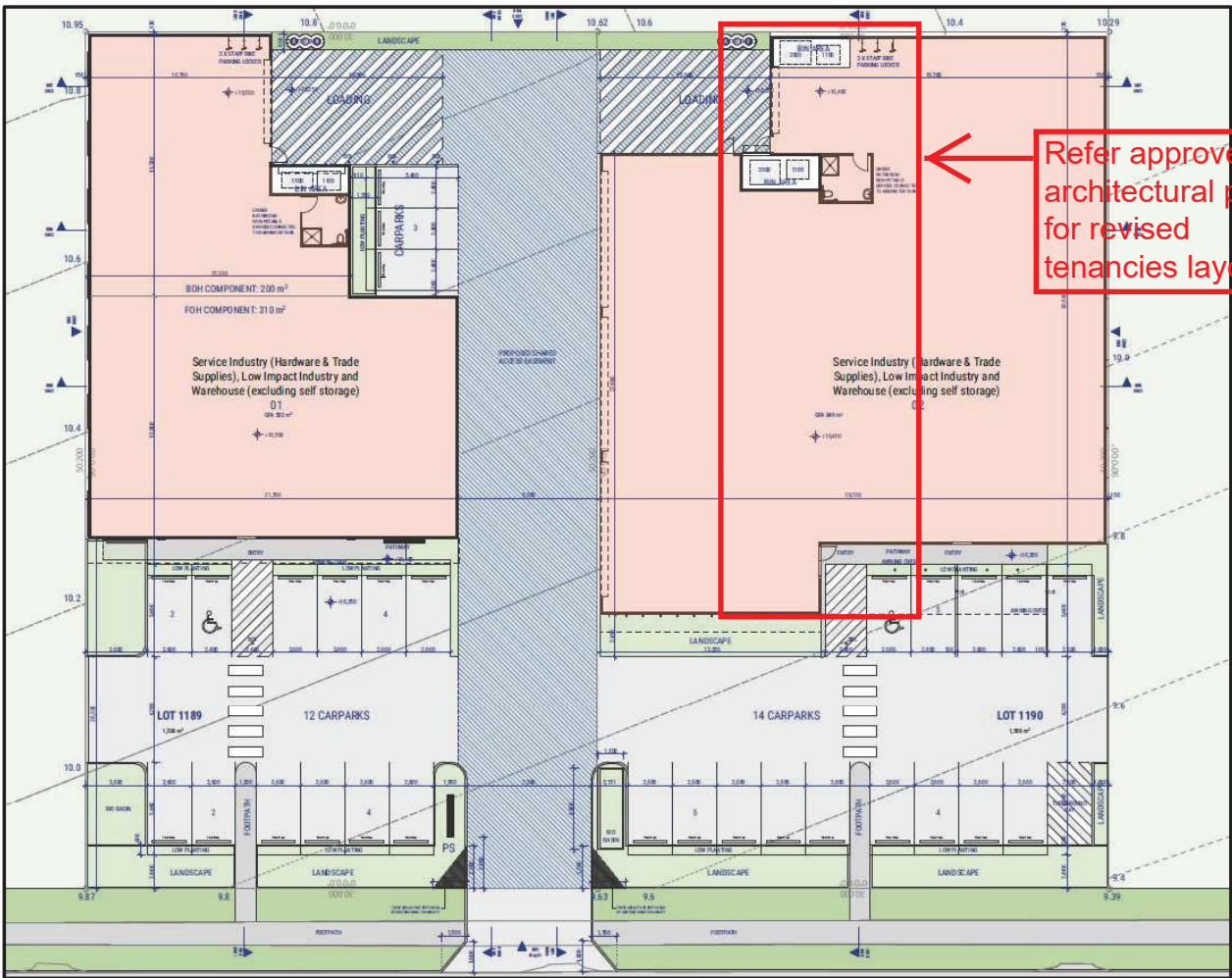


Figure 2.1 Proposed Development Site Plan

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3.0 Development Waste

3.1 Types of Waste Streams

The anticipated types of waste that will be generated by the development are shown in **Table 3.1**.

Table 3.1 Predicted Waste Types

Land Use	Predicted Waste Types
Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self-storage)	General and recycling waste

3.2 Waste Generation

GFA consistent therefore waste generation not expected to be substantially different

Waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in SC6.18 *Planning scheme policy for waste management code*. In the absence of a waste generation rate for the proposed land uses, waste generation rates for a Showroom land use have been adopted which are considered to provide a conservative assessment. A summary of the waste generating characteristics of the site are provided in **Table 3.2**.

Table 3.2 Waste Generating Characteristics

Tenancy	GFA	General Waste Generation Rate	Total (L/week)	Recycling Rate	Total (L/week)
1	502 m ²	40L / 100m ² floor area / day	1,406	20L / 100m ² floor area / day	703
2	849 m ²	40L / 100m ² floor area / day	2,378	20L / 100m ² floor area / day	1,189
		General Waste Generation	3,784 L/week	Recycling Waste Generation	1,892 L/week

3.3 Proposed Waste Bin Provisions

To accommodate the waste generating characteristics of the proposed development site, bulk bins will be utilised to store site waste as detailed in **Table 3.3**.

Table 3.3 Refuse Bin Requirements

Waste Type	Anticipated Waste Quantity (L/week)	Waste Bin Provision	Collection Frequency	Total Waste Provision
Tenancy 1				
General Waste	1,406	1 x 1500L bulk bin	Once per week	1 x 1500L x 1 collection = 1500L
Recycling Waste	703	1 x 1100L bulk bin	Once per week	1 x 1100L x 1 collection = 1100L
Tenancy 2				
General Waste	2,378	2 x 2000L bulk bin	Once per week	2 x 2000L x 1 collection = 4000L
Recycling Waste	1,189	2 x 1100L bulk bin	Once per week	2 x 1100L x 1 collection = 2,200L

3.4 Dimensions of Waste Containers

Table 3.4 provides the dimensions of the bulk bins to be used on-site.

Table 3.4 Dimensions of Waste Containers

Bin Type	Volume (L)	Length (mm)	Width / Diameter (mm)	Height (mm)	Collection Vehicle Type
Bulk Bin	1100	1070	1360	1465	Front load collection vehicle
Bulk Bin	1500	905	1810	910	Front load collection vehicle
Bulk Bin	2000	1400	1830	865	Front load collection vehicle

3.5 Waste Storage Area

The development will provide a total of two separate waste storage areas, comprising one enclosed waste storage area provided adjacent to the proposed servicing areas for both tenancies (**Figure 3.5.1**). All general and recycling waste will be carted independently by each tenancy and disposed of in the applicable bins. It is intended that the waste storage rooms will only be accessible by site management / tenants to remove any potential health and safety implications that may arise if these areas were to have been freely accessible. Maintaining a 0.3m clearance around each bulk bin, the dimensions for the proposed waste storage area for tenancy 1, comprise a width 1.68m and a length of 4.07m (**Figure 3.5.2**). The dimensions for the proposed waste storage areas for tenancy 2, comprise a width 2.02m and a length of 4.09m (**Figure 3.5.3**).

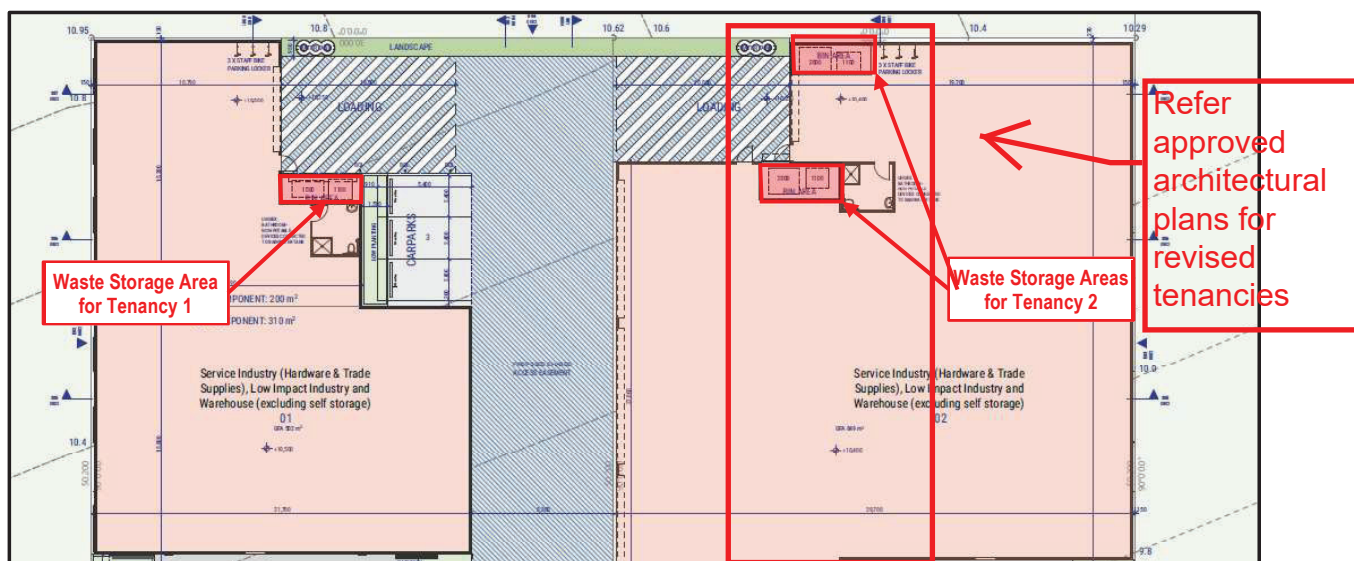


Figure 3.5.1 Waste Storage Areas

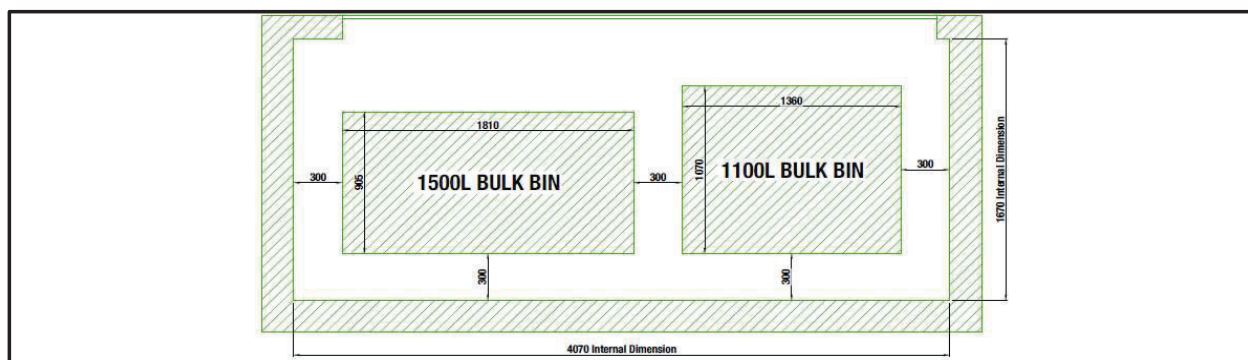


Figure 3.5.2 Waste Storage Room Dimensions – Tenancy 1

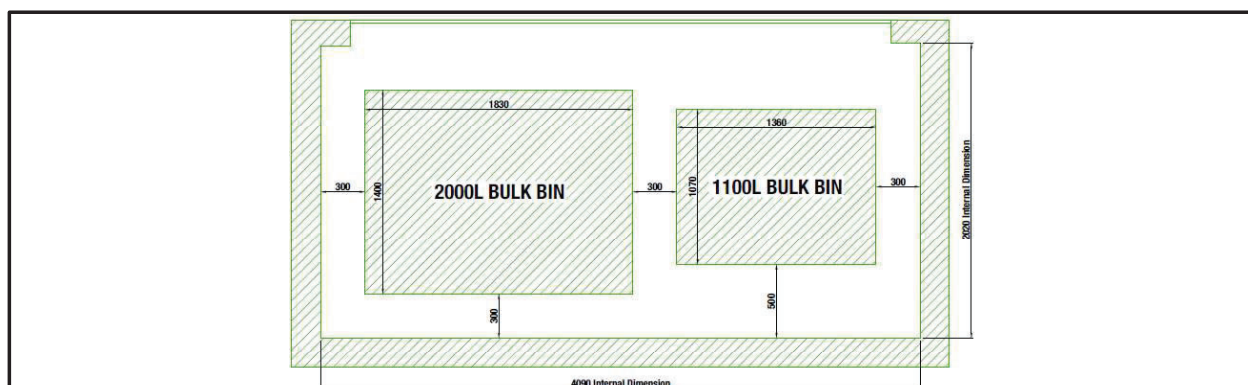


Figure 3.5.3 Waste Storage Room Dimensions – Tenancy 2

The waste storage areas will be designed and constructed to meet the following requirements:

- be located at vehicle access level, preferably away from the main entrance to the building; not be located adjacent to or within any habitable room or place used in connection with food preparation or living areas
- be of sufficient size to fully contain the number of waste containers required to service the development
- provide for waste containers to be easily accessed for direct disposal of bulky items to the waste container
- provide for unobstructed access for removal of waste containers to the service point and for the positioning of the containers correctly in relation to the waste chute
- be the service point or be located within 40 metres of the service point;
- be designed and constructed so that:
 - the doors are close fitting, self-closing and not less than 820mm wide
 - walls, doors and roof of each waste room are lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour
 - the junctions of the walls with the floors are covered with the covering formed to prevent damage to walls by containers
 - door frames are metal, hardwood or metal clad softwood, situated in an external wall
 - door frames are rebated with a lock capable of being always activated from within the room without a key
 - a hose cock and an adequate length of hand hose of a minimum internal diameter of 12mm are provided immediately outside the room
 - the waste room is fly and vermin proof
 - the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway and drainage is by means of a trapped gully connected to the sewer with gullies positioned to avoid the track of waste container wheels
 - rainfall and other surface water cannot flow into the waste room
 - artificial lighting is provided
 - all equipment in a fixed position is located clear of walls and floors and is supported on suitable plinths or impervious legs; and
 - any container storage and drainage racks are made of galvanised metal or other durable, impervious materials, and
- be well ventilated and have “hazardous waste” and “no smoking” signs installed; and

A waste wash down area is to be provided for the regular cleaning of waste containers, which:

- is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property
- has a floor graded to fall to a drainage point located within the wash down area
- provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down, and
- has a hose cock is located in the vicinity of the wash down area.

4.0 Waste Collection Requirements

4.1 Collection Arrangement

The following section provides an overview of the refuse bin collection and servicing details for the proposed development.

4.2 Frequency and Timing

GFA consistent therefore frequency and timing of collection not expected to be substantially different

Based on the calculations detailed in **Section 3.2** and the waste bin provisions determined in **Section 3.3** of this report, the general and recycling waste will require servicing once per week. Once the development is operational, collection frequencies will be reviewed to ensure that it is sufficient for the development.

It is proposed that all waste collection is undertaken outside of standard business hours to limit the operational impacts to the public. Services frequencies are detailed in **Table 4.2**.

Table 4.2 Refuse Bin Collection Frequency

Waste Stream	Refuse Bin Requirement	Collection Frequency
Tenancy 1		
General Waste	1 x 1,500L bulk bin	Once per week
Recycling	1 x 1,100L bulk bin	Once per week
Tenancy 2		
General Waste	2 x 2,000L bulk bin	Once per week
Recycling	2 x 1,100L bulk bin	Once per week

4.3 Collection Vehicle Access

Refuse collection for the general and recycling waste will require servicing by a front-loading refuse collection vehicle (RCV). On pre-arranged collection days, the RCV will enter the site in a forward gear, park prior to the waste storage areas adjacent to the proposed loading bays, pull the bins out of the storage area and undertake servicing, then return the bins to the storage area. Once complete, the waste collector will exit the development in a forward gear. Refuse collection will be undertaken by a private contractor.

A swept path assessment has been undertaken to demonstrate that an RCV can satisfactorily enter the development site in a forward gear, park at the proposed servicing points within the loading bays, service the bulk bins and exit the development site in a forward gear (refer **Appendix B**).

Details of the waste collection vehicle dimensions utilised in this assessment are provided in **Table 4.3** for reference.

Table 4.3 Service Vehicle Dimensions

Vehicle	9.9m Front-Loading RCV
Width	2.5m
Length	9.9m
Travelling Height	3.64m
Servicing Height	6.1m
Minimum Turning Circle	23.66m (wall to wall), 22.10 (kerb to kerb)

5.0 Response To Council Development Codes

A detailed review of the proposed development against Council's *Sunshine Coast Planning Scheme – Waste Management Code (V22)* is provided in **Appendix C**.

6.0 Conclusions

This report presents the findings related to assessment of waste management related matters for a proposed development located at Lots 1189-1190 Edison Crescent, Baringa.

6.1 Findings

The following conclusions can be reached from the findings of this assessment:

- waste generated by the proposed development is anticipated to consist of general and recycling waste streams consistent with industrial land uses
- upon completion, the development is anticipated to generate 3,784L of general waste per week and 1,882L of recycling waste per week
- for tenancy 1 the development will provide a single 1,500L bulk bin to manage general waste and a single 1,100L bulk bin to manage recycling waste. For tenancy 2 the development will provide two 2,000L bulk bins to manage general waste and two 1,100L bulk bins to manage recycling waste
- refuse collection will be conducted on pre-arranged collection days with a frequency of once per week for general waste and once per week for and recycling waste
- when the development is operational, the collection frequency will be reviewed to ensure it is sufficient for the development
- the development proposes two separate waste storage areas for the proposed tenancies. Tenants will be responsible for disposing their waste into the bulk bins located in the waste storage areas. The waste storage room will only be accessible by site management / tenants
- on pre-arranged collection days, the RCV will enter the site in a forward gear, park prior to the waste storage areas, pull the bins out of the storage area and undertake servicing, then return the bins to the storage area, and
- servicing for general waste and recycling waste will not be undertaken at the same time and will be conducted outside of standard business hours.

Based on the information presented within this report, it has been demonstrated that the development proposes a waste management solution aligning with Council's requirements.

7.0 References

- 1) Sunshine Coast Council, *Sunshine Coast Planning Scheme – Version 22 (August 2020)*, Nambour.
- 2) Sunshine Coast Council, *Sunshine Coast Planning Scheme – Version 22 – Waste Management Code (July 2017)*, Nambour.
- 3) Sunshine Coast Council, *Sunshine Coast Planning Scheme – Version 22 – SC6.18 Planning scheme policy for waste management code (July 2017)*, Nambour.
- 4) Urbis, *Caloundra South – Northern Locality – Business and Industry Area – Plan of Development – Precinct 3, 4, 5 and Part 6 (October 2019)*
- 5) State of Queensland, *Environmental Protection Regulation 2019 (2019)*, Brisbane.
- 6) State of Queensland, *Waste Reduction and Recycling Act 2011 (2011)*, Brisbane.
- 7) State of Queensland, *Waste Reduction and Recycling Regulation 2011 (2017)*, Brisbane.

Appendix A Plans of Development

Appendix B Swept Path Analysis

Appendix C Sunshine Coast Council – Response to Waste Management Code

9.4.10 Waste Management Code

Performance outcomes		Acceptable outcomes	Comment
Waste Minimisation			
PO1	Development minimises waste generation (including construction, demolition and operational waste) and provides opportunities for re-use and recycling, where appropriate.	AO1 Development with the potential to generate significant amounts of waste is undertaken in accordance with an approved waste management plan, prepared in accordance with the Planning scheme policy for the waste management code .	COMPLIES WITH AO1. The proposed development includes waste storage points of sufficient size to accommodate the required bins/ containers. For tenancy 1 the development will provide a single 1,500L bulk bin to manage general waste and a single 1,100L bulk bin to manage recycling waste. For tenancy 2 the development will provide two 2,000L bulk bins to manage general waste and two 1,100L bulk bins to manage recycling waste. For further details in relation to the proposed waste storage points, refer to Section 3.0 of Geleon Waste Management Plan Report 50622-RP02-E .
Waste Storage			
PO2	Development provides adequate facilities on-site for the storage of waste and recyclable material, in a manner which minimises the potential for environmental harm and environmental nuisance.	AO2 A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the Planning scheme policy for the waste management code .	COMPLIES WITH AO2. The proposed storage points are located, designed and sized in accordance with the Waste Management Policy. For further details in relation to the proposed waste storage points, refer to Section 3.0 of Geleon Waste Management Plan Report 50622-RP02-E .
PO3	Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	AO3 No acceptable outcome provided.	COMPLIES WITH PO3. Separate bulk bins are proposed for the storage of general waste and recycling waste. For further details in relation to the proposed waste storage points, refer to Section 3.0 of Geleon Waste Management Plan Report 50622-RP02-E .
Waste Servicing			
PO4	Development is designed to facilitate and allow for safe, unobstructed and efficient servicing of waste containers.	AO4.1 Where on-site waste collection services are proposed:-	COMPLIES WITH AO4.1. General and recycling waste will be collected by a private contractor using a 9.9m front-loading refuse collection vehicle (RCV) within the loading areas. On pre-arranged collection days, the RCV will enter the site in a forward gear, park prior to the waste storage areas adjacent to the proposed loading

Performance outcomes	Acceptable outcomes	Comment
	(a) the layout and internal trafficable areas of the development is designed to facilitate direct servicing of waste containers by the refuse collection vehicle in a safe, efficient and unobstructed manner; (b) refuse collection vehicle entry and exit from the site is carried out in a forward gear; and (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour. AO4.2 Where on-street (kerbside) waste collection is proposed for standard domestic waste containers, sufficient kerbside space is provided adjacent to the frontage of the premises for the required number of bins, and such space is:- (a) clearly separated from car parking bays, loading bays and other similar no-standing areas; (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (c) clear of footpaths and pedestrian access connections to the road; (d) not in front of shop entrances or private residential premises; (e) not blocking the vision of vehicles using the roadway or entering and exiting the property; (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and (g) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse). AO4.3 Where on-street waste collection is proposed for standard bulk bins:- (a) a storage embayment is provided just inside the property boundary alignment of the site, preferably next to the site access point, and adjacent to the likely point on the street where the bulk bin will be serviced by the contractor;	bays, pull the bins out of the storage area and undertake servicing, then return the bins to the storage area. Once complete, the waste collector will exit the development in a forward gear. For further details in relation to the proposed refuse collection procedure, refer to Section 4.0 of Geleon Waste Management Plan Report 50622-RP02-E.

Performance outcomes	Acceptable outcomes	Comment
	(b) a reasonably level, smooth and nonslip access path is provided, from the temporary embayment continuous to the likely point on the street where a refuse collection vehicle will service the bin; (c) a lawful point exists on the street for the refuse collection vehicle to stand, at the likely point for bin servicing, such that the refuse collection vehicle is not required to “double park” and/or is not impeding traffic flow during servicing and is not blocking the vision of vehicles using the roadway or entering and exiting the property; and (d) at the point of collection, there is clear volumetric space available that is:- (i) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (ii) clear of footpaths and pedestrian access connections to the road; (iii) not in front of shop entrances or private residential premises; and (iv) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse). Note—the Planning scheme policy for the waste management code contains guidance in relation to the achievement of AO4.1, AO4.2 and AO4.3. Editor’s note—Section 9.4.8 (Transport and parking code) sets out additional requirements for service vehicle access and parking.	
PO5 Development is designed to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	AO5 No acceptable outcome provided.	COMPLIES WITH PO5. The waste storage rooms have been sized to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins. Maintaining a 0.3m clearance around each bulk bin, the dimensions for the proposed waste storage area for the tenancy 1, comprise a width 1.68m and a length of 4.07m. The dimensions for the proposed waste storage areas for the tenancy 2, comprise a width 2.02m and a length of 4.09m. For further details in relation to the proposed waste storage points, refer to Section 3.0 of Geleon Waste Management Plan Report 50622-RP02-E.



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