

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2024/1474 Quensland Government

Executive Summary

Murray & Associates (QLD) Pty Ltd, were engaged to prepare this Waste Management Plan by Plantation Baringa Pty Ltd, for a proposed Vertical Retirement Village MCU application involving land described as Lot 8002 on SP314150, situated at Baringa Drive, Baringa.

This Plan was prepared to support the intended storage and collection of waste associated with the proposed development.

Furthermore, the report demonstrates the suitability of the proposed waste strategy in terms of waste storage volume and location, as well as the intended collection arrangement which will be facilitated via an on-site manager.

Murray & Associates have determined that the provisions outlined in this report are sufficient for the proposed use in accordance with the relevant Standards, we hereby request this plan be integrated into the subsequent approvals package and the requirements detailed herein be conditioned by EDQ.

Murray & Associates (QLD) Pty Ltd Town Planning Consultant Contact: Blake Bell Address: PO Box 246

Nambour QLD 4560

Phone: (07) 5441 2188 Email: <u>bwbell@mursurv.com</u>



Table of Contents

1.0	Refuse Storage Required
2.0	Proposed Waste Management System
3.0	On-Site Waste Management Provisions
4.0	Summary



1.0 Refuse Storage Required

Table 1 - Required Refuse Storage Statistics - SCC Standards

Dwelling/Site Quantity	Refuse Type	Volume Required	Volume	Bulk Bin Quantity
96	General Waste	120L/Unit	11,040/Fortnight	10
96	Recyclables	120L/Unit	11,040L/Week	10

Using 1,100L bulk bins, with general refuse collected weekly and recyclables fortnightly, the development will be required to maintain $10 \times 1,100L$ bulk bins for general waste and 10×1100 bulk bins for recyclables – **a total of 20 bulk bins**. This arrangement is considered sufficient in accordance with Sunshine Coast Council's Standards.



2.0 Proposed Waste Management System



Figure 1 - Amended Bin Enclosure

The refuse storage area provided on-site are conveniently located in multiple locations throughout the site (see **Appendix A – Amended Design Plans – Pg. 13** for locations). Both general waste and recyclable bulk bins will be in these refuse storage areas. This location has been adopted to ensure each stage of the development is appropriately serviced.

On collection day, the on-site manager will haul the bulk bins stored in the refuse storage areas to the temporary bin store area along Evans Lane, for collection by the waste contractor. Noting this location has been shifted towards the driveway for direct access (see **Figure 1** & **Appendix A – Pg. 13** for details). Additionally, the density of screening to Evans Street have been increased and battens angled to 45 degrees to better conceal bins inside enclosure.



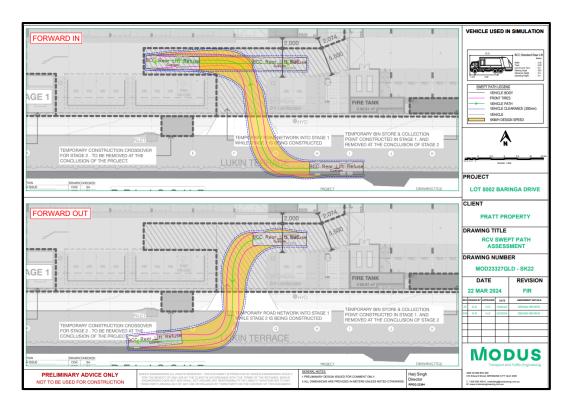


Figure 2 - Refuse Vehicle Swept Path Analysis

A swept path assessment was prepared by Modus Transport and Traffic Engineering utilising a 10.23m BCC Standard Rear Lift Waste Collection Vehicle (WCV), to complete a conservative assessment. The swept paths determined that the WCV can safely ingress and egress the site in a forward gear, to conduct waste collection (see **Appendix B of Appendix D & Figure 2**).

The proposed servicing arrangements of the site are anticipated to occur outside of the Stage 1 building structure. Therefore, the MRV and RCV vehicle paths do not traverse in areas that provide height clearance restrictions (see **Appendix D – Pg. 4** for details).

Once the bins have been emptied the building manager will return these bins back to their respective storage locations.



3.0 On-Site Waste Management Provisions

The refuse storage areas are of an appropriate size to accommodate the required number of bulk bins (see **Appendix A – Amended Design Plans – Pg. 13** for dimensions).

Consistent with the waste policy of Sunshine Coast Council, the temporary bin store area has been located along the Evans Lane boundary to ensure the waste contractor does not have to transfer the bulk bins further than 10 metres to the refuse collection vehicle for collection and can leave in a forward motion.



4.0 Summary

The development will have an on-site manager who will be responsible for waste management – part of those responsibilities will be to ensure all bulk bins are relocated to their respective storage locations (see **Appendix A** for details).

The development has been designed to accommodate 10 x 1,100L general waste bulk bins and 10 x 1,100L recyclable waste bulk bins, with a consolidated bin store capable of holding all 20 x 1,100L bulk bins on the day that both general and recyclable waste are collected by Council's waste contractor.