

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1474
Date: 08 May 2024



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.

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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 x 1,100L bulk bins for general waste and 10 x 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.



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).

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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.