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DEVELOPMENT APPROVAL

Approval no: DEV2022/1305

Date: 30-May-2023



AMENDED IN RED

By: Essen Joseph

Date: 25-May-2023



Waste collection required to occur
between 9.30-11 am, Monday to Sunday
See conditions of approval.

WASTE MANAGEMENT PLAN

LUMINA

CORNER HILL STREET AND

FRAZER STREET

SOUTHPORT QLD 4215



CLIENT

GCHKP Pty Ltd
March 2023

DOCUMENT INFORMATION

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Document Details:

Title: Waste Management Plan
Lumina
Corner of Hill Street and Frazer Street
SOUTHPORT QLD 4215

Project Number: MRA21-198

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LIMITATIONS

Mark Rigby & Associates Pty Ltd (MRA Environmental) has prepared this Waste Management Plan for the sole use of GCHKP Pty Ltd to support a Development Application for a proposed commercial use comprising of a new multi storey health care services building at corner of Hill Street and Frazer Street, Southport Qld 4215.

Specifically, this report will be submitted to the Economic Development Queensland (EDQ) as a component of the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development generally in accordance with the City of Gold Coast *City Plan - SC6.15 City Plan Policy v.8 - Solid Waste Management*.

This report is for the sole use of GCHKP Pty Ltd and in relation to the Development Application to be submitted to the EDQ. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty expressed or implied is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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ATTACHMENTS

Attachment A: Solid Waste Management Code

Drive-on service – where the waste collection vehicle services bulk bins on site, bins are to be positioned for direct access/servicing without the need for manual handling by the waste vehicle driver or other person.

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.

Glass crushers - machines that can reduce the volume of glass waste by up to 75%, saving valuable space.

Hazardous waste - solid waste that is toxic or contains toxic material, for example, light bulbs, fluorescence lights, batteries.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

Mixed-use development – for the purpose of this report, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).

Non-serviced area – an area within the boundaries of City of Gold Coast which is not serviced by Council's waste collection contractor.

Organic waste - is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute - a duct in which recycling descends from one point to another.

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Gold Coast 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.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Roll-on roll-off bin (Ro-Ro bin) – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

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. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

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 multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck.

2.0 INTRODUCTION

2.1 BACKGROUND

MRA Environmental (MRA) has been commissioned by GCHKP Pty Ltd to prepare a Waste Management Plan (WMP) for a Development Application comprising a multi-level Centre of Excellence for delivery of clinical health care, research, innovation and industry within the Gold Coast Health and Knowledge Precinct. The development includes a new multi-level building with supporting infrastructure at corner of Hill Street and Frazer Street, Southport Qld 4215.

Tenancies are proposed for a range of health care services including a short stay hospital, medical technology, medical consulting suites and General Practitioner (GP), learning hub, radiology and pathology. The development also includes a tenancy for a retail coffee shop, a retail pharmacy, and the provision of onsite parking.

This WMP has been prepared to support the development application that is to be submitted to the Economic Development Queensland (EDQ). This WMP ensures that the waste storage and collection activities for the operational phase of the development are generally in accordance with the City of Gold Coast's *City Plan Policy v8 – SC6.15 Solid Waste Management*.

2.2 SITE DETAILS

The application applies to Lot 62 SP338437 currently known as 15 Nexus Way, Southport (Refer **Figure 1**).

The total site area is approximately 7488m² and is bound on all sides by roadways (Hill St, Frazer St and Nexus Way). The portion of the site proposed for the development is approximately 2000m² in the north-west corner and has frontage to Hill Street and Frazer Street. Vehicular access is proposed from Frazer Street. Neighbouring healthcare services, commercial activities and multi-level residential towers are all in proximity to the site. Gold Coast Private Hospital is located immediately across Hill Street to the west.

2.3 PURPOSE & SCOPE OF REPORT

This report represents a Waste Management Plan for the operational phase of the development, which includes:

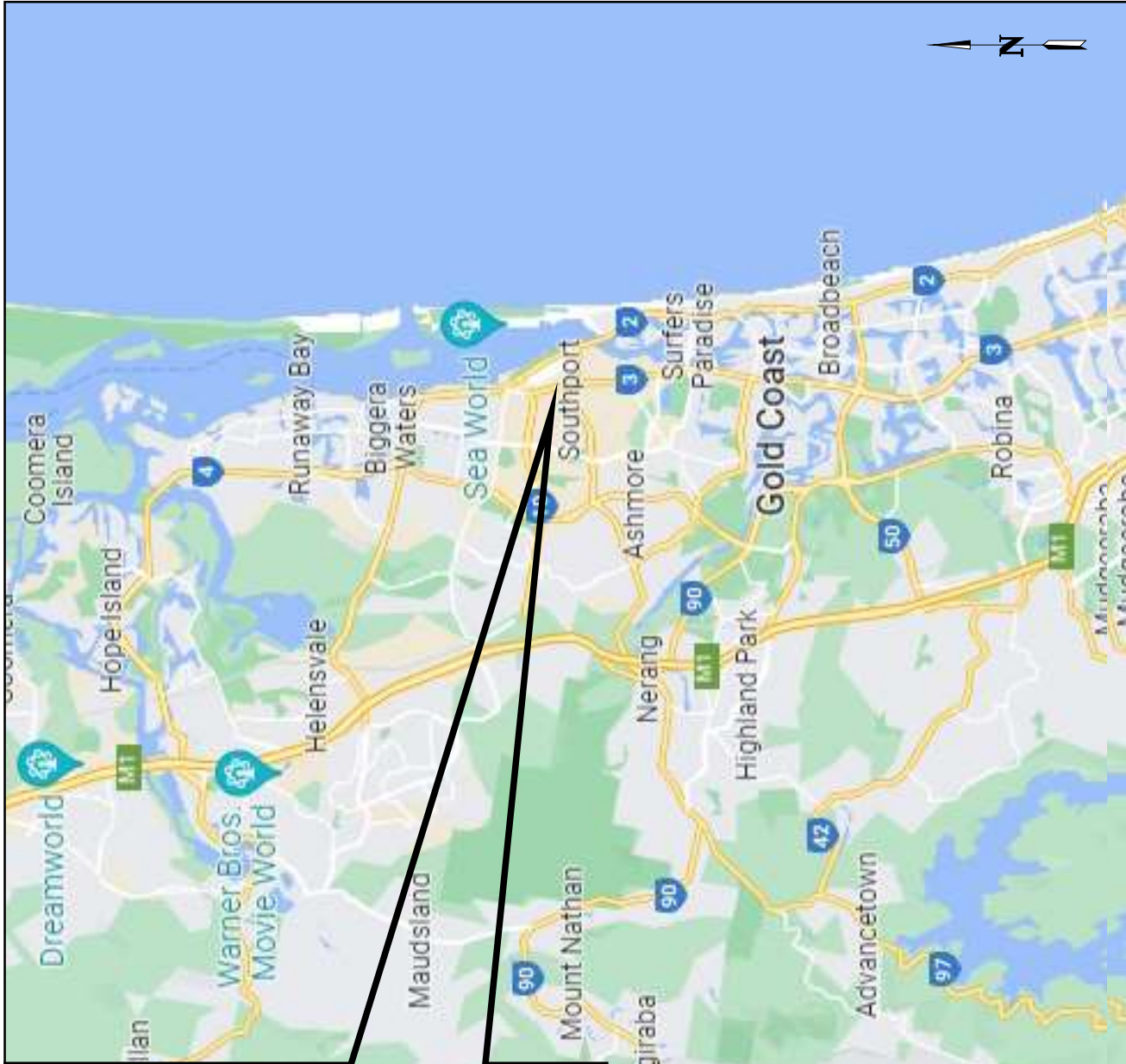
- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage point requirements and waste storage bins (**Section 4.0**); and
- Details of the proposed waste collection arrangements (**Section 5.0**).

2.4 WMP OBJECTIVES & STRUCTURE

The main objective of this report is to provide details for optimal waste management in the operational phase of the development.

The structure of this report will be as follows:

- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development uses;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and waste collection vehicle access.



JOB NUMBER MRA21-198		CLIENT GCHKP PTY LTD		DRAWING		MRA21-198	
DESIGNED RP		SCALE NTS		PROJECT		DRAWING	
DRAWN RP		LEVEL DATUM -		PROJECT		DRAWING	
CHECKED AR		SHEET SIZE A4		PROJECT		DRAWING	
APPROVED AR		CAD FILE		PROJECT		DRAWING	
DATE MARCH 2023		ISSUE FINAL		PROJECT		DRAWING	
MRA YOUR TRUSTED ENVIRONMENTAL PARTNER		GCHKP PTY LTD		WASTE MANAGEMENT PLAN		MRA21-198	
Salle 1, 37 Commerce Drive, Robina PO Box 480 Robina Qld 4226		LUMINA - CORNER OF HILL ST AND FRAZER ST SOUTHPORT QLD		TITLE		Figure 1	
PH (07) 5578 7040 FAX (07) 5578 7313 MOB 0417 797486		SITE LOCATION		TITLE		REV	
						FINAL	

MRA ENVIRONMENTAL YOUR TRUSTED ENVIRONMENTAL PARTNER								CLIENT	GCHKP PTY LTD	JOB NUMBER	MRA21-198	
Suite 1, 37 Commerce Drive, Robina PO Box 480 Robina Qld 4226 PH (07) 5578 7040 MOB 0419 734 506				DRAWN	RP	LEVEL DATUM	-	PROJECT	LUMINA - CORNER HILL STREET AND FRAZER STREET SOUTHPORT	DRAWING	Figure 2	
				CHECKED	AR	SHEET SIZE	A4					
				APPROVED	AR	CAD FILE		TITLE				
				DATE	MARCH 2023	ISSUE	FINAL	WASTE STORAGE AND SERVICING POINT				REV

3.0 WASTE QUANTITIES

3.1 TYPE OF WASTE

Table 1 outlines the predicted types of waste that are expected to be generated from the commercial development. Operations that are inclusive of each other (hospital and hospital kitchen) or have similar or same waste generation have been presented together in the table.

Table 1: Predicted waste types

Tenancy Type	Predicted Waste Types
Food and Drink Outlet (Coffee Shop)	General Waste and Recyclable waste
Medical Suites and General Practitioner (GP), Allied Medical, Radiology, Pathology	General Waste and Recyclable waste Clinical and Related waste
Short Stay Hospital (SSH) includes hospital kitchen	General Waste and Recyclable waste Clinical and Related waste (SSH)
Pharmacy	General Waste and Recyclable waste Clinical and Related waste
Learning Hub	General Waste and Recyclable waste Clinical and Related waste

3.2 WASTE QUANTITIES

Calculations of the anticipated waste quantities have been separated into general waste and recyclable components. The waste calculations are generally completed with reference to typical waste generation rates as provided in Appendix A of Council's *SC6.15 City Plan Policy v.8 - Solid Waste Management*.

3.2.1 CLINICAL AND RELATED WASTES

Clinical and related waste has not been included in the calculations as it is generally segregated from general and recycling waste streams for collection by specialist contractors under an environmental authority. Clinical and related waste is not proposed to be stored within the general waste and recyclables storage point on the Lower Ground Level. (refer to **Figure 2**)

Clinical and related waste is specific to each professional practice and is typically stored within the tenancy or a secured storage. (i.e. lockable store room, compartment or container). Storage space is provided for a proportion of clinical and related waste in storage areas on Lower Ground Level. Availability of this storage for the tenancies is to be considered at detailed design and or at tenancy planning.

Specialist contractors are engaged to collect the waste and transport it to the service vehicle standing within the Lower Ground Level loading area. Clinical and related waste can be collected from the available storages on Lower Ground Level or from within tenancies depending on future design.

Table 2 displays the general waste quantities and **Table 3** displays the recyclable quantities that are anticipated for the operations. Operations that are inclusive of each other or have same or similar waste generation have been grouped together for the purposes of the table.

Table 2: Anticipated general waste quantities

Uses	Approximate Floor Space (m ²)	Waste Generation (L/week)	Waste Generation [#] (m ³ /week)	Waste Generation [#] (m ³ /day)
Food and Drink Outlet (Coffee Shop and Terrace)	125	1875	1.88	0.27
Medical Suites, GP, Allied Medical, Radiology and Pathology	8355	4416	4.42	0.63
Short Stay Hospital (includes 100m ² hospital kitchen)	5384	21506	21.51	3.07
Pharmacy	121	150	0.15	0.02
Learning Hub	351	351	0.35	0.05
TOTAL		28300	28.30	4.04

Rounding has been applied

Table 3: Anticipated recyclable waste quantities

Commercial Uses	Approximate Floor Space (m ²)	Waste Generation (L/week)	Waste Generation [#] (m ³ /week)	Waste Generation [#] (m ³ /day)
Food and Drink Outlet (Coffee Shop and Terrace)	125	1250	1.25	0.18
Medical Suites, GP, Allied Medical, Radiology and Pathology	8355	8831	8.83	1.26
Short Stay Hospital (includes 100m ² hospital kitchen)	5384	19915	19.92	2.85
Pharmacy	121	1210	1.21	0.17
Learning Hub	351	702	0.70	0.10
TOTAL		31909	31.91	4.56

Rounding has been applied

3.3 TOTAL WASTE CAPACITY

The development is estimated to generate a total of approximately **4.04m³ per day** of general waste and **4.56m³ per day** of recyclable waste.

4.0 WASTE AND RECYCLING STORAGE

This section outlines the general design criteria of the waste storage point, as required by *SC6.15 City Plan Policy v.8 - Solid Waste Management* and includes a description of the proposed bins to be used.

4.1 WASTE & RECYCLING STORAGE POINT

The development will include one (1) communal waste storage point for general waste and recycling. The enclosed area is situated on the southern end of the loading area on the Lower Ground Level adjacent to the driveway ramp to Basement 1 (Refer to **Figure 2**). The storage has direct access to the loading bay driveway and is facing Frazer Street and the waste servicing point on the opposite side of the loading area driveway.

All general waste and recyclable waste are proposed to be manually delivered to the waste and recycling storage point. Access to the Lower Ground Level is via lifts and only authorised persons will have access to the storage point and bins.

The waste storage point will be designed and constructed to meet the requirements listed below:

1. Designed to allow the bins to be easily transported to a separate servicing point (no steps or lips on bin carting route);
2. The waste carting distance generally should not exceed 60m and must be reasonable to ensure ease of use. The proposed storage is within 60m from the lift to the storage point. (Refer to **Figure 2**).
3. Located at least five (5) metres from any door, window or fresh air intake on an adjoining site;
4. Screened to ensure bins are not visible from a public place or sensitive land use.
5. Of sufficient size to accommodate the required number of bins; allowing for at least an additional 500mm clearance surrounding each bin.
6. Doors must be wide enough to allow for the easy removal of the largest container to be stored;
7. Constructed hardstand area with a solid concrete base or acceptable equivalent;
8. Covered by the level above and graded to fall to a drainage point within the storage point that is connected to sewer in accordance with trade waste requirements and
9. provided with a hose-cock and artificial lighting.

4.2 PROPOSED WASTE BINS

To ensure the waste storage point is sufficiently sized, details of the type and quantity of waste and number of bins to be stored are detailed in **Table 4**. Dimensions of the proposed containers are detailed in **Section 4.3**.

Table 4: Bin capacity and frequency of servicing

Waste Storage Point	Waste Type	Anticipated Waste Quantity (m ³ /day)	Bins Proposed	Servicing Frequency
Communal Waste Storage Point	Commercial General	4.04	5 x 2.0m ³ bulk bins	Three (3) times per week
	Commercial Recyclable	4.56	4 x 2.0m ³ bulk bins	Four (4) times per week

4.3 DIMENSIONS OF WASTE CONTAINERS

Table 5 provides dimensions of the bins to be used on-site. All 2.0m³ bulk bins will be composed of galvanised, rust-resistant metal with lightweight plastic lids.

Table 5: Dimensions of proposed waste storage containers

Bin Type	Volume (L)	Length (mm)	Width/ Diameter (mm)	Height (mm)	Collection Vehicle Type
Bulk	2000	2050	965	1553	Front lift

4.4 DRAINAGE AND BIN WASH

Bin wash facilities (including hose-cock) are proposed in the waste storage point which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. It will be the responsibility of site management to wash bins and to maintain the cleanliness of the bins and waste storage and servicing point.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

The collection frequency and proposed servicing schedule for the bulk bins is shown in **Table 4**. The maximum number of bulk bins to be serviced at any one time is five (5) and general waste and recycling are proposed to be collected on alternate days.

5.2 BULK BIN SERVICING POINT

Servicing is proposed to be undertaken on Frazer Street. A bulk bin servicing point, is proposed at the frontage to Frazer Street, immediately adjacent to the driveway and property boundary (refer to **Figure 2**). Due to site constraints all bins within the servicing point are accessible within 7.5m from the boundary. The nearest bin to the boundary is within approximately 1.3m. All bulk bins are proposed to be serviced on street by a front lift waste collection vehicle (WCV). Waste collection personnel are proposed to collect from the servicing point and transfer the bins to the truck for emptying. The personnel will then return the bins to the servicing point.

The Project's Traffic Engineer has prepared a swept path figure showing that with a splayed driveway the waste collection vehicle can be positioned in the road reserve providing a two (2) metre lifting zone in front of the waste collection vehicle for servicing. Further information regarding the proposal is available within the project Traffic Report.

The bulk bin servicing point will be designed to meet the following requirements:

1. Clearly separated from operational car parking bays, footpaths and pedestrian access, and any other similar areas;
2. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing;
3. Bin carting route must allow bins to be easily manoeuvred and be devoid of steps or steep rises;
4. Bin carting route must not extend through habitable parts of a building, or a food premises, and only occur through common property or publicly accessible locations;
5. Positioned on a level pad within the site, over five metres from any door, window or fresh air intake on any adjoining site;
6. Constructed hardstand with a solid concrete base or acceptable equivalent;
7. Of sufficient size to accommodate the required number of bins; allowing for at least an additional 300mm clearance surrounding each bin.
8. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site;
9. Bin carting must be via hard stand pathways or internal roads, and can be easily moved, and is not stored on a section of the driveway that falls away; and
10. Positioned away from entrances to shops or residential premises.

5.3 WASTE COLLECTION VEHICLE ACCESS

Table 6 details the dimensions of the WCV that will be used to service the bulk bins and the sufficient clearances to be provided within the development.

Table 6: Front lift waste collection vehicle dimensions

Parameter	Front lift truck
Height	4.3m
Width	2.5m
Length	10.2m
Working Height	6.5m*
Total Tonnage	27.5 tonne maximum
Min Turning Circle	13.2m (wall-wall)
Min Turning Circle	12.3m (kerb-kerb)

*Note that the WCV clearance height (working height) is to be calculated according to the following formula as a minimum:

$$\boxed{\text{SUITABLE CLEARANCE}} = \boxed{\text{VEHICLE OPERATING DIMENSIONS}} + \boxed{100\text{mm}} + \boxed{\text{CLEARANCE FOR SERVICES}} + \boxed{\text{CALCULATION FOR ROADWAY GRADIENT}}$$

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The proposed development is located on Lot 62 SP338437 at the corner of Hill Street and Frazer Street Southport; QLD;
- A development application is proposed to seek approval for commercial use development comprising a Centre of Excellence for delivery of clinical health care, research, innovation and industry;
- Waste from the development is expected to consist of general waste, recyclable waste, and clinical and related waste;
- Clinical and related waste has not been included in the calculations as it is segregated from general and recycling waste streams for storage and collection by specialist contractors, and typically stored within the tenancy lease areas and additional waste specific storages.
- All general and recyclable waste is proposed to be stored in a communal waste storage point on Lower Ground Level.
- Waste is to be delivered manually to the waste storage point by authorised personnel.
- The development is expected to generate approximately **4.04m³ per day** of general waste and **4.56m³ per day** of recyclable waste;
- A total of nine (9) x 2.0m³ bulk bins are proposed for the development, five (5) for general waste and four (4) for recyclable waste.
- General waste is to be collected three (3) times per week. Recycling bins are to be collected four (4) times per week. Collection is proposed for alternate days;
- Bin wash-down facilities and screening are proposed for the waste storage point;
- Bulk bins are proposed to be serviced on street by a front lift waste collection vehicle.
- A report has been prepared by the Project's Traffic Engineer and details the operational requirements of the waste collection vehicle and the proposed operating conditions; and
- It is responsibility of site management to wash bins and to maintain the cleanliness of the bins, and waste storage and servicing point.

ATTACHMENT A

Solid Waste Management Code (9.4.12 v.8)

ASSESSABLE DEVELOPMENT CRITERIA
9.4.12 SOLID WASTE MANAGEMENT CODE (v.8)

Performance Outcomes	Acceptable Outcomes	Compliance Achieved	Comments
Waste and recycling storage and bin wash-down facilities			
PO1 Development provides waste and recycling storage facilities that are appropriate and adequate for the type and volume of waste generated.	AO1.1 Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with SC6.15 City Plan policy – Solid waste management.	✓	The Waste Management Plan confirms that the development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins is generally consistent with SC6.15 City Plan policy – Solid waste management.
	AO1.2 Waste and recycling storage points are located, designed, and sized consistent with SC6.15 City Plan policy – Solid waste management.	✓	The Waste Management Plan confirms that the development includes waste and recycling storage points that are located, designed, and sized generally consistent with SC6.15 City Plan policy – Solid waste management.
	AO1.3 Development with a dwelling above the third storey include appropriate waste removal systems which incorporate: (a) waste chutes; (b) hoppers; and (c) separate waste storage rooms. Note: Waste removal system design is to be consistent with SC6.15 City Plan policy – Solid waste management.	N/A	Not Applicable.
	AO1.4 Developments that include a commercial kitchen or generate clinical or related waste incorporate additional waste facilities consistent with SC6.15 City Plan policy – Solid waste management.	✓	The development has been provided with facilities that support the operations and are generally consistent with the waste generation capacity requirements of SC6.15 City Plan policy – Solid waste management.
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	AO2 Development includes appropriately sized and located bin wash-down facilities consistent with SC6.15 City Plan policy –Solid waste management.	✓	The Waste Management Plan confirms that the development includes appropriately sized and located bin wash-down facilities consistent with SC6.15 City Plan policy –Solid waste management.

Amenity			
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	AO3.1 Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	✓	The Waste Management Plan confirms that direct unobstructed paths exist between waste and recycling storage and servicing point.
	AO3.2 Waste and recycle storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.	✓	The Waste Management Plan confirms that waste and recycling storage points are screened to ensure they are not visible from a public place or sensitive land use.
Waste servicing			
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed, and efficient servicing of waste containers.	AO4 Waste and recycling servicing points are located, designed and sufficiently sized consistent with SC6.15 City Plan policy –Solid waste management. Note: Regulation of the access, stopping and manoeuvring of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.	✓	The Waste Management Plan confirms that the waste and recycling servicing point is designed and sufficiently sized to be generally consistent with SC6.15 City Plan policy –Solid waste management. Refer to the Project's Traffic Engineer's report for further detail regarding servicing and vehicle management.
Non-serviced areas			
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. Note: For Commercial developments a Waste management plan, prepared in accordance with SC6.15 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.	AO5 No acceptable outcome provided.	N/A	The development is in a serviced area.