

Waste Management Plan: Plantation Baringa Mixed Use Vertical Retirement Village & Commercial Development

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Prepared on Behalf of Plantation Baringa Pty Ltd

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Executive Summary

Murray & Associates (QLD) Pty Ltd, were engaged to prepare this Waste Management Plan by Plantation Baringa Pty Ltd, for a proposed Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots) & Material Change of Use to establish Other Residential (Vertical Retirement Facility – 74 Units) & Food Premises, and Office (Business Use), involving land described as Lot 8001 on SP344660, situated at Baringa Drive, Baringa QLD 4551.

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

Item	Quantity	Refuse Type	Volume Required	Volume	Bulk Bin Quantity
Vertical Retirement Facility	73 Units + 1 Managers Residence	Recyclables	120L/Unit	8,880L/Fortnight	8
		General Waste	120L/Unit	8,880L/Week	8
Office	7 Tenancies (655m ² GFA)	Recyclables	10L/100m ² /day	917L/Fortnight	1
		General Waste	10L/100m ² /day	459L/Week	1
Food Premises	2 Tenancies (222.5m ² GFA)	Recyclables	2L/1.5m ² /day	4,153L/Fortnight	4
		General Waste	10L/1.5m ² /day	10,383L/Week	9

Using 1,100L bulk bins, with general refuse collected weekly and recyclables fortnightly, the development will be required to maintain 18 x 1,100L bulk bins for general waste and 13 x 1100 bulk bins for recyclables – **a total of 31 bulk bins**. It is acknowledged that 483L/week of general waste for the proposed Food Premise use is unaccounted for. However, the proposed Office use has 641L/week of unused space in their general waste bulk bin. As such, if needed any overflow general waste from the Food Premises will be stored in the bulk bin for the Office use. This arrangement is considered sufficient in accordance with Sunshine Coast Council's Standards. Please note Page 10 of the Design Plans (**Appendix C**) list the GFA for the Food Premises as 262m², however this erroneously includes the ground floor toilet amenities that will be shared by all tenancies. As such, GFA for this component should be 222.5m² as listed above (see **Appendix C – Pg. 10** for details).

2.0 Proposed Waste Management System



Figure 1 - MRV Swept Path

The refuse storage area provided on-site are conveniently located in multiple locations throughout the site (see Appendix C 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 the common access easement, for collection by the waste contractor.

A swept path assessment was prepared by Rytenstild Traffic Engineering and determined that the WCV can safely ingress and egress the site in a forward gear, to conduct waste collection (see **Appendix K & Figure 1**).

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 C** for dimensions).

Consistent with the waste policy of Sunshine Coast Council, the temporary bin store area has been located along the proposed reciprocal Access Easement 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 C** for details).

The development has been designed to accommodate 18 x 1,100L general waste bulk bins and 14 x 1,100L recyclable waste bulk bins, with a consolidated bin store capable of holding all 32 x 1,100L bulk bins on the day that both general and recyclable waste are collected by Council's waste contractor.