

Client
Stockland

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Planning

Transport

Urban Design

Waste Management

Waste Management Plan

Aura Estate, Cnr Tyndall
Circuit and Western Drive,
Banya QLD

ratio:

ratio.com.au

Project
Aura Estate, Cnr Tyndall Circuit and
Western Drive, Banya QLD

Prepared for
Stockland

Our reference
21969W-R01F01

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Table of Contents

Section	Page No.
1. Introduction	4
1.1. Project Details	4
1.2. Waste Management Plan Purpose	4
1.3. Waste Management Plan Limitations	5
1.4. Applicable Standards and References	5
2. Operational Waste Management Guide	6
2.1. Guide for Childcare Centre Staff	6
2.2. Guide for the Childcare Centre Operator	7
2.3. Waste Management Plan Communication Strategy	7
2.4. Waste Management Plan Revisions	7
3. Waste Volume Details	8
3.1. Waste Volume Assessment	8
4. Waste Storage Details	9
4.1. Waste Storage Requirements	9
4.2. Bin Storage Area Layout	9
5. Waste Collection Details	10
5.1. Waste Collection Requirements	10
5.2. Waste Collection Methodology	10
5.3. Bin Transfer Path	11
6. Design Standards	12
6.1. Bin Storage Area Design Requirements	12
6.2. Bin Colour Requirements	12
6.3. Signage Requirements	12
6.4. Internal Waste Receptacle Requirements	13
7. Contact Information	14

Appendices

Appendix A – Plans Assessed

Appendix B – Kerbside Bin Placement Plan

1. Introduction

1.1. Project Details

Site Address

Aura Estate, Cnr of Tyndall Circuit and Western Drive, Banya QLD

Local Council

Sunshine Coast City Council (Phone: 07 5475 7272)

Planning Application Number

To be assigned

Proposal Overview

The proposal involves the construction of a single-level childcare centre within the Aura Estate. The site is designed to cater for 120 children places and includes on-site car parking facilities. Refer to Appendix A for a copy of the Architectural Plans reviewed in the preparation of this document.

A development summary is outlined in Table 1.1 below.

Table 1.1: Development Summary

Level	Waste Source	Net Lettable Area (m ²)
Infant Room 01	Childcare	45
Infant Room 02	Childcare	45
Toddler Room 01	Childcare	52
Toddler Room 02	Childcare	51
Kindy Room 01	Childcare	73
Kindy Room 02	Childcare	73
Kindy Room 03	Childcare	72
	Total	411

1.2. Waste Management Plan Purpose

This Waste Management Plan has been prepared to accompany the Development Application for the proposed development.

1.3. Waste Management Plan Limitations

Waste management arrangements during the construction and fit-out stages of the development, and on-going operation and monitoring of the waste management arrangements for the development following the occupation of the development are outside the scope of this Waste Management Plan.

1.4. Applicable Standards and References

Relevant policies and guidelines considered as part of the preparation of this Waste Management Plan include:

- Australian Government – National Waste Policy: Less Waste, More Resources (2018).
- Australian Standards:
 - AS 4123.1-7 (Mobile Waste Containers).
 - AS 1668.2 (Odour).
 - AS 2890.2 (Parking Facilities).
 - AS 5377:2013 (E-waste).
 - AS 4736-2006 & AS 5810-2010 (Biodegradable plastics).
 - AS 4564-2012 (Composts).
 - AS 1319 (Safety signs).
- Environment Protection Act 2017.
- Environment Protection Regulations 2021.
- Disability Discrimination Act 1992.
- Sustainability Victoria – Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments (2018).
- Sunshine Coast City Council – Waste Management Code (2017).
- Sunshine Coast City Council – Planning Scheme Policy for Waste Management Code (2014).

2. Operational Waste Management Guide

2.1. Guide for Childcare Centre Staff

General Waste Disposal

- Staff shall place general waste into dedicated general waste receptacles (to be provided by the Operator).
- Staff / cleaning staff shall take full general waste receptacles to the bin storage area and empty them into the general waste collection bins.
- General waste must be placed within tied bags (biodegradable material recommended) prior to being placed into the general waste collection bins.

Commingled Recycling Disposal

- Staff shall place commingled recycling into dedicated recycling receptacles (to be provided by the Operator).
- Staff / cleaning staff shall take full commingled recycling receptacles to the bin storage area and empty them into the commingled recycling collection bins.
- Bottles, cardboard, cans, and containers must be rinsed, and lids/packaging separated as per the Australasian Recycling Label instructions <https://recyclingnearyou.com.au/arl/> prior to being placed into the commingled recycling collection bins.
- Commingled recycling must not be bagged.

Hard Waste & E-Waste Disposal

- Hard waste and e-waste shall be collected by a private contractor on an as-required basis (to be arranged by the Operator). Alternatively, staff can drop off e-waste to the nearby waste transfer station. For more information, refer to this link: <https://www.moretonbay.qld.gov.au/Services/Waste-Recycling/Waste-Facilities/Locations>.

2.2. Guide for the Childcare Centre Operator

The Operator shall be responsible for the following:

- Ongoing management of the waste management system, including the maintenance of the bin storage area and associated equipment and components, to the satisfaction of all waste system users and the relevant authority, and in accordance with the manufacturer's specifications.
- Ensure site safety for all building users and contractors.
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers.
- Engaging and managing Council's waste collection service.
- Ensuring the presentation of collection bins on the kerbside as per Council's collection schedule.
- Ensuring collection bins are returned to the bin storage area after collection is undertaken.
- Publishing and distributing information to ensure that staff are familiar about the waste management system and the location of the bin storage area.
- Informing staff that bagged commingled recycling is not permitted.
- Advising staff on where and how to dispose of each waste stream correctly.
- Securing the bin storage area and labelling/numbering the bins according to the property address to protect the equipment from theft and vandalism.
- Servicing all public areas through sweeping and removal of litter on a regular basis to prevent stormwater pollution.
- Preventing overfilled bins by keeping lids closed.
- Ensuring that bins are not removed from the site.
- Ensuring that the bin storage area and associated waste management equipment are provided as per the design requirements outlined in Section 6.

2.3. Waste Management Plan Communication Strategy

The waste collection contractor (in conjunction with the Operator) shall provide educational material to inform staff about the development's waste management system and advise staff how to correctly separate and dispose of each waste stream with care, to minimise waste sent to landfill and reduce the contamination of recyclables.

2.4. Waste Management Plan Revisions

From time to time, due to changes in legislative requirements, changes in the development's needs and/or waste patterns (such as waste composition, volume, or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (on an as-required basis):

- A waste audit and new waste management strategy.
- Revision of the waste system (bin size / quantity / waste streams / collection frequency / update of equipment).
- Revision of the services provided by the waste collection contractor(s).
- Re-education of users.
- Any necessary statutory / regulatory requirements / approvals.

3. Waste Volume Details

3.1. Waste Volume Assessment

At the time of preparation of this Waste Management Plan, Sunshine Coast City Council has no published waste generation rates for childcare centres. The waste generation rates specified within Sustainability Victoria's 'Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments' are considered appropriate and have been adopted for the development, as outlined below:

Childcare

For all playrooms

– General Waste: 350 L/100m² floor area/week

– Recycling: 350 L/100m² floor area/week

Applying the above waste generation rates, the waste volume estimates for the development are outlined in Table 3.1 below.

Table 3.1: General Waste & Recycling Volume Estimates

Waste Source	Floor Area (m ²)	General Waste Generation Rate (L/100m ² /Week)	General Waste Volume (L/Week)	Recycling Generation Rate (L/100m ² /Week)	Recycling Volume (L/Week)
Infant Room 01	45	350	158	350	158
Infant Room 02	45	350	158	350	158
Toddler Room 01	52	350	182	350	182
Toddler Room 02	51	350	179	350	179
Kindy Room 01	73	350	256	350	256
Kindy Room 02	73	350	256	350	256
Kindy Room 03	72	350	252	350	252
Total	411	-	1,439	-	1,439

4. Waste Storage Details

4.1. Waste Storage Requirements

The waste storage requirements for the childcare centre are outlined in Table 4.1 below.

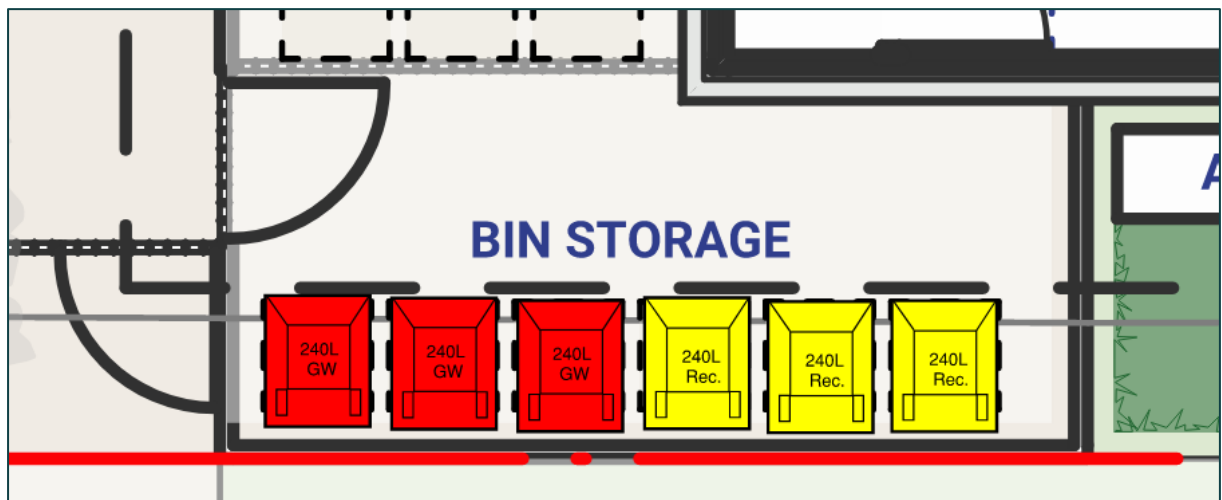
Table 4.1: Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m ²)
General waste	240	3	1,060	585	730	1.28
Mixed recycling	240	3	1,060	585	730	1.28
Total Footprint Required Excluding Circulation (m ²):						2.56
Total Area Provided (m ²):						9.50

4.2. Bin Storage Area Layout

The proposed bin storage area layout is shown below in Figure 4.1.

Figure 4.1: Bin Storage Area Layout



5. Waste Collection Details

5.1. Waste Collection Requirements

The waste collection requirements for the childcare centre are outlined in Table 5.1 below.

Table 5.1: Waste Collection Requirements

Waste Stream	Volume (L/week)	Bin Size (L)	Quantity	Collection Frequency (per week)	Capacity (L/week)
General waste	1,439	240	3	Twice weekly	1,440
Mixed recycling	1,439	240	3	Twice weekly	1,440

5.2. Waste Collection Methodology

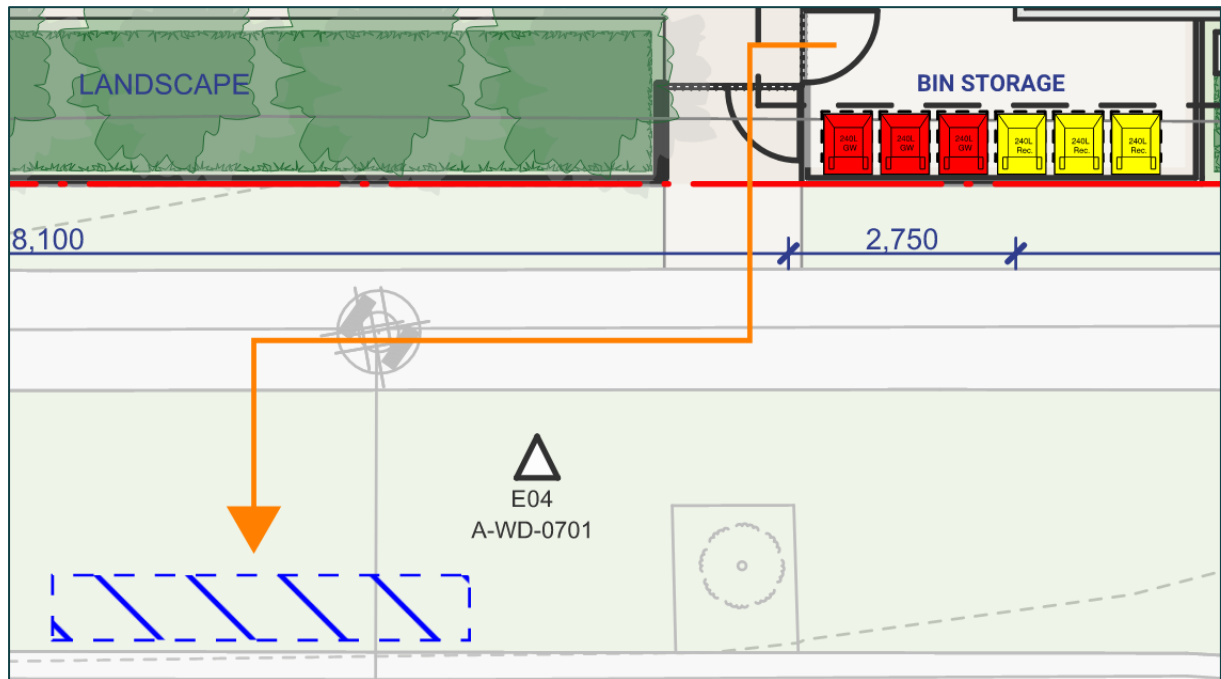
The collection of all waste streams shall be performed by Council's collection contractor via 9.8-metre-long side-lifting vehicles, which have a minimum overhead clearance of 4.0 metres. Childcare centre staff shall present bins along the southern-frontage kerb of Tyndall Circuit for collection.

A kerbside bin placement plan has been prepared as Appendix B, demonstrating there is sufficient kerbside space available along the development's southern frontage to Tyndall Circuit for the presentation of all collection bins.

5.3. Bin Transfer Path

The waste collection bins will be transferred to the kerbside along Tyndall Circuit from the service door access at the back end of the development. Bins shall be presented as per Council's service schedule the night before collection. Bins shall be returned to the storage area as soon as possible once collection has been undertaken. Figure 5.1 below shows the bin transfer path during the waste collection process.

Figure 5.1: Bin transfer path



6. Design Standards

6.1. Bin Storage Area Design Requirements

The bin storage area shall be provided in accordance with the following requirements:

- Designed to comply with Building Code of Australia (BCA) and all relevant Australian Standards.
- Allow storage of all collection bins on site at all times.
- Allow easy access to bins for all waste system users.
- Allow direct and convenient transfer of bins to/from the collection point.
- Naturally ventilated and screened to comply with the development code. The screening and treatment provided shall blend in with the surrounding architectural and landscaping design response.
- Sized to accommodate all waste arising on the premises.
- Concrete (or similar) floor finished to a smooth, even surface, covered at the intersection of walls and plinths.
- Outwardly opening tight-fitting gate that can be bolted open greater than 90 degrees.
- Provided with adequate bin washing facilities (wall-mounted hot and cold mixing tap with floor graded to wastewater drain with litter trap) in accordance with the relevant authority requirements.

6.2. Bin Colour Requirements

The collection bins should be provided in the following colours:

- General waste: dark green body with red lid.
- Commingled recycling: dark green with yellow lid.

6.3. Signage Requirements

The bin storage area / bins shall be provided with instructions and signage informing staff of the following:

- How to correctly separate and dispose of / recycle each waste stream.
- The necessary measures to be undertaken in the event of waste spillages / bag ruptures.
- That no hazardous material is to be stored within the bin storage area.

Bins / the bins storage area shall be provided with Sunshine Coast Council or equivalent signage (visit: <https://www.sunshinecoast.qld.gov.au/living-and-community/waste-and-recycling>).

6.4. Internal Waste Receptacle Requirements

Internal waste receptacles shall meet the following requirements:

- Suitably sized receptacles no larger than 60 litres for general waste and recycling to ensure ease of manual handling. Note: If receptacles are larger than 60 litres, a bin lifter should be provided.

7. Contact Information

7.1. List of Contractors and Suppliers

Table 7.1 below includes a complimentary listing of contractors and equipment suppliers. The Project Principal shall not be obligated to procure goods / services from these companies. Ratio Consultants does not warrant or make representations for the goods / services provided by these contractors and suppliers.

Table 7.1: Contractors and Suppliers Details

Service	Contractor/ Supplier	Phone	Website
Private Waste Collection Contractor and/or Bin Supplier	Cleanaway	13 13 39	www.cleanaway.com.au
	JJ Richards	07 5491 3622	www.jjrichards.com.au
	Veolia	132 955	www.veolia.com/anz
	Sulo Australia	1300 364 388	www.sulo.com.au
Resource Recovery Facilities	Caloundra Resource Recovery Centre	07 5475 7272	www.sunshinecoast.qld.gov.au
Bin Washing	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Turbo's Wheelie Clean	1300 820 239	www.turboswheelieclean.com.au
Odour Control	Garbage Doctor	1300 636 877	www.garbagedoctor.com.au

Appendix A – Plans Assessed



Appendix B – Kerbside Bin Placement Plan

