



zone

Planning Group

Waste Management Plan

COMPLIANCE ASSESSMENT
Warehouse Development

Prepared for Urban Edge Capital Pty Ltd

APRIL 2025
Q24421 (Lot 6)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1615

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11 Franklin Street,
Yarrabilba



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Appendices

Appendix 1	Proposal Plans
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Glossary of Terms

Bin carting route – the proposed route to move bins between the storage point and the servicing point.

Bulk bins – bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Clinical or related waste – waste that has the potential to cause disease, including, for example, the following –

- animal waste;
- discarded sharps;
- human tissue waste; or
- laboratory waste.

Commercial accommodation – for the purposes of this policy means commercial development that includes a domestic or residential component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

Commercial premises – for the purpose of this policy means any of the following types of premises:

- a Hotel, Short term accommodation, Tourist park, Food and drink outlet;
- an assembly building, institutional building, Child care centre, Educational establishment;
- premises where a sport or game is ordinarily played in public;
- an exhibition ground, show ground or racecourse;
- an Office, Shop or other premises where business or work other than a manufacturing process is carried out.

Commercial waste – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point – a common area where more than two dwellings/tenancies stand their wheelie bins for servicing.

Common storage point – a common area where more than two dwellings/tenancies store their wheelie bins.

Constructed hardstand area – a hardstand area, for example a concrete pad, which has been constructed for bin storage.

Digesters and dehydrators – machines specifically designed to reduce food waste volumes to allow for efficient disposal. Digesters typically process the material into sludge while dehydrators remove liquid from food waste generating a fertiliser as the end product. Disposal of end product can be used on either internal gardens or on external gardens/farms.

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 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 policy, 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 Logan LGA 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.

Ro-Ro bin – roll-on roll-off bin.

Roll-on roll-off 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.



1.0 Introduction

1.1 Site & Application Details

Table 1: Site & Application Details

Address	11 Franklin Street, Yarrabilba QLD 4207
Real Property Description	Lot 6 on SP333768
Site Area	1,000m ²
Applicant	Urban Edge Capital Pty Ltd
Applicant Contact Details	Zone Planning QLD Daniel Mulherin / David Geyer 07 5562 2303 dmulherin@zoneplanning.com.au

1.2 Site Location & Characteristics

The subject site at 11 Franklin Street, Yarrabilba and formally described as Lot 6 on SP333768, is located mid-way along the eastern side of Franklin Street. The site is a relatively small industrial allotment of 1,000m² being generally rectangular and offering a circa 25m frontage to Franklin Street.

The site has a slight fall from the north-eastern corner to the south-western frontage at Franklin Street for positive drainage as part of the creation of the lots. A drainage pit is located in the south-western corner which discharges into Franklin Steet.

The land has been the subject of a PDA Development Approval (DEV2022/1306/7) as per amended approval dated 26 February 2024.



Figure 1: Aerial Image of Subject Site (Source: Nearmap)

1.3 Scope of Report

This report has been prepared in support of a Compliance Assessment seeking endorsement for the proposed development from Economic Development Queensland (EDQ). This report presents a Waste Management Plan for the operational phase of the proposed development.

This Waste Management Plan includes:

- › details of the anticipated type and quantity of waste;
- › details of the waste storage bins needed; and
- › details of the proposed waste collection arrangements.

This report is based on the Plans referenced in **Appendix 1** and presents conceptual information on the abovementioned elements rather than detailed design and calculations and presents the 'end case' scenario once the proposed development has been constructed and becomes operational.



1.4 Proposed Development

The development involves four small Warehouse tenancies proposed within a single building and which will in turn, operate independently of each other. The proposal is illustrated in **Figures 5 and 6**.



Figure 2: Proposal Plans

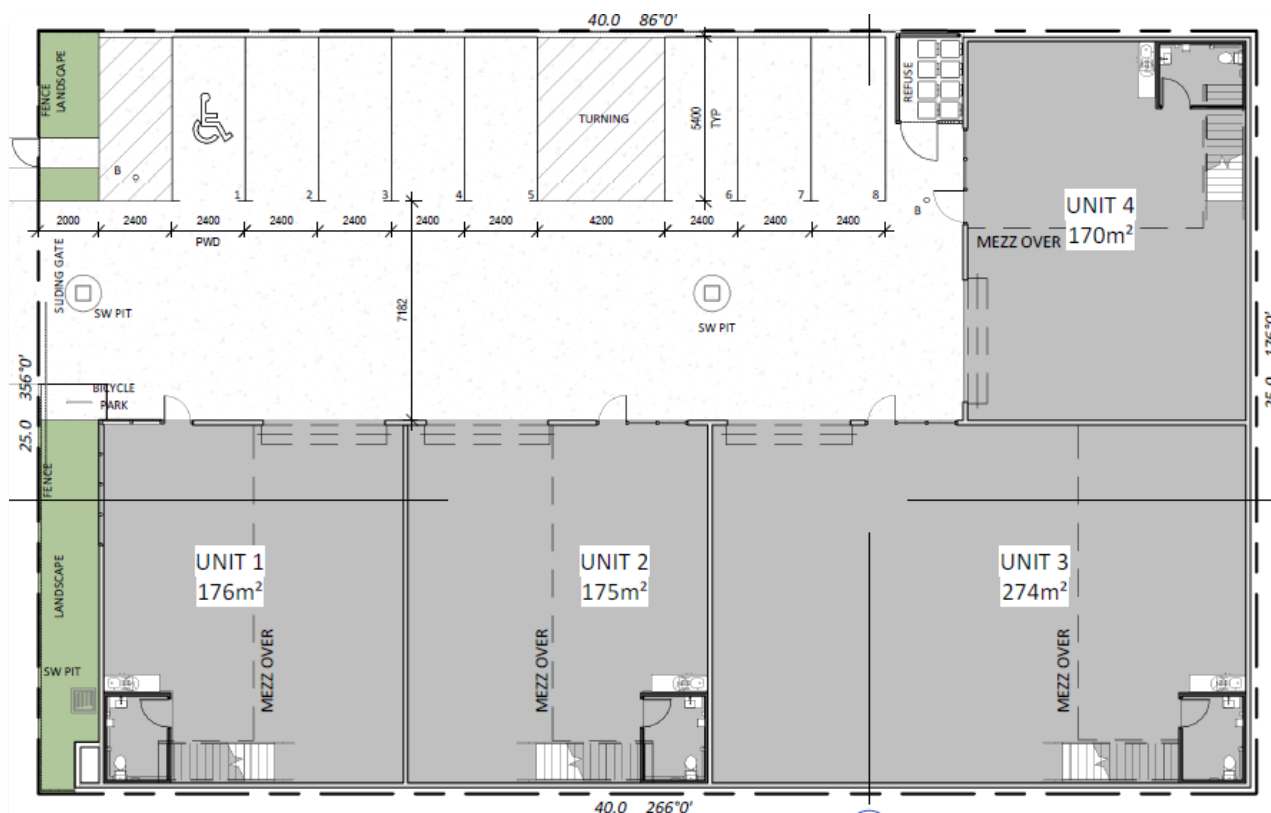


Figure 3: Proposal Plans

2.0 Waste Generation & Storage

2.1 Type of Waste Streams

The proposed development will generate both general waste and recycling associated with the operation of the proposed Warehouses.



2.2 General & Recycling Waste Quantities

Calculations of the general and recycling waste predicted to be generated by the development have been prepared adopting industry standard waste generation rates on the basis that Logan Council does not prescribe standard rates. Therefore, the proposal adopts BCC rates and assumes a 6-day week operation.

Table 2: Waste Generation Calculations

LAND USE	AREA	GENERAL WASTE RATE	TOTAL	RECYCLING RATE	TOTAL
Warehouse	795m ²	15L/100m ² /day	715L/week	15L/100m ² /day	715L
TOTAL			715L/week		715L/week

2.3 Waste & Recycling Bin Requirements

Waste will be collected by Council's preferred waste collection contractor via a centralised bin storage area proximate the street and kerbside collection (given wheelie bins are proposed).

Table 3 provides a breakdown of the general and recycling waste bins required by the development based on the calculations in Section 2.2 of this report. The waste storage points have been designed to accommodate these bin sizes.

Table 3: Refuse Bin Requirements

GENERAL WASTE STORAGE REQUIREMENT	RECYCLING WASTE STORAGE REQUIREMENT	TOTAL WASTE STORAGE REQUIREMENT
715L/week	715L/week	
4 x 240L wheelie bins	4 x 240L wheelie bins	<i>General Waste</i> 4 x 240L bulk bins
Dimensions: 730mm (L) x 585mm (W) x 1,060mm (H)	Dimensions: 730mm (L) x 585mm (W) x 1,060mm (H)	<i>Recycling</i> 4 x 240L bulk bin

2.4 Waste Storage Area

The waste storage area is located towards the Franklin Street frontage in screened enclosure (see **Figure 4**).

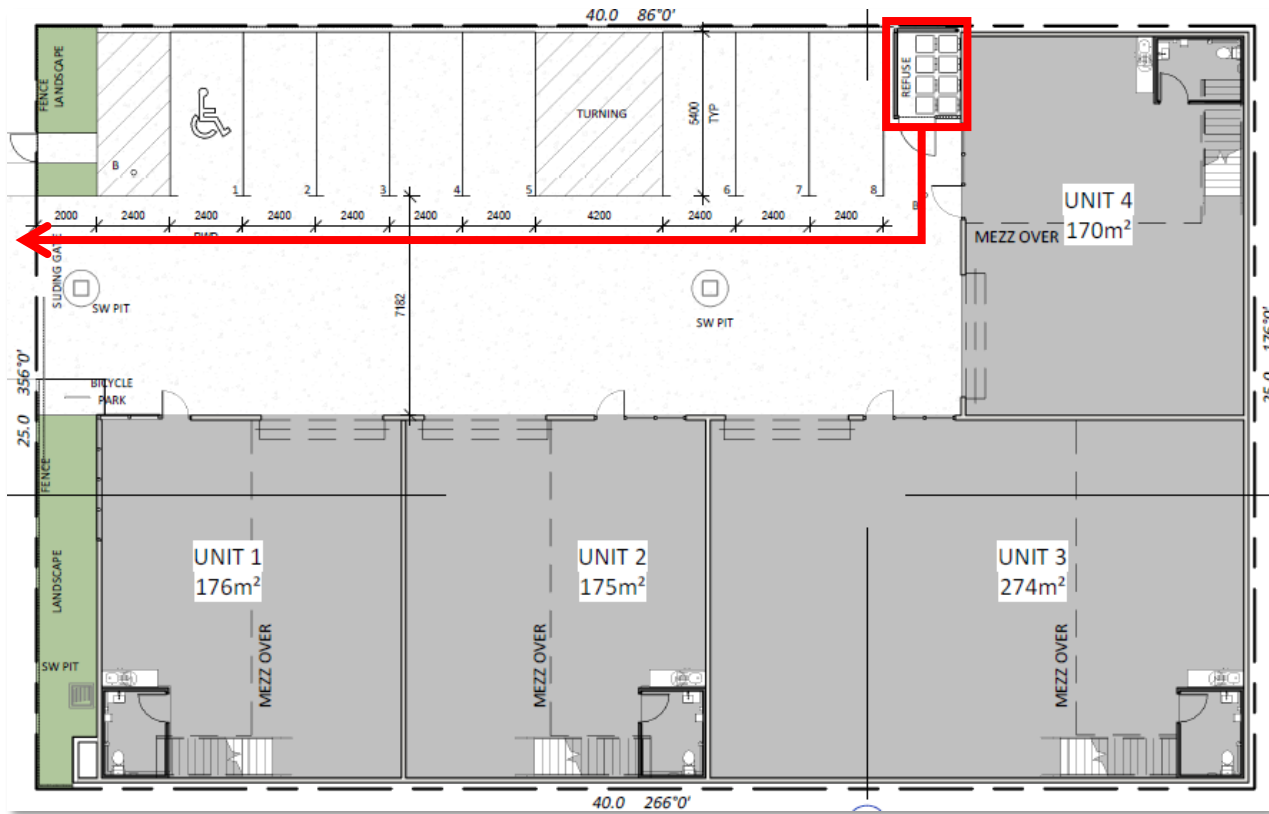


Figure 4: Ground Floor Plan showing Waste Storage Room



3.0 Collection Details

The following provides an overview of the refuse bin collection and servicing details relevant to this proposal.

Based on the calculations provided in Section 2.2 of this Report, and the bin requirements determined in Section 2.3, both general and recycling waste can be serviced once weekly. Once the development is operational, the collection frequency should be reviewed to ensure that an efficient practice is in place.

3.1 Collection Frequency

Given the nature of the development, refuse bins are required to be serviced once per week as outlined below (see **Table 5**).

Table 4: Refuse Bin Collection Frequency

WASTE STREAM	TOTAL WASTE STORAGE REQUIREMENT	COLLECTION FREQUENCY
General Waste	4 x 240L wheelie bins	Once per week
Recycling	4 x 240L wheelie bins	Once per week

3.2 Collection Vehicle Access

The development will be required to be serviced by a side loading refuse collection vehicle (RCV). Due to the size of the site, it is not possible for an RCV to enter and exit the site in a forward gear, therefore, waste servicing is proposed to be undertaken from the kerbside on Franklin Street. The bin store is suitably located to allow transfer of the bins to the kerb for convenient collection and would be managed by the Body Corporate and individual operators.



4.0 Conclusion

This Report has been prepared to demonstrate the proposed waste management practices to be implemented during the operational phase of the proposed Warehouses at 11 Franklin Street, Yarrabilba.

The proposed development comprises four small scale warehouse tenancies. The development is anticipated to generate minimal general and recycling waste streams and access is not afforded for waste vehicles to enter or exit any of these surrounding sites in a forward gear given the small site dimensions and areas.

The proposed waste management arrangements consist of the following:

- the development is anticipated to generate a total of approximately 715L of general waste and 715L of recycling per week;
- the development will provide 4 x 240L bulk bins for general waste and 4 x 240L bulk bin for recycling;
- a waste storage area is to be located adjacent the driveway and proximate the frontage;
- The storage area doubles as the servicing point as it is located adjacent the driveway and within the frontage to Franklin Street;
- servicing is to be undertaken once a week for both general and recycling waste from the kerbside of Franklin Street; and
- site management and individual operators associated with the development will be responsible for transferring the bins to and from the kerb as required. We note this is simple given the wheelie bins proposed and short carting distance.