



Operational Waste Management Plan

Stanley Quarter – Proposed Mixed-Use Development

At 825 Stanley Street, Woolloongabba

On Behalf of 825 Stanley Pty Ltd





Disclaimer

This report has been prepared by Colliers for the exclusive use of the client for the specific purpose stated within. The findings, conclusions, and recommendations presented in this report are based on the information available, assumptions made, and methodologies applied at the time of analysis.

Colliers shall not be held liable for any losses, damages, or reliance placed on this report beyond the scope of the agreed-upon engagement. Any reproduction or distribution of this report without Colliers' consent is prohibited.

Revision record

Issue no.	Author	Reviewed/approved	Development stage - Revision Description	Date
1.	N. Lee	S. Kenny	Schematic Design – Draft	10/10/2025
2.	N. Lee	S. Kenny	Schematic Design – DA Issue	17/10/2025
3.				
4.				

Contents

1	Introduction	4
1.1.	Background	4
1.2.	Scope.....	4
1.3.	Site analysis	5
1.4.	Site statistics.....	6
2	Regulatory refuse management requirements	7
2.1.	Regulatory and governance considerations	7
2.2.	Prescribed refuse volumes	8
2.3.	Refuse bin, equipment requirements and specification.....	12
2.4.	Refuse disposal.....	14
2.5.	Refuse storage, access and rotation requirements	17
2.5.	Refuse transfer	22
2.6.	RCV and bin servicing arrangements	23
3.	Recommended operational refuse management.....	26
3.1.	Anticipated residential refuse volumes	26
3.2.	Anticipated non-residential refuse volumes	28
3.3.	On-going management.....	29
Appendix A	Council PSP compliance checklist.....	34
Appendix B	Relevant architectural drawings.....	39
Appendix C	Swept path analysis	48
Appendix D	Systems and specifications	51
D.1	Specified refuse management equipment	52
Appendix E	Refuse signage	54
E.1	Refuse signage.....	55
E.2	Other refuse, facility and safety signage	56
Appendix F	Terms and abbreviations	57

Table Index

Table 1.1: Scope items	4
Table 2.1: Residential refuse generation rate	8
Table 2.2: Residential refuse calculations Silk 2	8
Table 2.3: Residential refuse calculations Silk 3	9
Table 2.4: Refuse generation rates	10
Table 2.5: Non-residential refuse calculations Silk 2	11
Table 2.6: Non-residential refuse calculations Silk 3	11
Table 2.7: Residential bin requirements	12
Table 2.8: Additional residential equipment	12
Table 2.9: Non-residential bin requirements	13
Table 2.10: Additional non-residential equipment	13
Table 2.11: Disposal of frequently generated waste	14
Table 2.12: Disposal of frequently generated recoverable material	15
Table 2.13: Disposal of infrequently generated waste	16
Table 2.14: Refuse storage area design requirements	21
Table 2.15: Refuse transfer path design	22
Table 2.16: Service area design	23
Table 3.1: recommended total residential bin requirements (Silk 2 & 3)	27
Table 3.2: Implementation checklist	29
Table 3.3: Occupation/operation checklist	31
Table 3.4: Review and amendment checklist	32

Figure Index

Figure 1.1: Site location	5
Figure 1.2: Development summary extract	6
Figure 2.1: Silk 2 residential refuse storage areas	18
Figure 2.2: Silk 3 residential refuse storage areas	19
Figure 2.3: Silk 2 non-residential refuse storage areas	20
Figure 2.4: Silk 3 non-residential refuse storage areas	20
Figure 2.5: Silk 2 RCV swept path	24
Figure 2.6: Silk 3 RCV swept path	25

1 Introduction

1.1. Background

Colliers International Engineering & Design (TTMC) has been engaged by 825 Stanley Pty Ltd to prepare an Operational Waste Management Plan (OWMP) to support a proposed mixed-use development located at 825 Stanley Street, Woolloongabba. It is understood this OWMP will accompany a Development Application submitted to Economic Development Queensland (EDQ).

It is further understood that the site has received a number of previous approvals from Brisbane City Council (BCC), most recently application reference A006481373, approved on 26/04/2024.

1.2. Scope

The content of this OWMP is intended to provide information on the typical movement of waste streams from generation to collection. Information on refuse management is given for each use and both towers that form the subject of this application, referred to as Silk 2 and Silk 3.

Detailed information including site plans and drawings, recommended refuse management equipment and system specifications, common refuse signage as well as a list of terms and abbreviations are provided in the appendices.

The recommendations in this report relate to the operational phase of the development only. Additional requirements for refuse management during or after demolition or construction phases are not included and require a dedicated plan.

The items covered within the OWMP are described in Table 1.1.

Table 1.1: Scope items

Item	Explanation
Regulatory requirements	Identification of relevant legislative and regulatory controls
Refuse streams	Identification of refuse streams & anticipated development refuse volumes likely to be produced
Refuse separation	Recommendations for appropriate segregation methods for each refuse stream
Refuse management equipment	Identification of recommended and optional refuse management systems and equipment
Refuse disposal	Recommendations for refuse disposal within the development
Refuse storage	Detailed analysis of refuse storage facilities and design
Building design	Recommendations for design of refuse management facilities
Refuse transfer	Assessment of refuse transfer between refuse storage and collections areas
Refuse collections	Assessment of refuse collection vehicle (RCV) access and manoeuvring
Refuse management operations	Recommendations for operational efficiency and ongoing management, including refuse minimisation, staff/occupant education and safety

1.3. Site analysis

The site is located at 825 Stanley Street, Woolloongabba between Stanley Street and Trafalgar Street in Woolloongabba and is located to the immediate south of the ‘Gabba’ cricket ground, as shown in Figure 1.1.

The site includes a number of street addresses and legal property descriptions. The complete list of properties within the subject site is contained in the town planning documentation submitted with the application.

The site is located within Precinct 2: Logan Road of the Woolloongabba Priority Development Area (PDA).

All vehicular access into the site will occur via Trafalgar Street, recognised as a neighbourhood road on BCC’s road hierarchy.

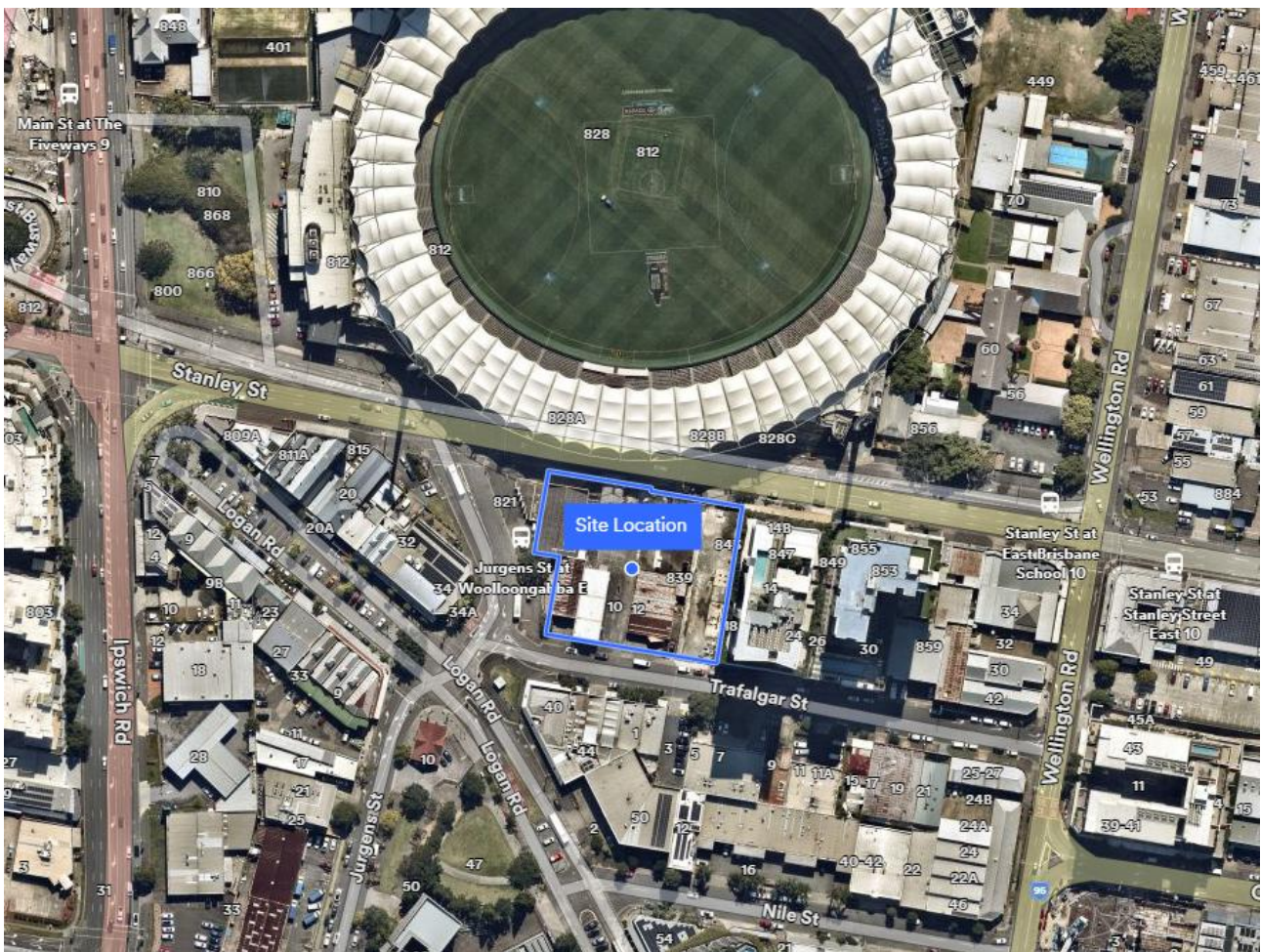


Figure 1.1: Site location

Source: Nearmap, image dated 24/08/2025

1.4. Site statistics

The proposed development consists of 2 mixed-use towers known as Silk 2 (East Tower) and Silk 3 (West Tower).

Each tower provides 5 levels of basement and mixed podium heights providing the car and bike parking. Non-residential uses are provided at the ground level of each tower and throughout the podium in Silk 2, up to level 9.

Residential apartments are located from levels 10 to 49 in Silk 2 and from podium 2 to level 33 in Silk 3.

All refuse storage and servicing areas are located on ground level in each tower.

Figure 1.2

DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 825 STANLEY ST, WOOLLOONGABBA

	TOTAL	EAST TOWER	WEST TOWER
SITE AREA:	4332m ²	LOT2: 2196m ²	LOT 3: 2136m ²
YIELD:	447 UNITS 358 x 2 BED UNITS 89 x 3 + BED UNITS	212 UNITS 158 x 2 BED UNITS 54 x 3 + BED UNITS	235 UNITS 200 x 2 BED UNITS 35 x 3 + BED UNITS
RETAIL GFA:	488m ²	124m ²	364m ²
STEAM GALLERY GFA:	1667m ²	1667m ²	-
COMMERCIAL GFA:	2185m ²	2185m ²	-
RESIDENTIAL GFA:	50963m ²	24335m ²	26628m ²
TOTAL GFA :	55303m ²	28311m ²	26992m ²
DEEP PLANTING:	117m ²		
COMMUNAL OPEN SPACE:	2485m ²		

Figure 1.2 provides a summary of the development as context for the refuse volume information provided in Section 2.

DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 825 STANLEY ST, WOOLLOONGABBA

	TOTAL	EAST TOWER	WEST TOWER
SITE AREA:	4332m ²	LOT2: 2196m ²	LOT 3: 2136m ²
YIELD:	447 UNITS 358 x 2 BED UNITS 89 x 3 + BED UNITS	212 UNITS 158 x 2 BED UNITS 54 x 3 + BED UNITS	235 UNITS 200 x 2 BED UNITS 35 x 3 + BED UNITS
RETAIL GFA:	488m ²	124m ²	364m ²
STEAM GALLERY GFA:	1667m ²	1667m ²	-
COMMERCIAL GFA:	2185m ²	2185m ²	-
RESIDENTIAL GFA:	50963m ²	24335m ²	26628m ²
TOTAL GFA :	55303m ²	28311m ²	26992m ²
DEEP PLANTING:	117m ²		
COMMUNAL OPEN SPACE:	2485m ²		

Figure 1.2: Development summary extract

Source: Group GSA, Project: Stanley Quarter Woolloongabba, Drawing number: DA-00-0000, Issue: A

2 Regulatory refuse management requirements

This section provides the detailed refuse calculations and describes the arrangements for the collection, storage, transfer and disposal of refuse within the development as deemed to satisfy current regulatory assessment benchmarks. This includes associated bin quantities, storage capacities, equipment details, collection frequencies and site access details.

2.1. Regulatory and governance considerations

2.1.1. State Government Development Scheme

This plan has been prepared to align with the refuse related sustainability goals and requirements outlined in The Woolloongabba Plan.

Whilst the application will be submitted to EDQ as a development application, it is noted that the site is located within the Brisbane City Council local government area. As such, where relevant this development has been designed to align with the respective provisions of the Brisbane City Council City Plan 2014 as outlined in Section 2.1.2.

2.1.2. Council's Refuse Planning Scheme

Where appropriate, this plan has been prepared to align with BCC's refuse requirements of SC6.26 Refuse Planning Scheme Policy (PSP) v34.00/2025. Additionally, PO2, PO63 of the Centre or mixed use code, PO32 of the Multiple dwelling code and PO8 of the Infrastructure design code.

Colliers has referred to BCC's requirements as outlined in the Refuse PSP under section 2, 3, 4 and 5 as these sections are related to general requirements for all developments and specific planning controls for both residential and non-residential uses.

A checklist detailing the specific design details addressed to achieve compliance with BCC's Refuse PSP requirements is located in *Appendix A*.

2.2. Prescribed refuse volumes

2.2.1. Residential refuse volumes

The refuse volumes utilised for the calculation of residential refuse storage in each tower are based on Brisbane City Council’s standard waste entitlement used for planning purposes. The entitlement is applied to all dwellings with an unchanged rate regardless of dwelling size. The waste entitlement applied to refuse calculations is a requirement for development consent and not reflective of actual refuse generation.

A residential collection frequency of 3 times per week has been established for both general waste and commingled recycling in each tower in line with comparably sized developments previously approved by BCC.

Table 2.1 details the residential rated entitlement applied to the calculations in Table 2.2 and Table 2.3 that form the basis for residential refuse storage area sizing and design.

Table 2.1: Residential refuse generation rate

Generation rate	Applied to	Measure	General waste	Recycling
Residential	All residential units	L/Unit/Week	240	240

Table 2.2: Residential refuse calculations Silk 2

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Residential apartments	Unit	212	50,880	50,880
Total weekly volumes compacted (L/Week)			16,960*	N/A
Volumes per day (L/Day)			2,423*	17,269
Volumes per collection (L/Collection)			5,653*	16,960
Collection and equipment details	Collections per week		3	3
	Storage capacity		3 Days	3 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		5.14	15.42
	Equipment quantity provided		5	16

*Compaction ratio of 3:1 used for calculation purposes

Table 2.3: Residential refuse calculations Silk 3

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Residential apartments	Unit	235	56,400	56,400
Total weekly volumes compacted (L/Week)			18,800*	N/A
Volumes per day (L/Day)			2,686*	8,057
Volumes per collection (L/Collection)			6,267*	18,800
Collection and equipment details	Collections per week		3	3
	Storage capacity		3 Days	3 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		5.70	17.09
	Equipment quantity provided		6	17

*Compaction ratio of 3:1 used for calculation purposes

2.2.2. Non-residential refuse volumes

The generation rates and service frequency used for the calculation of non-residential refuse produced have been applied based on rates prescribed by Brisbane City Council to achieve compliance.

As the non-residential component of the site contains a number of different uses across different levels in each tower, a mix of refuse generation rates have been applied to refuse generation calculations. The tenancy and area use mix is based on the targeted tenancy mix identified by the client as depicted on architectural drawings. Where no tenancy use has been described, refuse generation calculations have been based on Food and Drink Outlet only as a worst-case scenario from a refuse generation standpoint. For complete details on non-residential uses subject to this application refer to the submitted town planning documentation.

A 7-day trading week has been assumed for all non-residential uses.

A consolidated refuse storage strategy is proposed where all non-residential uses within each tower share the use of the communal bins provided within the non-residential refuse storage area provided in either tower.

A non-residential collection frequency of 3 days per week has been established for both general waste and commingled recycling in alignment with the proposed residential collection frequency.

Table 2.4 outlines the refuse generation rates utilised.

Table 2.5 outlines the refuse generation volumes for the non-residential components of each tower which form the basis for waste storage area design and sizing.

Table 2.4: Refuse generation rates

Tower	Generation rate	Applied to	Measure	General waste	Recycling
Silk 2	Food and drink outlet (if less than 150m ²)	Tenancy 6 and Tenancy 7	L/100m ² /Day	300	200
	Conference centre/reception centre (with preparation of food or liquor for consumption)	Steamm Lobby, Level 6 Event Space 02 and Outdoor Event	L/100m ² /Day	250	120
	Conference centre/reception centre (no preparation of food or liquor for consumption)	All gallery spaces and Steamm lab including outdoor	L/100m ² /Day	10	20
	Office	Commercial office spaces level 7 – 9, Steamm office	L/100m ² /Day	10	20
Silk 3	Food and drink outlet (if less than 150m ²)	Tenancies 1-4	L/100m ² /Day	300	200

Table 2.5: Non-residential refuse calculations Silk 2

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Food and drink outlet (if less than 150m ²)	GFA (m ²)	116	2,436	1,624
Conference centre/reception centre (with preparation of food or liquor for consumption)	GFA (m ²)	331	5,793	2,780
Conference centre/reception centre (no preparation of food or liquor for consumption)	GFA (m ²)	1,731	1,212	2,423
Office	GFA (m ²)	2,138	1,497	2,993
Total weekly volumes (L/Week)			10,937	9,821
Volumes per day (L/Day)			1,562	1,403
Volumes per collection (L/Collection)			3,646	3,274
Collection and equipment details	Collections per week		3	3
	Storage capacity		3 Days	3 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		3.31	2.98
	Equipment quantity provided		4	3

Table 2.6: Non-residential refuse calculations Silk 3

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Food and drink outlet (if less than 150m ²)	GFA (m ²)	346	7,266	4,844
Volumes per day (L/Day)			1,038	692
Volumes per collection (L/Collection)			2,422	1,615
Collection and equipment details	Collections per week		3	3
	Storage capacity		3 Days	3 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		2.20	1.47
	Equipment quantity provided		3	2

2.3. Refuse bin, equipment requirements and specification

Table 2.7, and Table 2.8 outline the total number of bins and additional equipment required for the residential component of development based on the volume calculations above.

Table 2.9 and Table 2.10 outline the total number of bins and additional equipment required for the non-residential component of development based on the volume calculations above.

As actual refuse volumes may vary from assessment benchmarks or over time according to evolving waste streams and operation of the site, bin numbers and sizes may need to be altered throughout the operational phase to suit the building operation and occupant needs.

Table 2.7: Residential bin requirements

Tower	Refuse stream	Bin/storage – Size or type	Number required
Silk 2	General waste	1,100L	5 +1 to remain beneath the chute discharge during servicing
	Commingled recycling	1,100L	16 +1 to remain beneath the chute discharge during servicing
Silk 3	General waste	1,100L	6 +1 to remain beneath the chute discharge during servicing
	Commingled recycling	1,100L	17 +1 to remain beneath the chute discharge during servicing

Table 2.8: Additional residential equipment

Description	Quantity	Capability/specification - See <i>Appendix D</i> for further details
Individual unit bins - Stream separated receptacles	894 Min.	A minimum of 1 receptacle for each stream is required in each unit. Refer to Section 2.4.1. Dimensions of receptacles used are not to exceed the dimensions of the chute hoppers; typically 30cm ³ .
Dual refuse chutes	2 (1 per tower)	Co-located refuse chutes for the disposal for general waste and commingled recycling. Disposal points provided on each habitable level. One dual chute system in each building. Colliers recommends a 600mm chute diameter for commingled recycling applications.
Integrated chute discharge compactor	2 (1 per tower)	For use with general waste only. Will have a capacity to achieve an average compaction ratio of 3:1.
2-bin 1,100L linear bin rotation system	4 (2 per tower)	Automates bin rotation beneath the chute discharge for both general waste and commingled recycling in each building. 1 bin rotation system is provided per stream. Reduces the overall level of building management intervention required.

Table 2.9: Non-residential bin requirements

Tower	Refuse stream	Bin/storage – Size or type	Number required
Silk 2	General waste	1,100L	4
	Commingled recycling	1,100L	3
Silk 3	General waste	1,100L	3
	Commingled recycling	1,100L	2

Table 2.10: Additional non-residential equipment

Description	Quantity	Capability / Specification - See <i>Appendix D</i> for further details
Individual stream receptacles	TBD	Receptacles for the immediate disposal of refuse into separate streams. Typically, bins up to 60L in volume placed BoH in bin stations. Further details in Section 2.4.1
Refuse/cleaners trolleys	TBD	Used to assist in the manual transfer of refuse from each tenancy to the bulk bins in the refuse room for final disposal.
Used cooking oil storage	TBD (If required)	Required for food and beverage tenancies and commercial kitchens using fry vat equipment. Min. 1 portable storage tank stored BOH of each tenancy. Bulk oil tanks may be used in refuse store where significant volumes generated

2.4. Refuse disposal

The tables in this section summarise general recommended disposal arrangements for frequently generated and infrequently generated refuse for each development component. Section 2.4.1 describes the frequently generated refuse streams that are generated in high volumes for any given period and require significant capacity for storage prior to collections. Section 2.4.2 describes the infrequently generated refuse streams that are generated in relatively low volumes, and where minimal provision for storage can be easily managed by collection frequency and ad hoc storage arrangements.

2.4.1. Frequently generated refuse

Table 2.11: Disposal of frequently generated waste

Refuse stream	Disposal details
WASTE	
General waste	<p>Residential</p> <p>Space for bins to store one day’s worth of generated refuse will be provided in each residential apartment. Each day or as required, all refuse will be transferred by residents to the general waste chute access hopper on each habitable residential level in each tower. The refuse chute will discharge directly into the general waste bulk bin stored in the chute discharge room. The chute hopper doors will have colour-coded features for easy identification and to support the separation of refuse streams. Instructions on the use of the chute system and accepted items in each stream will be required to be included in the resident apartment manual. Waste bins should always be lined with bags and the bags double tied before removal. Operationally, bins used for general waste should be limited in size to 30L or less and not exceed the dimensions of the chute hoppers in any direction. Waste bins should be accompanied by a commingled recycling bin in order to facilitate separation of general waste and recycling.</p> <p>Receptacles may be placed in all communal areas where refuse will be generated such as the podium top or rooftop terrace for collection and storage of at least one day of general waste. Bin quantities will be determined during the operational phase. A recycle bin will be positioned wherever a general waste bin is positioned to maximise recovery. Building management will assist with the disposal of all refuse generated in communal areas.</p> <p>Non-residential</p> <p>The operators of each tenancy will be required to provide receptacles for each separate refuse stream in a sufficient quantity to a minimum one peak service period worth of refuse. After each day of operation or as required, refuse will be transferred by staff / cleaners to the non-residential refuse room in each respective tower and decanted into the appropriate bulk bins.</p> <p>The number of and location of bins required within the tenancy will be determined during tenancy fit out and careful consideration should be given to the placement and types of bins to optimise source separation. Waste from food and beverage tenancies will generally be captured by bins up to 90L in volume that will be placed within the kitchen or back-of-house area to meet the design or layout criteria of the cafe or restaurant operators.</p>

Table 2.12: Disposal of frequently generated recoverable material

Refuse Stream	Disposal Details
Organic (food) waste	<p>Separating organic or food waste from general waste is recommended to reduce the total amount of general waste produced. Separation may be considered and implemented at any stage during the operational phase of the development.</p> <p>Residential</p> <p>While BCC does not currently offer a food organics collection service to multiple unit dwellings, commercial options are available at additional cost.</p> <p>Alternatively, domestic composting equipment may be used for individual units or communally. Communal composting must be facilitated and managed by a building manager or caretaker to ensure correct usage.</p> <p>Where food waste is separated, caddy bins or bins less than 10L should be used in residential kitchens, for disposal of food waste. The bins are then transferred to the refuse room for collection. The content is then decanted in bulk bins or composting equipment provided. Transfer and collection should occur on a frequent basis to minimise odour amenity issues.</p> <p>Non-residential</p> <p>Where food waste is separated, caddy bins or bins no larger than 60L should be used in high volume situations such as commercial kitchens in food and beverage outlets, for disposal of food waste. The bins are then transferred to the refuse room and the content is then decanted in bulk bins or processing equipment provided within the refuse enclosure.</p>
Cooking oil waste	<p>Waste oils should be disposed separately from general waste if large quantities are produced (e.g. in food and beverage outlets). All waste liquids / oils (e.g. from commercial kitchens) should be separated and stored in clearly labelled containers. Typically, waste oils are removed during delivery of new oils by the supplying contractor.</p> <p>Bunded areas or bunded plastic pallets should be supplied for the storage of liquid waste / oils and stored in a levelled area. Alternatively, portable self-bunded storage tanks may be utilized in each tenancy.</p>
RECYCLING	
Commingled, including <ul style="list-style-type: none"> • glass • aluminum • steel cans • tins • cardboard • semi rigid plastics 	<p>Residential</p> <p>Items for recycling must not be bagged and disposed in loose form. This can be done by decanting the materials from the individual receptacles into the recycling chute hopper on each habitable residential level in each tower. The refuse chute will discharge directly into the appropriate bulk bin stored in the chute discharge room. The chute hopper doors will have colour-coded features for easy identification and to support the separation of refuse streams. Instructions on the use of the dual chute system and accepted items in each stream will be required to be included in the resident manual.</p> <p>Residents will liaise with building management for the disposal of all oversized recyclable materials, lifts will be utilised for vertical transfer.</p> <p>Receptacles may be placed in all communal areas where refuse will be generated for collection and storage of at least one day of commingled recycling. Bin quantities will be determined during the operational phase.</p> <p>Non-residential</p> <p>Commingled recycling from tenancies such as food and beverage outlets including restaurants, bars can be captured by bins up to 90L that will be placed within the kitchen or back-of-house area to meet the design or layout criteria of the café or restaurant operators.</p> <p>Recycling from general non-food retailing tenancies overwhelmingly consists of clean cardboard which should be collected separately from commingled recycling if large quantities are produced.</p> <p>Container deposit / refund schemes are currently in place in Queensland. Various models exist including bottle return facilities and (automated) reverse vending machines.</p> <p>Occupants should be encouraged to separate containers that qualify for the schemes from the waste or recycling streams and send back to a return point. Storage space or dedicated bins within the units or refuse rooms can be provided.</p>

2.4.2. Infrequent waste

Table 2.13: Disposal of infrequently generated waste

Refuse stream	Disposal details
Garden organics refuse/green waste	<p>Garden organic refuse also referred to as green waste will be produced from common landscaped areas or around the development or from potted plants within residential apartments or on balconies. The minimal volumes of green waste generated from within apartments will be captured in the general waste stream. Body corporate by-laws will include rules relating to the provision of green bins for residential units.</p> <p>Green waste from common areas is produced largely on a weather or seasonal dependent basis and based on plant selections. Common area green waste will be removed by the designated maintenance contractor. Interim storage is not provided.</p> <p>The engaged contractor will be required to send this material to a composting or resource recovery facility rather than to a landfill.</p> <p>Alternatively, where onsite composting occurs, green waste may be combined with food waste for composting.</p>
Hard waste/bulky goods	<p>Residential hard waste collections will be coordinated in line with BCC's hard waste collection arrangements for residential uses, and hard waste / bulky goods moved to the loading or a designated area for removal prior to collection. When storing bulky goods in a loading area, it is recommended that items are placed on a pallet for efficient loading via a pallet jack or forklift onto the RCV.</p> <p>Non-residential uses will utilise the bulk bins provided for bulky waste disposal or make other coordinated collection arrangements where items are unsuitable for bulk bin disposal or where significant volumes are generated such as during tenancy refits.</p>
Hazardous waste - Batteries	<p>Batteries are highly volatile and must be disposed of separately and never in the general waste or commingled recycling bins. Colliers recommend a communal disposal point is provided by site management and located in the main lobby of each tower or alternate easily accessible location for both residential and non-residential uses.</p>
Hazardous waste (paints, chemicals) - Electronic waste	<p>It is expected that the building management assist residents or tenancy operators with disposal of hazardous or liquid waste and any paint or chemicals as required and requested. Hazardous waste must be handled with due care, separated and securely stored for collection by a specialist waste contractor. Please refer to local and QLD government websites for further information.</p>

2.5. Refuse storage, access and rotation requirements

All refuse will be stored within bins housed within dedicated refuse storage areas. Separate storage areas are provided for residential and non-residential uses with separate storage and servicing areas provided in each tower. All refuse storage and servicing areas are provided on Ground level.

2.5.1. Residential refuse storage areas

A chute discharge room is provided beneath the chute termination on Ground level in each tower. The chute discharge rooms are designed to house the chute discharge equipment including bin rotation and compaction equipment required for each tower. The chute discharge rooms are separated from the adjoining bin storage rooms by chain mesh or equivalent partition.

Access to the chute discharge rooms will be restricted to building management or approved personnel only via the restricted distribution of keys / fobs and signage.

A secondary bin storage room directly adjoins the chute discharge rooms in each tower and serves as bin storage and the servicing point. The bin storage rooms in each tower are referred to as 'residential refuse room' on architectural drawings. Each bin storage room provides storage for the total number of bins required for each tower as outlined in Table 2.7 and will also serve as the collection point.

The residential refuse storage areas directly adjoin the service bay in each tower.

Residents in either tower will liaise with building management for the disposal of all refuse materials not suitable for chute disposal.

Building management will be responsible for the exchange of bins beneath the chutes on bin rotation equipment as well as the presentation of bins to the residential bin room prior to each scheduled collection.

The collecting contractor will access the bin storage room for the retrieval of bins for collections servicing.

Figure 2.1 and Figure 2.2 overleaf depicts the residential refuse storage areas for Silk 2 and Silk 3 respectively.

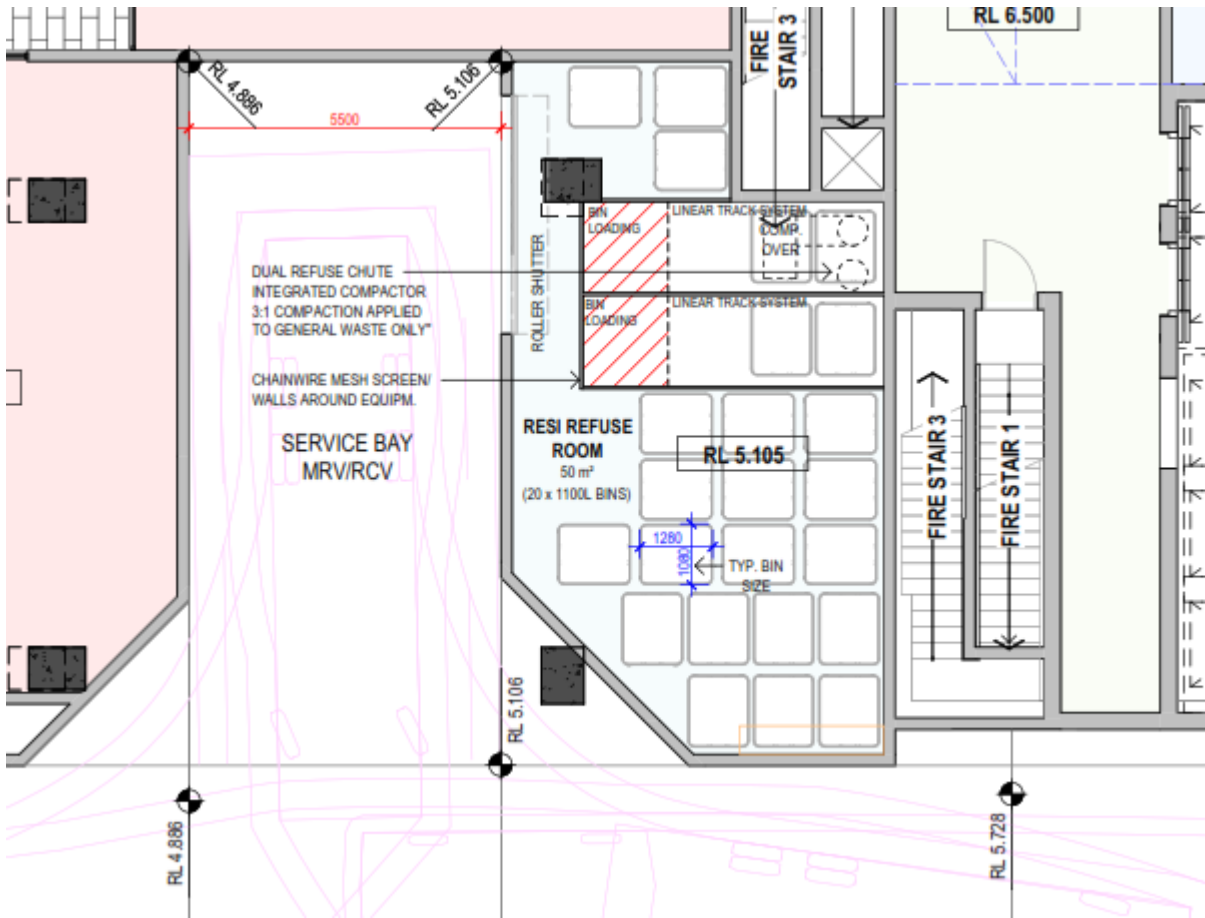


Figure 2.1: Silk 2 residential refuse storage areas

Source: Group GSA, Project: Stanley Quarter Woolloongabba East Tower, Drawing: Level 1 – Ground, Drawing number: DA-02-2000, Issue: D

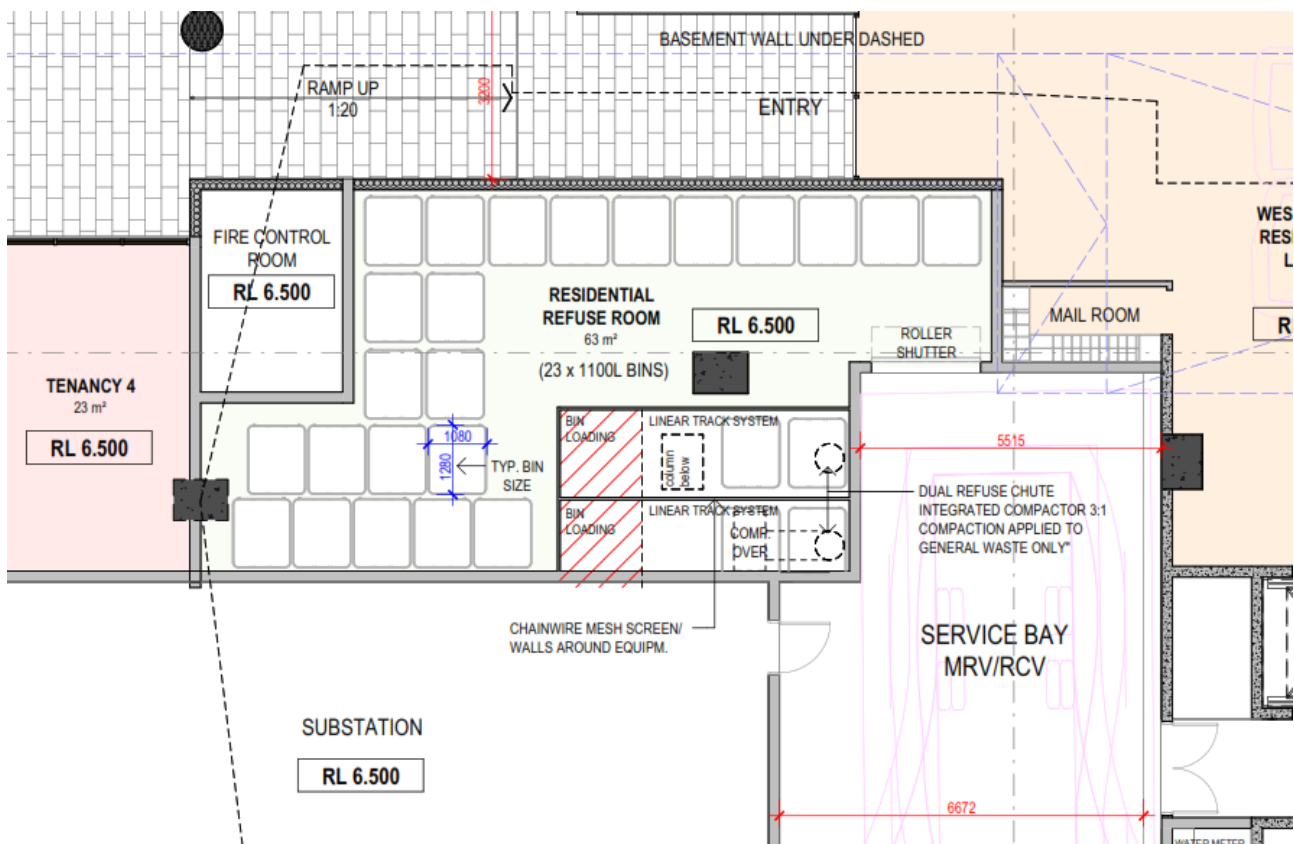


Figure 2.2: Silk 3 residential refuse storage areas

Source: Group GSA, Project: Stanley Quarter Woolloongabba West Tower, Drawing: Level 1 – Ground, Drawing number: DA-01-2000, Issue: L

2.5.2. Non-residential refuse storage areas

A non-residential refuse room is provided in each tower. Both non-residential refuse rooms are comparable located; being on the opposite side of the aisle to the service bay.

Each non-residential refuse room is sufficiently sized to accommodate all of the bins required for the non-residential component of the respective tower as detailed in Table 2.9.

The collecting contractor will access the non-residential refuse room in each tower for the retrieval of bins for collections servicing.

Figure 2.3 and Figure 2.4 overleaf depicts the non-residential refuse storage areas for Silk 2 and Silk 3 respectively.

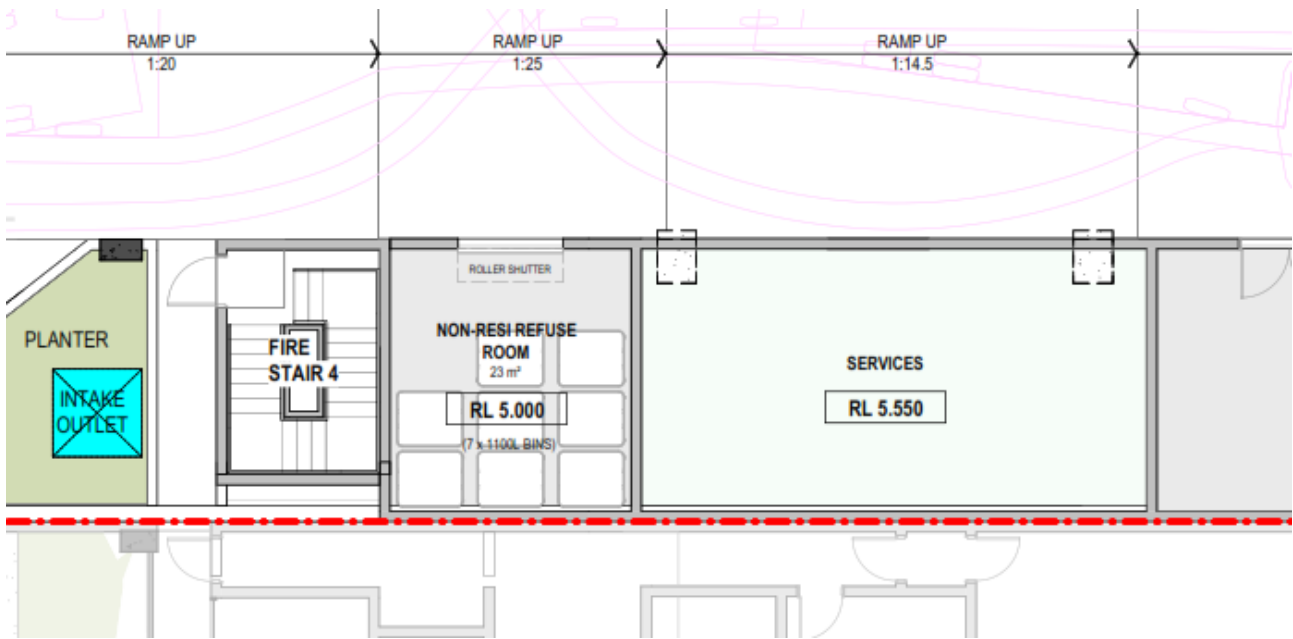


Figure 2.3: Silk 2 non-residential refuse storage areas

Source: Group GSA, Project: Stanley Quarter Woolloongabba East Tower, Drawing: Level 1 – Ground, Drawing number: DA-02-2000, Issue: D

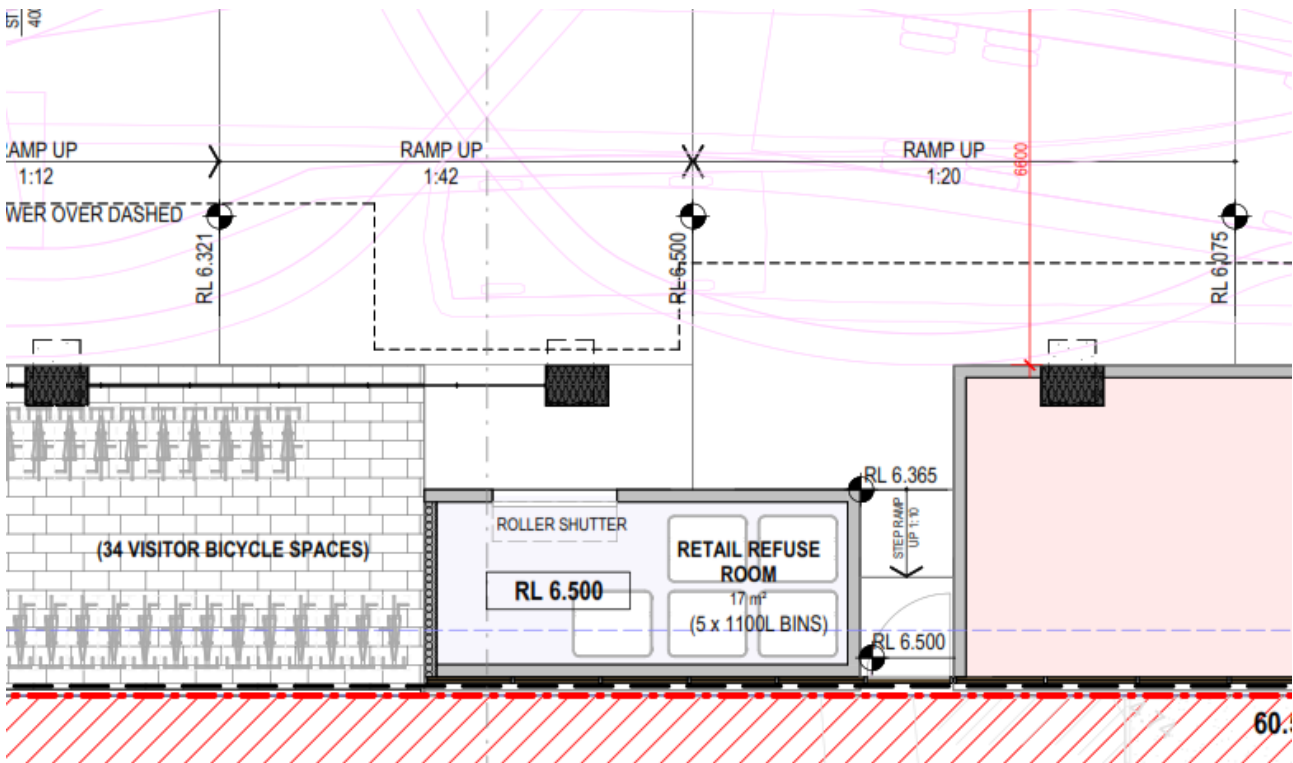


Figure 2.4: Silk 3 non-residential refuse storage areas

Source: Group GSA, Project: Stanley Quarter Woolloongabba West Tower, Drawing: Level 1 – Ground, Drawing number: DA-01-2000, Issue: L

2.5.3. Refuse storage area design

Table 2.14 outlines the refuse storage area design criteria addressed for all refuse storage areas in order to minimise odours, deter vermin, protect surrounding areas, and make each area a user-friendly and safe area.

Table 2.14: Refuse storage area design requirements

Positioning considerations
Positioned in immediate proximity or directly accessible to the designated loading point.
Storage provided is conveniently accessible to occupants for disposal or accessed via chutes.
Is in a purpose-built storage room which is designed to be unattractive to vermin and used solely for the storage of refuse leaving the site only.
Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage).
Is positioned away from entrances to shops or residential premises.
Is over 5m from any door, window or fresh air intake within the development or any adjoining site.
Visual amenity considerations
Is enclosed on all sides except for the access points to ensure bins are not visible from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the site.
Is designed to minimise their visual impact on the surrounding areas.
Functional design considerations
Is of sufficient size to accommodate the bins with sufficient clearance around the combined bin area for bin manoeuvring.
Doors/shutters wide enough to allow for the easy removal of the largest container to be stored.
Permits unobstructed access for removal of the containers to the service point.
The height of the bin storage area allows for waste bins to be opened and closed.
Does not have any steps or lips where bins are required to be moved.
Adequate artificial lighting.
Be fire rated and ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin washing and room cleaning considerations
A hose cock provided inside each room for cleaning bins and the enclosures.
The walls, ceilings, floors and equipment are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning.
Coved at the intersection with the walls with coving integral to the floor.
The floors to be graded to fall to a drainage point.
Drainage points connected to sewer in accordance with trade waste requirements.
Roofed and designed to prevent entry by rainwater.

2.5. Refuse transfer

2.5.1. Residential refuse transfer

Residents of all apartments in either tower will transfer all refuse vertically via the dual refuse chutes. Building management will assist residents in facilitating disposal of bulky recyclable items not suitable for chute disposal.

The building manager or caretaker will be responsible for the transfer of bins between the storage points to ensure all bins requiring collection are removed from bin rotation equipment and presented to the bin room prior to service.

The collecting contractor will collect all bins directly from the bin storage room in either tower and manoeuvre to the RCV lifting mechanism before returning bins to either room after service.

Building management will be responsible for the cleaning of bins and the general storage area after collection as required for everyday use.

2.5.2. Non-residential refuse transfer

Either designated tenancy staff or cleaners will transfer all refuse generated from each of the non-residential tenancies to either non-residential refuse room directly. The goods lifts will be utilised for the vertical transfer of all refuse in Silk 2 and publicly accessible private property utilised for the transfer of refuse at grade. It is anticipated refuse or cleaners' trolleys will be used for the transfer of bulk quantities of refuse.

The collecting contractor will collect all bins directly from either non-residential refuse room, manoeuvre across the aisle to the RCV lifting mechanism and return bins to the room after service.

2.5.3. Refuse transfer path design

Table 2.15 demonstrates the criteria addressed in the design of the refuse transfer path for each component in each tower.

Table 2.15: Refuse transfer path design

The bins and refuse to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not impede traffic flow.
The transfer of bins does not extend through any habitable parts of a building or food premise.
Does not have any lips, stairs or steps for bins to be manoeuvred easily.

2.6. RCV and bin servicing arrangements

The refuse collection methodology is consistent for both residential and non-residential uses in both towers; all refuse will be collected by rear loading RCV.

Council's appointed collecting contractor will be responsible for the collection of all residential refuse in either tower. All non-residential refuse will be collected by private contractor however, the development operators may elect to use engage Council's appointed collecting contractor under commercial contract arrangement and align service days during residential servicing to reduce overall site vehicle movements.

All RCV's enter site via the separate driveway crossovers provided for each tower on Trafalgar Street in a forward gear. RCV's will perform a single reverse manoeuvre into the shared service bay immediately adjoining the residential refuse storage areas in each tower. Once the collections service is complete, RCV's will exit site back onto Trafalgar Street in a forward gear.

Figure 2.5 and Figure 2.6 demonstrates the ingress and egress RCV swept path manoeuvres for each tower for a 10.24m rear loading RCV as specified in BSD 3008.

Further details on vehicle access and on-site manoeuvring can be found in the transport report submitted with the submission.

Table 2.16 demonstrates the features of the bin servicing area in each tower.

Table 2.16: Service area design

Has sufficient access and clearance for the waste and recycling collection vehicles to service the bins, including no overhead obstructions.
Allows bins to be serviced safely while minimising the impediment to vehicle movements during servicing.
Is clearly separated from car parking bays, footpaths and pedestrian access.
Is devoid of stairs, lips or ramps and allows bins to be manoeuvred easily.
Does not block the entry and exit to the property.
Is not adjacent to a kitchen or eating area for public use.
Is over 5m from any door, window or fresh air intake within the development or any adjoining site.
Is screened sufficiently to minimise the view of bins from neighbouring properties or passing vehicles and pedestrian traffic external to the site.
Is positioned away from entrances to shops or residential premises.
Best practice for non-residential components includes CCTV or other video monitoring designed to record RCV's collecting bins.

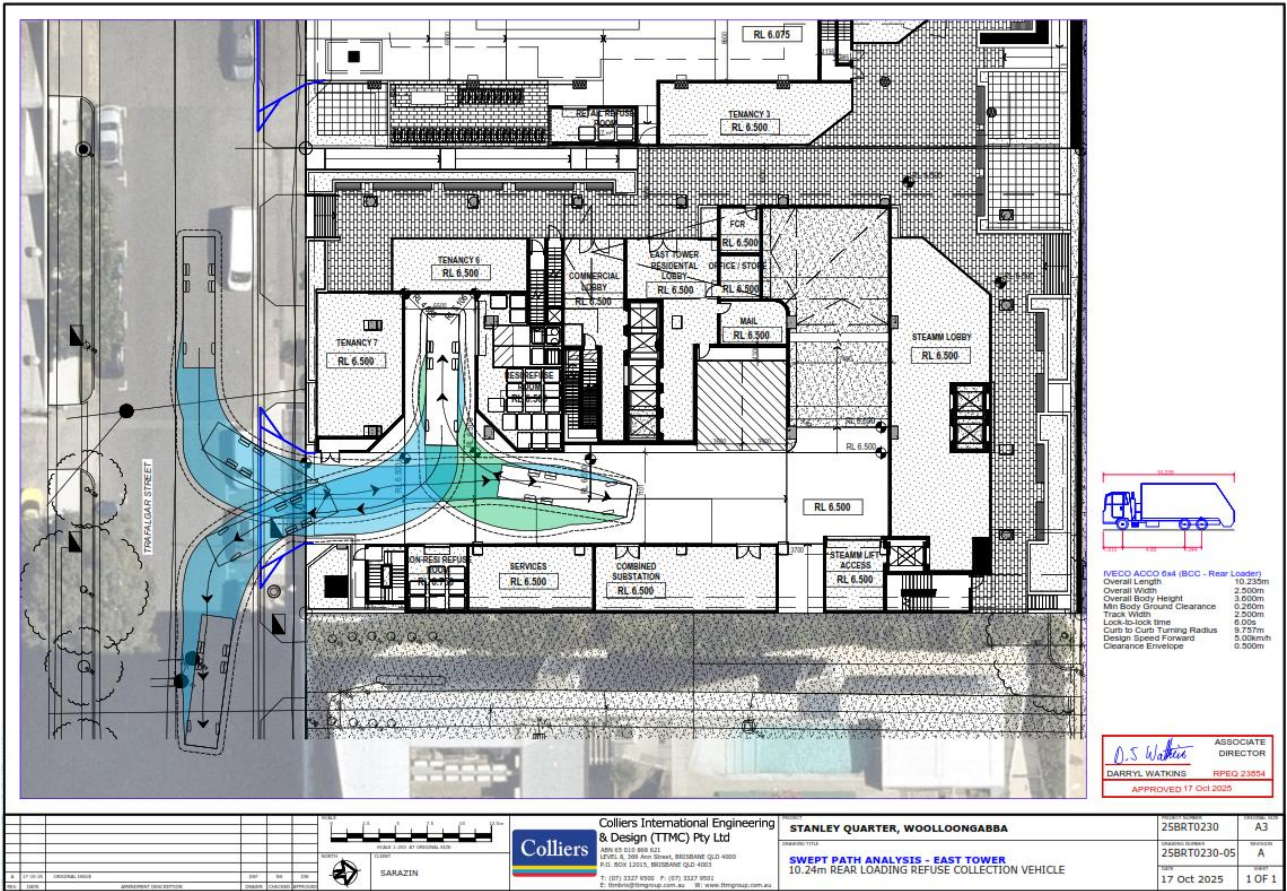


Figure 2.5: Silk 2 RCV swept path

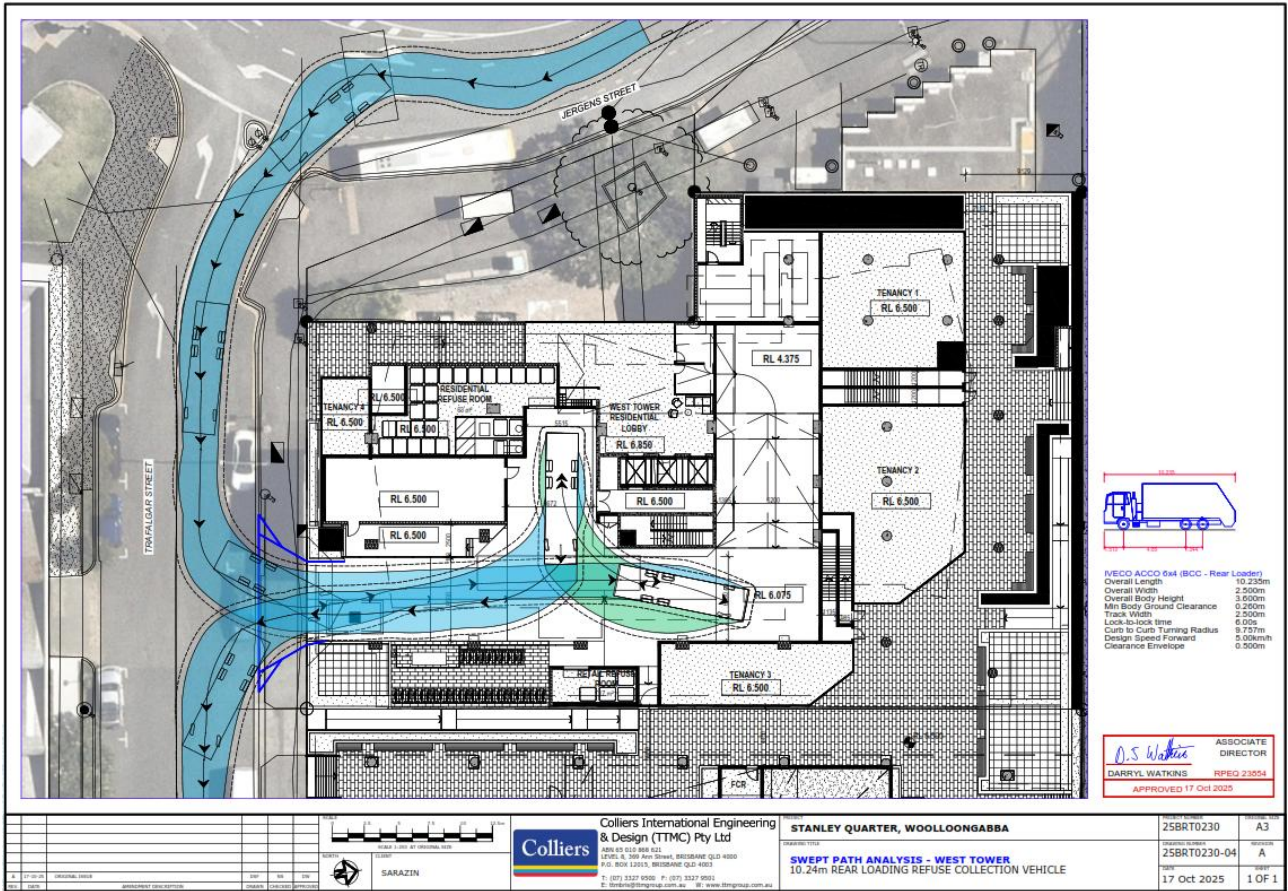


Figure 2.6: Silk 3 RCV swept path

3. Recommended operational refuse management

This section does not contain information relevant for the assessment of building design.

This section relates to the outcomes and waste management practices of the development during the operational phase as recommended by Colliers. It is intended for use as a live document by the operator/end user of the development to assist with the ongoing management of the development.

3.1. Anticipated residential refuse volumes

Colliers have worked extensively with operating residential and mixed-use developments within the Brisbane local government area. This includes establishing typical volumes of refuse generated through volumetric assessment. Colliers have established a flat generation rate applicable to developments containing mixed unit sizes. This rate is used to provide more accurate recommendations relating to anticipated bin numbers and building management intervention through bin rotations beneath the refuse chutes.

It should be noted that the recommendations and comments in this section are based on the aggregate audit results of operational sites completed by Colliers and do not factor in potential demographic or socio-economic factors and therefore not site specific however, give an estimation of likely waste generation. Site specific auditing is recommended to establish actual generation and composition of refuse for this site. Site specific auditing allows refinement of the overall refuse strategy.

3.1.1. Residential refuse profile and stream separation

Refuse generated by residential uses including multiple dwelling residential apartments includes a substantial volume of food waste. Colliers recommend that food organic waste is separated from the general waste stream. Onsite composting or organics processing equipment should be considered within the final design, and an area should be identified for the potential instigation of composting during the operational phase of the development. Where onsite composting or processing occurs, this must be facilitated and managed through an onsite manager to ensure the correct use.

Alternatively, commercial food waste collections may be undertaken by the development at an additional cost. Council do not provide rating concessions for initiatives to reduce waste. Where commercial collections are undertaken this is an additional waste expense over Council's waste rating charge.

Colliers recommend that Container Deposit Scheme (CDS) receptacles are also available for resident use, this may provide additional revenue to the development (such as social club funds) or be donated to charity. Single item recyclable streams as captured by CDS offer a higher value recyclable product than achieved through commingled recycling. Incentivised recycling schemes help promote participant buy-in.

Similarly, consideration should be given to the separation of bulky cardboard. Oversized cardboard improperly disposed of is a leading cause of blockages in recycling chute applications.

3.1.2. Recommended residential refuse bins and equipment

Table 3.1 outlines the total number of recommended bins across the 2 towers that may be implemented where an additional level of sustainability through landfill diversion is sought. The total number of bins can be split relatively equally between the 2 towers.

The recommended level of stream separation may be implemented at any stage during the occupational phase of the site.

These recommendations are provided to assist in the instigation of collection services and provided based on Colliers recommended stream separation.

Additional services may be provided utilising the residential bin holding room as proposed within the development application, with disposal facilitate through building management.

Table 3.1: recommended total residential bin requirements (Silk 2 & 3)

Refuse stream	Bin/equipment – Type or size	Bins required	Storage capacity between collections
General waste	1,100L	9-10 + 2 1 to remain beneath each chute discharge during servicing	3 Days
Food organics	240L	12	2 Days Servicing every 2 days recommended
Commingled recycling	1,100L	14 + 2 1 to remain beneath each chute discharge during servicing	3 Days
CDS	660L	4	7 Days
Bulky cardboard	1,100L	2	3 Days
E-waste (excluding batteries)	1,100L	2	Ad Hoc
Mixed batteries	Countertop Receptacle	2	Ad Hoc

3.2. Anticipated non-residential refuse volumes

The volume and composition of non-residential refuse will vary based on the final tenancy schedule, based on the exact use of each tenancy and final fitout. For instance, food and beverage tenancy refuse generation is directly proportionate to patronage with limited correlation between overall tenancy size and refuse generation. As an example, F&B outlets with reduced cooking facilities limited to reheating food items prepared offsite generate lower quantities of refuse than café's with fully equipped kitchens on a per patron basis.

The exact volume of refuse generated by each tenancy will also be influenced by each operator and their preferences.

Colliers recommend that the storage areas provisioned for non-retail storage be used to implement best practice stream separation.

The comments in this section are provided as a guide for the implementation of this OWMP. It is recommended that site specific auditing is undertaken once the development reaches 80% occupancy to refine the waste strategy and related equipment.

3.2.1. Non-residential refuse profile and stream separation

Retail food and beverage

Cardboard/paper and organics constitute the majority of total refuse generation and represent approximately 70% of the total volume of refuse generated. Colliers recommends that organics waste, cardboard/paper and plastics are all separated from the general waste and commingled recycling.

Where food waste is separated, a service interval no greater than 2 days between services is recommended to prevent odour amenity issues.

Glass should also be separated where significant volumes are generated and may be collected as a CDS stream. As CDS offers a rebate and is not subject to a waste levy, this may be consolidated with residential CDS collection.

Non-food/speciality retail

Cardboard/paper typically comprise the overwhelming majority of non-food retail refuse. Separating cardboard/paper and plastics alone has the potential to recover over 90% of all retail refuse generation.

Procurement of consumables should consider packaging refuse and where possible items should be purchased in bulk quantities to reduce the overall recycling generation.

Additionally, the separation of recycling into single item recycling streams such as cardboard only offer a higher value recyclable product than achieved through commingled recycling.

3.3. On-going management

The tables below relate to a cycle of ongoing implementation, operation, review and amendment of the refuse strategy. These tables are intended to serve as a live document to be completed and updated during the operational phase of the development and therefore intentionally left blank.

Responsibilities will be assigned for all on-going refuse management related activities during the operation of the development. Colliers recommend the appointment of dedicated personnel to champion refuse management and sustainability. The following lists (Table 3.2 to Table 3.4) are designed to help manage and assign responsibilities and monitor the refuse operations. On-going management of the refuse strategy will maintain efficient services, a safe environment and improve on sustainability outcomes.

3.3.1. Implementation phase

Refuse management tasks during the implementation of the refuse strategy are required prior to and during the early stages of building occupancy. An opportunity to revisit these tasks is provided at set intervals with the review of the refuse strategy.

Table 3.2: Implementation checklist

Task	Assigned	Remarks
<p>Verify the as-built form of all refuse related areas.</p> <p>This task does not refer to building certification but is typically undertaken by a specialist waste consultant prior to building certification. This provides an opportunity to identify variances in building form versus design and recommend alternate or mitigating refuse management strategies.</p> <p>This task may also be required during significant building refits or renovation.</p>		
<p>Appoint personnel to oversee or undertake refuse management tasks.</p> <p>A building or facilities manager is typically appointed and undertakes most operational tasks, engaging contractors for specialist tasks.</p>		
<p>Conduct internal safety review.</p> <p>An internal safety review is required to be undertaken to identify potential hazards in the implementation of the refuse strategy and risk mitigation opportunities.</p> <p>This includes the use of any refuse management equipment installed, as well as refuse transfer paths</p>		
<p>Development of policy and procedures</p> <p>Must be undertaken after safety review and abide by all relevant occupational health and safety legislation, regulations and guidelines to ensure site safety for visitors, staff and contractors.</p> <p>Also includes assessment of any manual handling risks and preparation of a manual handling control plan for waste and bin transfers.</p>		

Task	Assigned	Remarks
<p>Engage refuse collection contractors.</p> <p>Either council's collections contractor or a private contractor must conduct a site visit for the purposes of risk assessing the site prior to conducting services. Contractors must ensure that a full risk assessment of equipment, surfaces and related gradients is complete and procedural documentation is provided to the appropriate personnel.</p> <p>RCV manoeuvrability testing and the establishment of service frequency and timing is also undertaken at this time.</p>		
<p>Install signage in all refuse disposal and storage points.</p> <p>Signage is required to be installed to educate building occupants on location of disposal and refuse storage points. Additionally, to identify the accepted items disposed of in each refuse stream. The installed signage should be colour coded in accordance with <i>AS 4123.7 – 2006 Mobile waste containers</i>. Examples of signage are provided in the appendices.</p>		
<p>Leasing & body corporate agreements</p> <p>All leasing contracts and body corporate agreements should contain clauses pertaining to waste management arrangements and use of any associated equipment.</p>		
<p>Education and training.</p> <p>Provision of equipment manuals, induction, training, health and safety procedures, risk assessments and personal protective equipment (PPE) to all staff / contractors associated with all waste management activities in order to control hazards.</p> <p>The step is repeated through the operational phase of the development as required due to changes in users or personnel.</p>		
<p>Consider fit out and move-in refuse.</p> <p>Higher volumes of waste are generated during the initial occupant move-in or final fit out. This typically includes large volumes of cardboard. Additional bins or collections may be required.</p> <p>This also applies to high turnover events and refits or renovation.</p>		
<p>Baseline refuse auditing</p> <p>A baseline audit for non-residential uses once the development reaches 80% occupancy undertaken by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage based on initial waste practices and set recycling rate targets.</p>		
<p>Establish baseline targets</p> <p>The baseline audit results should be used to establish baseline landfill reduction and recycling rate targets. Baseline targets should be achievable with a view to continual improvement to enable the celebration of success and promote buy-in by building occupants.</p>		

3.2.1. Occupation/operational phase

Refuse management tasks during the occupation or operational phase of the development relate to the day to day and business as usual operational tasks that must be undertaken to execute the refuse strategy.

Table 3.3: Occupation/operation checklist

Task	Assigned	Remarks
<p>Facilitate disposal from communal areas, public realm and tenancies.</p> <p>The appointed building manager / caretaker is required to transfer refuse generated in communal areas and the public realm to the refuse storage area for final disposal, this includes litter removal. Best practice operations include having dedicated cleaning staff assigned to handle all waste generated, rather than tenancy staff. This results in maximum recovery of available streams.</p>		
<p>Manage rotations of bins to ensure convenient access.</p> <p>Check bin fill levels and rotate / swap bins as required. Sufficient capacity must be provided for the disposal of all streams at all times including reduced personnel on site (such as weekends or public holidays). Where equal access to a refuse stream is not maintained, other streams may be contaminated leading to lost resources.</p>		
<p>Manage bin transfers to agreed servicing point.</p> <p>Bins are required to be presented to the temporary holding or agreed servicing point prior to the scheduled service time and ensure the area is free from obstruction. Late bin placement or servicing obstruction may lead to missed bin services.</p>		
<p>General cleaning.</p> <p>Regular cleaning and maintenance of all refuse management facilities is important to maintain a safe and hygienic environment for visitors, staff and contractors.</p> <p>General cleaning is required for all refuse holding and transfer areas including</p> <ul style="list-style-type: none"> • Refuse bins, rooms and storage areas • Refuse transfer areas including lifts and staircases • Any other refuse management equipment 		
<p>Perform spot checks on bin contents and refuse streams.</p> <p>Building management regularly check for correct bin use and stream contamination. Early intervention prevents the development of poor practice and lost resources. Feedback and education is provided to the relevant parties (see below).</p>		
<p>Ongoing education and communication.</p> <p>On-going education is important to ensure people continue to use the facilities as originally intended and to avoid ongoing contamination of recoverable refuse streams.</p> <p>Appointed personnel should be actively involved in education of occupants and encouraging participation in recycling activities. Widespread communication of the achievements of the refuse strategy and areas for improvement encourage participant buy-in.</p>		

3.2.2. Review and amendment phase

The review and amendment refuse management tasks relate to tasks undertaken on a routine (e.g. quarterly, bi-annually or annually) or ad hoc basis. At the completion of the review and amendment phase, the cycle restarts with the implementation of the amended refuse strategy.

Table 3.4: Review and amendment checklist

Task	Assigned	Remarks
<p>Coordination of specialised cleaning contractors as required. Typical specialised cleaning services may include cleaning internal areas of compaction equipment (if selected); this reduces risk of blockage, odour and risk of fire.</p>		
<p>Maintenance and servicing of refuse management equipment as per schedule. Frequency depends on equipment, building operation and manufacturer specification. Routine maintenance reduces downtime and detrimental impact of unscheduled equipment breakdown.</p>		
<p>Coordination of specialised equipment contractors as required. May extend to ad hoc services requiring specialist equipment such as bulky/hard waste removal.</p>		
<p>Internal safety review. Routine safety reviews are required to identify changes to the site, work practices or legislation that may impact existing policies and procedures. Reviews should include visual inspection of equipment and user PPE. Any policy or procedure updates arising from a safety review must be immediately communicated.</p>		
<p>Audit operational refuse volumes and composition. As similarly undertaken at the beginning of occupancy a review by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage and identify opportunities for improvement in refuse strategy. Alternatively, an internal audit may be undertaken by visual inspection during on-site waste management handling activities. For example, cleaners may observe contents of waste receptacles when decanting caddies in larger bins and recording results, this method is less accurate than a comprehensive audit, however, give immediate indicative results and may be undertaken on an ongoing basis.</p>		
<p>Review bin quantities and refuse management equipment. Reviewing bin quantities and equipment is required to ensure operational sustainability of refuse volumes and equipment remains fit for purpose. Consideration should be given where alternate equipment may provide improved outcomes. This review may form part of the external audit process (above) as recommendations made.</p>		

Task	Assigned	Remarks
<p>Review service frequency and methodology on 6 monthly intervals with collecting contractor.</p> <p>The service frequency and service methodology should be reviewed once development is fully occupied and on a rolling 6 monthly basis to ensure the optimum cost efficiency in services provided and explore options for additional services.</p> <p>Any potential changes to the bin numbers or bin sizes should be made in liaison with the appointed contractor to confirm cost or contract implications.</p>		
<p>Review of recycling rate target to target continual improvement.</p> <p>Once benchmarked performance has been assessed against the existing targeted recycling rate a new target can be established that strives for continual improvement.</p> <p>Any changes in targeted recycling rates and the achievements of the refuse strategy should be widely communicated to all uses.</p>		
<p>Update and amend OWMP based on review outcomes.</p> <p>On completion of the refuse strategy review the OWMP should be updated to reflect refuse strategy amendments and to enable implantation of refuse strategy.</p>		



Appendix A Council PSP compliance checklist

BCC SC6.26 Refuse Planning Scheme Policy		
Item	Requirement	Compliance / Comment
Section 2 – General Requirements		
(1)	A written design proposal for waste collection is to be provided giving full details of the proposed solution, bin sizes, number of bins and the storage and collection areas, frequency of collection and the refuse collection vehicle size. Table 1 provides the dimensions and types of bins. Table 3 provides the specifications and types of collection vehicles.	Details provided in this OWMP.
(2)	The collection of refuse is to be considered during the planning phase of development. This includes the physical manoeuvring area for the refuse collection vehicle and the bin storage areas and collection points. Access for other road users including pedestrians, cyclists, motorists and other service providers (e.g. postal) is to be maintained.	Considerations provided within this OWMP and Transport Engineering documentation.
(3)	The type of refuse service that is to be used (domestic or commercial) is identified, including whether the refuse collection vehicle is to be front loading, side loading or rear loading (sufficient height must be available).	All refuse collected by rear loading RCV. 3.6m available.
(4)	Uses with high trip-end densities provide a transport impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy with an assessment of refuse storage and collection included.	See Transport Engineering documentation for details.
(5)	Where a Refuse Collection Vehicle (RCV) is required to manoeuvre from an on-site position, allow an additional 500mm clearance for vehicle turning dimensions (swept paths) and servicing. Three clear swept path lines must be demonstrated for the RCV, namely wheel path, vehicle body path and 500mm clearance path.	See Transport Engineering documentation for details.
(6)	The waste collection system is to achieve the following outcomes: <ul style="list-style-type: none"> a. both the customer and service provider can access the bin storage area and collection point conveniently; b. the location, design and operation of the bin storage and collection system do not have unreasonable adverse acoustic, odour or visual impacts on the development, surrounding properties or the streetscape; c. the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of this planning scheme policy. 	Complies Complies – Collection service will be undertaken wholly on site for each tower. Complies
Section 3 - Access and Manoeuvrability		
(1)	The manoeuvring of the refuse collection vehicle is undertaken in a safe and efficient manner, without detrimental impacts to pedestrian amenity or safety, Council or private infrastructure or the function of the road network.	See Transport Engineering documentation for details.
(2)	For multiple dwelling development accessed via a local, neighbourhood, district or suburban road, the refuse collection vehicle may enter the site in a reverse gear in a single movement.	Forward-in, forward- out manoeuvring provided.
(3)	For multiple dwellings development accessed via an arterial road, or where the refuse collection vehicle cannot reverse onto the site in a single movement, the refuse collection vehicle must enter and leave the site in a forward gear.	Forward-in, forward- out manoeuvring provided.
(4)	For development (other than a multiple dwelling) accessed via an arterial, suburban, district or minor road adjacent to an intersection with a major road, the refuse collection vehicle must enter and leave the site in a forward gear.	Forward-in, forward- out manoeuvring provided.
(5)	Where refuse collection is from an on-site position, the area trafficked by the refuse collection vehicle must comply with requirements under the Transport, access, parking and servicing planning scheme policy including a minimum aisle/carriageway width of 6.5m wide.	Complies
(6)	For detached dwellings on rear lots, pavements/carriageways trafficked by a refuse collection vehicle have a minimum width of 5.5m.	N/A

Section 3 - Access and Manoeuvrability - Continued		
(7)	All entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle, including a minimum 6.5m crossover which is free from overhead projections inclusive of gardens or trees.	Complies
(8)	To maximise safety, the distance required for refuse collection vehicles to reverse on-site is minimised. Where on-site turnaround of the refuse vehicle cannot be achieved, the bin storage area and collection point is located within 20m of the street frontage.	Complies – Minimal reversing required.
(9)	Turnaround facilities for a refuse collection vehicle exist or are provided for where involving staged subdivision developments or where development is located on a no through road. Turning and manoeuvring facilities for refuse collection vehicles are provided to meet design requirements for the vehicles identified in Table 3.	N/A
(10)	Subdivision layouts are to provide for the safe and efficient operation and manoeuvring of a side-lift loading refuse collection vehicle. Layouts that require a refuse collection vehicle to reverse more than 20m are to be avoided. Where the provided transport network results in a stub road for a proposed future road connection, interim turnaround facilities must be provided in compliance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	N/A
(11)	Adequate lift clearances are provided to overhanging trees and wires in accordance with Table 3.	Complies – 3.6m provided
(12)	The required vertical and horizontal clearances are provided for the service to operate safely and efficiently. Operational clearance dimensions are shown in Table 3 for various types of collection arrangements.	Complies
(13)	Access for a refuse collection vehicle to the collection point is maintained at all times.	Servicing occurs in shared service bay.
(14)	Where non-residential development is proposing to use an alternative design vehicle other than those named in Table 3, written confirmation from the proposed licensed waste collection contractor giving full details of the bin size and the refuse collection vehicle size must be provided.	N/A
(15)	In instances where the gradient of the on-site manoeuvring area is greater than 5% (1:20), the pad that the collection vehicle will stand on while accessing refuse bins at the collection point, is to have a maximum gradient of 2% (1:50).	Complies – RCV will stand on a flat grade for servicing.
Section 4 - Residential Refuse Collection		
(1)	Residential development must be serviced by Council or their appointed collection contractor.	Complies
(2)	Residential development is to provide sufficient capacity for 240L of refuse and 240 or 360L of recycling per dwelling, allowing for one collection per week.	Servicing 3 times per week is proposed.
(3)	Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be appropriately accommodated in accordance with section 4.1.	Greater than 10 dwellings kerbside collection not proposed.
(4)	On-site collection must be provided for in the following cases: <ul style="list-style-type: none"> a. the development cannot accommodate external (fronting public road) kerbside collection; or b. the development comprises greater than 10 dwellings; or c. where the road verge is not properly shaped to the standard 1:50 gradient and a minimum of 2.5m wide or where the longitudinal road gradient is greater than 1:10. 	Complies
(5)	Refuse and recycling collection for a mixed use development ensures residential and commercial bins are stored separately with separate access to each.	Complies
Section 4.1 - Kerbside Collection (MGB's) – N/A Greater than 10 dwellings, kerbside collection not proposed		

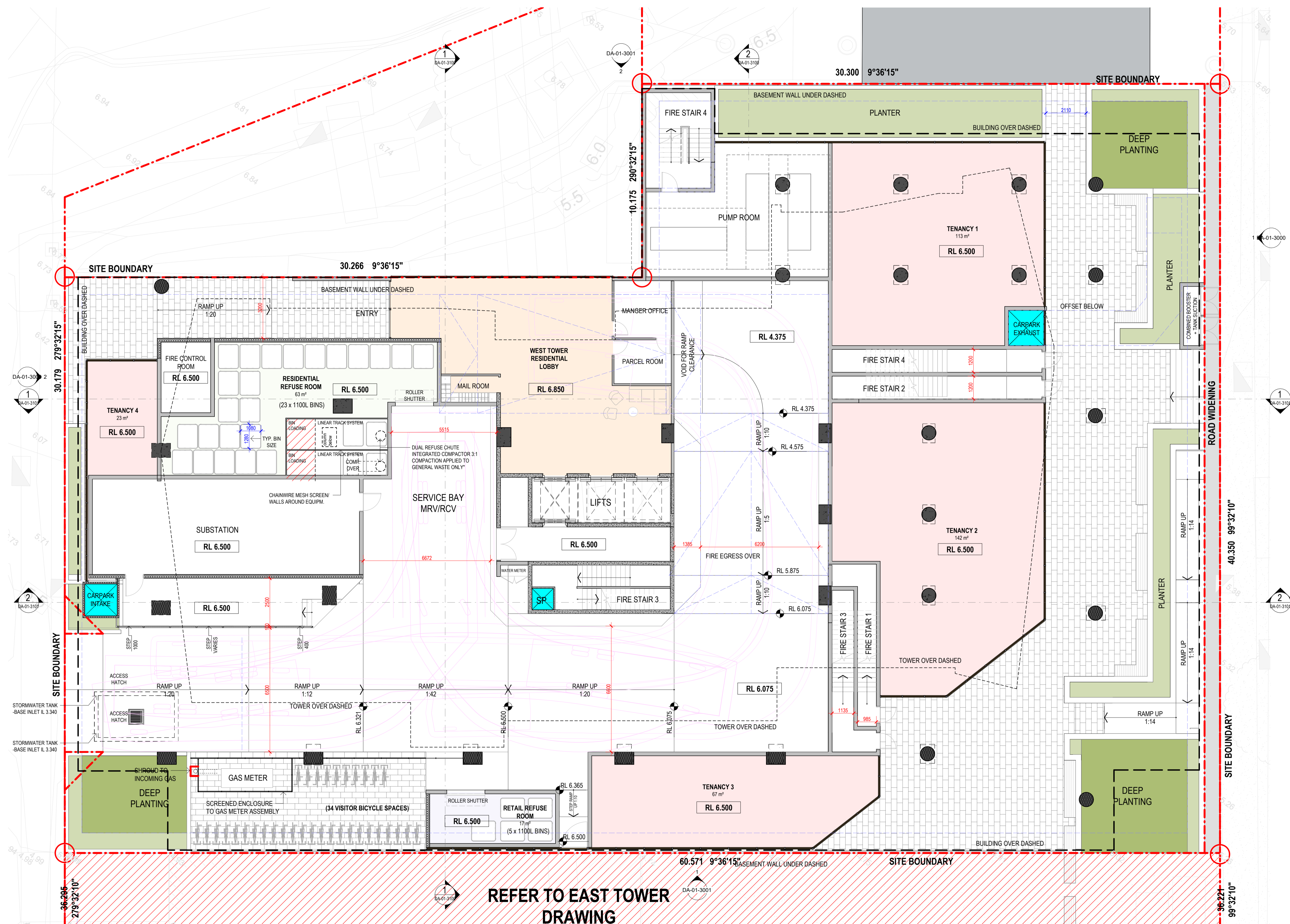
Section 4.2 – On-site Collection (Bulk Bins) – This section applies to Residential services		
(1)	In accordance with section 4, development will avoid adverse impacts to residents, pedestrians and roads users by providing sufficient capacity to achieve one collection per week while ensuring sufficient refuse and recycling capacity is provided to meet the needs of residents.	Complies
(2)	An on-site dedicated pedestrian route is provided and is separate from the required vehicle manoeuvring area to ensure pedestrian safety is protected. The pedestrian route is to provide access from the site's frontage to the development and will have a minimum width of 1.2m.	Complies
(3)	Bulk bins of 1.1m ³ or less are positioned so that collection personnel do not have to move them more than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.	Refuse storage immediately adjoins servicing area.
(4)	Bulk bins of 1.5m ³ or more are positioned so that front-lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage area to the collection point.	N/A – 1.1m ³ bins proposed.
(5)	The storage areas for bulk bins are: <ul style="list-style-type: none"> a. contained in a roofed and wholly screened enclosure or room of sufficient size for the bulk bin quantity required; b. easily accessible for residents and for the required servicing of bins; c. screened from neighbouring properties to mitigate odour, amenity and noise; d. of a design to mitigate the harbourage of vermin or attraction of scavenging animals; e. provided with natural or temperature-controlled ventilation if in an enclosed room; f. of a design which maintains a minimum internal vertical clearance of 2.1m; g. kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options; h. are not to contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs. 	Complies
(6)	Best practice may include allowing additional space for the storage of extra containers to separately store either organic waste or other recyclables in the future.	Adequate space provided.
(7)	If a refuse or recycling chute is provided: <ul style="list-style-type: none"> a. it is to be constructed to allow refuse to fall into the centre of the bin; b. it is to have a door / lid to ensure clean changeover of bins; c. the chute room must be of suitable size to allow for an additional bin/s to remain under the chute discharge/s at all times; d. separate chutes and bulk bins are to be used for each waste stream; e. the room containing the chute and bin or compactor excludes all but authorised personnel; f. design best practice may include developments greater than 15m (3 storeys) in height utilising twin chutes or single chute dual stream technology with openings on each residential floor to enable chute disposal of both refuse and recycling. 	Complies
(8)	Environmental best practices may also include the installation of a trapped waste connection to the sewer system.	Complies

Section 5 – Non-Residential Refuse Collection		
(1)	Non-residential development is to provide sufficient capacity to achieve low-frequency servicing in line with Table 2.	Complies 3 services per week proposed.
(2)	Refuse generation rates for specific uses are provided in Table 4. These figures are to be used to calculate the refuse and recycling capacity required. <i>Note—Where a refuse generation rate is not defined in Table 4, the applicant is responsible for providing evidence in support of the refuse generation proposed.</i>	Complies
(3)	Sufficient information is provided to demonstrate that refuse collection can occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts) and pedestrian and vehicular traffic.	Complies
(4)	This information may include evidence from a refuse collection contractor to demonstrate that collection will occur outside normal service/delivery or business times, where seeking permission to allow a refuse collection vehicle to use service bays or parking spaces on the site for access.	Details on servicing provided within this OWMP.
(5)	Bulk bins of 1.1m ³ or less are positioned so that collection personnel do not have to move them more than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point. <i>Note—Standard design arrangements, including gradients, are contained in the Transport, access, parking and servicing planning scheme policy.</i>	Refuse storage area in relative proximity to collection point.
(6)	Bulk bins of 1.5m ³ or more are positioned so that front-lift refuse collection vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage area to the collection point.	N/A 1.1m ³ bins proposed.
(7)	The storage area for refuse bins are: <ul style="list-style-type: none"> a. contained either within a building or a roofed and wholly screened enclosure of sufficient size for the bin quantity required. Table 1 provides the bin types and dimensions; <i>Note—Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.</i> <ul style="list-style-type: none"> b. easily accessible for occupants and for the required servicing of bins; <i>Note—Allow for at least an additional 0.5m clearance surrounding each container, or for the storage of multiple bins, 1.5m clearance around the combined bin area (whichever is lesser).</i> <ul style="list-style-type: none"> c. screened from neighbouring properties to mitigate impacts from odour, amenity and noise; d. of a design to mitigate the harbourage of vermin or attraction of scavenging animals; e. provided with natural or temperature-controlled ventilation if in an enclosed room; f. of a design which maintains a minimum internal vertical clearance of 2.1m; g. kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options; h. are not to contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs. 	Complies
(8)	Best practice may include allowing additional space for the storage of extra containers to separately store either organic waste or other recyclables in the future.	Refuse area sufficiently sized.
(9)	Where disposal of industrial or commercial liquid waste by discharge to a road tanker, the road tanker is to be wholly on-site during collection.	Complies

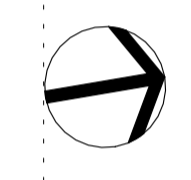


Appendix B Relevant architectural drawings

Issue	Description	Date
A	PRELIMINARY ISSUE	17.04.2025
B	ISSUE FOR COORDINATION	02.05.2025
C	ISSUE FOR COORDINATION	12.05.2025
D	ISSUE FOR COMMENT	18.07.2025
E	ISSUE FOR COMMENT	01.08.2025
F	PRELIMINARY PRICING ISSUE	08.08.2025
G	PRELIMINARY ISSUE	12.08.2025
H	REVISED PRELIMINARY ISSUE	11.09.2025
I	REVISED PRELIMINARY ISSUE	12.09.2025
J	ISSUE FOR COORDINATION	24.09.2025
K	ISSUE FOR COORDINATION	03.10.2025
L	DRAFT EDQ SUBMISSION	10.10.2025



REFER TO EAST TOWER DRAWING



DRAFT EDQ

Consultant
Consultant Company
Consultant Details
Consultant
Consultant Company
Consultant Details
Consultant
Consultant Company
Consultant Details

Client
SARAZIN
 21 Wellington Rd, East Brisbane QLD,
 4169 | Australia



Group GSA Pty Ltd ABN 76 002 113 779
 Level 07, 260 Queen St Brisbane QLD
 Australia 4000
 www.groupgsa.com
 T +617 3112 3079

architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 5695

Project Title
**STANLEY QUARTER
 WOOLLOONGABBA**
 Building Name
WEST TOWER
 Drawing Title
LEVEL 1 - GROUND

Scale	1:100	
Drawing Created (date)	APRIL 2025	
Drawing Created (by)	GMAK	
Plotted and checked by	GM	
Verified	LM	
Approved	LM	
Project No	Drawing No	Issue

A241823 DA-01-2000 L

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

Amendments	Issue	Description	Date
A	PRELIMINARY ISSUE		17.04.2025
B	ISSUE FOR COORDINATION		02.05.2025
C	ISSUE FOR INFORMATION		16.05.2025
D	PRELIMINARY PRICING ISSUE		08.08.2025
E	PRELIMINARY ISSUE		12.08.2025
F	REVISED PRELIMINARY ISSUE		11.09.2025
G	REVISED PRELIMINARY ISSUE		12.09.2025
H	ISSUE FOR COORDINATION		03.10.2025
I	DRAFT EDQ SUBMISSION		10.10.2025



DRAFT EDQ

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Client
SARAZIN
 21 Wellington Rd, East Brisbane QLD,
 4169 | Australia

GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 07, 260 Queen St Brisbane QLD
 Australia 4000
 www.groupgsa.com
 T +617 3112 3079
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 5696

Project Title
**STANLEY QUARTER
 WOOLLOONGABBA**

Building Name
WEST TOWER

Drawing Title
LEVEL 2 - PODIUM

Scale	1 : 100	
Drawing Created (date)	APRIL 2025	
Drawing Created (by)	GMAK	
Plotted and checked by	GM	
Verified	LM	
Approved	LM	
Project No	Drawing No	Issue

A241823 DA-01-2002

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 9:31:25 PM

Issue	Description	Date
A	PRELIMINARY ISSUE	17.04.2025
B	ISSUE FOR COORDINATION	02.05.2025
C	ISSUE FOR INFORMATION	16.05.2025
D	PRELIMINARY PRICING ISSUE	08.08.2025
E	PRELIMINARY ISSUE	12.08.2025
F	REVISED PRELIMINARY ISSUE	11.09.2025
G	REVISED PRELIMINARY ISSUE	12.09.2025
H	ISSUE FOR COORDINATION	03.10.2025
I	DRAFT EDQ SUBMISSION	10.10.2025



DRAFT EDQ

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Client
SARAZIN
 21 Wellington Rd, East Brisbane QLD,
 4169 | Australia



Project Title
**STANLEY QUARTER
 WOOLLOONGABBA**

Building Name
WEST TOWER

Drawing Title
LEVEL 3 - PODIUM

Scale 1 : 100

Drawing Created (date) APRIL 2025

Drawing Created (by) GM/AK

Plotted and checked by GM

Verified LM

Approved LM

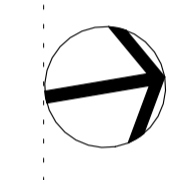
Project No Drawing No Issue

A241823 DA-01-2003

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 9:31:29 PM

Issue	Description	Date
A	PRELIMINARY ISSUE	17.04.2025
B	ISSUE FOR COORDINATION	02.05.2025
C	ISSUE FOR COORDINATION	13.05.2025
D	ISSUE FOR INFORMATION	16.05.2025
E	ISSUE FOR COMMENT	18.07.2025
F	ISSUE FOR COMMENT	24.07.2025
G	ISSUE FOR COMMENT	01.08.2025
H	PRELIMINARY PRICING ISSUE	08.08.2025
I	PRELIMINARY ISSUE	12.08.2025
J	REVISED PRELIMINARY ISSUE	11.09.2025
K	REVISED PRELIMINARY ISSUE	12.09.2025
L	ISSUE FOR COORDINATION	03.10.2025
M	DRAFT EDQ SUBMISSION	10.10.2025



DRAFT EDQ

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Client
SARAZIN
 21 Wellington Rd, East Brisbane QLD,
 4169 | Australia

GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 07, 260 Queen St Brisbane QLD
 Australia 4000
 www.groupgsa.com
 T +617 3112 3079
 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 5696

Project Title
**STANLEY QUARTER
 WOOLLOONGABBA**

Building Name
WEST TOWER

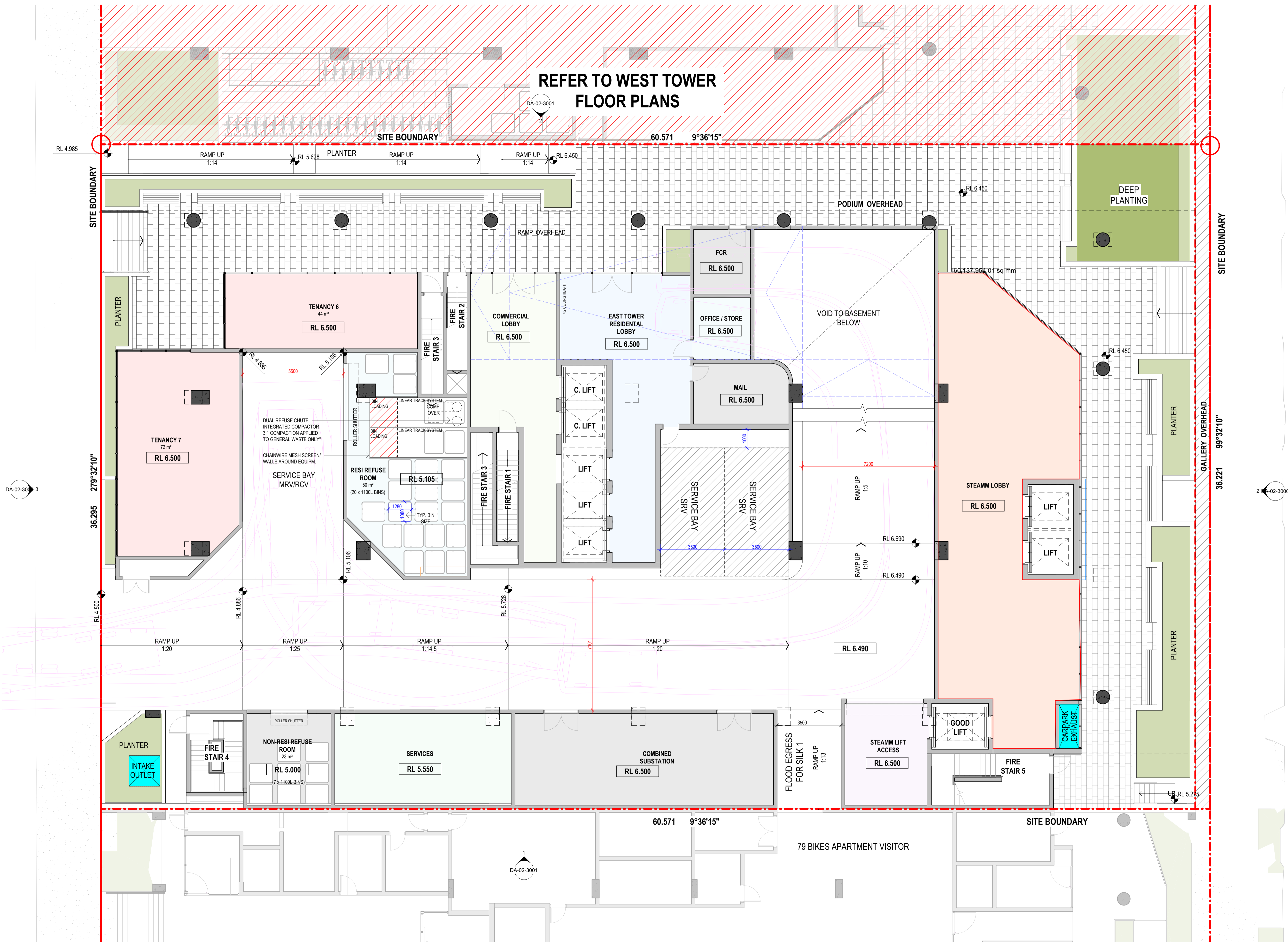
Drawing Title
**LEVEL 5-26 - APARTMENTS
 TYP. LOW**

Scale	1 : 100
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK
Plotted and checked by	GM
Verified	LM
Approved	LM
Project No	DA-01-2005
Drawing No	
Issue	

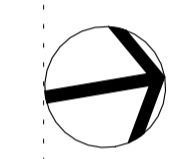
A241823 DA-01-2005 M

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

Issue	Description	Date
A	PRELIMINARY ISSUE	21.08.2025
B	PRELIMINARY ISSUE	28.08.2025
C	REVISED PRELIMINARY ISSUE	24.09.2025
D	ISSUE FOR COORDINATION	03.10.2025



REFER TO WEST TOWER FLOOR PLANS



PRELIMINARY

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Consultant
 Consultant Company
 Consultant Details

Client
 Sarazin
 21 Wellington Rd, East Brisbane QLD,
 4169 | Australia

GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 07, 260 Queen St Brisbane QLD
 Australia 4000
 www.groupgsa.com
 T +617 3112 3079

architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 5696

Project Title
**STANLEY QUARTER
 WOOLLOONGABBA**

Building Name
EAST TOWER
 Drawing Title
LEVEL 1 - GROUND

Scale	1 : 100	
Drawing Created (date)	08/17/18	
Drawing Created (by)	GMA/K	
Plotted and checked by	GM	
Verified	LM	
Approved	LM	
Project No	Drawing No	Issue

A241823 DA-02-2000 D

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 8:35:07 PM

Issue	Description	Date
A	PRELIMINARY ISSUE	21.08.2025
B	PRELIMINARY ISSUE	28.08.2025
C	ISSUE FOR COORDINATION	03.10.2025

REFER TO WEST TOWER
FLOOR PLANS

DA-02-3001
2

SITE BOUNDARY

60.571 9°36'15"

SITE BOUNDARY

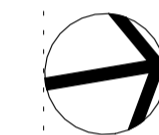
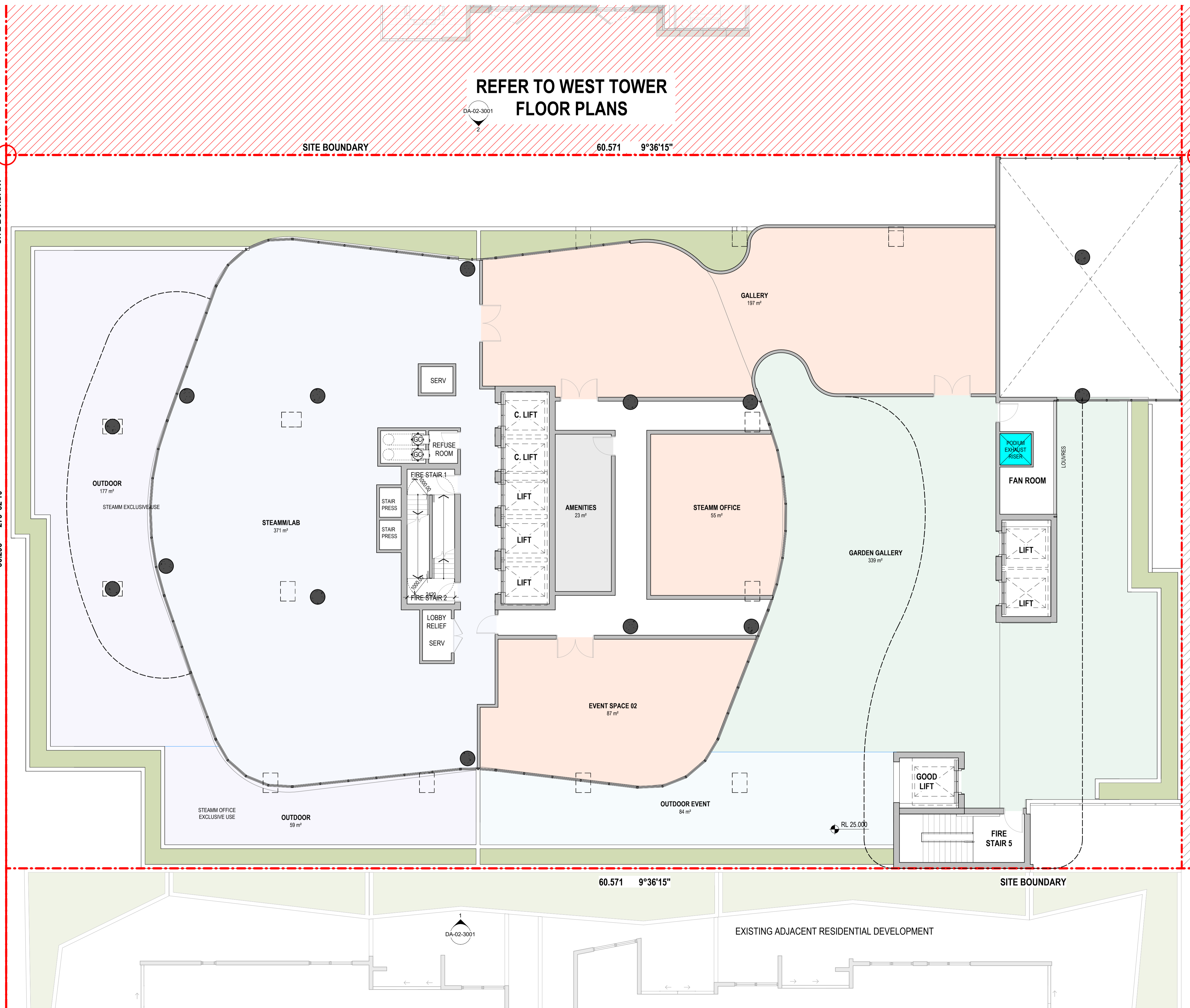
36.295 279°32'10"

SITE BOUNDARY

36.221 99°32'10"

DA-02-3001 3

DA-02-3000 2



PRELIMINARY

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
Sarazin
21 Wellington Rd, East Brisbane QLD,
4169 | Australia



Group GSA Pty Ltd ABN 76 002 113 779
Level 07, 260 Queen St Brisbane QLD
Australia 4000
www.groupgsa.com

T +617 3112 3079
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
**STANLEY QUARTER
WOOLLOONGABBA**

Building Name
EAST TOWER

Drawing Title
LEVEL 6 - PODIUM TOP

Scale 1 : 100

Drawing Created (date) 08/17/18

Drawing Created (by) GM/AK

Plotted and checked by GM

Verified LM

Approved LM

Project No Drawing No Issue

A241823 DA-02-2006 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 8:35:15 PM

Issue	Description	Date
A	PRELIMINARY ISSUE	21.08.2025
B	PRELIMINARY ISSUE	28.08.2025
C	ISSUE FOR COORDINATION	03.10.2025

REFER TO WEST TOWER
FLOOR PLANS

DA-02-2007
2

SITE BOUNDARY

60.571 9°36'15"

SITE BOUNDARY

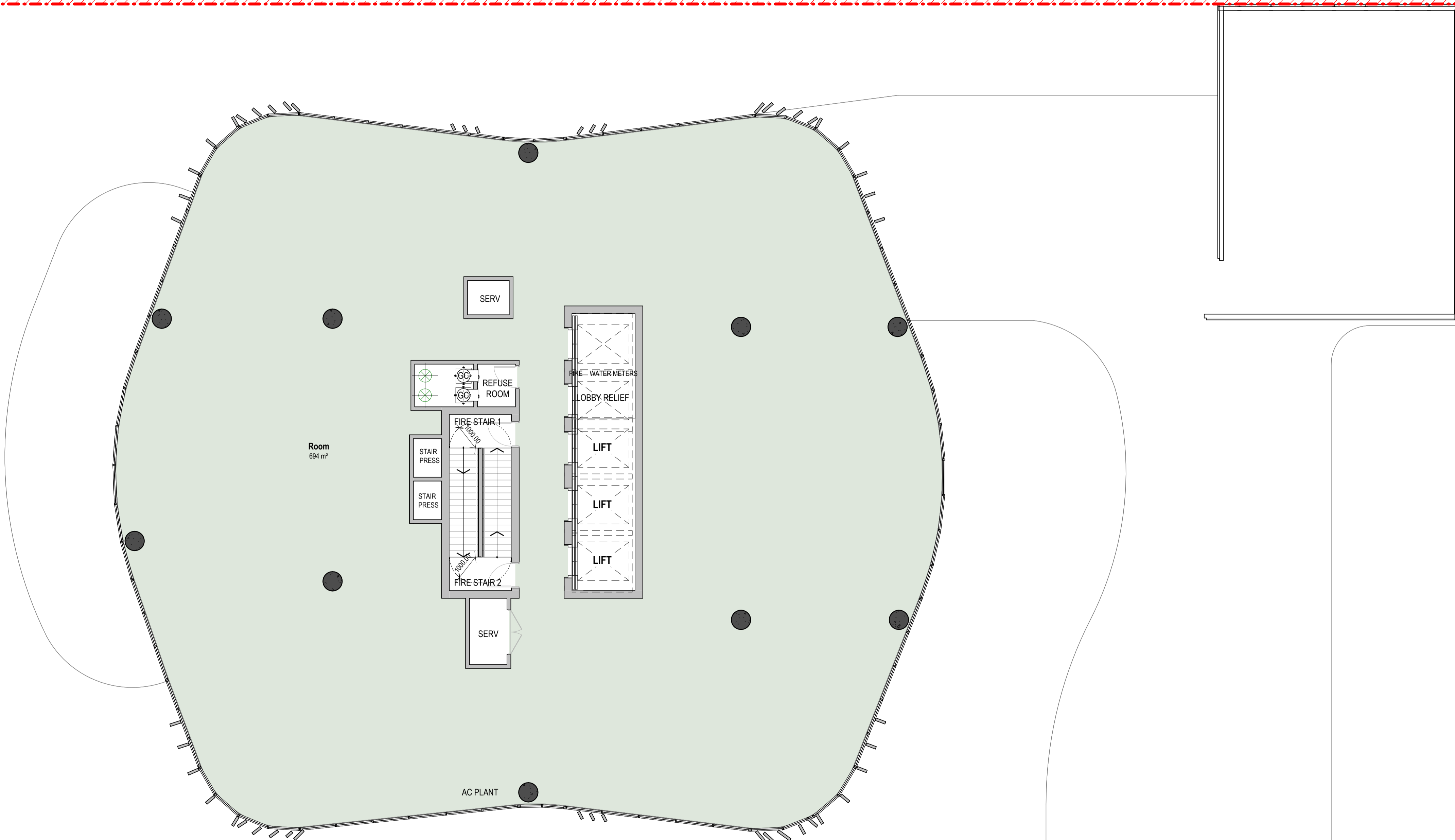
36.295 279°32'10"

SITE BOUNDARY

36.221 99°32'10"

DA-02-3001
3

DA-02-3000
2

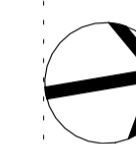


60.571 9°36'15"

SITE BOUNDARY

DA-02-3001
1

EXISTING ADJACENT RESIDENTIAL DEVELOPMENT



PRELIMINARY

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
Sarazin
21 Wellington Rd, East Brisbane QLD,
4169 | Australia

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 07, 260 Queen St Brisbane QLD
Australia 4000
www.groupgsa.com

T +617 3112 3079
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title

**STANLEY QUARTER
WOOLLOONGABBA**

Building Name

EAST TOWER

Drawing Title

**LEVEL 7-9 -
OFFICE/COMMERCIAL**

Scale 1 : 100

Drawing Created (date) 08/17/18

Drawing Created (by) GM/AK

Plotted and checked by GM

Verified LM

Approved LM

Project No Drawing No Issue

A241823 DA-02-2007 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 8:35:16 PM

Issue	Description	Date
A	PRELIMINARY ISSUE	21.08.2025
B	PRELIMINARY ISSUE	28.08.2025
C	ISSUE FOR COORDINATION	03.10.2025

REFER TO WEST TOWER
FLOOR PLANS

DA-02-3001
2

SITE BOUNDARY

60.571 9°36'15"

SITE BOUNDARY

36.295 279°32'10"

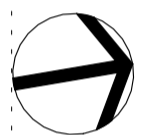
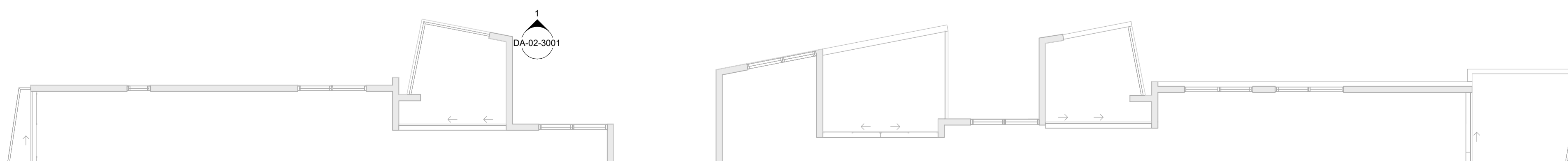
SITE BOUNDARY

36.221 99°32'10"



60.571 9°36'15"

SITE BOUNDARY



PRELIMINARY

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
Sarazin
21 Wellington Rd, East Brisbane QLD,
4169 | Australia



Group GSA Pty Ltd ABN 76 002 113 779
Level 07, 260 Queen St Brisbane QLD
Australia 4000
www.groupgsa.com

T +617 3112 3079
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5695

Project Title

**STANLEY QUARTER
WOOLLOONGABBA**

Building Name

EAST TOWER

Drawing Title

**LEVEL 10-31 - APARTMENTS
TYP. LOW**

Scale 1 : 100

Drawing Created (date) 08/17/18

Drawing Created (by) GM/IAK

Plotted and checked by GM

Verified LM

Approved LM

Project No Drawing No Issue

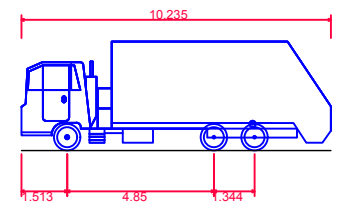
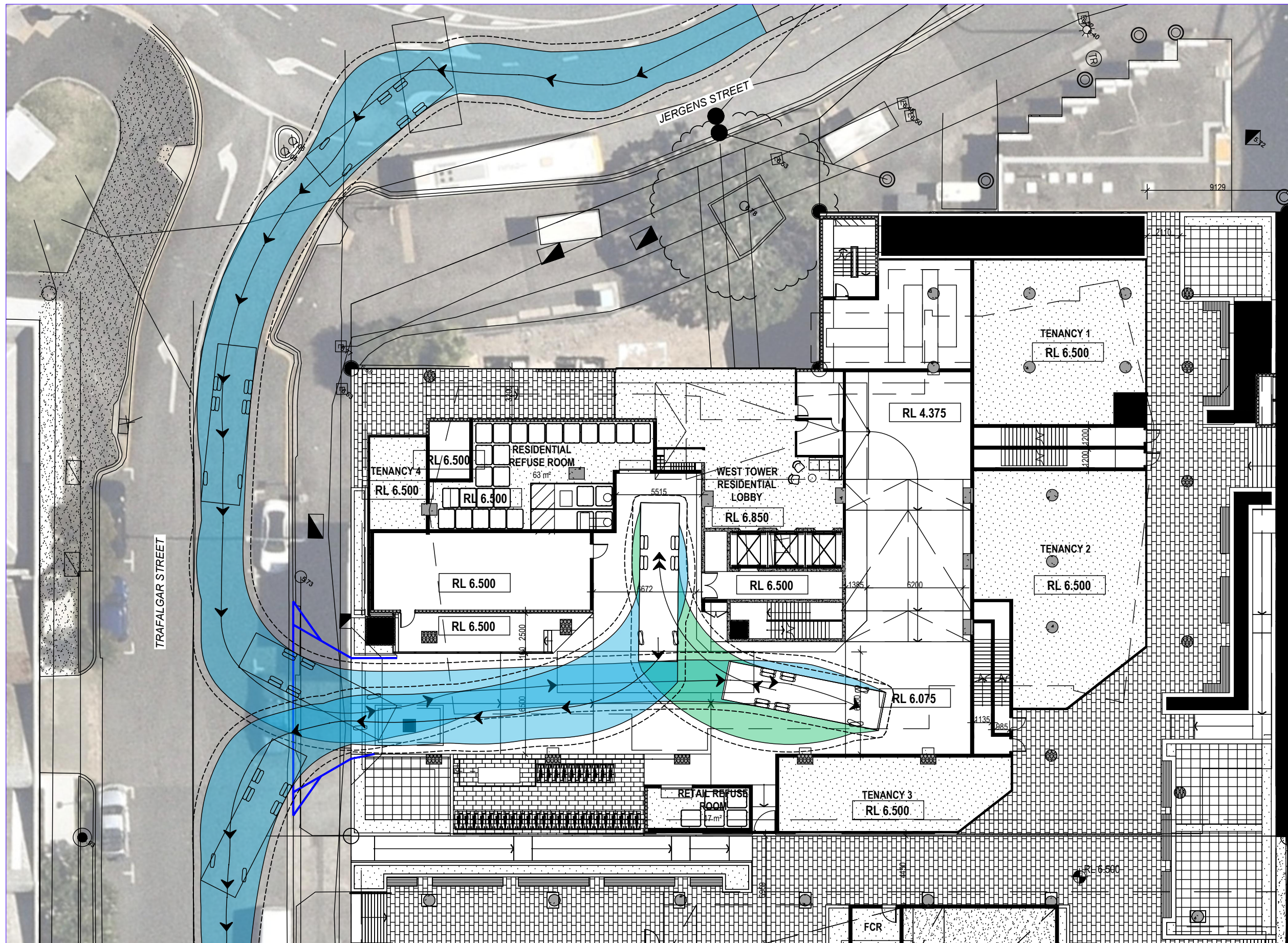
A241823 DA-02-2010 C

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

10/10/2025 8:35:19 PM



Appendix C Swept path analysis

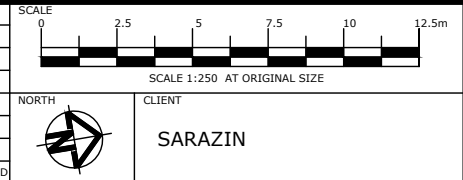


IVECO ACCO 6x4 (BCC - Rear Loader)
 Overall Length 10.235m
 Overall Width 2.500m
 Overall Body Height 3.600m
 Min Body Ground Clearance 0.260m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 9.757m
 Design Speed Forward 5.00km/h
 Clearance Envelope 0.500m

D.S Watkins ASSOCIATE DIRECTOR
 DARRYL WATKINS RPEQ 23854
 APPROVED 17 Oct 2025

25BRT0230-F01 V00 SERVICE VEHICLE MANS.DWG

REV	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	17-10-25	ORIGINAL ISSUE	DSF	NS	DW



Colliers
 Colliers International Engineering & Design (TTMC) Pty Ltd
 ABN 65 010 868 621
 LEVEL 8, 369 Ann Street, BRISBANE QLD 4000
 P.O. BOX 12015, BRISBANE QLD 4003
 T: (07) 3327 9500 F: (07) 3327 9501
 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT: **STANLEY QUARTER, WOOLLOONGABBA**
 DRAWING TITLE: **SWEPT PATH ANALYSIS - WEST TOWER**
 10.24m REAR LOADING REFUSE COLLECTION VEHICLE

PROJECT NUMBER	25BRT0230	ORIGINAL SIZE	A3
DRAWING NUMBER	25BRT0230-04	REVISION	A
DATE	17 Oct 2025	SHEET	1 OF 1



Appendix D Systems and specifications

D.1 Specified refuse management equipment

The table below provides contextual examples of the specific equipment types specified in this OWMP and is not intended to provide an exhaustive list of all potential options of the required equipment.

Bin/ equipment types	Waste streams	Examples	Information
Residential unit bins	General waste and recycling		Various options and sizes. Built and standalone bin available. Examples: https://www.bunnings.com.au
Tenancy and communal area bins	General waste, recycling, food waste, paper/ cardboard		Various options and sizes available. To be supplied depending on preference and space available. Examples: https://www.sourceseparation-systems.com.au-/product/multisort https://methodrecycling.com/au/
Refuse/ cleaners trolleys (optional)	All streams		Assisted manual transfer of refuse Examples: https://rubbermaidcommercial.com.au/products/waste-management/mega-brute https://www.materialshandling.com.au/products/deluxe-compact-cleaning-carts
1,100L bins	General waste, recycling, paper/ cardboard		Dimensions approx. 1070 x 1240 x 1330mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au , https://www.australianwastemanagement.com.au
Dual refuse chute system	General waste, recycling, food waste		Refuse disposal in multi-storey buildings through refuse chutes options include: single chute for waste only, or single chute with diverter system or dual chute for disposal of waste and recycling Examples: https://www.wastech.com.au/products/chutes https://www.elephantsfoot.com.au/products/chutes

Bin/ equipment types	Waste streams	Examples	Information
Linear conveyor	General waste, recycling, food waste		Automated bin rotation (e.g. linear or carousel) to manage bin fill level and prevent overflow under chutes Example: https://www.elephantsfoot.com.au/products/compactors/carousel-linear https://wastech.com.au
Chute discharge compaction	General waste		Compactors designed for integration with the refuse chute to minimise the volume of general waste. Examples: https://www.elephantsfoot.com.au/products/compactors/carousel-linear https://wastech.com.au
Portable cooking oil storage	Used cooking oil		Cooking oil recycling Example: https://www.cookers.com.au Cooking oil delivery, used oil collection and provision of required equipment
240L bins (optional)	General waste, paper, recycling, green waste		Dimensions approx. 740 x 580 x 1080mm (L x W x H) (dimensions may depend on contractor) Examples: http://www.justwheeliebins.com.au , http://wheeliebinsonline.com.au
660L bins (optional)	General waste, recycling, paper/ cardboard / Food, Organic Waste		Dimensions approx. 780 x 1260 x 1330mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au , https://www.australianwastemanagement.com.au
Counter-top E-waste recycling (optional)	Electronic Waste		Prepaid battery collection Example: https://envirostream.com.au/product/prepaid-countertop-battery-recycling-box/ https://www.ecoactiv.com.au/product/4l-battery-recycling-prepaid-service/



Appendix E Refuse signage

E.1 Refuse signage

Waste signage guideline are provided by the Queensland government:
<https://www.qld.gov.au/environment/pollution/management/waste/recovery/recycling/signage>.

General refuse signage



Other refuse signage



Colour coding as per AS 4123.7-2006

Mixed (Commingled) Recycling	PMS 108
General waste (landfill)	PMS 032C
Organics	PMS 15-0343
Paper and cardboard recycling	PMS Process Blue C
Soft Plastics	PMS 1655
Used Cooking Oil	Grey

E.2 Other refuse, facility and safety signage

Various signage including refuse area, safety and facility signage should be arranged through certified signage providers. Example signs can be found at <http://www.signblitz.com.au>, <https://www.wayout.com.au> or <https://www.smartsign.com>.

Example refuse room signage



Example facility signage



Example safety signage





Appendix F Terms and abbreviations

In this OWMP, a term or abbreviation has the following meaning unless indicated otherwise:

TERM	ABBREVIATION	DEFINITION
Equipment		
Bin (Refuse Bin)		A plastic or steel container for disposal and temporary storage of waste or recycling items. Various types and sizes exist for different items and purposes. Examples include residential unit bins, bulk bins, MGB, steely bins and specialised for medical waste or cigarette butts.
Bin Storage Area		An enclosed area designated for storing on-site refuse bins or a refuse compactor within the property.
Bulk Bin		A galvanized or steel bin receptacle that is greater than 360L in capacity generally ranging from 1.00m ³ to 4.50m ³ used for the storage of refuse that is used for on-site refuse collection.
Bulk Mobile Garbage Bin	Bulk MGB	A plastic (polypropylene) receptacle that is greater than 360L in capacity generally ranging from 660L to 1100L used for the storage of refuse.
Collection Point		An identified position where refuse bins are stored for collection and emptying. The collection point can also be the bin storage area.
Compactor		A receptacle that provides for the mechanical compaction and temporary storage of refuse. It allows to reduce bin numbers and collection frequency.
Composter		A container or machine used for composting specific food scraps and/or organic materials.
Food Waste Recycling System		Defined as a vacuum or pump-based system for shredding, macerating or pulping of food waste. The food waste is transferred through pressure (service) pipes to sealed liquid storage tanks.
Green Waste		All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers.
Liquid Waste		Non-hazardous liquid waste generated by commercial premises should be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).
Mobile Garbage Bin	MGB	A plastic (polypropylene) bin or bins used for the temporary storage of refuse that is up to 360L in capacity and may be used in kerbside refuse collection or on-site collection.
Putrescible Waste		Putrescible waste is the component of the waste stream liable to become putrid and usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
Recycling		Recycling contains all material suitable for re-manufacture or re-use, e.g. glass bottles and jars; plastics such as PET, HDPE and PVC; aluminium aerosol and steel cans and lids; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines.
Refuse		Refuse is material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items.
Refuse Storage Room		An area identified for storing on-site MGBs or Bulk Bins within the property.
Refuse Trolley		A cart on wheels that can be used to collect smaller quantities of refuse from different areas or rooms of a building or site, and wheel the collected refuse to a (bulk) bin storage area where it is disposed. Refuse trolleys are commonly used in hotels or offices.
Regulated Waste		Regulated waste is waste prescribed under legislation as regulated waste.

TERM	ABBREVIATION	DEFINITION
Transfer (Manual Transfer)		Manual transfer means physical transfer of refuse material and associated bulk bins or trolleys without assistance.
Waste		Waste is referred to as refuse material with the exclusion of recycling, green waste, hazardous waste, special waste, liquid waste and restricted solid waste.
Waste (General Waste)		General waste is generally referred to as material free of any actual or apparent contamination such as pathological / infectious, radioactive materials and / or hazardous chemical. Reporting use is for material considered to be free of food waste.
Wheelie Bin		A MGB of up to 360L, usually with 2 wheels for easy transfer. A common type is a 240L wheelie bin used for kerbside collection in many residential areas.
Measures		
Cubic Metre	m ³	Volume in cubic metre(s) related to refuse management equipment.
Ground Floor Area	GFA	The GFA of all storeys of a building is measured from the outside of the external walls or the centre of a common wall. It is commonly measured in square metres.
Kilogram	kg	Kilogram(s) related to refuse weight.
Litre	L	Litre(s) related to refuse volumes.
Square Metre	m ²	Square metre(s) related to refuse areas.
Ton	T	Ton(s) related to refuse weight.
Collection Vehicles		
Body Truck		A conventional heavy vehicle with a covered loading area. It is generally not specifically designed for emptying the content of bins into the truck during refuse collections, but can be used to carry entire (full) bins for servicing by bin swap-over.
Refuse Collection Vehicle	RCV	A vehicle specifically designed for collecting and emptying refuse bins and refuse compactors.
Rear-End-Loading Refuse Collection Vehicle	REL RCV	A truck specially designed to collect municipal solid waste and recycling, typically 240L wheelie bins to 1100L bulk bins, from rear loading mechanism and haul the collected waste to a solid waste treatment facility.
Tank Truck		An RCV that is specifically designed to collect liquid wastes such as waste cooking oil and food waste pulp. The waste is typically pumped from a waste storage tank into the truck via a hose. Liquid waste management equipment is often provided by the contractor who collects the waste and operates the truck.