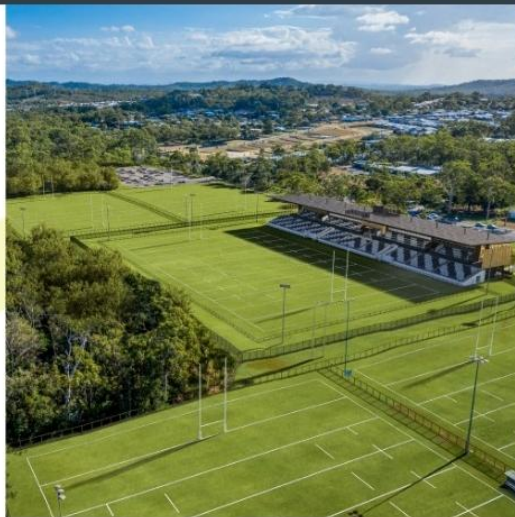




The experience **you deserve** 



**BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent,
Banya, Sunshine Coast
Solid Waste Management Plan**

Client:
Project Number:
Document Number:
Date of Issue:

BHCL
BE250174
BE250174-RP-SWMP-01.1
December 2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-CAS-4188
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Date:	26/11/2025

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Executive Summary

Burchills Engineering Solutions were engaged by the Brisbane Housing Company (BHC) Limited to prepare a Solid Waste Management Plan for the proposed Multiple Unit Development at future Lot 8000 Coppice Crescent, Banya which is part of the land parcel properly described as Lot 10 on RP349924 (the subject site).

The development application proposes the establishment of a multiple unit complex which will deliver a total of 40 residential units and associated recreational facilities.

Waste generation rates prescribed in the *Sunshine Coast Council Planning Scheme SC6.18 Planning Scheme Policy for Waste Management Code* have been used to estimate the quantity of wastes generated by the proposed building and facilities. Table 1 below summarises the quantity of wastes generated, while Table 2 prescribes type, size and number of bins required for the safe management of waste in addition to collection frequency.

Table 1 Lot 8000 Coppice Crescent, Banya - Waste Generation

Landuse	Type of Waste	Quantity of waste generated (L/week)
Multiple Dwellings	General	4,400L
	Recyclable	4,400L

Table 2 Lot 8000 Coppice Crescent, Banya - Container Storage Requirements

	Type of Waste	Type of Bin	Size of Bin	Number of Bins	Collection Frequency (times/week)
Waste Storage					
Multi-Unit Development	General Waste	Bulk Bin	1,100L	2	2
	Recyclables	Bulk Bin	1,100L	2	2

Implementation of the following programs during the construction and operational phases of the proposed development will enable the safe and sustainable management of wastes generated:

- Source separation to minimise and avoid cross contamination;
- Waste materials reuse and recycling during the construction phase;
- Waste avoidance and minimisation during the construction and operational phases;
- Sustainable resource recovery and onsite reuse e.g. organic recycling/composting, recycling of cans and bottles etc, during the operational phase; and
- Education program for site users, tenants and operational staff.

The adoption of recycling and reuse programs will enable financial benefits in the form of reduced quantities of waste requiring collection disposal.





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1. Introduction

Burchills Engineering Solutions were engaged by the Brisbane Housing Company (BHC) Limited to prepare a Solid Waste Management Plan for the proposed Multiple Unit Development at future Lot 8000 Coppice Crescent, Banya which is part of the land parcel properly described as Lot 10 on RP349924 (the subject site).

The development application proposes the establishment of a multiple unit complex which will deliver a total of 40 residential units and associated recreational facilities.

For further details regarding the proposed residential development prepared by Archipelago Architects, please refer to Appendix A of this report.

1.1 Scope and Purpose

The purpose of this SWMP is to outline the waste management provisions included within the development to demonstrate the efficient, safe and sustainable management of waste during the operational phase of the development. The report has been prepared to address the requirements of the *Waste Reduction and Recycling Regulation 2014* and *Sunshine Coast Council Planning Scheme Policy for Waste Management Code*.

As identified in the *Sunshine Coast Council Planning Scheme Policy for Waste Management*, waste management must be considered at the design stage of a development to ensure:

- Sufficient waste storage capacity and appropriate waste facilities meet the needs of the development;
- Waste storage facilities are adequately designed to house the required waste bins.
- Facilities for recyclable waste are included.
- There is sufficient space to allow a waste collection vehicle to service the waste bins and safely manoeuvre; and
- Sufficient controls are incorporated to minimise the proliferation of pests, vermin and odour.

1.2 Environmental Objectives and Commitments

The main objectives of this SWMP are to:

- Reduce, reuse and recycle as much waste as possible within the site;
- Avoid adverse environmental impacts and harm or nuisance to the public onsite and offsite from the use and disposal of waste products;
- Demonstrate that the development incorporates suitable provisions for the storage of solid waste, including general waste and recyclable materials, which are appropriate and adequate for the type and amount of waste generated; and
- Demonstrate that solid waste and recyclables can be safely collected from the site with minimum disruption to traffic.

The adoption of the relevant actions specified in this SWMP will reduce the risk of environmental harm as well as comply with all relevant environmental regulations.

Waste management undertaken at the proposed development will be achieved through the implementation of the 'Waste Management Hierarchy' (WMH) outlined in Queensland's Environmental Protection (Waste Management) Policy 2000), which includes the following measures:

- Waste Avoidance;
- Waste Reduction;
- Waste Reuse;





- Waste Recycling; and
- Waste Disposal.

The WMH promotes waste avoidance, minimisation and recycling over current waste treatment and disposal practices as a means of obtaining more optimal environmentally sustainable outcomes. To achieve these objectives, the following programs will be implemented during the operational phase of the development:

- Source separation to minimise and avoid cross contamination;
- Solid material reuse and recycling where possible;
- Waste avoidance and minimisation through encouraging consideration of waste issues when purchasing;
- Sustainable resource recovery and onsite reuse during the operational phase;
- Disposal of all waste in a correct and safe manner; and
- Educational waste minimisation programs for operational staff and visitors including education and signage.

In addition, an ongoing waste monitoring and auditing program can be implemented to identify areas of improvement.

1.3 Policy and Regulatory Framework

This report has been prepared in accordance with local and state policy and legislative requirements. Policies, guidelines and legislation that are applicable to waste management during the operational phase for the proposed development include:

- *Sunshine Coast Planning Scheme 2014 (Version 27)* – regulates development.
- *Sunshine Coast Council Planning Scheme SC6.18 Planning Scheme Policy for Waste Management Code* – prescribes waste requirements for new development within the Sunshine Coast Council local government area.
- *Social Housing Design Guideline Toolkit: Technical Summary Sheets* – provides guidance on the design of social housing including the design of waste management services.
- *Queensland Planning Act 2016* – regulates the development assessment process.
- *Queensland Environmental Protection Act 1994* - Provides an overarching General Environmental Duty and environmental harm provisions.
- *Queensland Environmental Protection Regulation 2019* - Contains schedule of regulated wastes, Environmentally Relevant Activities (for licensing).
- *Queensland Waste Reduction and Recycling Act 2011*.
- *Queensland Waste Reduction and Recycling Regulation 2023*; and
- *Queensland's Waste Avoidance and Resource Productivity Strategy (2014-2024)*.

In accordance with Schedule 2, Part 12 of the Environmental Protection Regulation 2019, waste management activities that are to be carried out as part of the proposed development do not constitute an Environmentally Relevant Activity (ERA). Therefore, the proposed development does not require approvals pursuant to the Environmental Protection Act 1994.

1.4 Description of the Subject Site

The subject site is located in Precinct 15 – East of the Aura residential development and is identified as Stage 9. The Precinct 15 masterplan prepared by Urbis identifies that the site has an area of 4,944m² with the site designated a Multiple Residential site. In its current state, the development site forms part of the property properly described as Lot 10 SP349924.

The site in its current state is vacant and contains no existing built form. To the east the property is bound by low density residential properties while to the north the site is bound by the future CAMCOS corridor. To the





west the property is bound by a landscape buffer and Western Drive. To the south the property is bound by Coppice Crescent which provides access to the site.

Figure 1.1 below details the location of the subject site while Figure 1.2 provides an aerial photograph of the site in its current state.



Figure 1.1 Site Locality Plan (Courtesy: DAMS)



Figure 1.2 Site Aerial Photograph (Courtesy: DAMS)





1.5 Description of Proposed Development

The application proposes the establishment of a multiple dwelling unit complex over the site at Lot 10 SP349924 Coppice Crescent, Banyu. The proposed development will deliver the following components:

- 40 x residential units spread across 3 x unit blocks including:
 - 12 x 1 bedroom residential units.
 - 24 x 2 bedroom residential units.
 - 4 x 3 bedroom residential units.
- 50 x car parking spaces including 40 residential carparking spaces and 10 visitor carparking spaces; and
- Central recreational facilities including a BBQ area and communal open space.

Figure 1.3 below provides an extract of the development site plan prepared by Archipelago Architects. For further details, please refer to the full set of design drawings contained in Appendix A of the report.



Figure 1.3 Development Site Plan (Courtesy: Archipelago Architects)





2. Sustainable Waste Management

Sustainable Waste Management (SWM) is one of the keys to environmental sustainability. SWM is about the responsible consumption of products and services and views waste as a resource to be utilised and not as a problem to be ignored. SWM aims to address the long-term pressures of a growing population through the recovery, recycling, reuse and minimisation of the waste stream, and the management of resources in an environmentally sound and economically effective manner.

Best practice encourages appropriate occupant behaviour in relation to waste management and increases the amenity, ease of use of waste services, environmental performance and reputation of developments with well-managed waste disposal facilities.

Waste management systems may incorporate any or all of the following:

- Garbage services to manage residual wastes, i.e. those not collected by a dedicated recycling or organics collection service;
- Recycling services to manage dry recyclable materials. The type of recyclables may vary across different council areas, but generally covers recyclable materials generated in a typical accommodation village, including paper and cardboard, glass bottles and jars, steel cans and aerosols, aluminium packaging and plastic containers. Recyclables may be collected as separate streams of each material type or as a commingled (mixed) stream;
- Organics services to manage garden and food organics, which may include a bin-based collection system or onsite composting; and
- Bulky waste services to manage bulky items, such as furniture or white goods.

Best practice waste management systems are effective and safe: occupants can use them with ease and collection crews can easily service them. The design, installation and ongoing management of best practice systems encourage occupants to use the services appropriately. This includes greater participation in the services provided, minimised waste generation, increased resource recovery and a reduction in contamination of recyclables and organics.

For further details regarding Sustainable Waste Management, please refer to Appendix B of this report.





3. Operational Management Plan

This SWMP addresses the management of all solid wastes generated during the operational stage of the proposed development. For the purposes of this report 'wastes' have been divided into 'general and recyclable' waste categories.

The Waste Management Hierarchy (WMH) must be taken into account at all times. Reduce, reuse and recycle wastes wherever appropriate.

3.1 General and Recyclable Waste

The generation, storage and collection of the general and recyclable waste produced by the proposed residential development is detailed in this section of the report.

3.1.1 Waste Generation

The proposed development will deliver a multiple development which will deliver a total of 40 residential units. Types of wastes expected to be generated by the residential unit complex and ancillary recreational uses onsite include:

- General wastes; and
- Recyclable wastes (cardboard, packaging etc.).

An estimate of the quantities of wastes expected to be generated by land uses on site during the operational phase of the development are shown in Table 3.1.

These quantities have been estimated using waste generation rates prescribed in the *Sunshine Coast Council Planning Scheme SC6.18 Planning Scheme Policy for Waste Management Code*. It should be noted that following consultation with Council Officers, it was agreed (in correspondence received 06/05/2025) that a reduced waste generation rate of 110L per unit of general and recyclable waste per week could be applied in this instance (instead of 120L / dwelling unit / week). This is generally due to the developments unit mix which consists of a high percentage of 1 and 2 bedroom apartments.

Required container sizes are calculated based on likely collection frequencies as described in Section 3.1.2 of this report.

Calculations contained in Table 3.1 below are based upon the architectural design drawing package prepared by Archipelago Architects contained in Appendix A of this report.

Table 3.1 Waste Generation Calculations

Use	No. Bedrooms	Estimated General Waste Generation	Estimated Recyclable Waste Generation	No. Units	Quantity of Solid Waste Produced/week	
					General Waste	Recyclable
Residential Units	N/A	110L/dwelling/week	110L/dwelling/week	40	4,400L	4,400L
Total Volume of Waste Generated					4,400L	4,400L





3.1.2 Waste Storage

The number and type of general and recyclable waste containers required to service the proposed development are detailed in Table 3.2 below. The prescribed storage requirements are based upon waste generation volumes calculated in Table 3.1.

Bin types and dimensions are based upon Table SC6.18C of the *Sunshine Coast Council Planning Scheme SC6.18 Planning Scheme Policy for Waste Management Code*.

Table 3.2 Refuse Bin Summary

	Type of Waste	Type of Bin	Size of Bin	Number of Bins	Collection Frequency (times/week)
Waste Storage					
Multiple Dwellings	General Waste	Bulk Bin	1,100L	2	2
	Recyclables	Bulk Bin	1,100L	2	2

3.2 Waste Storage Rooms

Waste generated by the proposed residential development will be stored in a purpose-built waste storeroom which is contained within the communal facilities building. The waste storeroom has been located so that it opens out directly onto the internal road network and has been designed to prevent any negative impacts upon the amenity of the surrounding area.

Residents of the proposed development will be responsible for the transfer of waste to the waste storeroom on an as needed basis. The design of the waste storeroom itself allows for safe, efficient access by residents.

It is recommended that wash down facilities be provided within the waste storeroom, which will include a hose cock and will be graded to a drainage point which connects to sewer facilitating the cleaning of bins.

Reference should be made to section SC6.18.4 of the *Sunshine Coast Council Planning Scheme SC6.18 Planning Scheme Policy for Waste Management Code* during the detailed design stage of the development to ensure that the waste storerooms are designed in accordance with Council standards.

Figure 3.1 below provides an extract of the ground floor plan depicting the location of the waste storeroom. For further details, please refer to the architectural design drawing set prepared by Archipelago Architects contained in Appendix A.





Figure 3.1 Proposed Waste Storeroom Location (Source: Archipelago Architects)

3.3 Transfer of Waste and Servicing Point

The servicing of bulk bins will occur onsite, with the servicing waste contractor entering the site via the Coppice Crescent crossover. The waste contractor will park in the loading bay provide onsite and will be required to pull the bulk bins out from the waste storeroom for servicing at the nominated waste servicing location.

The haulage path which connects the bin storeroom to the servicing point is paved and is free from obstructions such as lips and steps. The bin haulage path will traverse the shared area of a disabled parking space. Once servicing has occurred, the waste contractor shall return the bins back to the waste storeroom.

It should be noted that the proposed servicing location has been designed so as to be free from overhead obstructions, allowing for the servicing motion of the waste vehicle to occur unhindered.

The waste storeroom and servicing location for the development are detailed in Figure 3.2 below. For further details regarding the location of bin storeroom and servicing point, please refer design drawing prepared by Archipelago Architects contained in Appendix A.



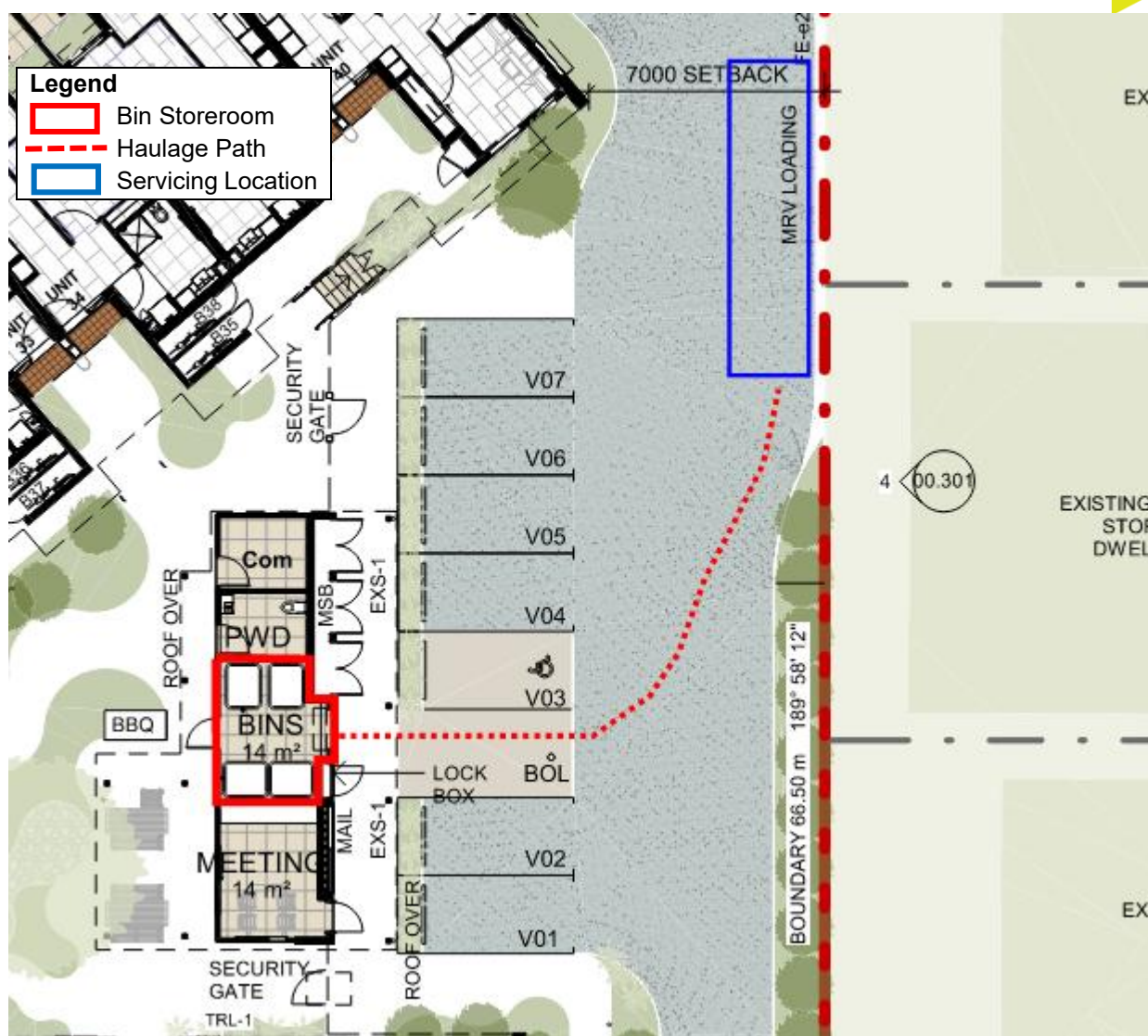


Figure 3.2 Bin Haulage Path and Servicing Location (Source: Archipelago Architects)

3.4 Waste Servicing and Access

The proposed development will be serviced by a front-loading waste collection vehicle. The operating dimensions of the waste collection vehicles as per Table SC6.18D of the *Sunshine Coast Planning Scheme SC6.18 Policy for Waste Management Code* are provided below in Table 3.3.

Table 3.3 Waste Collection Vehicle Operating Dimensions (Courtesy: SCC)

Collection Vehicle Type	Travelling Height (m)	Wheelbase (m)	Length (m)	Servicing Height (m)	Turning Circle (kerb to kerb)	Turning Circle (wall to wall)
Front Loading	3.64m	5.84m	9.90m	6.10m	22.10m	23.66m

The design of the development ensures that the servicing waste contractor will be able to enter, service, manoeuvre and required the site under forward gear. A swept path demonstrating compliant onsite manoeuvring for the nominated waste collection vehicle has been undertaken by Burchills Engineering Solutions and is contained in Appendix C of this report.



4. Monitoring

Building Management should consider the adoption of a waste auditing and monitoring program to monitor and document:

- Quantity of wastes being produced;
- Quantity of waste materials being recycled and reused on site; and
- Ongoing performance of recycling and reuse programs.

Monitoring and auditing of the waste management program is expected to enable the building manager to assess the relative success or failure of the servicing regime. In addition, by monitoring and auditing, the building manager can identify potential opportunities to improve processes and potential economic savings pertaining to these programs (i.e. reduce frequency of bin collection).





5. Conclusions

This Solid Waste Management Plan has been prepared as part of the development application which proposes the establishment of the proposed multiple unit development at future Lot 8000 Coppice Crescent, Banya.

The following findings have been identified through this study:

- The proposed multiple unit development will be serviced by four (4) general waste bulk bin (4 x 1,100L) and four (4) recyclable waste bulk bin (4 x 1,100L) in accordance with the requirements of the *Sunshine Coast Planning Scheme SC6.18 Waste Management*.
- Bulk bins will be stored in a purpose-built waste storeroom which has been designed to accommodate the prescribed number of bins.
- The waste storeroom contains bin wash down facilities which includes a hose cock and concrete floor which is graded to a drainage point connected to sewer.
- Residents will be responsible for the transfer of waste (general and recyclable) from their units to the waste storeroom on an as needed basis.
- The proposed development will be serviced by a licensed waste contractor twice per week for the collection of both general and recyclable waste (or as required) using a front-loading waste collection vehicle.
- The servicing waste contractor will be responsible for transferring bulk bins from the waste storeroom, servicing the bins and returning them to the waste storeroom once emptied.
- A waste monitoring and auditing program should be considered to identify opportunities for improvement.
- The adoption of an education program should be considered to educate tenants and staff on better waste management and the benefits of adopting sustainable waste management measures; and
- Detailed design of the proposed development should ensure that the requirements and recommendations of this Solid Waste Management Plan are accommodated.

These findings will be implemented to ensure the efficient and safe operation of waste within the development.





6. References

- Sunshine Coast Council, 2024. *Sunshine Coast Planning Scheme 2014 (Version 27)*.
- Environmental Protection Act 1994 – Queensland Government.
- Environmental Protection Regulation 2019, Queensland Government.
- Planning Act 2016, Queensland State Government.
- Waste Reduction and Recycling Act 2011, Queensland Government.
- Waste Reduction and Recycling Regulation 2023, Queensland Government.
- Queensland's Waste Avoidance and Resource Productivity Strategy (2014-2024), Queensland Government.





Appendix A – Architectural Design Drawings





Appendix B – Sustainable Waste Management

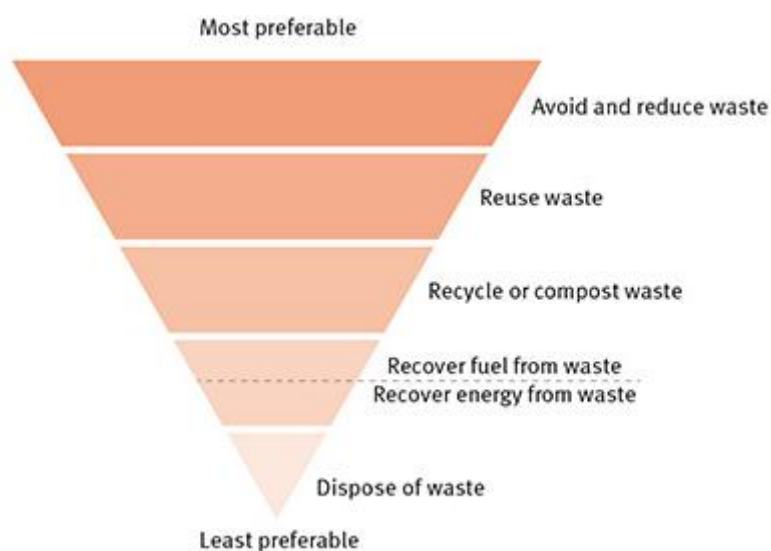
Sustainable Waste Management (SWM) is the responsible consumption of products and services and views waste as a resource to be utilised and not as a problem to be ignored. SWM addresses the long-term pressures of population growth through the recovery, recycling, reuse and minimisation of waste streams, and the management of resources in an environmentally and economically sound manner.

Best practice encourages appropriate occupant behaviour in relation to waste management and increases the amenity, ease of use of waste services, environmental performance and reputation of developments with well-managed waste disposal facilities.

Best practice waste management systems are effective and safe: occupants can use them with ease and collection crews can easily service them. The design, installation and ongoing management of best practice systems encourage occupants to use the services appropriately. This includes greater participation in the services provided, minimised waste generation, increased resource recovery and a reduction in contamination of recyclables and organics

Waste Management Hierarchy

A Waste Management Hierarchy (WMH) can be developed for the proposed development site in accordance with the *Environmental Protection (Waste Management) Policy 2000*. The WMH is a framework for prioritising waste management practices to achieve the best environmental outcome. The WMH promotes waste avoidance, minimisation and recycling over current waste treatment and disposal practices as a means of obtaining more optimal environmental outcomes. A schematic representation of the hierarchy is shown below.



Waste Management Hierarchy (Source: Queensland Waste Reduction and Recycling Plan 2019-2022)

Waste Avoidance

Waste Avoidance is an important step in the WMH and involves the prevention of waste material being created. Essentially, it involves changing the entire perspective of how the community looks at procuring commodities, in order to minimise the production of wastes. Some waste reduction initiatives that can be adopted by the proposed development are listed below:

- Adoption of a “Purchasing Policy” to drastically reduce the amount of waste being produced;





- A “Whole of Systems” review of the development to assess waste generation and adopt sustainable and environmentally-friendly measures and practices to enable the reduction of wastes being generated;
- Ongoing auditing and monitoring of waste generation practices and data collection; and
- Educational material to educate operational staff to avoid buying commodities and materials that are not necessary.

Waste Reduction

Waste Reduction (or Waste Minimization) is the process and policy of reducing the amount of waste produced by a person or a society. Waste Minimization involves efforts to minimize resources and energy use during manufacture. For the same commercial output, usually the fewer materials used, the less waste is produced. Waste Minimization usually requires knowledge of the production process, “cradle-to-grave analysis” (the tracking of materials from their extraction to their return to earth) and detailed knowledge of the composition of the waste.

Measures and initiatives for Waste Reduction include:

- Choosing products with minimal packaging and avoiding individually wrapped products;
- Reduce packaging by buying in bulk;
- Buying products with packaging that is reusable, recyclable or compostable; and
- Encouraging avoidance activities.

Waste Reuse

Waste Reuse is defined as “recovering value from a discarded item without remanufacturing or reprocessing”.

Material Reuse can be practised at the proposed development in one or more of the following ways:

- Recovering and reusing construction, building and demolition materials;
- Reusing plastic bags;
- Reusing office paper for photocopying; and
- Reusing packaging materials.

Waste Recycling

Recycling is processing used materials (waste) into new products to:

- Prevent waste of potentially useful materials;
- Reduce the consumption of fresh raw materials;
- Reduce energy usage;
- Reduce air pollution (from incineration) and water pollution (from landfilling) by minimising the need for “conventional” waste disposal; and
- Lower greenhouse gas emissions as compared to virgin production.

Recycling is a key component of modern waste reduction and is the third component of the WMH. The Table below details waste items that can be recycled.

List of Recyclable and Non-Recyclable Materials

Recyclable Materials	Non-recyclable Materials
All office paper	Carbon paper
Cardboard Boxes	Tissue paper
Paper Packaging	Metal and plastic report binders
Fax and photocopy paper	Thermal fax paper
Cardboard milk cartons	Paper towels





Envelopes	Facial tissues
Empty Aerosols Containers	Waxed paper
Phone books	Styrofoam
Shredded paper	Plastic Bags
Newspapers, magazines, brochures	Hose or pipe
HDPE Containers	Mirrors or plate glass
Glass Bottles	Electrical wiring
Glass Jars (lid removed)	
Steel Cans	
Aluminium Cans	

Source separation of wastes is important to be carried out in order to prevent the cross-contamination of wastes. Prior to the recycling of waste materials from the site, source separation would occur which would then increase the costs of processing and treatment.

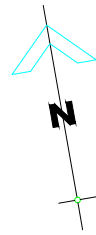
Some common methods and practices used for source separation of wastes includes the use of separate colour coded bins and receptacles (for the separate collection of wastes).





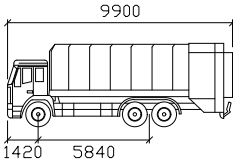
Appendix C – Swept Path Analysis





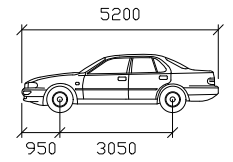
LEGEND

- WHEELS
- BODY
- 0.3m BODY CLEARANCE

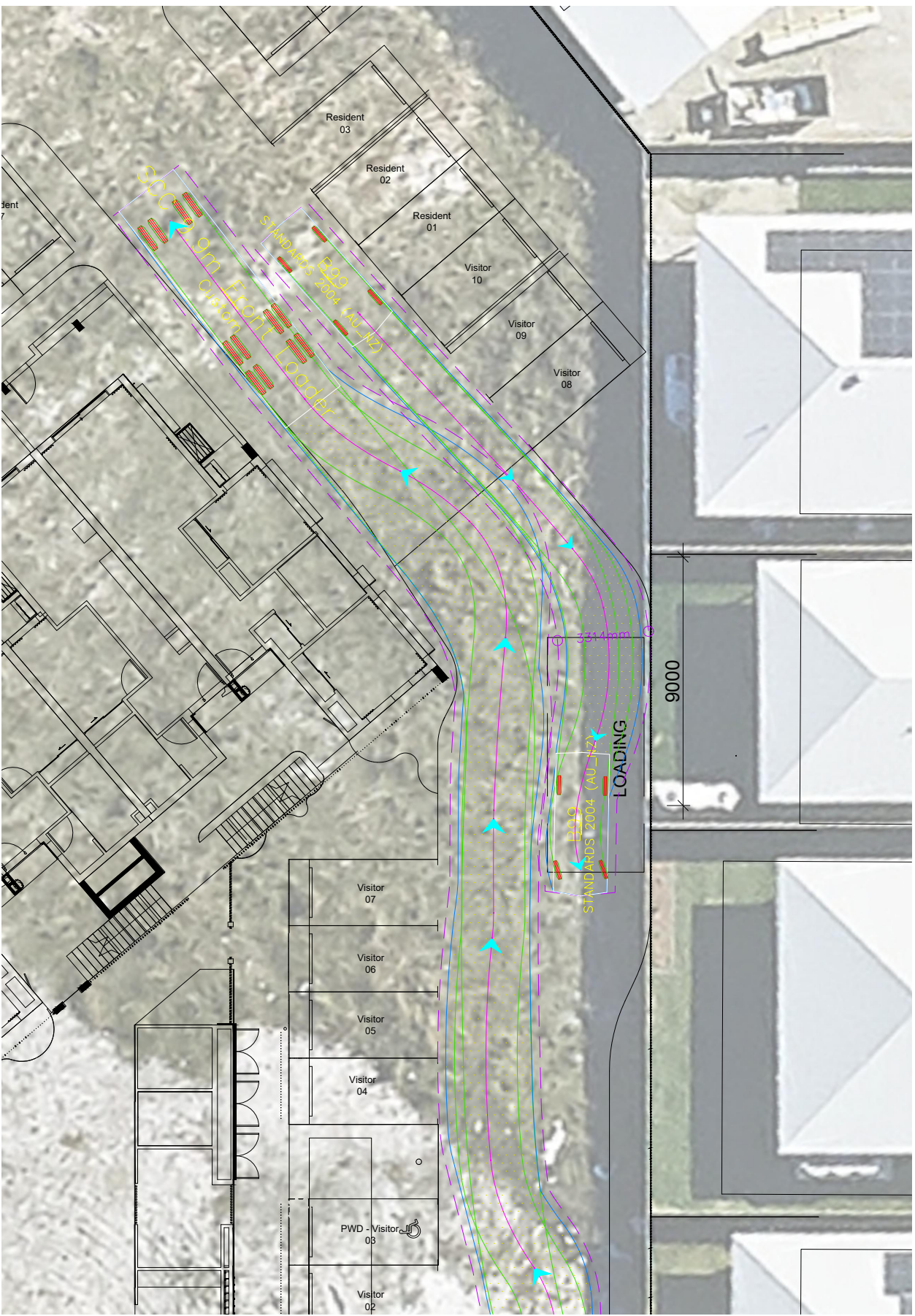


SCC 9.9m Front Loader

Width	mm
Track	: 2490
Lock to Lock Time	: 6.0
Steering Angle	: 35.5



B99	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



Prepared for : BHC PTY LTD

Designer : ADELE PACKER
Checked : ANGELA WOOD
Date : 27-11-2025

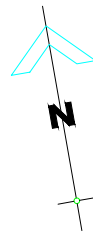
COPPICE CRESCENT, BANYA
ONE WAY ACCESS SWEEP PATHS

SCALE 1 0 1 2 3 4 5 (metres)
1 : 100 (FULL SIZE)

BE250174-SK01

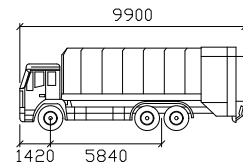


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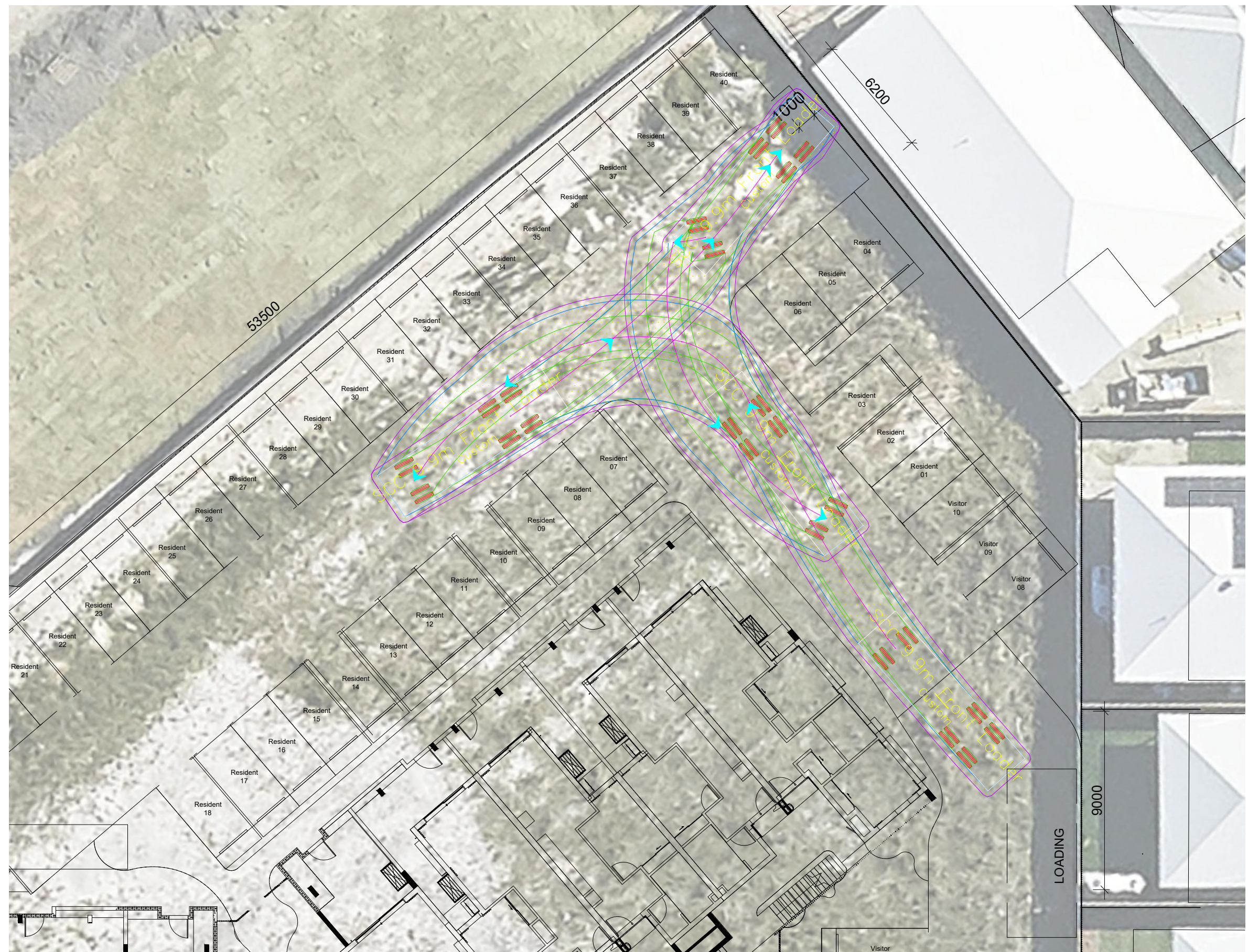
LEGEND

- WHEELS
- BODY
- 0.3m BODY CLEARANCE



SCC 9.9m Front Loader

Width	mm
Track	: 2490
Lock to Lock Time	: 6.0
Steering Angle	: 35.5



Prepared for : BHC PTY LTD

Designer : ADELE PACKER
Checked : ANGELA WOOD
Date : 27-11-2025

COPPICE CRESCENT, BANYA WCV - TURNAROUND

SCALE 1 : 100 (FULL SIZE) (metres)

BE250174-SK02



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Appendix D – Council Correspondence Dated 06/05/2025



Nathan McDonald

Subject: FW: Follow-up RE: SCC Comments - RE: 250213 - BHC Banya social housing proposal - seeking preliminary council review

From: Rhian Davies <Rhian.Davies@sunshinecoast.qld.gov.au>

Sent: Tuesday, 6 May 2025 10:30 AM

To: Leanne Simpson <leanne@astpd.com.au>; Emily Rehm <Emily.Rehm@sunshinecoast.qld.gov.au>

Cc: Cameron Adams <cameron@astpd.com.au>; Wendy Gleeson <Wendy.Gleeson@sunshinecoast.qld.gov.au>; Sean Slevin <Sean.Slevin@sunshinecoast.qld.gov.au>; Robert MacDonald <robert.macdonald@sunshinecoast.qld.gov.au>

Subject: RE: Follow-up RE: SCC Comments - RE: 250213 - BHC Banya social housing proposal - seeking preliminary council review

Hi Leanne

The 4400L will be acceptable, due to majority of the units being 1 and 2 bedrooms.

In relation to the 5m requirement, although not specifically referenced this is deemed necessary in order to achieve safe, efficient and unobstructed servicing for the collection contractor. It specifically addresses WHS issues for the contractor associated with manual retrieval of 1100L bulk bins across excessive distances, and contractual issues associated with Councils waste contract. 5m is pretty much standard across other SEQ LG's as well e.g. BCC.

Can you advise the specific source document that mentions the 40m distance being acceptable distance for the contractor to manually move 1100L bulk bins (?).

Thanks

Kind Regards,

Rhian Davies | Principal Environmental Management Officer

MEnvMan (Cleaner Production), BAS (Env. Health)

Environment Team

Specialist Services | Development Services

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Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share. We commit to working in partnership with the Traditional Custodians and the broader First Nations community to support self-determination through economic and community development.



Appendix E – SCPS Waste Management Code Response



9.4.10 Waste management code

9.4.10.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Waste management code by the tables of assessment in Part 5 (Tables of assessment).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.10.2 Purpose and Overall Outcome

- (1) The purpose of the Waste management code is to ensure development provides for the sustainable management of waste in a manner which is environmentally acceptable, safe and efficient.
- (2) The purpose of the Waste management code will be achieved through the following overall outcomes:-
 - (a) development provides opportunities to minimise waste generation and increase re-use and recycling;
 - (b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically pleasing manner;
 - (c) waste storage facilities are functionally appropriate for users of the facilities; and
 - (d) waste collection services are undertaken in a safe, efficient and unobstructed manner.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.1: Performance outcomes and acceptable outcomes for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Waste Minimisation			
PO1 Development minimises waste generation (including construction, demolition and operational waste) and provides opportunities for re-use and recycling, where appropriate.	AO1 Development with the potential to generate significant amounts of waste is undertaken in accordance with an approved waste management plan, prepared in accordance with the Planning scheme policy for the waste management code .	COMPLIES WITH AO1 Please refer to the architectural design drawing package prepared by Archipelago Architects and the Solid Waste Management Plan prepared by Burchills Engineering Solutions (Reference: BE250174-RP-SWMP-01) dated 25 November 2025 submitted as part of the development application package.	
Waste Storage			
PO2	AO2	COMPLIES WITH AO2	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Development provides adequate facilities on-site for the storage of waste and recyclable material, in a manner which minimises the potential for environmental harm and environmental nuisance.	A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the Planning scheme policy for the waste management code .	The proposed development includes a purpose-built waste storeroom which is included in the communal facilities building. The waste storeroom has been designed in accordance with the provision prescribed within the Planning scheme policy for the waste management code. For further details please refer to the architectural design drawing package prepared by Archipelago Architects and the Solid Waste Management Plan prepared by Burchills Engineering Solutions (Reference: BE250174-RP-SWMP-01) dated 25 November 2025 submitted as part of the development application package.	
PO3 Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	AO3 No acceptable outcome provided.	COMPLIES WITH PO3 The waste storeroom provides general and recyclable bulk bins within a purpose-built waste storeroom. The provided containers will allow for the segregation of wastes. For further details please refer to the architectural design drawing package prepared by Archipelago Architects and the Solid Waste Management Plan prepared by Burchills Engineering Solutions (Reference: BE250174-RP-SWMP-01) dated 25 November 2025 submitted as part of the development application package.	
Waste servicing			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Development is designed to facilitate and allow for safe, unobstructed and efficient servicing of waste containers.	AO4.1 Where on-site waste collection service are proposed:- (a) the layout and internal trafficable areas of the development is designed to facilitate direct servicing of waste containers by the refuse collection vehicle in a safe, efficient and unobstructed manner; (b) refuse collection vehicle entry and exit from the site is carried out in a forward gear; and (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour.	COMPLIES WITH AO4.1 The proposed development has been designed accommodate the movements of a Waste Collection Vehicle (WCV). All movements undertaken by a WCV during the servicing of the proposed development have been assessed by a Swept Path Analysis and demonstrate that the WCV is able to enter, manoeuvre, service and exit the site under a forward gear. The servicing of bins is to be undertaken from a loading zone situated a short distance from the waste storeroom, with the waste contractor required to haul bins from the waste store for servicing via a paved haulage route that has been designed to be free from lips and steps. The servicing location has also been designed to be free from overhead obstructions, allowing for the servicing action of the WCV to occur unhindered. For further details please refer to the architectural design drawing package prepared by Archipelago Architects and the Solid Waste Management Plan prepared by Burchills Engineering Solutions (Reference: BE250174-RP-SWMP-01) dated 25 November 2025 submitted as part of the development application package.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO4.2 Where on-street (kerbside) waste collection is proposed for standard domestic waste containers, sufficient kerbside space is provided adjacent to the frontage of the premises for the required number of bins, and such space is;- (d) clearly separated from car parking bays, loading bays and other similar no-standing areas; (e) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (f) clear of footpaths and pedestrian access connections to the road; (g) not in front of shop entrances or private residential premises; (h) not blocking the vision of vehicles using the roadway or entering and exiting the property; (i) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and (j) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse).	NOT APPLICABLE	

	AO4.3 Where on-street waste collection is proposed for standard bulk bins:- (a) a storage embayment is provided just inside the property boundary alignment of the site, preferably next to the site access point, and adjacent to the likely point on the street where the bulk bin will be serviced by the contractor; (b) reasonably level, smooth and nonslip access path is provided, from the temporary embayment continuous to the likely point on the street where a refuse collection vehicle will service the bin; (c) a lawful point exists on the street for the refuse collection vehicle to stand, at the likely point for bin servicing, such that the refuse collection vehicle is not required to “double park” and/or is not impeding traffic flow during servicing and is not blocking the vision of vehicles using the roadway or entering and exiting the property; and (d) at the point of collection, there is clear volumetric space available that is:- i. clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; ii. clear of footpaths and pedestrian access connections to the road; iii. not in front of shop entrances or private residential premises; and iv. capable of being serviced while the collection vehicle travels	NOT APPLICABLE	
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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	forward (i.e. without the vehicle needing to reverse). Note—the Planning scheme policy for the waste management code contains guidance in relation to the achievement of AO4.1, AO4.2 and AO4.3. Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for service vehicle access and parking.		
PO5 Development is designed to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	AO5 No acceptable outcome provided.	COMPLIES WITH PO5 The proposed development has been designed to allow for the safe and unobstructed manual handling of bulk bins. The waste storeroom provides sufficient room for the manoeuvring of the provided bulk bins while the haulage path has been designed to be a paved surface free from lips and steps. For further details please refer to the architectural design drawing package prepared by Archipelago Architects and the Solid Waste Management Plan prepared by Burchills Engineering Solutions (Reference: BE250174-RP-SWMP-01) dated 25 November 2025 submitted as part of the development application package.	