

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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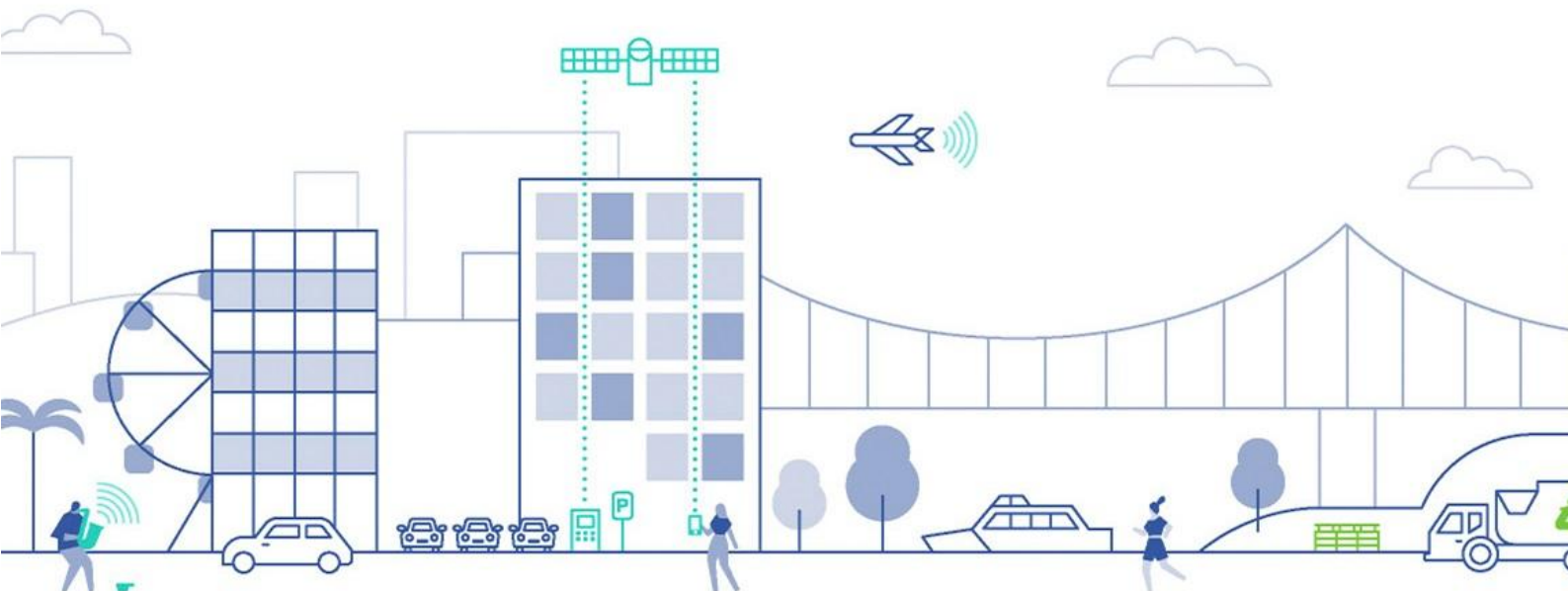
Date: 25 March 2026



Operational Waste Management Plan

At 1 Clarke Street, Southport

On Behalf of Azure Project 47 Pty Ltd



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Revision record

Issue no.	Author	Reviewed/approved	Development stage – Revision description	Date
1.	J. Stoward	S. Kenny	EDQ Masterplan Submission Draft	31/10/2025
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4.				

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1. Introduction

1.1 Background

Colliers International Engineering and Design (TTMC) Pty Ltd has been engaged by Azure Project 47 Pty Ltd to prepare an Operational Waste Management Plan (OWMP). The OWMP supports the proposed development located at 1 Clarke Street, Southport, Qld which is located within the Parklands Priority Development Area PDA. It is understood that a Development Application will be lodged with Economic Development Queensland (EDQ). This summarised OWMP is provided to establish alignment of the development waste management strategy with the City of Gold Coast Council planning scheme assessment criteria.

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 provided as a whole of site plan.

Detailed information including site drawings and excerpts, 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, tenant education and safety.

1.3 Site analysis

1.3.1 Site Location and Frontage

The site is located at 1 Clarke Street, Southport as depicted in Figure 1.1: The legal property description of the development site is Lot/Plan 7SP275512. The site is located within the Parklands Priority Development Area (PDA), specifically Precinct 2 – Residential. The site has frontages to Clarke Street, Village Boulevard and Smith Street. The intended vehicular access into the site and internal roadway will be via Clarke Street.

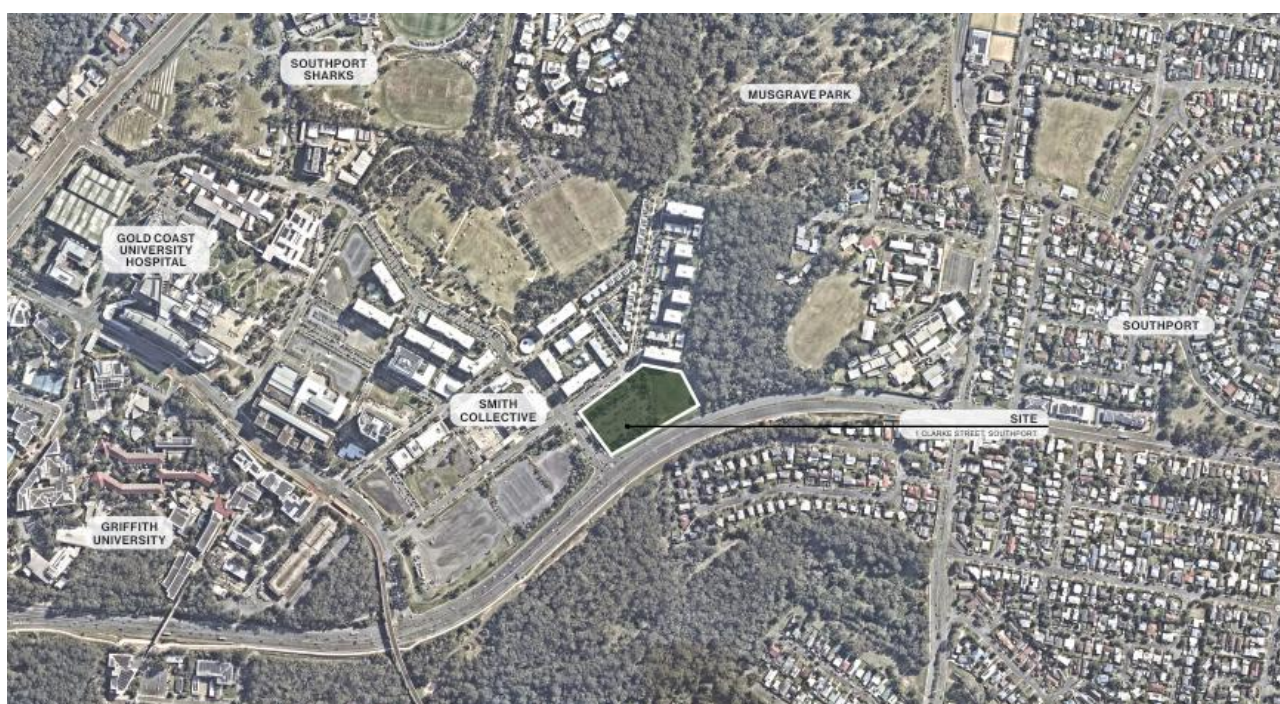


Figure 1.1: Site Location

1.3.2 Site Statistics

The proposed development consist of Residential Townhouses with a common recreational area and on-site management / caretaker residents. The development will be constructed in two stages

The relevant refuse generating areas for the two stages are presented in Table 1.2

Table 1.2: Development statistics

Development Stage	Description	Measure
Stage 1	53 x Residential Townhouses	Units / Dwellings
Stage 2	61 x Residential Townhouses	Units / Dwellings
Total	114 x Residential Townhouses	Units / Dwellings

2. Regulatory Requirements

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

2.1 Regulatory & governance considerations

The site is located within the Parklands Priority Development Area (PDA), and the Development Application will be assessed by Economic Development Queensland (EDQ). As part of this process, EDQ requires confirmation of waste collection arrangements from the designated servicing authority. Accordingly, this Operational Waste Management Plan has been prepared in compliance with the City of Gold Coast's waste servicing standards. The plan provides detailed information and design measures to satisfy the requirements of both EDQ and the City of Gold Coast by addressing key aspects of waste generation, storage, transfer, and collection as demonstrated below.

- Type and quantity of refuse materials to be generated during the occupancy of the proposed site.
- Refuse collection, storage, transfer and disposal arrangements during occupancy of the completed development.
- Recommended operational requirements for the operational phase of the development, and design requirements for the building and refuse management facilities.

Colliers has referred to the requirements as outlined in Schedule 6.15 of the City of Gold Coast's City Plan Policy – Solid Waste Management Code, as shown in Table 1.2.

Table 2.1: Waste Management Plan Compliance Checklist

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome?
Waste and recycling storage and bin wash-down facilities		
PO1 Development provides waste and recycling storage and servicing facilities that are safe, convenient, efficient, appropriately sized for the type and volume of waste generated.	AO1.1 Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with SC6.15 City Plan policy –Solid waste management.	Complies with AO1.1 and PO1 1,100L bulk bins provided. Note: Council has been contacted for Feedback on Waste Management Design

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome?
	AO1.2 Waste and recycling storage points are located, designed and sized consistent with SC6.15 City Plan policy – Solid waste management.	Complies with AO1.2 and PO1 2 x Waste Collection Room Structures are provided at each end of the site Units are within a 60m walking distance of a waste room. Up to 6 x units are within an additional tolerance distance of 10m noting that greater distances are required to walk to the communal recreation area
	AO1.3 Development with a dwelling above the third story include appropriate waste removal systems which incorporate: waste chutes; hoppers; and separate waste storage rooms. Note: Waste removal system design is to be consistent with SC6.15 City Plan policy – Solid waste management.	N/A – All building structures are 2-3 Storeys in height
	AO1.4 Development that includes a commercial kitchen or generates clinical or related waste incorporate additional waste facilities consistent with SC6.15 City Plan policy – Solid waste management.	N/A – No-Commercial kitchen is present.
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	AO2 Development includes appropriately sized and located bin wash-down facilities consistent with SC6.13 City Plan policy – Solid waste management.	Complies with AO2 and PO2. Bin washing facilities to be provided within refuse storage area.

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome?
Amenity		
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	AO3.1 Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	Complies with AO3.1 and PO3. Servicing point are immediately adjacent to the waste rooms and pathways have a splay or gradient that falls to road level.
	AO3.2 Waste and recycle storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.	Complies with AO3.2 and PO3 Full structure rooms are provided for waste storage
Waste servicing		
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed and efficient servicing of waste containers.	AO4 Waste and recycling servicing points are located, designed and sufficiently sized consistent with SC6.15 City Plan policy – Solid waste management. Note: Regulation of the access, stopping and maneuvering of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.	Complies with AO4 and PO4
Non-serviced areas		
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. Note: For Commercial developments a WMP, prepared in accordance with SC6.15 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.	AO5 No acceptable outcome provided.	N/A

2.2 Prescribed refuse volumes & equipment

The refuse volumes utilised for the calculation of residential refuse storage are based on City of Gold Coast Council's standard waste entitlement used for planning purposes. The entitlement is calculated against all dwellings at a maximum rate regardless of dwelling size. The waste entitlement is a requirement for development consent and the "type of premises" used is the "3 Bedroom and above" rates for multiple dwellings (residential only)

A residential collection frequency of 1 time per week has been established for both general waste and commingled recycling in line with comparably sized developments previously approved by Council.

Table 2.2 outlines the refuse generation rates utilised.

Table 2.2: Refuse generation rates

Generation rate	Applied to	Measure	General waste	Recycling
Multiple Dwelling (3+ Bedrooms)	All Residential Units	L/Unit/Week	120	80

2.2.1 Residential refuse volume calculations

Table 2.3 outlines the estimated residential refuse generation volumes for 114 Units.

Table 2.3: Residential refuse calculations

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Ember	Units	10	1,200	800
Portavilla	Units	23	2,760	1,840
Masons	Units	41	4,920	3,280
Goshawk	Units	40	4,800	3,200
Total weekly volumes (L/Week)			13,680	9,120
Volumes per collection (L/Collection)			13,680	9,120
Collection and equipment details	Collections per week		1	1
	Storage capacity		7 Days	7 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		12	8
	Equipment quantity provided (NE Waste Room)*		6	4
	Equipment quantity provided (SW Waste Room)*		6	4

*Equipment quantity is split to provide an equal number of bins in each of the waste rooms located at the Northeast and Southwest ends of the development

It is noted that Stage 1 of the development construction will include a lower number of units 53 therefore the bin numbers applied will provide more than adequate interim capacity whilst the second stage is being completed.

2.3 Refuse disposal

Each townhouse will include space within kitchen or storage areas to house standard waste and recycling household bins ranging in size from 15L-40L. These bins and associated bagged materials are considered safe in size and weight for manual lifting and transfer to the assigned development waste rooms.

Standard Refuse

Typically, a 20-30L bin will hold at least 2 days of household generated refuse (1 bin per stream).

Container deposit/refund schemes are currently in place in Queensland. Various models exist including bottle return facilities and (automated) reverse vending machines. Residents may consider separation of containers that qualify for the schemes from the waste or recycling streams and take them to a local disposal point.

Bulky Refuse

Bulky waste or packaging materials can be transferred directly to one of two site refuse rooms on an ad-hoc basis. A standard behaviour within a development of the type is for residents to obtain collapsible trolleys, stand up trolleys or storage boxes to complete transfer of materials to the waste rooms.

Infrequently Generated Waste

Table 2.4 outlines options for refuse that is produced with low volumes or include specific handling outside of the standard waste collection materials and processes. Section 2.5.2 provides more information in relation to green waste handling on site

Table 2.4: Disposal of infrequently generated refuse

Refuse stream	Disposal details
Garden organics refuse/green waste	Garden organics refuse, also referred to as green waste, will be produced from landscaped areas or potted plants around this development. Green waste is produced largely on a weather or seasonal dependent basis and based on plant selections. Green waste is usually removed by the designated maintenance contractor however the site will manage landscape and the common area. A strategy for green waste handling is outlined in Section
Hard waste/bulky goods	Hard waste and bulky goods should be taken directly to waste or recycling facilities by the resident. White goods can often be exchanged when items are delivered. Any materials requiring onsite collection should be coordinated with the site manager / caretaker
Hazardous waste - Batteries	Batteries are highly volatile and must be disposed of separately and never in the general waste or commingled recycling bins. For this type of development residents would be expected to take their batteries to a local recycling or transfer facility
Hazardous waste - Other (paints, chemicals etc)	Any hazardous materials produced by residents will require them to complete their own disposal at a local waste management or transfer centre or coordinate with the site manager / caretaker if regular bulk collections are organised. For handling of hazardous materials – refer to local and QLD government websites for further information.

2.4 Refuse Transfer

2.4.1 Residential refuse transfer

Refuse rooms are positioned at both ends of the development, ensuring that disposal points are located within approximately 60 metres of residences. Waste transfer will occur via designated internal pathways, roadways, or easements, as illustrated in Figure 2.1



Figure 2.1: Residential Refuse Transfer

Source: Plus Studio, Site Plan – Proposed

2.4.2 Refuse transfer path design requirements

Table 2.5 demonstrates the criteria addressed in the design of the refuse transfer path from all townhouses.

Table 2.5: Refuse transfer path design

Positioning considerations
The bins to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not impede traffic flow.
Does not have any lips, stairs or steps for bins to be manoeuvred easily.

2.5 Refuse storage, access & rotation requirements

2.5.1 Residential General Waste and Recycling

Refuse will be transferred from individual townhouses by the residents and disposed of and stored within the 1100L Mobile Garbage Bins housed within the dedicated bulk bin storage rooms. Two bulk bin storage rooms are provided to the Northeast and Southwest ends of the development and centrally located at each end to reduce transfer distance to all Townhouses. Positioning of the storage rooms also aligns with the staging of the development as demonstrated in Figure 2.2

The combined bulk bin storage rooms are sufficiently sized to accommodate all of the bins required for the entire development as previously outlined in Table 2.3.

Figure 2.3 demonstrates the residential refuse storage room location and configurations.

Our Solution

STAGING PLAN

STAGING PLAN LEGEND

STAGE 1	
STAGE 2	



Figure 2.2: Development Staging

Source: Plus Studio, Proposed Ground Plan



Figure 2.3: Residential Refuse Storage Room

Source: Plus Studio, Proposed Ground Plan

2.5.2 Green Waste Management Strategy

Green waste generated from landscaped areas, private gardens, and communal spaces will be managed through a structured system designed to promote sustainability and ease of use for residents and site staff. The bin placement and collection points as outlined below align with the development staging as previously demonstrated in Figure 2.2.

1. Bin Placement and Accessibility

- Dedicated green waste bins will be strategically located throughout the development, including:
 - Multiple locations withing 60m of individual townhouses.
 - Within communal open spaces for convenient disposal during routine maintenance.
 - At the rear of the maintenance “Shed” for use by site staff and or contracted gardeners.
 - Figure 2.4 provides indicative locations for placement of 2 x 240L bins or Bulk Bags.

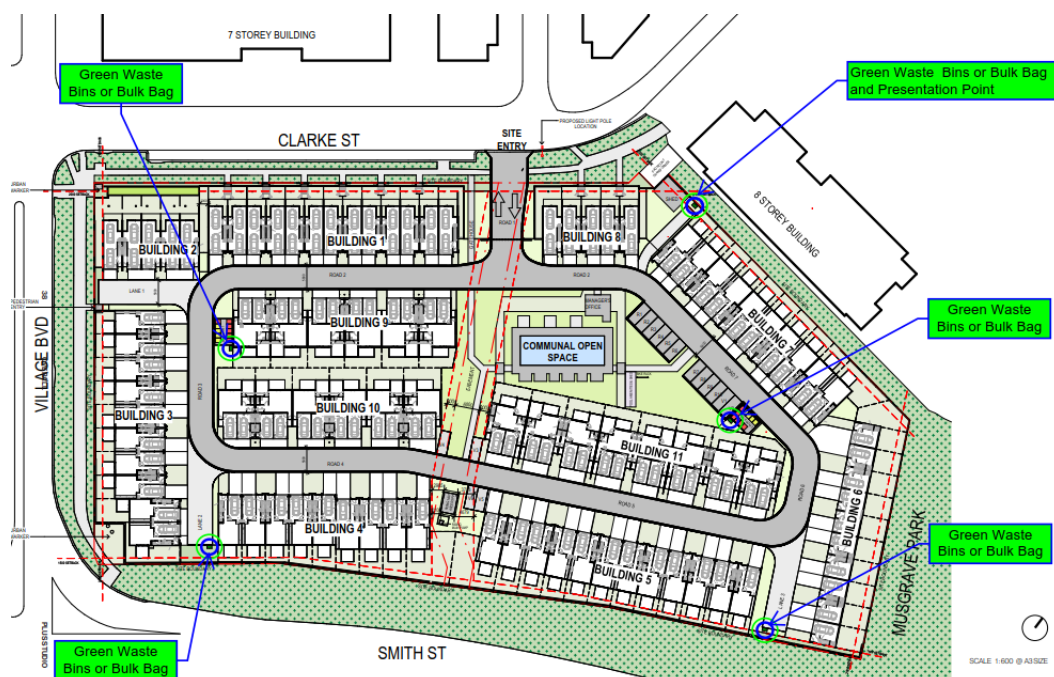


Figure 2.4: Recommended Green Waste Disposal Points

Source: Plus Studio, Proposed Ground Plan

2. Collection and Servicing

- Green waste bins will be retrieved from the various positions within the development and presented next to the “Shed” for collection. Retrieval and return of bins will be completed by site maintenance staff or assigned contractor and if a site trailer is available the green waste may be decanted and transferred to a transfer stations in lieu of dedicated collections.
- Interim storage of green waste is not recommended; all retrieved material should be collected or transferred promptly to a resource recovery or composting facility.
- Filling of green waste bins will be aligned with seasonal landscaping needs and therefore there is no set schedule for retrieval, collections and disposal

3. On-Site Composting (Optional)

- Where feasible, green waste may be combined with food organics for composting in designated areas near communal gardens. The implementation of onsite composting is purely at the development managers discretion and subject to feedback from residents in proximity to any composting storage, system or equipment
- Compost produced on-site must comply with *AS 4454–2003 Composts, Soil Conditioners and Mulches* before reuse in landscaping.

4. Resident Guidelines

- Residents will be encouraged to separate green waste from general refuse and recycling streams.
- Educational signage and information packs will be provided to promote correct disposal practices and discourage contamination of green waste bins.

5. Environmental Compliance

- All green waste will be diverted from landfill and sent to approved composting or resource recovery facilities in accordance with Queensland waste management regulations.

Green Waste Bin Enclosures

Bin enclosures are recommended and should be designed with a front-access door to facilitate easy unobstructed removal of bins during collection and equipped with a soft-close hinged lid to allow full access for disposing of bulky green waste, branches, or emptying mower catchers.” Example enclosures are shown below.



2.5.3 Refuse storage area design requirements

Table 2.6 outlines the typical refuse storage area design criteria addressed for each storage area in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

Table 2.6: 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 residents for disposal (Within 60m)
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).
Where practical Is positioned away from entrances to residential premises.
Where practical 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.
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.

2.6 RCV & bin servicing arrangements

It is intended for Rear loading RCV's to be used for the collection of bins. The RCV will stand adjacent to each refuse room within the internal roadway, with the rear of the RCV aligning 1500mm from the bulk bin room entrance. The bulk bin rooms are designed with internal space for retrieval and replacement of individual bins. The entrance to the bin rooms will include ramps or splays to the road.

Colliers acknowledge that Council's waste service has options for Front-Lift RCV collection of 1100L bins, however, do not believe overhead lifting of bins within a development of this type is suitable. In the event that front lift RCV's are used the reverse can be applied with regards to positioning and aligned clearance of 1500mm to bulk bin room access and the front of the RCV.

The RCV will enter the site from Clarke Street.

Reference should be made to submitted traffic engineering documentation, drawings and swept paths relating to manoeuvring for both the staged and finalised development.

Table 2.7 demonstrates the features of each bin servicing area.

Table 2.7: Service Area Design

Service area design requirements
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 a 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.

Appendix A Development Plan

Our Solution

STAGING PLAN

STAGING PLAN LEGEND

STAGE 1

STAGE 2



PROPOSED PLAN - GROUND FLOOR



SCALE 1:600 @ A3 SIZE

Appendix B Refuse signage

B.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



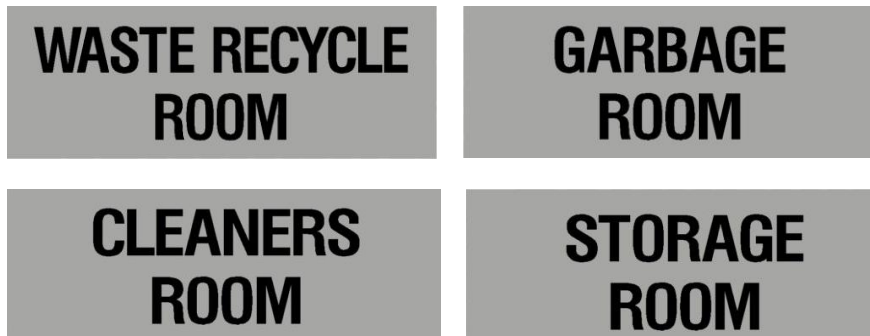
Colour coding as per AS 4123.7-2006

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

B.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 C Terms & 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.
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.

TERM	ABBREVIATION	DEFINITION
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	m3	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	m2	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 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.