

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4471

Date: 21 April 2026



WASTE MANAGEMENT PLAN

MULTIPLE RESIDENTIAL DEVELOPMENT

LOT 8006 ON SP357729, SUB-PRECINCT 10.1, Nirimba

1.0 INTRODUCTION

This Waste Management Plan has been prepared by RPS on behalf of DEVCON CAPITAL 8 PTY LTD, to support the lodgement of a Development Application with Economic Development Queensland (EDQ) for a Material Change of Use to establish thirty-two (32) Multiple Residential units over Lot 8006 on SP357729 in Sub-Precinct 10.1 of Stockland's Aura development.

This Waste Management Plan has been prepared to support the intended storage and collection of waste associated with the proposed residential development.

This report demonstrates the suitability of the proposed waste strategy in terms of waste storage volume and location, as well as the intended collection arrangement which will be facilitated via kerbside collection by Sunshine Coast Council's waste contractor.

1.1 Summary of Proposed Waste Management Arrangements

A single refuse storage area is proposed to service the development. It will contain six bulk bins total, being three (3) for general waste and three (3) for recyclables. The storage area will be appropriately screened, landscaped and positioned towards Olivia Crescent.

Refuse collection is proposed to occur via Olivia Crescent. On collection day, Sunshine Coast Council's authorised waste contractor will manually transfer the bulk bins from the storage area to the kerbside for servicing and return them to the enclosure post-collection.

Collection is to occur weekly for general refuse, and fortnightly for recyclables.

Accordingly, this assessment confirms that the proposed waste management strategy is operationally suitable and capable of supporting the ongoing waste servicing needs of the residential development.

2.0 SITE DESCRIPTION

The site is located at Lot 8006 Corner of Central Avenue & Aura Boulevard, Nirimba and is formally described as Lot 8006 on Plan SP344654 as depicted in Figure 1.

The site is located on a corner lot with frontages on Aura Boulevard, Central Avenue, Amelia Lane and Olivia Crescent. All vehicular access into the site will occur via Olivia Crescent.

The site is located within the Caloundra South Priority Development Area (PDA) and sits within the Urban Living Zone. The site is identified as a 'Preferred multiple residential' site.



Figure 1: Site location (aerial)

2.1 Proposed Development

This report supports a PDA Development Application seeking a Development Permit for a Material Change of Use for Multiple Residential Use comprising 32 dwelling units.

The proposal comprises:

Table 1: Development Summary

Dwelling type	Yield
Multiple Dwellings	
1 bedroom	15 units
2 bedroom	16 units
3 bedroom	1 unit
Total	32 units

3.0 MINIMUM REFUSE STORAGE REQUIRED TO BE PROVIDED (as per Sunshine Coast Council standards)

Reference is made to discussions held with Sunshine Coast Council's Principal Environmental Management Officer on 19 December 2025, wherein the refuse storage requirements for the proposed residential development were discussed in detail.

This discussion confirmed that while Council typically assumes a need to provide 120 litres of waste storage per unit for both general and recyclable waste, this assumed waste volume can be reduced to 80 litres in instances where small one or two-bedroom units are proposed.

Noting that the proposed development comprises a large majority of one and two-bedroom units (31 in total) and only 1 three-bedroom unit, this approach is considered appropriate in this instance.

Based on the above calibrated assumed waste volumes, it is expected that the proposed development will necessitate provision of the following number of bulk bins:

Table 1: Minimum Refuse Storage Required to be Provided

Number of Units	Refuse Type	Volume required	Volume	Number of Bulk Bins (1100L)
32 Units	General Waste	80 litres per 1/2 bedroom unit (31)	2,480L (weekly)	2.36 (3 bulk bins)
		120 litres per 3 bedroom unit (1)	120L (weekly)	
	Recyclables	80 litres per 1/2 bedroom unit (31)	2,480L (fortnightly)	2.36 (3 bulk bins)
		120 litres per 3 bedroom unit (1)	120L (fortnightly)	

Using 1,100 Litre bulk bins, with general refuse collected weekly and recyclables fortnightly, the development will be required to maintain 3 × 1,100 bulk bins for general waste and 3 × 1100 bulk bins for recyclables – a total of 6 bulk bins.

Regarding the provision of Food Organic/Green Organic (FO/GO) bins, reference is made to the previously mentioned discussion with Council, during which no formal requirement was identified to provide dedicated food organic or combined food/green organic (FOGO) bins for multi-unit residential developments of this type.

Green waste from the proposed development is expected to be infrequent and limited, with the primary potential sources being landscaped areas and communal open-space lawns. Any green organics generated on site (for example, from planting establishment, seasonal pruning, or storm clean-up) will be managed by the site's designated maintenance contractor, who will be required to remove and transport green waste to an appropriate composting or resource-recovery facility for processing rather than disposing of it in landfill. Additionally, all ground-floor private courtyards are proposed to be finished with pebbles and pavers, which will significantly reduce maintenance and the generation of garden waste for residents to manage.

Further to this, we note that no Food Organic (FOGO) refuse service is currently operating within the Sunshine Coast region, with only trial runs scheduled between April 2026 and December 2027. Considering this, along with the limited generation of green waste on site, which will be managed by the nominated maintenance contractor, we infer that the proposed provision of bulk bins will provide sufficient separation and segregation of waste streams appropriate to the type and volume of waste expected to be generated on site, and therefore adequately address PO3 of the Waste Management Code.

3.0 PROPOSED WASTE MANAGEMENT SYSTEM

3.1 Refuse Storage

A suitably sized refuse storage area is proposed adjacent to the site's northern road frontage, conveniently located to enable kerbside collection by Council's waste contractor – refer area shaded in purple below.



Figure 2 – Refuse Collection Transfer Path

Both general waste and recycling bulk bins will be located in this refuse storage area. Residents will be required to transfer waste from their respective units to this bin store location.

3.2 Refuse Collection

On collection day, Council's waste contractor will be able to manually transfer the bins kerbside to Olivia Crescent for emptying. This arrangement ensures safe and unobstructed collection movements along the access street to avoid on site access by the collection vehicle.

This proposed arrangement has been generally suggested by Council's Principal Environmental Management Officer and acknowledged as being consistent with AO4.3 of Council's Waste Management Code, as outlined in the email advice dated 19 December 2025 included as Appendix A to this Waste Management Plan.

3.3 Frequency of Collection

Collection is to occur weekly for general refuse, and fortnightly for recyclables.

4.0 ON-SITE WASTE MANAGEMENT STORAGE PROVISIONS

On-site Storage

The proposed on-site refuse storage area is approximately 4.5m × 3.9m.

Notwithstanding the assumed waste volumes outlined in Section 2.0, the figure below shows that the proposed bin store can accommodate 6 bulk bins in total.

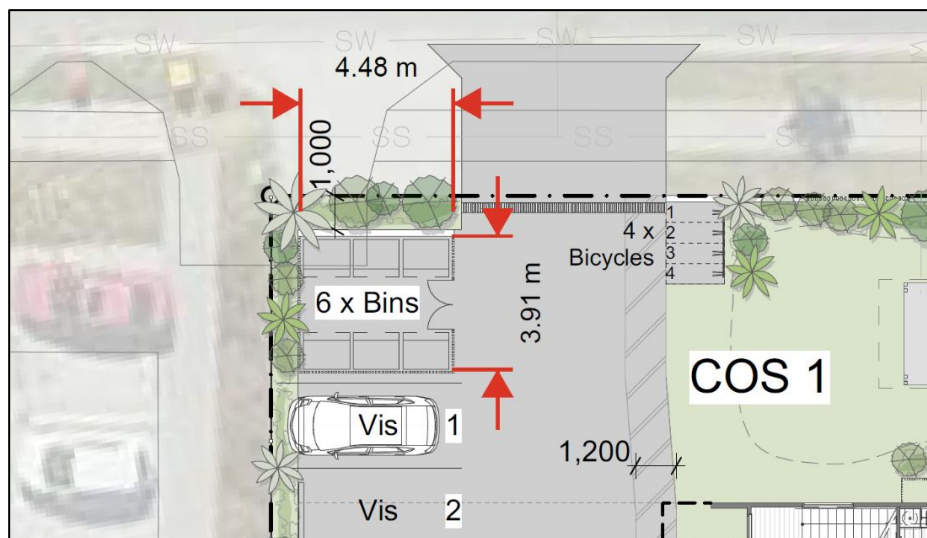


Figure 3 – Spatial Capacity of Proposed Refuse Area

Consistent with the Sunshine Coast Council's policy SC6.18, the bin store area has been located proximal to the site's northern road frontage to ensure that the waste contractor is readily able to transfer the bulk bins to the kerbside for collection, using a maximum grade of 1:20 to enable manual retrieval.

5.0 SUMMARY

This Waste Management Plan, prepared for DEVCON CAPITAL 8 PTY LTD in support of the Development Application for 32 multiple residential units at Lot 8006 SP357729, demonstrates that the proposed waste strategy is suitable in terms of storage volume, location, and collection arrangements.

Based on discussions with Sunshine Coast Council and adjusted waste assumptions, the development proposes the provision of 3 × 1,100 L bulk bins for general waste and 3 × 1,100 L bulk bins for recyclables (total 6 bulk bins), located in a screened bin store adjacent to the northern road (Olivia Crescent) frontage to facilitate kerbside collection by the Council contractor. No formal Council requirement for a dedicated Food Organic/Green Organic (FOGO) service for this development was identified, and green waste generation on site is expected to be limited and managed by the nominated maintenance contractor. Taken together, the proposed refuse management strategy provides appropriate separation and segregation of waste streams for the type and volume of waste expected and are considered to adequately address the Sunshine Coast Council's Waste Management Code, while retaining flexibility for future provision or retrofit should Council introduce or mandate an organics service.

White, Lloyd

From: Elliott Blackley <Elliott.Blackley@sunshinecoast.qld.gov.au>
Sent: Friday, 19 December 2025 11:59 AM
To: White, Lloyd
Cc: Marshall, Sophie; Heaton, Ben
Subject: RE: Waste management strategy – MCU for 32 townhouses on PDA Land

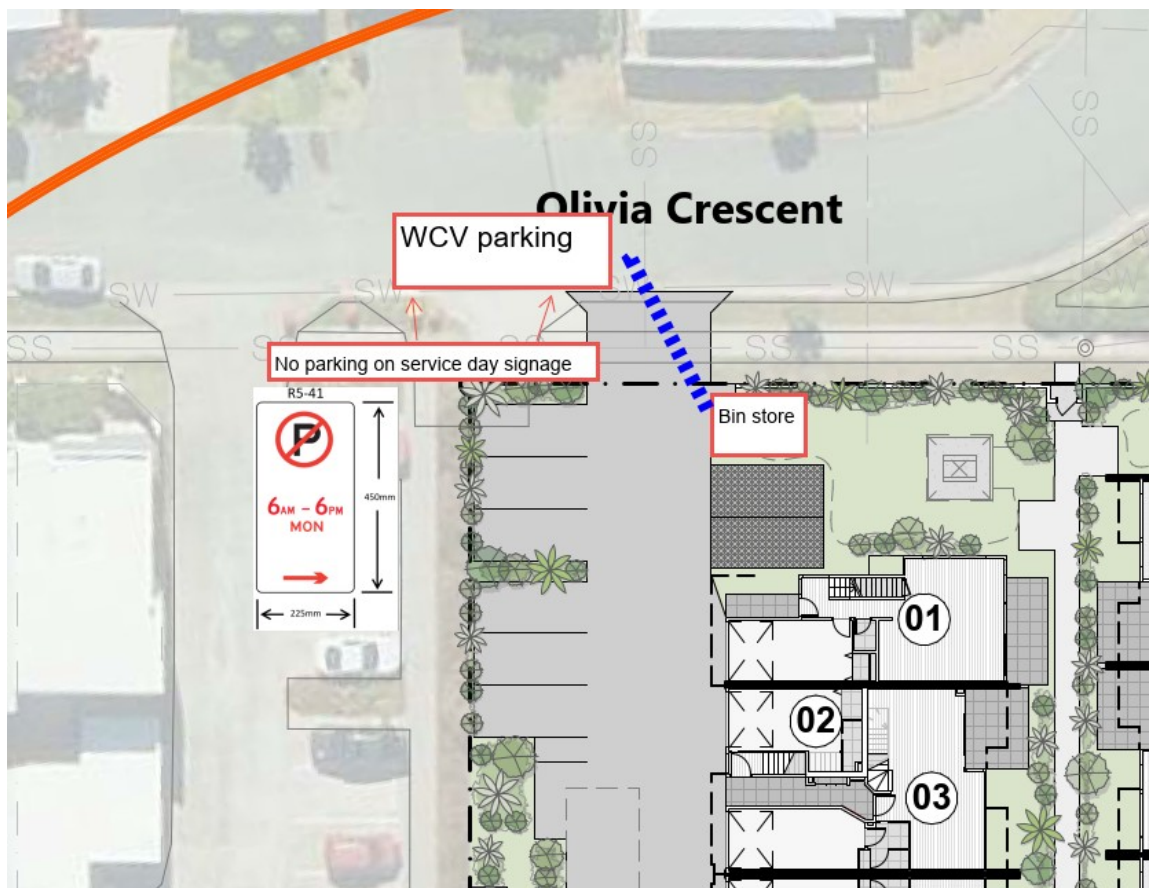
 **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments.

Good morning Lloyd,

Thanks for your query. In response to your questions, I can confirm that 80L waste generation rate for 1 & 2 bedroom apartments would be acceptable to SCC and has been accepted previously.

In relation to waste servicing the option proposed could work however I have some concerns and also have an alternative which would be more in line with AO4.3 of the Waste management code. The proposed location would mean the rear lift WCV would have to navigate through the adjoining laneway which could create additional impacts to these dwellings which are currently serviced by the side lift truck. The truck will park right next to the end dwelling in the lane for a period of time which will also impact upon their amenity. The parking location will also block cars parked in the adjacent bays causing conflict with the WCV.

I would suggest that a service at the kerbside of Olivia Crescent would be more efficient and create less conflicts. Would also remove the need for additional pathways and loss of landscape. The bin store could be located in an expanded bin store next to visitor bay 7. The bin store could be a permanent store and freeing up space elsewhere and reducing the need for management to move bins to a temp location. Signage could be provided on Olivia Crescent just to the west of the driveway to prevent parking on service day (location and example signage shown). Have marked up a plan showing my suggestion.



Happy to discuss further if you have any queries.

Kind regards



Elliott Blackley

Acting Principal Environmental Management Officer

Specialist Services | Development Services

☎ 07 5475 9806

✉ elliott.blackley@sunshinecoast.qld.gov.au

🌐 sunshinecoast.qld.gov.au



I acknowledge and pay respect to the Traditional Custodians of the Sunshine Coast, the Kabi Kabi peoples and the Jinibara peoples, whose lands and waters we all now share.

 Think before you print

From: White, Lloyd <LLOYD.WHITE@rpsconsulting.com>

Sent: Monday, 15 December 2025 1:51 PM

To: Elliott Blackley <Elliott.Blackley@sunshinecoast.qld.gov.au>

Cc: Marshall, Sophie <SOPHIE.MARSHALL@rpsconsulting.com>; Heaton, Ben <Ben.Heaton@rpsconsulting.com>

Subject: Waste management strategy – MCU for 32 townhouses on PDA Land

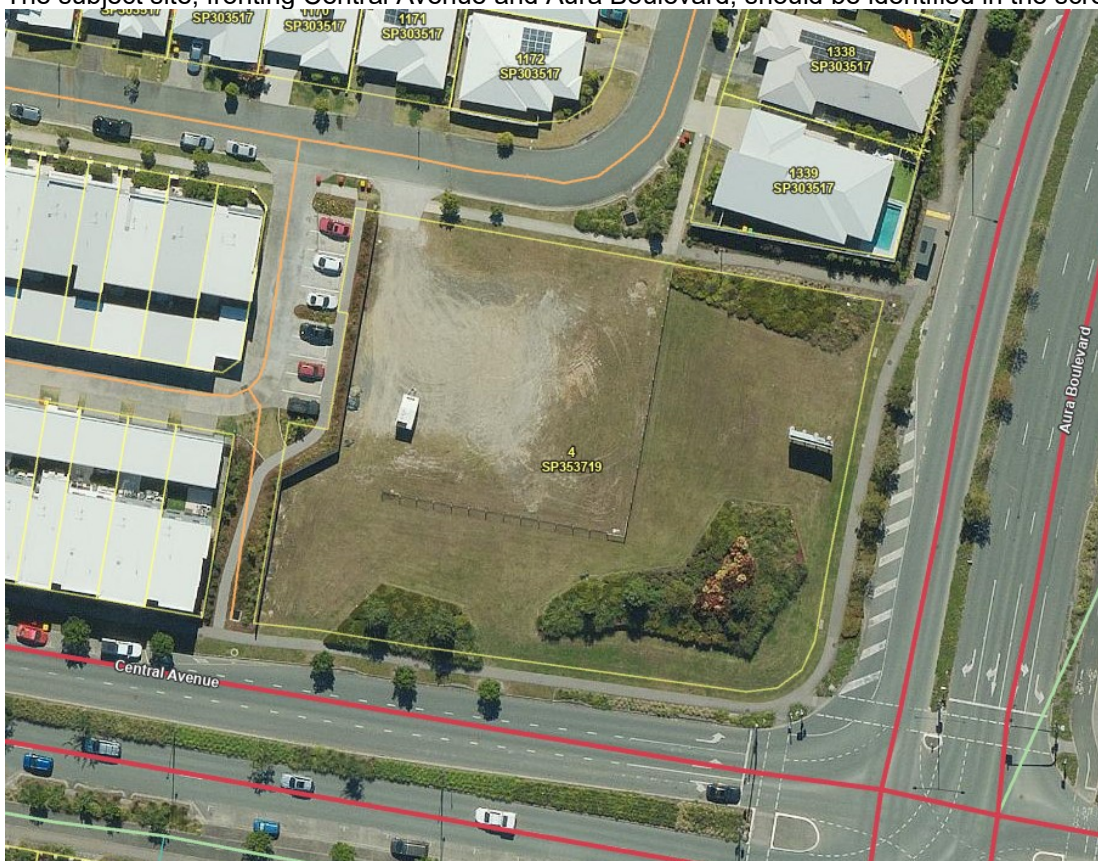
[SCC External Email: Use caution with links and attachments]

Hi Elliott,

Thanks for your time on the phone just earlier.

As discussed, we intend to lodge an MCU application to EDQ for a multiple-residential development (32 townhouses) on Lot 8006 (current balance Lot 4 SP353719 on Queensland Globe; coords: -26.82048, 153.06165). Before we lodge, we're seeking confirmation that the proposed waste management strategy is likely to be supported.

The subject site, fronting Central Avenue and Aura Boulevard, should be identified in the screenshot below.



For your reference we have assumed the following refuse volumes:

- 80 L per 1-bed and 2-bed unit; and
- 120 L per 3-bed unit.

Number of Units	Refuse Type	Volume Required	Volume	Number of Bulk Bins (1100L)
32 Units	Recyclables	80 litres / 1-bedroom & 2-bedroom unit (33)	2,640L (fortnightly)	2.51 (3 bulk bins)
		120 litres / 3 bedroom unit (1)	120L (fortnightly)	
32 Units	General Waste	80 litres / 1 bedroom unit (15)	2,640L (fortnightly)	2.51 (3 bulk bins)
		120 litres / 3 bedroom unit (1)	120L (fortnightly)	

Could you please confirm whether those volumes (80 L for 1- and 2-bed units; 120 L for 3-bed units) are sufficient for the proposed development?

Additionally, we would also like to float the idea of facilitating refuse collection from the adjoining Amelia Lane (west of the site). A very similar arrangement was used on a nearby Lot 8013 on SP344654 in Nirimba (**EDQ Reference: DEV2024/1580**). I've attached the endorsed waste management strategy for that lot for your reference – a screenshot of their collection strategy (left) vs an indicative concept of ours (right) is attached below for your reference also.

Kind regards,

Lloyd White

Planner

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T +61 7 5436 7888

E lloyd.white@rpsconsulting.com



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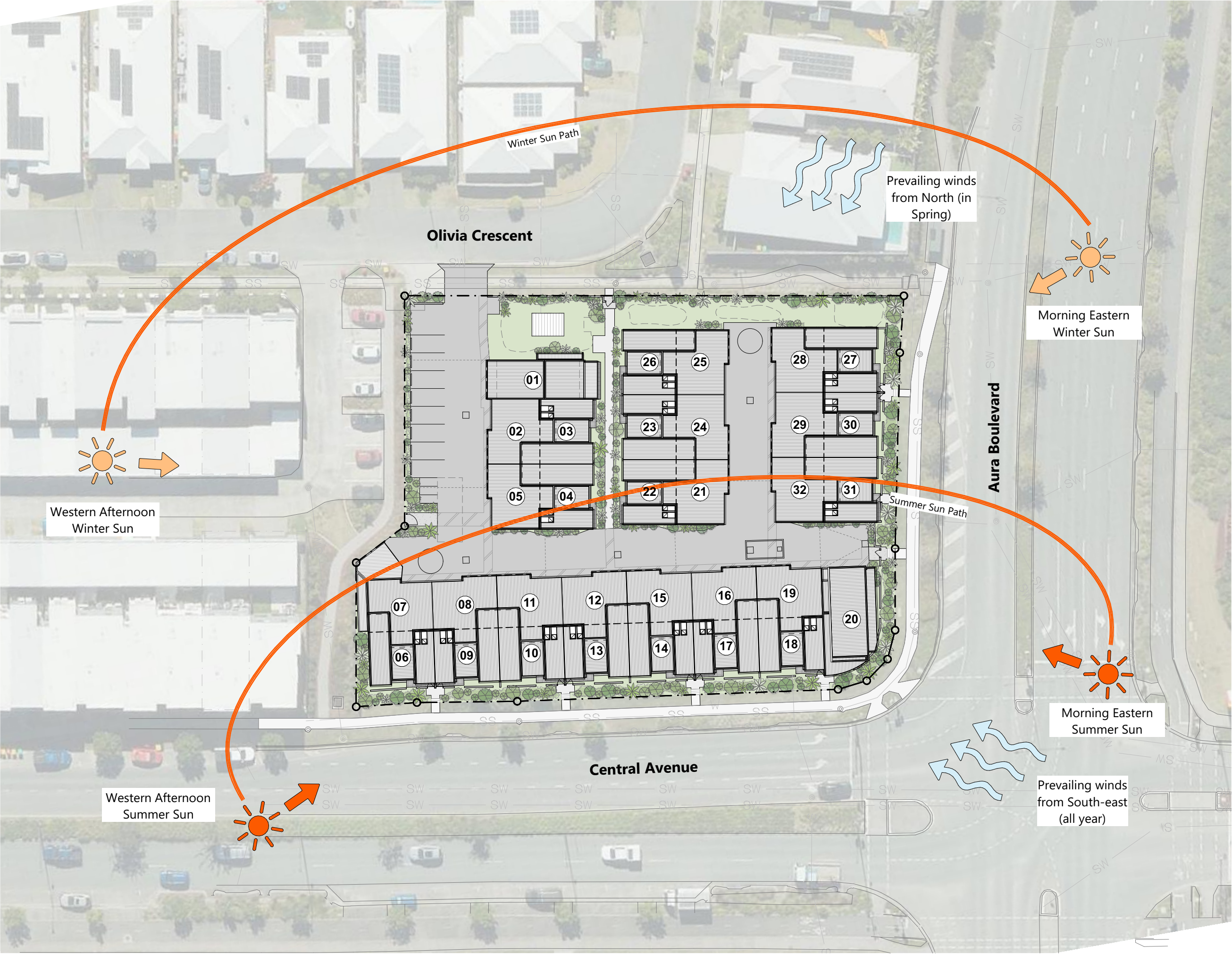
We acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respect to them and their cultures and to Elders past and present.

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REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



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project
PROPOSED 32 UNITS

for
DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

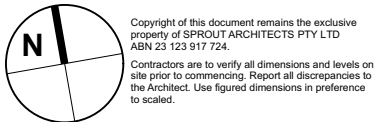
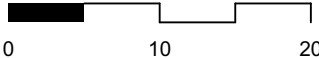
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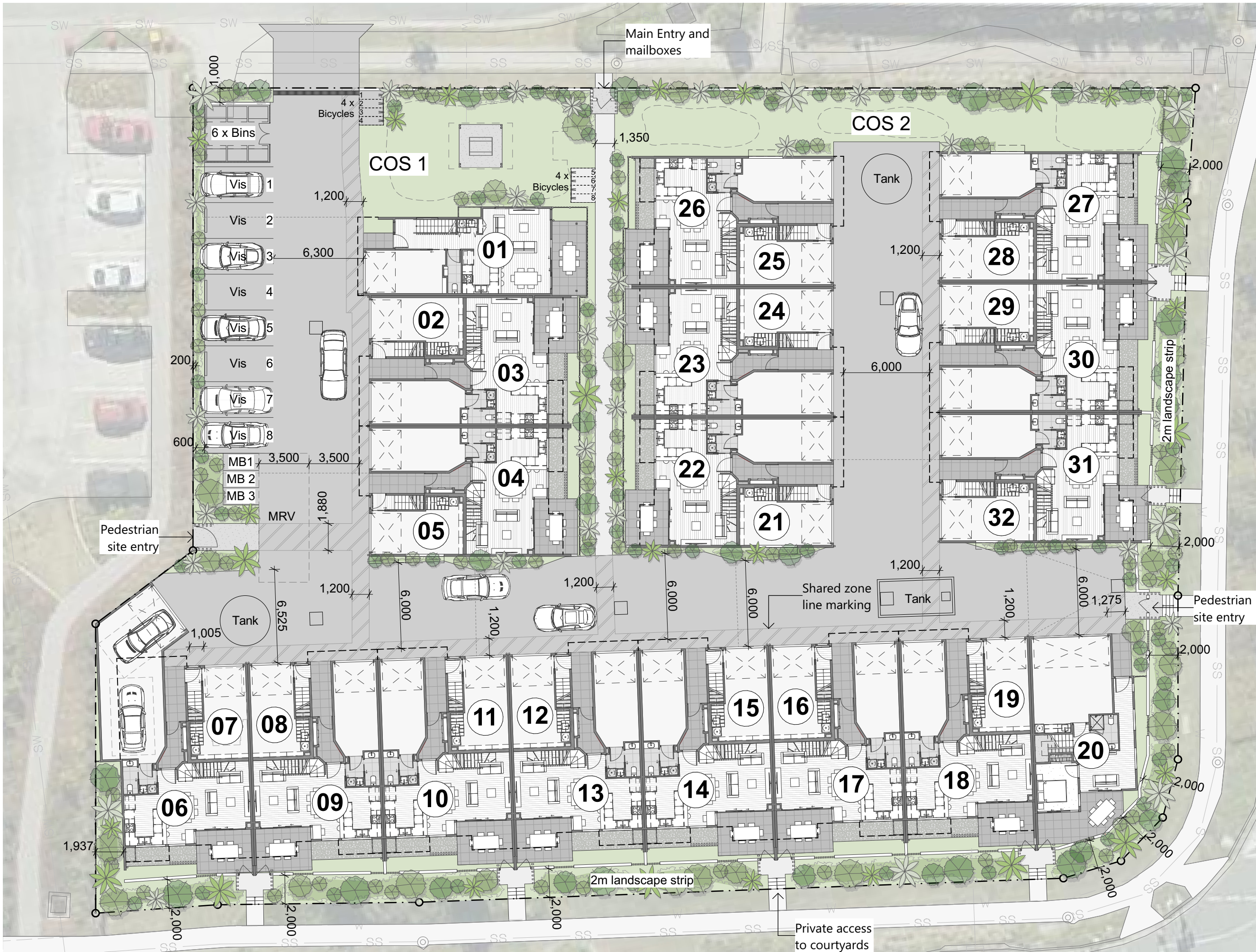
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drawing no. **25017 SD02** revision **P10**

LOCATION PLAN
Scale 1:500

Scale 1:500





REV	DESCRIPTION	DRN	DATE
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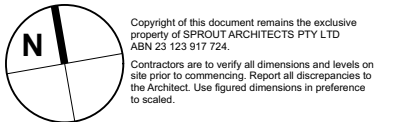
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**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

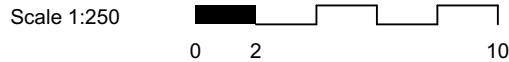
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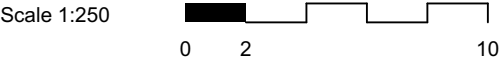
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REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



SITE PLAN - LEVEL 1
Scale 1:250



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for
DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
SITE PLAN - LEVEL 1

date **12/02/2026** drawn **JH** scale **AS SHOWN @A1**

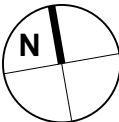
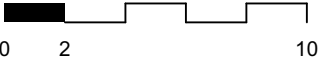
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SITE PLAN - ROOF
Scale 1:250

Scale 1:250



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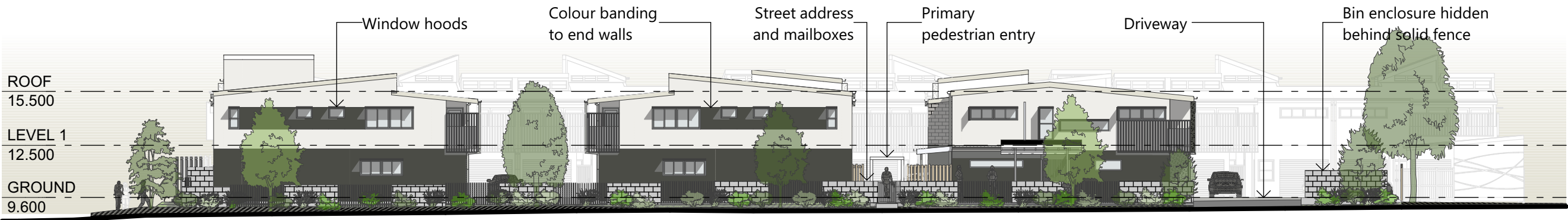
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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

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SITE PLAN - ROOF

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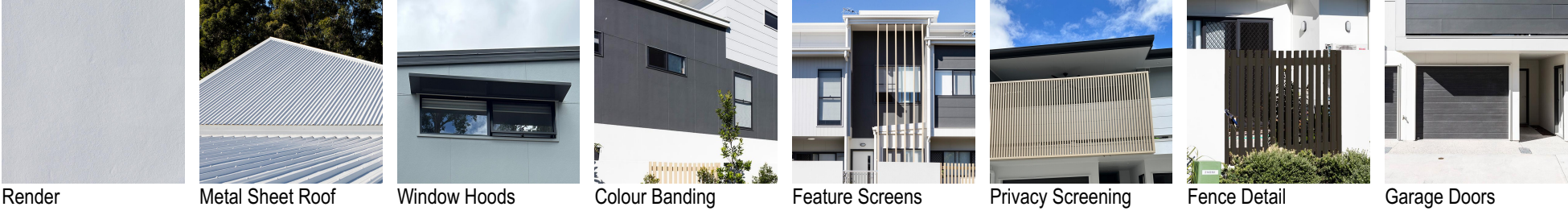


 **CENTRAL AVE (SOUTH)**
Scale 1:250

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Material Palette



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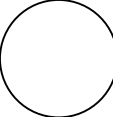
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**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
STREET ELEVATIONS

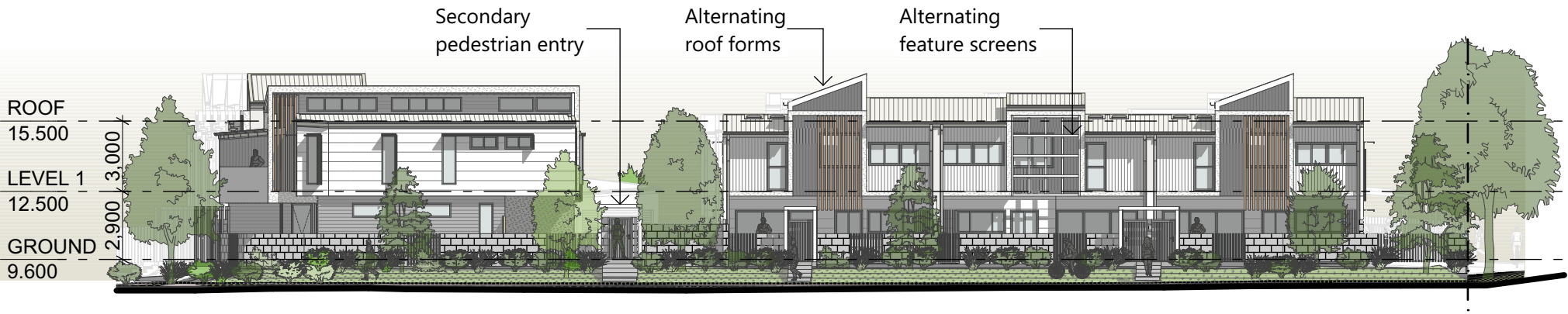
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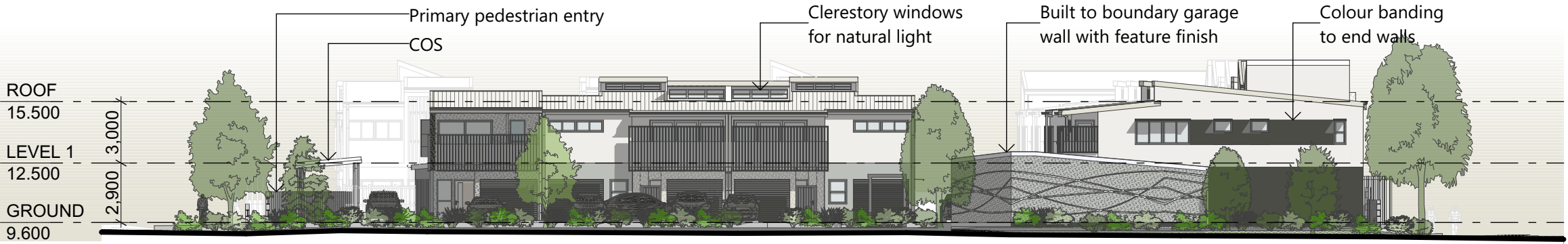
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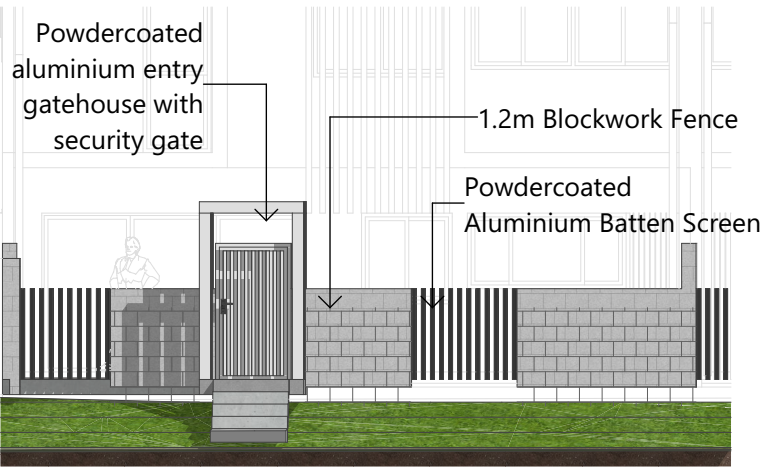
REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



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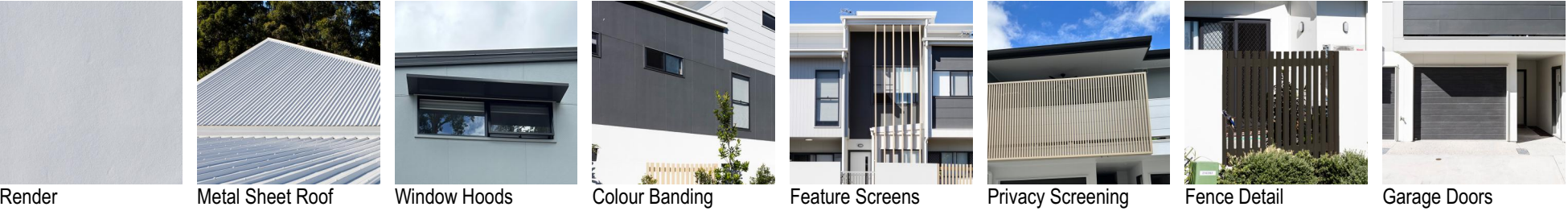


 **WEST ELEVATION**
Scale 1:250



 **FENCE ELEVATION**
Scale 1:100

Material Palette



Scale 1:250



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project
PROPOSED 32 UNITS

for
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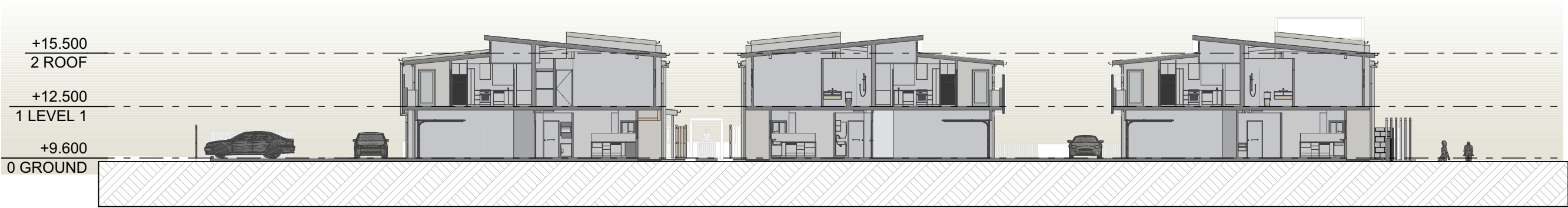
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**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

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STREET ELEVATIONS

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P8	COS, POS, Bins, U06	JH	16/12/25
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Section 1
- Scale 1:250



Section 2
- Scale 1:250



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project
PROPOSED 32 UNITS

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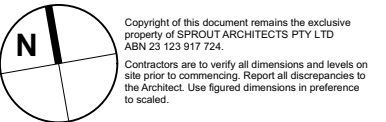
at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
SITE SECTIONS

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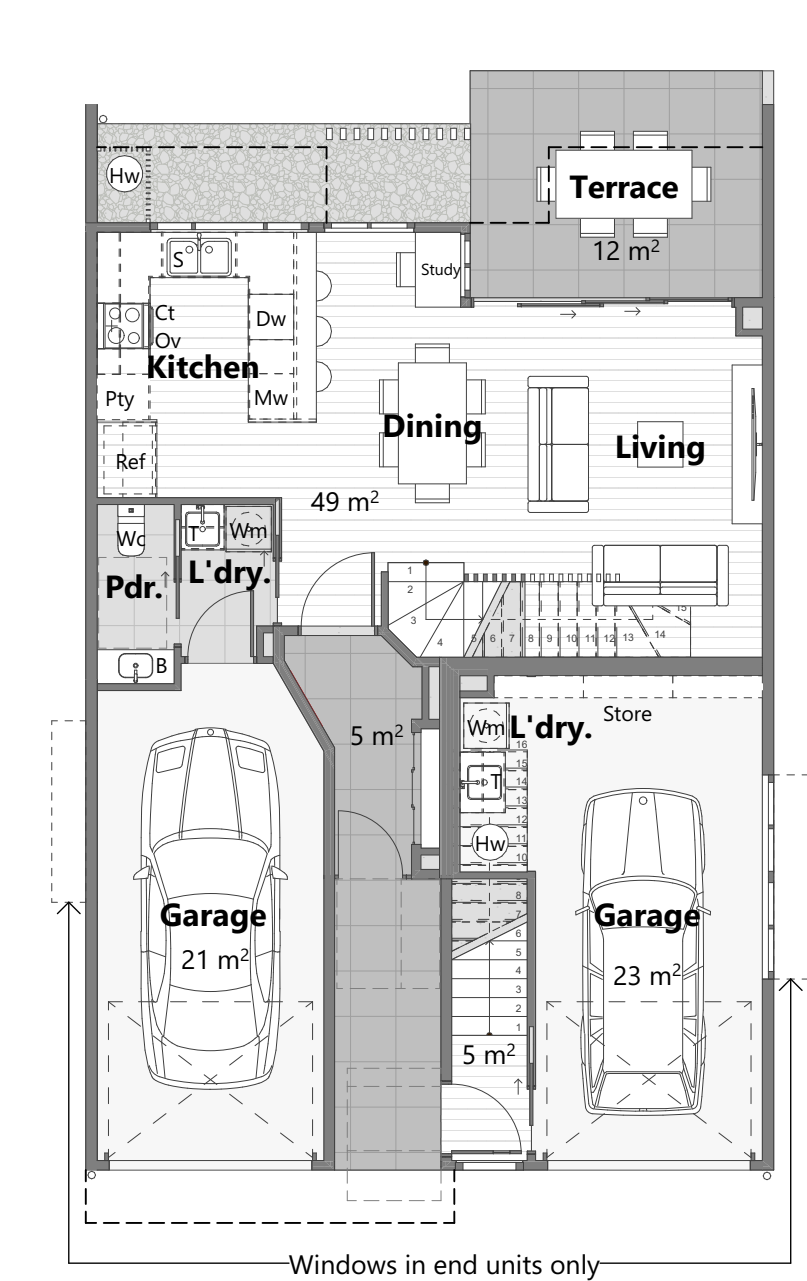
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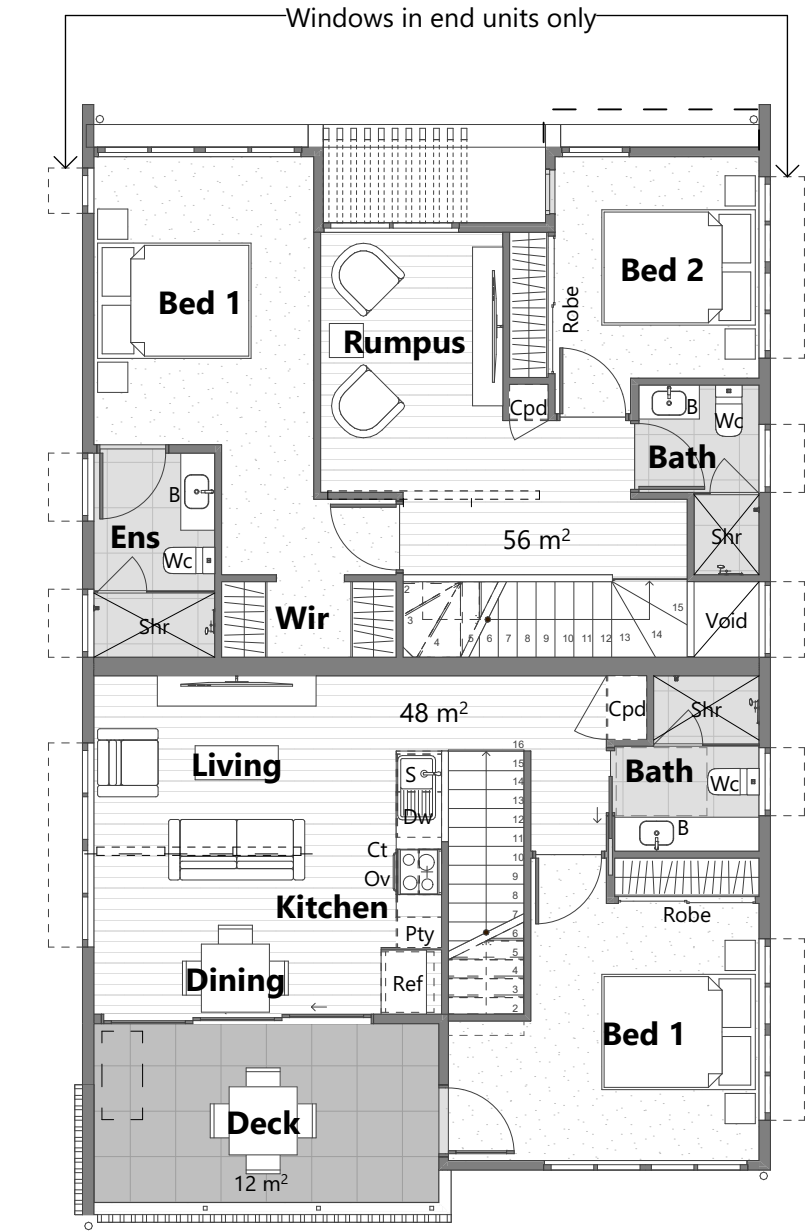


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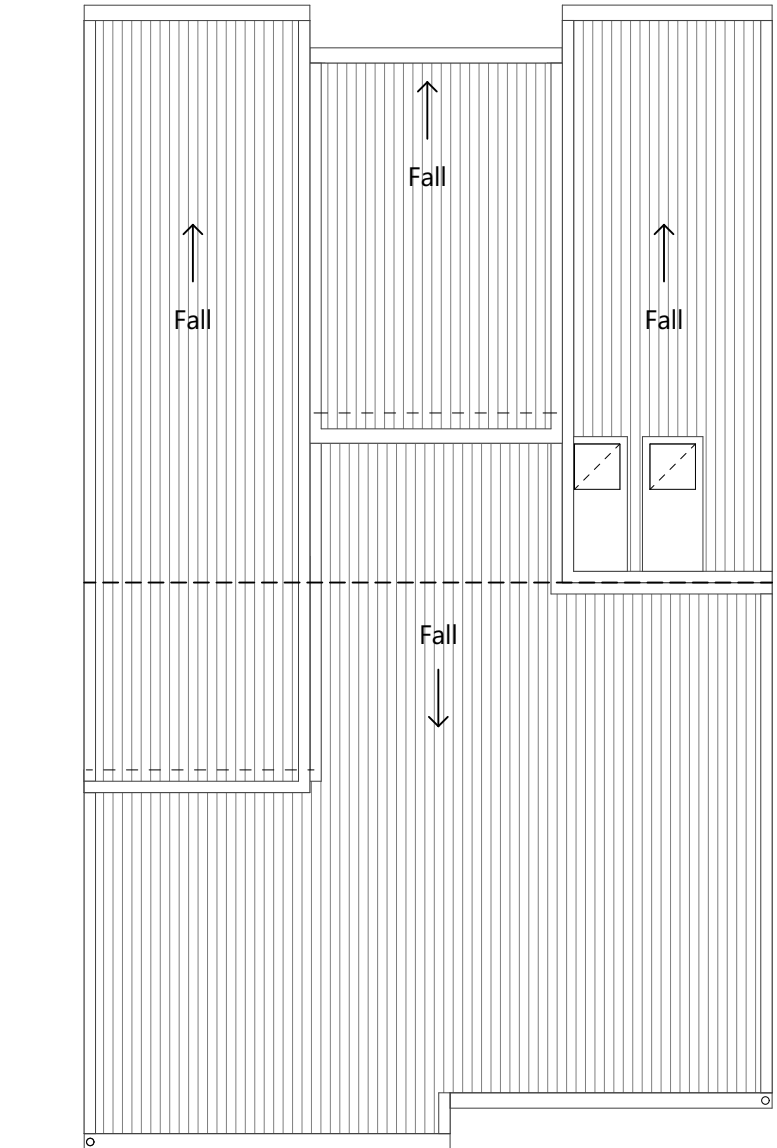
REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



GROUND FLOOR
Scale 1:100



LEVEL 1
Scale 1:100



ROOF
Scale 1:100

AREAS

UNIT TYPE 1		UNIT TYPE 2	
1 Bed Standard Unit		2 Bed Standard Unit	
Internal	53 m ²	Internal	105 m ²
Garage	23 m ²	Garage	21 m ²
External (Deck)	12 m ²	External (Tce + Entry)	17 m ² (min)
Total	88 m ²	Total	143 m ²



TENANCY OT2b, LEVEL 1
103 SIPPY DOWNS DRIVE
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project
PROPOSED 32 UNITS

for
DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
UNIT TYPE 1 & 2

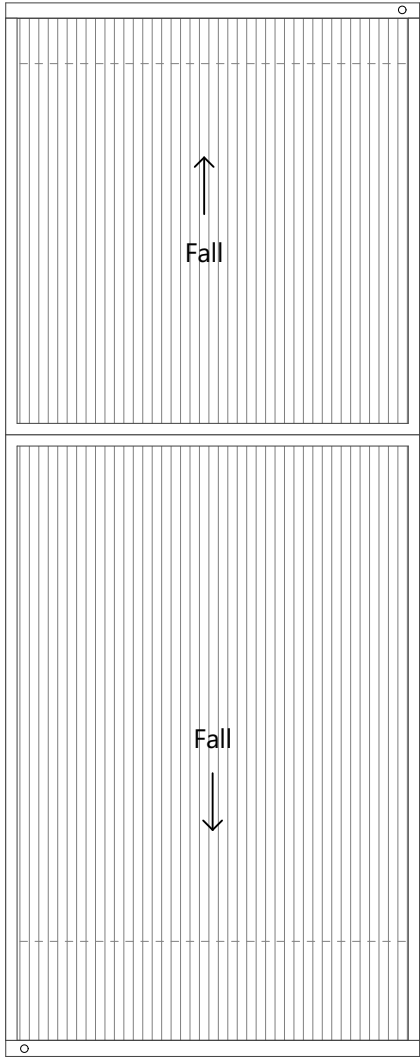
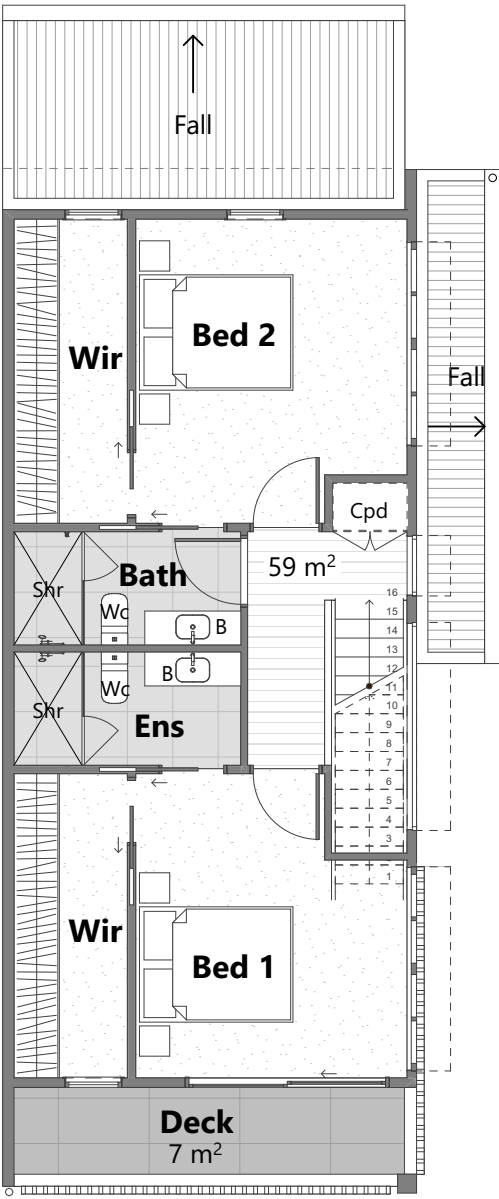
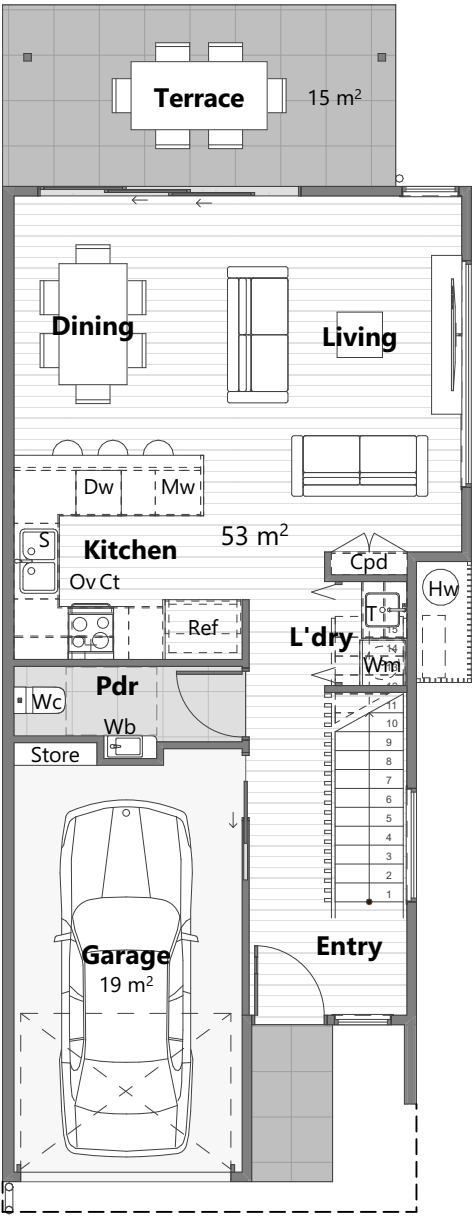
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drawing no. **25017 SD09** revision **P10**



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REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



GROUND FLOOR
Scale 1:100

LEVEL 1
Scale 1:100

ROOF
Scale 1:100

AREAS

UNIT TYPE 3 2 Bed End Unit

Internal	112 m ²
Garage	19 m ²
External (Deck + Tce)	22 m ²
Total	153 m²



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project
PROPOSED 32 UNITS

for
DEVCON INVESTMENTS PTY LTD

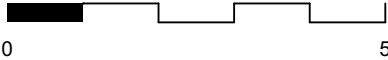
at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
UNIT TYPE 3 (01)

date **12/02/2026** drawn **JH** scale **AS SHOWN @A1**

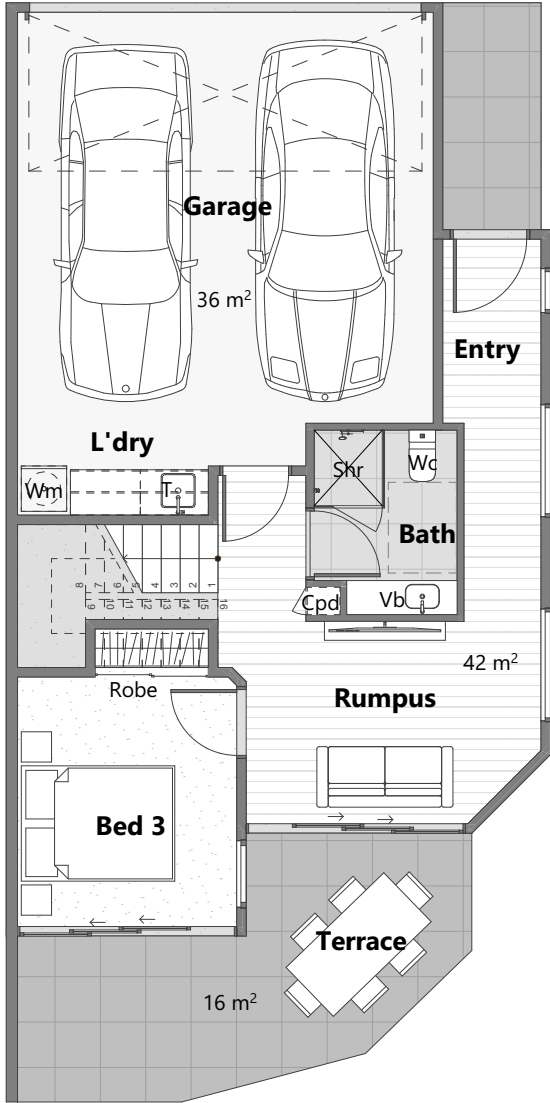
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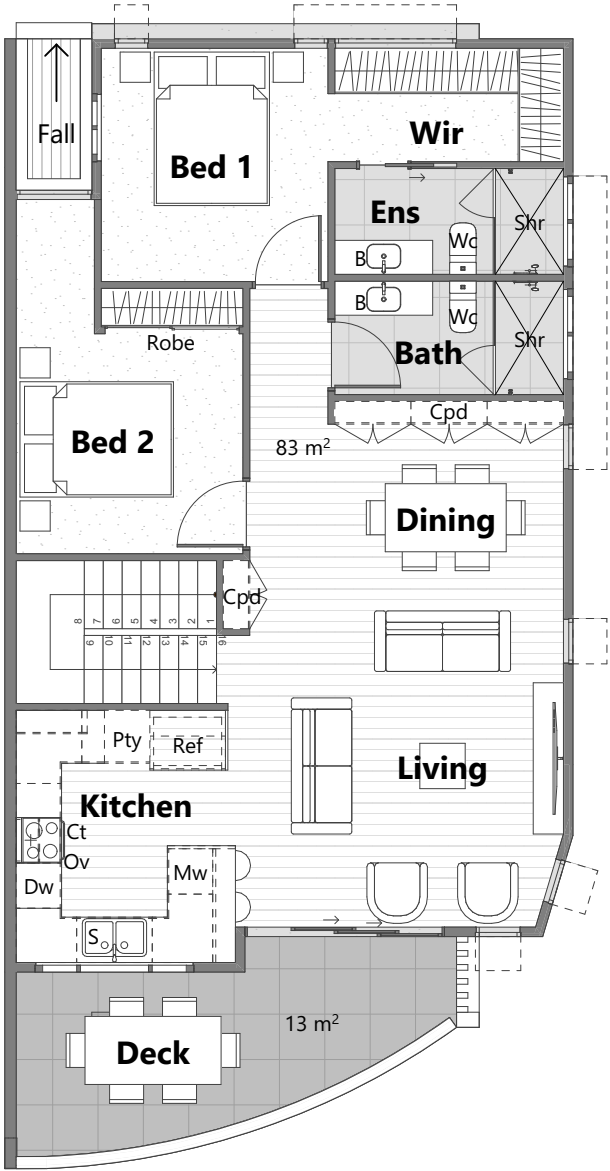


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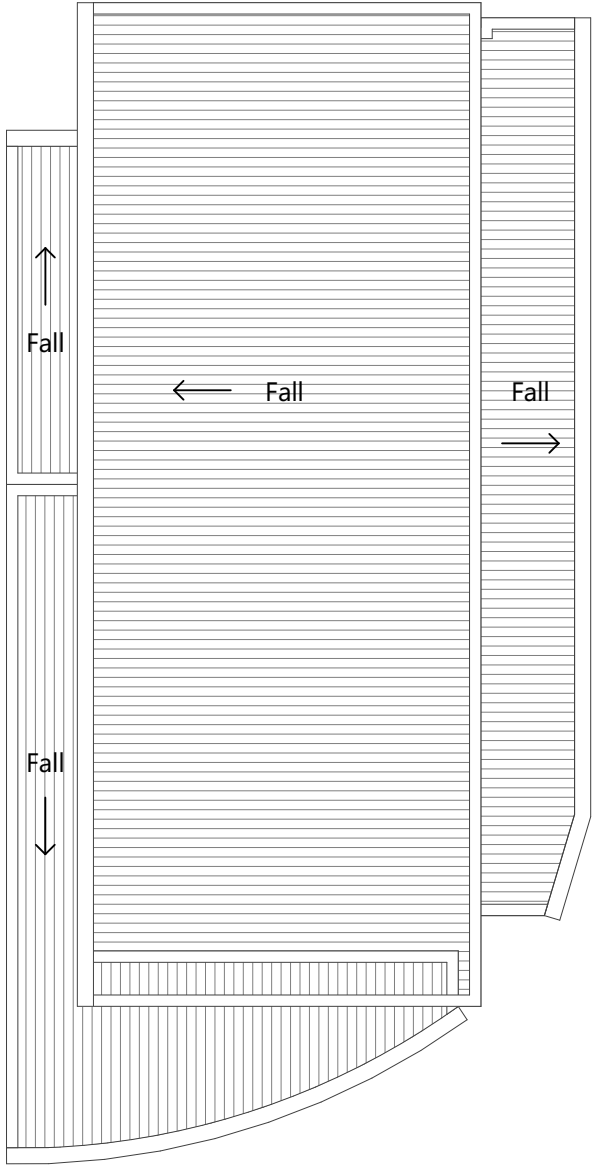
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P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



GROUND FLOOR
Scale 1:100



LEVEL 1
Scale 1:100



ROOF
Scale 1:100

AREAS

UNIT TYPE 4 3 Bed Corner Unit

Internal	126 m²
Garage	36 m²
External (Deck + Tce)	28 m²

Total 190 m²



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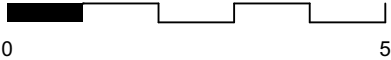
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NIRIMBA (AURA)**

drawing
UNIT TYPE 4

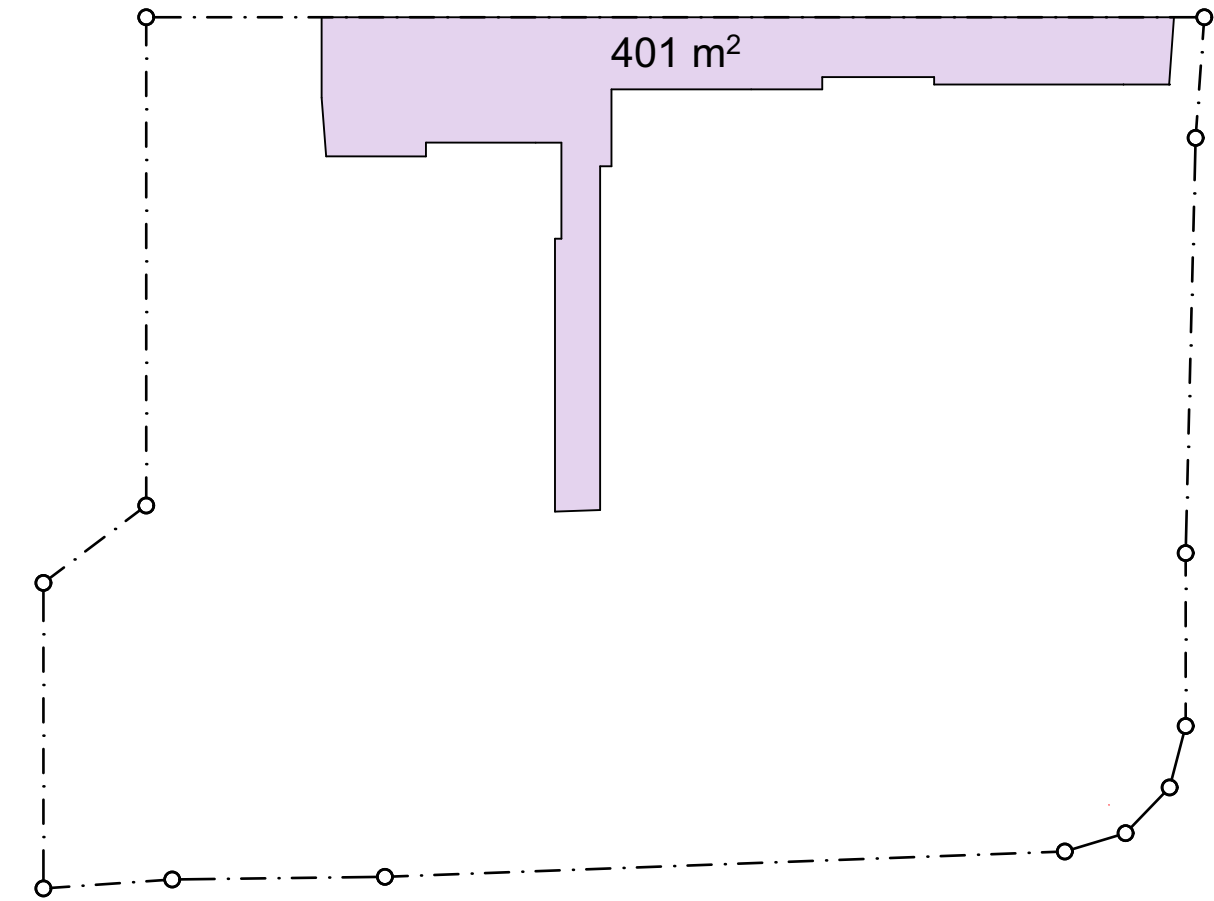
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drawing no. **25017 SD11** revision **P10**

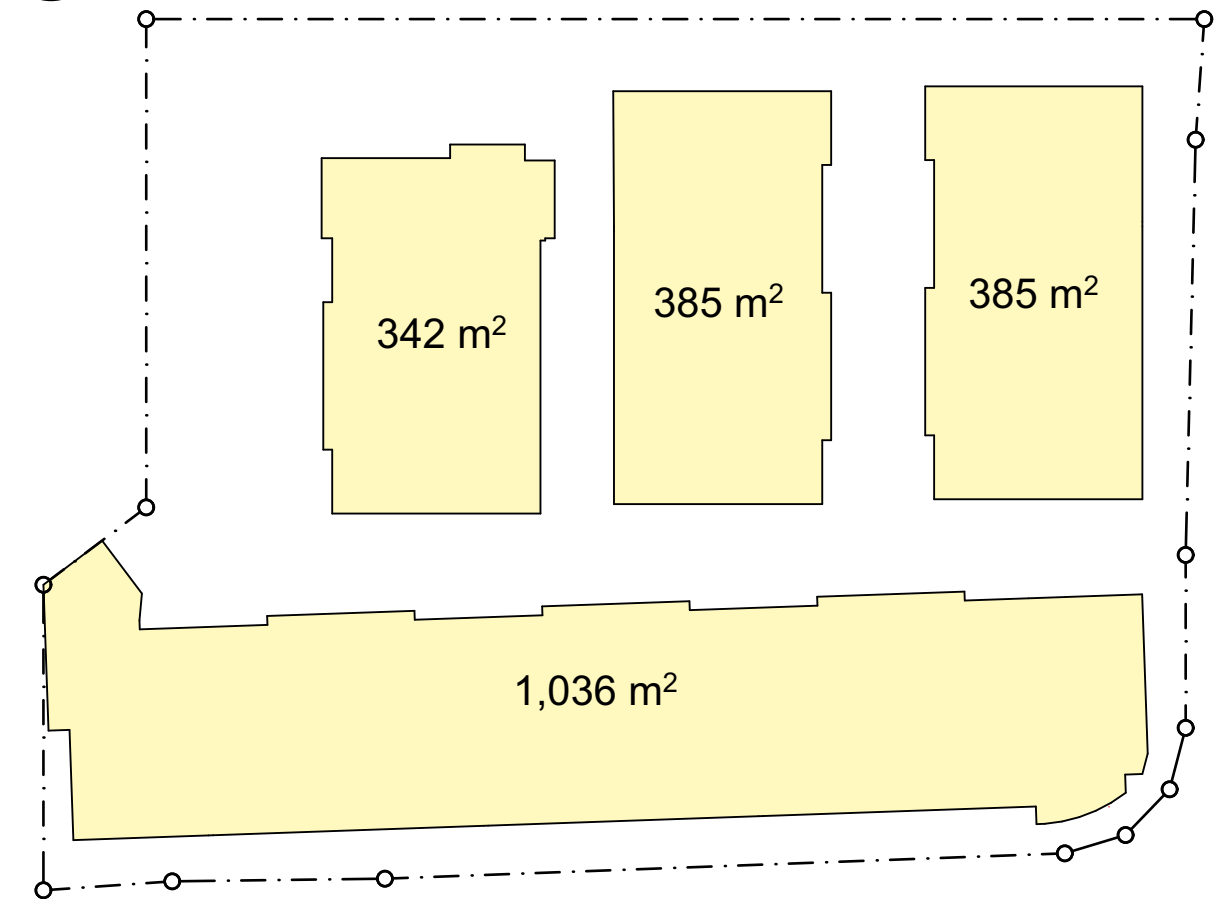
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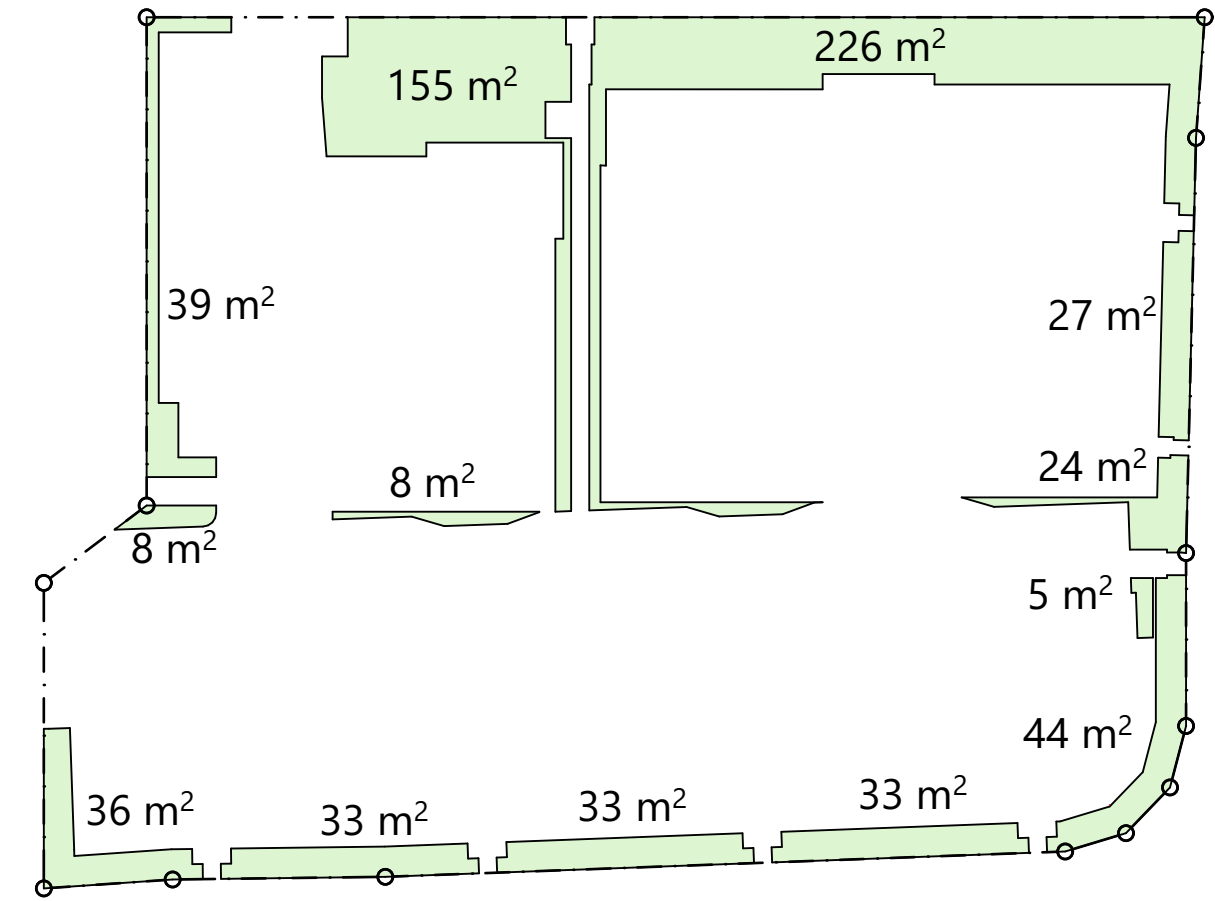
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COS PLAN
Scale 1:500



SITE COVER PLAN
Scale 1:500



LANDSCAPING PLAN
Scale 1:500

COS

Site Area	4,011 m ²
Site Cover	401 m ² 10%

SITE COVER

Site Area	4,011 m ²
Site Cover	2,146 m ² 53.5%

LANDSCAPING

Site Area	4,011 m ²
Landscaping	671 m ² 16.7%

REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
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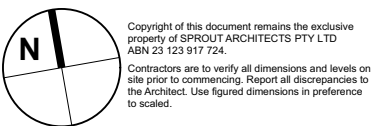
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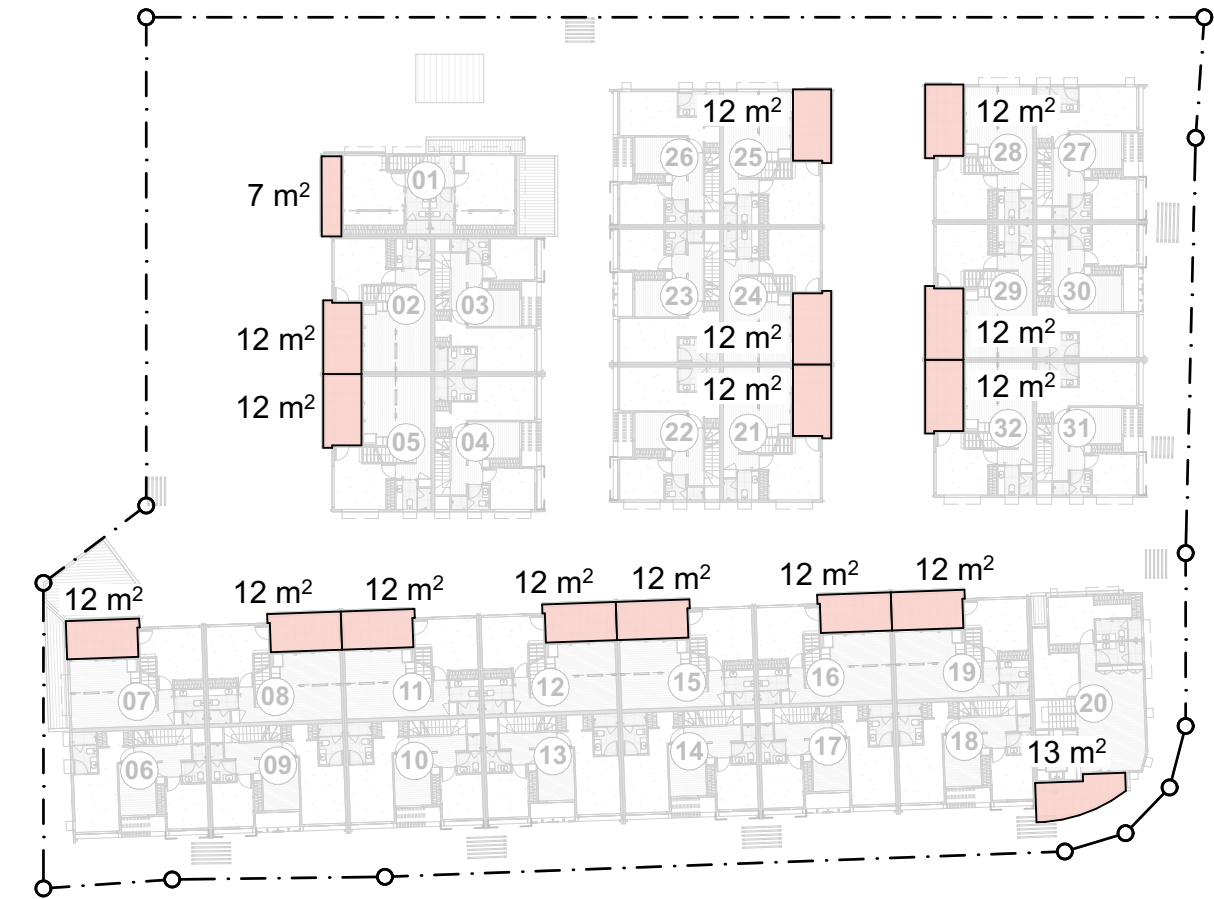
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**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
AREAS PLANS

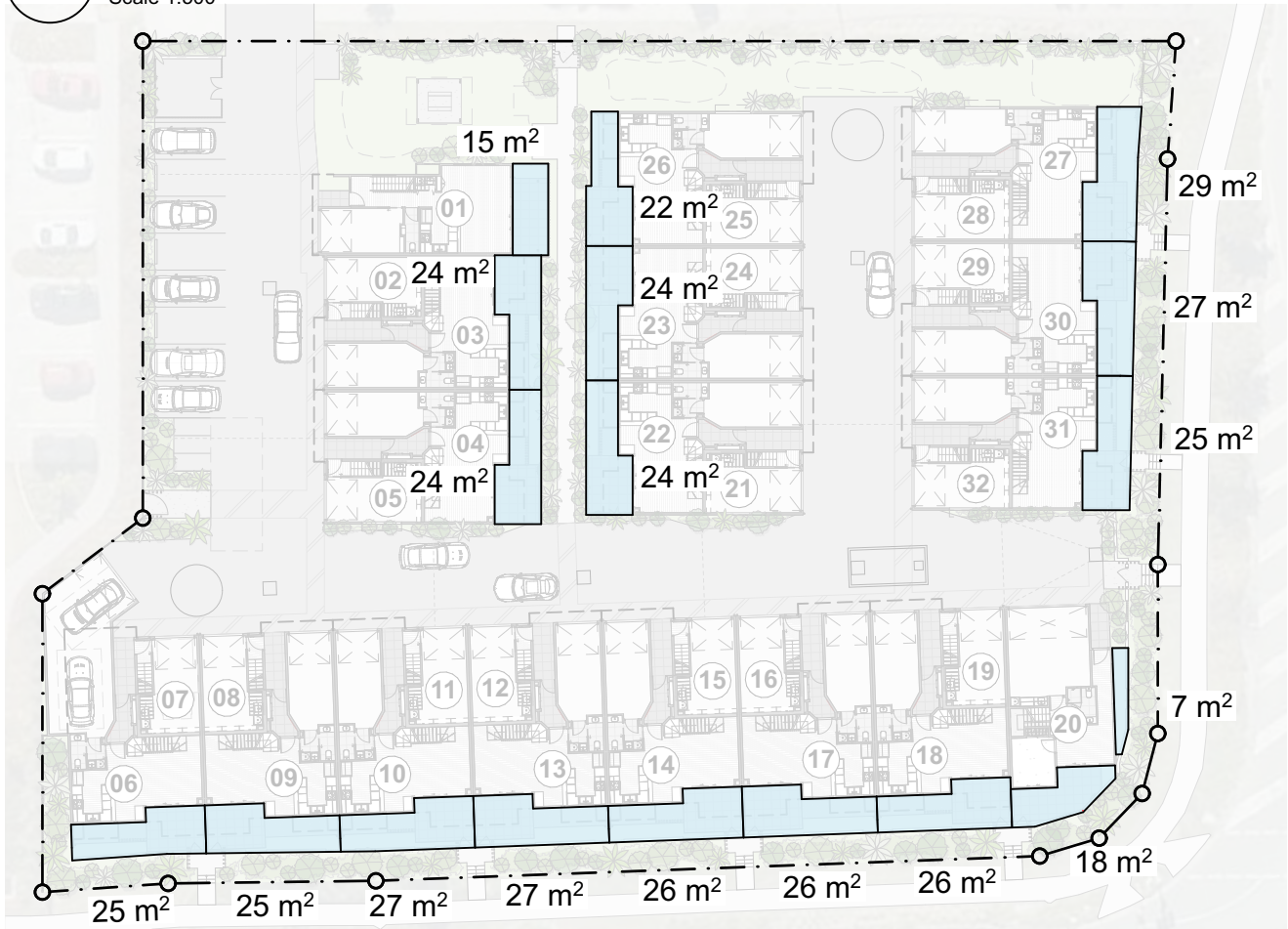
date **12/02/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD12** revision **P10**





POS PLAN (L1)
Scale 1:500



POS PLAN (GF)
Scale 1:500

PRIVATE OPEN SPACE

Unit No.	Type	Area
Unit 01	Terrace	15 m ²
	Balcony	7 m ²
Unit 02	Balcony	12 m ²
Unit 03	Terrace	24 m ²
Unit 04	Terrace	24 m ²
Unit 05	Balcony	12 m ²
Unit 06	Terrace	25 m ²
Unit 07	Balcony	12 m ²
Unit 08	Balcony	12 m ²
Unit 09	Terrace	25 m ²
Unit 10	Terrace	27 m ²
Unit 11	Balcony	12 m ²
Unit 12	Balcony	12 m ²
Unit 13	Terrace	27 m ²
Unit 14	Terrace	26 m ²
Unit 15	Balcony	12 m ²
Unit 16	Balcony	12 m ²
Unit 17	Terrace	26 m ²
Unit 18	Terrace	26 m ²
Unit 19	Balcony	12 m ²
Unit 20	Terrace	25 m ²
	Balcony	13 m ²
Unit 21	Balcony	12 m ²
Unit 22	Terrace	24 m ²
Unit 23	Terrace	24 m ²
Unit 24	Balcony	12 m ²
Unit 25	Balcony	12 m ²
Unit 26	Terrace	22 m ²
Unit 27	Terrace	29 m ²
Unit 28	Balcony	12 m ²
Unit 29	Balcony	12 m ²
Unit 30	Terrace	27 m ²
Unit 31	Terrace	25 m ²
Unit 32	Balcony	12 m ²

REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
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project
PROPOSED 32 UNITS

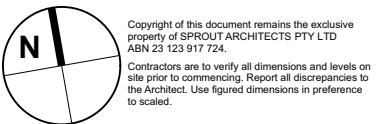
for
DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
PRIVATE OPEN SPACE

date **12/02/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD13** revision **P10**





REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



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project
PROPOSED 32 UNITS

for
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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
RENDERS

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REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26



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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

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