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Planning Group

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026



Waste Management Plan

MATERIAL CHANGE OF USE
Warehouse Development

Prepared for VIZ Developments QLD Pty Ltd

March 2026
Q25452

31 Jobs Circuit,
Yarrabilba (Lot 47)



This report was prepared by



Zone Planning QLD Pty Ltd
ABN 13 660 561 704

1638 Tweed Street
BURLEIGH HEADS QLD 4220

PO Box 3805
BURLEIGH TOWN QLD 4220

07 5562 2303

admin@zoneplanning.com.au
www.zoneplanning.com.au

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Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Glass crushers – machines that can reduce the volume of glass waste by up to 75%, saving valuable space.

Hazardous waste – solid waste that is or contains toxic material, for example light bulbs, fluorescence lights, batteries.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

Mixed-use development – for the purpose of this policy, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).



Non-serviced area – an area within the boundaries of Logan LGA which is not serviced by Council’s waste collection contractor.

Organic waste – is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute – a duct in which recycling descends from one point to another.

Recyclable waste – for a local government’s area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Gold Coast the following wastes are deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Ro-Ro bin – roll-on roll-off bin.

Roll-on roll-off bin – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck.



1.0 Introduction

1.1 Site & Application Details

Table 1: Site & Application Details

Address	31 Jobs Circuit, Yarrabilba QLD 4207
Real Property Description	Lot 47 on SP345729
Site Area	4,470m ²
Land Owner	SRCP (Yarrabilba) Pty Ltd
Applicant	VIZ Developments QLD Pty Ltd
Applicant Contact Details	C/- Zone Planning QLD (Andre Sultan) PO Box 3805, Burleigh Town QLD 4220 07 5562 2303 asultan@zoneplanning.com.au

1.2 Site Location & Characteristics

The subject site at 31 Jobs Circuit, Yarrabilba and described as Lot 47 on SP345729, is located along Jobs Circuit and is a prominent corner site. The site is a corner industrial allotment of 4,470m² and has two long road frontages to Jobs Circuit.

The land has been the subject of a PDA Development Approval (DEV2022/1306/31) as per amended approval dated 22 July 2025.



Figure 1: Aerial Image of Subject Site – Image date 13 June 2025 (Source: Nearmap)



1.3 Scope of Report

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

This Waste Management Plan includes:

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

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

1.4 Proposed Development

The proposed development involves a single building with six Warehouse as shown in **Figures 2 and 3** below.

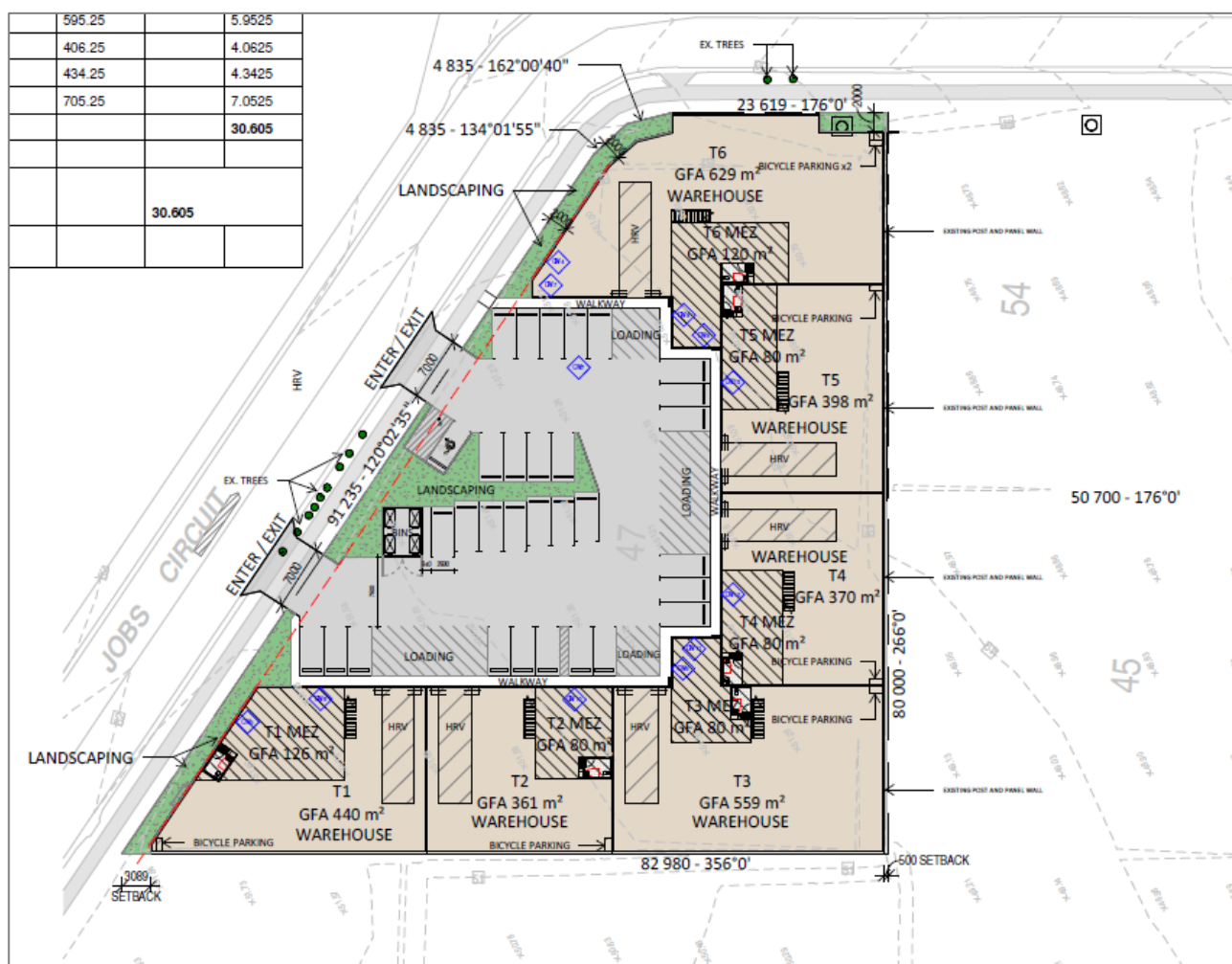


Figure 2: Proposed Site Plan (Source: Bruac Design)



Figure 3: Perspectives of Development (Source: Bruac Design)



2.0 Waste & Recycling Generation

2.1 Type of Waste Streams

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

2.2 General & Recycling Waste Quantities

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

Table 2: Waste Generation Calculations

LAND USE	AREA	GENERAL WASTE RATE	TOTAL	RECYCLING RATE	TOTAL
Warehouse	3,060.5m ²	15L/100m ² /day	495.07L/day	15L/100m ² /day	495.07L/day
TOTAL			2,754.45L/week		2,754.45L/week

It is considered that the estimated waste generation volumes equate to **2.7m³** of General Waste and **2.7m³** of Recycling Waste per week.



3.0 Waste & Recycling Storage

3.1 Waste & Recycling Bin Requirements

Waste will be collected by private contractor on-site, as is commonplace across industrial types of development.

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

Table 3: Refuse Bin Recommendations

GENERAL WASTE STORAGE REQUIREMENT	RECYCLING WASTE STORAGE REQUIREMENT	TOTAL WASTE STORAGE REQUIREMENT
2,754.45L/week	2,754.45L/week	<i>General Waste</i> 2 x 1,500L bulk bins
2 x 1,500L bulk bins	2 x 1,500L bulk bins	<i>Recycling</i> 2 x 1,500L bulk bins
Dimensions: 2,080mm (W) x 1,300mm (D) x 1,040mm (H)	Dimensions: 2,080mm (W) x 1,300mm (D) x 1,040mm (H)	

3.2 Waste Storage Area

The waste storage area is located in a central shared location, external to the building as depicted on plans (see **Figure 4**).

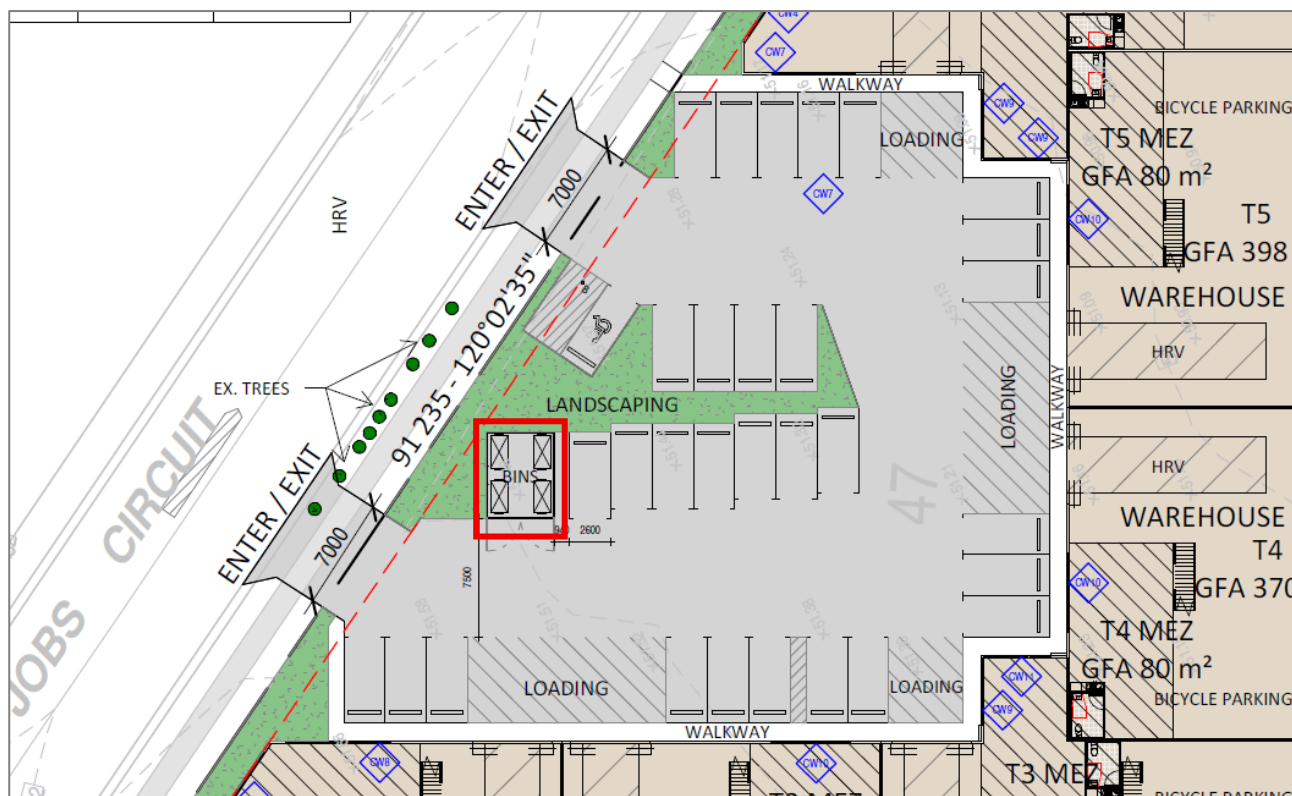


Figure 4: Extract of Site Plan (Source: Bruac Design)



4.0 Collection Details

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

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

4.1 Collection Frequency

Given the nature of the development, refuse bins are required to be serviced as outlined below (see **Table 4**).

Table 4: Refuse Bin Collection Frequency

WASTE STREAM	TOTAL WASTE STORAGE REQUIREMENT	COLLECTION FREQUENCY
General Waste	2 x 1,500L bulk bin	Once per week
Recycling	2 x 1,500L bulk bin	Once per week

4.2 Collection Vehicle Access

The development will be serviced on-site via a private contractor by a front loading refuse collection vehicle (RCV). Swept Path Plans for a front-lift RCV have been provided within **Appendix 2**.

The bin collection area is located within the carparking area, for convenient collection as the RCV circulates the site. The bulk bins will be moved by the servicing contractor on collection day as needed.



5.0 Conclusion

This Report has been prepared to demonstrate the proposed waste management practices to be implemented during the operational phase of the proposed Warehouse development at 31 Jobs Circuit, Yarrabilba (Lot 47).

The proposed development comprises of Warehouse tenancies. The development is anticipated to generate minimal general and recycling waste streams with access for a RCV able to occur on the site.

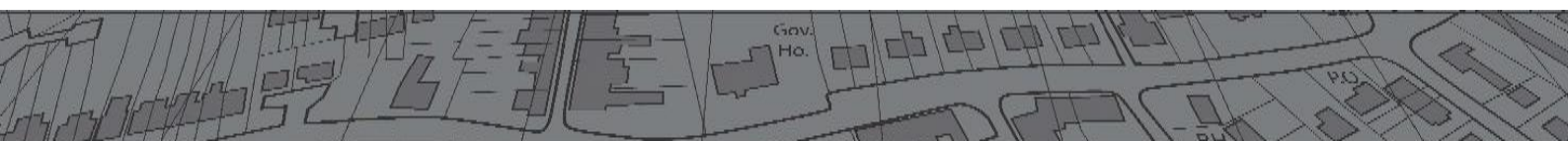
The proposed waste management arrangements consist of the following:

- The proposal the proposal is estimated to generate a total of approximately **2.7m³/week** of general waste and **2.7m³/week** of recycling waste based on a typical 6-day operating week;
- The development only requires 2 x 1,500L bulk bins for general waste and 2 x 1,500L bulk bins for recycling;
- The development is anticipated to be serviced once per week for both general and recycling waste;
- General waste and recycling bulk bins will be serviced on-site with the servicing point conveniently located adjacent to the driveway, adjacent the carparking area; and
- Transfer of the bulk bins to the bulk bin servicing point and return is to be the responsibility of individual tenants/tenancies.



APPENDIX 1

Proposal Plans





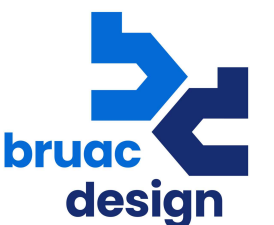
Proposed Warehouse Development at 31,43,47 Jobs Circuit, Yarrabilba, QLD

PROPOSED WAREHOUSE DEVELOPMENT

LOT 47 YARRABILBA MIBA, YARRABILBA QLD

COVER PAGE

DWG N° BD067-DA00-L by DF
DATE 2026.03.30



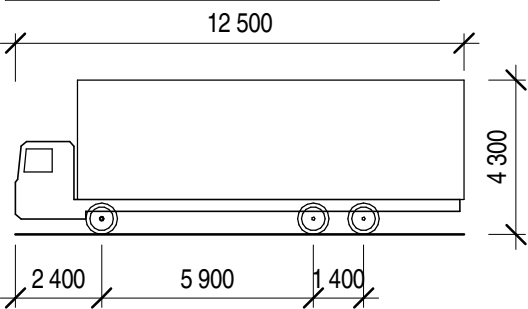
BUILDING DESIGN
0416 352 057

COPYRIGHT © BRUAC DESIGN

PARKING SCHEDULE SITE 47

	GF	HRV	GF - HRV	MEZ	TOTAL GFA FOR PARKING		100
T1	440	43.75	396.25	126	522.25		5.2225
T2	361	43.75	317.25	80	397.25		3.9725
T3	559	43.75	515.25	80	595.25		5.9525
T4	370	43.75	326.25	80	406.25		4.0625
T5	398	43.75	354.25	80	434.25		4.3425
T6	629	43.75	585.25	120	705.25		7.0525
TOTALS	2757	262.5	2494.5	566			30.605
TOTAL GFA FOR PARKING	3060.5					30.605	

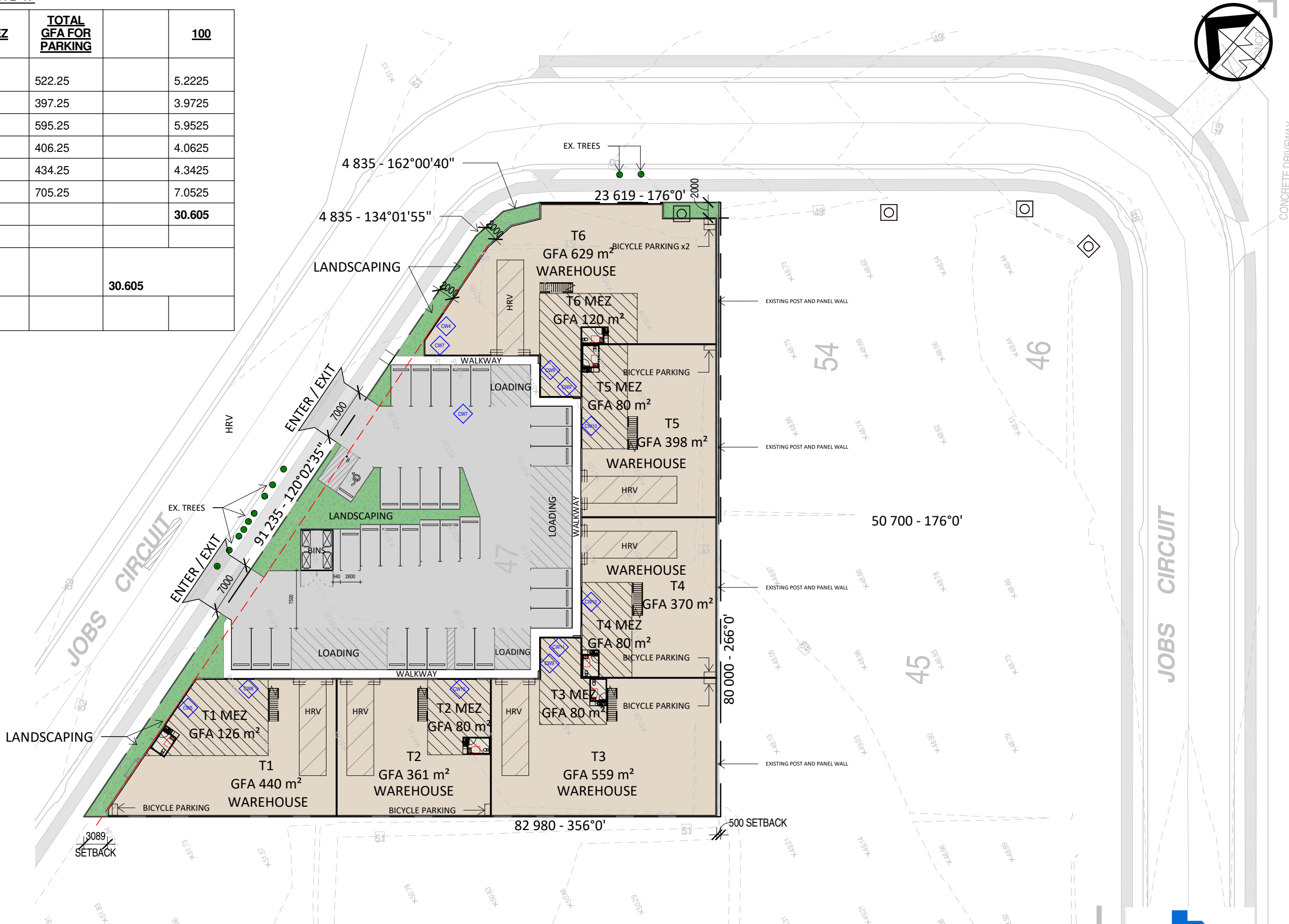
SITE 47:	
SITE AREA	4,470m ²
T1 GF	396.25m ²
T1 MEZ	126m ²
T2 GF	317.25m ²
T2 MEZ	80m ²
T3 GF	515.25m ²
T3 MEZ	80m ²
T4 GF	326.25m ²
T4 MEZ	80m ²
T5 GF	354.25m ²
T5 MEZ	80m ²
T6 GF	585.25m ²
T6 MEZ	120m ²
TOTAL GF	2494.5m ²
TOTAL MEZ	566m ²
TOTAL GFA	3060.5m ²
TOTAL COVER	2759m ² (61.7%)
CAR PARKING	31 PARKINGS
BICYCLE PARKING	7 PARKINGS



HRV - HEAVY RIGID VEHICLE	
OVERALL LENGTH	12.500m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN. BODY GROUND CLEARANCE	0.417m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.0sec
CURB TO CURB TURNING RADIUS	12.500m

PROPOSED WAREHOUSE DEVELOPMENT

LOT 47 YARRABILBA MIBA, YARRABILBA QLD



SITE PLAN & GROUND FLOORS

1 : 500

PROPOSED SITE & FLOOR PLANS

DWG N° BD067-DA01-N by DF
DATE 2026.03.30