

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026/CAS/4694

Date: 03 September 2026



Sustainable Waste & Resource Consulting

WASTE MANAGEMENT PLAN



PROJECT

32 & 34 Baringa Drive
BARINGA QLD 4551



PREPARED FOR

Y-Care (South East QLD) Inc



REPORT REFERENCE

WMP – 2026 – 0014



VERSION

2 – IR Submission



DATE

15 July 2026



PREPARED BY

AJEM Waste & Resource



Document Control

Item	Details
Client	Y-Care (South East Qld) Inc.
Prepared by	Mark Krisanski
Report reference	WMP – 26 – 0014
EDQ Reference Number	DEV-2026-CAS-4694

Revision History

Version	Date	Author	Stage / Description
1	14/05/2026	M. Krisanski	Draft Issue – Information Request Response
2	15/07/2026	M. Krisanski	Submission Issue – Information Request Response

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Executive Summary

This report outlines the proposed waste management strategy for the development, focusing on efficiency, sustainability, and compliance with Sunshine Coast Council requirements. It presents practical solutions for waste storage, collection, and resource recovery to support effective long-term operations.

Item	Summary
Generation Rate – Education Establishment & Community Hall Kitchen Facility	10L / 100m ² / Day (General Waste) 10L / 100m ² / Day (Recycling) 5L / Student & Teacher / Day (General Waste) 5L / Student & Teacher / Day (Recycling)
Collection Frequency	1 Collections / Week / Stream
Bin Provisions	2 x 1100L Bin – General Waste 2 x 1100L Bin – Recycling Total of 4 x 1100L bins Additional Space for Bulky Items and Workshop Waste
Bin Provisions - Internal	1 x 20L – 60L General Waste bin per Education Room / Breakout Area and Community Hall 1 x 20L – 60L Recycling bin per Education Room / Breakout Area and Community Hall
Refuse Storage Facility	Ground Floor refuse room, capable of accommodating all bins required and located close by to the loading area for the RCV.
Servicing Arrangements	RCV on-site reverse maneuver proposed.
Transfer Methodology	Staff / Cleaners will be required to transfer all refuse to the ground floor refuse room.
Compliance	WMP complies with SCC SC6.18 Refuse Planning Scheme Policy relevant code provisions and industry best practice standards.

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1. Introduction

1.1 Purpose and Scope

These OWMP outlines refuse generation, storage, transfer, and collection arrangements for the proposed multiple dwelling at 32 & 34 Baringa Drive, Baringa to support a Material Change of Use Application and specifically in response to EDQs Information Request under application DEV-2026-CAS-4694. It defines minimum compliance (DA) arrangements and recommended operational practices to improve sustainability outcomes post-occupation. Construction and demolition waste are out of scope.

1.2 Site Specifics

The site is located at 32 & 34 Baringa Drive, Baringa as shown in Figure 1.1. The site does not have direct road frontage, however, achieves access through Baringa Drive via the shared access easement.



Figure 1.1: Site Location

Source: SCC Interactive Mapping – Development I

Table 1.1 outlines the site-specific details, with regards to address, real property description and any zoning and neighbourhood plans that the site falls within.

Table 1.1: Site Specifics

Use	Description
Address	32 & 34 Baringa Drive BARINGA QLD 4551
Lot and plan	Lot 8011 on SP298744 Lot 9001 on SP298744 (Shared Access Easement)
Zones / Precinct	Urban Living Zone Caloundra South - Precinct 2, Sub-Precinct 2.9 Schools

2. Refuse Requirements

This section provides context for the statutory and regulatory requirements relevant to the preparation of this Waste Management Plan and the calculation of refuse for the development. The assessment has been undertaken with reference to the planning scheme provisions and waste management requirements of Sunshine Coast Council, together with relevant industry guidelines, applicable Australian Standards.

The proposed waste management strategy has been developed to demonstrate compliance with these requirements and to ensure that waste storage, handling, and collection arrangements are suitably designed to support safe, efficient, and sustainable ongoing operation of the development.

2.1 Policy Basis

Prepared against SC6.18 Planning Scheme Policy (PSP) for Waste Management Code, with related outcomes under Multiple Dwelling Code PO32 and Infrastructure Design Code PO8.

2.2 Compliance Summary

Table 2.1: Compliance Summary

PSP / Code item (abridged)	Proposed response	Outcome
Written design proposal incl. bins, storage, Collection frequency, vehicle maneuvering	Provided in Sections 2 and 3	Complies
On-site service with safe RCV maneuvering and clearances.	Rear-loading RCV, Forwards entry from Baringa Drive, Single Reverse Maneuvering into loading area adjacent to refuse room.	Complies – RCV Swept paths provided by Traffic Engineer, included in this report.
Storage room design: screened, ventilated, vermin-proof, graded & sewer-connected, step-free, accessible	Purpose-built ground floor refuse room meeting criteria	Complies
Capacity: 10/L/100m ² /Day for both waste & recycling.	Achieved via 2 × 1,100 L bins per stream (max expected)	Complies – as per Refuse PSP

2.3 Development Statistics

Table 2.2 highlights the areas of development that are considered to be refuse-generating areas, relevant to the refuse calculations.

Table 2.2: Development Summary

Use	Description	Measure
Multi-Purpose Hall	Facility and Community Use Hall	495m ² GFA
Education Establishment	Ground Level	790m ² GFA
	Ground Level Design & Technology Kitchen	30 Students per Day
	First Level	910m ² GFA

2.4 Generation Rates

Refuse generation rates adopted within this report are based on the standard “Office” rate prescribed by Sunshine Coast Council for planning and assessment purposes. As there are no prescribed education facility or multi-purpose hall rates, AJEM have chosen to adopt the “Office” rate as it best represents the use of the building.

This rate applies a consistent generation rate across all areas of the establishment, and is used to inform bin quantities, storage requirements, and collection frequencies. It is important to note that these rates represent a standardised planning benchmark required for development approval and do not necessarily reflect actual on-site waste generation.

Y-Care have provided an estimation of refuse generated from their other education Facilities; this has been used to show a more accurate generation rate for the Design and Technology Kitchen. It is based on 10 students and 1 teacher per class with 10 classes per week. AJEM has provided 30 participants per day vs the 22 actual, to show a worst-case scenario for refuse.

AJEM recommends a refuse audit is conducted after the commencement of operation to accurately determine the generation rate and therefore bin requirements. The site has been provided with a substantially sized refuse room to accommodate any additional refuse that might be generated.

Table 2.3: Development Summary

Stream	Generation Rate	Source
General Waste	10L / 100m ² / Day	SCC Rate - Office
	667L / 100m ² / Day	SCC Rate - Restaurant
	5L / Student / Day	Y-Care – Existing Sites
Recycling	10L / 100m ² / Day	SCC Rate - Office
	133L / 100m ² / Day	SCC Rate - Restaurant
	5L / Student / Day	Y-Care – Existing Sites

2.5 Bin Quantities

The following refuse generation calculations have been prepared to determine the anticipated waste volumes generated by the development.

The calculated volumes represent a conservative design case and form the basis for determining bin provision, storage capacity, and collection frequency. These inputs ensure the proposed waste management system is appropriately sized to meet servicing requirements, operational constraints, and relevant planning provisions.

Table 2.4 shows the bin requirements for General Waste, while Table 2.5 shows the bin requirements for Recycling. Organics have been excluded from calculation, as it is expected that any garden organics that are generated on site will be removed via the landscaping / maintenance contractor.

Table 2.4: General Waste Bin Calculations

Parameter		Value
Areas	Multi-Purpose Hall	495m ² – GFA
	Education Establishment – Ground	790m ² – GFA
	Design and Technology Kitchen	30 Students
	Education Establishment – Level 1	910m ² - GFA
Total Waste Generated		1,848L / Week
Bin Size		1100L
Number of Bins Required / Week		1.68 → 2
Number of Bins Required @ 1 Collections / Week		2

Table 2.5: Recycling Bin Calculations

Parameter		Value
Areas	Multi-Purpose Hall	495m ² – GFA
	Education Establishment – Ground	790m ² – GFA
	Design and Technology Kitchen	30 Students
	Education Establishment – Level 1	910m ² - GFA
Total Waste Generated		1,848L / Week
Bin Size		1100L
Number of Bins Required / Week		1.68 → 2
Number of Bins Required @ 1 Collections / Week		2

Table 2.6 below outlines the number of bins and any additional equipment required for the development. *Note: The bins shown below are an example only of the recommended bins, there are a number of other suppliers of refuse bins and equipment.*

Table 2.6: Bin Requirements

Equipment	Equipment Size	Quantity	Example
General Waste	20 – 60L Bins	1 per Education Room / Breakout Areas and Multi-Purpose Hall	 60L bin shown https://www.methodrecycling.com/
	1100L Bins	2 (Refuse Room)	 Dimensions: 1080 x 1280 https://sulo.com.au/product/au1100l-four-wheeled-bin/

Recycling	20 – 60l bins	1 per Education Room / Breakout Areas and Multi-Purpose Hall	 60l bin shown https://www.methodrecycling.com/
	1100L Bins	2 (Refuse Room)	 Dimensions: 1080 x 1280 https://sulo.com.au/product/au1100l-four-wheeled-bin/
Bin Wash Facility (recommended)	1500mm x 1500mm	1	Area allocated for the washing of bins as required
Workshop Refuse	1500mm x 800mm	1	Area allocated for the collection and storage of waste from the workshop. le: Metal Scraps and Wood Shavings etc.
Bulky Items	1500mm x 800mm	1	Area allocated for the collection and storage large bulky items, or e-waste.

3. Facilities, Storage & Transfer

This section outlines the proposed waste storage and transfer arrangements for the development, including the design, location, and capacity of on-site waste facilities. The facilities have been planned to accommodate the calculated waste generation rates and ensure efficient segregation, containment, and access for servicing.

The design considers operational functionality, safe user access, and compliance with relevant requirements of Sunshine Coast Council, including provisions for collection vehicle access, manual handling, and minimisation of amenity impacts such as odour, noise, and visual intrusion.

3.1 Refuse Room

A refuse room has been provided on the ground floor, directly adjoining the RCV loading area for short, step-free transfers of the bins from the refuse room to the rear of the RCV. Doors have been sized for largest container to enter and exit the room without concern. The internal height of the room is suitable for full lid operation on the bins.

The refuse room is located under the building and will be constructed and ventilated in accordance with the BCA/NCC requirements. The floor will be graded to a drain connected to sewer and a hose cock provided for the cleaning and maintenance of the bins and room and be free of steps or lips.

The room is suitably sized to accommodate all bins and equipment required as shown in Table 2.6.

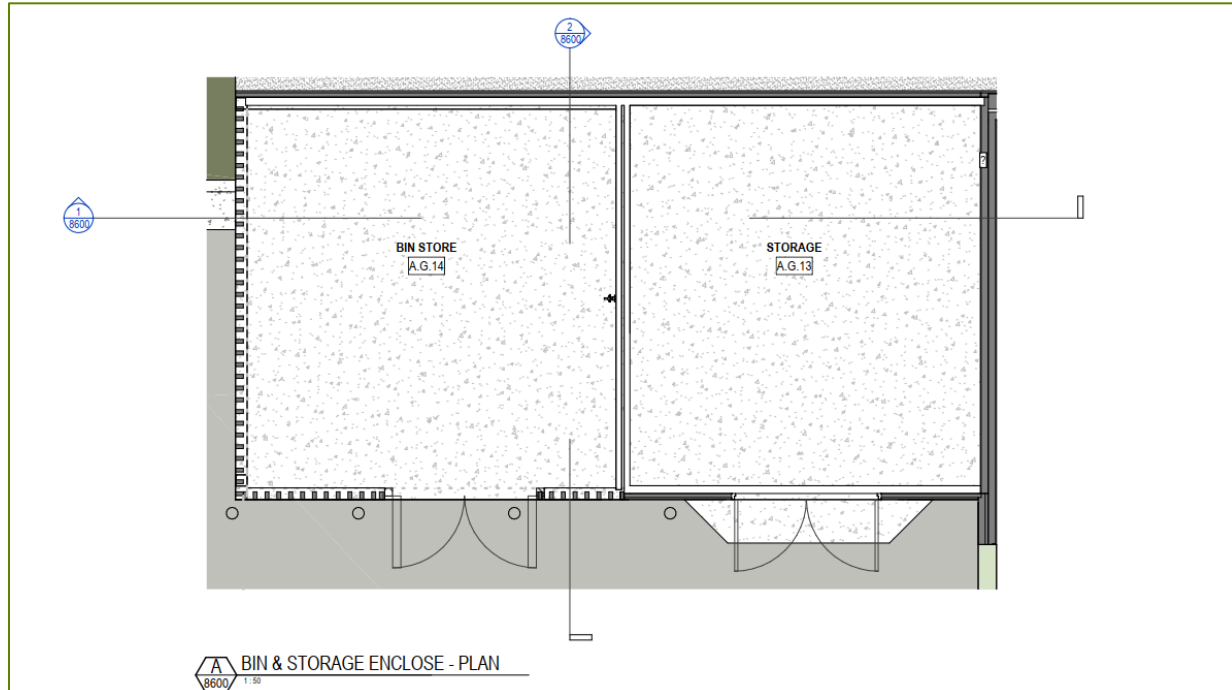


Figure 3.1: Refuse Room

Source: Mode, Project: YCare New Educational Facility, Drawing: AR-8600, Rev: 1, Date: 22/06/2026, Plan: Bin Enclosure

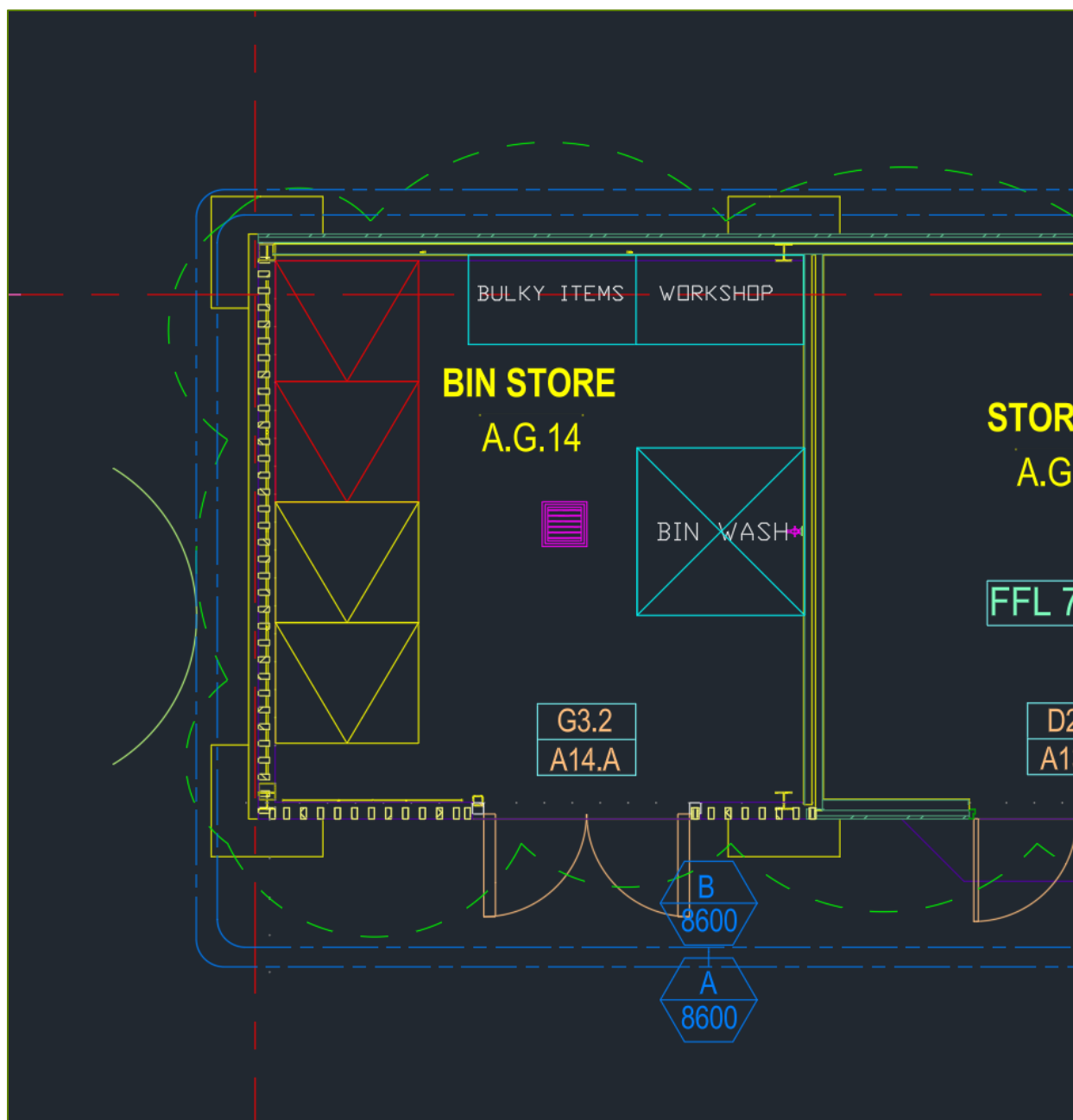


Figure 3.2: Refuse Room – DWG Mark-up - AJEM

Source: Mode, Project: YCare New Educational Facility, Drawing: AR-1020, Rev: 1, Date: 22/06/2026, Plan: Zone A - Ground Floor & Roof Plan – AJEM Mark-up

3.2 Transfer & Collection

Transfer and disposal for staff / cleaners is provided within Section 4.

There will be minimal transfer required by the collection contractor as the loading area for the RCV is located adjacent to the bin store. The RCV will enter the site via the shared easement of Baringa Drive and will perform a single reverse maneuver into the loading area located adjacent to carpark 16 and the bin store.

The Collection contractor will exit the vehicle, enter the bin store, retrieve the respective bin and take it to the rear of the RCV to perform the collection service. After the bin has been emptied the contractor will return the bin to the designated space within the bin store.

RCV Swept paths have been provided by the traffic engineer “Hayes Traffic Engineering”, with further details provided within the Traffic Report. See Figure 3.4 for the Swept Path.

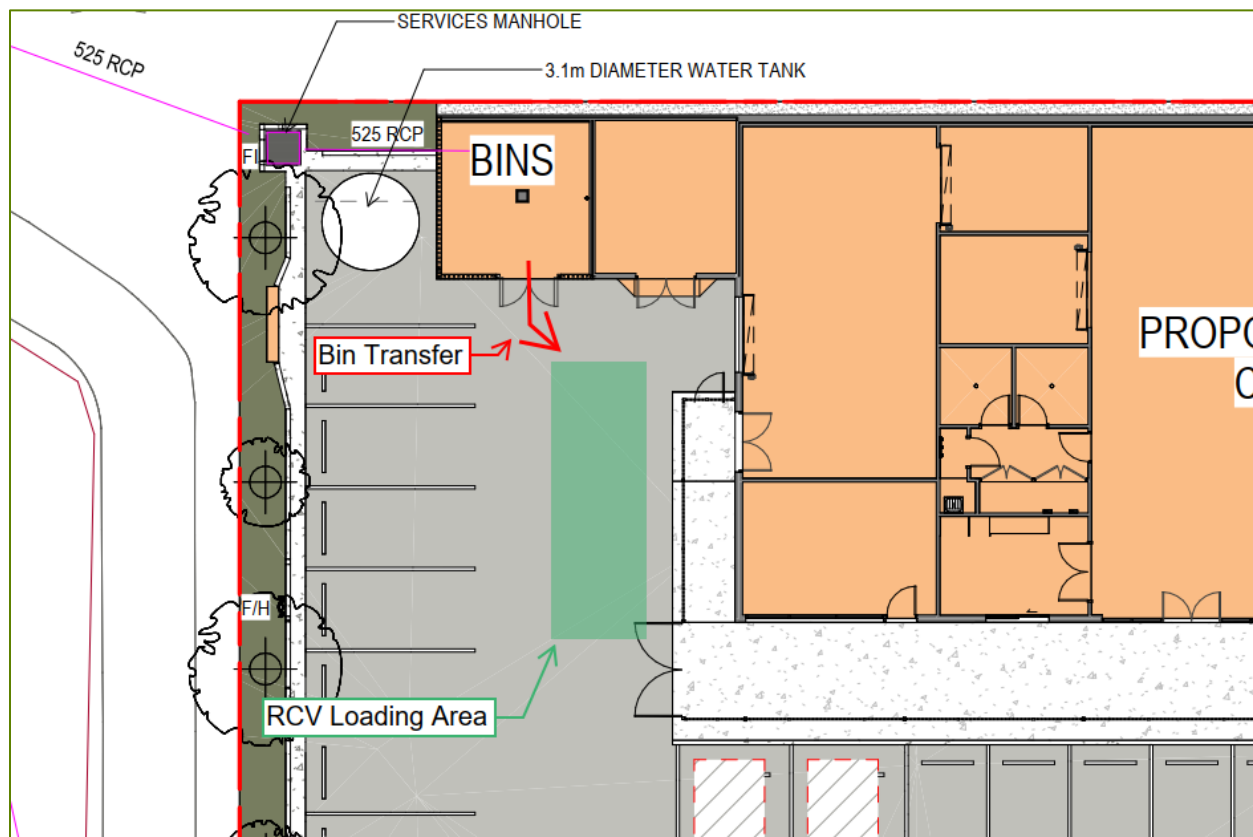


Figure 3.3: RCV Collection Point and Transfer Path

Source: Mode, Project: YCare New Educational Facility, Drawing: AR-0120, Rev: 5, Date: 22/06/2026, Plan: Site Plan
Proposed

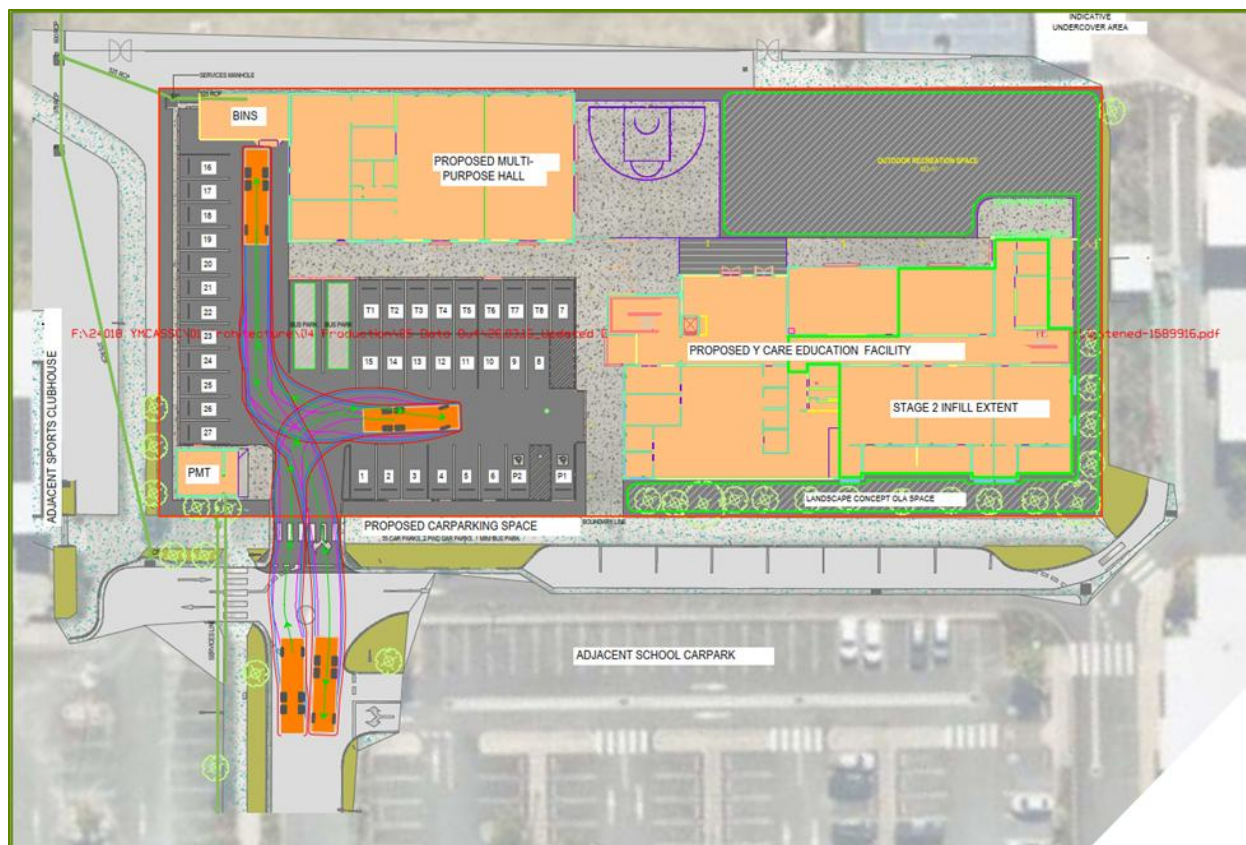


Figure 3.4: RCV Swept Path

Source: Hayes Traffic Engineering, Project: YCare New Educational Facility, Drawing: SK01, Rev: C, Date: 22.04.26, Plan: WCV Swept Path

4. Operational Strategy

This section details onsite procedures and processes that should be performed during operation of the development.

4.1 Stream Separation and Disposal Guidance

4.1.1 General Waste

20-60L bins should be provided within each Education Room, Breakout Area and Multi-Purpose Hall for immediate disposal, bins should be lined and tied before removal and co-located with a recycling receptacle to prompt at source separation.

Staff / Cleaners will be required to transfer the bin contents to the refuse room provided on ground floor. This can be done at the end of each day or as required. The lift will be used to transfer refuse from the first level to the ground level.

4.1.2 Recycling (commingled)

20-60L bins should be provided within each Education Room, Breakout Area and Multi-Purpose Hall for immediate disposal, recycling bins should not be lined but also co-located with a general waste receptacle to prompt at source separation.

Staff / Cleaners will be required to empty unbagged recyclables into the bins provided within the refuse room located on ground floor. Personnel should also be encouraged to separate all eligible CDS containers, to promote better recycling outcomes. The lift will be used to transfer refuse from the first level to the ground level.

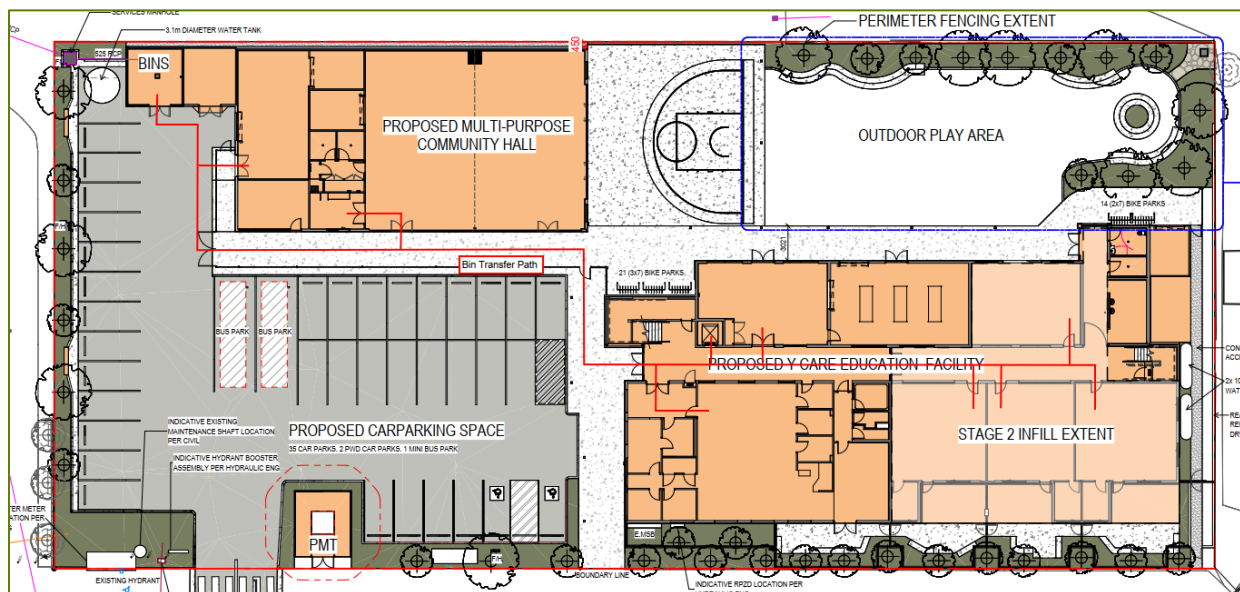


Figure 4.1: Refuse Disposal Transfer Path

Source: Mode, Project: YCare New Educational Facility, Drawing: AR-120, Rev: 5, Date: 22/06/2026, Plan: Site Plan

4.1.3 Infrequent Streams

Green waste: Landscaping green waste should be removed by the landscaping / maintenance contractor to compost / resource recovery.

Bulky Items / Hard waste: Space is available within the refuse room for the temporary storage of hard / bulky items. The collection of these items should be coordinated between a private contractor and body and building management to ensure safe and efficient disposal and collection is provided.

Hazardous Items: Batteries / Paints etc, should these items be present on site, building management should ensure collections are undertaken frequently and safely but a qualified collection company to the proper and safe disposal is performed to prevent environmental issues.

4.2 Roles and Site-Specific Routines

Assign a building manager/caretaker/staff as Refuse Lead responsible for inductions to new staff / cleaners, manual handling controls, contractor coordination, and incident logs. Conduct internal safety and compliance reviews at least annually or on change of equipment/procedures. These items should be conducted by a body corporate / building management representative.

Table 4.1: Routines

Description	Procedure
Bin Room Inspection	Daily or Weekly inspection of the bin room to ensure - Spillages are cleaned - Bins are evenly filled and bins are not overflowing - Rotate bins where required - Remove contamination from bins, as required - Cleaning of bins and refuse room where required - Signage is clear and visible
Service Days	Ensure all required bins have been serviced by the appointed collection contractor. Clean bins and room as required
Move-in Days	Ensure capacity in bins is available for new occupants Provide additional cardboard bin / bins if required Ensure new occupants have compacted / flattened cardboard boxes
Safety	Ensure all incidents are recorded

4.3 Signage, Education & Engagement

Signage should be provided within the refuse room and should be colour-coded as per AS 4123.7-2006.



Figure 4.2: Australian Standard Colours

Source: <https://www.restock.com.au/blog/2021/01/19/Australian-Standard-for-colour-coded-bins>

An Education and Engagement sheet should be provided with the occupancy package and provided to each occupant as they move in. This sheet should provide the following:

Table 4.2: Education Sheet Information

Description	Procedure
Streams	This building provides 2 streams, General Waste and Recycling.
What can go in each bin	Fact sheets to be provided with welcome pack. Fact sheets specific to the SCC LGA can be found at https://www.sunshinecoast.qld.gov.au/living-and-community/waste-and-recycling/recycling-and-waste-education
Bin Room Location	Refuse Room is located on the ground floor, adjacent to carpark 16 and attached to the Multi-Purpose Hall.
Transfer	Staff / Cleaners will be required to dispose of refuse items directly into the stream separated bins provided within the refuse rooms.
Collection Days	Collection days are – (to be included once operational and agreed with the collection contractor).
Hard Rubbish / Bulky Items	Bulky Items should be stored within the refuse room on the shelving or neatly in the corner, Building Management should liaise with a collection contractor for safe and efficient disposal and collection.
Cleanliness	The refuse room should be left in a clean and useable state, if spillages occur cleaning should be conducted to minimise and prevent vermin and odour. Report to building management / body corporate any damages or incidents.

4.4 Review Cycle

Quarterly–6-monthly: Review bin quantities and service frequencies with contractors against occupancy and seasonality; update OWMP after each review.

Annual / 12 monthly: AJEM recommends, where practicable, a refuse audit is conducted to determine any improvements to processes and procedures, along with assessing the contamination within the general waste and recycling bins.

5. Appendices

Appendix A – Plans

Appendix A – Plans



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	COORDINATION ISSUE	JM	AP	01.05.26
2	50% DD ISSUE	EH	AP	13.05.26
3	COORDINATION ISSUE	EH	AP	28.05.26
4	80% DD ISSUE	EH	AP	01.06.26
5	100% DD ISSUE	EH	AP	22.06.26

STATUS
PRELIMINARY TENDER

TRUE NORTH

0m 2 4 6 8 10

mode **BRISBANE**
 Plaza Level, Mosaic
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CLIENT
Y-CARE (SOUTH EAST QUEENSLAND)

PROJECT
Y-CARE NEW EDUCATIONAL FACILITY
 LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
SITE PLAN - PROPOSED

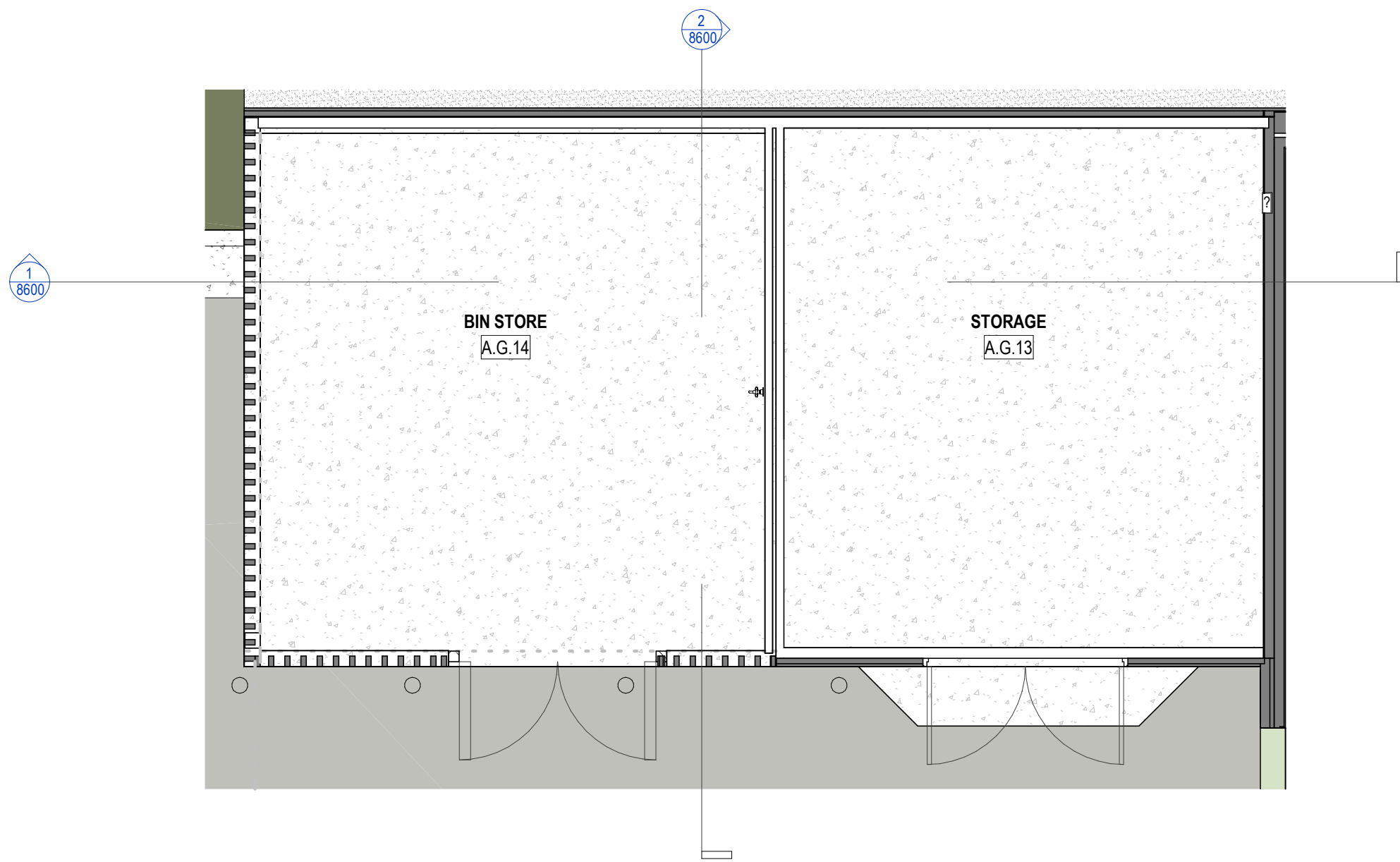
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NOT FOR CONSTRUCTION

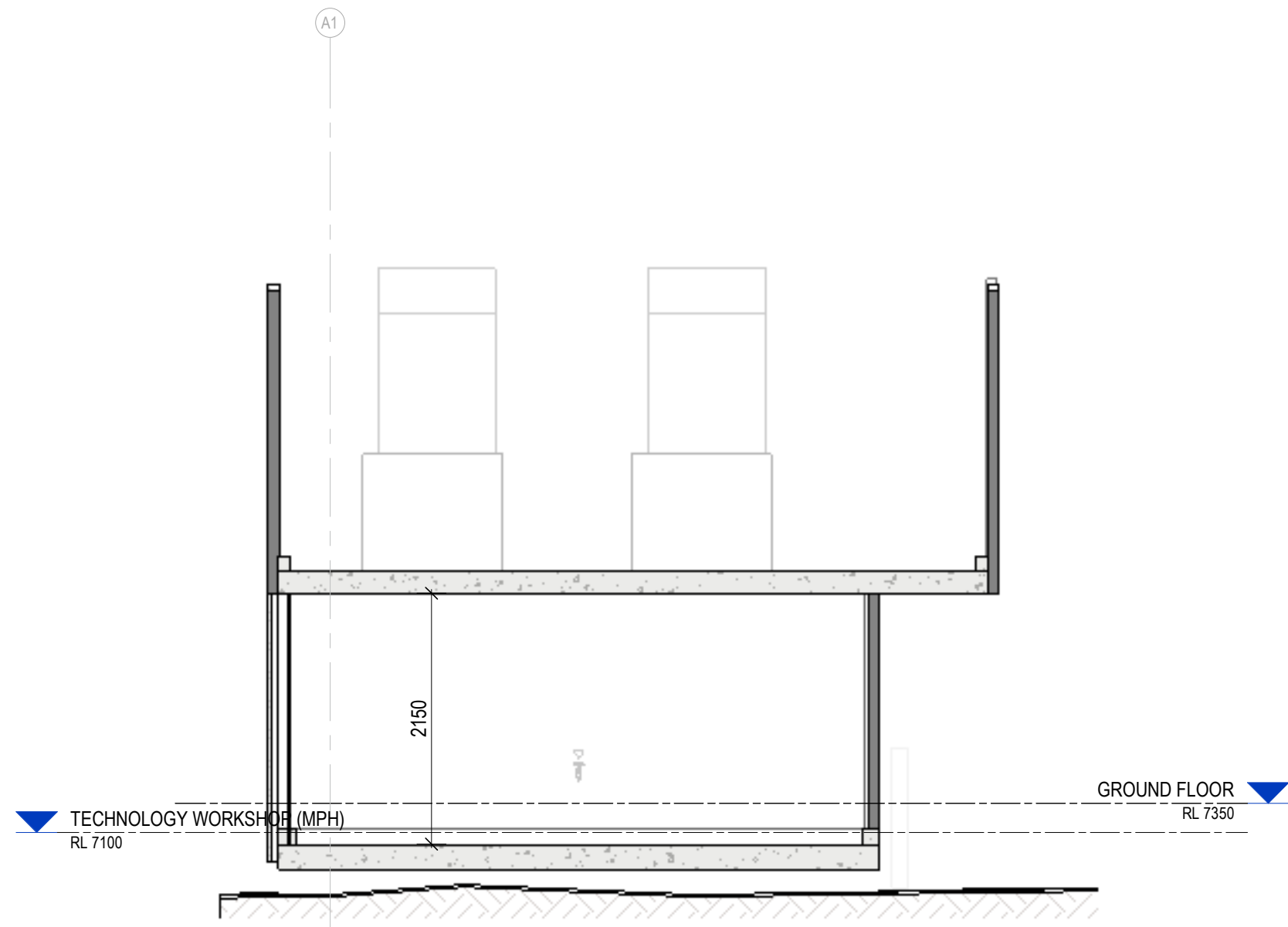
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AMENDMENTS

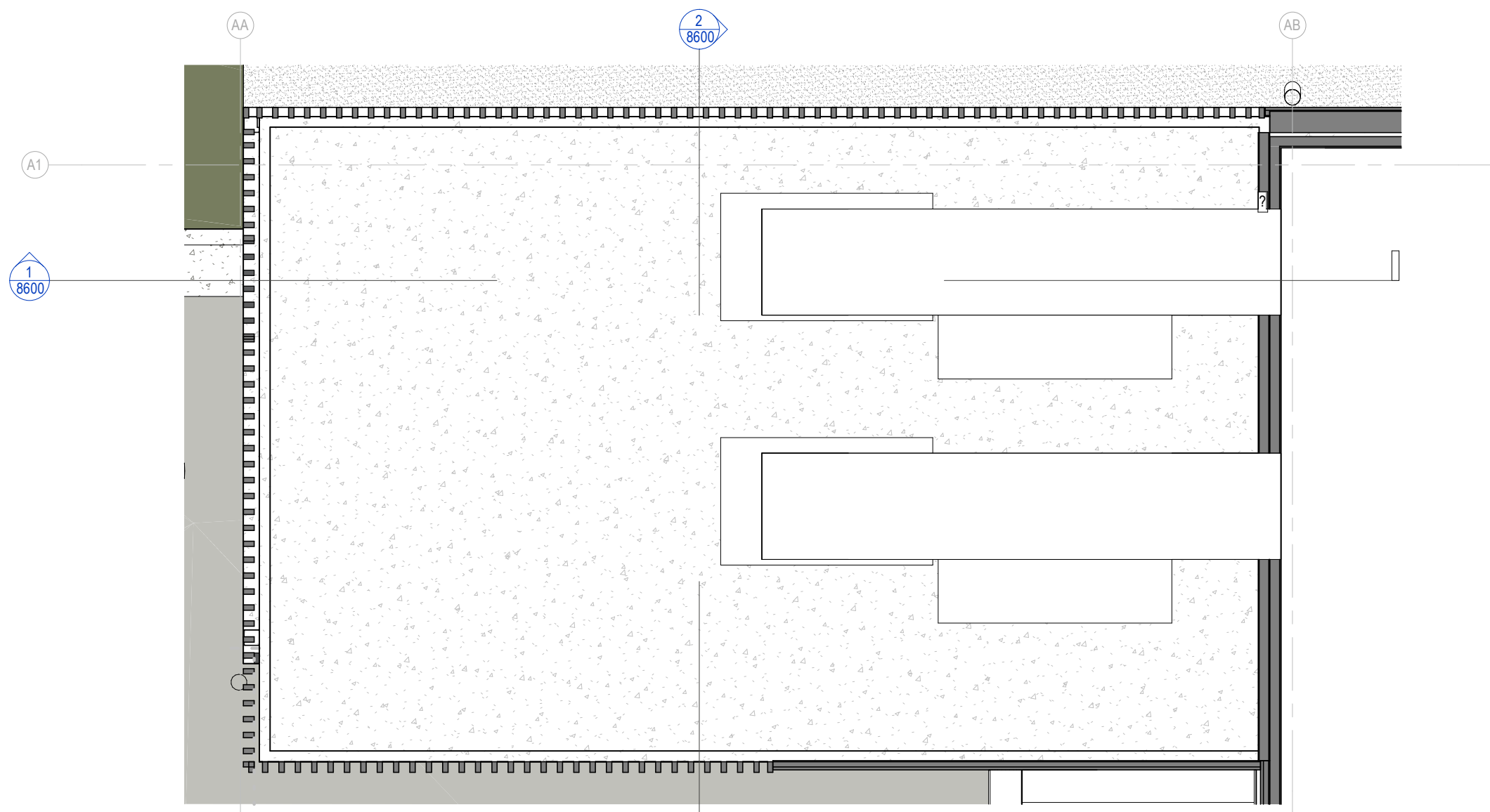
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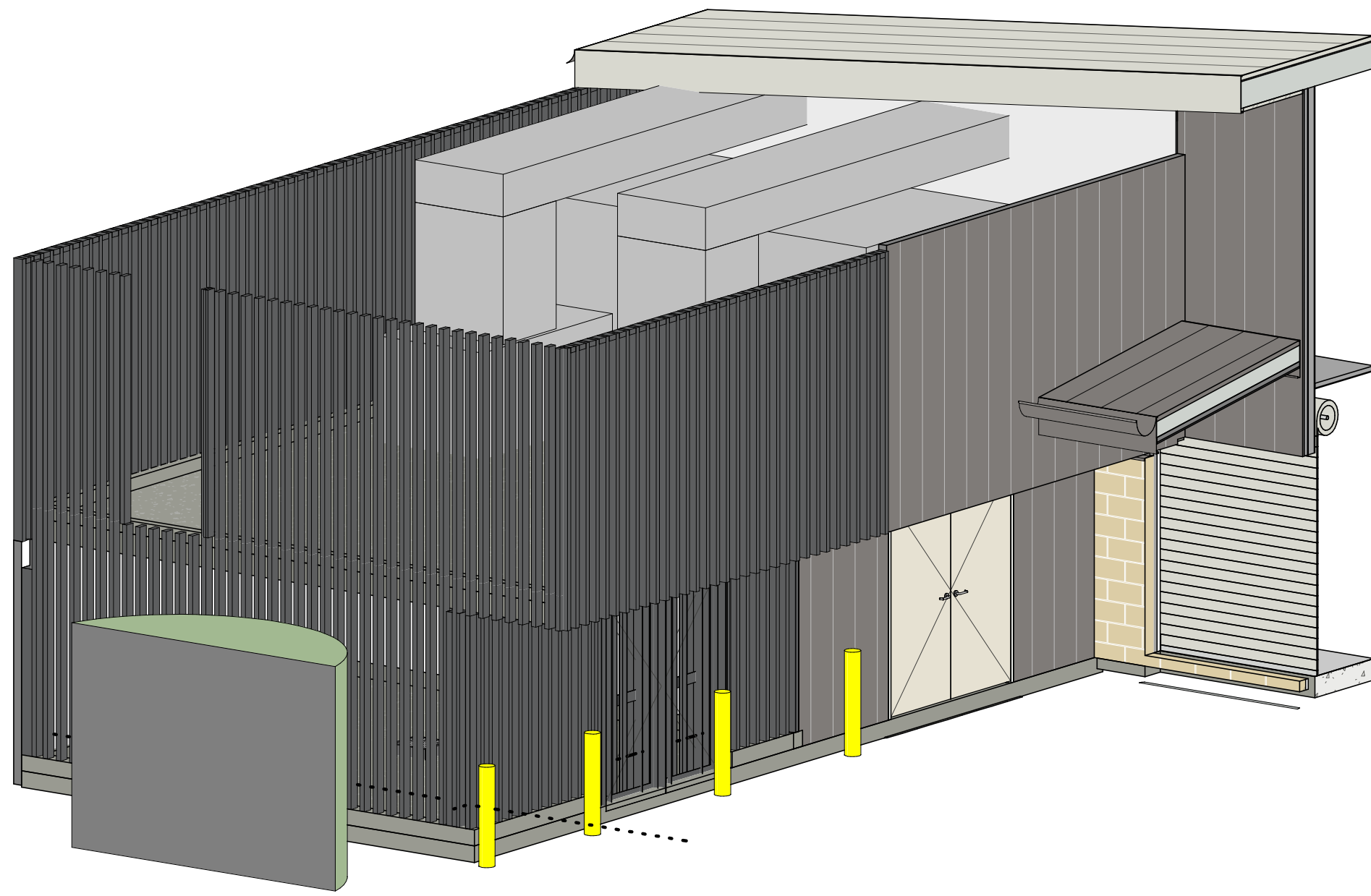
A BIN & STORAGE ENCLOSE - PLAN
1:50



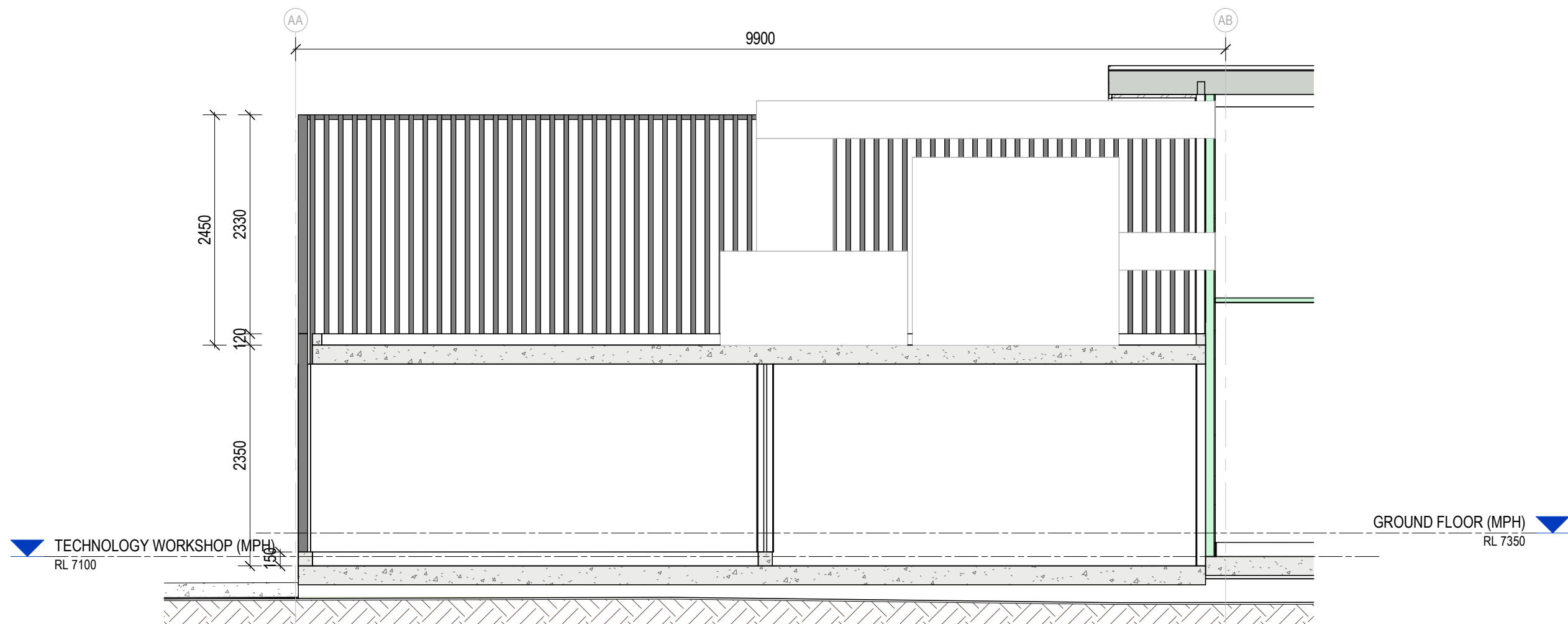
2 BIN ROOM & PLANT DECK SECTION 2
1:10



B PLANT DECK PLAN
1:50



3 3D VIEW - BIN ROOM & PLAN DECK
1:10



1 BIN ROOM & PLANT DECK SECTION 1
1:50

STATUS
PRELIMINARY TENDER

TRUE NORTH

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CLIENT
YCARE (SOUTH EAST
QUEENSLAND)

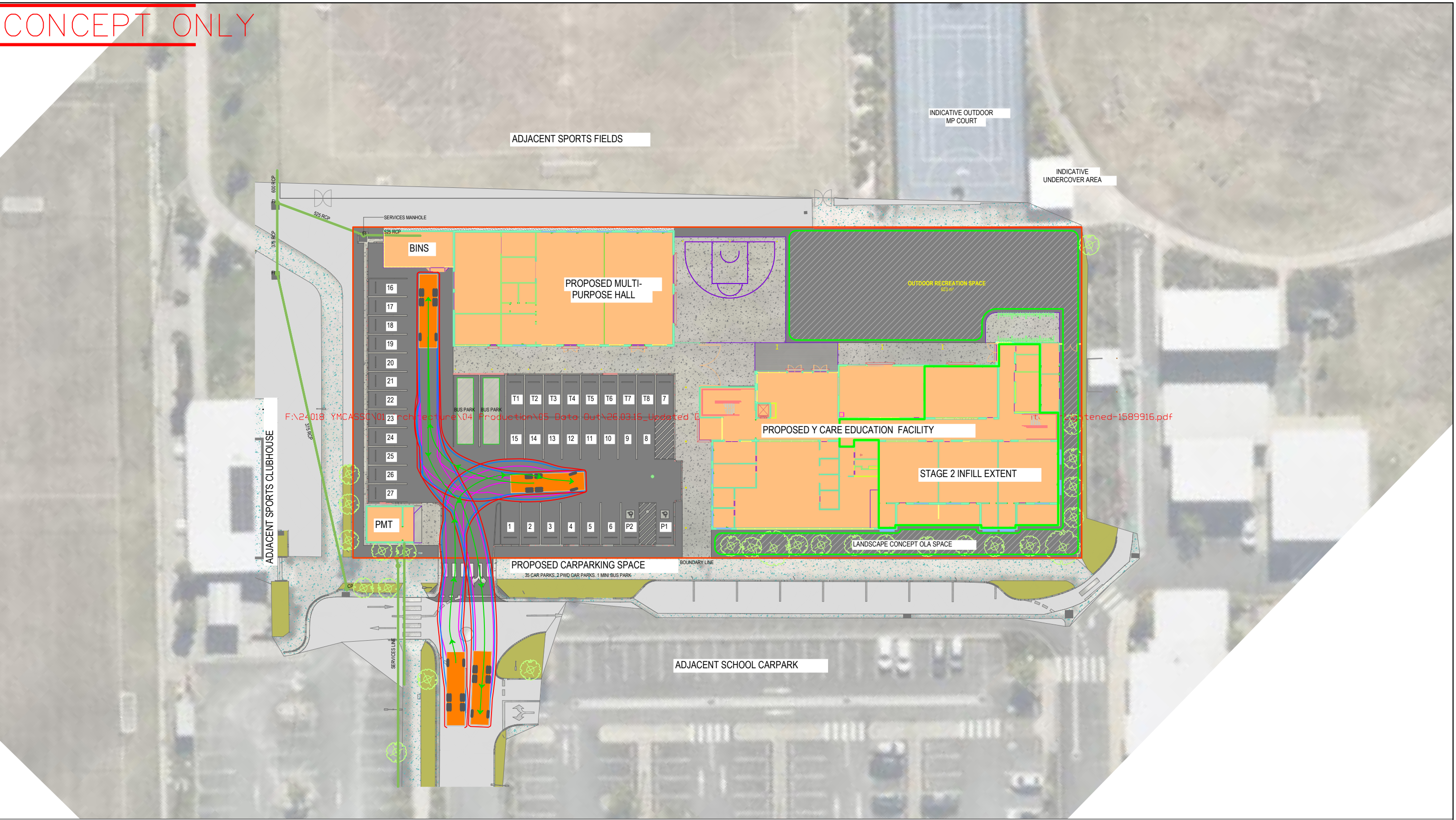
PROJECT
YCARE NEW
EDUCATIONAL FACILITY
LOT 8011, BARINGA DRIVE, BARINGA

DRAWING TITLE
BIN ENCLOSEURE

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PROJECT No 24018	STAGE DRAWING No AR - 8600
REVISION 1	

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CONCEPT ONLY



SWEPT PATH LEGEND — VEHICLE BODY — FRONT TIRES → VEHICLE PATH — VEHICLE CLEARANCE (300mm) — VEHICLE			Project: Lot 8011 Baringa Drive		Date Drawn: 01/04/2026	
			Location: Baringa		Project Number: 251296	
			Client: YMCA		Plan Number: SK01 Revision C	
			Plan Title: WCV Swept Path			