

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV-2026-WAR-4925

Date: 9 September 2026



WASTE MANAGEMENT PROGRAM

RETIREMENT FACILITY

FUTURE LOT 4002, RIVERMONT

LITHERLAND ROAD, WAGTAIL GROVE

(DA/2025/6151)

Introduction

This Waste Management Program has been prepared by RPS on behalf of Stockland Development Pty Ltd, to support a Development Application to the City of Moreton Bay for a Material Change of Use to establish a Retirement Facility comprising up to 320 dwelling units and communal facilities over land located at Litherland Road, Wagtail Grove (Approved Lot 4002 pursuant to DA/2025/5733).

This Waste Management Program has been prepared to support the intended storage and collection of waste associated with the proposed Retirement Facility and has been prepared with reference to Annexure 6 of Council's Planning Scheme Policy – Waste.

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 within the private retirement community by Council's waste contractor.

Waste Volume

In accordance with the rates prescribed by Appendix 5 of Council's PSP, we recognise it is appropriate to provide each of the individual 2- and 3-bedroom dwelling units with wheelie bins suitable for both general and recyclable waste, noting the estimated waste generation is as below:

Dwellings	Estimated general waste generation	Estimated recyclable waste generation
1-2 bedrooms	120L/dwelling/week	60L/dwelling/week
3 bedroom and more	120L/dwelling/week	60L/dwelling/week

We also note the use of wheelie bins is supported by Section 3 - Types of bins of Council's PSP.

The siting of each dwelling type ensures sufficient space is available in the side yard for storage of wheelie bins, screened from view from the internal roadway.

As depicted at **Figure 1** below, separate wheelie bins will also be provided for the common facilities, with a designated bin store room located adjacent to the internal roadway for ease of transfer to a collection point. The size of this bin store room has been informed by Halcyon's existing operations elsewhere in the region.

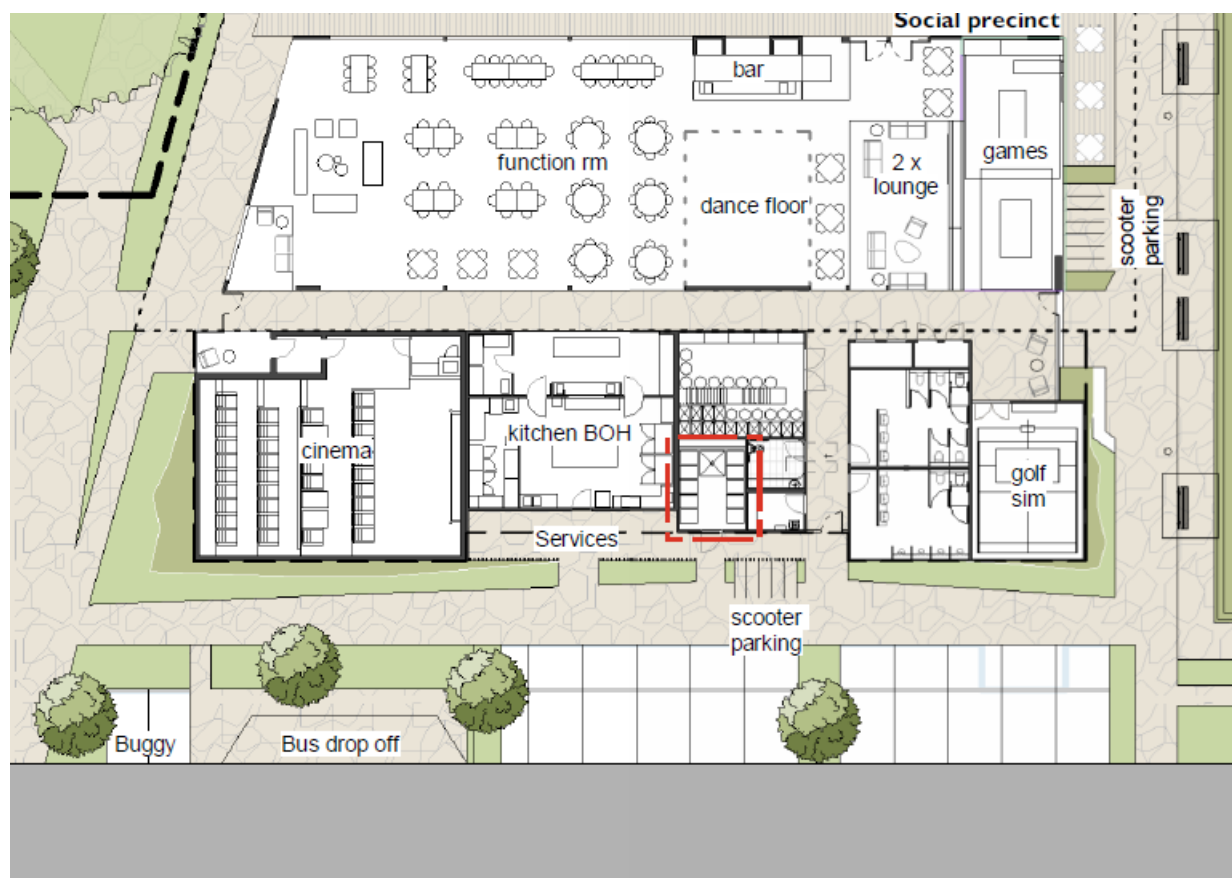


Figure 1 – Communal facilities bin store room

Waste Transfer

The residents of each dwelling will be responsible for the transfer of bins from the dwelling's refuse storage area to the kerbside prior to the scheduled service. After service, residents will be responsible for returning bins to the storage point of each dwelling for cleaning as required and everyday use.

The residents of dwellings on the stub road located in the north-eastern corner of the site that are not trafficable to RCV's will be responsible for transferring bins to the designated presentation point adjacent to the common facilities frontage. This designated presentation point will be sufficiently proportioned to provide 1m of space per bin required to be presented in that area, with final dimensions to be determined by final yield and site layout. **Figure 2** below demonstrates an indicative transfer path and the designated presentation point for the residents of these dwelling sites.

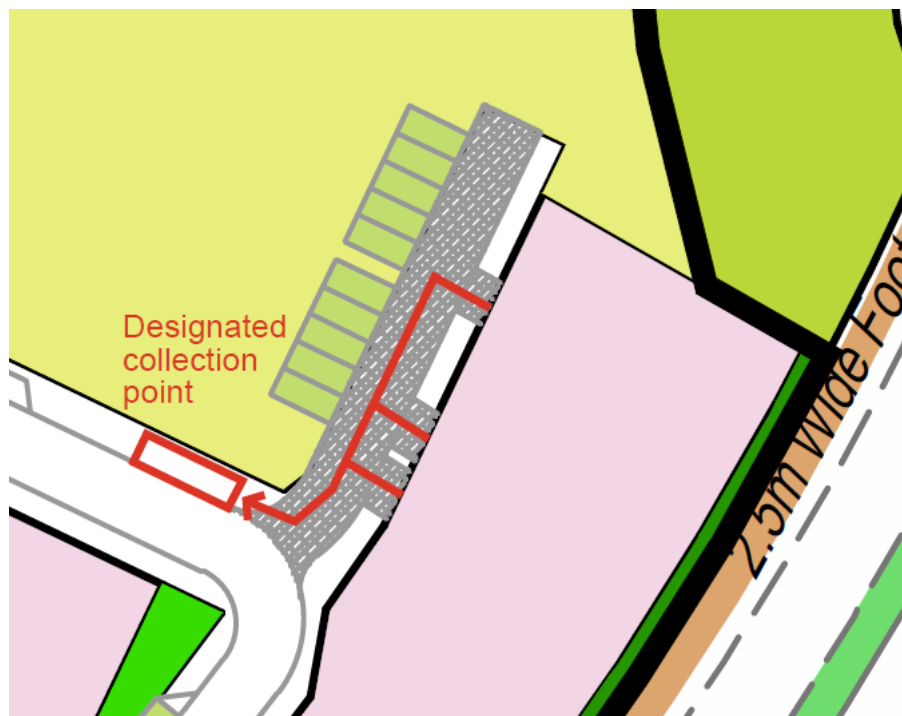


Figure 2 – Designated collection point for dwellings in NE corner stub road

The Community Manager or Caretaker will be responsible for educating residents on the correct presentation of bins on the kerbside to ensure bins are presented with adequate spacing between bins and obstructions.

Waste Collection

Council's waste contractor will collect bins directly from the kerbside, thereby ensuring no transfer is required by the collecting contractor.

Bins are intended to be picked up on one side of the road, thereby reducing the path of travel for Council's waste contractor. Parking on the internal driveway is not permitted within Halcyon's Site Rules, ensuring the driveways will be kept free of. Bins placed on the turf verge can be readily picked up along one side of the street making bin collection far more efficient

than a standard residential street in any freehold estate as truck travels the street once and does not have to navigate parked cars.

Reference is made to the Concept Waste Collection Movements Plan prepared by Colliers provided at **Appendix A**, which illustrates the intended path of travel for Council's waste contractor, when undertaking a single-sided collection route.

Separate vehicle turn paths have also been prepared by Colliers which demonstrates that the internal road layout has been designed such that it is capable of accommodating a 12.5m side lift refuse collection vehicle, as per the extracts provided at **Figure 3** below.

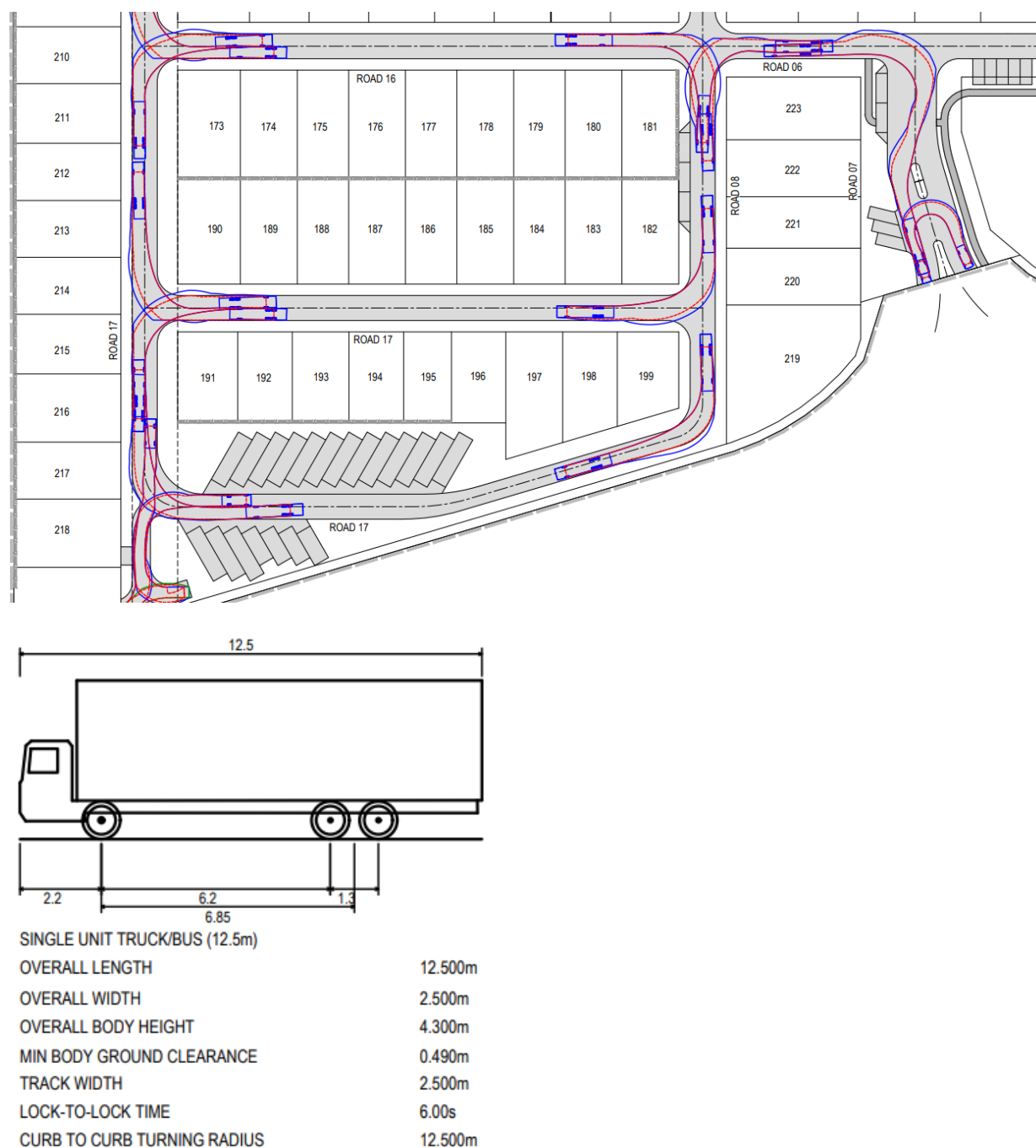
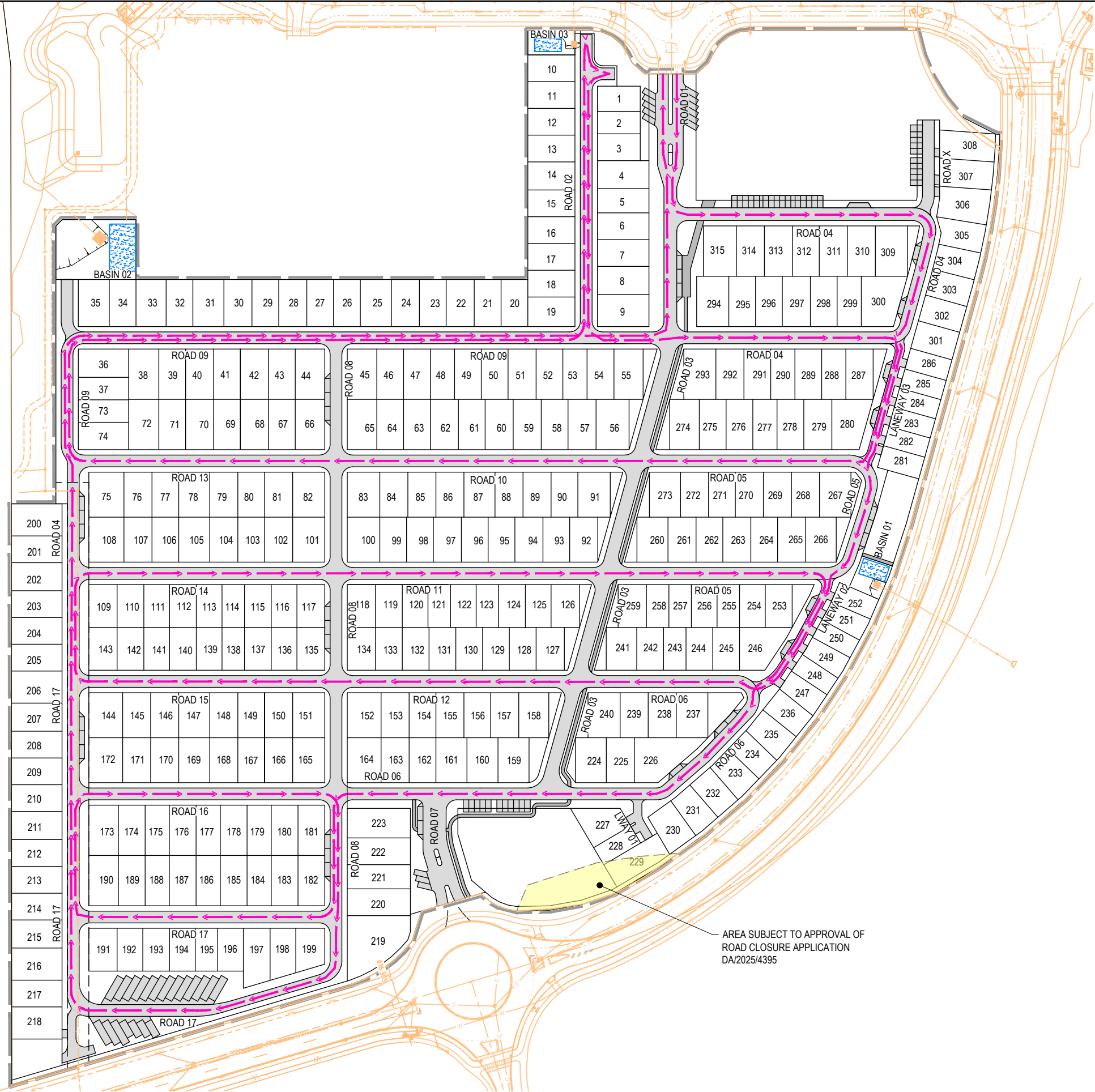


Figure 3 – Extract of Colliers' Vehicle Turn Paths



Figure 4 – Photo of Halcyon Coves showing bin placement (single sided) on collection day

APPENDIX A



LEGEND

- PROPOSED AREA OF WORKS
- EXISTING DESIGN (BY OTHERS)
- PROPOSED FOOTPATH
- PROPOSED NEW ROAD PAVEMENT
- AREA SUBJECT TO APPROVAL OF ROAD CLOSURE APPLICATION DA/2025/4395
- REFUSE VEHICLE MOVEMENTS

PLOT - 27 May 2026 03:20 PM LOCATION: C:\1235 - WorkSpace\data\JUNE\500\124\0781 Rivermont\11C_4128\Design\Area\DA24\0781 DA\24\0781 CONCEPT REF USE VEHICLE MOVEMENT.dwg

REV	DATE	DESIGN	DRAWN	REVISION DETAILS	DRAWN	STATUS	SCALE	CLIENT	PROJECT NAME	DRAWING TITLE
A	27.06.26	LM	BP	ORIGINAL ISSUE			1:1000 1:2000	STOCKLAND LAND LEASE MANAGEMENT PTY LTD	RIVERMONT LLC	CONCEPT WASTE COLLECTION MOVEMENTS PLAN
					DESIGN	APPROVED CHRIS O'SULLIVAN		ASSOCIATED CONSULTANT RPS GROUP PTY LTD (07) 3539 9500	WAGTAIL GROVE, 4513 CABOOLTURE WEST	PROJECT No. 24-0761
						RPEQ 20630				DRAWING No. DA-0240
						DATE 27.05.26				REVISION A
						FOR AND ON BEHALF OF COLLIER'S INTERNATIONAL ENGINEERING & DESIGN PTY LTD				