Appendix H: Operational Waste Management Plan

Operational Waste Management Plan

Proposed Affordable Housing Residential Development

At 56 Blinzinger Road, Banyo

On Behalf of Misson Australia



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Revision record

No.	Author	Reviewed/approved	Development stage – Revision description	Date
1.	J. Power	N. Lee	Schematic Design – Draft	16/09/2026
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1 Introduction

1.1. Background

Colliers International Engineering and Design (TTMC) Pty Ltd has been engaged by Mission Australia to prepare an Operational Waste Management Plan (OWMP) to support the proposed affordable housing residential development located at 56 Blinzinger Road, Banyo. It is understood this OWMP will accompany a Development Application submitted to Economic Development Queensland (EDQ).

1.2. Client brief and scope

As an affordable housing development, the waste management strategy and facilities provided are intended to limit the level of building management intervention required, thereby reducing building management expense and supporting the ongoing affordability of housing.

The content of this OWMP is intended to provide information on the typical movement of waste streams from generation to collection.

Detailed information including site plans, 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	Description
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

The subject site represents a portion of the site is located at 56 Blinzinger Road, Banyo 4014. The overall site of Lot 1 on RP124669 is depicted in Figure 1.1.

The subject site is undergoing a Reconfiguration of Lot application, and it is anticipated the property description of the development site will be Lot 102 per Figure 1.2.

The site falls within the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) declared on 29 May 2026.

Additionally, the site is located within the Brisbane City Council Local Government Area and is zoned as an Emerging Community Area. The subject site has frontages on Blinzinger Road and Wellington Street, which are both recognised as Neighbourhood Roads. All vehicular access into the subject site will occur via Wellington Street.



Figure 1.1: Site location

Source: Nearmap, 2026.

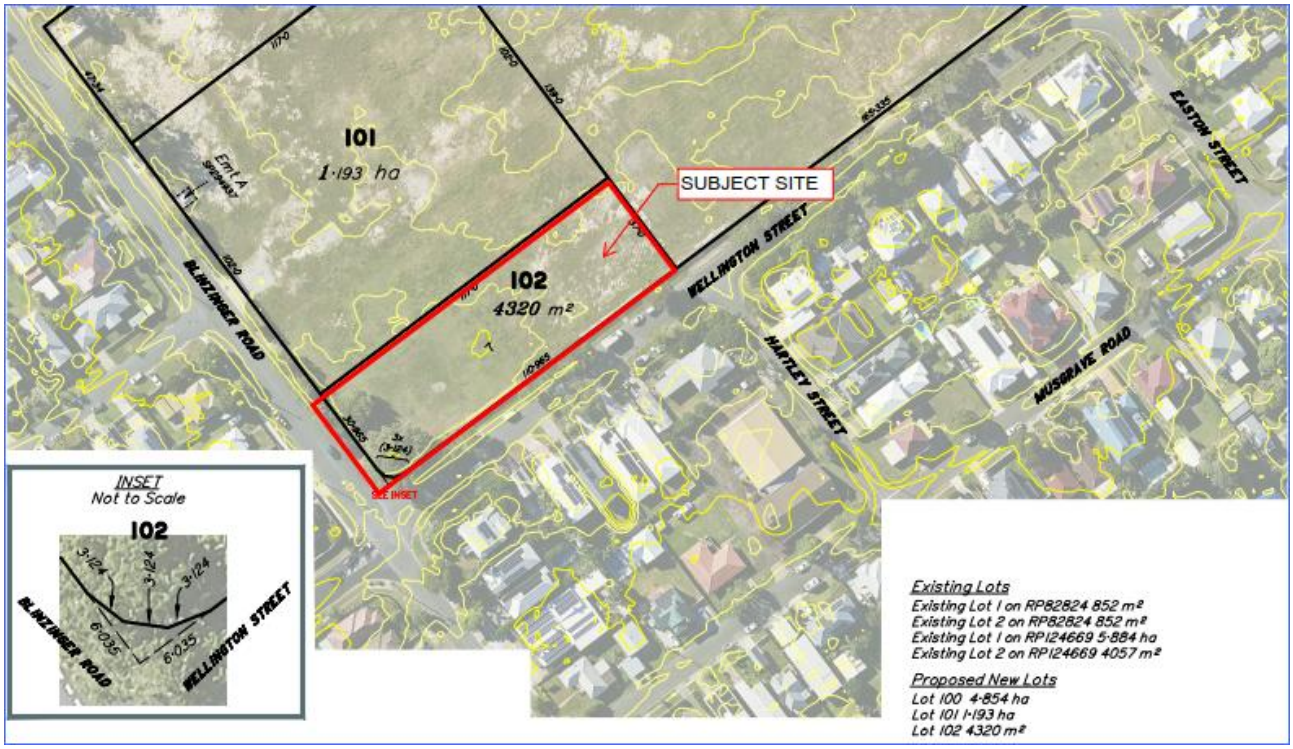


Figure 1.2: Subject site location

Source: Saunders Havill, Project: 56 Blinzinger Road, Banyo, Drawing Title: Proposal Plan, Drawing Number: 13253 S 01 PP C, Rev: C

1.4. Site statistics

The proposed development comprises two residential buildings, each featuring three levels of units arranged over common at grade car park.

The refuse generating areas relevant for the volume information in Section 2 are presented in Table 1.2.

Table 1.2: Development statistics

Area Description	Building Level	Measure
Building 1	Ground	6 Units
	Level 1	13 Units
	Level 2	13 Units
		Subtotal: 32 Dwellings
Building 2	Ground	6 Units
	Level 1	13 Units
	Level 2	13 Units
		Subtotal: 32 Dwellings
		Total: 64 Dwellings

2 Regulatory refuse management 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

2.1.1. PPDA Draft Provisional Land Use Plan

This plan has been prepared to align with EDQ's refuse related requirements outlined in the Draft Provisional Land Use Plan, specifically the PPDA-wide criteria related to access, parking and servicing under Section 4.1.3 replicated in Table 2.1.

Whilst the application has been submitted to EDQ as a development application, it is noted that the site is located within the Brisbane City Council (BCC) local government area and BCC will maintain responsibility for residential refuse collection. As such, where relevant this development has been designed to align with the respective provisions of the Brisbane City Council City Plan 2014 as outlined in Section 2.1.2.

Table 2.1: PPDA Draft Provisional Land Use Plan checklist

PPDA Draft Provisional Land Use Plan – May 2026		
Item	Requirement	Compliance/comment
Section 4.1.3 Access, parking and servicing		
1.	Development provides access, parking and servicing arrangements that are appropriate to the function and intensity of development within the PPDA and maintain the safety, capacity and efficient operation of the surrounding street network.	Refuse servicing arrangements commensurate with development scale and fit for purpose.
2.	Access, loading, servicing and parking arrangements are designed and located to: a. minimise conflict with pedestrians and cyclists, b. avoid dominance of streets and public spaces by access points, parking areas, loading facilities or service infrastructure, and c. integrate with quality built form outcomes, with visual and amenity impacts on streets, public spaces and adjoining land uses minimised.	Refuse servicing is provided on-site, is integrated into the built form by occuring within the driveway aisle and wholly separate from pedestrian access and car or bike parking spaces.
3.	Servicing, waste management and loading activities are, where practicable, accommodated on site and managed to avoid adverse impacts on traffic operations, pedestrian safety and amenity.	As above, refuse servicing is provided on-site and minimises impacts to traffic, pedestrian safety and amenity.

2.1.2. Council's Refuse Planning Scheme

As this development is located within the Brisbane City Council (BCC) Local Government Area, and where specific design controls are not provided within the Draft Provisional Land Use Plan, this OWMP has been prepared to align with BCC's refuse requirements of SC6.26 Refuse Planning Scheme Policy (PSP) v36.00/2026 where relevant. Additionally, PO32 of the Multiple dwelling code and PO8 of the Infrastructure design code.

Colliers has referred to BCC's requirements as outlined in the Refuse PSP under section 2, 3 and 4 as these sections are related to general requirements for all developments and specific planning controls for residential uses.

A checklist detailing the specific design details addressed to achieve compliance with BCC's Refuse PSP requirements is located in *Appendix A.*

2.2 Prescribed refuse volumes

The refuse volumes utilised for the calculation of residential refuse storage are based on Brisbane City Council's standard waste entitlement used for planning purposes. The entitlement is applied to all dwellings with an unchanged rate regardless of dwelling size. The waste entitlement applied to refuse calculations below is a requirement for development consent and not reflective of actual refuse generation.

A residential collection frequency of 2 times per week has been established for both general waste and commingled recycling in line with comparably sized developments previously approved by Brisbane City Council.

Table 2.2 details the residential rated entitlement applied to refuse calculations in Table 2.3.

Table 2.2: Refuse generation rates

Generation rate	Applied to	Measure	General waste	Recycling
Residential	All residential units	L/Unit/Week	240	240

Table 2.3: Refuse Calculations

Description	Quantity	Measure	General Waste L/Week	(Commingled) Recycling L/Week
Apartments (Buildings 1 and 2)	64	Units	15,360	15,360
Total Volumes per Day (L / Day)			**2,194**	**2,194**
Volumes per Collection (L / Collection)			**7,680**	**7,680**
Collection and equipment details	Collections per week		2	2
	Storage capacity		4 Days	4 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		6.98	6.98
	Equipment quantity provided		7	7

2.3 Refuse bin, equipment requirements & specifications

Table 2.4 and Table 2.5 outlines the total number of bins and additional equipment required for the development based on the volume calculations above.

As actual refuse volumes may vary from assessment benchmarks or over time according to evolving waste streams and operation of the site, bin numbers and sizes may need to be altered to suit the building operation and occupant needs.

Table 2.4: Total bin requirements

Refuse stream	Bin/storage – Size or type	Number required
General waste	1,100L bulk MGB	7
Commingled recycling	1,100L bulk MGB	7

Table 2.5: Additional equipment

Description	Quantity	Capability/specification - see *Appendix C* for further details
Individual stream receptacles	TBD	Receptacles for the immediate disposal of refuse into separate streams. Typically, bins typically up to 60L in volume placed BoH in central bin stations. Further details in Section 2.4.
Refuse/cleaners' trolleys	TBD (optional)	May be used to assist in the manual transfer of bulk volumes or refuse to the communal bulk bins in the refuse room for final disposal.

2.4 Refuse disposal

The tables in this section summarise general recommended disposal arrangements for frequently generated and infrequently generated refuse for each development component. Section 2.4.1 describes the frequently generated refuse streams that are generated in high volumes for any given period and require significant capacity for storage prior to collections. Section 2.4.2 describes the infrequently generated refuse streams that are generated in relatively low volumes, and where minimal provision for storage can be easily managed by collection frequency and ad hoc storage arrangements.

2.4.1. Frequently generated refuse

Table 2.6: Disposal of frequently generated waste

Refuse stream	Disposal details
WASTE	
General waste	Space for bins to store one day's worth of generated refuse will be provided in each residential apartment – typically under the kitchen sink. Each day or as required, all refuse will be transferred by residents to the bin store directly for disposal. The lift will be used for the vertical transfer of refuse. Waste bins should always be lined with bags and the bags double tied before removal. Operationally, bins used for general waste should be limited in size to 30L or less to reduce manual handling load in the manual transfer of refuse. Waste bins should be accompanied by a commingled recycling bin in order to facilitate separation of general waste and recycling. Receptacles may be placed in all communal areas where refuse will be generated such as the rooftop terrace for collection and storage of at least one day of general waste. Bin quantities will be determined during the operational phase. A recycle bin will be positioned wherever a general waste bin is positioned to maximise recovery. Building management will assist with the disposal of all refuse generated in communal areas.
Organic (food) waste	Separating organic or food waste from general waste is recommended to reduce the total amount of general waste produced. Separation may be considered and implemented at any stage during the operational phase of the development. While BCC does not currently offer a food organics collection service to multiple unit dwellings, commercial options are available at additional cost. Alternatively, domestic compositing equipment may be used for individual units or communally. Communal composting must be facilitated and managed by a building manager or caretaker to ensure correct usage. Where food waste is separated, caddy bins or bins less than 10L should be used in residential kitchens for disposal of food waste. The bins are then transferred to the refuse room for collection. The content is then decanted in bulk bins or composting equipment provided. Transfer and collection should occur on a frequent basis to minimise odour amenity issues.
RECYCLING	
Commingled, including • Glass, • Aluminium, • Steel cans, • Tins, • Cardboard, • Semi rigid plastics.	Items for recycling must not be bagged and disposed in loose form. This can be done by decanting the materials from the individual receptacles into the communal bulk bins. Each day or as required, all refuse will be transferred by residents to the bin store directly for disposal. The lift will be used for the vertical transfer of refuse. Receptacles will be placed in all communal areas wherever a general waste bin is located for the storage of at least one day of commingled recycling. Bin quantities will be determined during the operational phase. Building management will assist with the disposal of all refuse generated in communal areas.
	Container deposit/refund schemes are currently in place in Queensland. Various models exist including bottle return facilities and (automated) reverse vending machines. Occupants should be encouraged to separate containers that qualify for the schemes from the waste or recycling streams and send back to a return point. Storage space or dedicated bins within the units or refuse rooms can be provided.

2.4.2. Infrequently generated refuse

Table 2.7: Disposal of infrequently generated refuse

Refuse stream	Disposal details
Garden organics refuse/green waste	Garden organic refuse also referred to as green waste will be produced from common landscaped areas or around the development or from potted plants in residential apartments or on balconies. Minimal volumes of green waste generated from apartments will be captured in the general waste stream. Body corporate by-laws will include rules relating to the provision of green bins for residential units. Green waste from common areas is produced largely on a weather or seasonal dependent basis and based on plant selections. Common area green waste will be removed by the designated maintenance contractor. Interim storage is not provided. The engaged contractor will be required to send this material to a composting or resource recovery facility rather than to a landfill.
Hard waste/bulky goods	Hard waste collections will be coordinated in line with Council's hard waste collection arrangements for residential uses, and hard waste/bulky goods moved to the loading or a designated area for removal prior to collection. When storing bulky goods in a loading area, it is recommended that items are placed on a pallet for efficient loading via a pallet jack or forklift onto the RCV.
Hazardous waste - Batteries	Batteries are highly volatile and must be disposed of separately and never in the general waste or commingled recycling bins. Colliers recommend a communal disposal point is provided by site management and located in the refuse room or alternate easily accessible location for residents.
Hazardous waste - Other (paints, chemicals etc)	It is expected that the building management assist residents with disposal of hazardous or liquid waste and any paint or chemicals as required and requested. Hazardous waste must be handled with due care, separated and securely stored for collection by a specialist waste contractor. Please refer to local and QLD government websites for further information.

2.5. Refuse storage, access & rotation requirements

A single refuse storage area is provided on ground level and will be used for the storage of all refuse produced by the development; both buildings share use of communal bins in a single room.

The refuse room is located on ground level and is located with convenient access to the lift and the RCV standing position to support both convenient disposal and efficient servicing.

The refuse room is sufficiently sized to accommodate all required bins, as specified in Table 2.4 without the need for rotation between services. This supports the affordability of housing by reducing the need for building management to attend site and rotate bins. However, a level of building management will be required to monitor the shared use of the refuse room and undertake routine cleaning of the bins or enclosure surfaces as well as educating residents on the shared use of bins as needed.

Access to the room will be provided to residents for refuse disposal and to contractors for servicing purposes.

Figure 2.1 illustrates the configuration of the refuse room in context of the RCV standing position and lift.

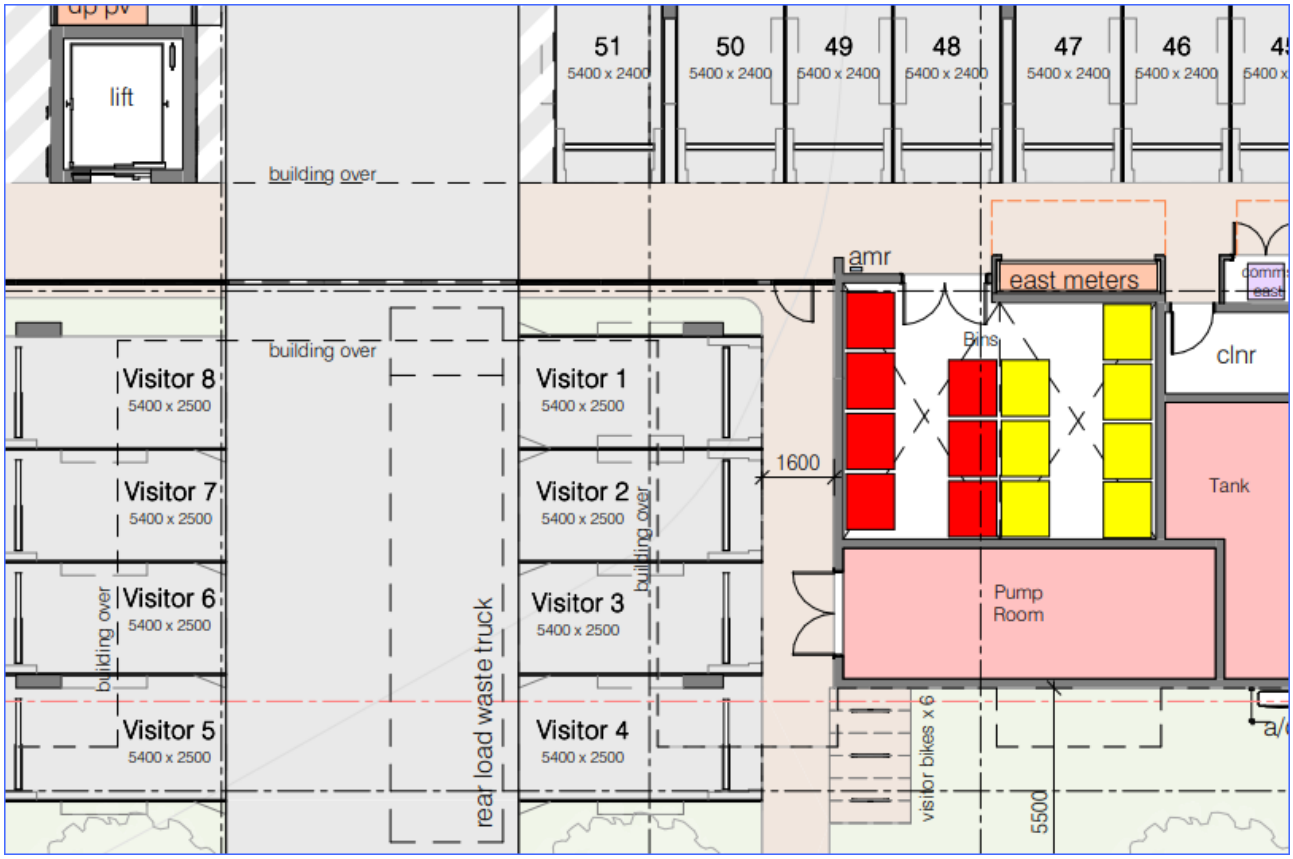


Figure 2.1: Refuse storage room

Source: DC8, Project: Banyo Affordable Housing, Drawing: Ground Floor Plan, Drawing Number: 2-00, Rev: G

Table 2.8 outlines the refuse storage room design criteria addressed in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

Table 2.8: Refuse storage area design requirements

Positioning considerations
Positioned with direct access to the designated loading point.
Is in a purpose-built storage room which is vermin proofed and used solely for the storage of refuse leaving the site only.
Where adjoining sensitive uses (habitable spaces, food preparation areas etc), is separated by means of solid construction (impermeable enclosure walls) to prevent amenity impacts.
Is positioned away from entrances to shops or residential premises.
Is over 5m from any door, window or fresh air intake within the development or any adjoining site or designed to prevent the escape of odours from the enclosure.
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 ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin washing and room cleaning considerations
A hose cock provided inside the room for cleaning bins and the enclosure surfaces.
The walls, ceilings, floors and equipment are to be designed and constructed of or sealed with an impervious material with a smooth finish to a height of 1m to allow for easy cleaning.
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. Refuse transfer

Residents will be responsible for manually transporting their generated waste to the refuse storage room for disposal, via the lift for all apartments above ground level. Residents of ground floor apartments will transfer refuse laterally, directly to the refuse room.

The designated contractor will retrieve bins from the storage room, transfer bins to the RCV lifting mechanism via the hard stand pathway for servicing and subsequently return them to the storage room upon completion of the service.

2.5.1 Refuse transfer path design requirements

Table 2.9 demonstrates the criteria addressed in the design of the refuse transfer path for both disposal and servicing.

Table 2.9: Refuse transfer path design

Positioning considerations
The bins and refuse to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not extend through any habitable parts of a building or food premise.
Does not have any lips, stairs or steps for bins to be manoeuvred easily.

2.7. RCV & bin servicing arrangements

All refuse generated on-site will be collected by the Council's appointed contractor utilising a rear-loading refuse collection vehicle (RCV).

RCV's will perform a single reverse manoeuvre to enter the site via the driveway crossover on Wellington Street. RCV's will stand in the designated RCV loading area on the driveway. Once the collections service is complete, RCV's will exit site onto Wellington Street in a forward gear.

Once the bins have been serviced, they will be returned to the residential refuse room by the collecting contractor where building management staff/cleaners will clean the bins as required for everyday use.

Further details on vehicle access and on-site manoeuvring, including copies of RCV swept paths can be found in the transport report submitted with the submission.

Table 2.10 demonstrates the features of the bin servicing area.

Table 2.10: 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 devoid of stairs, lips or ramps and allows bins to be manoeuvred easily.
Does not block the entry and exit to the 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.
Is screened sufficiently to minimise the view of bins from neighbouring properties or passing vehicles and pedestrian traffic external to the site.
Is positioned away from entrances to residential premises.

3 Recommended operational refuse management

This section does not contain information relevant for building design assessment.

This section relates to the outcomes and waste management practices of the development during the operational phase as recommended by Colliers. It is intended for use as a live document by the end user of the development to assist with the ongoing management of the development.

3.1 Anticipated residential refuse volumes

Colliers have worked extensively with operating residential developments and notably with affordable and social housing developments across the Brisbane local government area. This includes establishing typical volumes of refuse generated through volumetric assessment. Colliers have established a flat generation rate applicable to developments containing mixed unit sizes. This rate is used to provide more accurate recommendations relating to anticipated bin numbers and to support improved sustainability through landfill diversion.

It should be noted that the recommendations and comments in this section are based on the maximum aggregate audit results of operational sites completed by Colliers and do not factor in potential geographic factors and therefore not site specific however, give an estimation of likely waste generation. Site specific auditing is recommended to establish actual generation and composition of refuse for this site. Site specific auditing allows refinement of the overall refuse strategy.

3.1.1. Refuse profile and stream separation

Refuse generated by residential uses including multiple dwelling residential apartments includes a substantial volume of food waste. Colliers recommend that food organic waste is separated from the general waste stream. Onsite compositing or organics processing equipment should be investigated for inclusion within the final design, and an area should be made available for the instigation of composting or collections during the operational phase of the development. Where onsite composting or processing occurs, this must be undertaken through an onsite manager to ensure the correct use.

Alternatively, commercial collections may be undertaken by the development at an additional cost. Council do not provide rating concessions for initiatives to reduce waste. Where commercial collections are undertaken this is an additional waste expense over Council's waste rating charge.

Colliers recommend that Container Deposit Scheme (CDS) receptacles are also available for resident use, this may provide additional revenue to the development (such as social club funds) or be donated to charity. Single item recyclable streams as captured by CDS offer a higher value recyclable product than achieved through commingled recycling. Incentivised recycling programs assist in promoting participant buy-in.

3.1.2. Recommended refuse bins and equipment

Table 3.1 outlines the number of bins and additional equipment that may be implemented where an additional level of sustainability and landfill diversion is sought. The recommended level of stream separation may be implemented at any stage during the occupational phase of the proposed development.

These recommendations are provided to assist in the instigation of collection services and provided based on Colliers recommended stream separation. Additional services may be provided utilising the bin rooms as proposed within the development application with the use of bins monitored by building management.

Table 3.1: Recommended bin requirements

Refuse stream	Bin/equipment - Type or size	Bins required	Storage capacity between collections
General waste	1,100L	3-4	4 Days
Food organics	240L	3	4 Days Servicing every 2 days should be considered
Commingled recycling	1,100L	3	4 Days
CDS	240L	1	Ad hoc
E-waste (Excluding batteries)	1,100L	1	Ad hoc
Mixed batteries	Countertop receptacle	1	Ad hoc

3.2. On-going management

The tables below relate to a cycle of ongoing implementation, operation, review and amendment of the refuse strategy. These tables are intended to serve as a live document to be completed and updated during the operational phase of the development and therefore intentionally left blank.

Responsibilities will be assigned for all on-going refuse management related activities during the operation of the development. Colliers recommend the appointment of dedicated personnel to champion refuse management and sustainability. The following lists (Table 3.2 to Table 3.4) are designed to help manage and assign responsibilities and monitor the refuse operations. On-going management of the refuse strategy will maintain efficient services, a safe environment and improve on sustainability outcomes.

3.2.1. Implementation phase

Refuse management tasks during the implementation of the refuse strategy are required prior to and during the early stages of building occupancy. An opportunity to revisit these tasks is provided at set intervals with the review of the refuse strategy.

Table 3.2: Implementation checklist

Task	Assigned	Remarks
Verify the as-built form of all refuse related areas. This task does not refer to building certification but is typically undertaken by a specialist waste consultant prior to building certification. This provides an opportunity to identify variances in building form versus design and recommend alternate or mitigating refuse management strategies.		
Appoint personnel to oversee or undertake refuse management tasks. A building manager or caretaker is typically appointed to undertake most operational tasks, engaging contractors for specialist tasks.		
Conduct internal safety review. An internal safety review is required to be undertaken to identify potential hazards in the implementation of the refuse strategy and risk mitigation opportunities. This includes the use of any refuse management equipment installed, as well as refuse transfer paths.		
Development of policy and procedures Must be undertaken after safety review and abide by all relevant occupational health and safety legislation, regulations and guidelines to ensure site safety for visitors, and contractors. Also includes assessment of any manual handling risks and preparation of a manual handling control plan for waste and bin transfers.		

Task	Assigned	Remarks
Engage refuse collection contractors. Council's collections contractor must conduct a site visit for the purpose of risk assessing the site prior to conducting services. Contractors must ensure that a full risk assessment of equipment, surfaces and related gradients is complete, and procedural documentation is provided to the appropriate personnel. RCV manoeuvrability testing and the establishment of service frequency and timing is also undertaken at this time.		
Install signage in all refuse disposal and storage points. Signage is required to be installed to educate building occupants on location of disposal and refuse storage points. Additionally, identify the accepted items disposed of in each refuse stream. The installed signage should be colour coded in accordance with *AS 4123.7 – 2006 Mobile waste containers*. Examples of signage are provided in the appendices.		
Leasing agreements. All leasing contracts should contain clauses pertaining to waste management arrangements and use of any associated equipment.		
Education and training. Provision of equipment manuals, induction, training, health and safety procedures, risk assessments and personal protective equipment (PPE) to all staff/contractors associated with all waste management activities in order to control hazards. The step is repeated through the operational phase of the development as required due to changes is users or personnel.		
Consider fit out and move-in refuse. Higher volumes of waste are generated during the initial resident move-in or final fit out. This typically includes large volumes of cardboard. Additional bins or collections may be required. This also applies to high turnover events and refits or renovation.		

3.2.2. Occupation/operational phase

Refuse management tasks during the occupation or operational phase of the development relate to the day to day and business as usual operational tasks that must be undertaken to execute the refuse strategy.

Table 3.3: Occupation/operation checklist

Task	Assigned	Remarks
Facilitate disposal from communal areas, and public realm. Appointed building manager/caretaker is required to transfer refuse generated in communal areas and the public realm to the refuse storage area for final disposal, this includes litter removal.		
Manage rotations of bins to ensure convenient access. Check bin fill levels and rotate/swap bins as required. Sufficient capacity must be provided for the disposal of all streams at all times including reduced personnel on site (such as weekends or public holidays). Where equal access to a refuse stream is not maintained, other streams may be contaminated leading lost resources.		
Manage bin transfers to agreed servicing point (if required). Bins are required to be presented to the temporary holding or agreed servicing point prior to the scheduled service time and ensure the area is free from obstruction. Late bin placement or servicing obstruction may lead to missed bin services.		
General cleaning. Regular cleaning and maintenance of all refuse management facilities is important to maintain a safe and hygienic environment for staff and contractors. General cleaning is required for all refuse holding and transfer areas including: • Refuse bins, rooms and storage areas • Refuse transfer areas including lifts and staircases • Any other refuse management equipment		
Perform spot checks on bin contents and refuse streams. Building management regularly check for correct bin use and stream contamination. Early intervention prevents the development of poor practice and lost resources. Feedback and education is provided to the relevant parties (see below).		
Ongoing education and communication. On-going education is important to ensure people continue to use the facilities as originally intended and to avoid ongoing contamination of recoverable refuse streams. Appointed personnel should be actively involved in education of occupants and encouraging participation in recycling activities. Widespread communication of the achievements of the refuse strategy and areas for improvement encourage participant buy-in.		

3.3.1. Review and amendment phase

The review and amendment refuse management tasks relate to tasks undertaken on a routine (e.g. quarterly, bi-annually or annually) or ad hoc basis. At the completion of the review and amendment phase, the cycle restarts with the implementation of the amended refuse strategy.

Table 3.4: Review and amendment checklist

Task	Assigned	Remarks
Coordination of specialised cleaning contractors as required. Typical specialised cleaning services may include cleaning internal areas of compaction equipment (if selected); this reduces risk of blockage, odour and risk of fire.		
Maintenance and servicing of refuse management equipment as per schedule. Frequency depends on equipment, building operation and manufacturer specification. Routine maintenance reduces downtime and detrimental impact of unscheduled equipment breakdown.		
Coordination of specialised equipment contractors as required. May extend to ad hoc services requiring specialist equipment such as bulky/hard waste removal.		
Internal safety review. Routine safety reviews are required to identify changes to the site, work practices or legislation that may impact existing policies and procedures. Reviews should include visual inspection of equipment and user PPE. Any policy or procedure updates arising from a safety review must be immediately communicated.		
Review bin quantities and refuse management equipment. Reviewing bin quantities and equipment is required ensure operational sustainability of refuse volumes and equipment remains fit for purpose. Consideration should be given where alternate equipment may provide improved outcomes. This review may form part of the external audit process (above) as recommendations made.		

Task	Assigned	Remarks
Review service frequency and methodology on 6 monthly intervals with collecting contractor. The service frequency and service methodology should be reviewed once development is fully occupied and on rolling 6 monthly basis to ensure the optimum cost efficiency in services provided and explore options for additional services. Any potential changes to the bin numbers or bin sizes should be made in liaison with the appointed contractor to confirm cost or contract implications.		
Review of recycling rate target to target continual improvement. Once benchmarked performance has been assessed against the existing targeted recycling rate a new target can be established that strives for continual improvement. Any changes in targeted recycling rates and the achievements of the refuse strategy should be widely communicated to all uses.		
Update and amend OWMP based on review outcomes. On completion of the refuse strategy review the OWMP should be updated to reflect refuse strategy amendments and to enable implementation of refuse strategy.		

Appendix A Council PSP compliance checklist

BCC SC6.26 Refuse Planning Scheme Policy		
Item	Requirement	Compliance/comment
Section 2 – General requirements		
(1)	A written design proposal for waste collection is to be provided giving full details of the proposed solution, bin sizes, number of bins and the storage and collection areas, frequency of collection and the refuse collection vehicle size. Table 1 provides the dimensions and types of bins. Table 3 provides the specifications and types of collection vehicles.	Details provided within this OWMP
(2)	The collection of refuse is to be considered during the planning phase of development. This includes the physical manoeuvring area for the refuse collection vehicle and the bin storage areas and collection points. Access for other road users including pedestrians, cyclists, motorists and other service providers (e.g. postal) is to be maintained.	Details provided within this OWMP
(3)	The type of refuse service that is to be used (domestic or commercial) is identified, including whether the refuse collection vehicle is to be front loading, side loading or rear loading (sufficient height must be available).	Details provided within this OWMP
(4)	Uses with high trip-end densities provide a transport impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy with an assessment of refuse storage and collection included.	See traffic report submitted
(5)	Where a Refuse Collection Vehicle (RCV) is required to manoeuvre from an on-site position, allow an additional 500mm clearance for vehicle turning dimensions (swept paths) and servicing. Three clear swept path lines must be demonstrated for the RCV, namely wheel path, vehicle body path and 500mm clearance path.	Complies
(6)	The waste collection system is to achieve the following outcomes: a. both the customer and service provider can access the bin storage area and collection point conveniently; b. the location, design and operation of the bin storage and collection system do not have unreasonable adverse acoustic, odour or visual impacts on the development, surrounding properties or the streetscape; c. the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of this planning scheme policy.	Complies
Section 3 - Access and manoeuvrability		
(1)	The manoeuvring of the refuse collection vehicle is undertaken in a safe and efficient manner, without detrimental impacts to pedestrian amenity or safety, Council or private infrastructure or the function of the road network.	Complies
(2)	For multiple dwelling development accessed via a local, neighbourhood, district or suburban road, the refuse collection vehicle may enter the site in a reverse gear in a single movement.	Complies – Reverse entry manoeuvre proposed from neighbourhood road.
(3)	For multiple dwellings development accessed via an arterial road, or where the refuse collection vehicle cannot reverse onto the site in a single movement, the refuse collection vehicle must enter and leave the site in a forward gear.	N/A
(4)	For development (other than a multiple dwelling) accessed via an arterial, suburban, district or minor road adjacent to an intersection with a major road, the refuse collection vehicle must enter and leave the site in a forward gear.	N/A
(5)	Where refuse collection is from an on-site position, the area trafficked by the refuse collection vehicle must comply with requirements under the Transport, access, parking and servicing planning scheme policy including a minimum aisle/carriageway width of 6.5m wide.	Complies see traffic report
(6)	For detached dwellings on rear lots, pavements/carriageways trafficked by a refuse collection vehicle have a minimum width of 5.5m.	N/A

Section 3 - Access and manoeuvrability - continued		
(7)	All entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle, including a minimum 6.5m crossover which is free from overhead projections inclusive of gardens or trees.	Complies
(8)	To maximise safety, the distance required for refuse collection vehicles to reverse on-site is minimised. Where on-site turnaround of the refuse vehicle cannot be achieved, the bin storage area and collection point is located within 20m of the street frontage.	Complies
(9)	Turnaround facilities for a refuse collection vehicle exist or are provided for where involving staged subdivision developments or where development is located on a no through road. Turning and manoeuvring facilities for refuse collection vehicles are provided to meet design requirements for the vehicles identified in Table 3.	N/A
(10)	Subdivision layouts are to provide for the safe and efficient operation and manoeuvring of a side-lift loading refuse collection vehicle. Layouts that require a refuse collection vehicle to reverse more than 20m are to be avoided. Where the provided transport network results in a stub road for a proposed future road connection, interim turnaround facilities must be provided in compliance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	N/A
(11)	Adequate lift clearances are provided to overhanging trees and wires in accordance with Table 3.	Complies
(12)	The required vertical and horizontal clearances are provided for the service to operate safely and efficiently. Operational clearance dimensions are shown in Table 3 for various types of collection arrangements.	Complies
(13)	Access for a refuse collection vehicle to the collection point is maintained at all times.	Complies – Collections occur on driveway aisle.
(14)	Where non-residential development is proposing to use an alternative design vehicle other than those named in Table 3, written confirmation from the proposed licensed waste collection contractor giving full details of the bin size and the refuse collection vehicle size must be provided.	N/A
(15)	In instances where the gradient of the on-site manoeuvring area is greater than 5% (1:20), the pad that the collection vehicle will stand on while accessing refuse bins at the collection point, is to have a maximum gradient of 2% (1:50).	Complies
Section 4 - Residential refuse collection		
(1)	Residential development must be serviced by Council or their appointed collection contractor.	Complies
(2)	Residential development is to provide sufficient capacity for 240L of refuse and 240 or 360L of recycling per dwelling, allowing for one collection per week.	Details with OWMP
(3)	Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be appropriately accommodated in accordance with section 4.1.	N/A onsite servicing proposed
(4)	On-site collection must be provided for in the following cases: a. the development cannot accommodate external (fronting public road) kerbside collection; or b. the development comprises greater than 10 dwellings; or c. where the road verge is not properly shaped to the standard 1:50 gradient and a minimum of 2.5m wide or where the longitudinal road gradient is greater than 1:10.	Complies
(5)	Refuse and recycling collection for a mixed use development ensures residential and commercial bins are stored separately with separate access to each.	N/A residential only
Section 4.1 - Kerbside collection (MGB's) – N/A Greater than 10 dwellings, kerbside collection not proposed		

Section 4.2 – On-site collection (Bulk Bins) – This section applies to residential services		
(1)	In accordance with section 4, development will avoid adverse impacts to residents, pedestrians and roads users by providing sufficient capacity to achieve one collection per week while ensuring sufficient refuse and recycling capacity is provided to meet the needs of residents.	2 collections proposed
(2)	An on-site dedicated pedestrian route is provided and is separate from the required vehicle manoeuvring area to ensure pedestrian safety is protected. The pedestrian route is to provide access from the site's frontage to the development and will have a minimum width of 1.2m.	Complies
(3)	Bulk bins of 1.1m^3 or less are positioned so that collection personnel do not have to move them more than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.	Minor performance solution proposed.
(4)	Bulk bins of 1.5m^3 or more are positioned so that front-lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage area to the collection point.	N/A
(5)	The storage areas for bulk bins are: a. contained in a roofed and wholly screened enclosure or room of sufficient size for the bulk bin quantity required; b. easily accessible for residents and for the required servicing of bins; c. screened from neighbouring properties to mitigate odour, amenity and noise; d. of a design to mitigate the harbourage of vermin or attraction of scavenging animals; e. provided with natural or temperature-controlled ventilation if in an enclosed room; f. of a design which maintains a minimum internal vertical clearance of 2.1m; g. kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options; h. are not to contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs.	Complies
(6)	Best practice may include allowing additional space for the storage of extra containers to separately store either organic waste or other recyclables in the future.	N/A
(7)	If a refuse or recycling chute is provided: a. it is to be constructed to allow refuse to fall into the centre of the bin; b. it is to have a door/lid to ensure clean changeover of bins; c. the chute room must be of suitable size to allow for an additional bin/s to remain under the chute discharge/s at all times; d. separate chutes and bulk bins are to be used for each waste stream; e. the room containing the chute and bin or compactor excludes all but authorised personnel; f. design best practice may include developments greater than 15m (3 storeys) in height utilising twin chutes or single chute dual stream technology with openings on each residential floor to enable chute disposal of both refuse and recycling.	N/A – Chute not provided to minimise construction and ongoing building management expense to support the affordability of housing.
(8)	Environmental best practices may also include the installation of a trapped waste connection to the sewer system.	Complies
Section 5 – Non-residential refuse collection – N/A residential only		

Appendix B Relevant development plans



1 GROUND FLOOR GENERAL ARRANGEMENT PLAN
1 : 200@A1

RESIDENTIAL SUMMARY

1 bed	16
2 bed zipper	36
2 bed wide	12
TOTAL	**64**

CAR PARKING SUMMARY

Residential Park	64
Visitor Park	8
Accessible Park	1
TOTAL	**73**

BIKE PARKING SUMMARY

Residential Bikes	64
Visitor bikes	16
TOTAL	**80**

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Architecture
Interiors
Urban Design

Disclaimer

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Client:
Mission Australia/CPP
Project:
Banyo Affordable Housing
Address:
56 Blinzinger Road, Banyo 4014
Project Number:
CPP001

NORTH

Town Planning

Rev.	Date	Amendment	Chk	To
A	18/08/26	Issued for Comments	DC8	CPP
B	19/08/26	Issued for Comments	DC8	All
C	25/08/26	Issued for Comment	DC8	CPP
D	26/08/26	Issued for Coordination	DC8	CPP
E	02/08/26	Issued for Coordination	DC8	CPP
F	09/09/26	Issued for Coordination	DC8	CPP
G	14/09/26	Issued for Coordiantion	DC8	CPP

Drawn: DC8
Approved: GV
Date: 21/08/26
A1 Scale: As indicated

Drawing Title:
GROUND FLOOR - GA PLAN
Drawing Number:
2-00
Revision:
G

14/09/2026 4:52:22 PM



1 FIRST FLOOR GENERAL ARRANGEMENT PLAN
1 : 200@A1



2 SECOND FLOOR GENERAL ARRANGEMENT PLAN
1 : 200@A1

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Architecture
Interiors
Urban Design

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E	02/08/26	Issued for Coordination	DC8	CPP
F	09/09/26	Issued for Coordination	DC8	CPP
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Drawing Title:
FIRST & SECOND FLOORS - GA PLAN

Drawn: DC8
Approved: GV
Date: 21/08/26
A1 Scale: 1 : 200

Drawing Number:
2-01
Revision:
G

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Appendix C Systems and specifications

C.1 Specified refuse management equipment

The table below provides contextual examples of the specific equipment types specified in this OWMP and is not intended to provide an exhaustive list of all potential options of the required equipment.

Equipment	Waste streams	Examples	Information
Residential unit bins	General waste and recycling	 	Various options and sizes. Built and standalone bin available. Examples: https://www.bunnings.com.au
Communal area bins	General waste, recycling, food waste, paper/ cardboard	 	Various options and sizes available. To be supplied depending on preference and space available. Examples: https://www.sourceseparation-systems.com.au-/product/multisort https://methodrecycling.com/au/
1,100L bins	General waste, recycling, paper/ cardboard	 	Dimensions approx. 1070 x 1240 x 1330mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au, https://www.australianwaste management.com.au
Counter-top E-Waste recycling (Optional)	Electronic waste	 	Prepaid battery collection Example: https://envirostream.com.au/product/prepaid-countertop-battery-recycling-box/ https://www.ecoactiv.com.au/product/4l-battery-recycling-prepaid-service/

Appendix D Refuse signage

D.1 Refuse Signage

All waste stream signage used should be colour coded to be compliant with *AS 4123.7–2006 Mobile waste containers – Part 7: Colours, markings and designation requirements.*

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



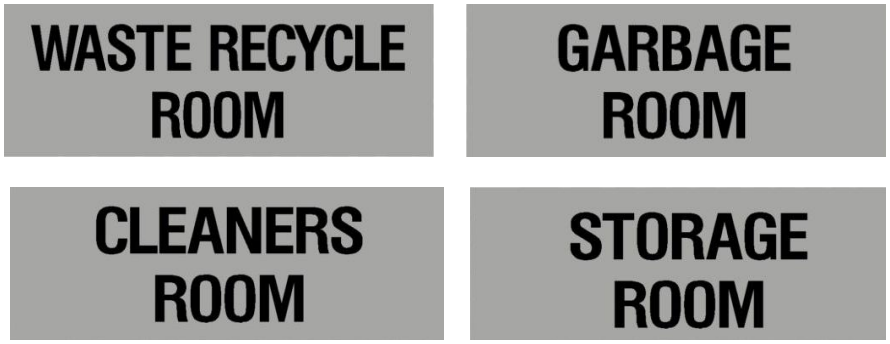
Colour coding as per AS 4123.7-2006

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*

D.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 enclosure signage



Example facility signage



Example safety signage



Appendix E Terms and 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 1.00m³ to 4.50m³ 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 Tolley		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.

TERM	ABBREVIATION	DEFINITION
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.
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	m^3	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	m^2	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.
Waste Collection Vehicle	WCV	A vehicle specifically designed for collecting and emptying refuse bins and refuse compactors.
Rear-End-Loading Waste Collection Vehicle	REL WCV	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 WCV 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.