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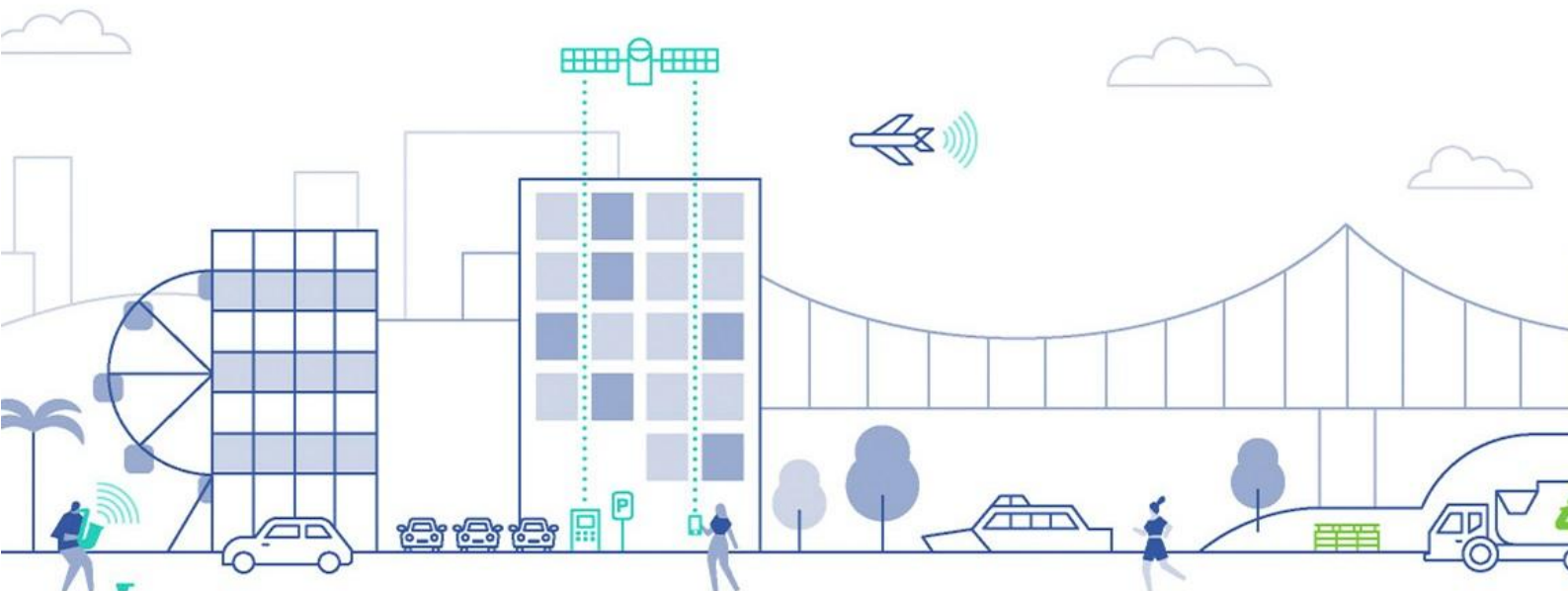


Operational Waste Management Plan

Proposed Warehouse Development

At 842 Waterworks Road, The Gap QLD 4061

On Behalf of The DP Gap Holdings Trust



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Revision record

Issue no.	Author	Reviewed/approved	Development stage – Revision description	Date
1.	J. Power/ R. Griffiths	D. Patel	Schematic Design – IR Response – Draft	10/09/2026
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3.				
4.				

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1. Introduction

1.1 Background

Colliers International Engineering and Design (TTMC) Pty Ltd has been engaged by The DP Gap Holdings Trust to prepare an Operational Waste Management Plan (OWMP) to support the proposed mixed-use warehouse development located at 842 Waterworks Road, The Gap. It is understood that a development application has been lodged with Brisbane City Council (BCC) and an Information Request (IR) issued for application reference A007025195.

This OWMP has been prepared to support a response to IR item 4 and 11 as well as provide clarification of the service vehicle arrangements as part of a response to item 5. The IR items this OWMP addresses are replicated in Section 0 with details provided in response to the IR are located throughout this report.

1.2 Scope

The content of this OWMP is intended to provide information on the typical movement of waste streams from generation to collection. Information on refuse management is given for each warehouse use and each building within the development.

Detailed information including site plans and drawings, 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	Explanation
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 site is located at 836, 838, 840 and 842 Waterworks Road, The Gap as depicted in Figure 1.1. The legal property description of each lot within the development site is Lots 4 to 1 respectively on RP91310.

The site is located within the Brisbane City Council Local Government Area. Lots 1 – 3 of the site are zoned within the District Centre. Lot 4 is zoned within the Low Density Residential Zone. The site has a single frontage and all vehicular access into the site will occur via Waterworks Road, recognised as an Arterial Road.



Figure 1.1: Site location

Source: Nearmap, imaged dated 11/08/2026

1.4 Site statistics

The proposed development consists of a five level self-storage facility, referred to as Building A, and 2 two storey work-store buildings, referred to as Building B and C.

The architectural development summary is presented in Figure 1.2 and provides context to the volume information in Section 2.

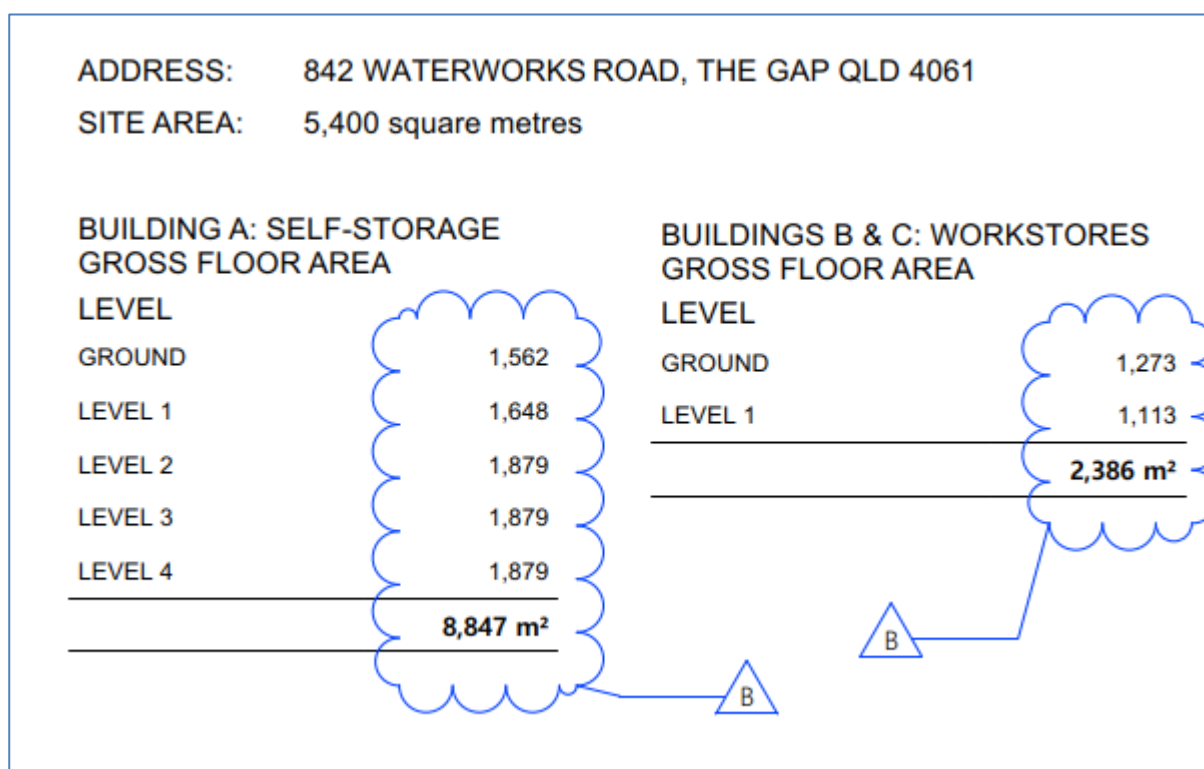


Figure 1.2: Development summary

Source: MRAC, Project: Storelocal The Gap + Workstores, Drawing: COVERSHEET + DEVELOPMENT DATA, Drawing Number: DA0.01, Rev: B

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 Council Planning Scheme

This plan has been prepared to align with BCC's refuse requirements of SC6.26 Refuse Planning Scheme Policy (PSP) v36.

As this development contains non-residential uses only, Colliers has referred to BCC's requirements as outlined in the Refuse PSP under section 2, 3, and 5. These sections detail the general requirements for all uses and specific controls for non-residential uses.

Colliers has also referred to the relevant development codes, including 9.3.3 Centre or Mixed Use Code, 9.3.12 Industry Code, and 9.4.4 Infrastructure Design Code.

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

2.1.2 Council Information Request

Brisbane City Council have issued an Information Request (IR) for the proposed development relating to refuse, servicing and access. As a result, several design changes have been proposed to address Council's concerns that are captured on architectural drawings and as described in this OWMP.

Table 2.1 details the Council IR items that this OWMP has been prepared to address as well as the design team response.

Table 2.1: Response to Council IR

Item	Council RFI	Response
4.	It is noted that a "Refuse Area" has been provided between 'Unit 09' and the eastern side boundary, adjoining a sensitive land use. Whilst the area has been provided, it is unclear whether the bin area is wholly roofed and screened and provides the appropriate bin capacity within the dedicated space. The bin storage is required to be wholly screened, sited and located in a manner that enables occupants' convenient access to dispose of waste streams and enable a Front-Lift Loading Refuse Collection Vehicle (RCV) to safely and efficiently collect waste. It is also noted that the current refuse arrangements do not appear to function appropriate due to the proposed carparking located between the refuse area and the pickup area. To address AO63.1 & AO63.2 of the Centre or mixed use code, AO17.2 of the Industry design code and AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating the following: a. Clearly demonstrate the development has provided either a dedicated refuse room (within a building) or refuse enclosure (roofed & wholly screened) which has a minimum area of 20m² (internal dimensions of 10m x 2m) to house four (4) x 3,000L bulk bins (i.e., two (2) x 3,000L Front-Lift bins for general refuse + 2 x 3,000L Front-Lift bins for commingle recycling). OR b. Alternatively, clearly demonstrate the location of two separate refuse enclosure's (roofed & wholly screened) which each have a minimum area of 10m² (internal dimensions of 5m x 2m) to house two (2) x 3,000L Front-Lift bins. Also show the following: i. Clearly denote the area (m²) and internal dimensions of the refuse solutions. ii. Demonstrate the location of the developments refuse solution/s enables a Front-Lift Loading RCV to drive straight-on to the front-lift bins.	Amended architectural plans have been provided to illustrate the two proposed refuse storage areas associated with the development. The first refuse storage area is designated for the workstore units and is located behind Unit 09. The enclosure has been positioned away from nearby sensitive land uses where practicable and will be screened from adjoining properties to minimise visual impacts. While the enclosure is not fully enclosed, the nature of the proposed workstore uses is expected to generate predominantly dry commercial waste streams, consisting primarily of packaging materials, cardboard, paper and other non-putrescible wastes. Consequently, only limited quantities of putrescible material are anticipated to be generated and the potential for odour impacts is considered low. Access to the enclosure will be restricted to workstore tenants only. Further details regarding waste generation rates and required bin capacity are provided in Section 2.2 of this report. The second refuse storage area is dedicated to the proposed storage building and is located within a purpose-built internal waste storage room within the self-storage facility. The refuse area is fully contained within the building and, as such, provides a high level of separation from adjoining sensitive land uses while containing any potential odour emissions. Furthermore, lease agreements for the storage units do not include waste collection services, with tenants expected to remove and dispose of waste generated from their units off-site. As a result, the waste storage area is intended primarily for site management activities and is not expected to receive significant quantities of waste. Access to the waste room will be restricted to site management personnel only. Further details regarding waste generation rates and required bin capacity are provided within the relevant sections of this report.

Item	Council RFI	Response
5.	A review of the 'Ground Floor Plan' has identified that the entire two-way aisle/ carriageway trafficked by the RCV is less than 6.5m. Furthermore, a review of the 'Colliers – Service Vehicle Swept Path Analysis' has identified that the 10.52m Front-Lift Loading RCV clearance envelope conflicts with a parking bay and built form. To address PO1/ AO1, PO19/ AO19.2 & 19.3 of the TAPS code, PO17/ AO17.2 of the Industry design code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating the following: a. Demonstrate the entire two-way aisle/ carriageway trafficked by the RCV is 6.5m wide, inclusive of the T-Head turnaround area. b. Utilising amended architectural plans provide an RPEQ certified swept path analysis which demonstrates a 10.52m Front-Lift Loading RCV (As per BSD-3009) as specified in Table 3 of the Refuse PSP can safely and efficiently service the development whilst utilising a lock-to-lock time of 6.00s, curb-to-curb turning radius of 9.757m and 0.5m clearance envelope.	The proposed servicing strategy has been amended to utilise a rear-lifting RCV. For details regarding vehicle access, manoeuvring, swept path analyses, and the assessment of other service vehicles, refer to the Traffic Engineering Report.
11.	The proposed development provides a refuse area that adjoins the site boundary of a sensitive use. The submitted information does not show a screened or wholly enclosed structure and the proximity to the adjoining residential use raises concern about the impacts on the privacy, amenity and potential air quality as a result of the location of the refuse area. a. Review and amend the location of the refuse area to ensure there are no adverse impacts to the adjoining residential use.	Two refuse storage areas are proposed as part of the development. The refuse storage area servicing Buildings B and C remains in the previously approved location and has been amended to incorporate screening, a lockable gate, and partial weather protection provided by the building structure above. While not fully enclosed, the anticipated waste stream is expected to consist predominantly of dry household waste and recyclables, with minimal volumes of putrescible material. Combined with regular waste collection, the potential for odour generation and associated amenity impacts to adjoining residential properties is considered low. The second refuse storage area is located within an enclosed room internal to Building A (self-storage building) and is separated from adjoining sensitive uses by a substantial distance. Accordingly, no adverse air quality or amenity impacts are anticipated.

2.2 Anticipated refuse volumes

2.2.1 Building A

The waste generation rates adopted for Building A have been derived from a desktop assessment of operational data from two comparable self-storage facilities managed by the client, being Hendra Self Store (approximately 5,400 m² GFA) and Berrinba Self Store (approximately 9,600 m² GFA). Colliers reviewed 90 days of refuse collection invoices to establish a representative waste generation profile for the proposed development.

The reviewed invoices recorded the number of bins, size and frequency of waste and recycling collections; however, bin weights were not available. Accordingly, a conservative assumption has been adopted that all waste and recycling bins were at 100% capacity at the time of collection. As a result, the calculated generation rates are likely to overestimate actual waste volumes and therefore provide a conservative basis for waste management infrastructure.

The waste generated as calculated via desktop analysis is outlined in Table 2.2

Table 2.2: Refuse generation rate

Generation rate	Measure	General waste	Recycling
Hendra Self Store	L / 100m ² / Day	1.4	0.9
Berrinba Self Store	L / 100m ² / Day	0.5	0.1

The reviewed data demonstrates that the Hendra Self Store records substantially higher waste generation rates than the larger Berrinba facility for both general waste and recycling streams. To ensure a conservative assessment, the higher Hendra generation rates have been adopted for the calculations presented in Table 2.2. The adopted rates represent the upper range of waste generation observed across the comparable sites and are therefore considered appropriate for sizing the development's waste storage and collection infrastructure.

The proposed development is expected to operate on a seven-day basis, consistent with typical self-storage facilities. For the purposes of the waste generation assessment, a seven-day operational week has been assumed. A waste collection frequency of once per week has been adopted for Building A.

Table 2.3 outlines the operator specific refuse generation rate applied to the volume calculations in Table 2.4.

Table 2.3: Refuse generation rate

Generation rate	Applied to	Measure	General waste	Recycling	Days of operation
Desktop Analysis Data	Building A	L / 100m ² / Day	1.4	0.9	7

Table 2.4: Refuse calculations – Building A

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Ground	GFA (m ²)	1,562	153	98
Level 1	GFA (m ²)	1,648	162	104
Level 2	GFA (m ²)	1,879	184	118
Level 3	GFA (m ²)	1,879	184	118
Level 4	GFA (m ²)	1,879	184	118
Total weekly volumes (L/Week)			867	557
Volumes per day (L/Day)			124	80
Volumes per collection (L/Collection)			867	557
Collection and equipment details	Collections per week		1	1
	Storage capacity		7 Days	7 Days
	Equipment size		1,100L	1,100L
	Equipment quantity provided		1	1

2.2.2 Buildings B & C

The generation rates and collection frequencies used to calculate refuse volumes for the workstore units (Buildings B & C) have been based on Council-prescribed rates to demonstrate compliance with the relevant requirements. The Council-prescribed generation rate for 'Warehouses' has been applied to storage areas within the development. The tenancy and use mix is based on the targeted tenancy mix identified by the client, for complete details on tenancy uses subject to this application refer to the submitted town planning documentation.

Buildings B and C have been assessed based on a six-day operational week, as advised by the client A collection frequency of twice per week has been established for Buildings B and C (the Workstore buildings).

The applied collection frequencies have been determined in accordance with Section SC6.26 of the Planning Scheme Policy (PSP), Table 2: Non-Residential Service Frequency Requirements, noting that the majority of the site is located within the District Zone.

Table 2.5 outlines the refuse generation rate utilised.

Table 2.5: Refuse generation rates

Generation rate	Applied to	Measure	General waste	Recycling	Days of operation
Warehouse	Building B & C	L / 100m ² / Day	15	15	6

Table 2.6 outlines the anticipated refuse generation volumes for each workstore building of the site.

Table 2.6: Refuse calculations – Buildings B & C

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
Building B	GFA (m ²)	1,210	1,089	1,089
Building C	GFA (m ²)	1,176	1,059	1,059
Total weekly volumes (L/Week)			2,148	2,148
Volumes per day (L/Day)			307	307
Volumes per collection (L/Collection)			1,074	1,074
Collection and equipment details	Collections per week		2	2
	Storage capacity		4 Days	4 Days
	Equipment size		1,100L	1,100L
	Equipment quantity provided		1	1

2.3 Refuse bin, equipment requirements & specifications

Table 2.7 and Table 2.8 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 2.7: Total bin requirements

Component	Refuse stream	Bin/storage – Size or type	Number required
Building A	General waste	1,100L	1
	Commingled recycling	1,100L	1
Buildings B & C	General waste	1,100L	1
	Commingled recycling	1,100L	1

Table 2.8: Additional equipment

Component	Description	Quantity	Capability/specification - see <i>Appendix E</i> for further details
Building A	Individual stream receptacles	TBD	Receptacles for the immediate disposal of refuse into separate streams. Typically, bins typically up to 60L in volume placed in amenities such as bathrooms.
	Refuse/cleaners' trolleys	TBD	Assists with the manual transfer of refuse across the development.
Buildings B & C	Individual stream receptacles	TBD	Receptacles for the immediate disposal of refuse into separate streams. Typically, bins typically up to 60L in volume placed close to each unit entry.
	Refuse/cleaners' trolleys	TBD	Assists with the manual transfer of refuse across the development.

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 2.9: Disposal of frequently generated waste

Refuse stream	Disposal details
WASTE	
General waste	General waste from warehouse and storage facilities is usually minimal. Bins for at least one full day of waste should be placed within staff or back-of-house areas. All waste bins should be lined with plastic bags. Bags should be tied before removal. An equivalently sized recycling bin should also be provided. Waste is collected by staff/cleaners who circulate the building using movable bins or trolleys. The material is then transferred to the refuse area for final disposal into bulk bins.

Table 2.10: Disposal of frequently generated recoverable materials

Refuse stream	Disposal details
RECYCLING	
Commingled, including • Glass, • Aluminium, • Steel cans, • Tins, • Cardboard, • Semi rigid & rigid plastics.	Recycling from warehouse and storage facilities may consist of cardboard and plastic packaging material but can change depending on the use of the facilities. Recycling bins should be located next to waste bins. Bins should be located near the entry/exit doors. Items for recycling can be collected separately from comingled recycling if larger quantities are produced. Recycling is collected by staff/cleaners and transferred to the refuse area for final disposal into bulk bins. It is recommended that movable bins or trolleys are use for transfer. Items for recycling must not be bagged and disposed in loose form. 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.
Cardboard and paper	Cardboard and plastics can be disposed separately from comingled recycling if large quantities are produced. In this case, cardboard and plastics must not be mixed.

2.4.2 Infrequently generated refuse

Table 2.11: Disposal of infrequently generated refuse

Refuse stream	Disposal details
Garden organics refuse/green waste	Garden organics refuse, also referred to as green waste, will be produced from landscaped areas or potted plants around this development. Green waste is produced largely on a weather or seasonal dependent basis and based on plant selections. Green waste is usually 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	Tenants will utilise bulk bins provided for bulky waste disposal or make other coordinated collection arrangements where items are unsuitable for bulk bin disposal or where significant volumes are generated such as during tenancy refits.
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 for each component and located in an easily accessible location for use by all tenants.
Hazardous waste - Other (paints, chemicals etc)	It is expected that the building management assist tenancy operators 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

All refuse will be stored within bins housed within dedicated refuse storage areas. Two separate storage areas are provided one for Building A and a second communal refuse storage area for Buildings B and C.

2.5.1 Building A

The minimal volumes of refuse generated by Building A, primarily from the office is to be transferred into the bulk bins located within the refuse storage area. The refuse storage area provided on ground level of the storage building is located adjacent to the RCV loading bay facilitating efficient refuse collection and servicing operations. The designated area provides sufficient capacity to accommodate all bins allocated to the development, as summarised in Table 2.7.

Access to the storage area will be restricted to authorised staff and collection personnel only and will be managed by the distribution of keys, fobs or passes.

Further information regarding storage unit owner access arrangements is provided within the Unit Leasing Agreement, included in *Appendix B*

Figure 2.1 depicts the location and configuration of the Building A refuse storage area.

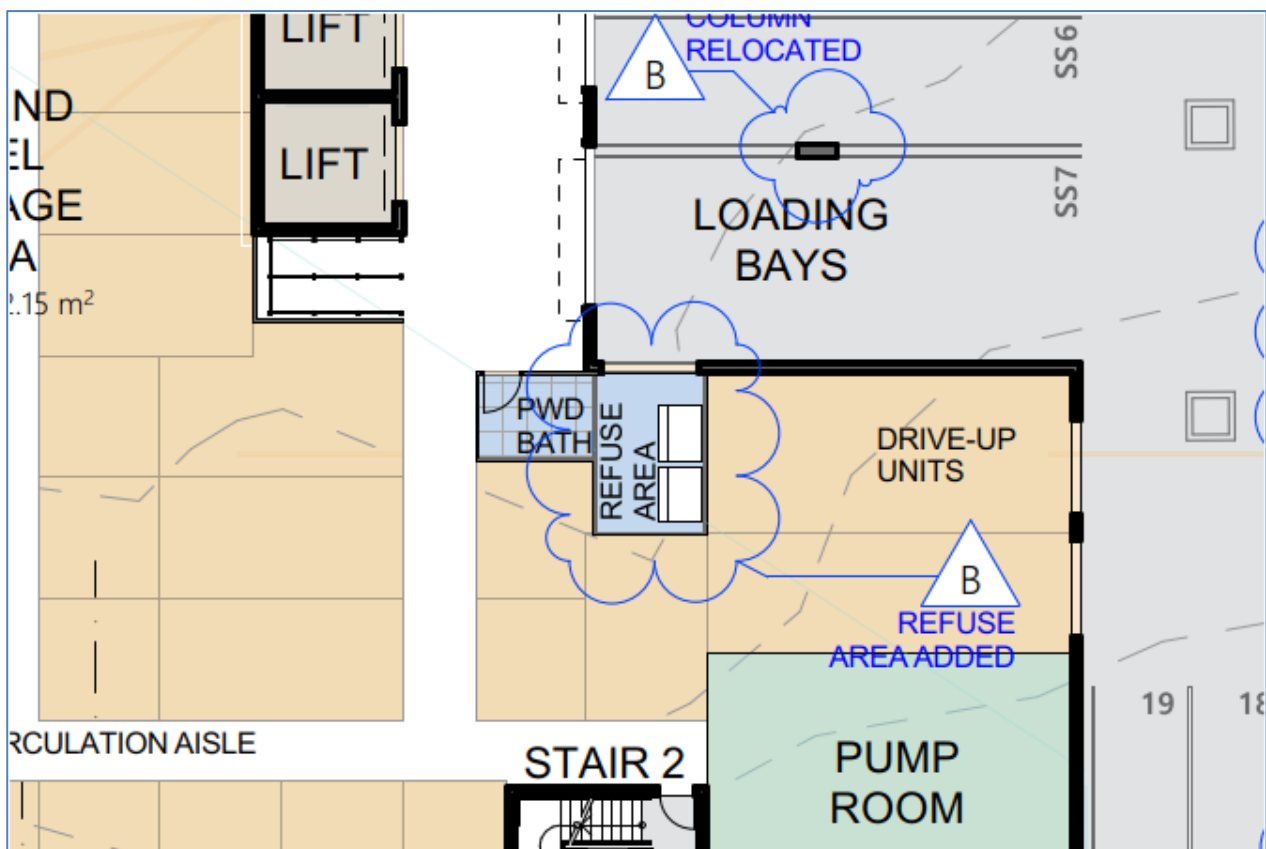


Figure 2.1: Building A refuse storage area

Source: MRAC, Project: STORELOCAL THE GAP + WORKSTORES, Drawing title: GROUND FLOOR PLAN, Rev: B

2.5.2 Buildings B & C

Each unit within Buildings B and C will be provided with individual receptacles for each waste stream, sized to accommodate one days' worth of waste generation from each unit. Providing interim storage for a full days' worth of refuse generation supports the convenient final disposal in limiting transfer for final disposal to once per day. Workstore occupants will be responsible for transferring all waste generated within their individual units to the shared refuse storage area located behind Building C, adjacent to Unit 9 for final disposal.

The storage area provides sufficient capacity to accommodate all bins allocated to both buildings, as summarised in Table 2.7.

Access to the storage area will be strictly restricted to authorised tenancy staff and collection personnel and will be managed through the distribution of keys, fobs or security passes. The waste storage area is located adjacent to sensitive residential land uses and has therefore been designed and managed to minimise potential amenity impacts. While the storage area is not fully enclosed, the anticipated waste stream is expected to comprise predominantly dry mixed waste and recyclable materials, with only limited quantities of putrescible material. Accordingly, and in conjunction with regular waste collection services and ongoing housekeeping measures, the likelihood of odour generation is considered low. Collection activities will be undertaken in accordance with approved operational hours, and the scale and nature of the proposed waste management operations are not expected to result in unreasonable noise impacts on adjoining residents.

Figure 2.2 depicts the location and configuration of the Buildings B and C refuse storage area.

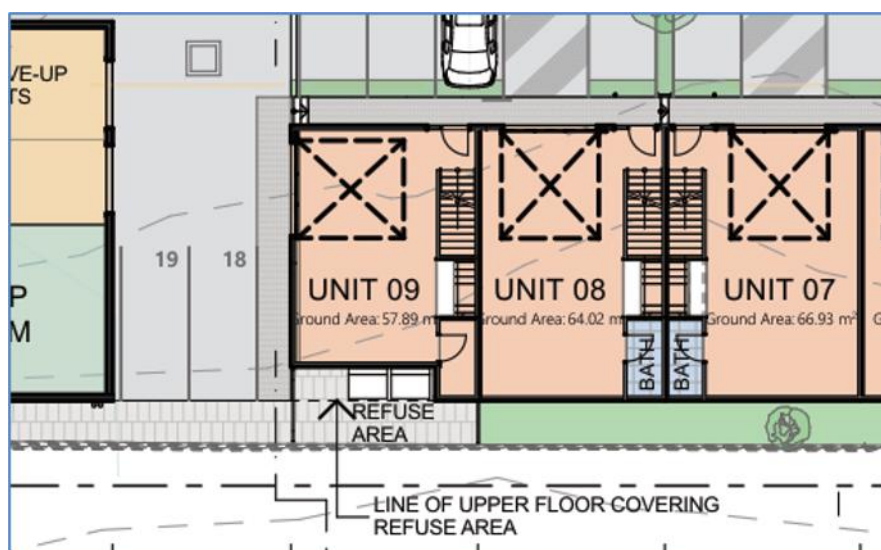


Figure 2.2 Buildings B & C refuse storage area

Source: MRAC, Project: STORELOCAL THE GAP + WORKSTORES, Drawing title: GROUND FLOOR PLAN, Date: 01.09.2026, Rev: B

2.5.3 Refuse storage area design requirements

Table 2.12 outlines the refuse storage area design criteria addressed for each storage area in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

Table 2.12: Refuse storage area design requirements

Positioning considerations
Positioned in immediate proximity or directly accessible to the designated loading point.
Is in a purpose-built storage room which is designed to be unattractive to vermin and used solely for the storage of refuse leaving the site only.
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 each area for cleaning bins and the enclosures.
The walls, ceilings, floors and equipment are to be designed and constructed of impervious material with a smooth finish 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

2.6.1 Building A

Building management and authorised staff are responsible for the collation of generated refuse from the office space and around the storage area component of the site and disposal into bulk bins provided within the refuse storage area. Lifts are to be utilised to facilitate vertical transfer of refuse from levels 1 to 5. Cleaners/refuse trolleys are to be provided to assist in the manual transfer of refuse.

2.6.2 Buildings B & C

Workstore occupants are responsible for the collation of generated refuse from individual receptacles within each unit and disposal into bulk bins provided within the refuse storage area. Transfer is anticipated to be required to occur a maximum of once per day and is considered convenient for tenancy staff.

Figure 2.3 illustrates an indicative transfer path for the transfer of refuse to the refuse storage area from individual units within the buildings.

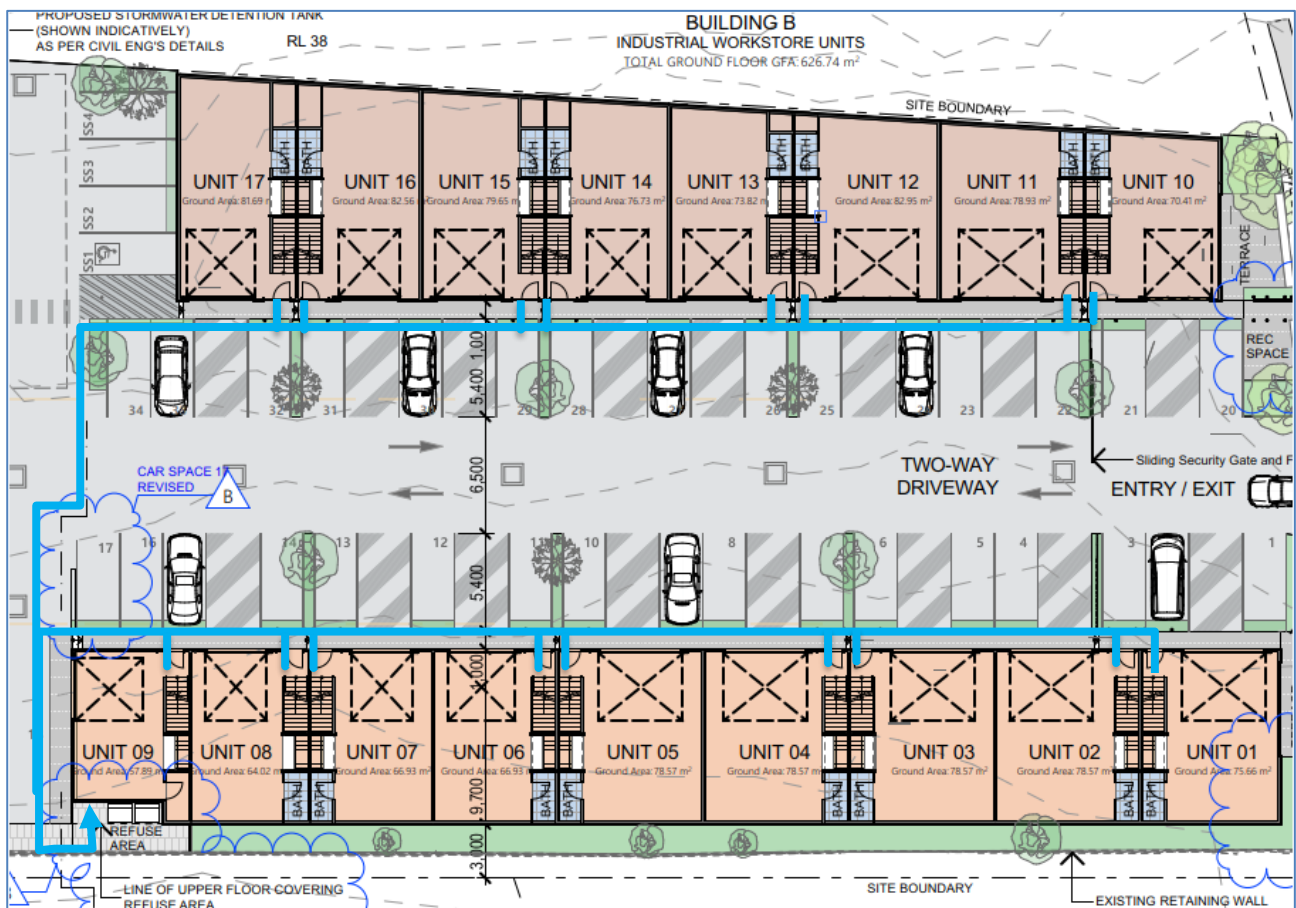


Figure 2.3: Buildings B & C refuse transfer path

Source: MRAC, Project: STORELOCAL THE GAP + WORKSTORES, Drawing title: GROUND FLOOR PLAN, Date: 01.09.2026, Rev: B

2.6.3 Refuse transfer path design requirements

Table 2.13 demonstrates the criteria addressed in the design of the refuse transfer path for all buildings.

Table 2.13: Refuse transfer path design

Positioning considerations
The bins to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not impede traffic flow.
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 waste generated on-site will be collected by a rear-loading refuse collection vehicle (RCV). Refuse collection services are expected to be provided by a private contractor however, may be provided by Brisbane City Council under a commercial agreement.

The collection methodology is consistent for both development components:

The collection vehicle will enter the site from Waterworks Road in a forward gear via the dedicated crossover. Utilising the internal access aisle between Buildings A and B, the RCV will 'nose-up' the T-head driveway adjoining unit 17 before reversing into the designated loading zone adjacent to Building A to service the bins associated with that building. Alternatively, a second loading zone is provided adjacent to Unit 09 to service the refuse storage area associated with Buildings B & C.

Following the completion of waste collection activities, the RCV will exit the site in a forward gear via the site access onto Waterworks Road.

Figure 2.4 overleaf illustrates the swept paths for the rear-loading RCV. Further details on vehicle access and on-site manoeuvring can be found in the transport report submitted with the submission.

Table 2.14 demonstrates the features of each bin servicing area.

Table 2.14: 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.
Best practice for non-residential developments includes CCTV or other video monitoring designed to record RCV's collecting bins.

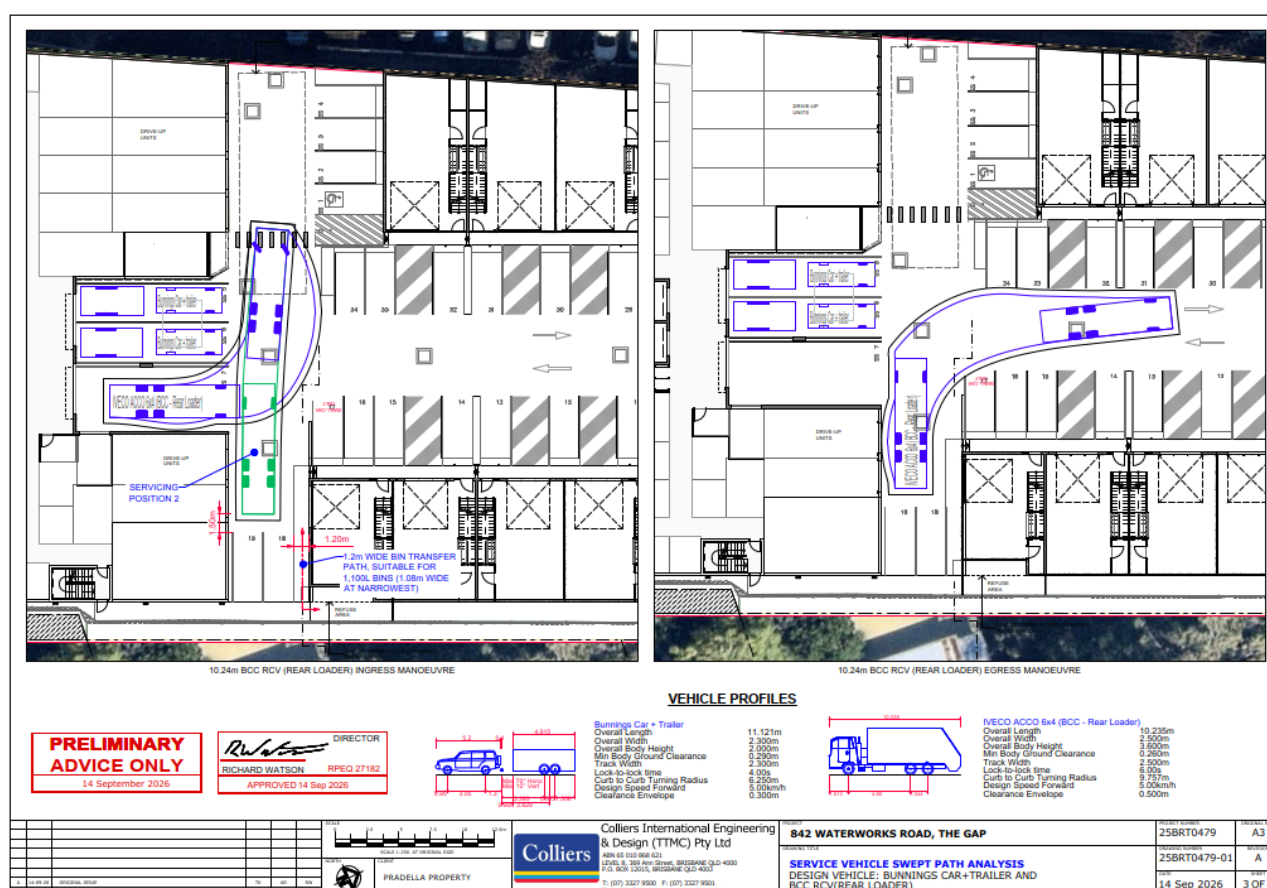


Figure 2.4: RCV swept path

Source: Colliers

Site: 842 Waterworks Road, The Gap

Reference: 26BRW0134

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 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 3.1 to Table 3.3) 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.

3.1.1 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 3.1: 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. This task may also be required during significant building refits or renovation.		
Appoint personnel to oversee or undertake refuse management tasks. A building or facilities manager 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, staff 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. Either the council's collections contractor or a private 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 <i>AS 4123.7 – 2006 Mobile waste containers</i> . Examples of signage are provided in the appendices.		
Leasing and body corporate agreements. All leasing contracts and body corporate agreements 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 in users or personnel.		
Consider fit out and move-in refuse. Higher volumes of waste are generated during the final tenancy 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.		
Baseline refuse auditing. A baseline audit for non-residential uses once the development reaches 80% occupancy undertaken by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage based on initial waste practices and set recycling rate targets.		
Establish baseline targets The baseline audit results should be used to establish baseline landfill reduction and recycling rate targets. Baseline targets should be achievable with a view to continual improvement to enable the celebration of success and promote buy-in by building occupants.		

3.1.2 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 3.2: Occupation/operation checklist

Task	Assigned	Remarks
Facilitate disposal from communal areas, public realm and tenancies. 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. Best practice operations include having dedicated cleaning staff assigned to handle all waste generated, rather than tenancy staff. This results in maximum recovery of available streams.		
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. 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 visitors, 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 3.3: 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.		
Audit operational refuse volumes and composition. As similarly undertaken at the beginning of occupancy a review by a specialist waste consultant is recommended to identify refuse volumes and stream composition. This information is then used to establish potential recoverable material percentage and identify opportunities for improvement in refuse strategy. Alternatively, an internal audit may be undertaken by visual inspection during on-site waste management handling activities. For example, cleaners may observe contents of waste receptacles when decanting caddies in larger bins and recording results, this method is less accurate than a comprehensive audit, however, give immediate indicative results and may be undertaken on an ongoing basis.		
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 implantation 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.	Complies
(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.	Complies
(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).	Complies – BCC Rear loading RCV proposed
(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.	Complies – See TIA submitted for further information
(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 – See TIA submitted for further information
(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.	N / A – Non-residential only
(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 – Non-residential only
(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.	Complies
(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
(6)	For detached dwellings on rear lots, pavements/carriageways trafficked by a refuse collection vehicle have a minimum width of 5.5m.	N / A – Non-residential only

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 – Non-residential only
(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
(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).	N / A
Section 4 - Residential refuse collection – N/A non-residential only		
Section 4.1 - Kerbside collection (MGB's) – N/A Kerbside collection not proposed		
Section 4.2 – On-site collection (Bulk Bins) – This section applies to residential services – N/A Non-residential only		

Section 5 – Non-residential refuse collection		
(1)	Non-residential development is to provide sufficient capacity to achieve low-frequency servicing in line with Table 2.	Complies
(2)	Refuse generation rates for specific uses are provided in Table 4. These figures are to be used to calculate the refuse and recycling capacity required.	Performance Solution outlined within this OWMP
(3)	Sufficient information is provided to demonstrate that refuse collection can occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts) and pedestrian and vehicular traffic.	Complies
(4)	This information may include evidence from a refuse collection contractor to demonstrate that collection will occur outside normal service/delivery or business times, where seeking permission to allow a refuse collection vehicle to use service bays or parking spaces on the site for access.	Complies
(5)	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.	Complies
(6)	Bulk bins of 1.5m ³ or more are positioned so that front-lift refuse collection 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 – 1.1m ³ bins proposed
(7)	The storage area for refuse bins are: a. contained either within a building or a roofed and wholly screened enclosure of sufficient size for the bin quantity required. Table 1 provides the bin types and dimensions, b. easily accessible for occupants and for the required servicing of bins, c. screened from neighbouring properties to mitigate impacts from 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
(8)	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.	Complies
(9)	Where disposal of industrial or commercial liquid waste by discharge to a road tanker, the road tanker is to be wholly on-site during collection.	Noted

Appendix B Storage unit lessor agreements

Definitions

- 1. In this Lease:
 - a. ACP means the Storer's alternative contact person, as specified in item 2 of the Reference Schedule.
 - b. Cleaning Fee means the cleaning fee specified in item 11 of the Reference Schedule.
 - c. Common Area means the areas of the Facility designated by the Facility Owner for the Storer to use in common with others (for example, car parking areas, footpaths, access ways, entrances, stairs, toilets and loading docks).
 - d. Default Action means any of the actions described in clause 7.
 - e. Deposit means the deposit amount specified in item 10 of the Reference Schedule.
 - f. Facility means the storage facility location specified in item 5 of the Reference Schedule.
 - g. Holding Over means anytime the Storer continues to occupy the Space after the Fixed Period has ended.
 - h. Facility Owner or FO means the owner of the land and the facility, as specified in Item 3 of the Reference Schedule and includes its directors, employees and agents.
 - i. Fees means, collectively, the fees described in item 11 of the Reference Schedule.
 - j. Fixed Period means the fixed term of this Lease specified in item 7 of the Reference Schedule.
 - k. Late Payment Fee means the late payment fee specified in item 11 of the Reference Schedule.
 - l. PPSA means the Personal Property Securities Act 2009 (Cth) and any regulations or instruments made under it, as amended or replaced from time to time.
 - m. Space means the storage space specified in item 6 of the Reference Schedule. (or any other storage space as may be subsequently allocated to the Storer by the FO during the Storage Period).
 - n. Rent means the amount specified in Item 9 of the Reference Schedule.
 - o. Storage Period means the Fixed Period and any additional time the Space remains in Holding Over.
 - p. Storer means the storer specified in the Reference Schedule.
 - q. Termination Notice Period means the period of one (1) month.

Storage

- 2. The FO leases the Space to the Storer on the conditions in this Lease during the Storage Period.
- 3. The Storer:
 - a. may store its goods only in the Space;
 - b. is deemed to have knowledge of the goods in the Space;
 - c. warrants that it is the owner of the goods in the Space and/or is entitled at law to deal with such goods in accordance with all aspects of this Lease;
 - d. warrants that it will only use the Space for the purposes authorised under this Lease;
 - e. may use the Common Areas together with other occupiers or people in the Facility;
 - f. acknowledges that the Space is approximately the size advertised by the FO; and
 - g. agrees that all time limits imposed on the Storer under this Lease must be strictly complied with.
- 4. The FO:
 - a. does not provide any services under this Lease;
 - b. does not have, and will not be deemed to have, knowledge of the goods in the Space;
 - c. is not a bailee nor a warehouseman of the goods stored in the Space and the Storer acknowledges that the FO does not take possession of the goods stored in the Space; and
 - d. claims a contractual lien over all goods stored in the Space until the FO receives payment of any sum due to it by the Storer. Subject to the provisions of this Lease, if the FO does not receive payment of any sum payable to it in accordance with the provisions of this Lease, the Storer will be deemed to be in default of its obligations under this Lease and FO may take such Default Action as it deems appropriate.

FEEES, COSTS AND EXPENSES

- 5. Upon signing this Lease, the Storer must pay to the FO:
 - a. the Deposit (which, subject to the provisions of this Lease, will be refunded to the Storer within 30 days of termination of this Lease, less any deductions authorised by this Lease); and
 - b. the first month's Rent; and
 - c. any other Fees specified in item 10 of the Reference Schedule as being payable upon signing of this Lease.No amount is payable by the Storer to the FO for the grant of the Lease by the FO to the Storer. The Storer and FO acknowledge that none of the amounts payable under paragraphs a, b or c in this clause are payments for the grant of the Lease. In this regard the Deposit is in the nature of a bond, the first month's rent is for use and enjoyment of the Facility and the payment of Fees is in respect of services to be provided and recoupment of costs and expenses incurred or to be incurred.
- 6. The Storer must pay the Rent to the FO monthly in advance on the first date of each calendar month for the periodic use and enjoyment of the Facility in accordance with the terms and conditions of this Lease. The FO will not issue monthly invoices in respect of the Rent so it is the Storer's responsibility to ensure that it meets this payment obligation on time and in full throughout the Storage Period.
- 7. The FO may increase the Rent any time after the expiry of the Fixed Period but must provide at least 28 days' notice of any increase. If the Storer objects to the increase, the Storer may, before the expiration of that 28 day period, terminate this Lease and move out by giving no less than 24 hours' notice to the FO (i.e. instead of the usual notice period required under clause 17 for the Storer to terminate this Lease).
- 8. The Storer must pay the following additional fees to the FO:
 - a. the Cleaning Fee, payable on demand from the FO if the FO reasonably determines that the Space requires cleaning;
 - b. a Late Payment Fee, payable each time a Rent payment is late;

- c. any fees specified in specified in item 10 of the Reference Schedule (if applicable);
 - d. any reasonable costs incurred by the FO in collecting late or unpaid Fees, maintaining the Storer's goods on behalf of the Storer, selling the Storer's goods in accordance with the provisions of this Lease, or in enforcing this Lease in any way including, but not limited to, postage, telephone, debt collection or personnel costs and any Default Action costs; and
 - e. a Refused Delivery Fee, payable if the Storer fails to accept delivery of the goods stored in the Space in accordance with clause 25; and
 - f. any fees or costs incurred by the FO as a result of the Storer or someone authorised by the Storer triggering an alarm at the Facility.
9. The Storer is responsible for payment of any government taxes, charges or duties payable in respect of this Lease, except for any land tax which is payable by the FO.

Payments

10. All recurring payments under this Lease must be made by way of direct debit or automatic payment made from the Storer's credit or debit card.
11. When the Storer arranges to have funds debited directly from the Storer's nominated bank account, the Storer authorises the FO to arrange, through the FO's own financial institution, a debit to the Storer's nominated account, any amount deemed payable by the Storer.
12. The FO will automatically deduct from the Storer's nominated account or credit or debit card any amount payable to the FO on and from the Commencement Date.
13. To update your direct debit details, please allow at least 1 business day before your next payment due date so we have time to process your request.
14. It is the Storer's responsibility to ensure sufficient cleared funds are available in the Storer's nominated account or there is sufficient available credit on the Storer's nominated credit card account (as applicable) when the payments are due to be drawn.
15. The Storer acknowledges that if any debit is returned or dishonoured:
- a. it may have to pay any fees or charges imposed or incurred by the FO in relation to processing the payment;
 - b. it must arrange for a payment to be made and the debt cleared as soon as possible and part payment of an amount owing does not affect the Storer's obligation to pay the balance of the debt. Acceptance of a part payment will also not be a waiver of any kind of any other right the FO may have under this Lease.
16. Any amount paid by way of direct debit will not be credited to the Storer's account with the FO unless the Storer identifies its details clearly and as reasonably directed by the FO. The Storer indemnifies the FO against any claim for loss, damage or expenses incurred by the FO in connection with its enforcement of this Lease, including in relation to the sale or disposal of the Storer's goods, due to the Storer's failure to correctly identify a direct debit payment.

HOLDING OVER

17. The Storer may continue to occupy the Space beyond the Fixed Period with the FO's consent. Such occupation is on the same terms as are in this Lease and at the rent payable immediately before the end of the Fixed Period. The FO or the Storer may end that tenancy on any day by giving at least one month's notice to the other.

DEFAULT AND DEFAULT ACTION

18. The Storer acknowledges that all goods stored in the Space are subject to a contractual lien for Rent and other Fees owing to the FO by the Storer. If any Rent and other Fees are not paid in full:
- a. within 3 days of the due date, access to your Space may be revoked;
 - b. within 7 days of the due date, Late Fees may be charged;
 - c. notwithstanding clause 46 and subject to clause 20, if any Rent and other Fees are not paid in full within 42 days of the due date, the FO may enter the Space, by force if necessary, to take possession of the goods stored for the purposes of taking one or more of the following actions (in the FO's sole discretion):
 - i. sell the goods on such terms that the FO may determine in its sole discretion (which may include a sale in one or more lots by private arrangement or public auction); and/or
 - ii. (if such goods remain unsold after being offered for sale or, in the FO's reasonable opinion, are unsaleable, of insufficient value to warrant a formal sale process or pose a health and safety risk) dispose of such goods in any manner the FO sees fit;
- (each of the above actions being a Default Action). The Storer consents to any Default Action being taken under this clause 18, regardless of the nature or value of such goods.
19. For the purposes of the PPSA, the FO is deemed to be in possession of the goods stored in the Space from the moment the FO exercises its rights under this Lease to access the Space without the Storer's consent.
20. The FO will provide at least 14 days' written notice to the Storer that the Storer is in default of this Lease before taking any Default Action, providing the Storer with reasonable time to rectify its default.
21. If any funds are recovered by the FO from any Default Action, such funds shall be applied by the FO as follows:
- i. first, to pay the FO's costs of, and associated with, taking any Default Action;
 - ii. second, subject to any rights of third parties under the PPSA, to pay all outstanding Rent and other Fees owed by the Storer and any costs or expenses incurred by the FO in connection with accessing the Space and maintaining the goods until Default Action was taken; and
 - iii. third, any excess funds will be returned to the Storer within 6 months of the Default Action being completed. If the Storer cannot be located, excess funds will be deposited with the Public Trustee or equivalent authority.
22. If the Storer has more than one storage space or storage unit with the FO, default in respect of Rent and Fees payable relating to any of those storage spaces or unit(s) entitles the FO to take Default Action in respect of all of such storage spaces or unit(s).

23. If the FO reasonably believes it is a health and safety risk to conduct an inventory of goods stored in the Space, the FO may take Default Action without undertaking such an inventory. In such circumstances, the FO need not open or empty bags or boxes to assess the contents and may instead dispose of all bagged and/or boxed items without opening them.
24. Clauses 18 to 23 survive termination of this Lease.

FO'S FURTHER RIGHT TO DISPOSE OF GOODS

25. If, upon termination of this Lease by either party, the Storer fails to remove all of its goods from the Space and/or the Facility within 7 days of such termination, the FO is authorised to dispose of such goods, regardless of the nature or value of the goods. The FO will:
- where the Facility is located outside the State of South Australia, give 7 days' written notice to the Storer of the intended disposal and the provisions of clause 7(d) shall apply as if such disposal were a Default Action;
 - where the Facility is located in the State of South Australia, exercise its rights to sell the goods in accordance with the Unclaimed Goods Act 1987 (SA) which includes obligations (depending on the value of the goods) for the FO to sell the goods by public auction (with appropriate notice to be given), notify the Commissioner of Police and the Storer or apply to the Court for authorisation to sell the goods, provided that the FO may only exercise its rights after the expiry of 3 months from the end of the 7 day period referred to above.
26. If the Storer leaves any of its goods unattended outside the Storer's Space or in a common area of the Facility for an unreasonable period of time (as determined by the FO, acting reasonably), the FO may:
- where the Facility is located outside the State of South Australia, take any Default Action in respect of such goods. The FO will give 7 days' written notice of the intended Default Action and the provisions of clause 7(d) shall apply; or
 - where the Facility is located in the State of South Australia, exercise its rights to sell the goods in accordance with clause 25 (b).

ACCESS AND CONDITIONS OF USE OF THE STORAGE UNIT

- The Storer:
 - may, subject to the provisions of this Agreement or written direction of the FO, access the Space 24 hours per day 7 days per week;
 - must not store any goods that are hazardous, dangerous, illegal, stolen, flammable, explosive, environmentally harmful, perishable, living, or that are a risk to the property of any person;
 - must ensure that any goods stored in the Space are free of vermin and food scraps and are not damp when placed inside the Space;
 - may only use the Space solely for the purpose of storage and must not carry on any business or other activity in the Space including, but not limited to, residing, dwelling or loitering in the Space;
 - must not cause any inconvenience or nuisance to any other person using the Facility;
 - must maintain the Space by ensuring that it is clean and in a state of good repair. The Storer is responsible for the cost of cleaning the Space and the FO may apply the Deposit towards any Cleaning Fee;
 - must not physically alter or damage the Space in any way (including by using nails or screws) without the FO's prior consent. The Storer is responsible for the cost of any repairs to the Space (if deemed necessary by the FO) and the FO may apply the Deposit towards such costs;
 - is solely responsible for securing the Space from unauthorised entry (in a manner acceptable to the FO). The Storer is not permitted to apply a padlock or other device to the Space in the FO's overlocking position and the FO may have any such padlock or device forcefully cut off at the Storer's expense. While the FO will not be responsible for securing any unlocked Space, if the Storer fails to secure the Space, the FO may secure the Space at its discretion (including applying a padlock or other device to the Space at the Storer's expense). When accessing the Facility outside normal business hours, the Storer will secure the external gates and/or doors of the Facility;
 - must comply with all health and safety notice and rules of the Facility as may be publicly posted at the Facility or otherwise notified to the Storer by the FO;
 - cannot assign this Lease and must not allow a third party to store goods in the Space;
 - must give written notice to the FO of any change to the Storer's contact details or the ACP's contact details within 48 hours of the change occurring;
 - authorises the ACP to discuss any default by the Storer with the FO and to provide any information it holds regarding the Storer or the Storer's location to the FO. Further, the Storer acknowledges that where the FO reasonably believes that the Storer is unwilling or unable to remove its goods from the Space when required to do so under this Lease, the FO may allow the ACP to remove the Storer's goods on such terms as agreed between the FO and the ACP (without the need for further consent from the Storer); and
 - is solely responsible for determining whether the Space is appropriate and suitable for storing the Storer's goods, having specific consideration for the size, nature and condition of the Space and the goods being stored.
- Without limiting clauses 18 to 23, the FO may refuse access to the Space and/or the Facility by the Storer where any amount owing by the Storer to the FO under this Lease remains unpaid after the FO has requested such payment in writing. The FO will not be liable for any loss or damage suffered by the Storer resulting from any inability to access the Space and/or the Facility as a result of such refusal.
- The FO reserves the right to request the Storer to relocate the Storer to another storage space (of the same or similar dimensions) if the FO, acting reasonably, deems it is necessary to do so for the proper operation and management of the Facility. If the Storer consents, a new Space will be allocated and a new lease, or variation of this lease, will be entered into.
- Without limiting clauses 18 to 23, if the Storer's goods in the Space are severely damaged by a fire, flood or some other event which, in the FO's reasonable opinion, has caused such goods to be hazardous or dangerous to other storers and/or their goods, the FO or the Facility, the FO may, at the Storer's expense, dispose of such severely damaged goods. Where practicable, the FO will provide the Storer with reasonable notice and an opportunity to review the goods before disposal. The FO will not be liable for any loss or damage suffered by the Storer as a result of such disposal action.

RISK AND RESPONSIBILITY

31. The Storer warrants that it will not store items which are irreplaceable, such as currency, jewellery, furs, deeds, paintings, curios, works of art, items of personal sentimental value or that are worth more than \$2,000 AUD (in total) unless they are itemised and covered by insurance.
32. The Storer is responsible (and must pay) for any loss or damage caused by a third party who enters the Space (or the Facility) at the request or direction of the Storer or whose entry to the Space (or the Facility) was facilitated by any action (or failure to act) of the Storer (including, but not limited to, the provision of a key, access card or codes or by leaving the Space or Facility unsecured).
33. The Storer acknowledges that to the extent permitted by law, having regard to any non-excludable consumer guarantees under any applicable consumer protection laws (Non-Excludable Guarantees), the Storer's goods are stored at the sole risk and responsibility of the Storer who is responsible for any and all theft, damage to, and deterioration of its goods. To the extent permitted by law and subject to the Non-Excludable Guarantees, the FO makes no representations to the Storer and gives no warranties or guarantees to the Storer (whether express or implied) in respect of or in relation to the storage of the Storer's goods under this Lease, other than as expressly stated in this Lease. The Storer, except to the extent of any negligence by the FO, bears the risk of any and all damage caused by flood, fire, leakage or overflow of water, mildew, mould, heat, spillage of material from any other storage space, removal or delivery of the goods, pest or vermin or any other reason whatsoever.
34. If, notwithstanding clause 33, the FO is liable to the Storer in any way, the FO's liability is limited to the total Rents paid to the FO under this Lease. The Storer acknowledges that it is aware of the limitations of liability set out in this clause and that, in all the circumstances, such limitations on the FO's liability are reasonable.
35. The Storer is responsible for any loss, damage or injury, whether to the Storer, the FO, the Facility or any third parties, caused by, resulting from or incidental to the use of the Space by the Storer, its agents or the ACP (including, but not limited to, storage of goods in the Space, the goods themselves and/or accessing the Facility).
36. The Storer will comply with all relevant laws applicable to the use of the Space. This includes laws relating to the goods which are stored, and the manner in which they are stored. Liability for any breach of such laws rests absolutely with the Storer and includes all costs resulting from any non-compliance.
37. If the FO reasonably believes that the Storer is not complying with clause 36, the FO may (in its reasonable discretion):
 - a. take any action it believes necessary to ensure compliance, including inspection of the Space under clause 38;
 - b. immediately dispose of or remove the goods in the Space at the Storer's expense; and/or
 - c. contact, cooperate with and/or submit the goods to the relevant authorities. The Storer agrees that the FO can take any such action at any time, even though the FO could have acted earlier.

The Storer agrees that the FO can take any such action at any time, even though the FO could have acted earlier.

INSPECTION AND ENTRY BY THE FACILITY OWNER

38. Subject to clauses 39 and 40, the Storer consents to the FO entering the Space for the purposes of general inspection of the Space and/or the goods stored in the Space and will attend at the Facility for the purposes of granting the FO entry to the Space, provided that the FO gives 14 days' written notice.
39. In the event of an emergency, the FO may enter the Space using all necessary force without the prior written consent of the Storer. The FO will notify the Storer as soon as practicable of such entry. The Storer irrevocably consents to such entry. For the avoidance of doubt, an emergency includes, but is not limited to, where the FO believes that clause 27(b) and/or clause 35 is being breached, or where the FO reasonably believes property, the environment or human life or safety is threatened, or where the FO allows access, inspection or seizure by relevant authorities.
40. The Storer agrees that in circumstances where the FO reasonably suspects that clause 27(b) and/or clause 35 is being breached or that damage has been caused to the Space, the FO may use a microprobe or other CCTV camera to view the inside of the Space and any footage obtained which evidences a breach of this Lease or the law may be relied upon by the FO to take any action authorised under this Lease, including terminating this Lease and/or cooperating with law enforcement agencies and other authorities.

NOTICE

41. Subject to clause 42, notices under this Lease will be sent electronically, by text message to the Storer's mobile number and/or by email to the Storer's email address, as specified in the contact details in the Reference Schedule. Notices given by the Storer to the FO must be actually received by the FO to be valid and the FO may further specify a required method of delivery.
42. Where the Storer has indicated in the Reference Schedule that they do not want to receive notices electronically, the FO will send any notices required under this Lease to the address specified in the contact details in the Reference Schedule.
43. If the FO is not able to contact the Storer, notice is deemed to have been given to the Storer by the FO if the FO has sent a notice to the Storer's last notified address (including electronically, unless the Storer has indicated that they do not want to receive notices electronically, provided that no electronic 'bounce back' or similar notification is then received) and to the ACP's last notified address.
44. If there is more than one Storer, notice to or by any single Storer is agreed to be sufficient for the purposes of any notice requirement under this Lease.
45. Except where the Facility is located in the State of South Australia (in which case clause 25(b) will apply), the Storer and the FO agree that the FO may, but is not obliged to, give notice of any proposed sale of the Storer's goods in accordance with the FO's rights under this Lease in a newspaper distributed throughout the relevant state or territory and/or nationally and may include the Storer's name for this purpose.

TERMINATION

46. This Lease may be terminated:
 - a. after the expiry of the Fixed Period, by either party giving written notice to the other party (for a period not less than the Termination Notice Period), or, in the case of the FO being unable to contact the Storer, by the FO giving such notice to the ACP; or
 - b. by the FO, without notice and at any time, if:

- i. the Storer breaches clause 27(b) and/or clause 35;
 - ii. if, upon entering into the Space in accordance with the provisions of this Lease, the FO discovers that no goods are stored in the Space. If the FO terminates under this clause 46(b)(ii), the FO will provide the Storer with written confirmation of the termination within 7 days of such entry; or
 - iii. if the FO reasonably determines that any of the Storer's activities in respect of the Space and/or the Facility are otherwise illegal, environmentally harmful, antisocial, threatening or offensive.
- 47. If the Storer terminates this Lease without giving the written notice required under clause 46(a), the FO may deduct Rents for the required notice period from the Deposit.
- 48. Upon termination of this Lease (for any reason), the Storer must:
 - a. remove all goods in the Space before the close of business on the date of termination (failing which, clause 25 will apply) and leave the Space in a clean condition and good state of repair to the satisfaction of the FO; and
 - b. pay any expenses on default, outstanding Rent and other Fees and any other amounts payable by the Storer under this Lease up to the date of termination, failing which, the FO may take any Default Action. The FO will calculate such amounts and notify the Storer in writing as soon as practicable.
- 49. If the FO reasonably believes that the Storer will not perform its obligations under clause 48(a) or the Storer fails to respond in a reasonable period to any notices sent by the FO, the FO may, but is not obliged to, permit the ACP to access the Space to perform such obligations and the Storer irrevocably authorises the FO and the ACP to take this action.
- 50. In the event that any of the Storer's activities or use of the Space is considered by the FO to be illegal or environmentally harmful or otherwise harmful to other persons, the FO may terminate this Lease. This will constitute a default under this Lease.
- 51. Liability for outstanding moneys, property damage, personal injury, environmental damage and legal responsibility under this Lease survive termination of this Lease.

PRIVACY

- 52. The FO may:
 - a. may collect information about the Storer, including the Storer's Personal Information (as defined in the Privacy Act 1988 (Cth)) (Personal Information), to assist in the provision of storage to the Storer, maintaining the Storer's account, and the FO's enforcement of this Lease in any way; and
 - b. may disclose any information about the Storer, including the Storer's Personal Information, to government departments, law enforcement agencies, including the police, any person who can demonstrate a legal or equitable interest in the goods stored to the FO's reasonable satisfaction, liquidators, administrators or other persons appointed to administer the Storer's financial affairs, debt collection services or credit reporting agencies (including, but not limited to, Storer Check Pty Ltd), the ACP and agents for any of the above.
- 53. The Storer warrants that it has:
 - a. the right to disclose information to the FO about the ACP (including Personal Information) and that the FO may use this information as it would Personal Information collected about the Storer; and
 - b. informed the ACP that the Storer has made the disclosures referred to in clause 53(a).
- 54. The parties acknowledge and agree that the ACP may access and correct the information held by the FO in the same manner the Storer may correct its Personal Information.

GENERAL

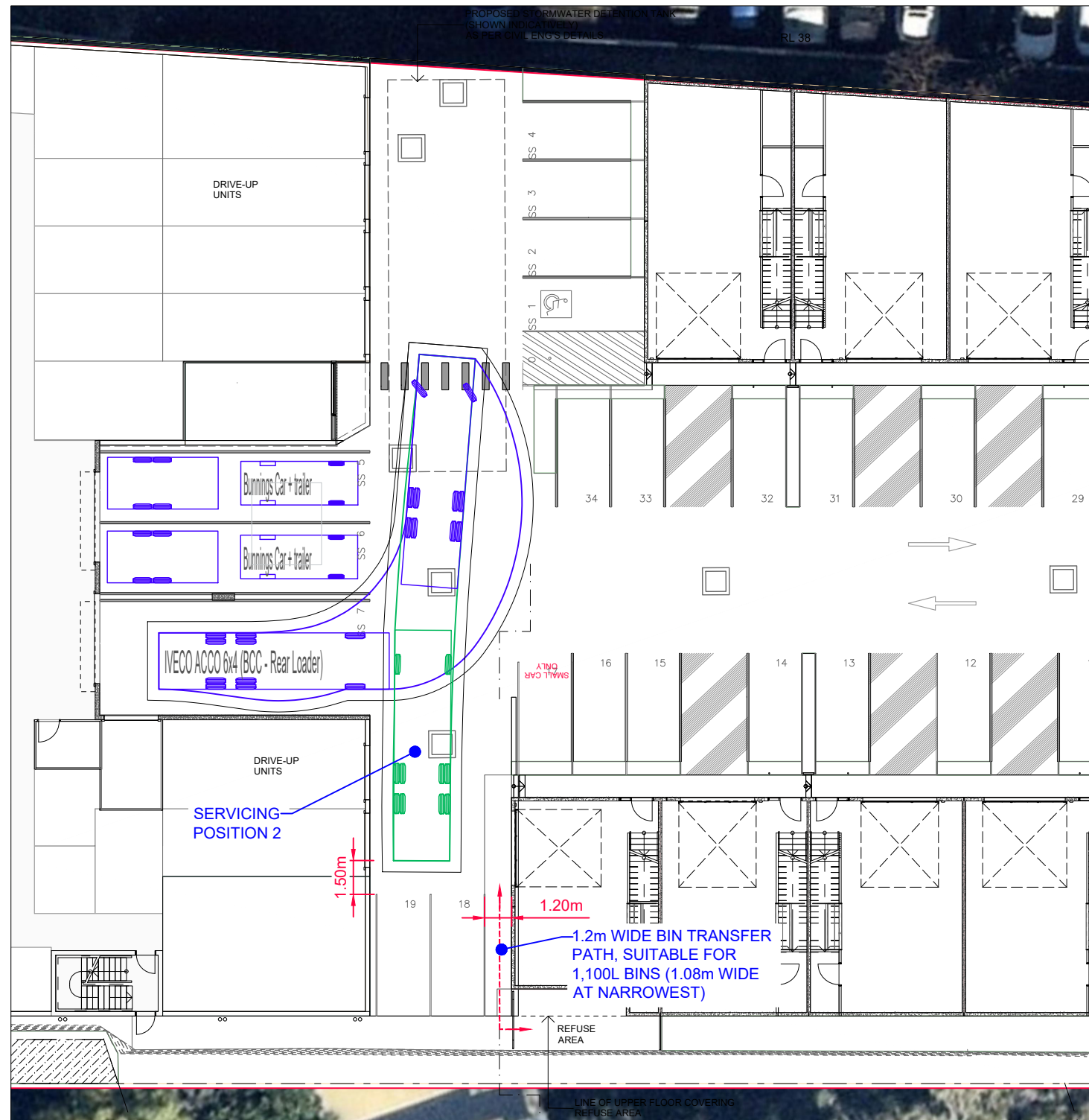
- 55. If any clause, term or provision of this Lease is legally unenforceable or is made inapplicable, or in its application would breach any law, that clause, term or provision shall be severed or read down, but so as to maintain (as far as possible) all other terms of this Lease.
- 56. No failure or delay by the FO to exercise its rights under this Lease will operate to waive or reduce such rights.
- 57. This Lease constitutes the entire agreement between the FO and the Storer and supersedes and extinguishes all previous discussions, correspondence, negotiations, agreements, assurances, warranties, representations and understandings between them (whether written or oral).

GOODS AND SERVICES TAX (GST EXCLUSIVE PRICES)

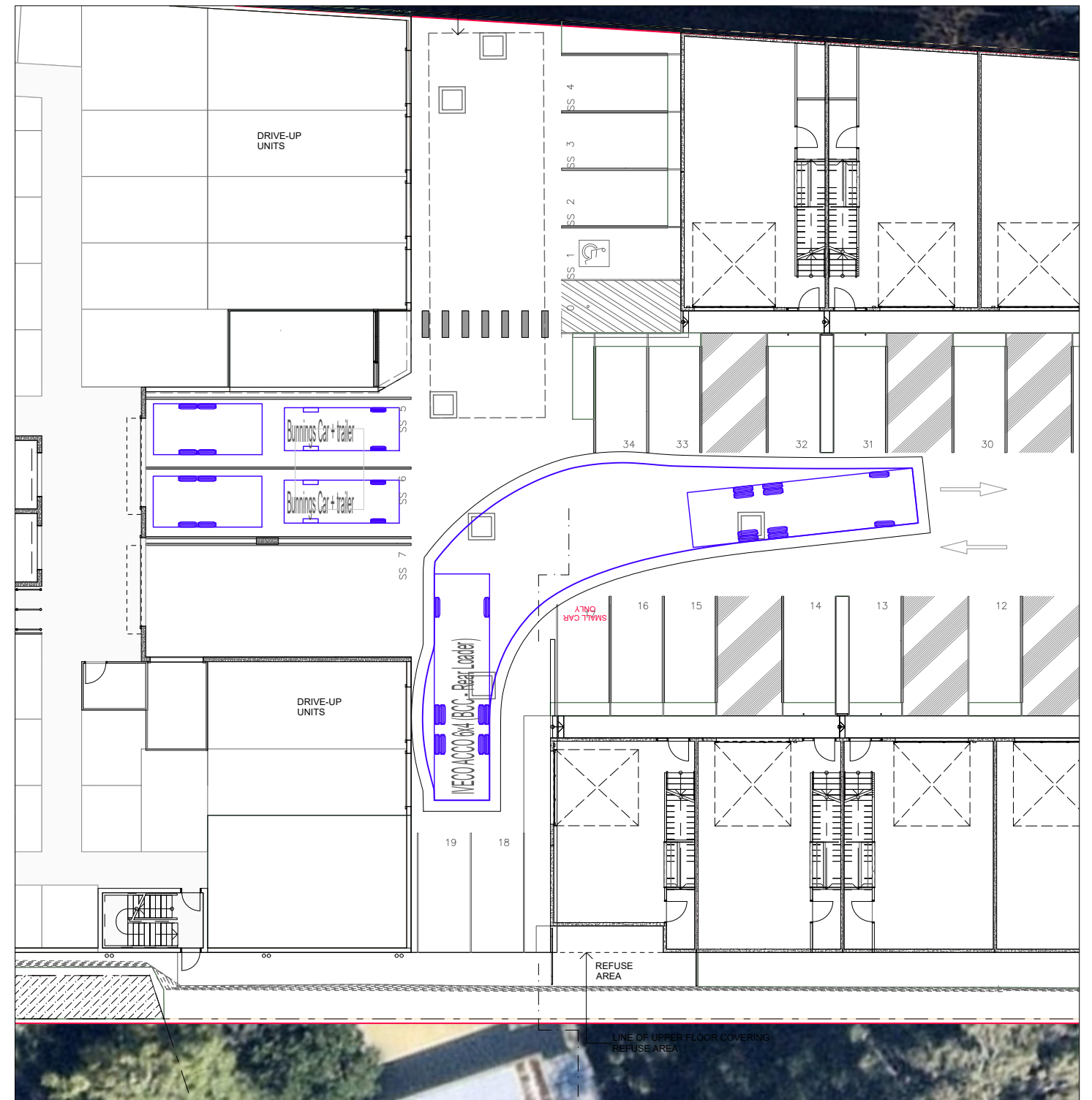
- 58. Any reference in this clause to a term defined or used in the A New Tax System (Goods and Services Tax) Act 1999 (Cth) is, unless the context indicates otherwise, a reference to that term as defined or used in that Act.
- 59. Unless expressly included, the consideration for any supply made under or in connection with this Lease does not include an amount on account of GST in respect of the supply (GST Exclusive Consideration) except as provided under this clause.
- 60. Any amount referred to in this Lease (other than an amount referred to in clause 20(h)) which is relevant in determining a payment to be made by one of the parties to the other is, unless indicated otherwise, a reference to that amount expressed on a GST exclusive basis.
- 61. To the extent that GST is payable in respect of any supply made by a party (Supplier) under or in connection with this Lease, the consideration to be provided under this Lease for that supply (unless it is expressly stated to include GST) is increased by an amount equal to the GST Exclusive Consideration (or its GST exclusive market value if applicable) multiplied by the rate at which GST is imposed in respect of the supply.
- 62. The recipient must pay the additional amount payable under clause 20(d) to the Supplier at the same time as the GST Exclusive Consideration is otherwise required to be provided.

Appendix C Relevant development plan

Appendix D RCV swept paths



10.24m BCC RCV (REAR LOADER) INGRESS MANOEUVRE

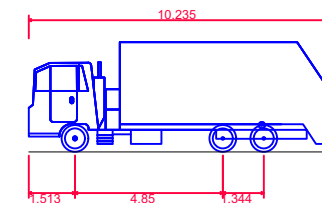
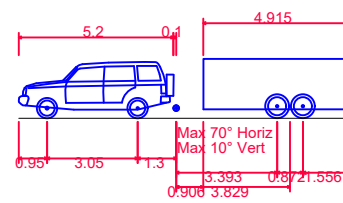


10.24m BCC RCV (REAR LOADER) EGRESS MANOEUVRE

VEHICLE PROFILES

Bunnings Car + Trailer

Overall Length 11.121m
Overall Width 2.300m
Overall Body Height 2.000m
Min Body Ground Clearance 0.290m
Track Width 2.300m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m
Design Speed Forward 5.00km/h
Clearance Envelope 0.300m



IVECO ACCO 6x4 (BCC - Rear Loader)

Overall Length 10.235m
Overall Width 2.500m
Overall Body Height 3.600m
Min Body Ground Clearance 0.260m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 9.757m
Design Speed Forward 5.00km/h
Clearance Envelope 0.500m

**PRELIMINARY
ADVICE ONLY**

14 September 2026

R. Watson DIRECTOR
RICHARD WATSON RPEQ 27182
APPROVED 14 Sep 2026



CLIENT
PRADELLA PROPERTY



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PROJECT
842 WATERWORKS ROAD, THE GAP

DRAWING TITLE
SERVICE VEHICLE SWEEP PATH ANALYSIS
DESIGN VEHICLE: BUNNINGS CAR+TRAILER AND
BCC RCV(REAR LOADER)

PROJECT NUMBER	25BRT0479	ORIGINAL SIZE	A3
DRAWING NUMBER	25BRT0479-01	REVISION	A
DATE	14 Sep 2026	SHEET	3 OF 3

Appendix E Systems & specifications

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.

Bin/ equipment types	Waste streams	Examples	Information
Tenancy and communal area bins	General waste, recycling, 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/
1100L bins	General waste, recycling		Dimensions approx. 1070 x 1240 x 1330mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au , https://www.australianwastemanagement.com.au

Appendix F Refuse signage

F.1 Refuse signage

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



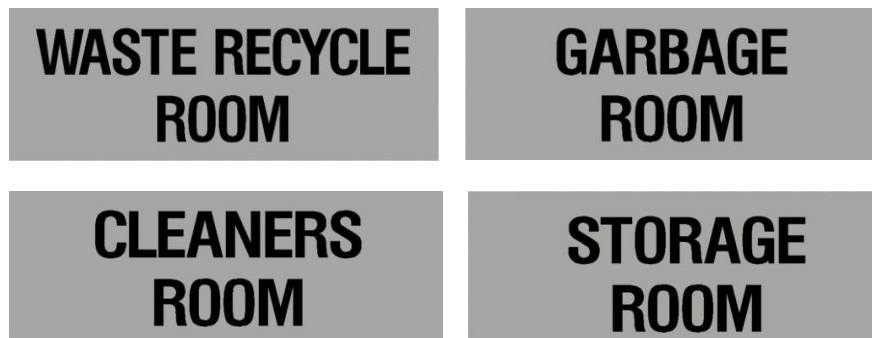
Colour coding as per AS 4123.7-2006

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

F.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 room signage



Example facility signage



Example safety signage



Appendix G Terms & 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.
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 1.00m ³ to 4.50m ³ 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 trolley		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.
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.

TERM	ABBREVIATION	DEFINITION
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	m3	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	m2	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.
Refuse collection Vehicle	RCV	A vehicle specifically designed for collecting and emptying refuse bins and refuse compactors.
Rear loading refuse collection vehicle	REL RCV	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 RCV 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.