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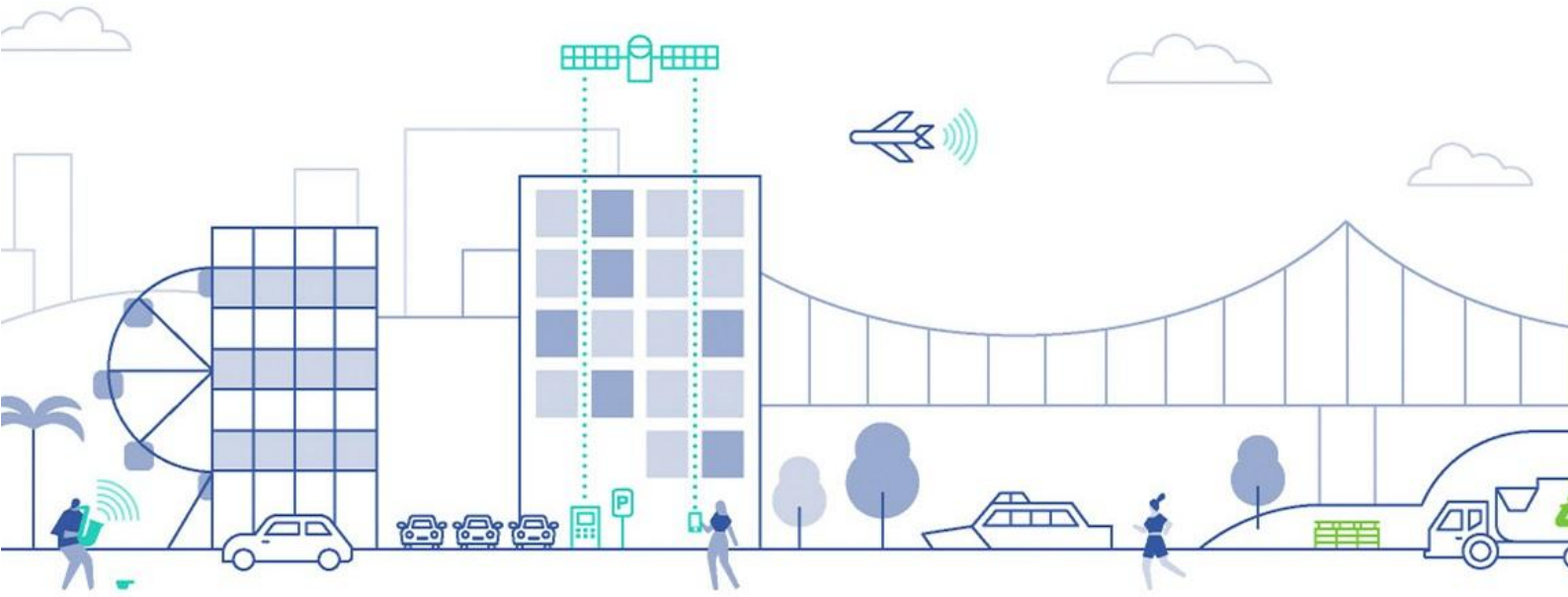
Operational Waste Management Plan

Proposed Residential Development – NOVAIRE Albion

At 56-60 Albion Road, Albion

On Behalf of Core Property Partners



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Revision record

Issue no.	Author	Reviewed/approved	Development stage – Revision description	Date
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1. Introduction

1.1 Background

Colliers International Engineering and Design (TTMC) Pty Ltd has been engaged by Core Property Partners to prepare an Operational Waste Management Plan (OWMP) to support the proposed residential development located at 56-60 Albion Road, Albion QLD 4010. It is understood that a development application will be lodged with the Brisbane City Council (BCC).

1.2 Scope

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

Detailed information including site plans 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 proposed development is located at 56-60 Albion Road, Albion 4010, and incorporates 56, 56A, 58 and 60 Albion Road as depicted in Figure 1.1. The legal property description of the development site is Lot 2 on plans RP85611, RP85610, RP85612 and RP52675.

The site is located within the Brisbane City Council Local Government Area, is designated as a Character zone (CR1).

The proposed development has frontages on Albion Road and McDonald Road, which are classified as Suburban and Neighbourhood Roads respectively. All vehicular access into the site will occur via McDonald Road.



Figure 1.1: Site location
Source: Queensland Globe

1.4 Site statistics

The proposed development consists of a single tower for residential use, comprising one level of basement car parking, ground level parking and servicing with three levels of podium parking above. Levels 4 to 14 accommodate residential apartments, with a mix of configurations ranging from two- to three-bedroom units. In addition, a dedicated rooftop terrace featuring resident amenities is situated above the apartment floors.

The development statistics are presented in Figure 1.2 with the total unit yield forming the basis for the refuse volume information in Section 2.

AREA AND MIX SUMMARY

Level	RL	FLR-FLR	GBA	GFA	P.O.S	NSA	Mix						Parking	
						Product	2B - A	2B - B	2B - C	3B - A	3B - B	Total	Cars	Bikes
						Internal	86	99	90	122	108			
						P.O.S	14	14	11	24	21			
Roof	60.00													
Level 15	54.20	5.80	944	136										
Level 14	51.00	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 13	47.80	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 12	44.60	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 11	41.40	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 10	38.20	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 9	35.00	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 8	31.80	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 7	28.60	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 6	25.40	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 5	22.20	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 4	19.00	3.20	1,200	770.69	112	677	3	1	1	1	1	7		
Level 3	16.00	3.00	1,210	15.32									31	20
Level 2	13.00	3.00	1,210	15.32									31	20
Level 1	10.00	3.00	1,210	15.32									31	17
Ground Level	7.00	3.00	1,230	15.32									23	40
Totals			**16,444**	**8,677**	**1,232**	**7,447**	**33**	**11**	**11**	**11**	**11**	**77**	**116**	**97**
					8,679		**55**			**22**				
							71%			**29%**				

Figure 1.2: Development statistics

Source: Prax Studio Pty Ltd, Project: Novaire Albion, Drawing: Project overall cover sheet and drawing list, Drawing number: 0001, Rev: 03

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's Refuse Planning Scheme

This plan has been prepared to align with BCC's refuse requirements of SC6.26 Refuse Planning Scheme Policy (PSP) v36.00/2026. Additionally, PO32 of the Multiple dwelling code and PO8 of the Infrastructure design code.

As this development is a residential site, Colliers has referred to BCC requirements as outlined in the Refuse PSP under section 2, 3 and 4 as these sections outline the controls for all development and controls directly related to residential uses.

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

2.2 Prescribed refuse volumes

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

A collection frequency of two times per week has been adopted for both general waste and recycling streams, consistent with servicing regimes for comparable residential developments previously approved by Council.

Table 2.1 details the residential rated entitlement applied to refuse calculations in Table 2.2.

Table 2.1: Refuse generation rate

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

Table 2.2: Residential refuse calculations

Area description	Measure	Quantity	General waste L/Week	Commingled recycling L/Week
Residential apartments	Unit	77	18,480	18,480
Total weekly compacted volumes (L/Week)			**6,160***	**N/A**
Volumes per day (L/Day)			**880***	**2,640**
Volumes per collection (L/Collection)			**3,080***	**9,240**
Collection and equipment details	Collections per week		2	2
	Storage capacity		4 Days	4 Days
	Equipment size		1,100L	1,100L
	Equipment quantity required		2.80	8.40
	Equipment quantity provided		3	9

*Compaction ratio of 3:1 used for calculation purposes

2.3 Refuse bin, equipment requirements & specifications

Table 2.3 and Table 2.4 outline 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 proposed development, bin numbers and sizes may need to be altered to suit the building occupant demand.

Accordingly, ongoing monitoring of waste generation volumes is recommended to inform periodic review and optimisation of bin provision and collection arrangements.

Table 2.3: Bin requirements

Refuse stream	Bin/storage – Size or type	Number required
General waste	1,100L bulk MGB	3 +1 to remain beneath the chute discharge during servicing
Commingled recycling	1,100L bulk MGB	9 +1 to remain beneath the chute discharge during servicing

Table 2.4: Additional equipment

Description	Quantity	Capability/specification - see *Appendix C* for further details
Individual unit bins - Stream separated receptacles	154	A minimum of 1 receptacle for each stream is required in each unit. Dimensions of receptacles used are not to exceed the dimensions of the chute hoppers; typically 30cm^3.
Single refuse chute w/diverter system	1	Single refuse chute fitted with diverter system facilitates disposal of both general waste and commingled recycling from a single disposal point. Access points located on each habitable residential level. Colliers recommend a 600mm chute diameter for commingled recycling applications.
Integrated chute discharge compactor	1	An overhead compactor is incorporated into the general waste chute discharge and will have a capacity to achieve an average compaction ratio of 3:1. Commingled recycling will not be subject to compaction.
2-bin linear rotation system	1	Automates bin rotation beneath the chute discharge of commingled recycling only. Reduces the overall level of building management intervention required.

2.4 Refuse disposal

The tables in this section summarise general recommended disposal arrangements for frequently generated and infrequently generated refuse. 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 2.5: Disposal of frequently generated waste

Refuse stream	Disposal details
WASTE	
General waste	**Residential** Space for bins to store one day's worth of generated refuse will be provided in each residential apartment. Each day or as required, all refuse will be transferred by residents to the single refuse chute access hopper on each habitable residential level, with the diverter system preset to general waste. The refuse chute will discharge directly into the general waste bulk bin stored in the chute discharge room. The chute hopper doors will have colour-coded features for easy identification and to support the separation of refuse streams. Instructions on the use of the diverter chute system and accepted items in each stream will be required to be included in the resident apartment manual. Waste bins should always be lined with bags and the bags double tied before removal. Operationally, bins used for general waste should be limited in size to 30L or less and not exceed the dimensions of the chute hoppers in any direction. Waste bins should be accompanied by a commingled recycling bin in order to facilitate separation of general waste and recycling. **Communal areas** Receptacles may be placed in all communal areas where refuse will be generated such as the rooftop terrace for collection and storage of at least one day of general waste. Bin quantities will be determined during the operational phase. A recycle bin will be positioned wherever a general waste bin is positioned to maximise recovery. Building management will assist with the disposal of all refuse generated in communal areas.

Table 2.6: Disposal of frequently generated recoverable materials

Refuse stream	Disposal details
Organic (Food) waste	Separating organic or food waste from general waste is recommended to reduce the total amount of general waste produced. Separation may be considered and implemented at any stage during the operational phase of the development. While BCC does not currently offer a food organics collection service to multiple unit dwellings, commercial options are available at additional cost. Alternatively, domestic compositing equipment may be used for individual units or communally. Communal composting must be facilitated and managed by a building manager or caretaker to ensure correct usage. Where food waste is separated, caddy bins or bins less than 10L should be used for the disposal of food waste. The bins are then transferred to the refuse room for collection. The content is then decanted in bulk bins or composting equipment provided. Transfer and collection should occur on a frequent basis to minimise odour amenity issues. Caddies or bins may be lined with compostable liners subject to contractor acceptance.
RECYCLING	
Commingled, including • Glass, • Aluminium, • Steel cans, • Tins, • Cardboard, • Semi rigid & rigid plastics.	**Residential** Items for recycling must not be bagged and disposed of in loose form. This can be done by decanting the materials from the individual receptacles into the diverter chute, with the stream selection changed to recycling. The refuse chute will discharge directly into the appropriate bulk bin stored in the chute discharge room via the diverter. The chute hopper doors will have colour-coded features for easy identification and to support the separation of refuse streams. Instructions on the use of the diverter chute system and accepted items in each stream will be required to be included in the resident manual. Residents of all levels will access the refuse storage room directly for disposal of all oversized recyclable materials, lifts will be utilised for vertical transfer. **Communal areas** Receptacles will be placed in all communal areas wherever a general waste bin is positioned for collection and storage of at least one day of commingled recycling. Bin quantities will be determined during the operational phase.

2.4.2 Infrequently generated refuse

Table 2.7: Disposal of infrequently generated refuse

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

2.5 Refuse storage, access & rotation requirements

The residential refuse room, referred as the “waste storage” on architectural drawings, is separated internally into 2 distinct rooms being a chute discharge room and co-located bin storage room separated by an internal partition. The internal partition may be constructed of either solid wall, chain mesh or equivalent.

The chute discharge room is provided beneath the chute termination. The chute discharge room is designed to house the chute discharge equipment comprising diverter discharge, a two-bin linear conveyor system for commingled recycling, and an integrated compactor for general waste as specified in Table 2.4. Access to the chute discharge room will be restricted building management or approved personnel only.

The bin storage room adjoining the chute discharge room will provide storage for all residential bins required for the development between services as detailed in Table 2.3 and will serve as the servicing location. The bin storage room is provided adjacent to the RCV loading area on the driveway aisle.

Residents will have access to the bin storage room for the disposal of all refuse materials not suitable for chute disposal as needed.

Building management will be responsible for the exchange of bins beneath the chute on bin rotation equipment as well as the presentation of all bins requiring collection to either bin storage room prior to each scheduled collection.

The collecting contractor will access either bin storage room for the retrieval of bins for collections servicing.

Figure 2.1 illustrates the configuration of the refuse room.

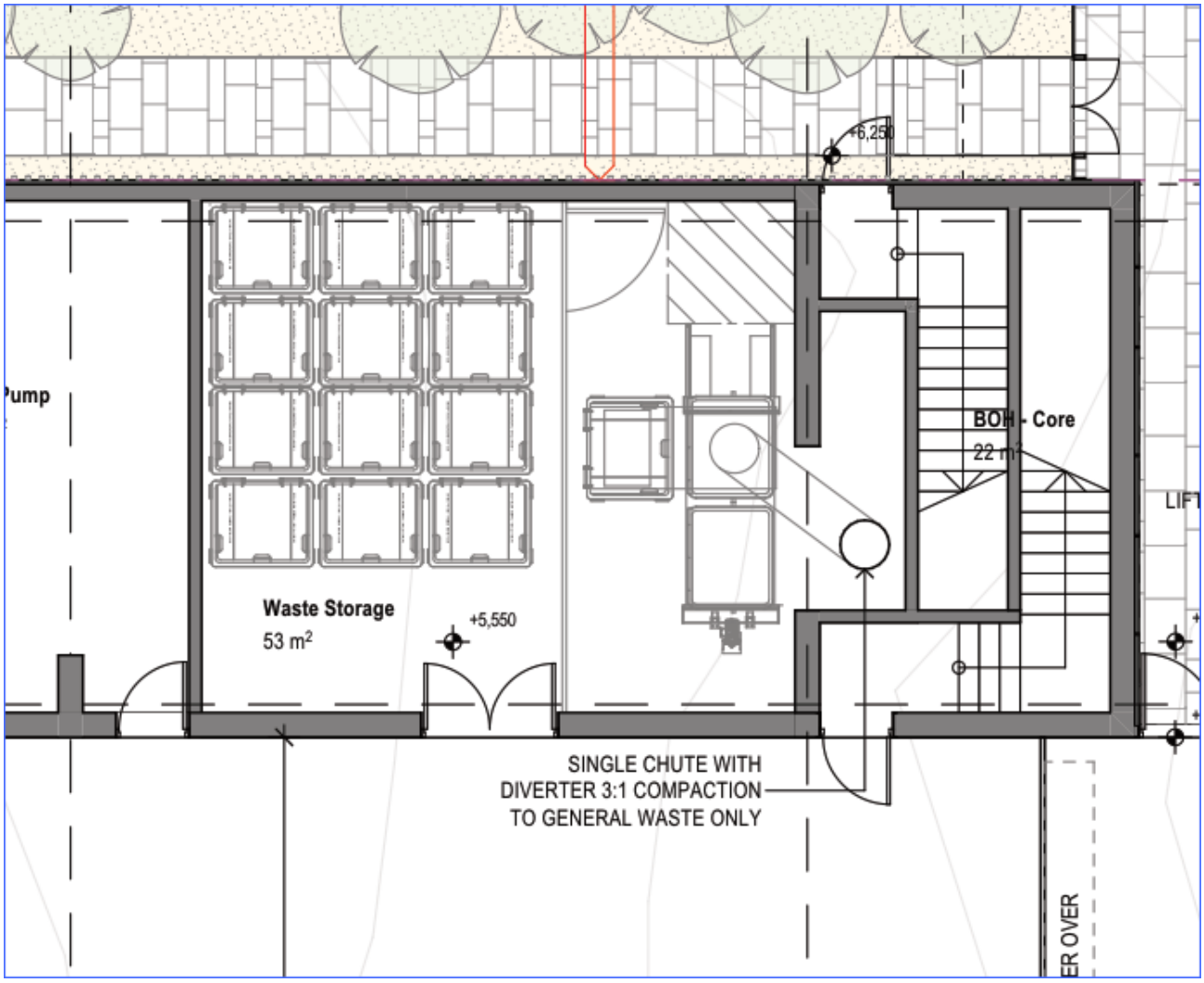

Figure 2.1: Residential refuse room

Source: Prax Studio Pty Ltd, Project: Novair Albion, Drawing: General Arrangement Plans Ground Level, Drawing number: 1000, Rev: 4

2.5.1 Refuse storage area design requirements

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

Table 2.8: Refuse storage area design requirements

Positioning considerations
Positioned in immediate proximity or directly accessible to the designated loading point.
Storage provided is conveniently accessible to residents for disposal or accessed via chutes.
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.
Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage).
Is positioned away from entrances to shops or residential premises.
Is over 5m from any door, window or fresh air intake within the development or any adjoining site or designed to prevent the escape of odours from the enclosure.
Visual amenity considerations
Is enclosed on all sides except for the access points to ensure bins are not visible from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the site.
Is designed to minimise their visual impact on the surrounding areas.
Functional design considerations
Is of sufficient size to accommodate the bins with sufficient clearance around the combined bin area.
Doors/shutters wide enough to allow for the easy removal of the largest container to be stored.
Permits unobstructed access for removal of the containers to the service point.
The height of the bin storage area allows for waste bins to be opened and closed.
Does not have any steps or lips where bins are required to be moved.
Adequate artificial lighting.
Be fire rated and ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin washing and room cleaning considerations
A hose cock provided inside the room for cleaning bins and the enclosure.
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

Residents will dispose of refuse via the chute hoppers located on each floor. For items unsuitable for chute disposal such as bulky items not suitable for chute disposal, residents will directly access the bin storage room for disposal of waste items into the bulk bins. The lifts will be utilised for the transfer of items not suitable for chute disposal.

The collecting contractor will park within the designated RCV loading area on the aisle and retrieve the bins directly from the refuse room. After servicing the bins, the collecting contractor will return them to the refuse room.

Table 2.9 demonstrates the criteria addressed in the design of the refuse transfer path.

Table 2.9: Refuse transfer path design

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

2.7 RCV & bin servicing arrangements

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

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

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

Table 2.10 demonstrates the features of the bin servicing area.

Table 2.10: Service area design

Service area design requirements
Has sufficient access and clearance for the waste and recycling collection vehicles to service the bins, including no overhead obstructions.
Allows bins to be serviced safely while minimising the impediment to vehicle movements during servicing.
Is devoid of stairs, lips or ramps and allows bins to be manoeuvred easily.
Does not block the entry and exit to the property.
Is not adjacent to a kitchen or eating area for public use.
Is screened sufficiently to minimise the view of bins from neighbouring properties or passing vehicles and pedestrian traffic external to the site.

3. Recommended operational refuse management

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

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

3.1 Anticipated refuse volumes

Colliers have worked extensively with operating residential developments within the Brisbane local government area. This includes establishing typical volumes of refuse generated through volumetric assessment. Colliers have established a flat generation rate applicable to developments containing mixed unit sizes. This rate is used to provide more accurate recommendations relating to anticipated bin numbers and building management intervention through bin rotations beneath the refuse chute as well as potential improved sustainability outcomes through landfill diversion.

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

3.1.1 Refuse profile and stream separation

Refuse generated by residential uses including multiple dwelling residential apartments includes a substantial volume of food waste. Colliers recommend that food organic waste is separated from the general waste stream. Onsite compositing or organics processing equipment should be investigated the potential instigation of organics recovery during the operational phase of the development. Onsite compositing or process may be combined with food waste generated by non-residential uses. Where onsite composting or processing occurs, this must be facilitated and managed through a building manager to ensure the correct use.

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

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

3.1.2 Recommended residential refuse bins and equipment

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

These recommendations are provided to assist in the instigation of collection services and provided based on Colliers recommended stream separation. Additional services may be provided utilising the bin storage room adjoining the chute discharge room as proposed within the development application.

Table 3.1: Recommended bin requirements

Refuse stream	Bin/equipment - Type or size	Bins required	Storage capacity between collections
General waste	1,100L	2 +1 to remain beneath each chute discharge during servicing	4 Days
Food organics	240L	2	2 Days Servicing every 2 days recommended
Commingled recycling	1,100L	3 +1 to remain beneath each chute discharge during servicing	4 Days
CDS	660L	1	Ad Hoc
Bulky cardboard	1,100L	1	7 Days
E-waste (Excluding batteries)	1100L	1	Ad Hoc
Mixed batteries	Countertop receptacle	1	Ad Hoc

3.2 On-going management

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

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

3.2.1 Implementation phase

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

Table 3.2: Implementation checklist

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

Task	Assigned	Remarks
Engage refuse collection contractors. Council's collections contractor must conduct a site visit for the purpose of risk assessing the site prior to conducting services. Contractors must ensure that a full risk assessment of equipment, surfaces and related gradients is complete, and procedural documentation is provided to the appropriate personnel. RCV manoeuvrability testing and the establishment of service frequency and timing is also undertaken at this time.		
Install signage in all refuse disposal and storage points. Signage is required to be installed to educate building occupants on location of disposal and refuse storage points. Additionally, identify the accepted items disposed of in each refuse stream. The installed signage should be colour coded in accordance with *AS 4123.7 – 2006 Mobile waste containers*. Examples of signage are provided in the appendices.		
Leasing 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 is users or personnel.		
Consider fit out and move-in refuse. Higher volumes of waste are generated during the initial resident move-in or final fit out. This typically includes large volumes of cardboard. Additional bins or collections may be required. This also applies to high turnover events and refits or renovation.		

3.2.2 Occupation/operational phase

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

Table 3.3: Occupation/operation checklist

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

3.2.3 Review and amendment phase

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

Table 3.4: Review and amendment checklist

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

Appendix A Council PSP compliance checklist

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

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

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

Appendix B Relevant development plans



1 Ground Level
1:100

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SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	Preliminary for Coordination	SP	17/07/2026
02	For Coordination	SP	30/07/2026
03	For Development Application	SP	07/08/2026
04	For Development Application	SP	17/08/2026

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PROJECT

Novairé Albion
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Albion, QLD

DATE OF THIS REVISION	**17/08/2026**		
ISSUED BY	**PRAX**	REVIEWED BY	**SP**
PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

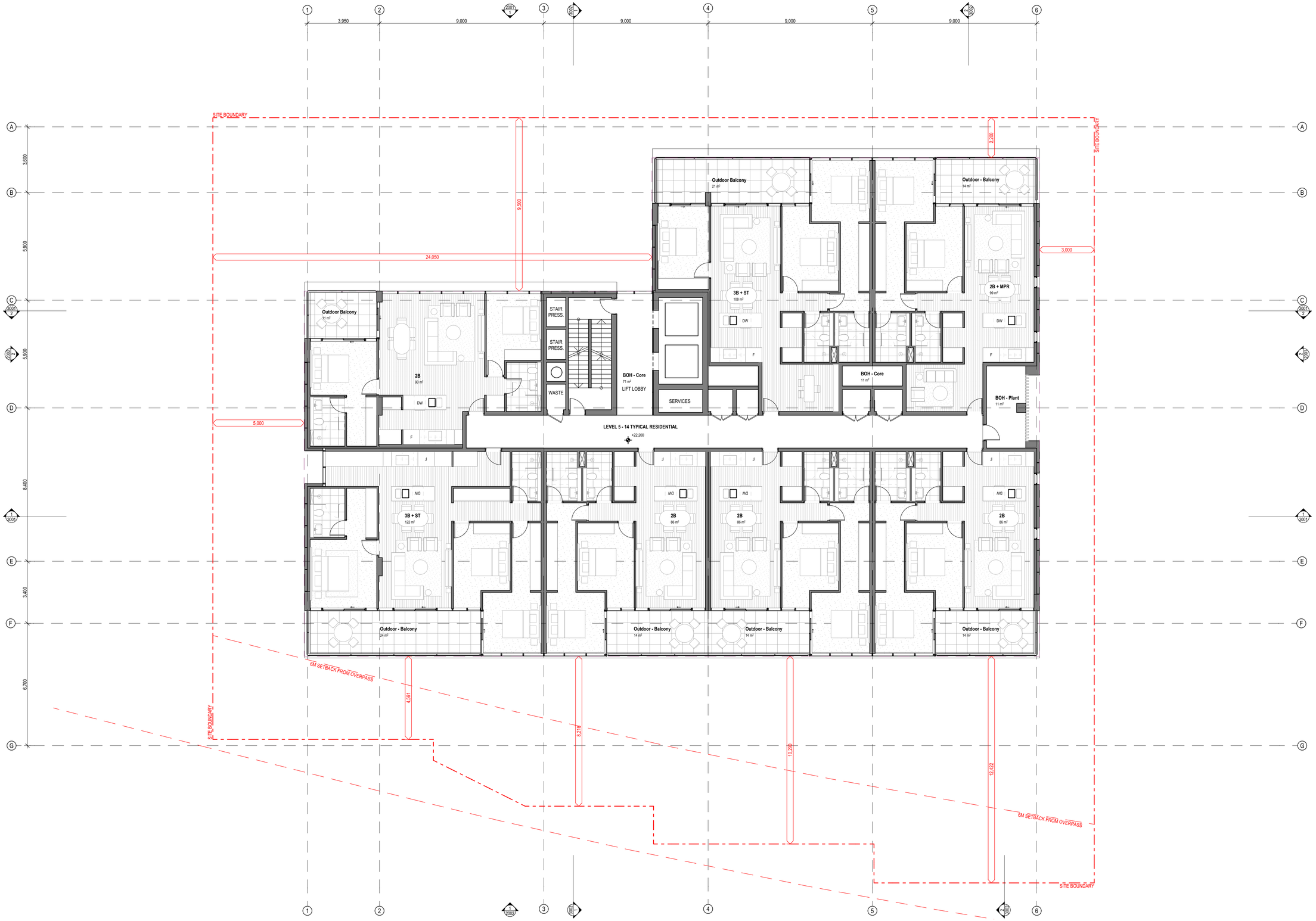
NOT FOR CONSTRUCTION

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

GROUND LEVEL

DRAWING NUMBER	REVISION
1000	**04**



1 Level 5
1:100

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PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

NOT FOR CONSTRUCTION

DRAWING TITLE

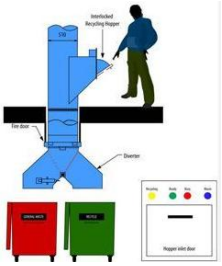
GENERAL ARRANGEMENT PLANS

LEVEL 5 - 14 TYPICAL

DRAWING NUMBER	REVISION
1005	**04**

Appendix C 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
Residential unit bins	General waste and recycling	 	Various options and sizes. Built and standalone bin available. Examples: https://www.bunnings.com.au
1,100L bins	General waste, recycling, paper/ cardboard	 	Dimensions approx. 1070 x 1240 x 1330mm (L x W x H) (dimensions depend on contractor) Examples: http://www.justwheeliebins.com.au, https://www.australianwaste management.com.au
Linear conveyor	General waste, recycling, food waste		Automated bin rotation (e.g. linear or carousel) to manage bin fill level and prevent overflow under chutes Example: https://www.elephantsfoot.com.au /products/compactors/carousel-linear https://wastech.com.au
Diverter chute system	General waste, recycling, food waste	 	Refuse disposal in multi-storey buildings through refuse chutes: options include single chute for waste only, single chute with diverter system or dual chute for disposal of waste and recycling Examples: https://www.wastech.com.au /products/chutes https://www.elephantsfoot.com.au /products/chutes
Chute discharge compaction	General waste	 	Compactors designed for integration with the refuse chute to minimise the volume of general waste. Examples: https://www.elephantsfoot.com.au /products/compactors/carousel-linear https://wastech.com.au

Bin/ equipment types	Waste streams	Examples	Information
240L bins (Optional)	General waste, paper, recycling, green waste		Dimensions approx. 740 x 580 x 1080mm (L x W x H) (dimensions may depend on contractor) Examples: http://www.justwheeliebins.com.au, http://wheeliebinsonline.com.au
Counter-top E-waste recycling (optional)	Electronic waste	 	Prepaid battery collection Example: https://envirostream.com.au/product/prepaid-countertop-battery-recycling-box/ https://www.ecoactiv.com.au/product/4l-battery-recycling-prepaid-service/ Toner cartridge collection https://zerowasteboxes.terracycle.com.au-/products/ink-and-toner-catridges-zero-waste-boxes

Appendix D Refuse signage

D.1 Refuse signage

Waste signage guidelines are provided by the Queensland government: https://www.qld.gov.au/environment/pollution/management/waste/recovery/recycling/signage.

General refuse signage









Other refuse signage









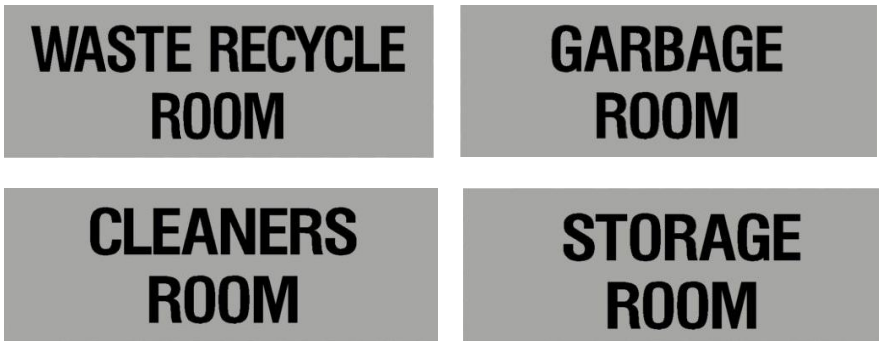
Colour coding as per AS 4123.7-2006

Mixed (Commingled) Recycling	PMS 108
General waste (landfill)	PMS 032C
Organics	PMS 15-0343
Paper and cardboard recycling	PMS Process Blue C
Soft Plastics	PMS 1655
Used Cooking Oil	Grey

D.2 Other refuse, facility and safety signage

Various signage including refuse area, safety and facility signage should be arranged through certified signage providers. Example signs can be found at http://www.signblitz.com.au, https://www.wayout.com.au or https://www.smartsign.com.

Example refuse room signage



Example facility signage



Example safety signage



Appendix E 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. Examples include residential unit bins, bulk bins, MGB, steely bins and specialised for medical waste or cigarette butts.
Bin storage area		An enclosed area designated for storing on-site refuse bins or a refuse compactor within the property.
Bulk bin		A galvanized or steel bin receptacle that is greater than 360L in capacity generally ranging from 1.00m³ to 4.50m³ used for the storage of refuse that is used for on-site refuse collection.
Bulk mobile garbage bin	Bulk MGB	A plastic (polypropylene) receptacle that is greater than 360L in capacity generally ranging from 660L to 1100L used for the storage of refuse.
Collection point		An identified position where refuse bins are stored for collection and emptying. The collection point can also be the bin storage area.
Compactor		A receptacle that provides for the mechanical compaction and temporary storage of refuse. It allows to reduce bin numbers and collection frequency.
Composter		A container or machine used for composting specific food scraps and/or organic materials.
Food waste recycling system		Defined as a vacuum or pump-based system for shredding, macerating or pulping of food waste. The food waste is transferred through pressure (service) pipes to sealed liquid storage tanks.
Green waste		All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers.
Liquid waste		Non-hazardous liquid waste generated by commercial premises should be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).
Mobile garbage bin	MGB	A plastic (polypropylene) bin or bins used for the temporary storage of refuse that is up to 360L in capacity and may be used in kerbside refuse collection or on-site collection.
Putrescible waste		Putrescible waste is the component of the waste stream liable to become putrid and usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
Recycling		Recycling contains all material suitable for re-manufacture or re-use, e.g. glass bottles and jars; plastics such as PET, HDPE and PVC; aluminium aerosol and steel cans and lids; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines.
Refuse		Refuse is material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items.
Refuse storage room		An area identified for storing on-site MGBs or Bulk Bins within the property.
Refuse 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.