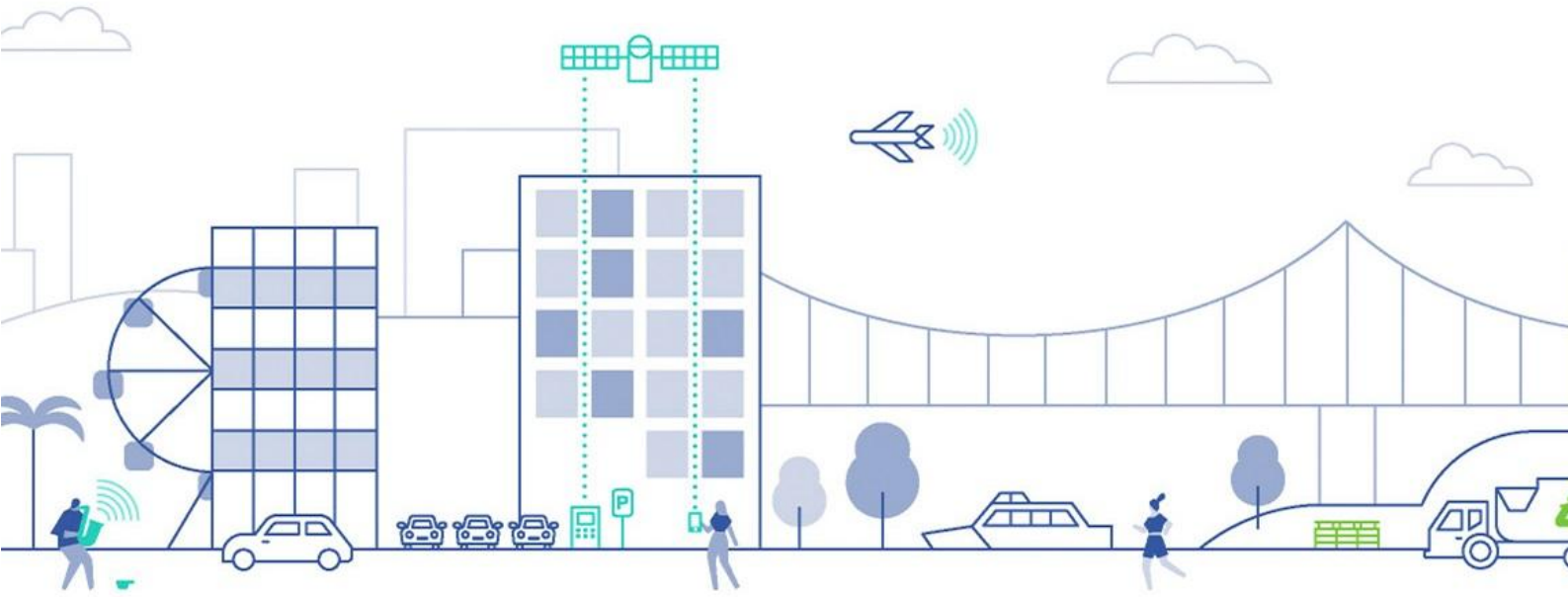
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Operational Waste Management Plan

Proposed Commercial Development

At 217 Sherbrooke Road, Willawong

On Behalf of Zedz Consultants



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Revision record

Issue no.	Author	Reviewed/approved	Development stage – Revision description	Date
1.	R. Griffiths	N. Lee	Schematic Design – Draft	10/08/2026
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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 Zedz Consultants to prepare an Operational Waste Management Plan (OWMP) to support the proposed commercial development located at 217 Sherbrooke Road, Willawong. It is understood that a change application to an approved development (application reference: A006326449) will be lodged with 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. This OWMP has been prepared to provide information on refuse management for the proposed food and beverage tenancies only; the existing fuel station is not subject to this application and therefore excluded from this report.

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 217 Sherbrooke Road, Willawong as depicted in Figure 1.1. The legal property description of the lot within the development site is Lot 2 on SP296082.

The site is located within the BCC Local Government Area, is zoned within the General Industry Zone. The site has frontages on King Avenue and Sherbrooke Road, recognised as an arterial and suburban road respectively. Vehicular access into the site will occur via existing vehicular crossovers on both King Avenue and Sherbrooke Road.



Figure 1.1: Site location
Source: Nearmap, Date: 22/06/2026

1.4 Site statistics

The subject site is located adjacent to an existing service station and forms part of a broader integrated commercial development. The existing development includes a fuel forecourt, associated convenience retail activities, and shared access and internal circulation infrastructure. The site also contains approved development areas for Food and Drink Outlet uses, which have been progressively developed through a series of planning approvals.

The current proposal seeks approval for a commercial development comprising five tenancies. The proposed tenancy mix includes one specialty retail tenancy and three food and beverage tenancies, one of which incorporates a drive-through facility. The development is intended to complement the existing service station and will integrate with the site's established access and circulation network.

The relevant refuse generating areas are presented in Table 1.2.

Table 1.2: Development statistics

Description	Measure (GFA m²)
Tenancy 1 Food and Beverage (including alfresco area)	92
Tenancy 2 Food and Beverage	240
Tenancy 3 Food and Beverage	70
Tenancy 4 Retail	143
Total	545

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 BCC's current assessment benchmarks. This includes associated bin quantities, storage capacities, equipment details, collection frequencies and site access details.

2.1 Regulatory & governance considerations

This plan has been prepared to align with BCC's refuse requirements of SC6.26 Refuse Planning Scheme Policy (PSP) v37.00. As this development is a commercial site, Colliers has referred to BCC requirements as outlined in SC6.26 under section 2, 3 and 5 as these sections outline the controls for all development and controls directly related to commercial uses.

Refer to *Appendix A* for a checklist detailing compliance with the Refuse Planning Scheme Policy.

2.2 Prescribed refuse volumes

The generation rates and service frequency used for the calculation of refuse produced have been applied based on rates prescribed by BCC to achieve compliance. The tenancy and use mix is based on the tenancy mix identified by the client and as detailed on architectural drawings, for complete details on commercial tenancy uses subject to this application refer to the submitted town planning documentation.

A 7-day trading week has been assumed for all uses.

A collection frequency of 3 days per week for each individual stream has been established. The established frequency represents the maximum permissible service frequency for non-residential uses within a 'general industry' Zone as specified in 'Table 2 – Non-residential service frequency requirement' of the Refuse PSP.

Table 2.1 outlines the refuse generation rates utilised.

Table 2.1: Refuse generation rates

Generation rate	Applied to	Measure	General waste	Recycling	Days of operation
Food and drink outlet (if less than 150m²)	T1 (including alfresco) & T3	L/100m²/Day	300	200	7
Food and drink outlet (if greater than 150m²)	T2	L/100m²/Day	660	200	7
Retail shop-non-food	T4	L/100m²/Day	25	200	7

Table 2.2 outlines the estimated refuse generation volumes.

Table 2.2: Refuse calculations

Area description	Measure	Quantity	General waste L/Week	Recycling L/Week
T1 F&B	GFA (m²)	92	1,932	1,288
T2 F&B	GFA (m²)	240	11,088	3,360
T3 F&B	GFA (m²)	70	1,470	980
T4	GFA (m²)	143	250	2,002
Total weekly volumes (L/Week)			**14,740**	**7,630**
Volumes per day (L/Day)			**2,106**	**1,090**
Volumes per collection (L/Collection)			**4,913**	**2,543**
Collection and equipment details	Collections per week		3	3
	Storage capacity		3 Days	3 Days
	Equipment size		3,000L	3,000L
	Equipment quantity required		1.64	0.85
	Equipment quantity provided		2	1

2.3 Refuse bin, equipment requirements & specifications

Table 2.3 and Table 2.4 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 2.3: Bin requirements

Refuse stream	Bin/storage – Size or type	Number required
General waste	3,000L	2
Recycling	3,000L	1

Table 2.4: Additional equipment

Description	Quantity	Capability/specification - see *Appendix D* for further details
Individual tenancy bins - Stream separated receptacles	TBD	Receptacles for the immediate disposal of refuse into separate streams. Typically, bins typically up to 60L in volume placed Back of House (BoH) in central bin stations. Further details in Section 2.4
Refuse/cleaner's trolleys	TBD (Optional)	Used to assist in the manual transfer of refuse to the bulk bins in the refuse room for final disposal.
Used cooking oil storage	1	Required for food and beverage tenancies and commercial kitchens using fry vat equipment. Portable storage tank stored within the back of house areas.

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 2.5: Disposal of frequently generated waste

Refuse stream	Disposal details
WASTE	
General waste	Waste from each tenancy will be captured by bins typically ranging in size from 30L to 90L that will be placed within the kitchen or back-of-house area to meet the design or layout criteria of each tenancy operator. All waste bins should be lined with bags and the bags tied before removal. Between peak operating periods, waste will be transferred by staff to the shared refuse area and placed/ decanted into bulk bins. Carts or trolleys may be used for transfer if required, e.g. to transport multiple bags or types of refuse at the same time.

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. Where food waste is separated, caddy bins or bins no larger than 60L should be used in high volume situations such as commercial kitchens, for disposal of food waste. The bins are then transferred to the refuse room for collection. The content is then decanted in bins or processing equipment provided within the refuse enclosure.
RECYCLING	
Commingled, including • Glass, • Aluminium, • Steel cans, • Tins, • Cardboard, • Semi rigid & rigid plastics.	Each tenancy's recycling will be captured by bins typically ranging in size from 30 L to 120 L that will be placed within the kitchen or back-of-house area to meet the design or layout criteria of the cafe operators. After each service or between peak operating periods, recycling materials will be transferred by staff to the refuse room and placed into comingled recycling (bulk) bins. Carts or trolleys may be used for transfer if required, e.g. to transport multiple bags or types of refuse at the same time. 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.

2.4.2 Infrequently generated refuse

Table 2.7: 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	Staff will utilise bulk bins provided for bulky waste disposal or make other coordinated collection arrangements where items are unsuitable for bulk bin disposal.
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.
Hazardous waste - Other (paints, chemicals etc)	Hazardous waste must be handled with due care, separated and securely stored for collection by a specialist waste contractor. Please refer to local and QLD government websites for further information.

2.5 Refuse storage, access & rotation requirements

A consolidated refuse storage strategy is proposed where tenancies 1-4 share use of the communal bins provided within a single storage area. The refuse storage area is located on the eastern side of the site, adjacent to Tenancy 4 (T4).

The refuse area is adequately sized to accommodate all bins required for the development, as outlined in Table 2.3. Access to each bin is maintained at all times, eliminating the need for bin rotation.

The refuse area must be appropriately screened from public view and provided with bin-washing facilities in close proximity.

Figure 2.1 illustrates the location of the shared refuse area.

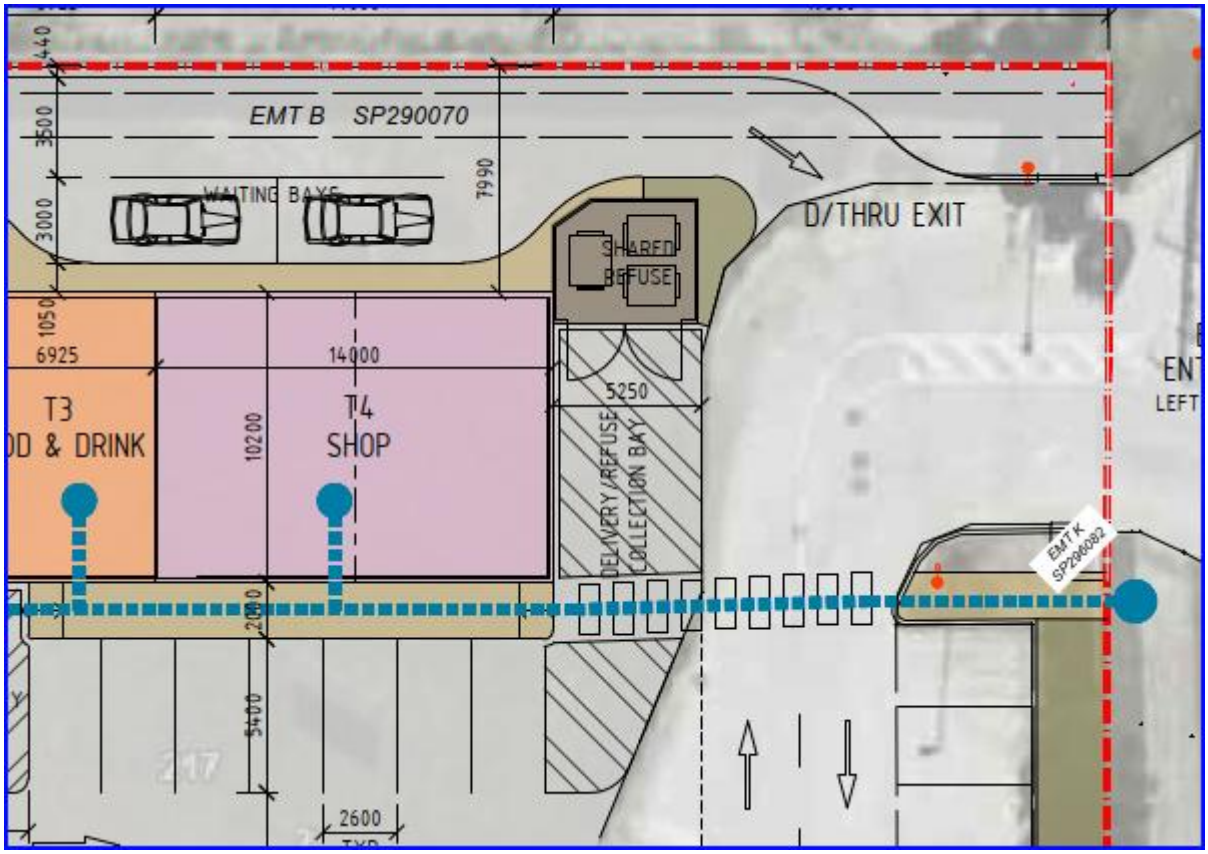


Figure 2.1: Shared refuse area

Source: Verve Design Group, Project: 217 Sherbrooke Road, Willawong, Drawings: Proposed Site Plan, Dated: 24/09/2026

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 for disposal.
Is in a purpose-built storage area which is designed to be unattractive to vermin and used solely for the storage of refuse leaving the site only.
Is positioned away from entrances to shops or residential premises.
Visual amenity considerations
Is enclosed on all sides except for the access points to ensure bins are not visible from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the site.
Is designed to minimise their visual impact on the surrounding areas.
Functional design considerations
Is of sufficient size to accommodate the bins with sufficient clearance around the combined bin area.
Doors/shutters wide enough to allow for the easy removal of the largest container to be stored.
Permits unobstructed access for removal of the containers to the service point.
The height of the bin storage area allows for waste bins to be opened and closed.
Does not have any steps or lips where bins are required to be moved.
Adequate artificial lighting.
Be ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin washing and room cleaning considerations
A hose cock provided inside the room for cleaning bins and the enclosure.
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

Refuse will be transferred from each individual tenancy to the shared refuse storage area by tenancy staff for final disposal.

On collection days, the collection contractor will move each bin to the front of the shared refuse area for front-lift servicing and return the bins to the storage area once collection has been completed.

2.6.1 Refuse transfer path design requirements

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

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 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 refuse will be collected by a private contractor using a front-lift refuse collection vehicle (RCV). The RCV will enter the site in a forward direction via the driveway crossover on King Avenue. The vehicle will then undertake a single reversing manoeuvre to align with and service the bins from a front-facing position. Upon completion of the collection activity, the RCV will perform a second reversing manoeuvre to reposition within the site before exiting in a forward direction via the driveway crossover onto Sherbrooke Road.

Figure 2.2 illustrates the swept paths for the front lift refuse collection vehicle. Further details on vehicle access and on-site manoeuvring 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 clearly separated from car parking bays, footpaths and pedestrian access.
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 screened sufficiently to minimise the view of bins from neighbouring properties or passing vehicles and pedestrian traffic external to the site.
Is positioned away from entrances to shops or residential premises.
Best practice for non-residential developments includes CCTV or other video monitoring designed to record RCV's collecting bins.

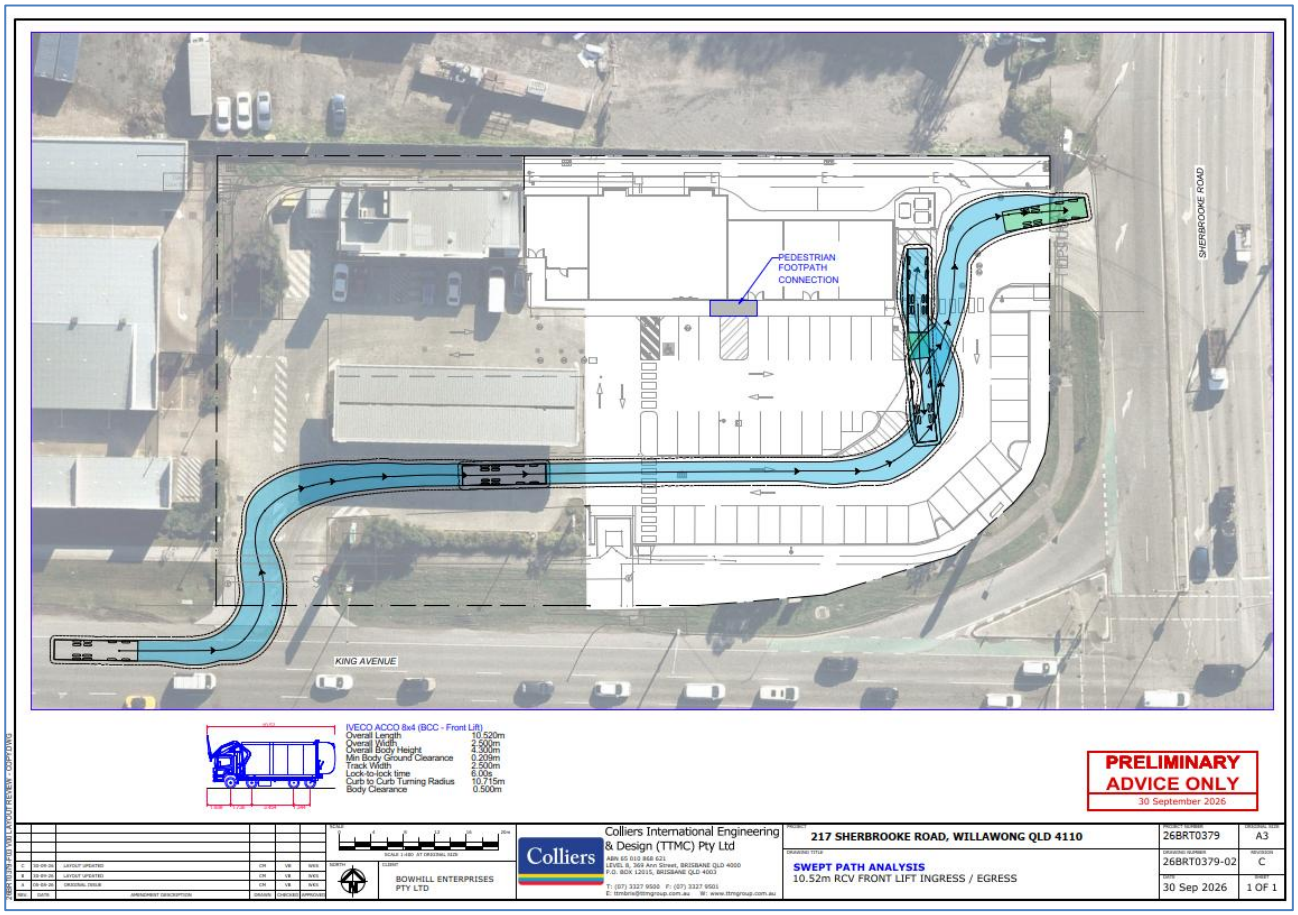


Figure 2.2: RCV swept path

Source: Colliers

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 Alternative refuse management consideration

The recommendations in Section 2 relate to a standard collection methodology utilising front-lift bulk bins and have been adapted to accommodate a multi-tenant retail and food and beverage tenancy arrangement. These provisions are based on typical waste generation associated with food preparation, packaging, and customer service activities and may be adjusted during operation to reflect the specific waste profile of future tenants.

Should waste generation volumes differ significantly from those anticipated, the site operator may review the waste management system in consultation with a suitably qualified waste management consultant and collection contractor. Any future modifications to waste infrastructure, collection frequencies, or waste diversion initiatives would need to consider the available waste storage area, operational requirements, and compliance with relevant regulations.

Colliers recommends that waste generation and diversion performance be monitored from the commencement of operations to support waste minimisation initiatives and sustainability reporting. Monitoring may be undertaken through collection contractor reporting, service records, or other suitable tracking mechanisms. Where contractor-provided data is relied upon, provisions should be included within service agreements to ensure accurate and consistent reporting across all waste streams.

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 3.1 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.

3.2.1 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 3.1: 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 facilities or operations 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. The 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 *AS 4123.7 – 2006 Mobile waste containers*. Examples of signage are provided in the appendices.		
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 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 commercial 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.		
Engage refuse collection contractors. The 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.		

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 3.2: 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.		
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
(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
(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.	N/A
(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.	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

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.	Shared loading and RCV bay proposed
(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.	Complies
(15)	In instances where the gradient of the on-site manoeuvring area is greater than 5% (1:20), the pad that the collection vehicle will stand on while accessing refuse bins at the collection point, is to have a maximum gradient of 2% (1:50).	Complies

Section 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.	Complies
(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 sit for access.	Complies
(5)	Bulk bins of 1.1m3 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 1.5m3 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.	Complies
(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.	Noted
(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.	Complies

Appendix B Relevant development plans

D.A ISSUE

RPD

LOT 2 on SP296082
COUNCIL: BRISBANE CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 3,235m2
SHOWN OUTLINED IN RED

DEVELOPMENT AREA - 1,677m2
AREA SHOWN SHADED

LANDSCAPED AREA

CALCULATED OVER TOTAL SITE AREA

- PRE DEVELOPMENT - 1,837m²
- POST DEVELOPMENT - 286m²

BLDG SITE COVER - 17.5%
CALCULATED OVER TOTAL SITE AREA
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

IMPERVIOUS AREAS

- PRE DEVELOPMENT - 1,685m²
  (EXCLUDES EXTERNAL FOOTPATH PAVEMENT)
- POST DEVELOPMENT - 2,949m²
  (INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS - GFA

- T1 FOOD & DRINK - 70m²
- T2 FOOD & DRINK - 240m²
- T3 FOOD & DRINK - 70m²
- T4 SHOP - 143m²

TOTAL BUILDING GFA - 523m²

EXTERNAL STRUCTURES

- SHARED REFUSE - 22m²
- T1 ALFRESCO - 22m²

CAR PARKING

- PARKING PROVIDED - 42

CONSISTING OF 23x EXISTING SPACES
AND 19x NEW SPACES.
EXCLUDES SERVICE STATION PARKING SPACES

- T1 D/THRU QUEUING - 13

LEGEND

PEDESTRIAN PATH OF TRAVEL

Consulting Engineer

VERVE DESIGN GROUP
BUILDING DESIGNERS LICENCE No. 1002212 PH. 07 3857 0942
OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@vervedesigngroup.com.au
imagine □ create □ deliver

□ commercial □ service stations
□ mixed-use □ quick service restaurants
□ self storage □ child care centres
□ industrial □ large format retail

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Do not scale this drawing.
Check all dimensions on site prior commencement of works

Revision and approvals

Code	Date	Drn	Description	Dwn
A	24.09.2026	GN	D.A ISSUE	

Project Description
PROPOSED MIXED USE DEVELOPMENT
217 SHERBROOKE ROAD, WILLAWONG

Drawing Title
PROPOSED SITE PLAN

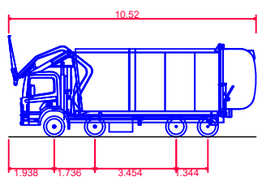
Scale 1:200@A1 / 1:400@A3
Approved
Drawn
Issued
Drawing Number 26155-DA01
Revision A

Appendix C RCV swept paths

PEDESTRIAN
FOOTPATH
CONNECTION

SHERBROOKE ROAD

KING AVENUE



IVECO ACCO 8x4 (BCC - Front Lift)

Overall Length	10.520m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.209m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	10.715m
Body Clearance	0.500m

PRELIMINARY
ADVICE ONLY
30 September 2026

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
C	30-09-26	LAYOUT UPDATED	CM	VB	WKS
B	30-09-26	LAYOUT UPDATED	CM	VB	WKS
A	05-08-26	ORIGINAL ISSUE	CM	VB	WKS

SCALE 0 4 8 12 16 20m
SCALE 1:400 AT ORIGINAL SIZE

NORTH

CLIENT
BOWHILL ENTERPRISES PTY LTD

Colliers International Engineering & Design (TTMC) Pty Ltd
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE QLD 4000
P.O. BOX 12015, BRISBANE QLD 4003
T: (07) 3327 9500 F: (07) 3327 9501
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT
217 SHERBROOKE ROAD, WILLAWONG QLD 4110

DRAWING TITLE
SWEPT PATH ANALYSIS
10.52m RCV FRONT LIFT INGRESS / EGRESS

PROJECT NUMBER	ORIGINAL SIZE
26BRT0379	A3
DRAWING NUMBER	REVISION
26BRT0379-02	C
DATE	SHEET
30 Sep 2026	1 OF 1

26BRT0379-F03 V00 LAYOUT REVIEW - COPY.DWG

Appendix D 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
Back-of-house bins	General waste, recycling, food waste, paper/ cardboard		Various options and sizes available. Tenant to supply depending on preference and space available. Example: 60L metro bins Dimensions approx. 559 x 279 x 635mm (L x W x H) Examples: https://www.spacepac.com.au
3m³ steel bins	General waste, recycling, paper/ cardboard		Dimensions depend on contractor Example: https://www.jjrichards.com.au/service/industrial-bin-services
Trolleys	General waste, recycling, food waste, paper/ cardboard		Assisted manual transfer of refuse Examples: https://rubbermaidcommercial.com.au/products/waste-management/mega-brute https://www.materialshandling.com.au/products/deluxe-compact-cleaning-carts
Cooking oil storage and recycling	Used cooking oil		Cooking oil recycling Example: https://www.cookers.com.au Cooking oil delivery, used oil collection and provision of required equipment

Appendix E Refuse signage

E.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









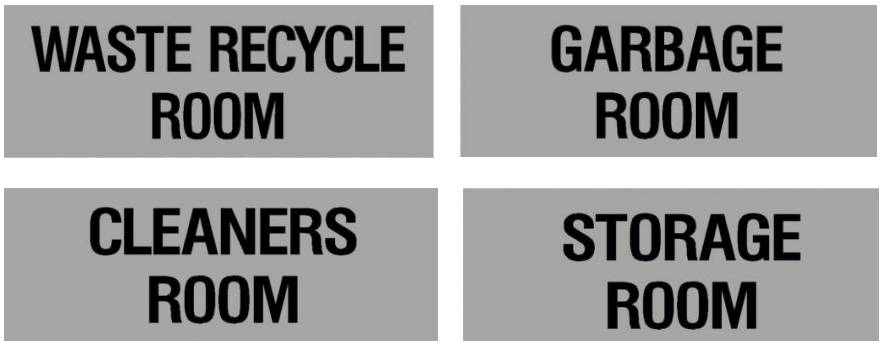
Colour coding as per AS 4123.7-2006

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

E.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 F 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.