

Document reference:
DA01

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 01/12/2023

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referred to in the
DEVELOPMENT APPROVAL

Issued: 01/12/2023

Minor change: 22/09/2026



November 2023

To whom it concerns,

Waste Management Plan for the Proposed Development at 29 Kakawan Street, Boondall QLD 4034

Fernway Engineering was engaged by Duncan-Ross Trust to provide a Waste Management Plan for the proposed medical centre development at 29 Kakawan Street in Boondall ('subject site').

Aim

This report outlines the ongoing waste management strategies to be adopted by the proposed development, in line with SC6.26 Refuse Planning Scheme Policy (RPSP) of the Brisbane City Council City Plan 2014.

Site Details

The subject site is a rectangular block with 1,477 sqm of land area. It is situated at the north-western corner of Kakawan Street / Stanworth Road intersection. The site locality is characterised by low-density residential uses.

Figure 1 shows the aerial view of the site.

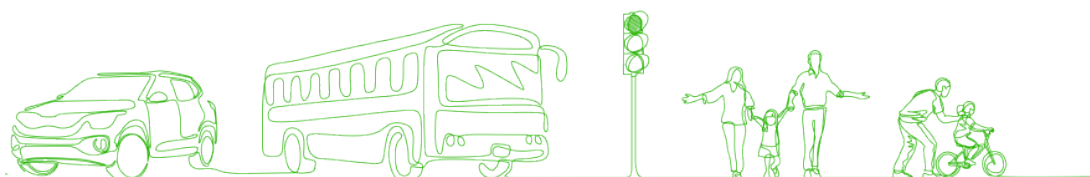




Figure 1: Location of the subject site

Proposed Development

The current proposal seeks to construct a medical centre building within the subject site. The proposed medical centre would have 275 sqm of floor area. On-site car parking will be provided to accommodate a total of 24 car spaces (including a single disability-accessible car space) and an ambulance/service bay. The end of the aisle within the car park provides a refuse enclosure room for storing bins. Vehicular access to the site will be via Kakawan Street.

Figure 2 shows the proposed site layout plan.

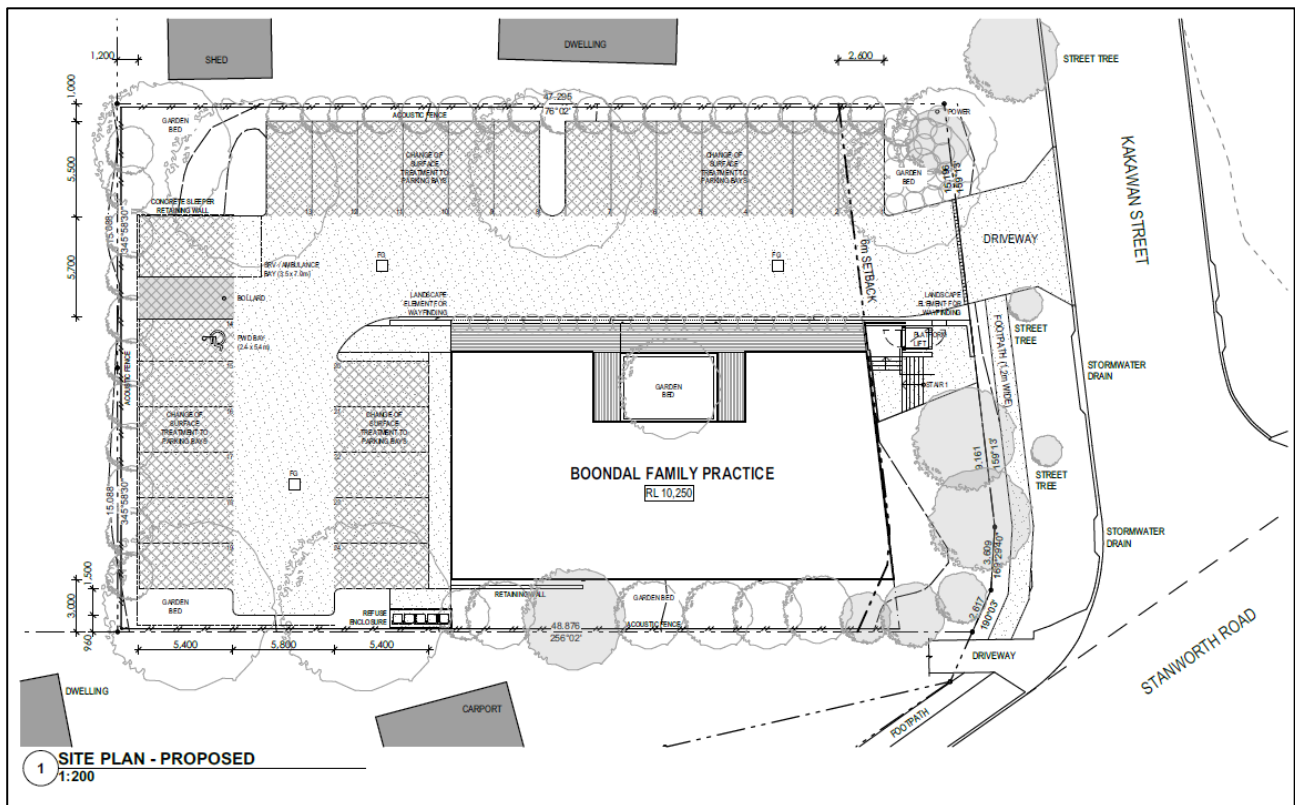


Figure 2: Proposed site layout plan

Anticipated Medical Waste, Garbage and Recycling Generation Levels

In relation to non-residential refuse collection, the RPSP states that the requirements for refuse bins or refuse compactors for non-residential development will be assessed case by case, based on the type and amount of waste generated by the development, which is dependent on the operational activities of the development.

General Waste

The waste generation rates for 'Medical Centres' are not readily available in any published sources. A review of online material revealed that EPA New South Wales Generation Surveys provide waste generation rates for a range of commercial properties, including medical centres (refer to Waste Management Plan for 35 - 39 Royal Parade, Parkville; 210094WMP001E-F, 13 January 2023 by

OneMileGrid: <https://www.melbourne.vic.gov.au/SiteCollectionDocuments/35-39-royal-parade-waste-management-plan.PDF>).

The EPA survey data indicate the following average waste generation rates:

- Garbage – 35 L per 100 sqm per day
- Recycling - 10 L per 100 sqm per day

Application of the above rates to the proposed medical centre with 275 sqm of floor area, leads to the following weekly generation levels (assuming 5 days per week operation for the medical centre):

- Garbage – 482 L per week
- Recycling – 138 L per week

Based on the above weekly generation levels, it is recommended to provide 2 x 240 L bins (total capacity of 480 L) for garbage and 1 x 240 L bin for recycling (both garbage and recycling to be collected weekly).

Medical Waste

Medical waste will be stored in regulated waste bins and collected from within the building. As such, no regulated waste will be stored outside within the waste enclosure.

Waste Enclosure

Table 2 of the RPSP provides the dimensions of various bin types. 240 L bins are identified to have 730mm of width and 585mm of length.

Figure 2 shows the scaled bin area diagram within the car parking area. As can be seen, this area is capable of accommodating 3 x 240L bins (2 for garbage + 1 for recycling).

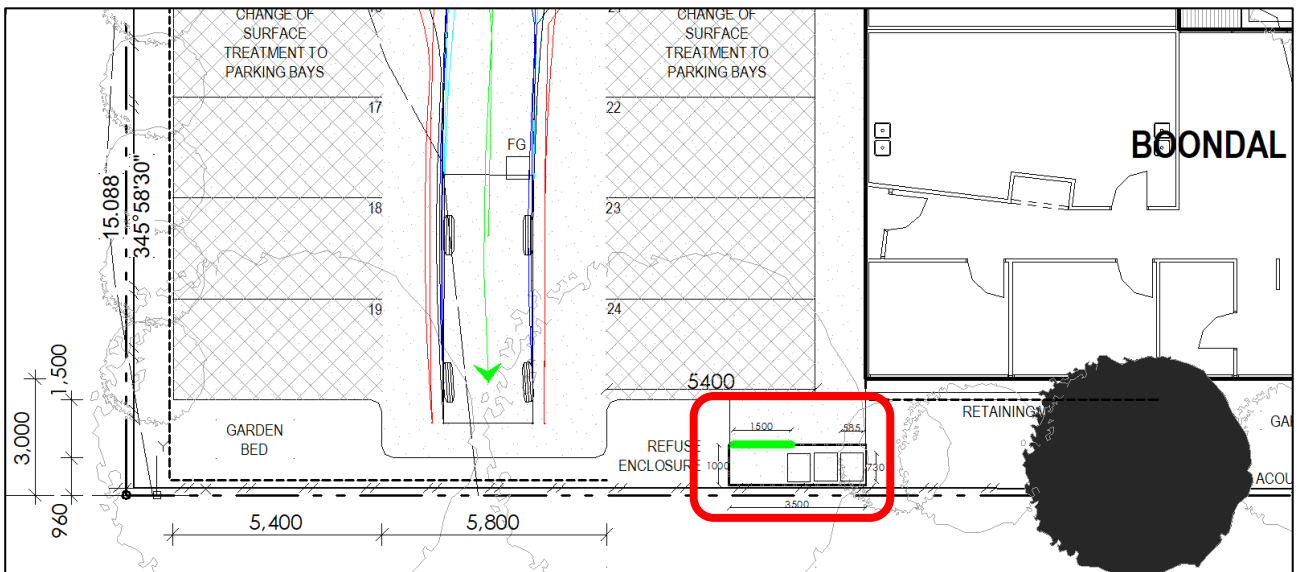


Figure 2: Scaled bin area diagram

Collection

Both garbage and recycling will be collected from within the site, at the car park, by a private waste contractor engaged by the operator of the medical centre. Weekly on-site collections will be organised via a 6.4m small rigid truck (or an equivalent-sized vehicle)*.

In relation to medical waste, the contractor will walk into the building and change over the bins (since medical waste will not be stored within the enclosure in the car park).

Figure 3 shows the swept path of the collection vehicle (a 6.4m small rigid vehicle) – as can be seen, it will enter the car park in forward gear and stop at the end of the aisle for collection of the bins. Subsequently, this vehicle can reverse into the SRV bay and exit the site onto Kakawan Street in forward gear without requiring any additional correctional manoeuvres.

*see **Attachment A** for confirmation from Veolia that this site can be serviced by a 6.4m Small Rigid Vehicle or an equivalent-sized vehicle.

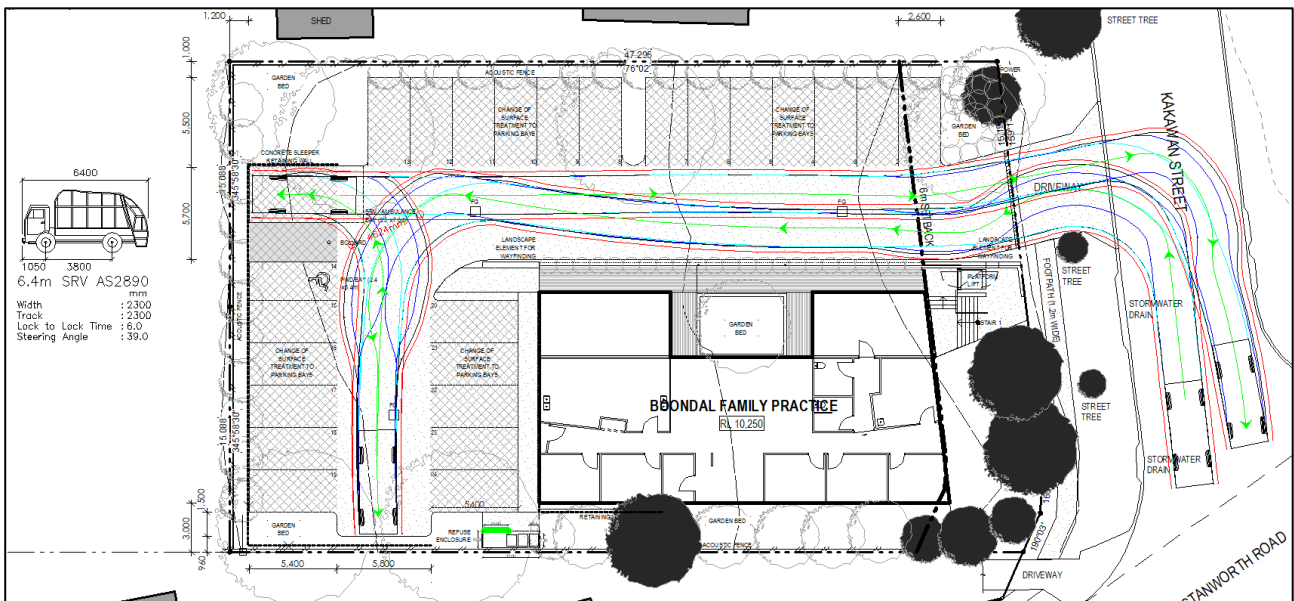


Figure 3: Swept path of a small rigid vehicle

Management

Cleaning facilities

The general waste bin storage area should be provided with hot and cold water taps for cleaning purposes. The area shall be appropriately drained, and completely isolated from stormwater.

The cleaning services for the medical waste bins shall be obtained off-site through the private waste contractor.

Green waste

The management of the development shall employ a gardener to maintain the communal landscape area. It will be the responsibility of the gardeners to remove any green waste from the site.

Responsibility

The development's management shall be responsible for cleaning and maintaining the bin storage areas. Management shall also be responsible for ordering initial bins and organising private

contractor pickups for medical waste from within the building. All waste (including medical waste, garbage, and recycling) shall be collected once a week.

Site's management should schedule the waste collection activities to occur outside the peak operating periods of the medical centre to minimise disruptions to the operations of the car park.

Summary

We trust that the information provided within this report sufficiently outlines the ongoing waste management strategy to be adopted by the proposed development.

Should Council require any further information or clarifications, please contact the undersigned.



Supun S. Perera, PhD

BE (Hons), MS, PhD, M.AITPM,
NER (4787402), RPEQ (18501)

Director | Principal Traffic Engineer

Fernway Engineering Pty Ltd

M 0416 137635 **E** supun.perera@fernway.net.au **W** www.fernway.net.au

Attachment A – Site Serviceability Confirmation from Veolia



Info APEX <apexengineersau@gmail.com>

Waste Service for Boondal

11 messages

Bishop, Peter <peter.bishop1@veolia.com>
To: supun.perera@fernway.net.au

Mon, Aug 14, 2023 at 7:54 AM

Good morning,

I have been asked to contact you to discuss your requirements for Waste Services at your site in Boondal.

the Good news is that Veolia has a depot located in Banyo, very close to your site and yes these are services that we can provide.

Prior to giving a final commitment on price and service frequencies may I please ask for your assistance so that one of my team can meet with you on site and assess the site for access and provide advice on waste and recycling options.

May I also ask what type of business this is that requires service please?

Peter Bishop

Queensland Field Sales Manager

QLD STATE OFFICE

Customer Service: 13 13 35

Mob: 0438 613735

peter.bishop1@veolia.com

<https://www.veolia.com>

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SMALL BUSINESS
WASTE MANAGEMENT 2023



Supun Perera <supun.perera@fernway.net.au>
To: "Bishop, Peter" <peter.bishop1@veolia.com>

Mon, Aug 14, 2023 at 9:53 AM

Hi Peter,

Thanks for the email.

We are still at the planning stage for this project. I have attached herewith the waste management plan that was provided to the Council (they said they cannot allow kerbside collections and asked us to engage a private contractor). The development is a medical centre and we just need a contractor for general waste and recycling - once a week. The largest vehicle that can access the site is a small rigid truck that is 6.4m long.

I look forward to hearing back from you.

Thanks,
Sam

Supun (Sam) Perera, Ph.D

Director | Principal Traffic Engineer

Fernway Engineering Pty Ltd

M: 0416 137 635

E: supun.perera@fernway.net.au

W: www.fernway.net.au

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2 attachments



image003.png
37K



Waste Management Plan - 29 Kakawan Street, Boondall.pdf
1230K

Bishop, Peter <peter.bishop1@veolia.com>
To: Supun Perera <supun.perera@fernway.net.au>

Mon, Aug 14, 2023 at 10:48 AM

On behalf of Veolia I can confirm can Achieve service for the Site at Kakawan Street / Stanworth Road

Rear lift General waste/ Mixed Recycling/ Medical waste. 240 Litre Bins Weekly or twice a week, as required.

Peter Bishop
Queensland Field Sales Manager
QLD STATE OFFICE
Customer Service: 13 13 35

Mob: 0438 613735
peter.bishop1@veolia.com

<https://www.veolia.com>

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SMALL BUSINESS
WASTE MANAGEMENT 2023



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Supun Perera <supun.perera@fernway.net.au>
To: "Bishop, Peter" <peter.bishop1@veolia.com>

Mon, Aug 14, 2023 at 11:07 AM

Thank you Peter,

Can you please confirm if the site can be serviced by a 6.4m small rigid truck or a smaller vehicle?

Thanks

Supun (Sam) Perera, Ph.D

Director | Principal Traffic Engineer

Fernway Engineering Pty Ltd

M: 0416 137 635

E: supun.perera@fernway.net.au

W: www.fernway.net.au

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Bishop, Peter <peter.bishop1@veolia.com>
To: Supun Perera <supun.perera@fernway.net.au>

Mon, Aug 14, 2023 at 11:23 AM

I have advised that the site is suitable yes.

Peter Bishop
Queensland Field Sales Manager
QLD STATE OFFICE
Customer Service: 13 13 35

Mob: 0438 613735
peter.bishop1@veolia.com

<https://www.veolia.com>

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