ACOUSTICS & AIR QUALITY

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Brisbane Road Car Park Redevelopment

Independent Assessment Report on Waste Management and Odour Aspects of Application

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Prepared for:

Sunshine Coast Council

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1. Introduction

1.1 Overview of Proposed Development

ASK Consulting Engineers Pty Ltd (ASK) has been commissioned by Sunshine Coast Council to provide a review of the waste management and odour aspects of the development application for the mixed-use development proposed for Sunshine Coast Council's Brisbane Road car park site bounded by Smith Street, First Avenue and Brisbane Road at Mooloolaba. On surrounding land there is a range of residential, retail and commercial uses

ASK has screened the development application for details relevant to waste odour. The development includes a podium with retail tenancies and car parking, and three residential towers. A schematic diagram of the proposed development and its location is shown in **Figure 1.1**.

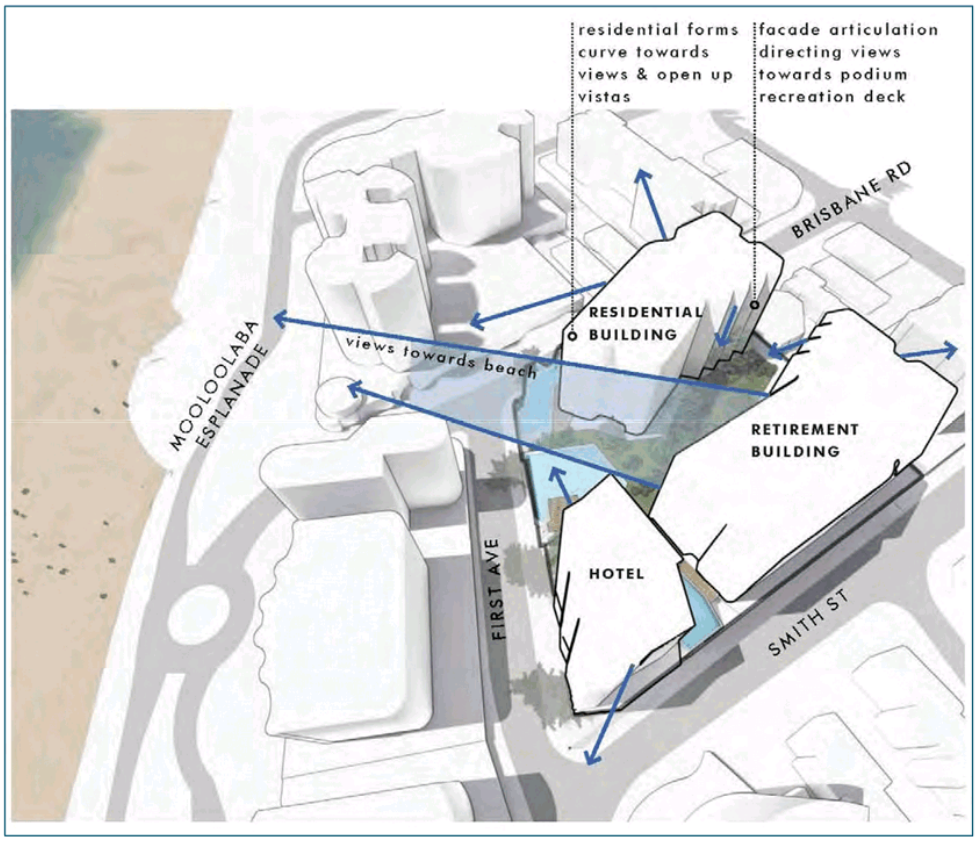

Figure 1.1 Orientation of Development (from DA submission)

The development plans show that the loading dock including waste storage collection is at ground level off Smith St to the west, at the back of the supermarket in the retirement building. This is evident toward the top of **Figure 1.2**.

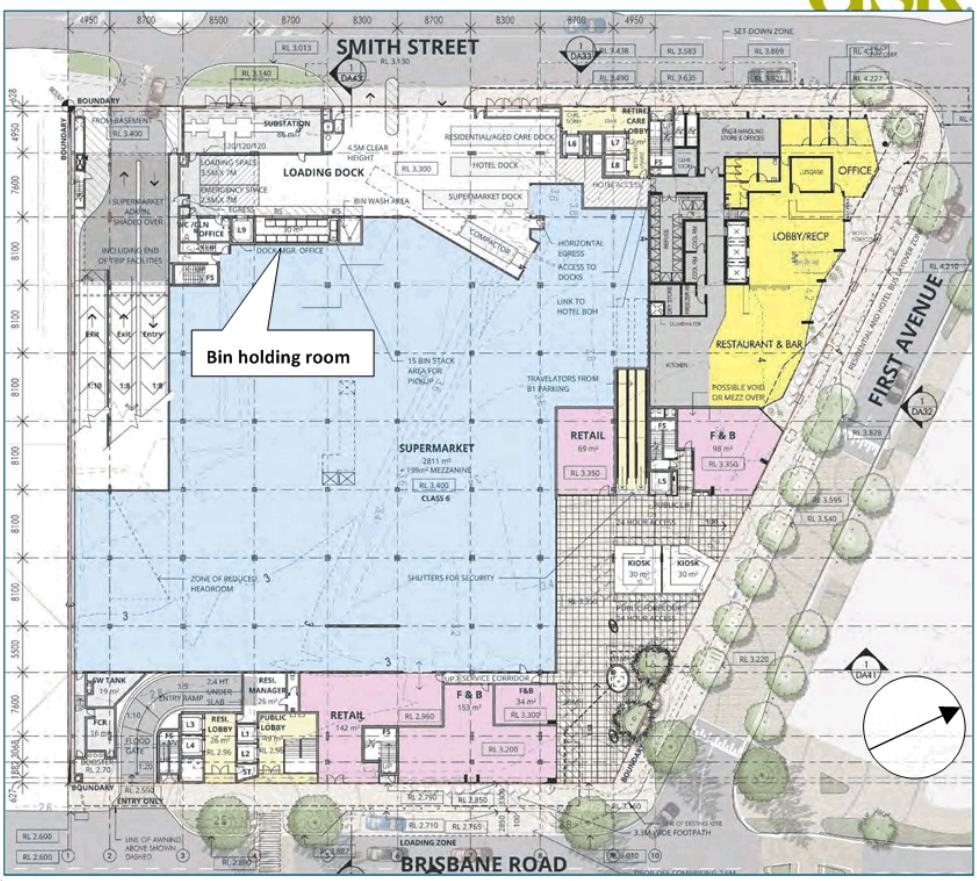

Figure 1.2 Ground Floor Plan of Development (Drawing 10630 DA11 Issue 8)

1.2 Scope of Review

The scope of the review is to assess the waste management and odour aspects as follows:

(1) Undertake review of relevant development parameters and considerations.
(2) Review applicant pre-lodgement material.
(3) Identify key aspects for discussion.
(4) Assess the development application against the provisions of the planning scheme.
(5) Assess the information response against the provisions of the planning scheme.
(6) Prepare assessment report including recommendations and conditions.

2. Key Issues

This section describes the key issues identified and requested on review of the initial development application.

2.1 Issue 30: Mechanical Ventilation of Waste Bin Storage

2.1.1 Issue

The initial application had not yet adequately demonstrated that it met the Planning Scheme Policy for Waste Management Code SC6.18, specifically mechanical ventilation to waste storage rooms including the bin hold room.

2.1.2 Information Requested

(1) The Operational Waste Management Plan (OWMP) should provide a detailed description of extraction fans to be used in ventilation of the waste storage rooms and bin hold room to prevent odour escaping the rooms via doorways.

(2) The OWMP should provide plans showing chute and waste storage room ventilation outlets located at the specified separation distance from building eaves.

2.2 Issue 31: Refuse Bin Holding Rooms

2.2.1 Issue

The OWMP indicated that retail refuse bins will be held in the retail bin holding rooms on basement level 2 until they need to be collected. At that time, the bins will be transferred to the collection area on the ground level. The OWMP did not however clearly identify the route proposed to be used.

For avoidance of any doubt, moving the bins via the footpaths surrounding the development is not acceptable.

Moving the bins from the holding rooms through the public carpark area to lift 9 (located in the north west corner of the site) is not considered appropriate:

- The distance between the holding rooms and lift 9 is greater than the 40 metres specified in the Planning Scheme Policy for Waste Management Code.
- Moving a significant number of bins across the carpark is likely to impact the amenity of the public carpark.

2.2.2 Information Requested

The response must address how the amenity of the public carpark is protected, and provide details of private refuse contractor agreement to undertake collection methodology as described.

2.3 Issue 32: Bin Wash-down Areas

2.3.1 Issue

The location of bin wash-down area(s) had not been identified. SC6.18.3(c), SC6.18.4(e) and SC6.18.4(k) include requirements for bin wash down areas.

2.3.2 Information Requested

The architectural plans and OWMP should provide a description of the locations and details of bin wash down area(s).

2.4 Issue 33: Waste Disposal Hoppers

2.4.1 Issue

SC6.18.4(h) specifies that waste disposal hoppers are to be a minimum height of 1 metre above floor level. The illustrations in Appendix C.1 and C.2 of the initial OWMP showed typical heights above floor of 650mm and 655mm.

2.4.2 Information Requested

The OWMP should address the requirement for the waste disposal hoppers to be a minimum height of 1 metre above floor level.

2.5 Issue 34: Waste Minimisation

2.5.1 Issue

SC6.18.6(e) requires initiatives to minimise waste. Section 9.4.10.2 of the Waste Management Code seeks opportunities to minimise waste generation and increase re-use and recycling. Initiatives to minimise waste were not described apart from standard recycling.

2.5.2 Information Requested

The OWMP should describe how the development will increase recycling and minimise waste. For example, strategies might include requiring or promoting biodegradable or locally recyclable packaging from retail outlets.

3. Response to Information Request

3.1 Issue 30: Mechanical Ventilation

The response states that separations of waste room mechanical exhaust outlets from building eaves are yet to be documented and that this level of detail is to be provided as part of the detailed building design phase. This is to be conditioned.

3.2 Issue 31: Refuse Bin Holding Rooms

The response states that there is no physical way to lessen the route between the retail waste rooms and Lift 9. It states that the revised OWMP details that the movement of bins from the holding areas is to occur outside of peak hours to minimise conflict with vehicles and pedestrians.

This is not evident in the submitted version C of the OWMP dated 31/01/2018.

3.3 Issue 32: Bin Wash Down Area

The location of this area has been identified on the revised Drawing DA11 Ground Plan.

The requirements of SC6.18.3(c), SC6.18.4(e) and SC6.18.4(k) are specified on page 23 of the OWMP except that the area must have a floor graded to fall to a drainage point located within the wash down area.

3.4 Issue 33: Waste Disposal Hoppers

The OWMP has been amended on page 23 to specify that waste disposal hoppers must be a minimum height of 1 metre above floor level. It is noted that the typical drawings in Appendix C1 and C2 still show a lower height, but understood that these are from a supplier and difficult to have altered.

3.5 Issue 34: Waste Minimisation

The OWMP has been amended to suggest additional initiatives that building management may choose to implement. One of these initiatives on page 9 is "Encourage the hotel, retail tenants, supermarket and aged care facility to purchase products that have packing that can be recycled." This should be expanded to: "Encourage the hotel, retail tenants, supermarket and aged care facility to purchase products that can be recycled and have packing that can be recycled."

4. Compliance with Sunshine Coast Planning Scheme

4.1 Statutory Instruments

The applicable codes and policy from the Sunshine Coast Planning Scheme 2014 are:

(1) Mooloolaba/Alexandra Headland Local Plan Code
(2) Business Uses and Centre Design Code
(3) District Centre Zone Code
(4) Nuisance Code and Planning Scheme Policy
(5) Waste Management Code and Planning Scheme Policy

4.2 Mooloolaba/Alexandra Headland Local Plan Code

The development site is within the area covered by the Mooloolaba/Alexandra Headland Local Plan Code 7.2.20. The purposes of this Code include amenity in various locations, but these do not include the site of the development.

4.3 Business Uses and Centre Design Code

4.3.1 Requirements of Code

Performance Objective PO13 of the Business Uses and Centre Design Code Section 9.3.1 is as follows: *"The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises."* The corresponding acceptable outcome (AO13.1) is that:

"Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:-

(1) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting;
(2) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and
(3) locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space."

4.3.2 Findings on Compliance with Code

The response in the development application to PO13 of the Business Uses and Centre Design Code states that "*The proposed business uses will not impact on public space and will be limited to hours of operation.*" This response does not specifically address odour impacts on residential uses or the location of waste storage and collection facilities. However, the Operational Waste Management Plan does address the location of storage and collection facilities, and the method of addressing odour impact onto public space is likely to also address odour impact onto residential uses.

4.4 District Centre Zone Code

4.4.1 Requirements of Code

The development is located within a district centre zone. The District Centre Zone Code includes the following prescribed outcome at 6.2.7.2 (2) (m): *Development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone.*

4.4.2 Findings on Compliance with Code

No formal response is provided to the District Centre Zone Code. However, addressing the requirements of the Waste Management Code and Planning Scheme Policy will likely meet the District Centre Zone Code requirements. These are addressed in the Operational Waste Management Plan.

4.5 Nuisance Code and Planning Scheme Policy

4.5.1 Requirements of Code and Policy

The Nuisance Code 9.4.3 and Planning Scheme Policy for the Nuisance Code AS6.15 both discuss odour, but specific requirements relating to odour from waste are contained in the Waste Management Code.

4.5.2 Findings on Compliance with Code and Policy

The response to the Nuisance Code is adequate. Addressing the requirements of the Waste Management Code and Planning Scheme Policy will likely meet the Nuisance Code odour requirements. These are addressed in the Operational Waste Management Plan.

4.6 Waste Management Code and Planning Scheme Policy

4.6.1 Requirements of Code and Policy

Acceptable Outcome AO4.1 in the Waste Management Code Section 9.4.10.3 is as follows: *Where on-site waste collection services are proposed: (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour.*

The Planning Scheme Policy for Waste Management Code SC6.18 includes two relevant items of detail as follows:

(1) Under Standards for Waste Storage Outcomes item SC6.18.4 (g) as follows: Any waste chutes are to (ix) incorporate a vent at least 2 metres above the eaves of buildings within 10 metres..... (x) incorporate a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn that is ..... (F) part of a whole of waste disposal system, including all chutes, rooms, compartments and equipment that is designed and constructed so that the use and operation of the system does not at any time give rise to transmission of vibration to the structure of the premises, or odour in excess of 1 odour unit beyond the disposal and storage points.

(2) Under SC6.18A, a waste management plan is to describe the ventilation of waste storage areas (highlighted on plan drawings.

4.6.2 Operational Waste Management Plan

The Operational Waste Management Plan submitted with the application as Appendix J was prepared by Elephants Foot Recycling Solutions and dated 31/01/2018 Revision C. It includes the following descriptions:

(1) Garbage from the residential tower will discharge from a waste chute and a recycling chute into the residential waste discharge room on level 4. At the residential collection time, bins will be transferred to the bin holding room on the ground level for servicing by a private contractor.

(2) Garbage from the retirement units in Tower 2 will discharge via waste and recycling chutes to the retirement units waste discharge room on level 3. Residential care waste and recycling will be taken by staff to the residential care waste room on level 3. At the Tower 2 collection time, bins from these rooms will be transferred to the bin holding room on the ground level for servicing by a private contractor.

(3) Garbage and recyclable items from hotel rooms will be transported by cleaners to the hotel waste chute supplied with an eDiverter system. This will discharge to the hotel waste room. Kitchen staff will transfer waste at the end of each day to the hotel waste room. A separate grease interceptor trap will be serviced by the operator. At the hotel collection time, the bins will be transferred to the bin holding room on the ground level.

(4) Retail waste will be transported at the end of each trading day or as required, to the retail waste room on Basement level 2. At the retail area collection time, the bins will be transferred to the bin holding room on the ground level, by the building management.

(5) Supermarket waste will be managed according to a waste management plan supplied by the tenant to Council for approval. The application envisages that it will utilise a compactor located in the loading dock on the ground level. All supermarket waste will be handled in the loading dock area.

All tenants are to be made aware of practices for separating waste streams and bagging garbage.

According to the construction requirements in the Operational Waste Management Plan, waste rooms are to be mechanically ventilated, although another section refers to naturally ventilated rooms.

The plans in Appendix A of the Operational Waste Management Plan show that the bin holding room and compactor are located in the loading dock well away from the entrance and exit from the street. The hotel, retirement and residential waste rooms are located well within the buildings. The retail waste room is in the basement and the residential care waste room is in the level 3 carpark adjacent to Smith Street.

4.7 Waste Management Code

No formal response is provided to the Waste Management Code. The requirements of the Code and how they are addressed by the Operational Waste Management Plan are listed in **Table 4.1**. This table describes the acceptable outcome or if there is none provided, it describes the performance objective.

Table 4.1 Requirements of Waste Management Code

Performance / Acceptable Outcome	Requirement of Acceptable Outcome or Performance Outcome	How Addressed in Operational Waste Management Plan
A01	Development with the potential to generate significant amounts of waste is undertaken in accordance with an approved waste management plan, prepared in accordance with the Planning scheme policy for the waste management code.	Compliance of Operational Waste Management Plan with Waste Management Planning Scheme Policy discussed in **Table 4.2**.

Performance / Acceptable Outcome	Requirement of Acceptable Outcome or Performance Outcome	How Addressed in Operational Waste Management Plan
A02	A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the Planning scheme policy for the waste management code.	Compliance of waste container storage areas with Waste Management Planning Scheme Policy discussed in **Table 4.2**.
P03	Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	Residential access to recycling containers described on pages 7 & 8 consists of a cardboard collection bin, and a chute accessible from each level. The chutes will use an eDiverter system described on page 14 with two labelled buttons, one for recycling and one for general rubbish, on each door. Page 5 provides instructions to prevent large or heavy objects being placed in chutes. Retirement/Care access described on pages 11 & 12 is via a chute and recycling bins in the Care facility. Hotel receptacles described on page 13 are recycling receptacle in each unit. Retail containers discussed on page 16 are provided in the Basement level 2 retail waste room. Appendix D.6 illustrates typical, albeit somewhat old, bins for segregation of recycling, which according to page 9 are to be placed in public areas. Green waste is discussed on page 8 and specific provision not considered necessary. Other specialised wastes are discussed on pages 8 to 10 with management responsibility given to the building manager or waste caretaker.
A04.1	Where on-site waste collection services are proposed:- .... (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour.	The proposed collection location is within the loading dock away from sensitive receptors.
P05	Development is designed to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	Manoeuvring of bins is discussed on page 18. A bin mover and trailer, as per examples given in Appendix B.6 and B.7, is to be used to transport bins from storage rooms to the loading dock holding room. The hotel waste room is proposed near the loading dock. The other waste rooms are proposed in the carparks and access the loading dock via lift 9.

4.7.1 Findings on Compliance with Code

These requirements are mostly addressed in the Operational Waste Management Plan. Performance outcome P05 requires safe manoeuvring of waste containers. The access between the carpark waste storage rooms and the loading dock holding room appears to be via lift 9. This is discussed further in **Table 4.2**.

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4.8 Planning Scheme Policy for Waste Management Code

This code provides general advice about achieving outcomes of the Waste Management Code and states standard identified in the Code.

Table 4.2 Requirements of Waste Management Planning Scheme Policy (PSP)

PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
SC6.18.3 (c)	Council may also consider the following matters in assessing the appropriateness of waste minimisation, waste storage and waste servicing arrangements:- (i) the type of waste generated by the development; (ii) the amount of waste likely to be generated by the development having regard to Table SC6.18A (Indicative waste and recycling generation rates for particular uses); (iii) the minimum waste storage area requirements required to accommodate the waste management needs of the development having regard to Table SC6.18B (Minimum waste receptacle storage requirements); (iv) the types of waste storage bins best suited to the needs of the development; (v) the preferred location of waste storage areas and bin wash down areas; (vi) the distance waste needs to be moved to a waste storage area and/or collection area; (vii) whether the collection service will be kerbside or on private property; (viii) whether a central waste storage area will be provided prior to relocation of the bin to the collection point; (ix) the presence or absence of service staff or on site management; (x) the mechanism or pathway used to move bins to the waste storage area; (xi) safe vehicle and pedestrian access to bins.	The type and amount of waste generated by each part of the development has been identified on pages 7 to 20. The waste generation rates allowed for are consistent with or higher than rates specified in Tables SC6.18 A and B in the PSP, and the number of general waste bins and recycling bins allowed for appears correct. The floor areas used in calculations appear consistent with the architectural plans. The storage rooms shown on the plans cater for the number of bins calculated. These waste storage rooms are located in service areas or carparking areas. A wash-down area for bins is described in the revised OWMP. The distance waste needs to be moved from the retail waste storage area to lift 9 has not been addressed in the OWMP although the Information Request Response specifies that movement will occur outside of peak times. Responsibility for the movement has been defined for each part of the development. The collection service will be from a loading bay suitably separated from sensitive uses. Bins will need to be manoeuvred to the collection truck by hand.
Table SC6.18A	Indicative waste and recycling generation rates for particular uses: • supermarket: 240 L/100m^2/day each for waste and recycling.	This is allowed for on page 18.

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PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
Table SC6.18B	Minimum waste receptacle storage requirements: • Short-term accommodation, multiple dwelling, residential care facility and retirement facility: An area or areas capable of accommodating bulk storage bins with an equivalent volume of 120 litres per site for waste and 120 litres per site for recycling. • Food and drink outlet: An area or areas capable of accommodating 2 x 240 litre waste storage bins.	The hotel waste calculations are based on the appropriate numbers in Table SC6.18A. The other residential waste calculations are allowed for on pages 7 and 11. The numbers used for the food and drink outlets are equal to or higher than those in Table SC6.18A and larger bins are allowed for than those in Table SC6.18B.
SC6.18.4	Waste Container Storage Areas (a) waste container storage areas are to be attractively designed to minimise their visual impact on the streetscape and surrounding areas; (b) waste and waste storage bins are not to be placed where they may impede safe use of any exit, exit corridor, doorway or stairway, under stairways or near any existing or potential heat source; (c) waste storage bins are to be made of non-combustible materials; (d) waste oil containers are to be stored within bunded areas and bins must be washed within the bunded area; (e) a waste wash down area is to be provided for the regular cleaning of waste storage containers, which:- (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property; (ii) has a floor graded to fall to a drainage point located within the wash down area; (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water can not flow into the wash down; and (iv) has a hose cock is located in the vicinity of the wash down area. (f) waste chutes may be provided for both general waste and recyclables;	(a) The storage areas are internal to the building. (b) The storage areas are in rooms. (c) The example given in Appendix B.2 is a standard bin. Non-combustible can be included in approval conditions. (d) No waste oil containers are proposed. (e) The wash-down area for bins is described in the revised OWMP. (f) Waste chutes are proposed.

PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
	(g) any waste chute and associated accessories are to:- (i) be cylindrical with a diameter not less than 450mm; (ii) have a bottom edge which finishes at least 25mm below the level of the ceiling in the waste room with a maximum of 300mm between the bottom edge (and any extension thereof) and the top of the waste container; (iii) as far as practicable, be vertical throughout the chute length up to the level of the highest hopper; (iv) discharge centrally above the waste container or compactor in the waste storage room; (v) be continued in full bore above the roof of the building, but not less than 600mm above the level of the highest hopper; (vi) be fully supported at each floor level and contained in fire rated shafts in compliance with the appropriate standards; (vii) provide for access at appropriate levels to assist in clearing obstructions and cleaning with a nylon brush or similar appliance on a pulley system; (viii) be ventilated in a manner that ensures air does not flow from the chute through service openings, and the flow of air in the chute does not impede the downward movement of waste; (ix) where the chute is not continued to the full height of the building, incorporate a vent formed of non-combustible material having a minimum diameter of 150mm carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres; (x) incorporate a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn that is:- (A) self-closing and constructed of galvanised steel sheet or other approved metal; (B) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismounted and re-assembled instantly if necessary; (C) be fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed; (D) be constructed of materials which are non-combustible and non-corrosive or otherwise coated / treated with a non-corrosive compound and of adequate strength for their purpose; (E) have a chute interior and chute branch and joints with smooth, impervious, and non-corrosive surfaces that provide uninterrupted flow for the passage of waste and are insect and vermin proof; and (F) be part of a whole of waste disposal system, including all chutes, rooms, compartments and equipment that is designed and constructed so that the use and operation of the system does not at any time give rise to transmission of vibration to the structure of the premises, or odour in excess of 1 odour unit beyond the disposal and storage points.	(g) (i) The diameter specified in Appendix C is 510 or 610mm. (ii) This can be an approval condition. (iii) Based on the plans, the hoppers appear to be located above the waste rooms. (iv) This can be an approval condition. (v) The illustrations in Appendix C show that the diameter continues more than 600mm above the hopper. Requirement (ix) below allows an exception to continuing in full bore above the roof. (vi) This can be an approval condition. (vii) This can be an approval condition. (viii) This can be an approval condition. (ix) Illustration in Appendix C.2 shows vent with 150 mm diameter. Height requirement can be an approval condition. (x) Shutter is described in Appendix C.1. Requirements (A) to (E) can be conditioned. Requirement (F) is addressed by chute isolation mounts, ventilation and doors on storage rooms.

PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
	Waste Disposal Points (h) hoppers for disposal of waste into waste chutes are to:- (i) be provided on each residential floor and be located in a freely ventilated position in the open air (e.g. a sheltered balcony or in a dedicated waste disposal room); (ii) be easily accessed by the occupants of each unit; (iii) be separate from any habitable room or place used in connection with food preparation or living areas; (iv) be designed and installed so as to:- (A) close off the service opening in the chute when the device is open for loading; (B) be between 1.0 metre and 1.5 metres above floor level; (C) automatically return to the closed position after use; (D) permit free flow into the chute; (E) not project into the chute; and (F) allow easy cleaning of the device and the connection between the service opening and the chute. (v) have the largest dimension of the service opening (the diagonal of a rectangular opening) not exceeding 0.75 diameter of the chute with which the hopper is connected; (vi) have a surround on the wall around that hopper that is at least 300mm wide and made of glazed tiling or other impervious material with can be easily cleaned; (vii) have a floor adjacent to the hopper that is paved with hard impervious materials with a smooth finished surface; and (viii) if located within a waste disposal room be ventilated and finished with an impervious material covered at all angles.	(h) These requirements can be an approval condition. The illustrations show height above floor of 655mm less than the minimum 1 metre in the Code. (i) This is met.

PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
	Waste Container Storage Rooms (j) a waste container storage room are to:- (i) be located at vehicle access level, preferably away from the main entrance to the building; (ii) not be located adjacent to or within any habitable room or place used in connection with food preparation or living areas; (iii) be of sufficient size to fully contain the number of waste containers required to service the development; (iv) provide for waste containers to be easily accessed for direct disposal of bulky items to the waste container; (v) provide for unobstructed access for removal of waste containers to the service point and for the positioning of the containers correctly in relation to the waste chute; (vi) be the service point or be located within 40 metres of the service point; (vii) be designed and constructed so that:- (A) the doors are close fitting, selfclosing and not less than 820mm wide; (B) walls, doors and roof of each waste room are lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour; (C) the junctions of the walls with the floors are covered with the covering formed to prevent damage to walls by containers; (D) door frames are metal, hardwood or metal clad softwood, situated in an external wall; (E) door frames are rebated with a lock capable of being activated from within the room without a key at all times; (F) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12mm are provided immediately outside the room; (G) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area with one half of such openings situated at or near the floor level and one half at or near the ceiling level; (H) automatic or other system for control of fire in the waste room meets Australian Standards on sprinkler installation; (I) the waste room is fly and vermin proof; (J) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway and drainage is by means of a trapped gully connected to the sewer with gullies positioned to avoid the track of waste container wheels; (K) rainfall and other surface water cannot flow into the waste room; (L) artificial lighting is provided; (M) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room with all conduits concealed in the floor, walls or ceiling; (N) all equipment in a fixed position is located clear of walls and floors and is supported on suitable plinths or impervious legs.	(j) Requirements (i) to (v) appear to be met. Requirements at (vii) and (viii) can be conditioned. Requirement (j) (vi) is not met by the retail waste storage room which is further than 40m from lift 9. However these are the standards identified for the purpose of Acceptable Outcome A02 of the Waste Management Code. Council may accept an alternative method of meeting the performance objective P02: "Development provides ....storage..... which minimised the potential for environmental harm and environmental nuisance". To address this, as indicated in the Information Request Response, the OWMP must specify that the movement of bins from the retail waste storage room to the loading dock holding room is to occur outside of peak hours to minimise conflict with vehicles and pedestrians.

PSP Clause	Requirement	How Addressed in Operational Waste Management Plan
	(viii) be well ventilated and have "hazardous waste" and "no smoking" signs installed; and (k) a waste wash down area is to be provided for the regular cleaning of waste containers, which:- (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property; (ii) has a floor graded to fall to a drainage point located within the wash down area; (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down; and (iv) has a hose cock is located in the vicinity of the wash down area. Note—Council may require or accept specialised equipment in some circumstances, such as compaction equipment to minimise storage areas. Compaction equipment may be accepted for the following wastes:- (a) mixed waste (other than glass); (b) cardboard or paper; (c) plastic or aluminium containers; (d) putrescible waste - provided a specialised refrigerated compactor is used. Plans for the installation of compactors must be submitted for the approval of Council's Manager Waste and Resources Management.	(k) The wash-down area for bins is described in the revised OWMP. The note about the compactor can be conditioned.
SC6.18.6	A waste management plan should be based on the template provided in Appendix SC6.18A (Waste management plan template) and should properly address, describe or include the following:- (a) estimated volumes of waste to be generated; (b) estimated volumes of recyclables; (c) estimated volumes of garden/organic waste; (d) the method to be used for disposal of garden/organic waste; (e) initiatives to minimise waste by waste reduction, reuse or recycling; (f) the description of the procedures involved in the storage of waste and recycling bins and the collection of bins by the contractor and who is responsible for each transfer of waste both within the complex and external to the complex; (g) a description of the design details of waste storage and recycling areas, including the method of preventing stormwater pollution – to be highlighted on plan drawings; (h) plans showing the location and details of the waste storage areas; design to incorporate sufficient space for storage for waste, recyclables, garden waste and any special wastes as determined e.g. bulk cardboard; (i) a description of the type of containers proposed to store the waste.	The waste management plan addresses (a), (b), (c), (d), (f), (h), (i) (e) Initiatives to minimise waste are described on page 9. (g) Prevention of stormwater contamination is not discussed, although it is noted that all storage and collection areas are indoors.

ask ACOUSTICS & AIR QUALITY

4.8.1 Findings on Compliance with the Policy

No formal response is provided to the Waste Management Planning Scheme Policy. However, these requirements are partially addressed in the Operational Waste Management Plan.

Requirements of SC6.18.4(g) and (h) are not completely addressed and should be conditioned.

Some other requirements of SC6.18.4 are to be conditioned as specified in **Section 7.1**.

ask ACOUSTICS & AIR QUALITY

5. Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

ACOUSTICS & AIR QUALITY

6. Recommendation

APPROVE WITH CONDITIONS Application No. MCU17/2169 for the Brisbane Road Car Park Redevelopment situated at 7, 9, 13 & 15 First Avenue, 11 Smith Street & Brisbane Road, Mooloolaba as identified in the attached details is recommended for the Decision Notice.

The OWMP should be part of the approved plans.

ask ACOUSTICS & AIR QUALITY

7. Conditions

7.1 Project Specific Conditions

(1) The Operational Waste Management Plan (OWMP) must be updated and re-submitted to Council with the following amendments:

(a) The plans in Appendix A and Appendix C have been superseded and must be updated to the most recent architectural drawings.

(b) The reference on page 23 to direct natural ventilation is not acceptable due to the location of the storage rooms and must be removed.

(c) Waste chute ventilation must be mechanical.

(d) The OWMP must specify that the movement of bins from the retail waste storage room to the loading dock holding room is to occur outside of peak hours to minimise conflict with vehicles and pedestrians.

(2) The design and construction of waste handling facilities must comply with the following sections of the Planning Scheme Policy for Waste Management Code:

(a) Waste storage bins are to be made of non-combustible materials.

(b) Waste chute ventilation must comply with SC6.18.4(g).

(c) Waste disposal points must comply with SC6.18.4(h).

(d) Waste Container Storage Rooms must comply with SC6.18.4(j)(vii) and (viii).

(e) Plans for the installation of compactors must be submitted for the approval of Council's Manager Waste and Resources Management.

7.2 Standard Air Quality Conditions

(3) The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the use must not cause a nuisance at any nuisance sensitive or commercial place.

7.3 Standard Waste Conditions

(4) Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:

(a) For Residential: provision of a minimum bulk bin volume of 120L for general waste, and 120L recyclable waste for each dwelling unit and

(b) For Commercial uses: provision of a minimum bulk bin volume of 240L for general waste, and 240L recyclable waste for each tenancy

(c) collection by service vehicles from within the site only in a safe, efficient and unobstructed manner and

(d) provision of a functionally accessible communal hardstand impervious area/s for the permanent storage location and service collection of all bulk bins*, as shown on approved plans

**(Refer to Advisory Note)*

(e) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hosecock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than $1m^2$

(f) provision of waste chute/s connected to each floor of the building/s for the disposal of general waste. The waste chute/s must be:
  (i) vertical and cylindrical with a minimum diameter of 450mm
  (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials
  (iii) contained within fire rated shafts
  (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers
  (v) ventilated without causing odour within the building
  (vi) fly and vermin proof
  (vii) fitted with maintenance access and cleaning appliances
  (viii) fitted with self-closing hoppers on each level located between 1m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material

(g) provision of a waste room at the bottom of the waste chute/s for the collection and permanent storage location of general waste. The waste room must be:
  (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions
  (ii) constructed with access doors sized to permit unobstructed entry and exit of the bulk bins*
  (iii) fly and vermin proof
  (iv) fitted with a lock capable of being opened from the inside without a key at any time
  (v) refrigerated or otherwise ventilated to reduce odour
  (vi) co-located with a hosecock and drain connected to the sewer.
  (Refer to Advisory Note)

(h) provision of an on-site tow vehicle or other mechanical means to haul bulk bins from the basement refuse storage area to the temporary collection embayment located at street level.

(5) Certification must be submitted to council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval.

(Refer to Advisory Note)

(6) Medical and clinical wastes must be stored in appropriate waste containers*, in an enclosed secure facility such that the area is not accessible to persons or animals, other than the operator of the premises.

(Refer to Advisory Note)

(7) Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

7.4 Standard Advisory Notes (Environmental Health)

Qualified Person

(1) For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).

Waste Management – On Property Servicing of Bulk Bins

(2) The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:

(a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*, and

(b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Waste Management – Bin Sizes

(3) Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for residential/commercial/industrial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

Medical Waste

(4) The *Waste Reduction and Recycling Regulation 2011* contains specific requirements for the storing and handling of clinical and related waste before it is transported off-site for treatment and disposal. These requirements have been introduced to prevent harm to humans, avoid contamination of soil and surface waters, and to assist in ensuring correct disposal. Clinical and related wastes must be:

(a) bagged and stored in rigid-walled, leak-proof secondary containers, preferably in a bunded area with an impervious surface (e.g. washable storage room)

(b) stored in bags and containers with the appropriate colours and labels

(c) kept so as not to cause environmental nuisance (e.g. by refrigerating potentially odorous materials)

(d) stored in an area not accessible to unauthorised people or animals.