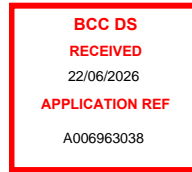




11 May 2026
Our Ref: 25BRW0224
Your Ref: A006963038



Brisbane City Council
GPO Box 1434
Brisbane, QLD, 4001
Attn: Development Services, Assessment Manager – Dominic Hudson

RE: 36 Warry Street, Fortitude Valley – Refuse Management Response to Information Request

Introduction

Colliers International Engineering & Design (TTMC) Pty Ltd has been engaged to review and provide a written response to the **Waste Management** commentary outlined in the Request for Further Information (RFI) letter received on 27 March 2026 issued by Brisbane City Council (BCC).

This letter is intended to provide a detailed written response to the issues raised in RFI item 9 under 'Servicing and Waste Collection' exclusively.

Item 9 of the RFI is reproduced overleaf with detailed response commentary to the issues raised provided thereafter.

Kind regards,

Neville Lee
Principal Consultant – Waste

[Colliers International Engineering & Design \(TTMC\) Pty Ltd](#)

Disclaimer

This letter has been prepared by Colliers for the exclusive use of the client for the specific purpose stated within. The findings, conclusions, and recommendations presented in this letter are based on the information available, assumptions made, and methodologies applied at the time of analysis.

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Servicing and Waste Collection – Item 9

The proposed plans show the 'Residential Waste' room and the 'Commercial Waste' room are greater than 5m from the Refuse Collection Vehicle (RCV), whilst it is unclear how bins will be moved from the Commercial Waste room to the RCV zone. In accordance with PO63/AO63.1 & AO63.2 of the Centre or mixed use code, PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following:

a. Demonstrate on amended plans a refuse storage/collection point for both commercial and residential bins that is within 5m of the RCV. The residential bins must be stored and collected separately from the commercial bins.

b. Demonstrate the transfer path for bulk bins from the storage/collection point to the RCV does not include gradients greater than 1:20.

c. If proposed to collect commercial bins from the MRV and SRV bay, it will need to be demonstrated how this is intended to function and it is anticipated that collection would need to be completed by a private contractor with a smaller vehicle (i.e. 8.0m-8.8m long)

Colliers response:

In reviewing the issued RFI and preparing this response, it was established that BCC's Waste and Resource Recovery Services (WaRRS) were not provided with a copy of the Operational Waste Management Plan (OWMP) that was submitted in support of the development application during their initial assessment; information on each of the concerns raised in item 9 was contained within the submitted OWMP.

Notwithstanding, this letter has been prepared to assess the suitability, from a refuse management perspective, of the proposed design changes made in response to the RFI in its entirety. Of note, the refuse strategy detailed for the non-residential uses is unchanged from the strategy outlined in the submitted OWMP additionally, the overall residential refuse strategy is generally consistent with the original proposal, with this letter detailing the changes to the residential refuse storage arrangement.

Architectural drawings have been amended to reflect changes to the residential refuse storage areas that result in improved efficiency in the servicing of residential refuse. While the overall storage area sizing is consistent with the original submission, the layout has been refined:

The refuse chute and hoppers on each residential level have been relocated within the services rooms on each level with the chute offsetting from the mezzanine level to discharge in a new location within the residential refuse room on Lower Ground level. The revised chute discharge location enables the repositioning of the bin rotation equipment and surrounding safety partition.

Subsequently, these refinements enable the relocation of bins within the room as well as a repositioning of the room access door, now located approximately 15m closer to the RCV standing position. While Colliers acknowledge that a performance solution in relation to bin transfer distance is still proposed, the distance between the refuse room has been significantly reduced and now measures approximately 11m.

The areas accessed by the residential refuse collection contractor feature a ramp grade of 1:21 at the steepest point and while greater than 1:20 is considered appropriate as the ramp is of a gentler gradient.

No changes are proposed to the chute type or chute discharge equipment (including compaction and bin rotation equipment) – the resident disposal and disposal transfer arrangements are unchanged from the submitted OWMP.

Figure 1 illustrates the revised residential refuse storage area in context of the refuse servicing area.

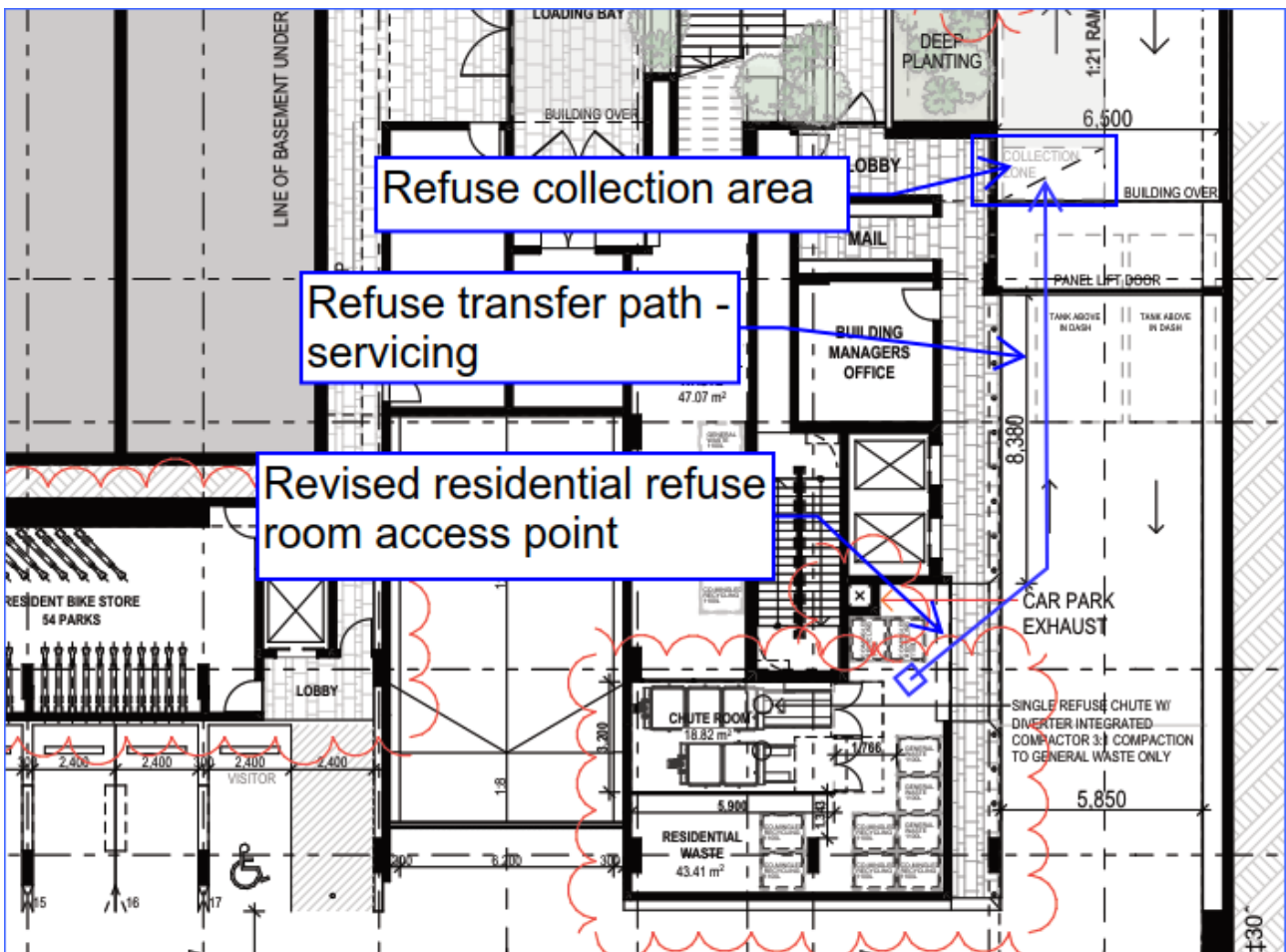


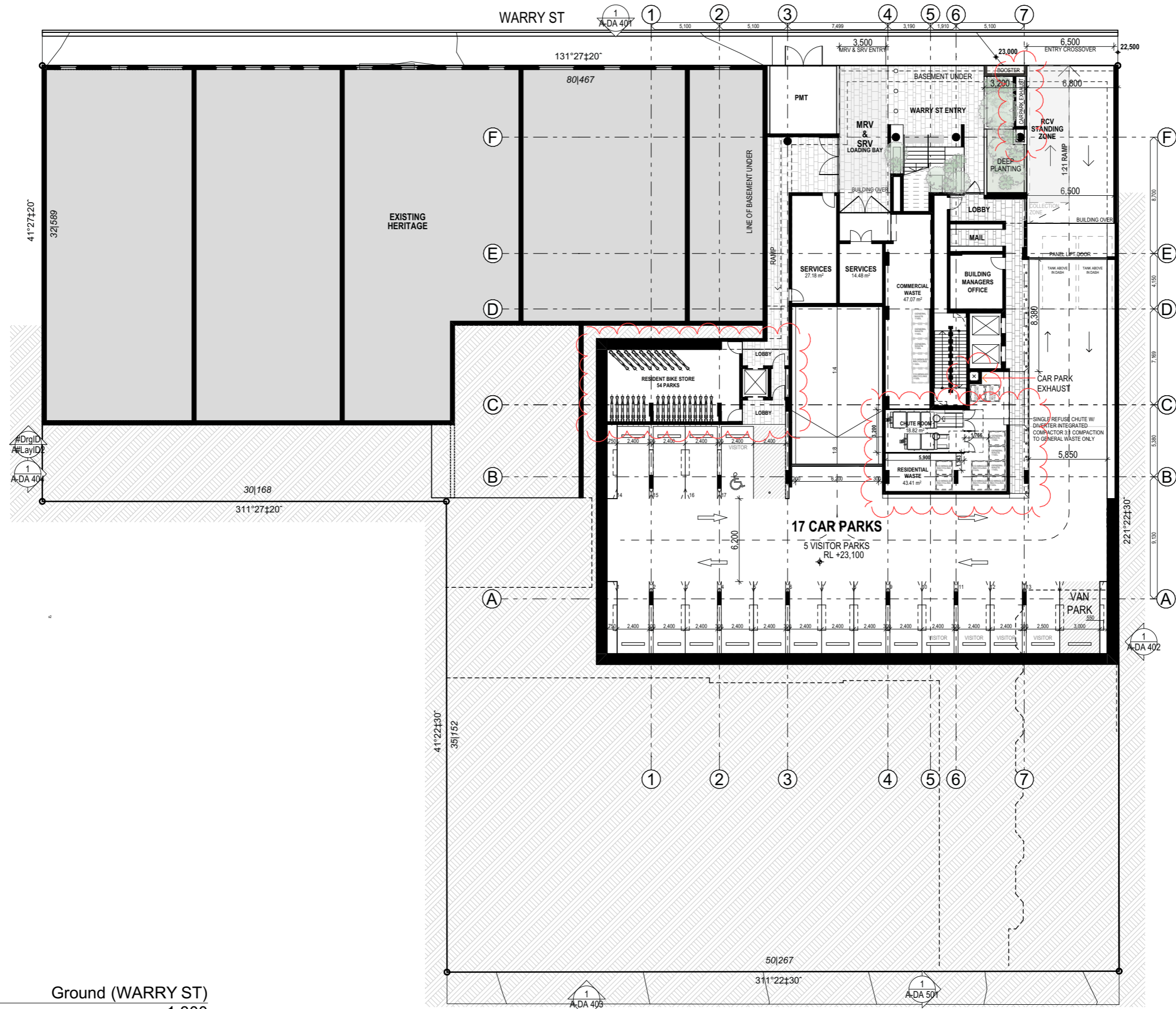
Figure 1: Revised residential refuse storage arrangements

Conclusion

Colliers considers the revised refuse related arrangements to result in improved servicing outcomes while remaining consistent with the intent of the originally designed waste strategy detailed in the submitted OWMP. The design retains the heritage components of the site with the design revisions generally in alignment with the refuse related outcomes sought by council as detailed in the relevant development codes.



Attachments – Architectural drawings – Lower Ground Level



1

Ground (WARRY ST)
1:300



Lower Ground (Warry Street)

DAH.Architecture
www.daharchitecture.com.au
ph:07 3190 8799



ISSUE	DATE	Transmittal Set Name
A	12.02.2026	TOWN PLANNING ISSUE
B	14.04.2026	Information Issue
C	27/04/2026	Information Issue
D	6/05/2026	Information Request Response
E	8/05/2026	Information Request Response

Client
Vector Property Group

Project
BAKERS GROUND
36 Warry St & 37 Kennigo St,
Spring Hill, 4000

Drawing Title
Lower Ground (Warry Street)

Scale @ A3
1:300

Project Number 964KEN Drawing Number A-DA 204 Issue E