

Sunstate Civil Construction
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

RE: 42 Redhead Street, Doolandella
Traffic Engineering Response to Information Request
Brisbane City Council Application Reference: A006866747

Dear Blair,

I refer to the Planning Application lodged over land located at 42 Redhead Street, Doolandella and Brisbane City Council's (BCC's) Information Request, dated 1 June 2026. The following has been prepared to address Items 10 and 11 of the Information Request, which are reproduced and responded to below.

The drawings reviewed in the preparation of this advice are provided at Attachment A.

Item 10: Refuse

A review of the architectural drawings has identified that the Stage 2 "Roofed Bins Enclosure" does not provide adequate storage capacity or facilitate appropriate source separation. The current design is insufficient to accommodate the required waste allocation for each townhouse, being 240L of general refuse and 240L of commingle recycling per week. It is noted that the stage 1 refuse solution is adequate in size, subject to the refuse storage area and its dimensions being clearly denoted on the architectural plans. It is noted that Stage 2 - TH 1, 2, 5 & 6 have not been provided internal access to dispose of waste streams. It is not acceptable to enter the public realm to dispose of waste streams.

In accordance with PO2/ AO2, PO32/ AO32 of the Multiple dwelling code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, provided amended architectural plans addressing the following:

- Clearly demonstrate that stage 2 has been provided with a "Roofed Bins Enclosure" (roofed & wholly screened) which has a minimum area of 19.54m² (internal dimensions of 5.34m W x 3.66m D) to house six (6) x 1,100L bulk bins (i.e., three (3) x 1,100L bulk bins for general refuse + three (3) x 1,100L bulk bins for commingle recycling each week;*
- Demonstrate that stage 2- TH 1, 2, 5 & 6 have been provided with internal access to dispose of waste streams; and*
- Denote the area (m²) and internal dimensions of the stage 1 and stage 2 "Roofed Bins Enclosures".*

Firstly, in relation to the calculation of storage within the bulk bin rooms, it is relevant that TH1, TH2, TH5 and TH6 within the Redhead Street stage have their own wheelie bins for kerbside collection. This is shown in Figure 1. This provision of individual bins is appropriate noting that these lots have direct frontage to the existing road network, and the ability to present bins at the kerb in front of their property for collection.

The number of dwellings with reliance on the bulk bin enclosure is therefore as follows:

- Redhead Street component: 10 dwellings.
- Giant Street component: 14 dwellings.

There was a recommendation within the submitted Traffic Engineering and Waste Services report to increase the provision of bins. The recommendations have now been adopted and the provision of bins for each development component is now as follows:

- Redhead Street component: 3 x 1,100L refuse (3,300L), plus 2 x 1,100L recycling (2,200L).
- Giant Street component: 4 x 1,100L refuse (4,400L), plus 2 x 1,100L recycling (2,200L).

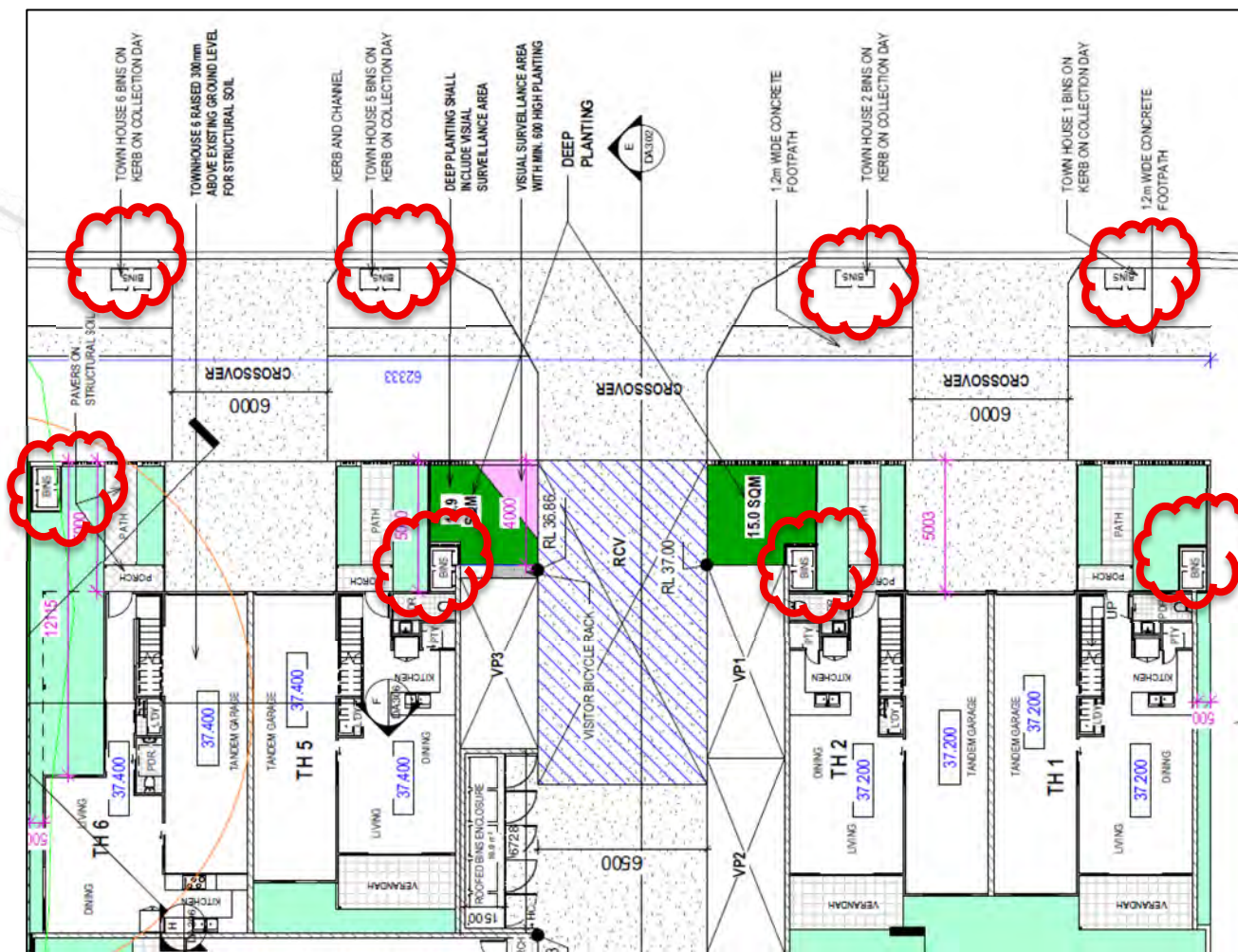
Beth Meehan Consulting Pty Ltd

PO Box 399, Carina QLD 4152

t: 07 3398 4649 m: 0410 568 206 e: beth@bmctrffic.com.au

ABN 92 154 627 175

Figure 1: Redhead Street Lots with Wheelie Bins



The demonstrated combined bin capacity provides the amount of storage outlined in Table 1 (per dwelling) for each development component, on the basis of weekly collection of both refuse and recycling.

Table 1: Provision of Refuse / Recycling Storage Per Townhouse

Component		Weekly Refuse Storage (Per Dwelling)	Weekly Recycling Storage (Per Dwelling)	Total
Redhead Street	Own Wheelie Bins	240L	120L	360L
	Bulk Bin Use	330L	220L	550L
Giant Street		338L	169L	508L

Of note, the total storage volume for refuse and recycling is higher for the townhouses relying on bulk bins than those which have their own bin (which is the standard provision). Further to which, in practice, where more dwellings are utilising the one storage area, any dwellings generating at the upper end of the volume requirement are usually offset by dwellings generating lower refuse and recycling volumes.

28 July 2026

BMC26040: 42 Redhead Street, Doolandella

In relation to the storage capacity provision, it is relevant that a typical residential suburban block has the following refuse and recycling provision:

- 240L refuse bin, collected weekly.
- 240L recycling bin, collected fortnightly.

The above rates have been applied to the development, noting that this equates to a weekly recycling storage requirement of 120L per week.

Indeed, a survey was undertaken under the direction of Beth Meehan Consulting in 2021 for a seven (7) unit complex. This observed how 'full' each bin presented at the kerb was on collection day. In this way, the average refuse and recycling generation was determined as follows:

- Less than 90L refuse / unit / week, and
- Less than 70L recycling / unit / fortnight.

It is therefore my opinion that the current provision is appropriate for the development.

Item 11: Refuse

In order to address PO1/ AO1, PO19/ AO19.2 & AO19.3 of the Transport, access, parking and servicing code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans clearly demonstrating the Stage 2 RCV standing and loading area gradient does not exceed 1:20

The plans show the maximum gradient is 1:20 (5%) within the required areas, as identified from the sections. Specifically:

- Up to the end of the refuse storage area for the Redhead Street component, covering both the vehicle parking location and the movement of bins, a 1 in 65 gradient is annotated in Section D on Drawing DA302.
- 12m into the site for the Giant Street component, covering the truck parking and movement of bins to/from the rear of the truck, a 1 in 100 gradient is annotated on Section A on Drawing DA301.

This is appropriate for the development's refuse and recycling collection.

I trust that the above is clear and assists Council with their review. Should you have any questions, please feel free to call to discuss.

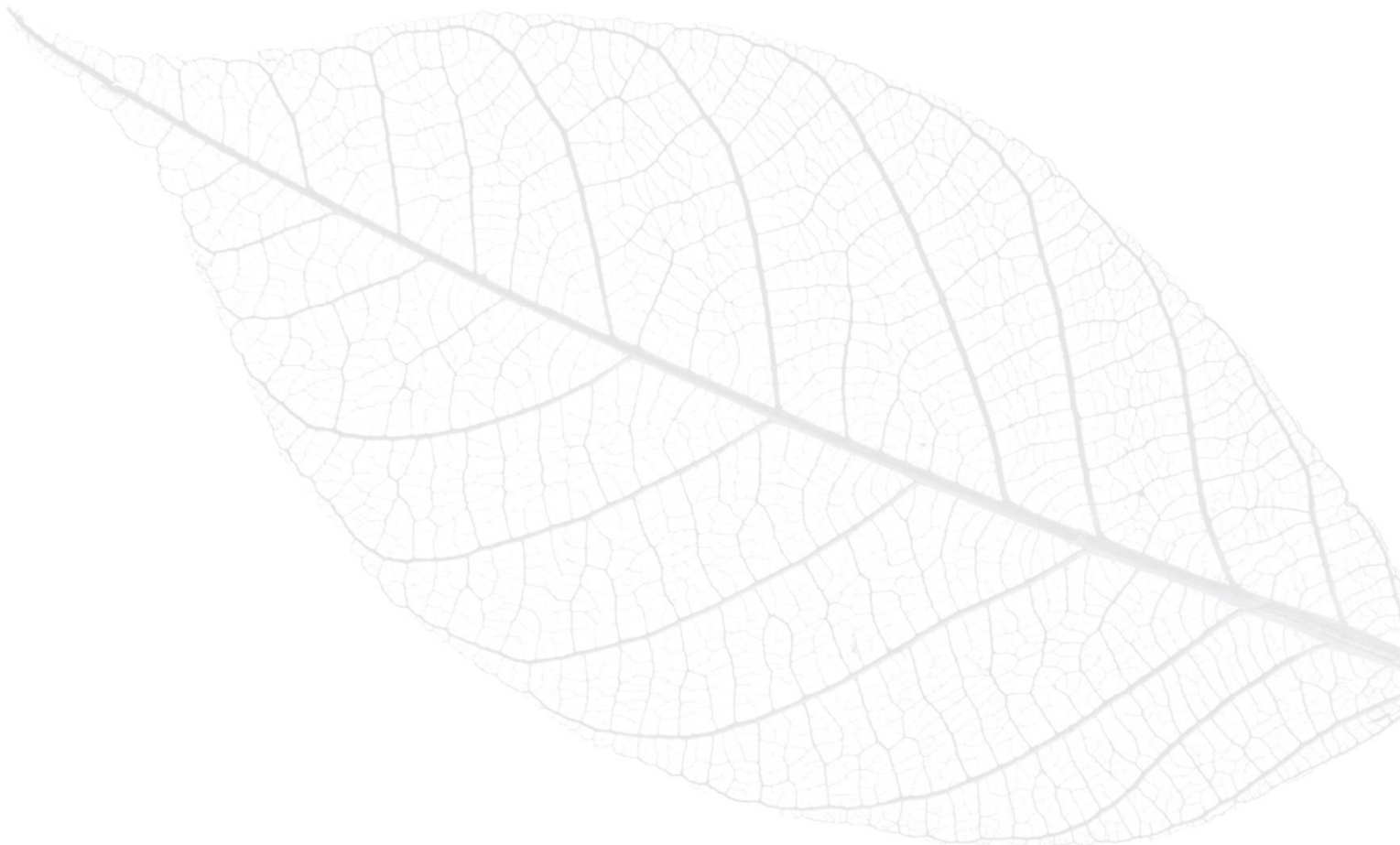
Yours sincerely,

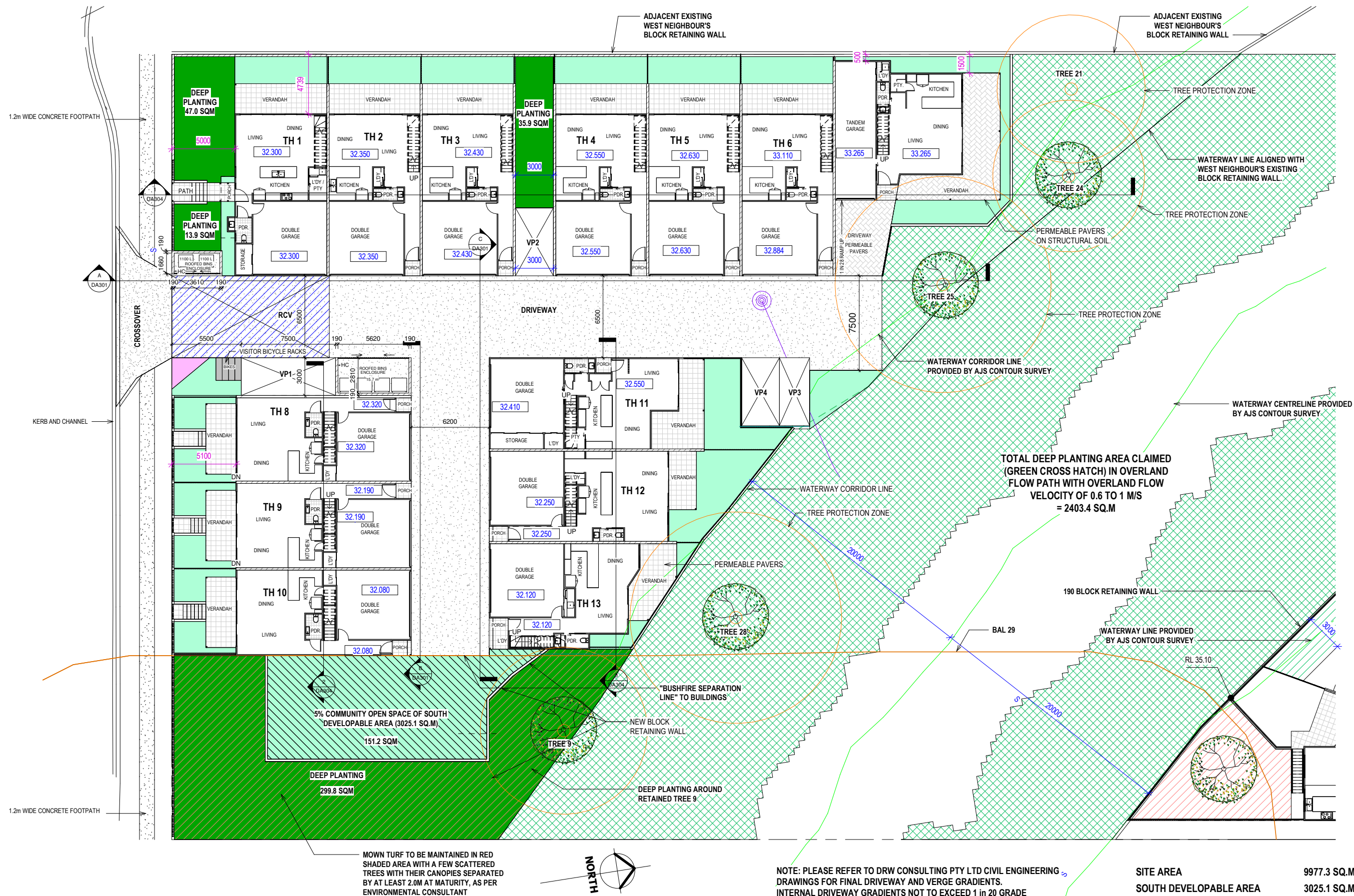
A handwritten signature in blue ink that reads 'Beth Meehan'.

Beth Meehan
Traffic Engineer
BE(Civil)(Hons), RPEQ # 8373, FTPA

Attachment A

Reviewed Development Plan

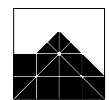




1 Proposed Ground Floor Plan - Giant Street
1 : 150

NOTE: PLEASE REFER TO DRW CONSULTING PTY LTD CIVIL ENGINEERING DRAWINGS FOR FINAL DRIVEWAY AND VERGE GRADIENTS.
INTERNAL DRIVEWAY GRADIENTS NOT TO EXCEED 1 in 20 GRADE
NOTE: PLEASE REFER TO DRW CONSULTING PTY LTD CIVIL ENGINEERING DRAWINGS FOR STORMWATER MANAGEMENT.
NOTE: PLEASE REFER TO DRW CONSULTING PTY LTD CIVIL ENGINEERING DRAWINGS FOR FLOOR LEVELS.
NOTE: CIVIL ENGINEERING DRAWINGS WILL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY FOR INTERNAL AND EXTERNAL FLOOR LEVELS.

SITE AREA	9977.3 SQ.M
SOUTH DEVELOPABLE AREA	3025.1 SQ.M
DEEP PLANTING AREA REQUIRED	302.5 SQ.M
DEEP PLANTING AREA PROVIDED	396.6 SQ.M
%DEEP PLANTING OF SOUTH DEVELOPABLE AREA	13.1%



IAN WEBB ARCHITECT

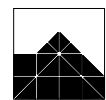
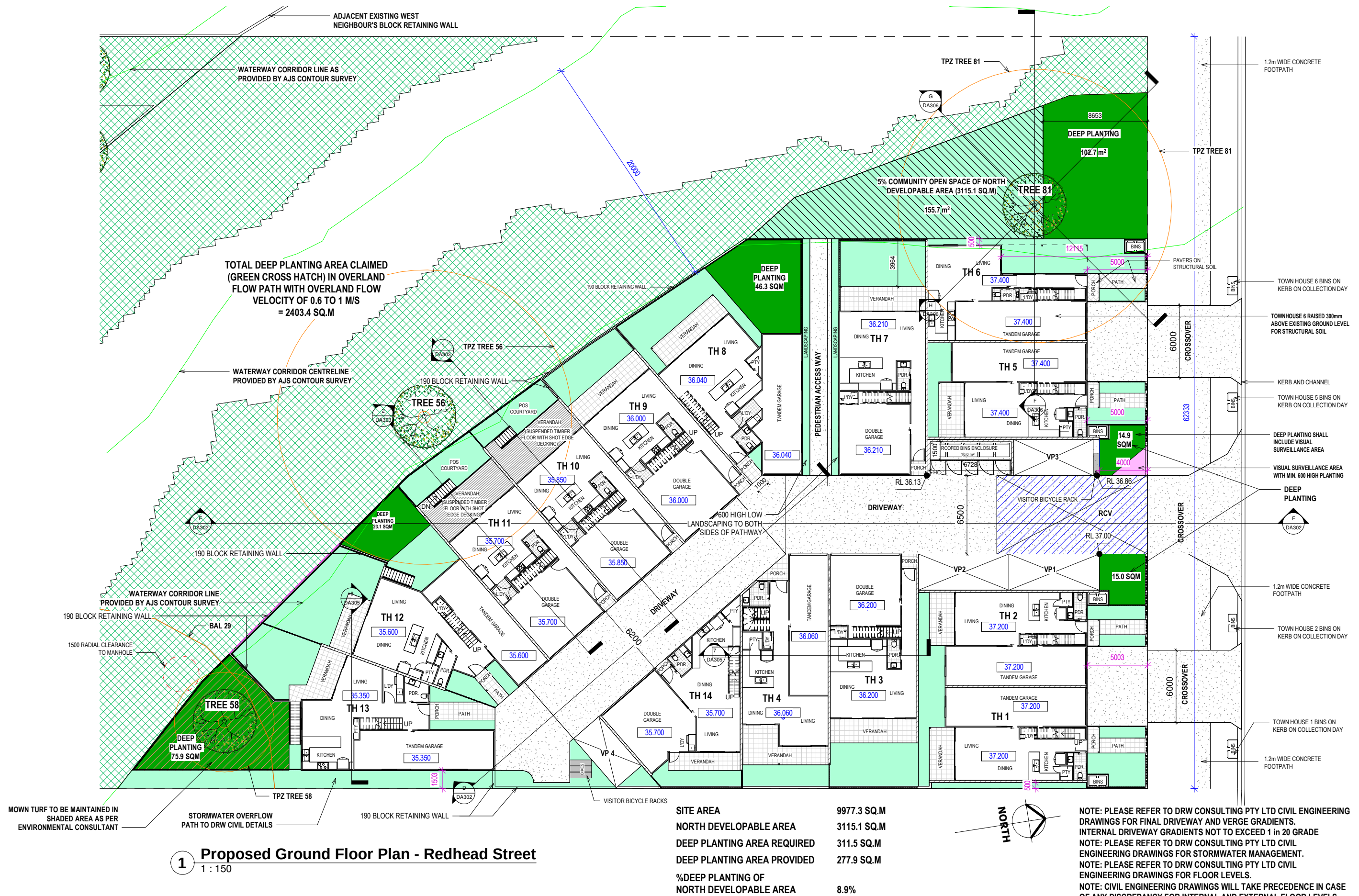
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CLIENT: SUNSTATE CIVIL CONSTRUCTION
PROJECT: PROPOSED TOWNHOUSES
LOCATION: 42 REDHEAD STREET, DOOLANDELLA

AMENDMENTS:

DRAWN BY:	Tarun	JOB No:	4367
DATE:	NOV. 2025	SHEET No:	DA105
SCALE at A1:	As indicated	REVISION:	E



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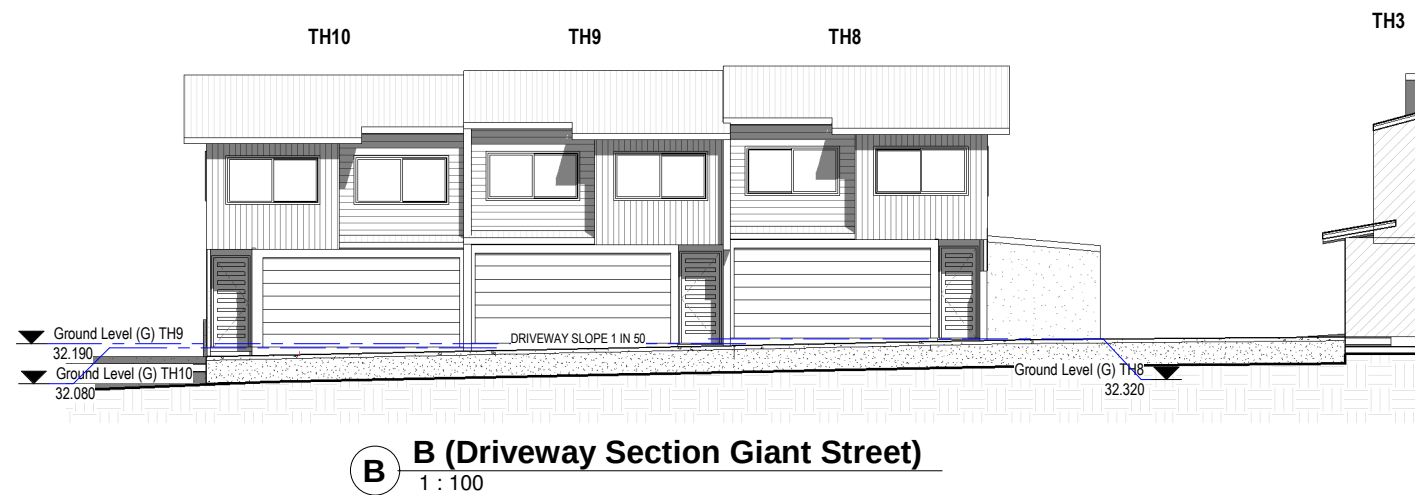
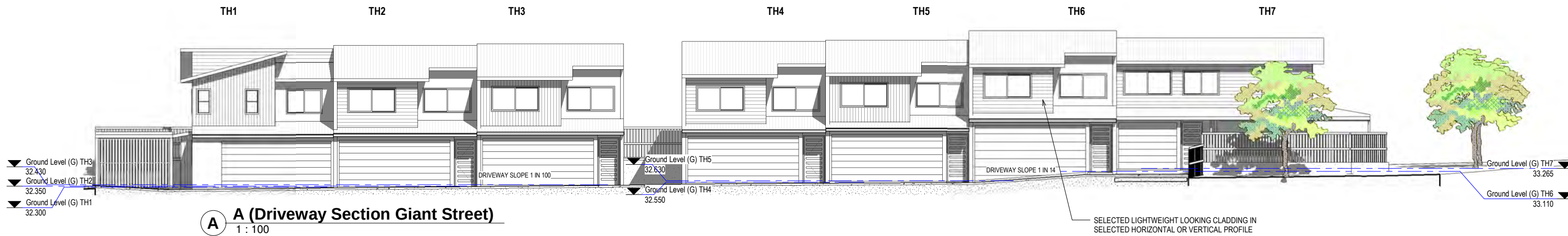
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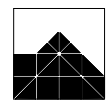
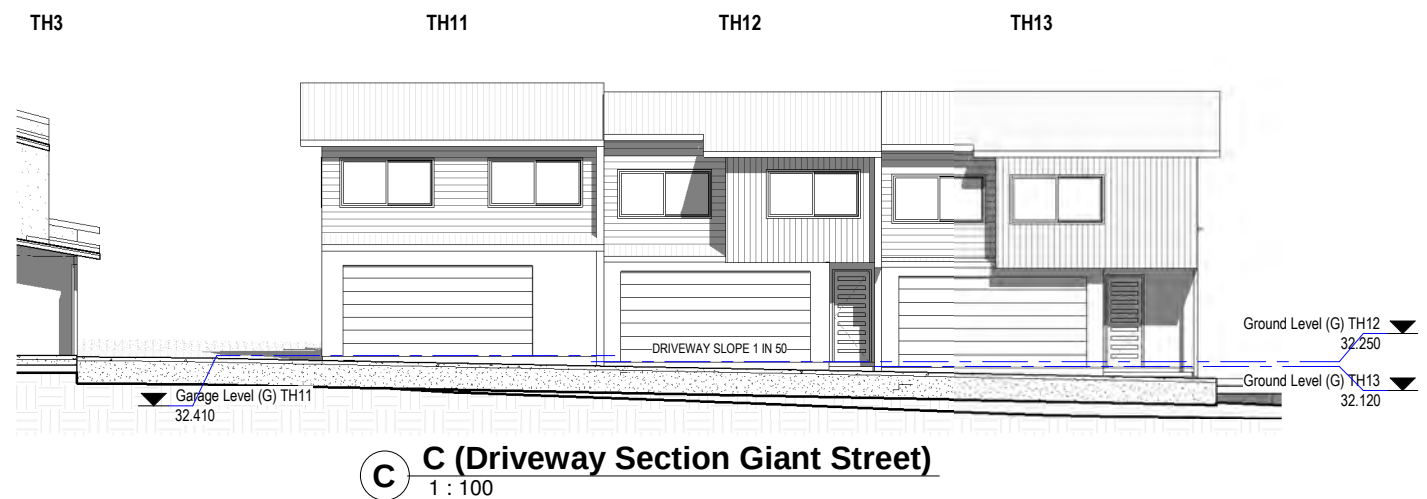
CLIENT: **SUNSTATE CIVIL CONSTRUCTION**
 PROJECT: **PROPOSED TOWNHOUSES**
 LOCATION: **42 REDHEAD STREET, DOOLANDELLA**

AMENDMENTS:

DATE:	Tarun	JOB No:	4367
NOV. 2025		SHEET No:	DA108
SCALE at A1:	As indicated	REVISION:	F



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PROJECT: PROPOSED TOWNHOUSES

LOCATION: 42 REDHEAD STREET, DOOLANDELLA

AMENDMENTS:

DRAWN BY: Tarun

DATE: NOV. 2025

SCALE at A1: 1 : 100

JOB No: 4367

SHEET No: DA301

REVISION: C

