

9 February 2026
 Our Ref: 26BRW0014
 Your Ref:

BCC DS
RECEIVED
 18/02/2026
APPLICATION REF
 A006902496

Attention: Michael Cocciola
 Bespoke Development Management and Strategy
 C/- TPA
 Via Email

Introduction

Colliers International Engineering & Design (TTMC) has been engaged to prepare a Waste Management Letter to support the residential development located at 268 Padstow Road, Eight Mile Plains.

This development has been approved under application A004687199 on 8th June 2018, however, a minor change application is being submitted, and it's been noted that the approved waste management solution is outdated based on BCC WaRRS new requirements. As such the proposed solution that follows, requests a performance solution based on the new BCC collection frequency requirements while maintaining an achievable solution for the site with minimal impact on the original approval.

Table 1: Real Property Description for Site

Address	RPD
268 Padstow Road, Eight Mile Plains	Lot 4 on RP37944



Figure 1: Site Location

Generation Rates

The refuse generation rates used for the calculation of residential refuse storage under the original application were based on Council's approved rates at the time of submission. As such, we are proposing the use of the new rates as set by BCC.

Table 2: Residential Refuse Generation Rate

Type	Measure	General Waste	All Recycling
Approved Rates	L / Unit / Week	120	120
New / Proposed Rates	L / Unit / Week	240	240

Collection Frequency

Based on the development yield of 20 units, the bin numbers approved, we can determine that a collection frequency of 3 times per week per refuse stream was approved.

Based on the new collection frequencies provided by BCC WaRRS, we anticipate that a once per week per refuse stream collection frequency would be allowed for the site. A collection frequency of once per week per stream would require a large area approximately 20m² to be allocated for the presentation of bins for the site. This would require either a car parking space or deep planting area of 14m² to be reallocated to the storage of bins.

Colliers are requesting a performance solution to the collection frequency and recommend a twice per week per stream frequency be considered. This will allow a space of approximately 12m² to be allocated to the storage of refuse. Which requires approximately 6m² of deep planting area to be re-allocated to refuse storage.

Bin Numbers

Based on the refuse generation rates and requested performance solution to the collection frequency, table 3 below shows the bin numbers required for a twice per week collection.

Table 3: - Residential – Bin Calculations

Area Description	Measure	Quantity	General Waste L/Week	Comingle Recycling L/Week
Residential	Unit	20	4,800	4,800
Total Weekly Volumes (L / Week)			4,800	4,800
Volumes per Day (L / Day)			686	686
Volumes per Collection (L / Collection)			2,400	2,400
Collection and Equipment Details	Collections per Week		2	2
	Equipment Size		1,100L	1,100L
	Equipment Quantity Required		2.18	2.18
	Equipment Quantity Provided		2	2

Collection Methodology

No changes are proposed to the approved collection methodology.

Summary

Colliers have reviewed approved conditions and request Council consider a performance solution to the refuse solution. Table 4 has been provided as a review of requested performance solution with a cross reference to the approved solution and council requirements.

Table 4: - Refuse Solution Review

	Currently Approved		New Council Requirements		Performance Solution	
Generation Rate <i>L/Unit/ Week</i>	240L – Waste	120L – Recycling	240L – Waste	240L – Recycling	240L – Waste	240L – Recycling
Collection Frequency <i>/stream / Week</i>	3 Collections		1 Collection		2 Collections	
Bin Requirements <i>1100L bins</i>	1 x Waste	1 x Recycling	5 x Waste	5 x Recycling	2 x Waste	2 x Recycling
Spatial Requirement	Approx. 3m ²		Approx. 20m ²		Approx. 12m ²	

As shown in the letter above, and Table 4, with minor changes to the approved development (reduction of deep planting of 6m²), and acceptance from Council on one additional collection per stream per week a suitable refuse solution can be achieved. Colliers believe that this is a supportable compromise by both the client and Council.

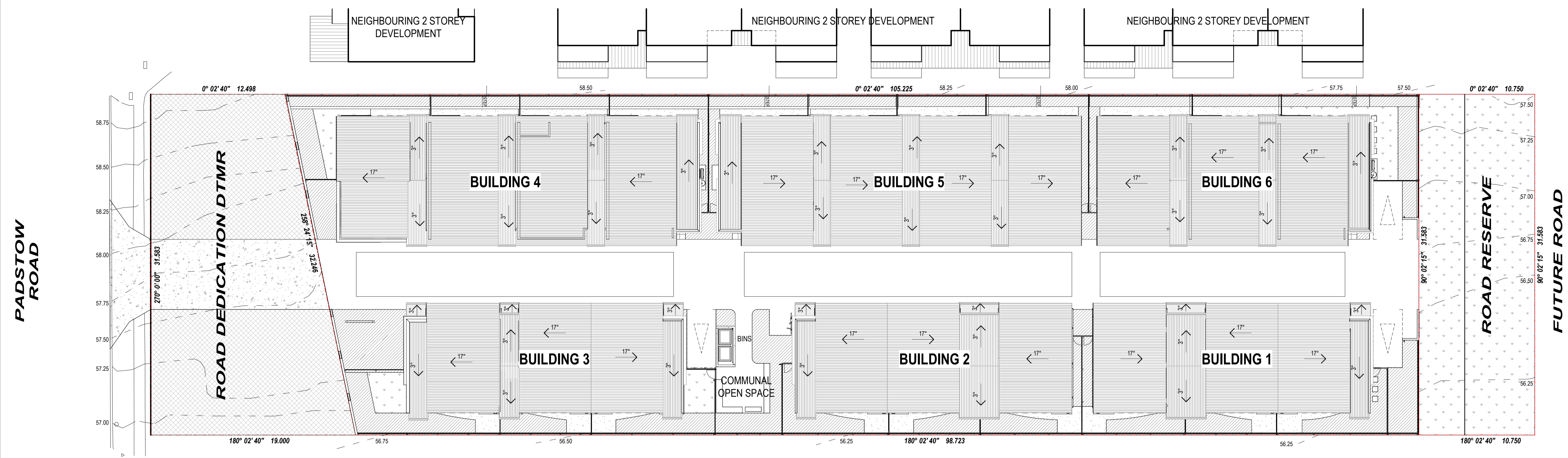
Yours sincerely,



Mark Krisanski
Associate Director
Colliers International Engineering and Design

- All construction, materials and building work is to comply with the Queensland Building Act, the National Construction Code and applicable Australian Standards.
- Main Contractor and/or subcontractor to confirm setbacks, levels, setbacks, and critical dimensions on site, including all building services and service fixtures before commencing work on site and during construction.
- Do not scale from this drawing - use figured dimensions only. Dimensions generally relate to structure only, and do not include linings or claddings unless otherwise noted in detail information.
- Any conflicts or discrepancies identified by the building or subcontractor need to be notified to the architect for clarification prior to proceeding with the work.
- The client is to review design and documentation detailed within this document. Idearchitecture will assume the design and documentation satisfies the Client's Principal Project Requirements unless written notice is provided within 20 working days from its last issue.
- Main Contractor to provide a finished sample or prototype of each selected item, finish, furniture and fixture, and to obtain approval from Idearchitecture and other consultants where relevant, prior to commencing work. Verify lead times for all products and orders placed to ensure procurement times of all selections meet the agreed building program. Information noted in the drawing revisions may not be indicative of all changes made.

AMENDMENTS			
rev	date	detail	checked
A	15.08.25	PRELIMINARY ISSUE	FI
B	26.08.25	PRELIMINARY ISSUE	FI
C	23.09.25	ISSUE FOR DA APPROVAL	FI
D	09.10.25	ISSUE FOR DA APPROVAL	FI



idearchitecture
 T4 / 125 Wellington Rd, East Brisbane, 4169 Australia
 p +617 3392 4534 e idea@ideagroup.com.au

client	TYD GROUP
project	PROPOSED MULTI UNIT DEVELOPMENT
locale	268 PADSTOW ROAD, EIGHT MILE PLAINS 4113
title	SITE PLAN (INTERIM)

scale	1 : 200	drawn	BK
date	25.05.2017	checked	FI
job no	1705_1307	dwg no / cadfile	DA-02
rev	D		

status **FOR APPROVAL**