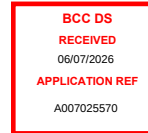


Date: 2nd July 2026
Our ref: RH2603-104
Application ref: A007025570
Site address: 33 Oxlade Drive, New Farm QLD



BRISBANE CITY COUNCIL
Development Services
GPO Box 1434
Brisbane QLD 4001

Attention: Bijal Shah

RE: FURTHER ADVICE REQUEST, ITEM 7 – REFUSE STORAGE AND PRESENTATION

We refer to application reference A007025570 for the proposed multiple dwelling development at 33 Oxlade Drive, New Farm. Following lodgement of the change application, Brisbane City Council (Council) issued a Further Advice request dated 23 June 2026 seeking additional information to assist in the assessment of the proposal.

Item 7 of the Further Advice requests amendments to the site's refuse management arrangements, including increasing the bin presentation area to accommodate either 10 × 1,100L bulk bins (without compaction) or alternatively, 7 × 1,100L bulk bins where a general waste compactor with a minimum 3:1 compaction ratio is provided. In the latter case, Council requires a minimum bin presentation area of 12.15m².

The following refuse management provisions have been incorporated into the development in response to Council's Further Advice request:

- The development is expected to generate approximately 5.04m³ of general waste and 5.04m³ of co-mingled recycling per week, based on Council's prescribed waste generation rates and 21 residential units.
- **Bin Presentation Area:** The architectural plans have been amended to provide a dedicated Bin Presentation Area with an internal area of **12.6m²**, accommodating 7 × 1,100L bulk bins, comprising 2 x general waste bins and 5 x recycling bins, in accordance with Council's requested servicing arrangement.
- **Refuse Chute and Compaction:** The refuse room layout has been revised to demonstrate a single refuse chute with a waste diverter and compactor achieving a minimum 3:1 compaction ratio for general waste.
- **Basement Level Refuse Room:** The basement level refuse room is designed to ensure the chute discharge and associated bins are segregated/corralled from the remaining refuse room area. A dedicated storage point for a bin tug has also been incorporated to facilitate safe and efficient bin movement during servicing.
- **Dimensions and Areas:** The amended architectural plans identify the Gross Floor Area (GFA) and internal dimensions of both the Refuse Room and Bin Presentation Area, demonstrating compliance with Council's further advice request.



The above provisions allow for servicing of general waste bins and recycling bins once per week.

The proposed waste management arrangements for the site comply with PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code and meet the requirements of *SC6.26 Refuse Planning Scheme Policy*. Accordingly, the applicant seeks Council's approval of the proposed waste management arrangements for the site.

Should Council require any further clarification, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Ryan Henry', written in a cursive style.

Ryan Henry
Director
Rhodium Environmental

