



# Waste Management Plan

22-40 Wyandra Street, Newstead  
Mixed-Use Development

July 2026  
Revision C

*Prepared for*

FD Wyandra Property Trust



## DOCUMENT CONTROL

Project reference: RH2603-107

Version: Revision C

Project name: Waste Management Plan  
22-40 Wyandra Street, Newstead  
Mixed-Use Development

Client: FD Wyandra Property Trust

## REVISION HISTORY

| DATE       | VERSION    | TYPE | AUTHOR | APPROVED |
|------------|------------|------|--------|----------|
| 08/06/2026 | Draft      | WMP  | RHenry | RHenry   |
| 22/06/2026 | Revision A | WMP  | RHenry | RHenry   |
| 22/07/2026 | Revision B | WMP  | RHenry | RHenry   |
| 31/07/2026 | Revision C | WMP  | RHenry | RHenry   |
|            |            |      |        |          |
|            |            |      |        |          |
|            |            |      |        |          |

## IMPORTANT NOTICE

© Rhodium Environmental

Rhodium Environmental has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of the Client and only those third parties who have been authorised to rely on this report.

It is based on general accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice include in this report. It is prepared in accordance with the scope of work.

This document should be read in full. No responsibility will be accepted for the use of any part of this report in any other context or for any other purpose or by third parties. This document does not purport to give legal advice.

## A RHODIUM ENVIRONMENTAL REPORT

Rhodium Industries Pty Ltd  
ABN 75 666 102 361  
PO Box 398, MIAMI QLD 4220  
Telephone: +61 0493 701 451  
Email: [admin@rhodiumenviro.com.au](mailto:admin@rhodiumenviro.com.au)  
[www.rhodiumenviro.com.au](http://www.rhodiumenviro.com.au)

## DISCLAIMER

This Waste Management Plan has been prepared for FD Wyandra Property Trust by Rhodium Environmental, for a proposed mixed-use development located at 22-40 Wyandra Street, Newstead. Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. Rhodium Environmental takes no responsibility for advice provided by any third party. This document has been prepared for the sole purpose of a Waste Management Plan and does not present final or detailed engineering designs for construction purposes.

## CONTENTS

|            |                                             |           |
|------------|---------------------------------------------|-----------|
| <b>1.0</b> | <b>DEFINITIONS.....</b>                     | <b>1</b>  |
| <b>2.0</b> | <b>INTRODUCTION .....</b>                   | <b>3</b>  |
| 2.1        | DEVELOPMENT BACKGROUND.....                 | 3         |
| 2.2        | SITE DETAILS .....                          | 3         |
| 2.3        | PURPOSE AND SCOPE .....                     | 3         |
| <b>3.0</b> | <b>WASTE AND RECYCLING GENERATION .....</b> | <b>5</b>  |
| 3.1        | TYPE OF WASTE .....                         | 5         |
| 3.2        | WASTE VOLUMES .....                         | 5         |
| <b>4.0</b> | <b>WASTE AND RECYCLING STORAGE .....</b>    | <b>7</b>  |
| 4.1        | BIN STORAGE POINTS .....                    | 7         |
| 4.2        | RESIDENTIAL BIN STORAGE ROOM .....          | 7         |
| 4.3        | COMMERCIAL BIN STORAGE ROOM.....            | 8         |
| 4.4        | WASTE CHUTE .....                           | 8         |
| 4.5        | WASTE DISPOSAL POINTS.....                  | 9         |
| 4.6        | PROPOSED WASTE BINS .....                   | 9         |
| 4.7        | BIN DIMENSIONS .....                        | 10        |
| <b>5.0</b> | <b>REFUSE AND RECYCLING COLLECTION.....</b> | <b>11</b> |
| <b>6.0</b> | <b>CONCLUSION .....</b>                     | <b>12</b> |

## TABLES

|                                                                                                       |    |
|-------------------------------------------------------------------------------------------------------|----|
| Table 1: Estimated general waste and recycling volumes generated from the residential dwellings. .... | 5  |
| Table 2: Estimated general waste volumes generated from the commercial uses. ....                     | 5  |
| Table 3: Estimated recycling volumes generated from the commercial uses.....                          | 6  |
| Table 4: Details of waste and bins required for the proposed mixed-use development. ....              | 10 |
| Table 5: Dimensions of proposed waste storage containers. ....                                        | 10 |
| Table 6: Service vehicle dimensions. ....                                                             | 11 |

## FIGURES

|                                                    |    |
|----------------------------------------------------|----|
| Figure 1: Site location map.....                   | 4  |
| Figure 2: Ground layout and bin storage areas..... | 13 |

## ATTACHMENTS

|                      |                                                                                 |
|----------------------|---------------------------------------------------------------------------------|
| <b>Attachment A:</b> | Assessment benchmarks, Brisbane City Council, June 2026.                        |
| <b>Attachment B:</b> | Elephant’s Foot diverter and bin carousel specifications for residential waste. |
| <b>Attachment C:</b> | Brisbane City Council rear-lift service vehicle turning template.               |

## 1.0 DEFINITIONS

**Bin carting route** – the proposed route to move bins between the storage point and the servicing point.

**Bulk bin** - a receptacle that is greater than 360L in capacity generally ranging from 0.66m<sup>3</sup> to 4.50m<sup>3</sup> that provides for the temporary storage of refuse and which is used for on-site collection.

**Clinical or related waste** – waste that has the potential to cause disease, including, for example: animal waste, discarded sharps, human tissue waste, or laboratory waste.

**Commercial accommodation** – for the purposes of this report means commercial development that includes a domestic or residential component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

**Commercial premises** – for the purpose of this report means any of the following types of premises: a Hotel, Short term accommodation, Tourist park, Food and drink outlet, an assembly building, institutional building, Child care centre, Educational establishment, premises where a sport or game is ordinarily played in public, an exhibition ground, show ground or racecourse; or an Office, Shop or other premises where business or work other than a manufacturing process is carried out.

**Commercial waste** – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

**Collection point** - the identified position where refuse bins are presented for collection and emptying; where for bulk bins, the collection point could be the storage area.

**Common storage point** – a common area where more than two dwellings/tenancies store their bins.

**Constructed hardstand area** – a hardstand area, for example a concrete pad which has been constructed for bin storage.

**e-waste** - Electronic waste includes discarded electrical or electronic devices. Used electronics which are destined for refurbishment, reuse, resale, salvage recycling through material recovery, or disposal are also considered e-waste.

**Drive-on service** – where the waste collection vehicle services bulk bins on site, bins are to be positioned for direct access/servicing without the need for manual handling by the waste vehicle driver or other person.

**FOGO** – Food organics and garden organics waste material.

**General waste** – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

**Hazardous waste** - solid waste that is or contains toxic material, for example light bulbs, fluorescence lights, batteries.

**Internal servicing roadway** – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

**Mixed-use development** – for the purpose of this report, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc.).

**Mobile garbage bin** - a bin used for the temporary storage of refuse that is from 140L up to 360L in capacity and may be used in kerbside refuse collection or on-site collection.

**Organic waste** - is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

**Recycling chute** - a duct in which recycling descends from one point to another.

**Recyclable waste** – for a local government’s area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. The following wastes are generally deemed recyclable: hard plastics, bottles and containers; aluminium and steel cans and aerosols; bottles and jars made only of glass; clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

**Refuse** - includes general waste (including bulky items), recyclables and green waste.

**Refuse bin** - a receptacle (mobile garbage (wheelie) bin or bulk bin) used for the temporary storage of refuse.

**Refuse collection vehicle** - a vehicle that is specifically designed for collecting and emptying refuse bins and refuse compactors.

**Refuse compactor** - a receptacle that provides for the mechanical compaction and temporary storage of refuse, to reduce bin numbers and collection frequency.

**Refuse and recycling chutes** - a tubular chute penetrating each floor of a building to dispose of refuse or recycling material into a bulk bin or compaction unit at a level to be determined at design stage.

**Solid waste** – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

**Servicing point** – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

**Storage area** - an area designated for storing refuse bins or a refuse compactor within the property.

**Waste** – includes any thing, other than a resource that is: left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or surplus to the industrial, commercial, domestic or other activity generating the waste.

**Waste carting distance** – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

**Waste chute** – a duct in which waste descends from one point/level to a collection bin.

**Waste disposal point** – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

**Waste storage room** – a room (typically at the base of a chute) used for the storage of waste bins.

**Wheelie bin** – two wheeled mobile garbage bins, made from high density polyethylene (HDPE).

## 2.0 INTRODUCTION

### 2.1 DEVELOPMENT BACKGROUND

The applicant, FD Wyandra Property Trust proposes to construct a mixed-use development at 22-40 Wyandra Street, Newstead. The development will be constructed across a 1,928m<sup>2</sup> parcel of land described as Lots 141, 143, 145 and 147 on RP100977.

Rhodium Environmental has been commissioned to prepare this Waste Management Plan (WMP) as supporting documentation for a Development Application to Brisbane City Council (Council). This WMP ensures that the solid waste storage and collection activities for the operational phase of the development are provided in accordance with *SC6.26 Refuse planning scheme policy* (Brisbane City Council City Plan 2014: v36) and with consideration of the *Refuse Requirements for Development in Brisbane* (Brisbane City Council, October 2023).

### 2.2 SITE DETAILS

The development site is located at 22-40 Wyandra Street, Newstead (refer **Figure 1**) and is zoned MU1 Mixed Use (Inner city) under Brisbane City Plan 2014. The site is bound by Wyandra Street to the east, Wyatt Street to the west, and existing developments to the north and south of the site.

The development will include construction of a 21-storey mixed use building consisting of the following:

- Four (4) levels of basement car parking;
- Communal space, commercial tenancies including food and drink outlet, retail shops, and supporting facilities at ground level;
- Dwellings and a commercial office tenancy at level 1;
- Communal health and wellness facilities at level 16;
- 2 x 1 bedroom dwellings, 80 x 2 bedroom dwellings, 58 x 3 bedroom dwellings, 6 x 4 bedroom dwellings and 1 x 5 bedroom dwelling across levels 1 to 20 (i.e. 147 dwellings in total); and
- Communal recreational facilities at roof level (level 21).

### 2.3 PURPOSE AND SCOPE

Suitable waste planning at the early stages of development design results in waste systems that are easy to use, improves amenity of the building, reduces health, work and safety risks, and encourages waste avoidance and resource recovery.

In accordance with Council's Refuse planning scheme policy, this WMP establishes systems that provide the best opportunity for occupants of the development to recycle correctly and minimise waste sent to landfill. The WMP also details the provision of appropriate refuse collection facilities to satisfy the assessment benchmarks for the development.

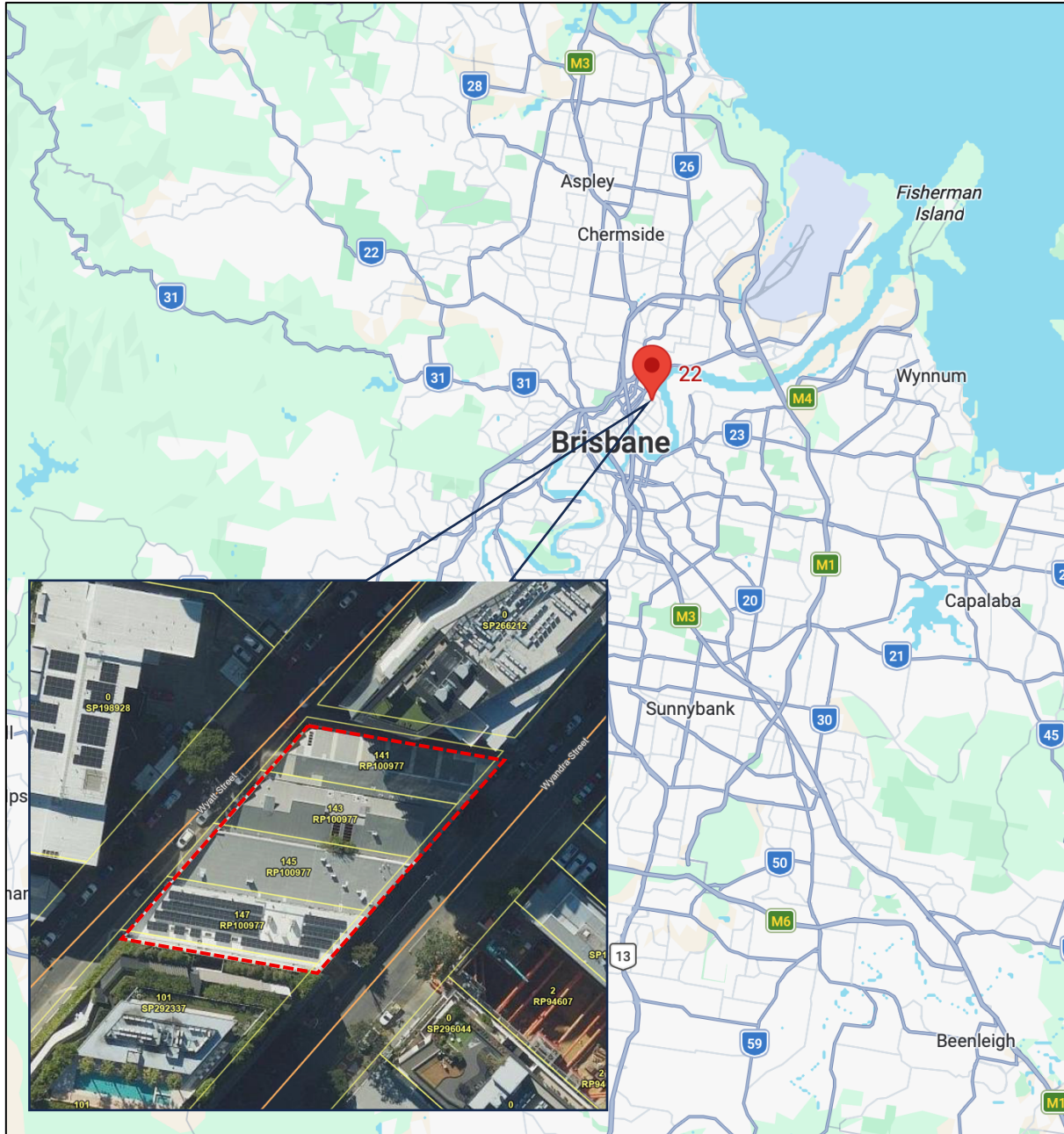
This report represents a Waste Management Plan for the operational phase of the development which includes:

- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage area requirements and waste storage bins (**Section 4.0**); and

- Details of the proposed waste collection arrangements (**Section 5.0**).

This report presents conceptual information on the above points, rather than involving detailed engineering designs. At the current phase of the proposal, the development of detailed engineering designs of the waste storage areas is not practical.

**Figure 1:** Site location map.



Proposed development site at 22-40 Wyandra Street, Newstead.

### 3.0 WASTE AND RECYCLING GENERATION

#### 3.1 TYPE OF WASTE

The development will include residential dwellings and commercial uses that are both anticipated to generate general waste and co-mingled recycling material only. Provisions will be made for each anticipated waste type.

#### 3.2 WASTE VOLUMES

Calculations of the anticipated waste quantities from the development were performed using waste generation rates consistent with *SC6.26 Refuse planning scheme policy* (BCC City Plan 2014: v36, June 2026).

**Table 1** below displays the anticipated volume of general waste and co-mingled recycling material that is expected to be generated from the residential dwellings. **Table 2** displays the anticipated volume of general waste and **Table 3** displays the anticipated volume of co-mingled recycling material that is expected to be generated from the commercial and communal uses at the site. Note that the residential and commercial waste will be stored and serviced separately in accordance with BCC requirements.

**Table 1:** Estimated general waste and recycling volumes generated from the residential dwellings.

| Waste Type | No. dwellings | Waste Generation Rate (L/week/dwelling) | Estimated Waste Generation (L/week) | Estimated Waste Generation (m³/week) | Estimated Waste Generation (m³/day) |
|------------|---------------|-----------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|
| General    | 147           | 240                                     | 35,280                              | 35.28                                | 5.04                                |
| Recycling  |               | 240                                     | 35,280                              | 35.28                                | 5.04                                |

**Table 2:** Estimated general waste volumes generated from the commercial uses.

| Use                        | Area (m²)    | Waste Generation Rate (L/100m²/day) | Estimated Waste Generation (L/day) | Estimated Waste Generation (m³/week) | Estimated Waste Generation (m³/day) |
|----------------------------|--------------|-------------------------------------|------------------------------------|--------------------------------------|-------------------------------------|
| Food & drink (<150m²)      | 184          | 300                                 | 552.0                              | 3.86                                 | 0.55                                |
| Retail shop non-food       | 229          | 25                                  | 57.3                               | 0.40                                 | 0.06                                |
| Office                     | 367          | 10                                  | 36.7                               | 0.26                                 | 0.04                                |
| Communal health & wellness | 375          | 10                                  | 37.5                               | 0.26                                 | 0.04                                |
| <b>TOTAL</b>               | <b>1,155</b> | <b>-</b>                            | <b>683.5</b>                       | <b>4.78</b>                          | <b>0.68</b>                         |

**Table 3:** Estimated recycling volumes generated from the commercial uses.

| Use                                | Area (m <sup>2</sup> ) | Waste Generation Rate (L/100m <sup>2</sup> /day) | Estimated Waste Generation (L/day) | Estimated Waste Generation (m <sup>3</sup> /week) | Estimated Waste Generation (m <sup>3</sup> /day) |
|------------------------------------|------------------------|--------------------------------------------------|------------------------------------|---------------------------------------------------|--------------------------------------------------|
| Food & drink (<150m <sup>2</sup> ) | 184                    | 200                                              | 368.0                              | 2.58                                              | 0.37                                             |
| Retail shop non-food               | 229                    | 200                                              | 458.0                              | 3.21                                              | 0.46                                             |
| Office                             | 367                    | 20                                               | 73.4                               | 0.51                                              | 0.07                                             |
| Communal health & wellness         | 375                    | 10                                               | 37.5                               | 0.26                                              | 0.04                                             |
| <b>TOTAL</b>                       | <b>1,155</b>           | <b>-</b>                                         | <b>936.9</b>                       | <b>6.56</b>                                       | <b>0.94</b>                                      |

The residential component of the development is expected to generate approximately 35.28m<sup>3</sup> per week of general waste and 35.28m<sup>3</sup> per week of recycling material. The commercial components of the development are expected to generate a combined total of approximately 4.78m<sup>3</sup> per week of general waste and 6.56m<sup>3</sup> per week of recycling material. Note that these are considered conservative estimates as the development is unlikely to operate at 100% occupancy on a continuous basis.

## 4.0 WASTE AND RECYCLING STORAGE

**Section 4** outlines the general design criteria of the waste storage areas as required by *SC6.26 Refuse planning scheme policy* (BCC City Plan 2014: v36) along with a description of the proposed bins to be used. Should the development be unable to meet any of the following requirements, alternative arrangements may be negotiated with BCC at the appropriate time.

### 4.1 BIN STORAGE POINTS

The development is proposed to include two separate bin storage rooms at ground level for the storage of all general waste and recycling material generated at the development (refer to **Figure 2**). One bin storage room will be dedicated to storage of all residential waste and will include a diverter at the base of a single waste chute for separation of general waste and recycling material. The second bin storage room will be provided for use by the commercial tenancies and for any waste materials generated from the communal use areas of the development. Site staff will be responsible for initial segregation of waste and recycling material and for disposal using the provided bulk bins in the commercial bin storage room.

The bin storage rooms are both accessible to the service provider from an adjacent refuse loading bay. Bins will be collected directly from the bin storage rooms, emptied using rear-lift refuse collection vehicles, and returned to the appropriate bin storage room by the service provider. Note that a bin carousel system will be used in the residential bin storage room for rotation of general waste bins below the general waste chute (refer to **Attachment B** for example specifications). As such, site management staff will ensure that the residential general waste bins are presented near the front of the residential bin storage room ahead of collection by the service provider.

The location, design and operation of the bin storage and collection systems will prevent unreasonable adverse acoustic, odour or visual impacts on the development, surrounding properties or the streetscape. Both bin storage rooms, the waste chute system and the collection point will be designed and constructed in accordance with *SC6.26 Refuse planning scheme policy* (BCC City Plan 2014: v36) as detailed in sections 4.2 – 4.5 below.

### 4.2 RESIDENTIAL BIN STORAGE ROOM

The residential bin storage room will be designed and constructed to meet the requirements listed below. The residential bin storage room will be designed to ensure that:

1. The bins are serviced by Council or their appointed collection contractor;
2. Sufficient storage capacity is provided for 240L of refuse and 240L of recycling per dwelling, per week;
3. On-site collection is provided for the Council or their appointed collection contractor;
4. Residential and commercial bins are stored separately with separate access to each;
5. An on-site dedicated pedestrian route is provided and is separate from the required vehicle manoeuvring area to ensure pedestrian safety is protected. The pedestrian route will provide access from the site's frontage to the development and will have a minimum width of 1.2m.
6. Bins are contained in a room of sufficient size for the bulk bin quantity required;
7. Easily accessible for the required servicing of bins;
8. Screened from neighbouring properties to mitigate odour, amenity and noise;

9. The room is of a design to mitigate the harbourage of vermin or attraction of scavenging animals;
10. Natural or temperature-controlled ventilation is provided;
11. Of a design which maintains a minimum internal vertical clearance of 3m;
12. Kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options;
13. The room will not contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs;
14. Provided with a hose connection and centrally drained to sewer in accordance with trade waste requirements;
15. The room is of a sufficient size with at least an additional 0.5m clearance surrounding each bin.

#### **4.3 COMMERCIAL BIN STORAGE ROOM**

The commercial bin storage room will be designed and constructed to meet the requirements listed below. The commercial bin storage room will be designed to ensure that:

1. The bins are serviced by Council or their appointed collection contractor;
2. Sufficient capacity is provided to achieve low-frequency servicing in line with Table 2 of *SC6.26 Refuse planning scheme policy* (BCC City Plan 2014: v36);
3. Bins will be contained within a dedicated room that is of sufficient size for the bin quantity required;
4. Designed to allow an additional 0.5m clearance surrounding each bin;
5. The bin storage room is easily accessible for site staff and the service provider;
6. Screened from neighbouring properties to mitigate impacts from odour, amenity and noise;
7. Of a design to mitigate the harbourage of vermin or attraction of scavenging animals;
8. Provided with natural or temperature-controlled ventilation;
9. Of a design which maintains a minimum internal vertical clearance of 3m;
10. Kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options;
11. Does not contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs.

#### **4.4 WASTE CHUTE**

General waste and recycling material generated from the residential dwellings will be delivered to the residential waste storage room at ground level via a single waste chute fitted with a waste diverter at the bottom of the chute to direct waste into the appropriate bins (refer to **Attachment B** for example specifications). The bin room will also include a compactor for general waste that has a capability of compacting all general waste at a 3:1 ratio.

Importantly, for health and safety purposes, the chute area in the residential waste storage room will only be accessible to site management. The waste chute will be constructed to meet the requirements listed below.

The waste chute will be:

1. Constructed to allow refuse to fall into the centre of the bin;
2. Provided with a door/lid to ensure clean exchange of bins;
3. The chute room (residential bin room) is of suitable size to allow for additional bins to remain under the chute discharge points at all times;
4. Separate bulk bins will be used for each waste stream below the waste diverter system;
5. For health and safety purposes, the residential bin room excludes access to all but authorised personnel;
6. Disposal hoppers to the chute will be provided on each residential floor to enable chute disposal of both general waste and comingled recycling;
7. Adequate in strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections;
8. Comply with the waste chute manufacturer's technical specifications and/or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances, to achieve compliance with the section.

#### **4.5 WASTE DISPOSAL POINTS**

A waste disposal point will be provided for residents on each level of the building for disposal of general waste and recycling material. The disposal points will be designed and constructed to meet the following requirements. The waste disposal points will be:

1. Located on each floor in a position that is:
  - in a dedicated room or compartment;
  - easily accessible by the occupants of each dwelling;
  - separated from any habitable portion of a building or place used in connection with food preparation or storage.
2. Designed to ensure that the hopper door automatically returns to the closed position after use.
3. Designed to permit free flow of waste into the chute.
4. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three quarters (3/4) of the diameter of the chute with which the hopper is connected.
5. The floor adjacent to the hopper will be constructed of a durable impervious material with a smooth finished surface.

#### **4.6 PROPOSED WASTE BINS**

To ensure that the bin storage areas provided for the development are sufficiently sized, details of the type and quantity of waste and number of bins to be stored are provided in **Table 4** below. Given that the proposal is for a mixed-use development, BCC's *Refuse planning scheme policy* limits servicing to three times per week.

**Table 4:** Details of waste and bins required for the proposed mixed-use development.

|             | Waste Type          | Waste Quantity (m <sup>3</sup> /week) | Proposed Bins         | Servicing frequency | Comments                                                                                                                                                                                                                                                                                                                                             |
|-------------|---------------------|---------------------------------------|-----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential | General waste       | 35.28                                 | 4 x 1,100L bulk bins* | Three per week      | The service provider will collect all bins directly from the bin storage rooms and transport them to the adjacent loading bay for servicing.<br>Site management staff will ensure that bins are positioned at the front of the residential bin storage room prior to collection, facilitating efficient access and handling by the service provider. |
|             | Recyclable material | 35.28                                 | 10 x 1,100L bulk bins | Three per week      |                                                                                                                                                                                                                                                                                                                                                      |
| Commercial  | General waste       | 4.78                                  | 2 x 1,100L bulk bins  | Three per week      |                                                                                                                                                                                                                                                                                                                                                      |
|             | Recyclable material | 6.56                                  | 2 x 1,100L bulk bins  | Three per week      |                                                                                                                                                                                                                                                                                                                                                      |

\*All general waste that is deposited into the general waste chute by residents will be compacted at the base of the chute at a 3:1 compaction ratio.

Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient but not excessive for the development. However, servicing frequency will have a maximum of three per week as prescribed for multi-residential developments with greater than 80 dwellings.

#### 4.7 BIN DIMENSIONS

**Table 5** below provides dimensions of the bins to be used on-site.

**Table 5:** Dimensions of proposed waste storage containers.

| Bin Type         | Volume | Length (mm) | Width (mm) | Height (mm) | Collection Vehicle Type |
|------------------|--------|-------------|------------|-------------|-------------------------|
| Plastic bulk bin | 1,100L | 1,280       | 1,080      | 1,340       | Rear lift truck         |

## 5.0 REFUSE AND RECYCLING COLLECTION

Bin servicing will be undertaken onsite within the designated servicing area, as shown in **Figure 2**. Council's rear-lift refuse collection vehicles (RCVs) will enter the site from Wyatt Street and reverse a short distance into the servicing area, positioning the rear of the vehicle adjacent to the bin storage rooms to facilitate efficient bin collection. (Refer to the project traffic report for further details on service vehicle movements).

The service provider will be responsible for transferring bulk bins between the storage room and the RCV for collection, and for returning empty bins to the appropriate storage room following servicing. The bin storage rooms have been strategically located adjacent to the servicing point to ensure convenient access and efficient servicing operations.

The servicing provisions for all bins will meet the following Council requirements as per SC6.26 *Refuse planning scheme policy*:

1. The manoeuvring of the refuse collection vehicle will be undertaken in a safe and efficient manner, without detrimental impacts to pedestrian amenity or safety, Council or private infrastructure or the function of the road network.
2. The site is accessed from a suburban road and as such, the refuse collection vehicle will enter the site in a reverse gear in a single movement.
3. The area trafficked by the refuse collection vehicle complies with requirements under the Transport, access, parking and servicing planning scheme policy.
4. All entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle, including a 12.5m crossover which is free from overhead projections inclusive of gardens or trees.
5. To maximise safety, the distance required for refuse collection vehicles to reverse on-site is minimised (approximately 15m).
6. Sufficient vertical and horizontal clearances are provided for the service to operate safely and efficiently.
7. Access for an RCV to the collection point will be maintained at all times.
8. The pad that the RCV will stand on while accessing refuse bins at the collection point has a gradient of 5% (1:20).
9. Bulk bins are stored so that collection personnel do not have to cart the bins more than 5m from the bin storage rooms.
10. Refuse collection will occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts) and pedestrian and vehicular traffic.
11. The bin rooms will be easily accessible for the required servicing of bins.

All waste and recycling material will be collected in 1,100L bulk bins that are serviced by Council's rear-lift service vehicles at the nominated servicing point.

**Table 6:** Service vehicle dimensions.

| Vehicle type    | Length | Width | Operating Height | Travel height | Min Turning Circle (kerb to kerb) |
|-----------------|--------|-------|------------------|---------------|-----------------------------------|
| Rear-lift truck | 10.24m | 2.5m  | 3.6m             | 3.6m          | R9.5m*                            |

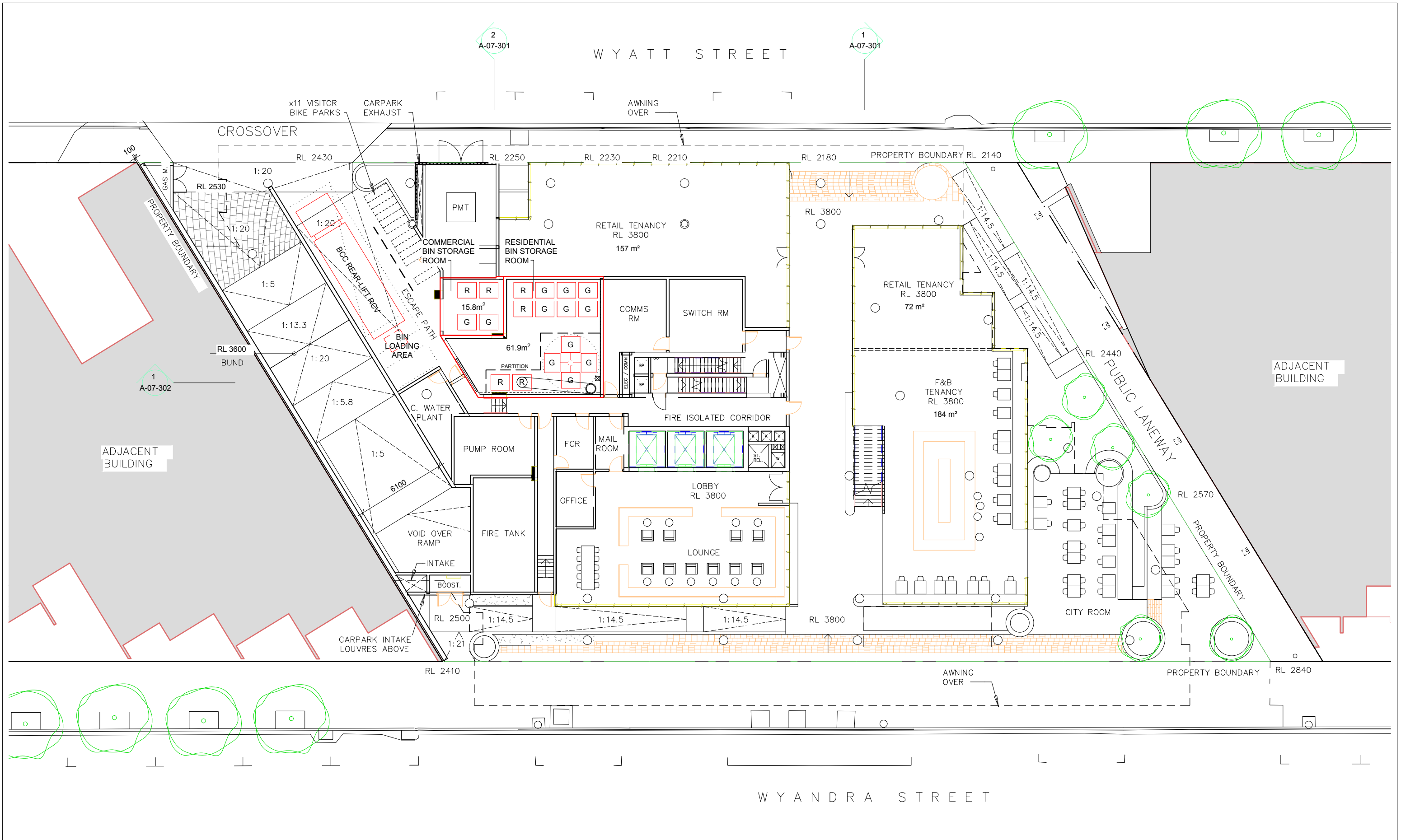
\*Refer to **Attachment C** for service vehicle specifications.

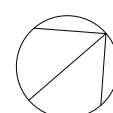
## 6.0 CONCLUSION

This Waste Management Plan has been prepared to provide conceptual details for an efficient and compliant waste management system for the operational phase of the proposed mixed-use development at 22-40 Wyandra Street, Newstead. Further detail on the engineering specifics regarding waste area design and drainage will be completed by others.

The following details provide a summary of the proposed development and the related waste management requirements:

- The proposed development is for a 21 storey, mixed-use development across a 1,928m<sup>2</sup> parcel of land at 22-40 Wyandra Street, Newstead;
- The development will include basement level car parking, commercial uses and communal facilities at ground level, a commercial tenancy and dwellings at Level 1, communal facilities at Level 16 and 21, and a total of 147 residential dwellings;
- Waste from the development is expected to consist of general waste and co-mingled recycling material only;
- The development is expected to generate a total of approximately 40.06m<sup>3</sup> per week of general waste, and 41.84m<sup>3</sup> per week of recycling material;
- A dedicated residential bin storage room and a dedicated commercial bin storage room will be provided at ground level adjacent to a bin servicing bay;
- Residents will be provided with a waste hopper on each level of the tower for disposal of both general and recycling waste via a single chute;
- The waste chute will be fitted with a diverter at the bottom of the chute to direct waste into the appropriate bins in the residential bin storage room;
- Residential general waste will be compacted at a 3:1 ratio in the bulk bins below the general waste chute;
- A carousel system will be installed below the general waste chute for automated rotation of the general waste bins;
- Waste and recycling material generated from the commercial tenancies will be collected by staff and disposed of using the provided bulk bins in the commercial bin storage room at ground level;
- Bin wash facilities will be provided in both bin storage rooms and it will be the responsibility of site management to maintain the amenity of the bins and bin storage areas;
- All bulk bins will require servicing three times per week;
- Bulk bin servicing will be conducted by rear-lift service vehicles in the RCV servicing bay adjacent to the bin storage rooms;
- Sufficient access and clearance will be provided at the nominated servicing point for servicing the bulk bins;
- All bin storage and servicing areas will be designed and constructed in accordance with *SC6.26 Refuse planning scheme policy* (BCC City Plan 2014: v36).



|                                                               |                                                                                                                            |                                                                                       |                                     |                   |                                                                    |                                                 |                    |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------|-------------------|--------------------------------------------------------------------|-------------------------------------------------|--------------------|
| NOTES<br>Adapted from original prepared by Cavill Architects. | <div><br/>RHODIUM ENVIRONMENTAL</div> | DESIGNED<br>RH                                                                        | CLIENT<br>FD WYANDRA PROPERTY TRUST |                   | PROJECT<br>WASTE MANAGEMENT PLAN<br>22-40 WYANDRA STREET, NEWSTEAD |                                                 |                    |
|                                                               |                                                                                                                            | APPROVED<br>RH                                                                        | JOB NO.<br>RH2603-107               | DATE<br>JULY 2026 |                                                                    | TITLE<br>GROUND LAYOUT AND<br>BIN STORAGE AREAS |                    |
|                                                               |                                                                                                                            |  | SHEET SIZE<br>A3                    | AHD<br>NA         |                                                                    |                                                 |                    |
|                                                               |                                                                                                                            |                                                                                       |                                     |                   |                                                                    |                                                 |                    |
|                                                               |                                                                                                                            |                                                                                       |                                     |                   |                                                                    |                                                 |                    |
|                                                               |                                                                                                                            |                                                                                       |                                     |                   | SCALE<br>NTS                                                       | REVISION<br>C                                   | FIGURE<br>FIGURE 2 |

## ATTACHMENT A

Assessment benchmarks, Brisbane City Council, June 2026.

| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable Outcomes                                                                                                                                                                                                                          | Confirmed | Comments                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Multiple dwelling code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                                                                                       |
| <b>PO32</b><br>Development provides refuse and recycling collection and storage facilities that: <ul style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>c. provide for refuse and recycling including source separation;</li> <li>d. are of a design that allows low-frequency service collection;</li> <li>e. minimise ongoing building management cost for occupants.</li> </ul>         | <b>AO32</b><br>Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with <b>SC6.26 Refuse planning scheme policy</b> (BCC City Plan 2014: v36).                           | Y         | The development provides refuse and recycling collection and storage facilities, including source separation via the provision of a diverter fitted to a single waste chute in accordance with <b>SC6.26 Refuse planning scheme policy</b> (BCC City Plan 2014: v36). |
| <b>Centre or mixed use code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                                                                                       |
| <b>PO63</b><br><b>Development provides refuse and recycling collection and storage facilities that:</b> <ul style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>c. provide for refuse and recycling including source separation;</li> <li>d. are of a design which allows low-frequency service collection;</li> <li>e. minimise ongoing building management cost for occupants.</li> </ul> | <b>AO63.1</b><br>Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with <b>SC6.26 Refuse planning scheme policy</b> (BCC City Plan 2014: v36)                                  | Y         | The development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with <b>SC6.26 Refuse planning scheme policy</b> (BCC City Plan 2014: v36)                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>AO63.2</b><br>Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. | Y         | The development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites.                                       |

## **ATTACHMENT B**

Elephant's Foot diverter and bin carousel specifications for residential waste.

# Carousel Bin System

Elephants Foot's Carousel Bin System is a versatile and advanced waste management solution, engineered to automate bin handling and streamline waste collection in multi-storey and multi-level developments.

Its durable electromechanical design ensures seamless operation by efficiently rotating bins, automatically replacing full ones with empty ones, and providing continuous, hassle-free waste management.



## Efficient Waste Management with the 1100L Carousel Bin System

The 1100L Carousel Bin System is engineered for environments with heavy waste output. With the capacity to accommodate five 1100-litre bins, this robust system automates waste handling, making it perfect for large-scale developments.

Its rotating mechanism seamlessly replaces full bins with empty ones, streamlining operations.

**Optional compaction units allow for handling even larger waste volumes, significantly reducing collection frequency. The 1100L Carousel Bin System is the ultimate choice for high-demand waste management.**



Available with or without compaction unit, our Carousels come suited for 240L, 660L and 1100L mobile garbage bins.

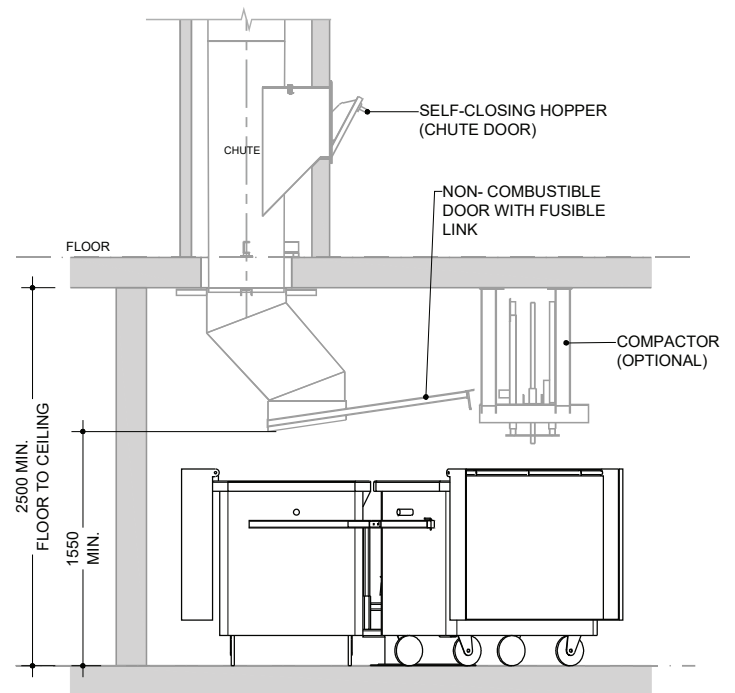
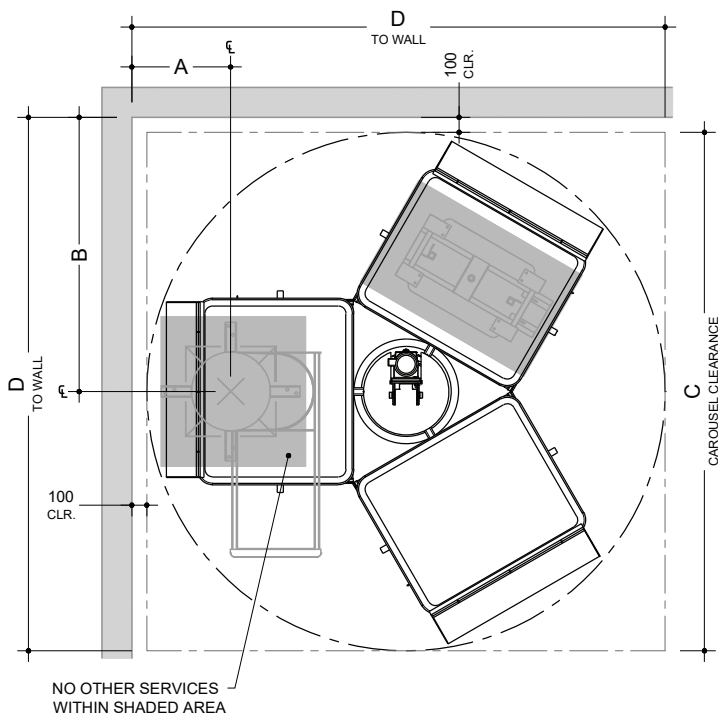
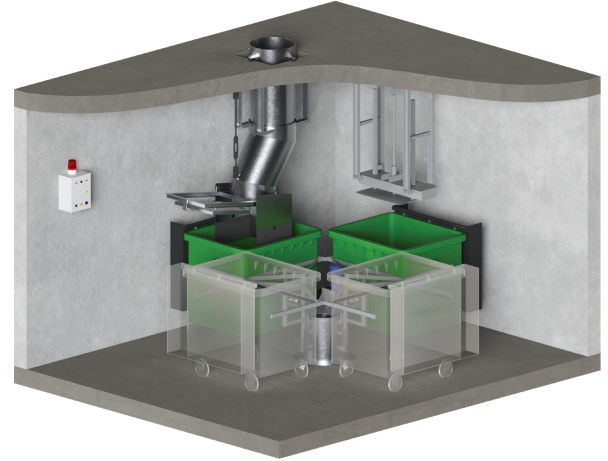
*See reverse side for more information.*

# CAROUSEL BIN SYSTEM

## 1100 LITRE

| No. of Bins | Reference (mm) |      |      |      |
|-------------|----------------|------|------|------|
|             | A              | B    | C    | D    |
| 2           | 650            | 1700 | 3200 | 3350 |
| 3           | 650            | 1850 | 3460 | 3600 |
| 4           | 650            | 2050 | 3940 | 4050 |

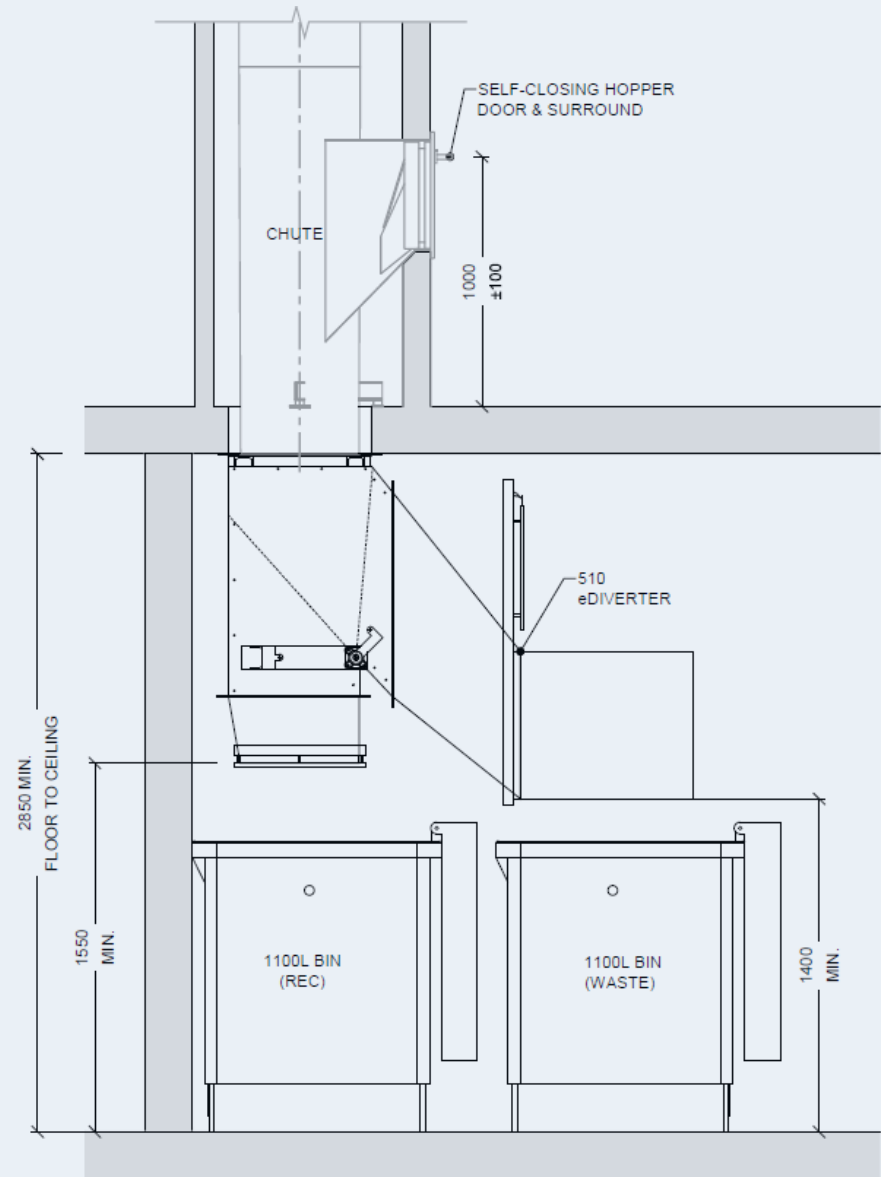
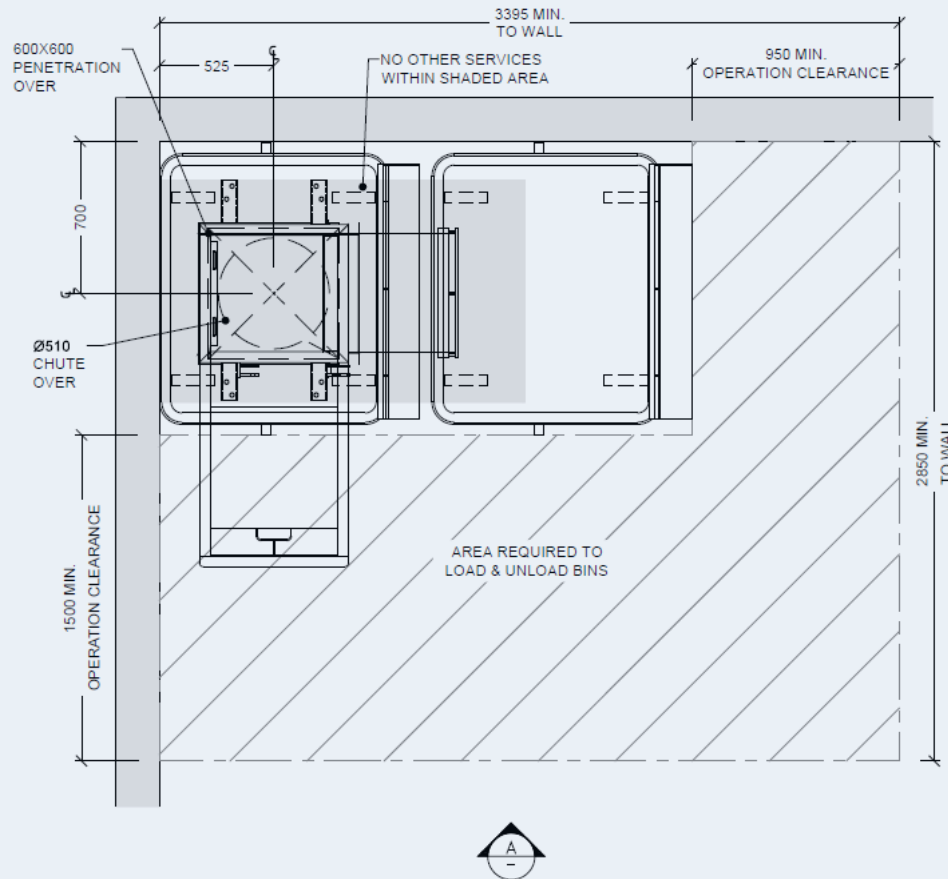
Available with or without compaction unit, our standard 1100 litre bin Carousel System is available in standard 2, 3 or 4 bin options. Our 5 Bin option is available as a special order.





**Chute Solutions.**<sup>TM</sup>  
an Elephants Foot Company

## SINGLE 1100L BIN



VIEW A

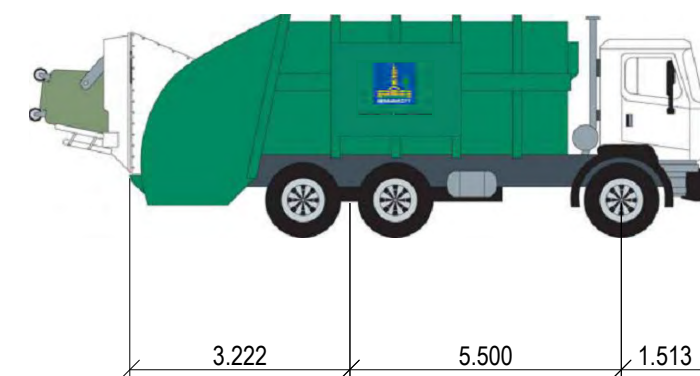
### NOTES:

- INDICATIVE ARRANGEMENT ONLY, STANDARD INSTALLATION SPACING AND REQUIREMENTS TO ASSIST IN THE DESIGN OF REFUSE ROOM AND CHUTE SYSTEM. BIN ARRANGEMENT VARY SIGNIFICANTLY BASED ON CHUTE LOCATION.
- PLEASE CONTACT ELEPHANTSFOOT FOR ASSESSMENT AND OTHER OPTIONS.



## **ATTACHMENT C**

Brisbane City Council rear-lift service vehicle turning template.



1. VEHICLE INFORMATION FROM SITE MEASUREMENT 27/08/02
2. TEMPLATE DEVELOPED FROM VEHICLE TRACKING.
3. ALL DIMENSIONS IN METRES (U.N.O.).

WIDTH: 2.5  
TRACK: 2.5

|       |                                            |            |            |                                                                                                        |                                                                                                                                                                                                                                                                                                                                       |                  |                                                                                         |      |         |                                                                                       |                                        |              |  |
|-------|--------------------------------------------|------------|------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------|------|---------|---------------------------------------------------------------------------------------|----------------------------------------|--------------|--|
|       |                                            |            |            |                                                                                                        | <div>DRAWING AUTHORISED FOR PUBLICATION</div> <div>I. CONDRIE</div> <div>-----</div> <div>PRINCIPAL ENGINEER</div> <div>STRATEGIC ASSET MANAGEMENT PLANNING</div> <div>DESIGN APPROVED</div> <div>-----</div> <div>STANDARD DRAWINGS WORKING GROUP</div> <div>-----</div> <div>STANDARD DRAWINGS WORKING GROUP</div> <div>-----</div> | DESIGN           | BCC (IMB)                                                                               | DATE | FEB '15 |  | BRISBANE CITY COUNCIL STANDARD DRAWING |              |  |
| C     | Drawing Title Amended to Align with Policy | SE[ '18    | APR '19    | <br>RPEQ 16110 '19 |                                                                                                                                                                                                                                                                                                                                       | DRAWN            | CA (DJL)                                                                                | DATE | FEB '15 |                                                                                       | SCALE                                  | NOT TO SCALE |  |
| B     | Drawing Title Amended                      | FEB '16    | JUL '16    | JUL '16                                                                                                |                                                                                                                                                                                                                                                                                                                                       | CHECKED          | CA (GMc)                                                                                | DATE | FEB '15 |                                                                                       | Dwg No.                                | BSD-3008     |  |
| A     | ORIGINAL ISSUE                             | MAR '15    | MAR '15    | MAR '15                                                                                                |                                                                                                                                                                                                                                                                                                                                       | DRAWING FILENAME | BSD-3008 (C) Turning Template Acco 2350 rear loading RORO refuse vehicle - Sheet 2 of 2 |      |         |                                                                                       | ORIGINAL SIZE                          | A3           |  |
| ISSUE | AMENDMENT                                  | DRAWN DATE | CHK'D DATE | APPR'D DATE                                                                                            |                                                                                                                                                                                                                                                                                                                                       | ASSOCIATED PLANS |                                                                                         |      |         |                                                                                       | REVISION                               | C            |  |