

WASTE MANAGEMENT PLAN FOR 213 CLARENCE ROAD (MULTI RESIDENTIAL)

SEPTEMBER 2026

DA REPORT



PREPARED FOR:

Spyre Group

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ITE CONSULTING REPORT

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Signed

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Date

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1.0 INTRODUCTION AND APPROACH

1.1 Project Overview

ITE Consulting has been engaged to prepare a Waste Management Plan for a proposed multiple-unit residential development at 213 Clarence Road, Indooroopilly. It is understood that this report will accompany a Development Application submission to Brisbane City Council (BCC). The site locality is provided in Figure 1.1.

Figure 1.1: Site Locality



Source: BCC (2026)

The proposed development is located adjacent to Clarence Road which is considered to be the frontage street providing access to the proposed development. The site is located within the LMR2 (Low-medium density residential). It is proposed that vehicular access for the development will be provided via a 5.5m wide Type A driveway crossover to Clarence Road.

1.2 Proposed Application

The proposed application is for a material change of use consisting of:

Table 1.1 Proposed Development Extents

Parameter	Extent
Dwellings:	8

Bedrooms:	8 x 4-bedroom
Bins:	6 x 360L recycling and 3 x 240L waste bins in relevant bin store

There is no phasing expected for this development. The following legislative summary items applicable to the proposed development are indicated in Table 1.2.

Table 1.2 Legislative Summary

Legislative Summary	
Local Government Authority	Brisbane City Council
Planning Scheme Zone/s	LMR2
Applicable Planning Scheme Policies	Refuse Planning Scheme Policy

1.3 Scope and Context of Report

This report investigates the transport aspects associated with the proposed development. The scope of the waste management plan includes:

- Waste generation anticipated to be generated;
- Waste collection methods and vehicle movements;
- Refuse disposal and storage;
- Internal systems and equipment requirements
- Refuse storage facilities design
- Refuse collection room, area or loading bay designs

2.0 RESIDENTIAL REFUSE DISPOSAL AND STORAGE

2.1 Waste generation

The anticipated waste generation profiles of the development are indicated in Table 2.1.

Table 2.1 Waste Generation Profile

Description	Units	Waste Generation (L/unit/week)	Recycling Generation (L/unit/week)	Waste Generation Compacted 3:1 (L/unit/week)
4 Bedroom	8	240	240	
Description	Units	Waste Generation (L/week)	Recycling Generation (L/week)	
4 Bedroom	8	1920	1920	640
Total	8	1920	1920	640
Bins Required		8.0	5.3	2.7

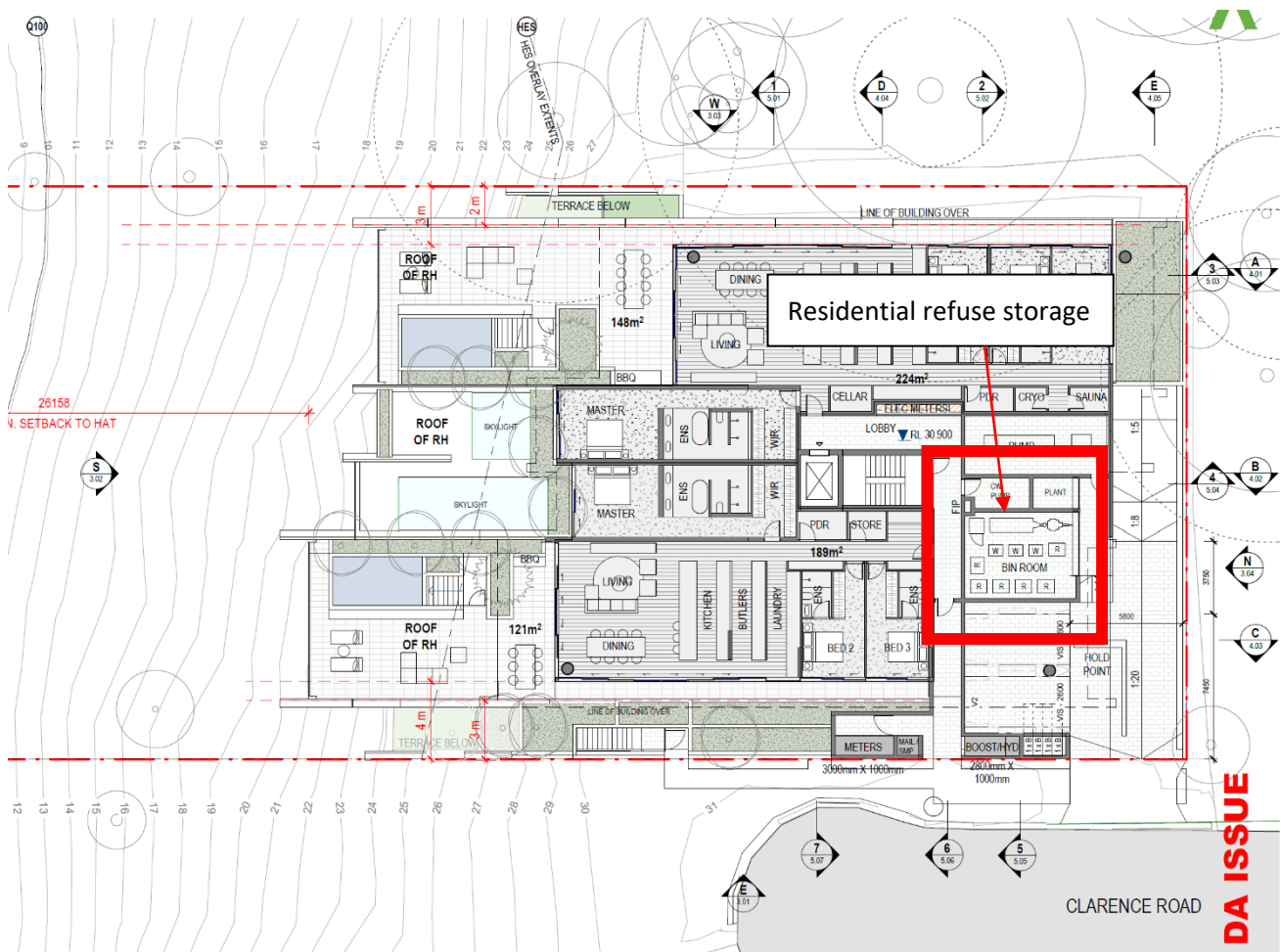
The waste generation rates used for the calculation of refuse produced, uses rates as indicated in the SC6.26 Refuse planning scheme policy (BCC City Plan 2014: v29, December 2023). Based on Table 2.1 the following bin quantities are required:

- 6 x 360L recycling bins
- 3 x 240L waste bins
- 1 x compactor

Residents will dispose of their waste and recycling manually across the 240L waste and 360L recycling bins provided in the waste room. The bin press compactor will only be accessible to the building manager and will be partitioned with safety systems / screening from the waste room.

ITE Consulting considers this to be acceptable with no significant impact. The waste storage and collection points are illustrated in Figure 2.1.

Figure 2.1: Refuse Storage



GROUND PLAN

Any waste generated from communal areas of the site will be collected by site management staff and emptied into the appropriate bins in the bin storage rooms. Bins will be collected from the bin storage room by the building manager and taken to the kerb for servicing via a bin tug. After servicing has occurred, the building manager will replace the bins in the bin room.

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. The bin storage room and the collection point will be designed and constructed in accordance with SC6.26 Refuse planning scheme policy (BCC City Plan 2014: v29).

2.2 Waste 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. Kerbside collection is provided for the Council or their appointed collection contractor;
4. A separate pedestrian access point is available to the development outside of the RCV manouvering area. The pedestrian route will provide access from the site's frontage to the development and will have a minimum width of 1.2m.
5. Bins are contained in a room of sufficient size for the bulk bin quantity required. This includes allowing for sufficient space between bins and a door width of 1.5m;
6. Easily accessible for the required servicing of bins;
7. Screened from neighbouring properties to mitigate odour, amenity and noise;
8. The room is of a design to mitigate the harbourage of vermin or attraction of scavenging animals;
9. Natural or temperature-controlled ventilation is provided;
10. Of a design which maintains a minimum internal vertical clearance of 3.5m;
11. 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;
12. The room will not contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs;
13. Provided with a hose connection and centrally drained to sewer in accordance with trade waste requirements;
14. The room is of a sufficient size;

2.3 Disposal and Storage

The building size and design determines that manual disposal is required for waste from all residential levels. The anticipated waste streams generated by the residents within the tower may consist of the following:

- Frequently generated waste streams:

- General waste;

- Recycling (glass, aluminium/steel lids/cans/tins, semi rigid plastics, paper and cardboard); and

- Organic food waste.

- Infrequently generated waste streams:

- Green waste;

- Hard waste / bulky goods; and

- Hazardous / e-waste.

General Waste

Residents will be supplied with a collection area in each unit to deposit garbage and collect recyclable material suitable for one day's storage. This is typically located generally in the kitchen, under bench or similar alternate area. Residents should wrap or bag their garbage; bagged garbage should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

Recycling

Recycling must not be bagged. It is recommended that residents use a crate or dedicated bin for collecting recyclables within the allocated residential space provided to ensure correct separation. Residents should be advised of the location of these bins by building management.

Green Waste

Green waste is not typically generated from multi-unit dwellings other than from surrounding building landscaped areas and is removed by the designated maintenance contractor. In the event that green waste is produced i.e trimming of indoor or balcony plants then this may be disposed of via coordination with the building caretaker or cleaner. Very small quantities may be disposed of via the general waste stream.

E-Waste

E-waste (electronic waste) refers to any equipment containing printed circuit boards. E-Waste must not be placed in standard garbage or recycling, E-Waste can potentially contaminate soil and surrounding water bodies if not disposed of correctly. The best disposal method for e-waste is recycling through an E-waste service or council. Disposal or recycling of electronic waste will be organised with the assistance of the building caretaker. Residents and/or the building manager may choose to contact Council to find out about new or existing strategies for the disposal and collection of electronic waste.

Chemical Waste

Chemical wastes (e.g. cleaning chemicals, paints, oils solvents) pose detrimental effects to human health and the environment if not disposed of correctly. Chemical wastes should be disposed of at a suitable licensed disposal facility. No liquid wastes or wash down waters should be disposed of via the storm water drainage system. Residents will need to liaise with the building manager when disposing of their chemical wastes. The building manager will be responsible for arranging the correct disposal of chemical waste. Household Chemical CleanOut events are held at various locations throughout Queensland on specified dates throughout the year. Locations and dates are subject to change. It is recommended that the building caretaker confirm these details with Council.

Clothing Waste

Clothing is becoming an increasingly large waste stream for domestic dwellings. Unwanted clothing that is clean and undamaged can be donated to charities. Building management may choose to provide clothing donation bins for residents to donate their unwanted clothing. Building management can directly contact a charity to supply a donation bin or choose to provide their own nondenominational donation bin. Once a sufficient amount of clothing has been collected, the building management will be responsible for arranging the collection of donated items with the relevant charity.

Organic Waste (Optional)

Recycling organic waste, such as food scraps and garden materials, dramatically reduces the quantity of waste being diverted to land fill and thus reduces residents' ecological footprint. Compost material can also be returned to the soil as a rich fertilizer and improve plant growth and the overall health of surrounding vegetation. It is recommended that a space for composting and worm farming is made available for all residents in a communal facility or in small private courtyards. Composting facilities are to be sited on an unpaved area with soil depth of at least 300mm. Residents may also choose to purchase and install apartment style compost bin where practical and self-manage these systems (see **Appendix C.3**).

2.4 Bin Dimensions

The proposed bins to be used on site is provided in Table 3.1.

Table 3.1 Bin Dimensions

Bin Type	Volume	Length (mm)	Width (mm)	Height (mm)	Collection Vehicle
Plastic Wheelie Bin	240L	730	585	1060	Side Lift Truck
Plastic Wheelie Bin	360L	848	680	1100	Side Lift Truck

2.5 Collection Vehicle

The vehicle specifications of a side loading RCV to be used to service the proposed site is indicated in Figure 2.2, as per the BCC Refuse Planning Scheme Policy, Table 3.

Figure 2.2: RCV Vehicle Specifications

Length overall	10.3m
Wheelbase	5.5m
Rear overhang	3.3m
Turning circle kerb to kerb	R9m
Turning circle wall to wall	R10.5m
Front of vehicle to collection arm	3.8m
Maximum reach of side arm	3.0m
Travel width	2.5m
Travel height	4m
Operational height	4.5m
Turning template	As per BSD-3004

3.0 RECOMMENDED OPERATIONAL REQUIREMENTS

3.1 On-going Management

All refuse equipment movements are to be managed by the building manager / caretaker or cleaners at all times. The building manager's / cleaners' duties include, but are not limited to the following:

- Organising, maintaining and cleaning the general and recycled waste discharge, storage and collection areas (frequency will depend on waste generation and will be determined based upon building operation);
- Transporting and decanting of bins as required;
- Organising both general waste and recycled waste pick-ups as required;
- Cleaning and exchanging / transporting all bins as required;
- Organising and coordinating bulky goods collections;
- Ensuring site safety for residents, children, visitors, staff and contractors;
- Abiding by all relevant occupational health and safety legislation, regulations, and guidelines;
- Providing to staff / contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities; and
- Continual monitoring of equipment uses and scheduling to ensure best operational outcomes.

3.2 Waste Minimisation

Waste minimisation is an important part of any site operation. At a minimum, the following should be implemented.

3.2.1 Education

On-going education is important to ensure people continue to use the facilities as originally intended. All body corporate and leasing contracts should contain clauses pertaining to waste management arrangements and use of any associated equipment.

3.2.2 Signage

All receptacles and bins should have adequate signage, with appropriate labelling, which is clear and easy to read. Standard signage is to be provided in and around waste collection and storage areas (see **Appendix D**).

3.3 Operational Equipment Summary

Equipment required or suitable for use as part of the operational phase of the development is outlined below. Note that all collection receptacles and bins should be branded with the appropriate stickers.

Table 3.2 Operations Equipment

Component	Description	Quantity	Notes
Residential	Waste Bins in Refuse Room	3 x 240L bins	See Appendix C
	Recycling Bins in Refuse Room	6 x 360L bins	See Appendix C
	Bin Press	1 x bin press	See Appendix C
	Bin Tug	1 x bin tug	See Appendix C

3.4 Operational Suppliers Summary

Equipment suppliers for use as part of the operational phase of the development are outlined below.

Table 3.2 Equipment Suppliers

Company Name	Equipment	Link
Closed Loop Organics	Domestic Composters	https://closedloop.com.au/upcycling-products
Absorbenviro	Containment, Absorbents, Drain Protection	http://www.absorbenviro.com.au/
Trade Environmental	Spill Response, Spill Containment, Storm water Management	http://www.tradeenviro.com.au/bunded-pallets/
Wastech	Chutes & Bin Rotation Equipment, Balers, Compactors	http://wastech.com.au/
Elephants Foot Recycling Solutions	Chutes & Bin Rotation Equipment, Balers, Compactors, Bin Lifters, Weighing Systems	http://www.elephantsfoot.com.au/

3.5 Controls

3.5.1 Refuse Room

The refuse room will have the following features in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area:

- Enclosed rooms will be fire rated and ventilated in accordance with the National Construction Code-Building Code of Australia;

- Doors must be wide enough to allow for the easy removal of the largest container to be stored;
- The walls, ceilings, floors and equipment are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning;
- Door frames are metal, hardwood or metal clad softwood, situated in an external wall;
- Door frames are rebated with a lock capable of being activated from within the room without a key at all times;
- Rainfall and other surface water cannot flow into the waste rooms;
- The floors are to be graded to fall to a drainage point;
- Drainage points connected to sewer in accordance with trade waste requirements;
- A hose cock must be provided directly outside the rooms for cleaning bins and the room;
- Adequate artificial lighting;
- Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage);
- Permit unobstructed access for removal of the containers to the service point; and
- Will be attractively designed to minimise their visual impact on the surrounding areas.

3.5.2 Ventilation

Waste and recycling rooms must have their own exhaust ventilation system either;

- Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum; or
- Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.

Mechanical exhaust systems shall comply with AS1668 and not cause any inconvenience, noise or odour problem.

WMP Approved by:



Herman Joubert M.Eng (CIV), CPEng (NZ), CEng (U.K), RPEQ

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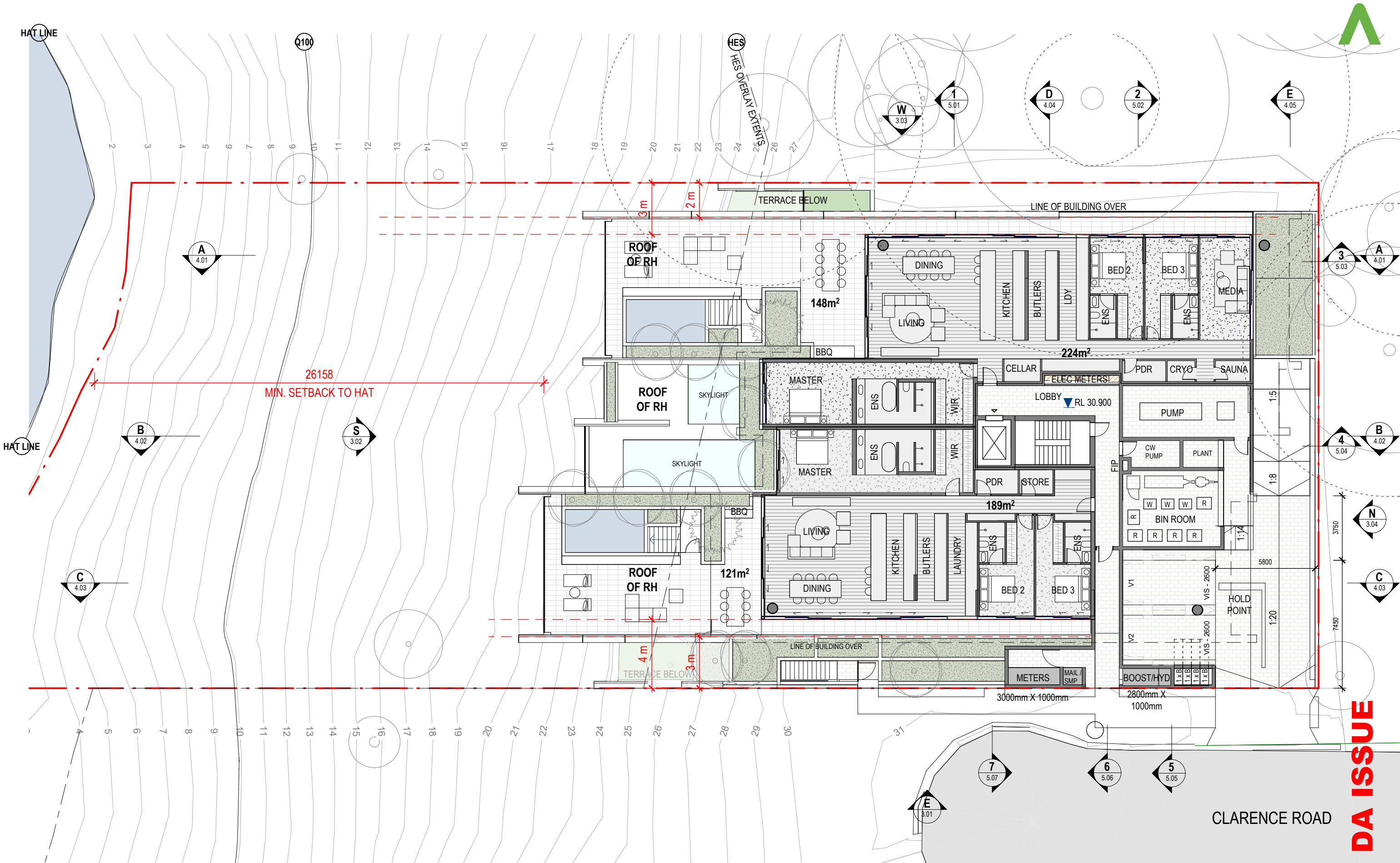
ITE Consulting

RPEQ No.: 25899

APPENDIX

A

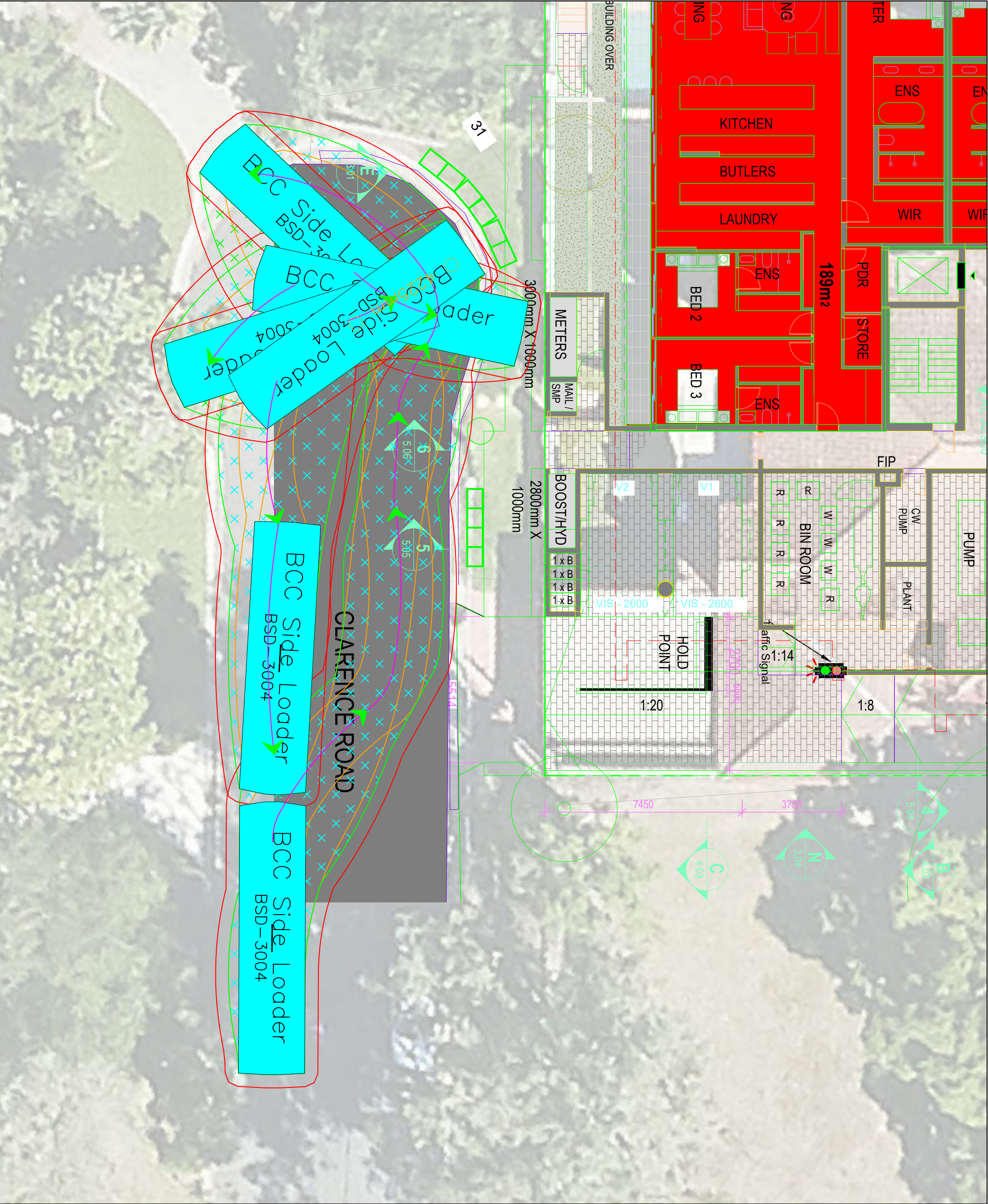
Architectural Plan and Waste Room



APPENDIX

B

RCV Vehicle Swept Paths



Vehicle:

BCC Side Loader

Width : 2500 mm
Track to Lock Time 5.0
Steering Angle : 40.0

Turn Path

STEERING LOCK ANGLE = 40.0 deg

ACHIEVED STEERING ANGLE:

30 deg	SWEEP ANGLE: 20.6 deg
60 deg	SWEEP ANGLE: 30.2 deg
90 deg	SWEEP ANGLE: 35.0 deg
120 deg	SWEEP ANGLE: 38.2 deg
150 deg	SWEEP ANGLE: 39.6 deg

BCC Side Loader

BSD-3004

[mm]

(c) 2008 Truflow Solutions, Inc. All rights reserved.

0m

5m

10m

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DRAWN: Herman Joubert	25899	2026/09/07
CHECKED: Herman Joubert	25899	2026/09/07

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PROJECT:

213 Clarence Road

DRAWING TITLE:

RCV Side Loading
Swept Path

SCALE:

0.0074

REV:

-

DATE:

2026/09/07

DRAWING NUMBER:

07

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APPENDIX

C

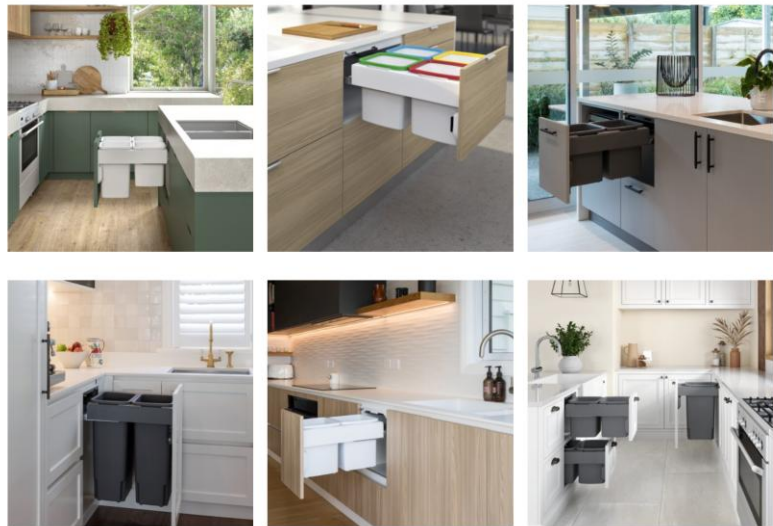
System Specifications

C.1 Typical Apartment / Unit Receptacles for Refuse



PRODUCTS ▾ FEATURES ▾ DISTRIBUTORS ▾ ABOUT US ▾ INFO ▾ CONTACT

Kitchen Gallery



C.2 Waste and Recycling Bins, Bin Press, Bin Tug



Dimensions

Height	2 349 mm
Width	780 mm
Depth	780 mm
Weight	234 kg

Performance

Power Supply	240V 1 Phase
Motor	1.5 kW 15A
Pressing Force	Up to 2T
Noise Level	70 dB
Cycle Time	20 Seconds

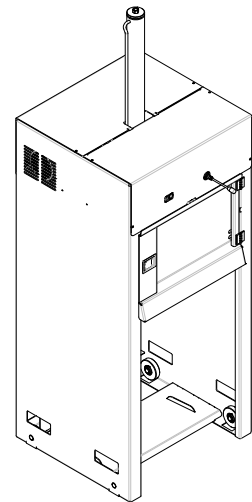
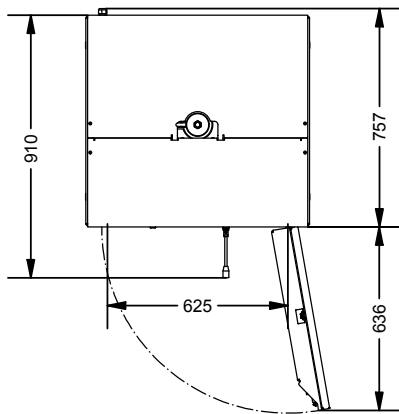
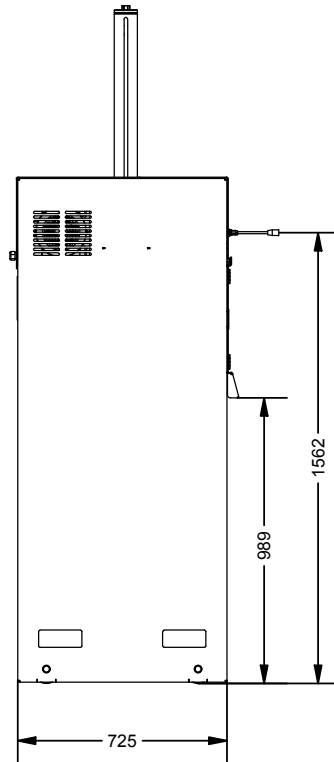
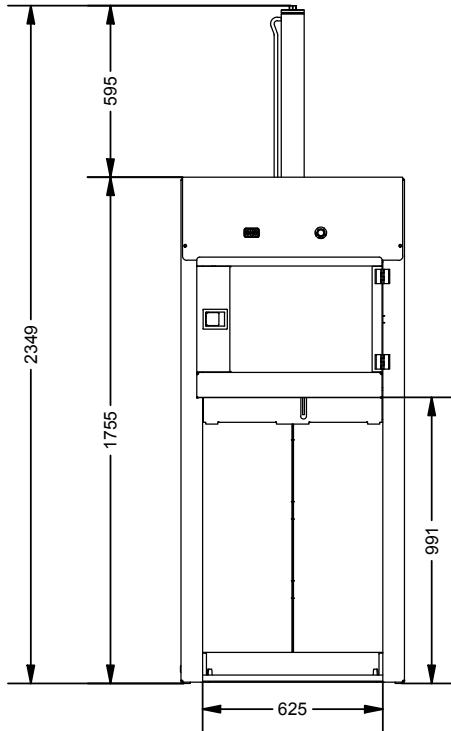
[More product info on our website >>](#)

Features

- High compaction force ratio 5:1
- Suitable for both wet & dry kitchen waste materials
- Top loading
- Uses standard 240L wheelie bin
- Bin fully enclosed for safe compaction



Dimensions and technical information without obligation. Subject to change.



Size Comparison



Compaction Ratio
Up to 3:1



Pressing Force
Up to 24 Ton



Motor
1.5kW



Waste Types
General Waste





POWERED BIN TROLLEY

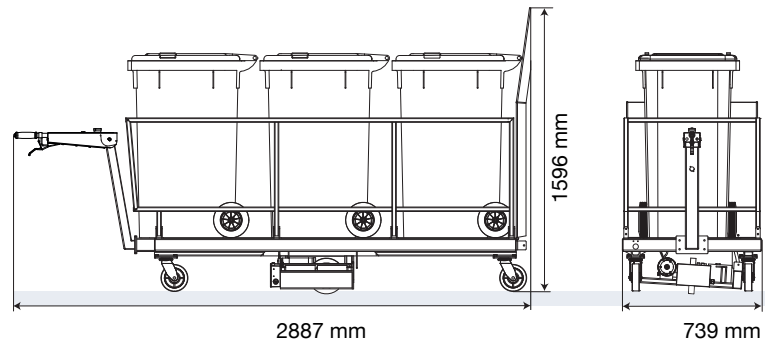
Smart solutions for
moving multiple wheelie bins.



MODULAR BIN TRAILER



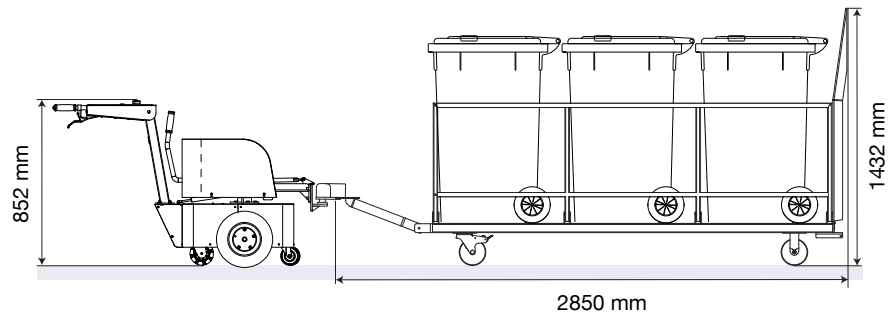
Powered bin trolley



- Move up to three 240 litre wheelie bins, weighing up to 400 kg over a flat surface.
- Powered drive wheel can carry loads over ramps up to 5 degrees.
- Smart design with easy turning action.
- Tiller control keeps you in front of load.

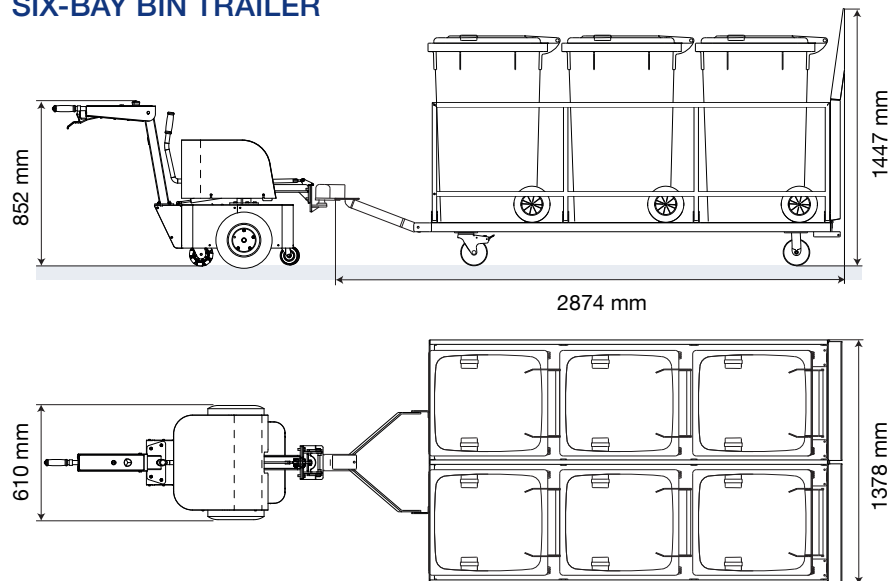
Modular bin trailer

THREE-BAY BIN TRAILER



- Load capacity of up to 240 kg per bin bay.
- Compatible with 80, 120, 140, 240 and 360 litre wheelie bins.
- Gas strut actuated bin retention bar.
- Fits within one standard car parking space.
- Comes with a drawbar to suit pin hitch as standard.

SIX-BAY BIN TRAILER



Safe

Move bins safely by maximising forward vision, reducing the risk of collisions and back and side strains.

Simple

No licence required and easy to use.

Strong

A single operator can safely move heavy loads.

Quiet

Smooth operation with zero emissions and low maintenance.

Local

Manufactured in Australia.

Electrodrive Pty Ltd | 1800 333 002 | sales@electrodrive.com.au | www.electrodrive.com.au

Victoria
2A Ayton Street
North Sunshine
VIC 3020

Queensland
Unit 4/11 Christensen Road
Stapylton
QLD 4207



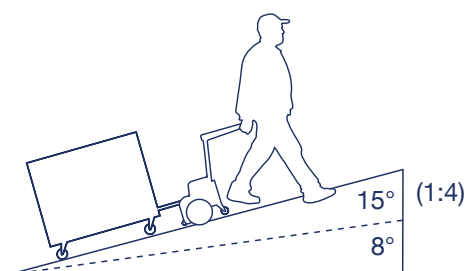
Tug Rise POWERED TUG



The Tug Rise pedestrian operated electric tug has been designed to tow on slopes or ramps, and is capable of towing up to 1 tonne on a 15 degree ramp with ease, or up to 5 tonne on a flat surface.

The Tug Rise is the ideal solution for moving 660 litre and 1100 litre bins on ramps with an incline of 1:4. Universal towing devices (to suit 660 and 1100 litre bins) are also available, as well as directional lock mechanisms for swivel castors to help improve your waste management.

The Tug Rise is designed to improve safety and efficiency, whilst reducing the risk of accidents that can occur when manually moving very heavy loads.



Typical applications

Suitable for moving heavy bins or trolleys on sloped driveways/ ramps, around high-rise building basements, or caravan parks.

Features

Tow capacity	1000 kg up a 15 degree incline, (or up to 5,000 kg on a flat surface).
Max. speed	Up to 4 km/hour
Speed mode	Three speed control with forward, reverse and emergency stop.
Usability	• Ergonomic design with folding tiller handle. • Turret with turret lock for easy reversing. • Heavy duty high-traction wheels (black). • Park brake release—to enable manual operation in the event of a flat battery. • Low maintenance
Hitching	• Wide variety of hitches available. • Universal towing device to suit 660 litre and 1100 litre bins available.
Towing options	• Can tow multiple bins. • Move 660 litre and 1100 litre bins on a 15 degree ramp or incline. • Directional lock mechanism for swivel castors is available.
Dimensions (L/W/H)	1800/902/894 mm (approx.)
Battery	Two 12V-70Ah rechargeable batteries (deep cycle, long lasting, maintenance-free) with 24V smart charger. <i>Optional upgrade: 100Ah batteries.</i>

Safety features

- Emergency stop button; Emergency back-off button;
- Electromechanical park brake.

ORDER CODES

Tug Rise 1 Tonne (no hitch)	TUGRISE1TNH
Pin hitch (19 mm)	EDHT1316
Pin hitch (29 mm) standard for 660/1100L bins	EDHT1810-052
Auto-latching hitch	EDHT1810-024

C.3 Apartment Compost Bins (Optional)



Urban Composter <https://www.urbancomposter.com.au/>



Product Specifications

Decomposition Method	Fermentation by microorganisms
Decomposition Capacity	2 metric tonnes per year* (4 kg per day*)
Rating	220-240 V 50/60 Hz ~ 1.1 A
Decomposition Time	24 hrs
Operating Temperature	0C and 40C.**
Deodorisation Method	Nano-Filter system
Maximum Power	210 W
Power Usage	Average 1 kwh per day
Weight	21 kgs
External Dimensions	w 400 mm d 400 mm h 780 mm

* Food Waste Handling Capacity – based on an optimal operating environment.

** Ambient temperature range of area where unit may be installed.

Closed Loop Composter <http://www.closedloop.com.au/domestic-composter>

APPENDIX

D

Refuse Signage

D.1 Refuse Signage Resource

Free signage is available from the BBC website using the link below:

<https://www.brisbane.qld.gov.au/clean-and-green/rubbish-tips-and-bins/reducing-waste-at-work-in-schools-and-in-the-community/free-recycling-resources-for-businesses-schools-and-community-groups>