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Prepared by

Roycorp Pty Ltd

Waste Management Plan

141 Fursden Road, Carina

Roycorp Pty Ltd
142 Queen Street, Southport QLD 4215
Ph: 07 5531 2105

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1. Introduction

Roycorp has prepared this Waste Management Plan in support of a Development Application for a townhouse development located at 141 Fursden Road, Carina (**Site**).

The following information has been provided in accordance with Brisbane City Council SC6.26 refuse planning scheme policy (**PSP**).

1.1 Proposal

The proposed Development Application is for 72 townhouse and a childcare centre (88 placements) using bulk bins.

The purpose of this Waste Management Plan is to demonstrate compliance with the PSP.

The townhouses are a combination of 3 and 4 bedroom design, whilst the child care centre will accommodate a maximum of 88 children within a GFA of 996.7m².

Waste generation rates for both land uses have been calculated by reference to the PSP.

1.2 Site Location

The Site is located at 141 Fursden Road, Carina and is formally described as Lot 2 on SP305062.

The Site has a total area of approximately 13,570m² and has a frontage of approximately 8m to Fursden Road.

The following aerial photo extract shows the location of the subject property.



Figure 1 : Site Location Plan (Source: Queensland Globe)

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1.3 Scope

The assessment and associated recommendations of the waste management plan include:

- Identification of the refuse streams and associated volumes that will be produced within the development;
- Refuse storage facilities design; and
- Refuse collection vehicle Front Loading (**RCV**) access and manoeuvrability.

1.4 Definitions and References

All definitions and references contained herein are explained with the PSP.

2. Waste and Recycling Generation

All calculations of the anticipated quantities of general and recycling waste have been performed using typical waste generation rates in accordance with the PSP. The below table provides a summary of the residential waste generation rates.

Use	Estimated General Waste	Estimate Recycling Waste
Residential	240L/dwelling/week	240L/dwelling/week
72 x townhouses	240L/dwelling/week 17,280L/week	240L/dwelling/week 17,280L/week
Residential Total	17,280L/week	17,280L/week

The proposed development also incorporates a commercial component, being the childcare centre, which will accommodate a maximum of 88 children within a GFA of 996.7m². The childcare centre will operate 5 days per week.

The PSP states that the refuse and recycling rates for a childcare centre are to be calculated as L/100m²/day. Consequently, the childcare centre proposed for the Site will generate 12,459 litres of waste and 5,980 litres of recycling every week.

BCC SC6.26 Refuse Planning Scheme Policy		
No.	Requirement	Comment
2.0 General requirements		
1	A written design proposal for waste collection is to be provided giving full details of the number of refuse bins and the storage and collection areas.	This information is contained within the site plan attached to this document.
2	The collection of refuse is to be considered during the planning phase of development. This includes the physical manoeuvring area for the refuse collection vehicle and the bin storage areas and collection points. Access for other road users including pedestrians, cyclists, motorists and other service providers (e.g. postal) is to be maintained.	Refuse collection has been fully considered and assessed by the relevant consultants (including traffic engineers) during the design phase of the project to ensure compliance with the PSP.
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3	The type of refuse service that is to be used (domestic or commercial) is identified, including whether the refuse collection vehicle is to be front loading, side loading or rear loading (sufficient height must be available).	Both domestic and commercial waste (childcare centre) will be generated on the Site once it has been fully developed. The bins will be serviced by a front loading HRV that will parallel park on the internal road. The driver will alight from the truck, walk to the enclosure, manoeuvre the bin to the front of the truck for servicing and return the bin to the bin enclosure. A flat solid pathway and mountable kerb is provided for this purpose. There are no height restrictions which would impact access by a RCV.
4	Uses with high trip-end densities provide a transport impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy with an assessment of refuse storage and collection included.	A traffic report has been provided with the development application lodged over the Site, and which includes an assessment of refuse storage and collection arrangements.
5	Where a Refuse Collection Vehicle (RCV) is required to manoeuvre from an on-site position, allow an additional 500mm clearance for vehicle turning dimensions (swept paths) and servicing. Three clear swept path lines must be demonstrated for the RCV, namely wheel path, vehicle body path and 500mm clearance path.	Complies, refer Traffic Report
6	The waste collection system is to achieve the following outcomes: a. both the customer and service provider can access the bin storage area and collection point conveniently; b. the location, design and operation of the bin storage and collection system do not have unreasonable adverse acoustic, odour or visual impacts on the development, surrounding properties or the streetscape; c. the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of the planning scheme policy.	Complies
3.0 Access and manoeuvrability		
1	The manoeuvring of the refuse collection vehicle is 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.	This has been addressed in the traffic report accompanying the development application, which confirms compliance with this requirement.
2	For multiple dwelling development accessed via a local, neighbourhood, district or suburban road, the refuse collection vehicle may enter the site in a reverse gear in a single movement.	The RCV will be able to enter the Site from Fursden Road (neighbourhood road) and exit in forward gear.
3	For multiple dwellings development accessed via an arterial road, or where the refuse collection vehicle cannot reverse onto the site in a single movement, the refuse collection vehicle must enter and leave the site in a forward gear.	Not applicable as the development will not be accessed from an arterial road.
4	For development (other than a multiple dwelling) accessed via an arterial, suburban, district or minor road adjacent to an intersection with a major road, the refuse collection vehicle must enter and leave the site in a forward gear.	With respect to the childcare centre component of the project, the RCV will be able to enter the Site from Fursden Road and exit in forward gear in compliance with this requirement.
5	Where refuse collection is from an on-site position, the area trafficked by the refuse collection vehicle must	This has been addressed in the traffic report accompanying the development application,
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	comply with requirements under the Transport, access, parking and servicing planning scheme policy including a minimum aisle/carriageway width of 6.5m wide.	which confirms compliance with this requirement save for the entrance to the Site from Fursden Road which is 5.8m wide at its narrowest point.
6	For detached dwellings on rear lots, pavements/carriageways trafficked by a refuse collection vehicle have a minimum width of 5.5m.	Not applicable.
7	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 minimum 6.5m crossover which is free from overhead projections inclusive of gardens or trees.	Refer Traffic report
8	To maximise safety, the distance required for refuse collection vehicles to reverse on-site is minimised. Where on-site turnaround of the refuse vehicle cannot be achieved, the bin storage area and collection point is located within 20m of the street frontage.	Complies, refer Traffic Report
9	Turnaround facilities for a refuse collection vehicle exist or are provided for where involving staged subdivision developments or where development is located on a no through road. Turning and manoeuvring facilities for refuse collection vehicles are provided to meet design requirements for the vehicles identified in Table 3.	Not Applicable
10	Subdivision layouts are to provide for the safe and efficient operation and manoeuvring of a side-lift loading refuse collection vehicle. Layouts that require a refuse collection vehicle to reverse more than 20m are to be avoided. Where the provided transport network results in a stub road for a proposed future road connection, interim turnaround facilities must be provided in compliance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	Not applicable.
11	Adequate lift clearances are provided to overhanging trees and wires in accordance with Table 3.	Complies.
12	The required vertical and horizontal clearances are provided for the service to operate safely and efficiently. Operational clearance dimensions are shown in Table 3 for various types of collection arrangements.	The development complies with the operational clearances for a front-lift loading collection vehicle shown in Table 3.
13	Access for a refuse collection vehicle to the collection point is maintained at all times.	Access to the Site will not be restricted at any time.
14	Where non-residential development is proposing to use an alternative design vehicle other than those named in Table 3, written confirmation from the proposed licensed waste collection contractor giving full details of the bin size and the refuse collection vehicle size must be provided.	Not applicable.
15	In instances where the gradient of the on-site manoeuvring area is greater than 5% (1:20), the pad that the collection vehicle will stand on while accessing refuse bins at the collection point, is to have a maximum gradient of 2% (1:50).	The RCV will stand on a flat grade for servicing in compliance with this requirement.
4.0 Residential refuse collection		
1	Residential development must be serviced by Council or their appointed collection contractor.	The completed development will comply with this requirement.

2	Residential development is to provide sufficient capacity for 240L of refuse and 240 or 360L of recycling per dwelling, allowing for one collection per week.	The townhouse component of this application complies with the servicing frequency set out in Table 2 Medium Density Residential – twice per week.
3	Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be appropriately accommodated in accordance with section 4.1.	Kerbside collection is not provided for this development given that the development comprises greater than 10 dwellings.
4	On-site collection must be provided for in the following cases: a. the development cannot accommodate external (fronting public road) kerbside collection; or b. the development comprises greater than 10 dwellings; or c. where the road verge is not properly shaped to the standard 1:50 gradient and a minimum of 2.5m wide or where the longitudinal road gradient is greater than 1:10.	Given that more than 10 dwellings are proposed for the development, on-site collection arrangements have been implemented in accordance with the PSP.
5	Refuse and recycling collection for a mixed-use development ensures residential and commercial bins are stored separately with separate access to each.	The bin storage areas for the multiple dwellings and the childcare centre are located independently of each other, and each have separate access, in compliance with this requirement.

4.2 On-site collection (bulk bins)

1	In accordance with section 4, development will avoid adverse impacts to residents, pedestrians and roads users by providing sufficient capacity to achieve one collection per week while ensuring sufficient refuse and recycling capacity is provided to meet the needs of residents.	The townhouse component of this application complies with the servicing frequency set out in Table 2 Medium Density Residential – twice per week.
2	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 is to provide access from the site's frontage to the development and will have a minimum width of 1.2m.	Complies.
3	Bulk bins of 1.1m ³ or less are positioned so that collection personnel do not have to move them more than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.	Not applicable as bins will exceed 1.1m ³
4	Bulk bins of 1.5m ³ or more are positioned so that front-lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage area to the collection point.	Complies
5	The storage areas for bulk bins are: a. contained in a roofed and wholly screened enclosure or room of sufficient size for the bulk bin quantity required; b. easily accessible for residents and for the required servicing of bins; c. screened from neighbouring properties to mitigate odour, amenity and noise; d. of a design to mitigate the harbourage of vermin or attraction of scavenging animals; e. provided with natural or temperature-controlled ventilation if in an enclosed room;	The bin storage areas shown on the site plan comply with these requirements.

	f. of a design which maintains a minimum internal vertical clearance of 2.1m; g. 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; h. are not to contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs.	
6	Best practice may include allowing additional space for the storage of extra containers to separately store either organic waste or other recyclables in the future.	Noted, although not provided as part of this WMP.
7	If a refuse or recycling chute is provided: a. it is to be constructed to allow refuse to fall into the centre of the bin; b. it is to have a door / lid to ensure clean changeover of bins; c. the chute room must be of suitable size to allow for an additional bin/s to remain under the chute discharge/s at all times; d. separate chutes and bulk bins are to be used for each waste stream; e. the room containing the chute and bin or compactor excludes all but authorised personnel; f. design best practice may include developments greater than 15m (3 storeys) in height utilising twin chutes or single chute dual stream technology with openings on each residential floor to enable chute disposal of both refuse and recycling. Environmental best practices may also include the installation of a tap for cleansing, trapped waste connection to the sewer system and providing a roof canopy over the designated storage area.	Not applicable as no chute is proposed.
5.0 Non-residential refuse collection		
1	Non-residential development is to provide sufficient capacity to achieve low-frequency servicing in line with Table 2.	The childcare centre component of this application complies with the servicing frequency set out in Table 2 (Community facilities zone (Community purposes, Education purposes and Health care purposes) – twice per week).
2	Refuse generation rates for specific uses are provided in Table 4. These figures are to be used to calculate the refuse and recycling capacity required.	The childcare centre proposed for the Site will generate 12,459 litres of waste and 5,980 litres of recycling every week, which has been calculated in accordance with Table 4 of the PSP.
3	Sufficient information is provided to demonstrate that refuse collection can occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts) and pedestrian and vehicular traffic.	Complies
4	This information may include evidence from a refuse collection contractor to demonstrate that collection will occur outside normal service/delivery or business times, where seeking permission to allow a refuse collection vehicle to use service bays or parking spaces on the site for access.	Not Applicable
5	Bulk bins of 1.1m ³ or less are positioned so that collection personnel do not have to move them more	Not applicable.

	than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.	
6	Bulk bins of 1.5m ³ or more are positioned so that front-lift refuse collection vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage area to the collection point.	Complies
7	The storage area for refuse bins are: a. contained either within a building or a roofed and wholly screened enclosure of sufficient size for the bin quantity required. Table 1 provides the bin types and dimensions; Note—Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable. b. easily accessible for occupants and for the required servicing of bins; Note—Allow for at least an additional 0.5m clearance surrounding each container, or for the storage of multiple bins, 1.5m clearance around the combined bin area (whichever is lesser). c. screened from neighbouring properties to mitigate impacts from odour, amenity and noise; d. of a design to mitigate the harbourage of vermin or attraction of scavenging animals; e. provided with natural or temperature-controlled ventilation if in an enclosed room; f. of a design which maintains a minimum internal vertical clearance of 2.1m; g. 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; h. are not to contain other amenities such as air-conditioning compressors, hot water systems or electrical hubs.	Complies
8	Best practice may include allowing additional space for the storage of extra containers to separately store either organic waste or other recyclables in the future.	Noted, although not provided as part of this WMP.
9	Where disposal of industrial or commercial liquid waste by discharge to a road tanker, the road tanker is to be wholly on-site during collection.	Not applicable to this development proposal.
10	Environmental best practices may also include the installation of a tap for cleansing, trapped waste connection to the sewer system and providing a roof canopy over the designated storage area.	Complies

3. Waste Storage Requirements

3.1 Bin Requirements

Proposed bins within the relevant waste storage areas include:

Use	Waste Type	Waste Quantity	Bins Proposed	Collection Frequency
Residential	General Waste	17,280L/week	3 x 3,000L	Twice Weekly
	Recycled Waste	17,280L/week	3 x 3,000L	Twice Weekly
Childcare	General Waste	12,459L/week	1 x 2,000L & 1 x 4,500L	Twice Weekly
	Recycled Waste	5,980L/week	1 x 4,500L	Twice Weekly

3.2 Storage Areas

The bin storage area for residential townhouse component of this development will comprise 3 refuse enclosures distributed throughout the development with convenient access for tenants and servicing contractors.

Each of these 3 enclosures will house 1 x 3,000L general waste bin and 1 x 3,000L recycled bin. These enclosures are located at:

- The end of the stub road between TH7 and TH8.
- On the main North/South internal road Beside TH43.
- The end of the stub road between TH26 and TH27.

The bin storage area for childcare centre is located on the western side of the entrance to the childcare centre carpark.

This enclosure will house 1 x 2,500L and 1 x 4,500L general waste bins and 1 x 4,500L recycled bin.

All proposed storage areas have been designed with the following features:

- Tap for cleansing, trapped waste connection to the sewer system and roof canopy.
- Doors wide enough to allow for easy removal of the largest bins.
- Permits unobstructed access for the removal of bins.
- Is roofed and enclosed on all sides except for the entrance gates to ensure bins are screened from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the development.
- Is flat hardstand and is devoid of stairs, lips or ramps and allows bins to be manoeuvred easily.
- Is of sufficient size to accommodate the bins with sufficient clearance around the bins.
- Is positioned away from the pedestrian entrance to residential premises.
- Is over 5m away from any fresh air intake within the development or any adjoining sites.

- The height of the storage area allows for bins to be opened and closed.
- The floor is graded to fall to a drainage point.
- Drainage point is trapped and connected to an approved sewerage connection.
- The storage area is roofed.
- A tap is provided inside the area for cleaning of bins and the storage area.
- The walls, ceilings, floors and equipment is designed and constructed of impervious materials with a smooth finish to allow for easy cleaning.
- Is designed to minimise their visual impact on surrounding areas.
- Is naturally ventilated.

Waste bins including the waste storage area will be cleaned and maintenance on a regular basis to minimise impacts on the environment, occupiers, visitors, staff, contractors and neighbouring properties.

4. Waste Collection and Servicing

4.1 Waste Servicing Point

The bin servicing areas have been designed with the following features:

- Sufficient access and clearance for the RCV to service the bins, including no overhangs of projections.
- Allows bins to be serviced safely while minimising the impact to vehicle movements during servicing.
- Doors wide enough to allow for easy removal of the largest bins.
- Permits unobstructed access for the removal of bins.
- Is roofed and enclosed on all sides except for the entrance gates to ensure bins are screened from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the development.
- Is clearly separated from the car parking bays, footpaths and pedestrian access.
- Is flat hardstand and is devoid of stairs, lips or ramps and allows bins to be manoeuvred easily.
- Does not block the entry or exit to the development.
- Is of sufficient size to accommodate
- Is over 5m away from any fresh air intake within the development or any adjoining sites.

4.2 Waste Collection Vehicle

All waste will be collected by a Front Loading RCV.

RCV's will enter the site in a forward motion via the driveway crossover from Fursden Road.

RCV's will navigate the internal road in a forward motion and stop at TH3 and service the required bin.

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The RCV's will continue in a forward motion and service the required bin at the end of the stub road between TH7 and TH8.

The RCV will perform a single reverse manoeuvre of a sufficient distance to access the main driveway and manoeuvre in a forward motion towards the southern boundary and stop at TH23 and service the required bin.

The RCV's will continue in a forward motion and service the required bin at the end of the stub road between TH26 & TH27.

The RCV will perform a single reverse manoeuvre of a sufficient distance to access the main driveway and manoeuvre in a forward motion to access the main internal road and exit the site in a forward motion onto Fursden Road.

All bins will be serviced with the RVCV standing on the internal road.

RCV swept paths for a full sized front loading RCV as specified in the PSP are located in Section 5-Attachments. Further details on RCV access and on-site manoeuvring can be found in the Traffic Report.

5. Attachments

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Image 1: Site Plan

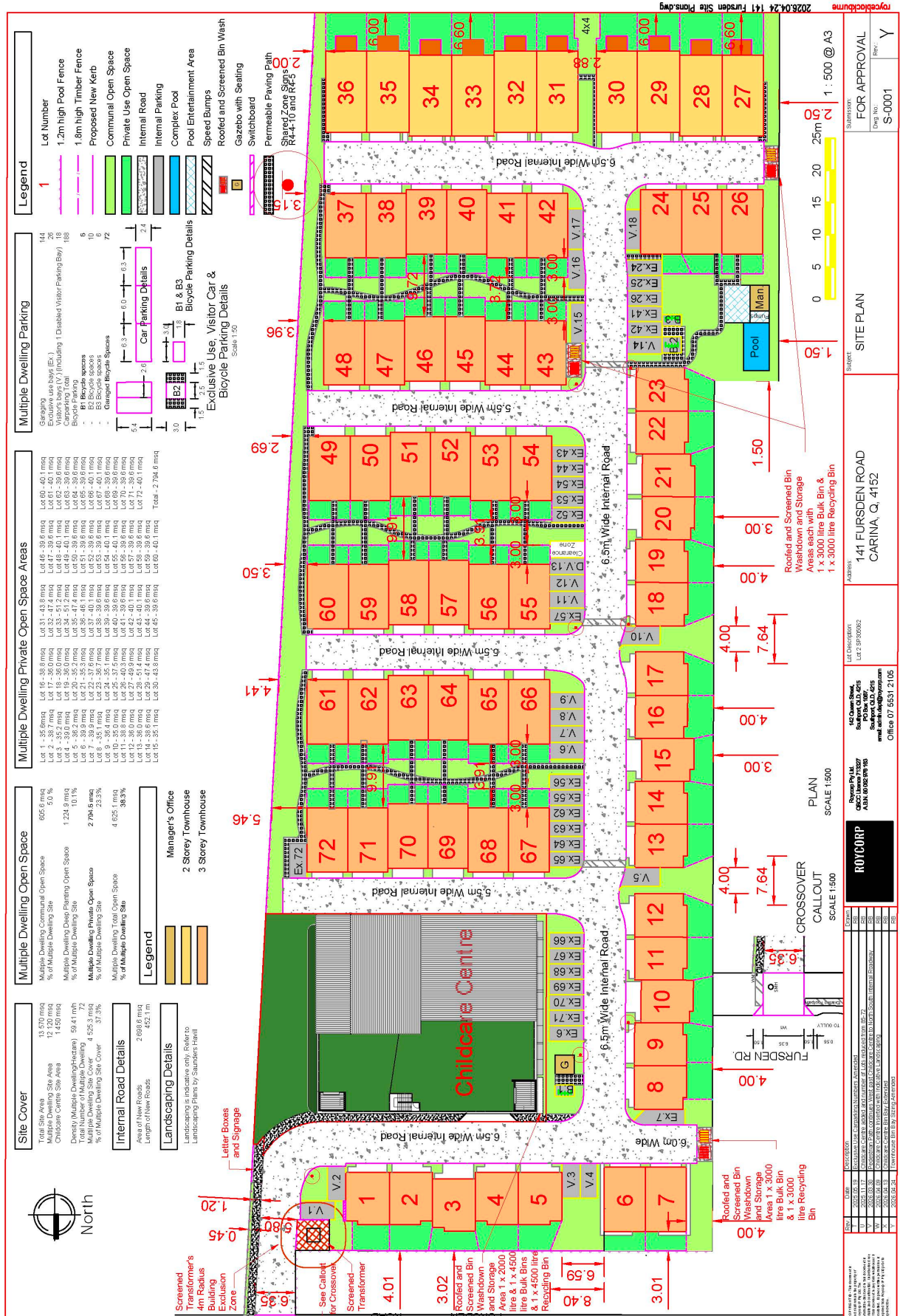


Image 2: RVC Swept paths

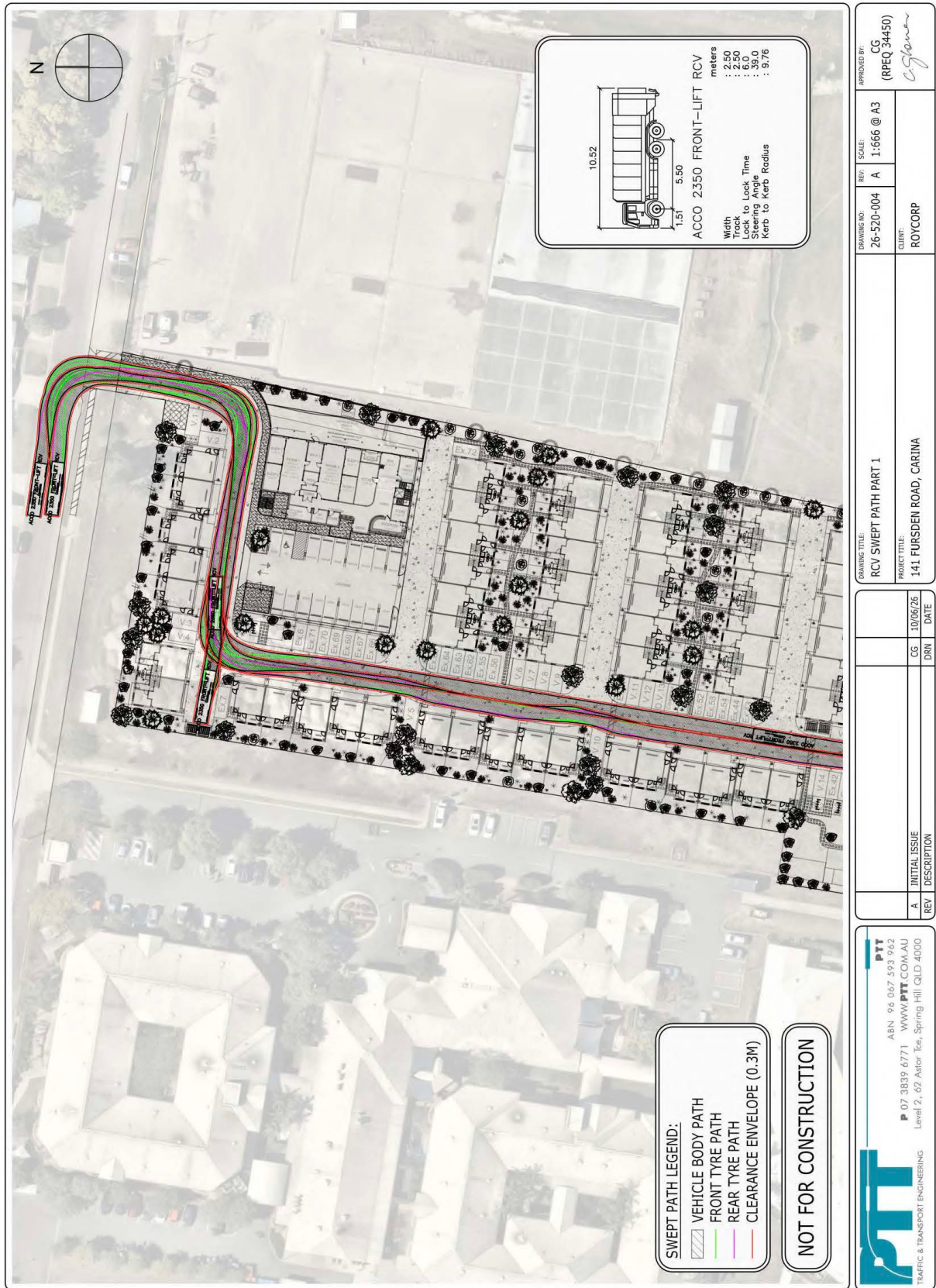


Image 3: RVC Swept paths Continued.

