Waste Management Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

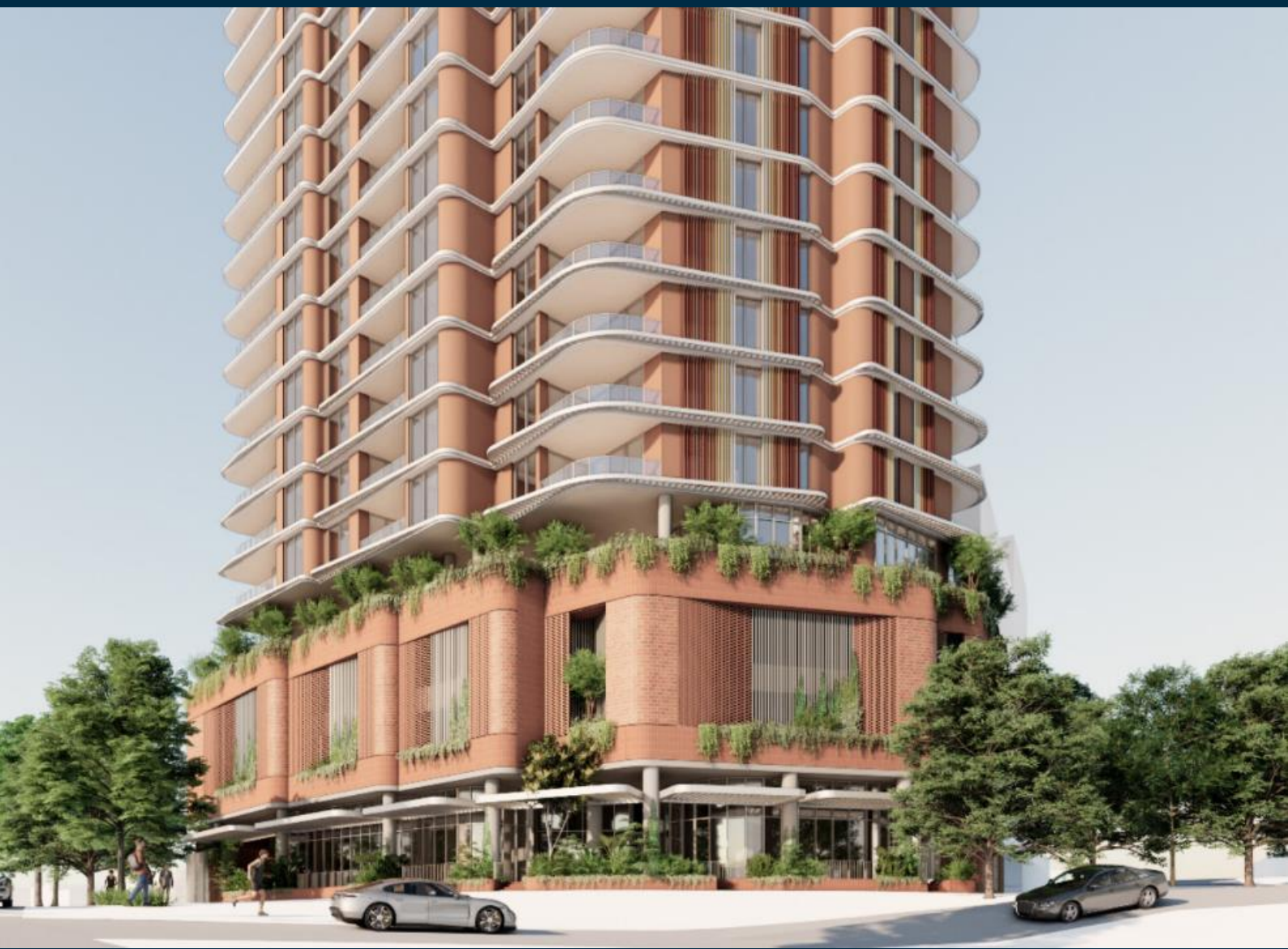
Approval no: DEV-2026-BNH-4372

Date: 19th May 2026

Queensland Government

March 2026

Prepared for: Landitude Bowen Hill Pty Ltd



Urbis staff responsible for this report were:

Director	Maree Marshall
Senior Consultant	Francisco Lugo
Consultant	Martin Menendez
Project Code	P0059485

Revision	Date	Details
A	19/01/2026	Draft Waste Management Plan
B	27/01/2026	Waste Management Plan for Submission
C	28/01/2026	Waste Management Plan for Submission
D	13/03/2026	Draft Waste Management Plan for Submission
E	18/03/2026	Waste Management Plan for Submission
F	19/03/2026	Waste Management Plan for Submission

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Contents

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Tables

Executive Summary

The below is a summary of the waste management strategy proposed for the subject site at **17 Hamilton Place & 26-28 Campbell Street, Bowen Hills**. The complete report must be read in detail prior to implementing the waste management plan.

1. **Residential**, inclusive of:
   - 148 apartments
2. **Commercial** throughout the development, including:
   - 70sqm of Retail (Non-food)
   - 113sqm of Retail (Food & Drink)
   - 222sqm of Community Space

For operational efficiencies, independent waste systems have been allocated to the **residential** and **commercial** uses of the development.

The following waste systems and collection arrangements are proposed for the development:

Table 1 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*4x 1100 Litre Bins*	*3*	***Council***
	Commingled Recycling	*11x 1100 Litre Bins*	*3*	
Commercial	*Garbage*	*2x 1100 Litre Bins*	*2*	***Private***
	Commingled Recycling	*1x 1100 Litre Bins*	*2*	

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

Residential waste collection

Residential waste collections will occur *on-site* directly from the *waste rooms.* ***A 10.3m Refuse Collection Vehicle (RCV)*** will be utilised to perform all collections, entering and exiting the ground floor loading dock, accessed via Jeays Street. A minimum height clearance of 3.6m at the point of collection and vehicle path been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in Appendix B.

Commercial waste collection

All commercial waste collections will occur on-site directly from the *waste room. A 10.3m RCV* or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *loading dock* accessed via *Jeays Street*. Swept path analysis showing sufficient access is provided in Appendix B.

Introduction

The following Waste Management Plan (WMP) has been prepared for the proposed mixed-use development at **17 Hamilton Place & 26-28 Campbell Street, Bowen Hills**.

This WMP has been prepared in accordance with **EDQ's Bowen Hills Priority Development Area Development Scheme (9th December 2022)**, **Brisbane City Plan 2014's Schedule 6.26 - Refuse Planning Scheme Policy (v35/2025),** and best practice waste management methodology and technologies commonly available in Australia.

The waste services proposed throughout this WMP will be reviewed with respect to any change in the operational requirements of the subject development over time.

Land Use and Development Summary

Table 2 - Overall Site - Waste Collection Summary

Client:	Landitude Bowen Hill Pty Ltd
Land Use Type:	Mixed Commercial & Residential
Number Levels:	28 levels and 2 additional basement levels

Table 3 – Development summary

Development Component	Use	Quantity / Area
Residential	Residential (1 Bed)	42 Apartments
	Residential (2 Bed)	76 Apartments
	Residential (3 Bed)	30 Apartments
Commercial	Retail (Food & Drink)	113 m^2
	Retail (Non-Food)	70 m^2
	Community Space	222 m^2

Site Layout

Figure 1 below provides the location of the site within Brisbane.

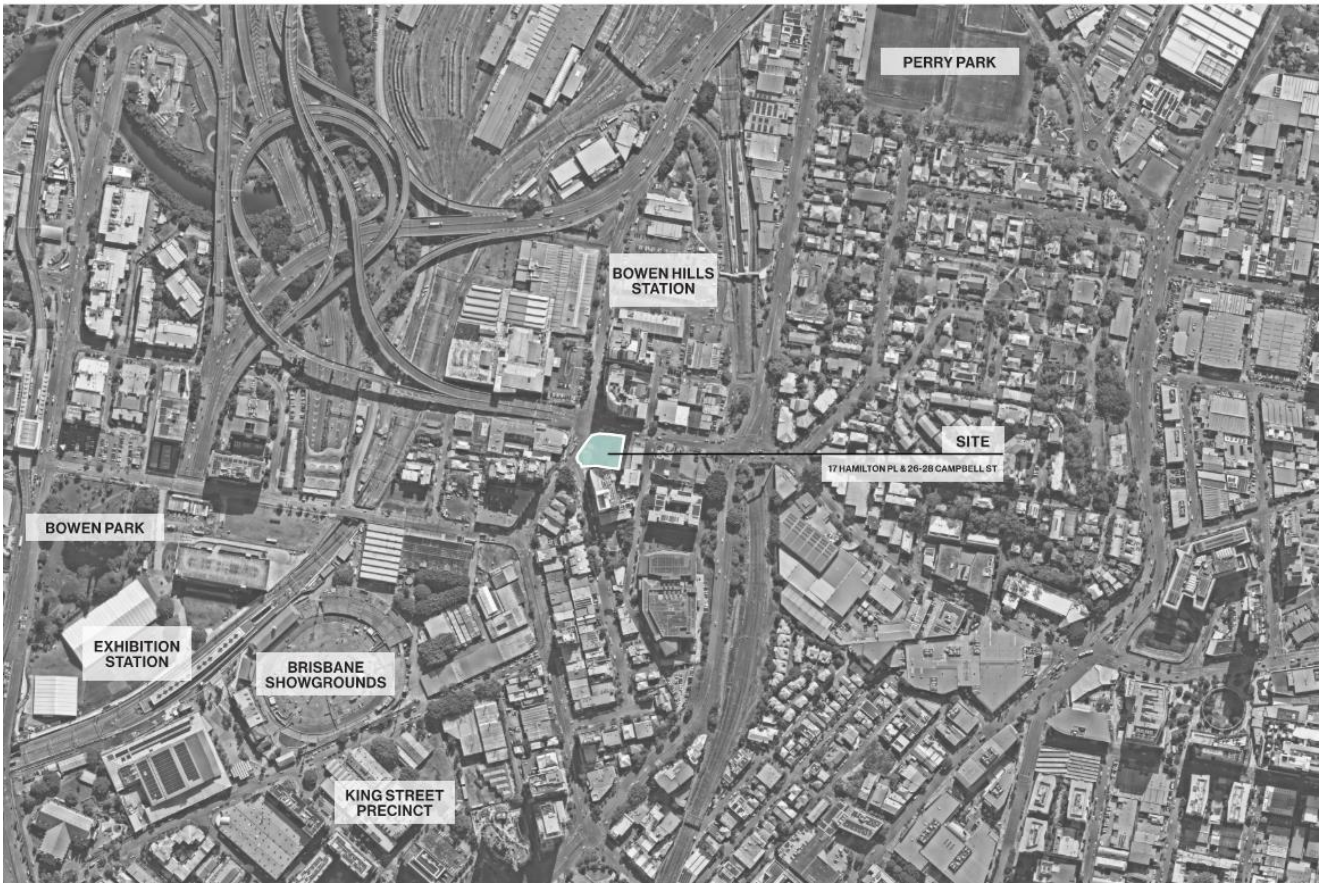


Figure 1 – Site Location

1 Response to EDQ Comments

This section will provide details on responses to EDQ queries.

1 EDQ Queries

Table 4 summarises Economic Development Queensland (EDQ) permit (DEV-2026-BNH-4372) issued 20th of February 2026 with comments regarding waste management (condition 3), and how these are responded to throughout the WMP.

Table 4 – Response to EDQ Comments

EDQ Comment	WMP Response
3) The 'Res Waste' room on the proposed plans does not appear to be of sufficient size and has shown the incorrect number of bins. In addition, the compact and compaction ratio has not been identified with the chute clearly segregated and annotated. For the proposal to satisfy the requirements of the Multiple dwelling code with regards to waste servicing (AO32/PO32), the following items are to be addressed:	Residential waste room has been resized to show updated number of bins, compaction units and in accordance with code.
3. a) Demonstrate the 'Res Waste' room can achieve a minimum area of 46.5m2 (9.3m x 5) so that each individual bin can be removed from the room for servicing without needing to remove multiple bins to service the bins at the rear.	Residential waste room has been updated with an area of 47sqm, allowing movement of bins without requiring removing multiple bins at a time. Refer to **Appendix A** and **Table 9**.
3. b) Clearly demonstrate and identify the compactor with a 3:1 compaction ratio in the 'Res Waste' room. It is noted that without the compaction technology clearly demonstrated, the size of the waste room will need to be increased to provide the required storage capacity.	Compaction unit within the general waste chute has been included within the drawings. The compactor is designed to allow a 3:1 compaction ratio. Refer to **Appendix A** and **Section 2.3.2**.
3. c) Clearly demonstrate and identify the dual chute technology and separation barrier. Ensure bins are shown under the chute to confirm the separation barrier is appropriately sized, while maintaining area for manoeuvrability of bins within the room.	Dual chute system details have been added into the drawings and within the report. Refer to **Appendix A** and **Section 2.3.2**.
3. d) The proposal includes a 'Health care service' use which has the potential to produce regulated waste. It is recommended a secure storage area be shown for the storage of regulated waste on the amended plans.	If any regulated waste is generated by the Health Care service tenant, this will be managed internally via a dedicated storage/bin, with waste contractor collecting the waste directly from the Health Care service. The health care service provider will be required to provide a waste management plan to comply with this condition.

2 Waste Management Analysis

RESIDENTIAL

The following waste management strategy addresses the residential components of the subject development.

2 Residential Waste Management

This section covers the waste management strategy for the residential component **only** including waste stream separation, waste calculations and material handling.

For operational efficiencies, independent waste systems have been allocated to the following components of the development:

- Commercial waste strategy is detailed in **Section 3.**

The residential waste management strategy has been developed in alignment with the services provided by Brisbane City Council. This Waste Management Plan makes allowance for extended waste streams and methodologies to enhance the ability to divert waste from landfill.

2.1 Residential Waste Stream Systems

Waste shall be sorted on-site by tenants as appropriate into the following streams.

2.1.1 Core Waste Streams

2.1.1.1 General Waste and Commingled Recycling

Each apartment shall have provisions for plastic lined bins to have a minimum cumulative capacity of 30 litres each for the temporary holding of garbage and commingled recycling. Residents will transfer bagged garbage and loose recyclables as required into the appropriate waste chute provided on each floor Residential Waste Chute Rooms (Per Level).

2.1.2 Extended Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in residential waste generation and its separation will increase the diversion form landfill.

If these streams are separated, bins (or area) will be relabelled as required for the selected stream as deemed appropriate by building management.

Table 5 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Hard Waste & E-Waste	Residential hard waste can be separated by residents to temporarily store their bulky items (e.g. bicycles, old furniture, carpets, electronic waste). Hard Waste collection will be coordinated with building management to avoid impacts to amenities and truck access. Hard waste/ e-waste will be collected on an as required basis.
Food Organics	If food waste is to be separated, each apartment may have provision for kitchen organics caddys to have a minimum capacity of 10 litres for the temporary holding of food organics waste. Residents would transfer these caddys to the dedicated bins. Kitchen caddys may be lined with biodegradable bags (i.e. corn-starch bags) or paper (i.e. newspaper) if desired.
Container for Change (CfG)	If CfG is to be separated, dedicated set of 120L bins can be used by residents to dispose of any eligible aluminium, glass, plastic and carton drink containers between 150mL and 3 litres that are unwanted. There are other ways to return drink containers, including:

	▪ reverse vending machines ▪ depots ▪ over-the-counter collection points ▪ Mobile or 'pop-up' refund collection points"
Charity	If charity material is to be separated, dedicated 120L bins can be provided and used by residents to temporarily hold of any good quality household items that can be repurposed, reused or donated, until the time of collection.
Unique Recyclables	Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading dock. This may include fluorescent tubes, X-rays, eye glasses, printer cartridges. To facilitate the disposal of these streams, it is recommended that a series of recycling stations are installed in high residential developments (e.g. podium, communal areas).

Figure 2 – Example unique recyclables station (right)

2.2 Residential Waste Generation

Waste generation rates per week are shown in Table 6 and are based on a 7 day per week operation for residential uses. All residential apartment types (e.g. 1 bedroom and 3 bedroom) will use the same generation rate, in accordance with Brisbane City Council policy.

Table 6 – Residential Waste Generations

Use	Weekly Generation Rate (Litres / Apartment / Week)	
	General Waste	Recycling
Residential	240	240

Weekly waste generation assessment for the residential development component is shown in Table 7.

Common areas of the residential facilities (i.e. lounge area, gym, terraces, etc.) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the apartments and is therefore incorporated into the rates shown above.

Table 7 – Residential Waste Generation Assessment

Use	Quantity	Weekly Waste Volume (Litres / Week)	
		General Waste	Recycling
Residential	148	35,520	35,520

2.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include stairs or gradients greater than 1:14.

2.3.1 Residential Waste Chute Rooms (Per Level)

Dual chutes will be provided for the disposal of waste generated from each residential level. There is to be one chute dedicated to garbage and another dedicated to commingled recycling. The chute doors will be signed as garbage or commingled recycling as appropriate. Each chute will output directly into the stream appropriate end of chute equipment within the waste room.

2.3.2 End of Chute Rooms (Basement)

The end of the chute room will manage the residential waste incoming from the upper levels. General waste chute will output directly into the chute compactor. Compactors are assumed to provide a **compaction ratio of 3:1**; in practice, higher compaction ratios may be achieved subject to material disposed and supplier equipment capabilities (Refer to **Appendix C**).

Rubber skirting is to be provided at the end of the chutes to ensure debris from chute will not create a risk to operators. End of chute bins and compactor will have a separation barrier to ensure safety to operators.

2.4 Residential Waste Management Equipment

All waste streams will be managed via bins or an allocated storage area as appropriate to the steam.

Table 8 – Residential Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	Bins	1100L	4*	3	39,600*	35,520
Commingled Recycling	Bins	1100L	11	3	36,300	35,520

General waste bins capacity is based on the use of chute compactors, assuming a **compaction ratio of 3:1.*

2.5 Residential Waste Storage and Location

Table 9 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of ground level waste storage to demonstrate the adequacy of the area provided.

Table 9 – Waste Storage Area Requirements

Waste Room	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Residential End of Chute Room	2no. End of Chute Bins (chute compactor in general waste)	5.00	47.00
	15no. 1100L Bins	19.95	
	TOTAL	24.95m^2	47.00m^2

2.6 Residential Waste collection Methodology

All waste will be collected via Council as outlined below.

Table 10 - Residential - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Residential	*Garbage*	*4x 1100 Litre Bins*	*3*	***Council***
	Commingled Recycling	*11x 1100 Litre Bins*	*3*	

Residential waste collections will occur *on-site* directly from the *waste rooms*. ***A 10.3m Refuse Collection Vehicle (RCV)*** will be utilised to perform all collections, entering and exiting the ground floor loading dock, accessed via Jeays Street. A minimum height clearance of 3.6m at the point of collection and vehicle path been allowed for within the loading dock and associated access. Swept path analysis showing sufficient access is provided in Appendix B.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building/Dock Management will ensure sufficient access is provided for collection vehicle operators during collection times.

3 Waste Management Analysis

COMMERCIAL

The following waste management strategy addresses the commercial components of the subject development.

3 Commercial Waste Management

This section covers the waste management strategy for the commercial component **only,** including waste stream separation, waste calculations and material handling proposed.

For operational efficiencies, independent waste systems have been allocated to the following components of the development:

- Residential waste strategy is detailed in **Section 2.**

3.1 Commercial Waste Stream Systems

Throughout the commercial tenancies it will be ensured that it is as easy to dispose of recycling as it is garbage. This will be achieved by ensuring the development is appropriately furnished with bin stations throughout the communal areas. Clear signage is to be appropriately displayed in combination with the bin stations to identify the segregation of waste streams and correct use of the bins.

Bin stations will be used to encourage the separation of waste streams and diversion from landfill.).

The use of bin stations also reduces the number of locations cleaners are required to service throughout the development.

Figure 3 – Bin Station Examples

Commercial tenancies shall have minimum provisions for a single bin station per room or collective area for all uses. Each bin station is recommended to consist of a minimum of two bins to have a minimum cumulative capacity for garbage and commingled recycling.

3.1.1 General Waste and Commingled Recycling

Staff/cleaners will be responsible for transferring and disposing garbage and commingled recycling into the corresponding 1100L bins the waste room. Garbage waste is to be disposed of bagged and commingled recycling is to be disposed of loosely within the provided bins.

3.1.2 Extended Waste Streams

The following list of waste streams have not been individually included within the equipment provision but rather are a suggestion of streams that are typically found in commercial waste generation and its separation will increase the diversion form landfill.

If these streams are separated, bins (or area) will be relabelled as required for the selected stream as deemed appropriate by building management.

Table 11 – Additional Waste Stream Methodology

Waste Stream	Storage Method
Soft Plastic	If separated, soft plastic is to be bagged using a gathering stand or a 120 litre bin (subject to collection contractor preference).
Expanded Polystyrene (EPS)	If separated, EPS is to be stored within a gathering stand or a 120 litre bin (subject to collection contractor preference).
Waxed Cardboard	If separated, Waxed Cardboard is to be stored in 660 litre bins within waste store.
Unique Recyclables	Generally stored within smaller bins appropriate to the stream within a dedicated area as nominated adjacent to the loading dock. This includes fluorescent tubes, secure paper,

3.2 Commercial Waste Generation

To provide a conservative waste volume estimate, a commercial waste generation rate has been adopted for each proposed use as outlined in **Table 12.**

These will provide for future change of use if undertaken.

Table 12 – Commercial Tenancy Use

Proposed Use (As per Development Summary)	Adopted Commercial Waste Generation Rate	Area (m^2)	Assumed Operational Days per week
Retail (Campbell Street Frontage)	Retail (Non-Food)	70	7
Retail (Hamilton Place Frontage)	Retail (Food & Beverage <150m2)	113	7
Community Space (Level 02)	Community Centre/Library/Arts - No Kitchen	222	7

Waste generation rates per week are shown in Table 13.

Table 13 – Commercial Waste Generations

Use	Weekly Generation Rate (Litres / 100m2 / Week)	
	General Waste	Recycling
Retail (Non-Food)	175	175
Retail (Food & Drink)	2,100	1,400
Community Space	70	70

Weekly waste generation assessment for the residential development component is shown in Table 14.

Common areas of the commercial facilities (i.e. back of house) are not considered to generate additional waste. Waste generated by these ancillary areas is created in service of the tenancies and is therefore incorporated into the rates shown above.

Table 14 – Commercial Waste Generation Assessment

Use	Area (Net Leasable)	Weekly Waste Volume (Litres / Week)	
		General Waste	Recycling
Retail (Non-Food)	70	123	123
Retail (Food & Drink)	113	2,373	1,582
Community Space	222	155	155
	TOTAL	**2,496**	**1,705**

3.3 Internal Waste Transfer and Handling

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include stairs or gradients greater than 1:14.

3.4 Commercial Waste Management Equipment ws

Table 15 detail the storage method, size, capacity and frequency of collection required for the commercial development.

Table 15 – Commercial Waste Equipment Capacity & Volume

Stream	Storage Method	Size	Qty	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	Bin Based	1100 Litre	2	2	4,400	2,496
Commingled Recycling	Bin Based	1100 Litre	1	2	2,200	1,705

3.5 Commercial Waste Storage and Location

Table 16 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of waste storage to demonstrate the adequacy of the area provided.

Table 16 – Commercial Waste Storage Area Requirements

Waste Room	Waste Equipment	Area Required (m^2)	Area Provided (m^2)
Commercial Waste	3no. 1100L Bins	3.99	9.00

3.6 Commercial Waste collection Methodology

All commercial waste will be collected via private contractor.

Table 17 - Overall Site - Waste Collection Summary

Use	Stream	Item	Collections per Week	Collection
Commercial	*Garbage*	*2x 1100 Litre Bins*	*2*	***Private***
	Commingled Recycling	*1x 1100 Litre Bins*	*2*	

All commercial waste collections will occur on-site directly from the *waste room. A 10.3m RCV* or smaller collection vehicle will be utilised to perform all collections, entering and exiting the *loading dock* accessed via *Jeays Street*. Swept path analysis showing sufficient access is provided in Appendix B.

No bins will be stored outside of the title boundary or presented to kerb for collection at any time.

Building/Dock Management will ensure sufficient access is provided for collection vehicle operators during collection times.

4

Standards, Compliance and Equipment

Following sections details on best practice waste management methodology, standards required for waste rooms and equipment details.

4 Standards and Compliance

4.1 Bin Supplier and Colours

All residential bins will be provided by Council. All other bins and equipment mentioned in this WMP will be provided via private supplier. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to Council own colour coding, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Organics bins shall have lime green lids with dark green or black body.

4.2 Signage

Waste drop-off areas and bins will be clearly marked and signed with the approved Brisbane City Council waste disposal signage, or equivalent, examples of which are provided in Figure 4.

Staff / cleaners will be instructed by building management to adhere to these requirements.

Figure 4 - Example of Brisbane City Council Signage

4.3 Ventilation

Ventilation for waste room areas is provided in accordance with Australian Standard AS1668.

4.4 Bin Washing

All waste rooms will have an appropriately drained wash down area, in which each bin is to be regularly washed by building management (or equivalent). Bin washing area or bin wash bays must discharge to a grease trap.

Alternatively, a third-party bin washing service may be engaged to perform regular washing of bins. Bin washing suppliers must retain all wastewater to within their washing apparatus and not impact on the drainage provisions of the site.

4.5 Noise Reduction

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

4.6 Vermin Prevention

All waste areas are enclosed and kept clean for prevention of vermin ingress. Regular washing of areas and bins will occur.

5 Waste Equipment Details

5.1 Typical Equipment Dimensions

The below table details the typical waste equipment dimensions.

Table 18 – Typical Storage Unit Dimensions

Unit	Width (mm)	Depth (mm)	Height (mm)
1100 Litre Bin	1,280	1,080	1,340
Chute Compactor	1,470	1,945	2,516

5.2 High Level Purchasing Schedule

Table 19 list the equipment supply required for the core waste streams as per the conditions proposed within this report.

Table 19 – Equipment Supply Schedule

Item	Quantity	Typical Services Requirement (s)*	Supplier
Waste Chutes	1 x Garbage 1 x Recycling	Ventilation 240V / 10A Single Phase Water connection for Sprinkler System	Private Supplier (Wastech or equivalent)
Chute Compactor	1 x Garbage	415V / 20A / 5 Pin power point	Private Supplier (Wastech or equivalent)
1100L Bins **Residential**	4 x Garbage 11 x Recycling	Nil	Brisbane City Council
1100L Bins **Commercial**	2 x Garbage 1 x Recycling	Nil	Private Supplier (SULO or equivalent)

**Services requirements are indicative only and must be confirmed with the manufacturer prior to the commencement of construction.*

5.3 Supplier Contact information

A complimentary listing of contractors and equipment suppliers is provided in **Table 20** below for your reference. Urbis is not associated with these suppliers, and there is no obligation to procure goods or services from these companies. This is not intended to be a complete list of available suppliers. Urbis does not warrant or make representations regarding the goods or services provided by these suppliers.

Table 20 – Supplier Contact List

Service Type	Contractor/Supplier Name	Phone	Website
Private Waste Collectors	Premier Waste Management PTY LTD	1300 219 001	www.premierwaste.com.au
	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Equipment Suppliers	Wastech Engineering (Chutes)	(03) 8787 1600	www.wastech.com.au
	Sulo Australia (Bins)	1300 364 388	www.sulo.com.au
	Sitecraft (Bin Tug Equipment)	1300 363 152	www.sitecraft.net.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	(03) 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp Services	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental Australia	1800 800 621	www.wbcm-aust.com.au
E-Waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	Mobile Muster	1800 249 113	www.mobilemuster.com.au
	ToxFree	1300 869 373	www.toxfree.com.au

Disclaimer

This report is dated 19 March 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Landitude Bowen Hill Pty Ltd **(Instructing Party)** for the purpose of Waste Management Plan for Development Application **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A - Drawings

Our Solution

FLOOR PLAN - GROUND LEVEL

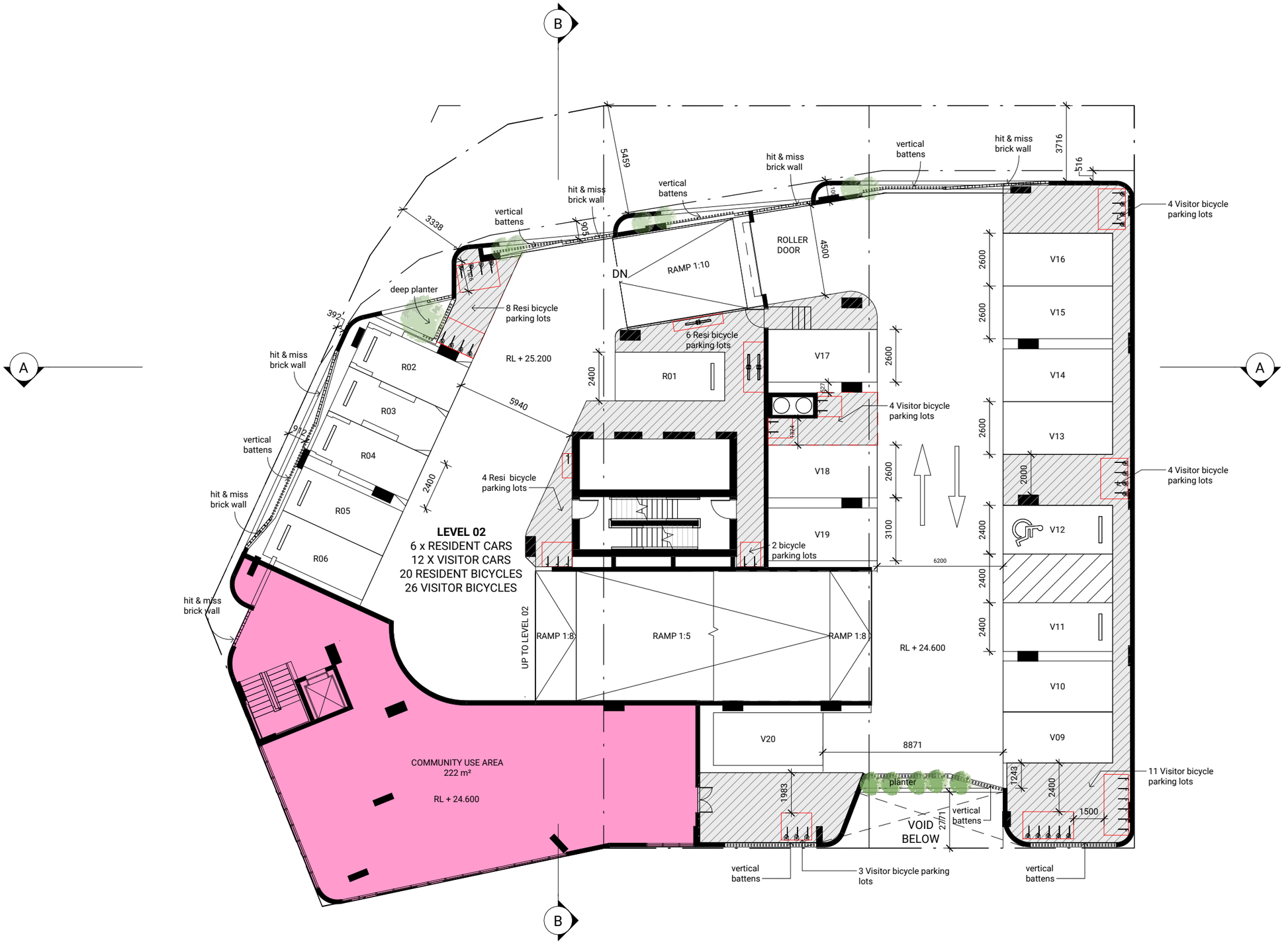
PLUS STUDIO

Chute compactor in pink. Refer to Appendix C for more details of equipment.

RL 18741
RL 19500
RL 18588
RL 18460
RL 18800
UP
RL + 19.500 RETAIL 70 m²
RL 19500
RL 18903
6 Visitor bicycle parking lots
RL + 19.500
LOBBY 42 m²
RESI WASTE 47 m²
1,421 mm
RL 18790
2600
2851
1200
1400
FCR 13 m²
3800
3364
RETAIL 113 m² RL + 19.500
RL 19312
RL + 19.500
UP
COMMUNITY USE LOBBY 22 m²
MAIN COMM. RM 12 m²
WATER METER
FH & BOOSTER
CARPARK INTAKE
UP TO LEVEL 02
RAMP 1:5
RAMP 1:8
1500
1584
V08
V07
V06
V05
5 Visitor bicycle parking lots
2498
RAMP 1:5
RAMP 1:8
6354
RAMP DOWN TO BASEMENT 01
BASEMENT ENTRY/EXIT RL 19500
6605
7502
V04 PWD
V03 5400
V01
V02
DN
RL 19911
RL 20040
RL 20089
RL 20090
PODIUM ENTRY / EXIT
GROUND LEVEL
8 X VISITOR CARS
11 VISITOR BICYCLES
RETAIL WASTE 8 m²
CARPARK EXHAUST
MSB 16 m²
PMT 28 m²
FIRE TANK 20 m²
FIRE PUMP ROOM 27 m²
STO 1 m²
FIRE TANK 22 m²
LRV
6300
12000
3500
3197
4900
7162
3967
5700
8917
3283
2400
2400
517
2600
1100
460
22-24 CAMPBELL STREET
2 STOREY COMMERCIAL BUILDING

SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVEL 02



SCALE 1:200 @ A3 SIZE

Our Solution

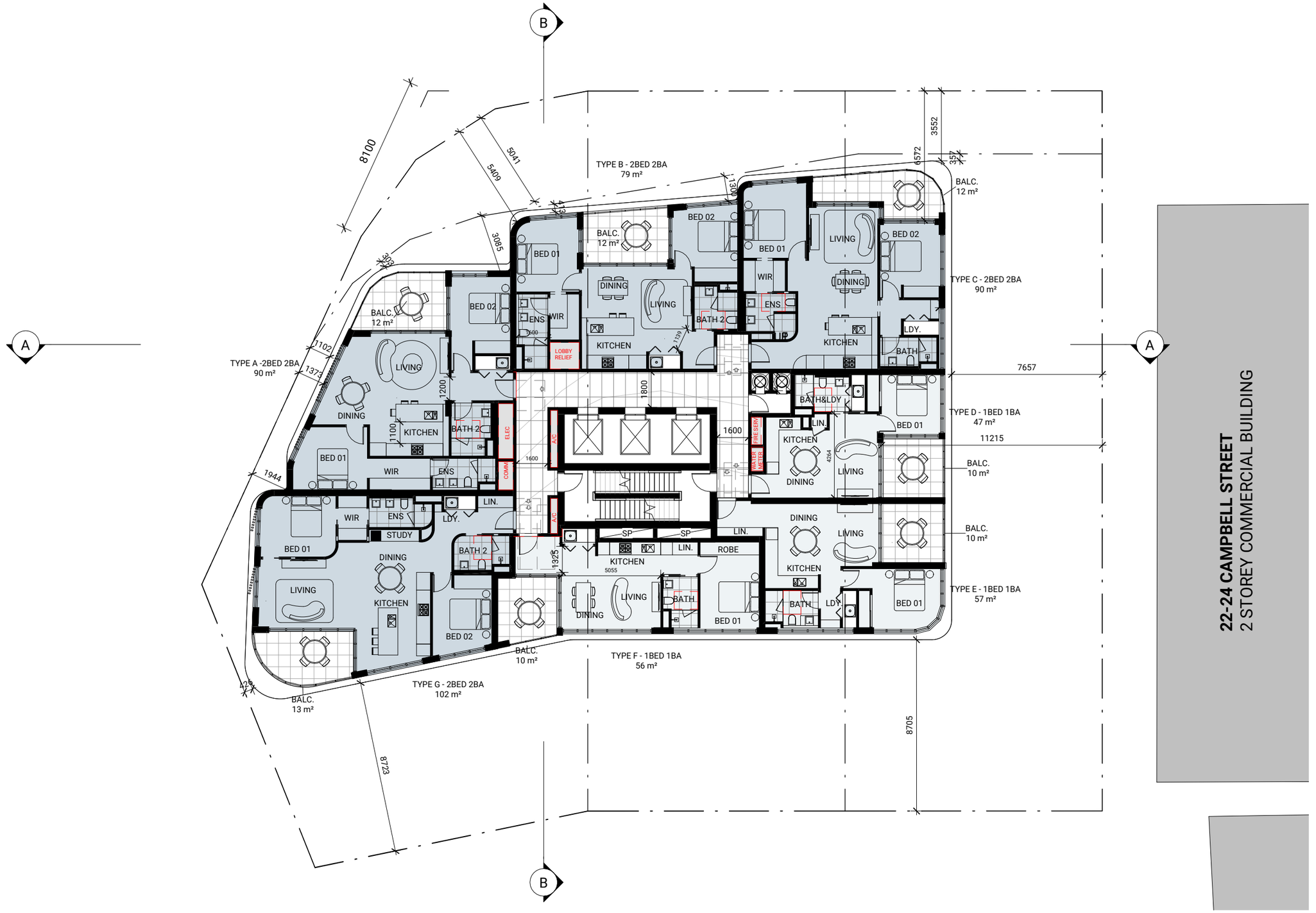
FLOOR PLAN - LEVEL 03

SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVEL 04 - RECREATION

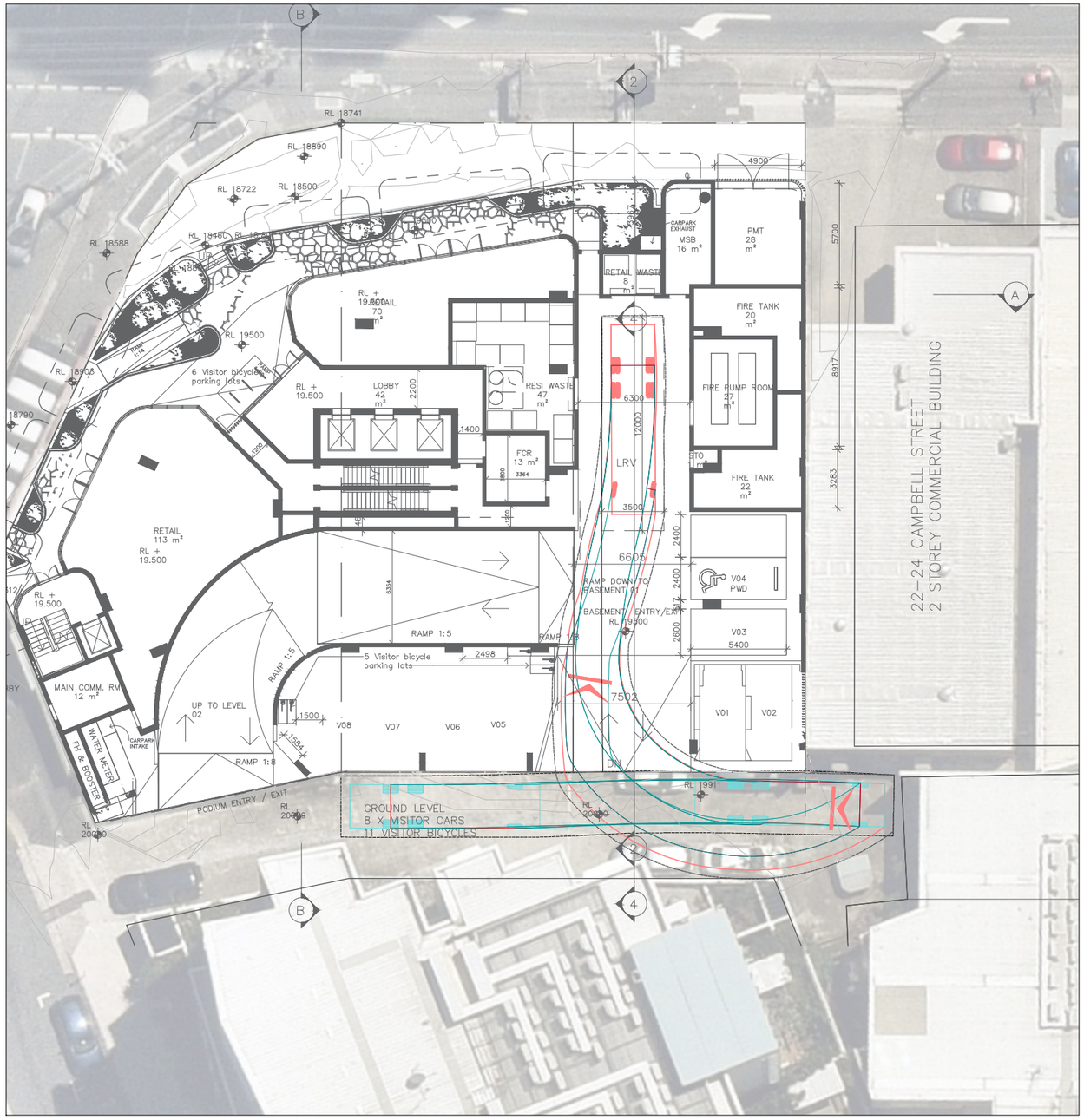
SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVELS 05-18

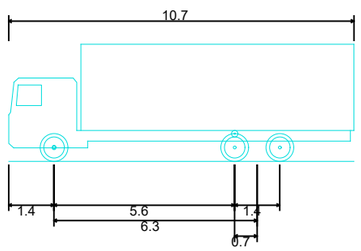


SCALE 1:200 @ A3 SIZE

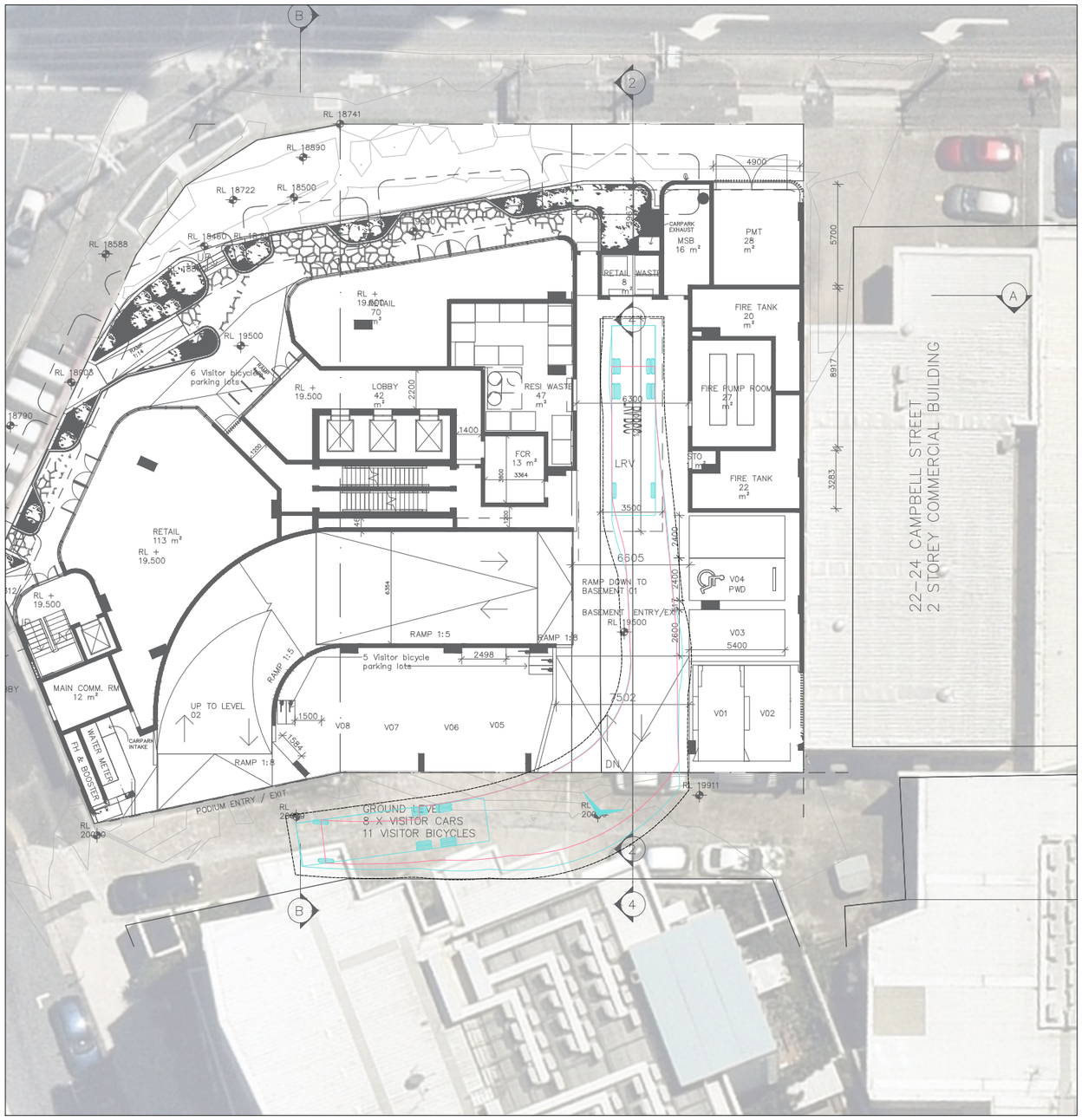
Appendix B – Swept Path Diagrams



LRV IN



LRV BCC	
Overall Length	10.700m
Overall Width	2.450m
Overall Body Height	3.623m
Min Body Ground Clearance	0.419m
Track Width	2.450m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.000m



LRV OUT

RPEQ: JADYN BENZIE
24616
13/03/2026

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ALL DRAWINGS ARE DESIGNED TO BE PRINTED AND READ IN COLOUR

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URBIS

HAMILTON & CAMPBELL STREET, BOWEN HILLS

GROUND LEVEL SWEPT PATHS - LRV SERVICING

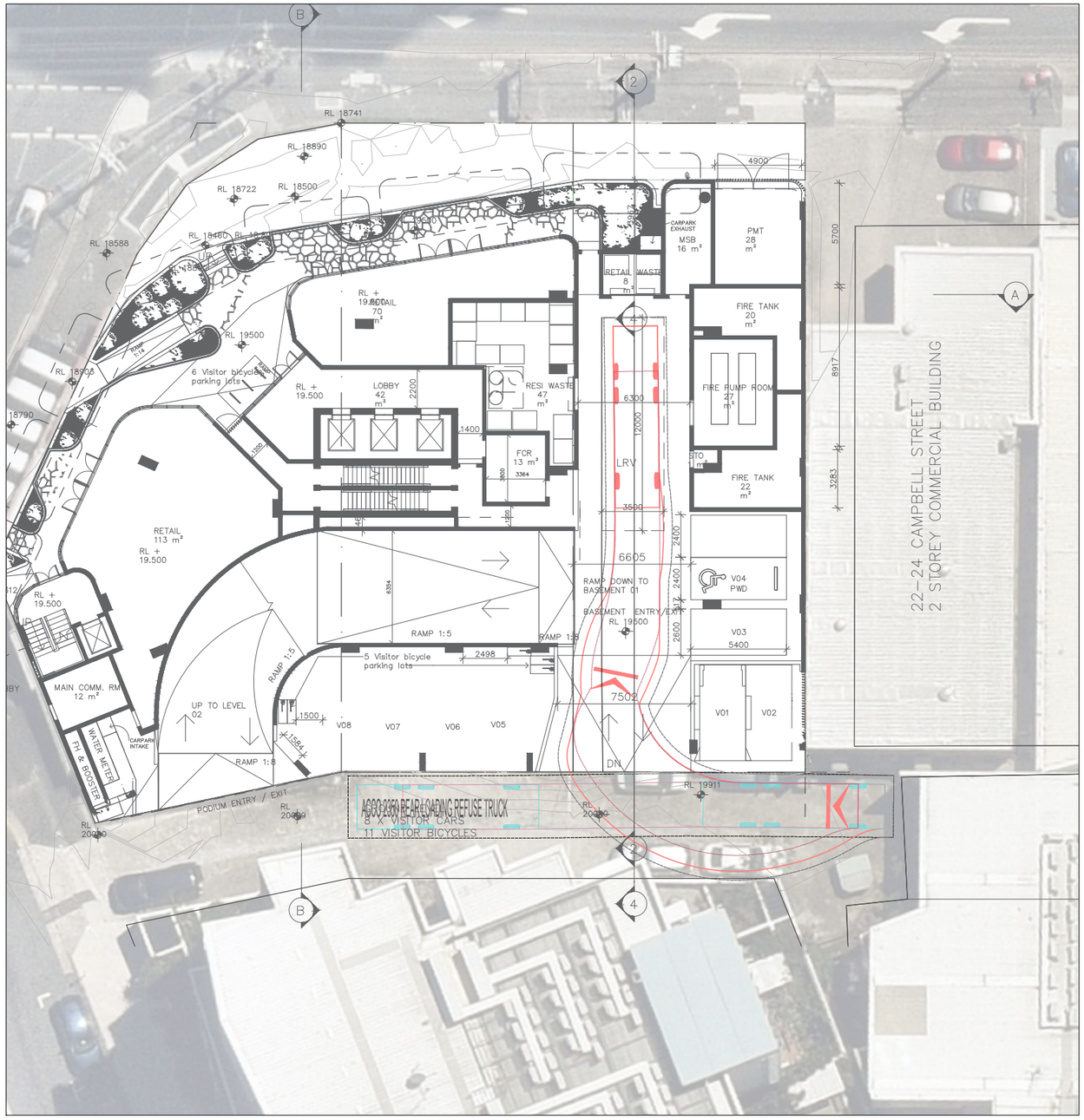
Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

REV	DESCRIPTION	DWN	CHK	DATE
A	REVISED PLANS	L.S.	J.B.	13/03/26

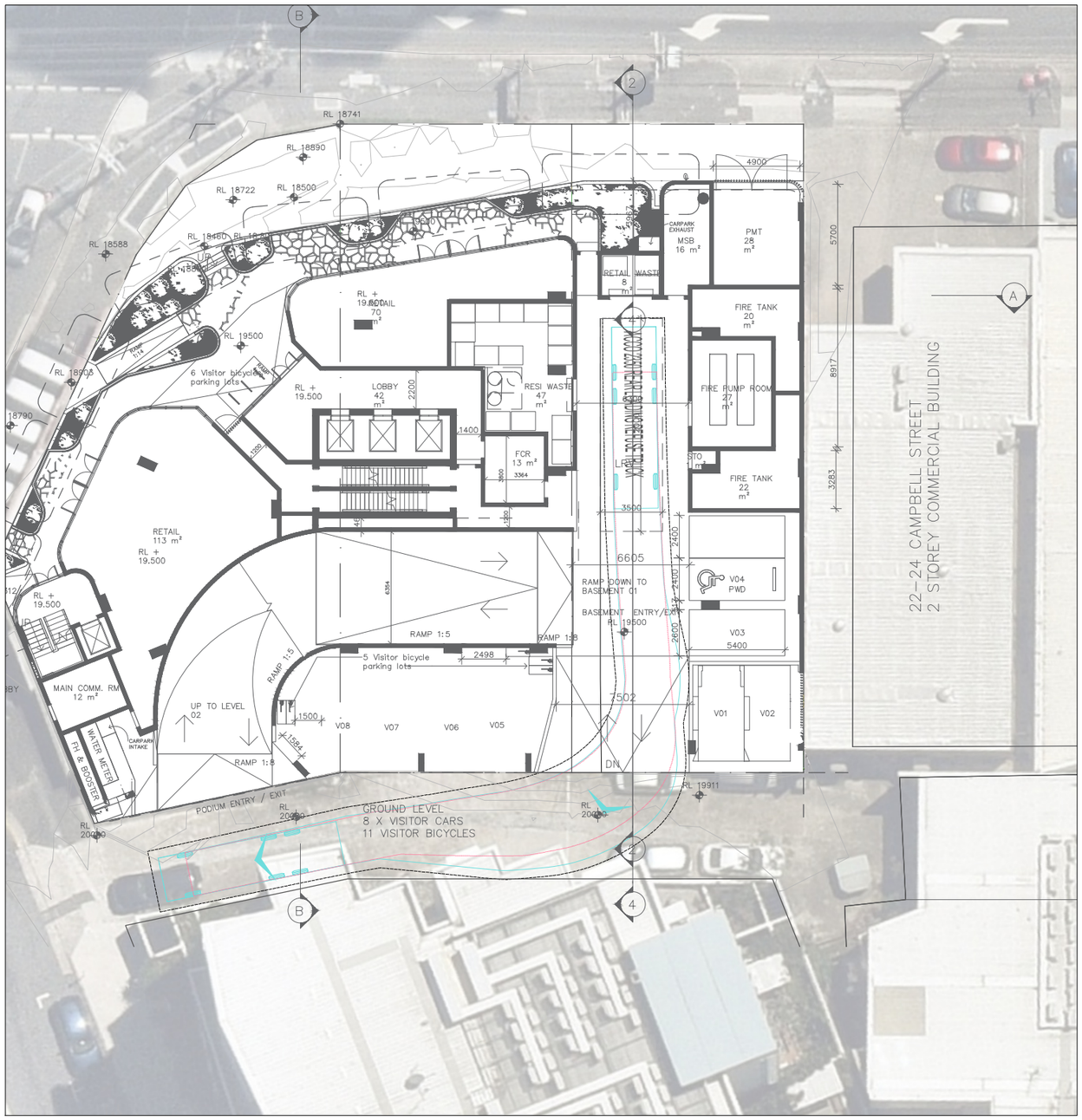
CLIENT
LANDITUDE

1:300 @ A3
0 1 2 5m

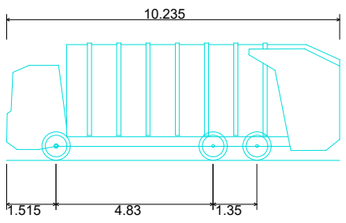
PROJECT NO. P0059485
DATE 23/01/26
DRAWING NO. 01
REVISION A



RCV IN



RCV OUT



ACCO 2350 REAR LOADING REFUSE TRUCK

Overall Length	10.235m
Overall Width	2.500m
Overall Body Height	3.600m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.757m

RPEQ: JADYN BENZIE
24616
13/03/2026

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GROUND LEVEL SWEPT PATHS - RCV SERVICING

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REV	DESCRIPTION	DWN	CHK	DATE
A	REVISED PLANS	L.S.	J.B.	13/03/26

CLIENT
LANDITUDE

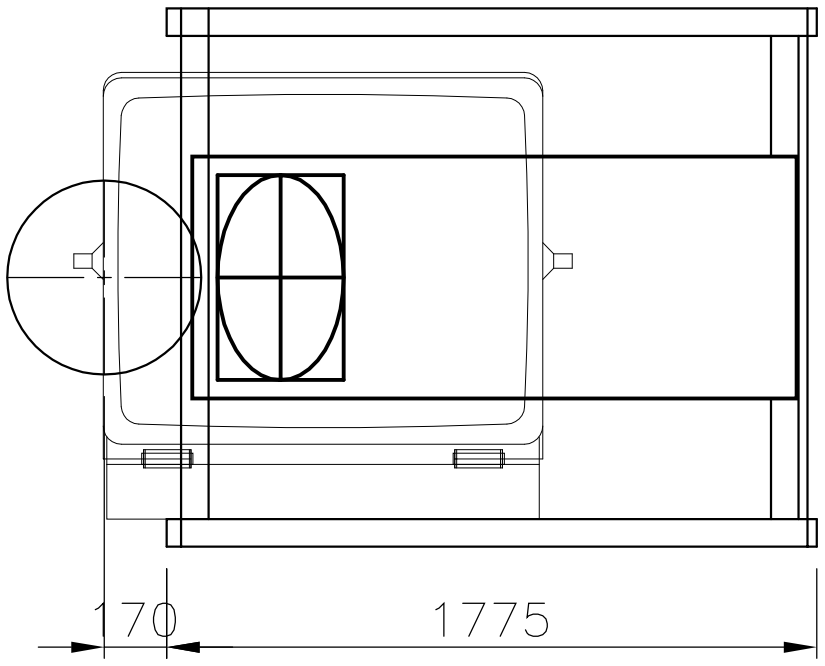
1:300 @ A3
0 1 2 5m

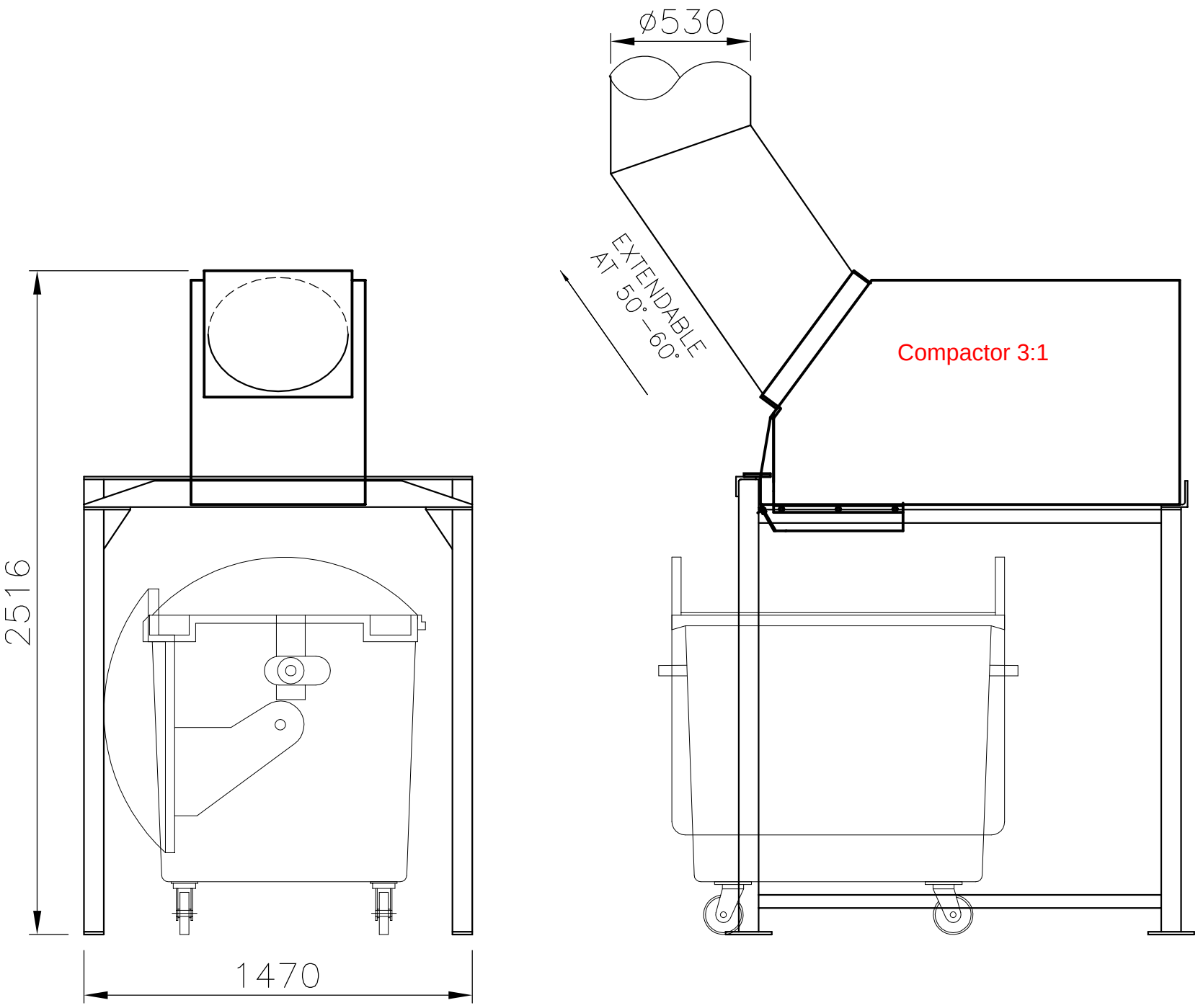
PROJECT NO. P0059485
DATE 13/03/26
DRAWING NO. 02
REVISION A

Appendix C – Equipment Details

AUTOMATED ECOPACK
COMPACTOR WITH A
SINGLE 1100 LT BIN.
WASTECH
ECOPACK & STAND.DWG

(END LOADING)





WASTECH ENGINEERING

SPECIALISING IN: DESIGN, MANUFACTURE AND SERVICE OF WASTE DISPOSAL AND RECYCLING EQUIPMENT

21 CAPITAL DRIVE, DANDENONG ,VIC. 3175 PHONE (03) 97947155 FAX (03) 9794 7636

DRN C.G	TITLE	STAND SYSTEM SINGLE 1100 LT BIN	
CKD –––			
APP –––	SCALE D.N.S	CAD FILE NAME	REV.
DATE 28/09/06	VIEWS –––	ECOPACK&STAND	0

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