



Waste Management Plan

35 University Drive, Meadowbrook
Residential Development

August 2026
Revision A

Prepared for

Azure Project 48 Pty Ltd.



DOCUMENT CONTROL

Project reference: RH2607-142

Version: Revision A

Project name: Waste Management Plan
35 University Drive, Meadowbrook
Residential Development

Client: Azure Project 48 Pty Ltd.

REVISION HISTORY

DATE	VERSION	TYPE	AUTHOR	APPROVED
10/08/2026	Draft	WMP	RHenry	RHenry
21/08/2026	Revision A	WMP	RHenry	RHenry

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A RHODIUM ENVIRONMENTAL REPORT

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1.0 DEFINITIONS

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

Bulk bin - a receptacle that is greater than 360L in capacity generally ranging from 0.66m³ to 4.50m³ that provides for the temporary storage of refuse and which is used for on-site collection.

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.

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.

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.

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

Regulated waste - has the meaning given in the Environmental Protection Regulation 2008.

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.

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

Wheeled bin - an approved waste or recyclable waste container as supplied by Council for the purpose of storage and collection of general waste or recyclable waste. A wheeled waste bin has a capacity of up to 240L and a wheeled recyclable waste bin has a capacity of up to 360L.

2.0 INTRODUCTION

2.1 DEVELOPMENT BACKGROUND

The applicant, Azure Project 48 Pty Ltd, proposes to develop a residential townhouse development at 35 University Drive, Meadowbrook, situated within the Logan City Council local government area. The development is proposed on approved 30,210m² Lot 3 under COM/55/2025 upon land currently described as Lot 100 on SP312822.

The development application will be assessed by Economic Development Queensland (EDQ) under the Provisional Priority Development Area (PPDA) assessment framework. While EDQ is the assessment manager, waste management and collection arrangements have been designed to align with the relevant requirements of Logan City Council.

Rhodium Environmental has been commissioned to prepare this Waste Management Plan (WMP) in support of the development application. The purpose of this WMP is to demonstrate that the proposed operational waste storage, handling and collection arrangements have been designed in accordance with *SC6.2.9 Planning Scheme Policy 9 – Waste Management* under the Logan Planning Scheme 2015 (Version 9.2), and with consideration of Logan City Council's *Waste Collection Services Procedure* (May 2022).

2.2 SITE DETAILS

The development site is located at 35 University Drive, Meadowbrook (refer to **Figure 1**) and falls within the Community Facilities zone under the Logan Planning Scheme 2015. The site is bounded by University Drive to the north, Ohana College to the east, the Logan Motorway to the south, and commercial development to the west. The subject site is currently unimproved.

The proposed development is for a residential townhouse complex comprised of 18 x 1 bedroom townhouses, 18 x 2 bedroom townhouses and 109 x 3 bedroom townhouses, i.e. 145 townhouses total. The site will also include car parking, communal open space and supporting facilities.

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 Waste Management planning scheme policy, this WMP establishes systems that provide the best opportunity for residents 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, including PO11 of the Servicing, access and parking code.

This report represents a WMP for the operational phase of the development which includes:

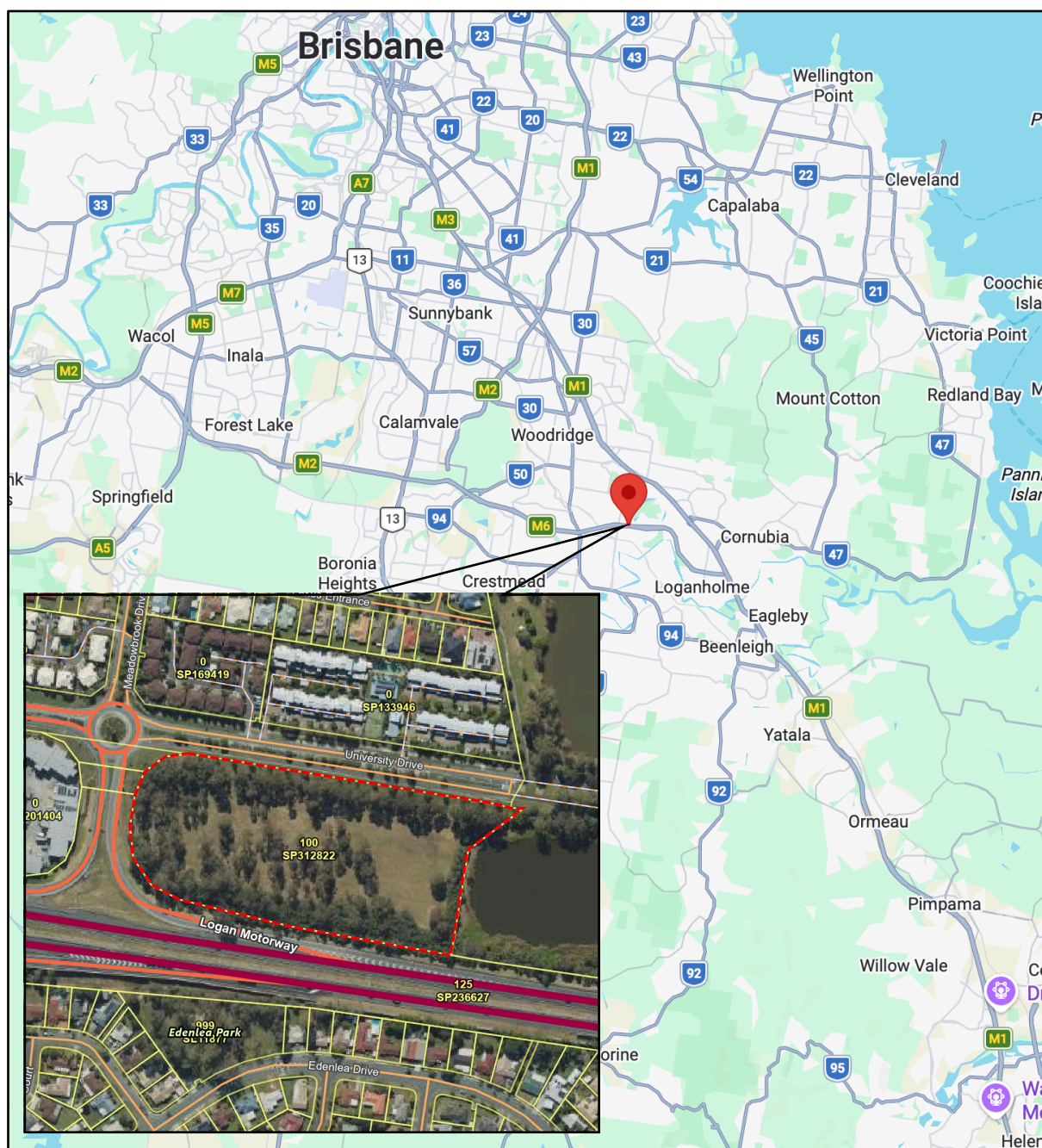
- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage area requirements and waste storage bins (**Section 4.0**);
- and

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

Waste management practices during the construction of the development are also outlined in **Section 3.0**.

Note that this report presents conceptual information on the above points, rather than involving detailed engineering designs.

Figure 1: Site location.



Subject site at 35 University Drive, Meadowbrook.

3.0 REFUSE AND RECYCLING GENERATION

3.1 CONSTRUCTION PHASE WASTE MANAGEMENT

It is noted that the site is currently undeveloped; therefore, no demolition waste will be generated. During the construction phase, all waste will be managed on-site using appropriately sized skip bins. These bins will be collected on an as-needed basis by a licensed waste transporter and taken to the Browns Plains Waste & Recycling Facility, Heritage Park (or similar approved facility). Recyclable materials will be segregated wherever practicable to minimise disposal to landfill.

The development will be constructed in three stages. Importantly, provision has been made to maintain suitable access for refuse collection vehicles throughout each stage of construction, enabling vehicles to enter the relevant stage, undertake no more than a three-point turn, and exit the site in a forward gear.

3.2 TYPE OF WASTE

The proposed development will include residential townhouses and supporting facilities that are expected to generate general waste and commingled recycling material only.

3.3 WASTE AND RECYCLING VOLUMES

Waste generation estimates for the proposed development were calculated with reference to waste generation rates adopted by neighbouring local government authorities, together with the requirements and guidance contained within Logan City Council's *Waste Collection Services Procedure* (May 2022).

Table 1 below displays the volume of general waste, while **Table 2** displays the volume of recycling material expected to be generated from the site during operation.

Table 1: Anticipated general waste generation.

Type of dwelling	No. of units	Generation rate (L/100m ² /day)	Estimated Generation (L/day)	Estimated Generation (m ³ /week)	Estimated Generation (m ³ /day)
1 bed townhouse	18	80	1,440	1.44	0.21
2 bed townhouse	18	100	1,800	1.80	0.26
3 bed townhouse	109	120	13,080	13.08	1.87
TOTAL	145	-	16,320	16.32	2.33

Table 2: Anticipated recycling generation.

Type of dwelling	No. of units	Generation rate (L/100m ² /day)	Estimated Generation (L/day)	Estimated Generation (m ³ /week)	Estimated Generation (m ³ /day)
1 bed townhouse	18	70	1,260	1.26	0.18
2 bed townhouse	18	70	1,260	1.26	0.18
3 bed townhouse	109	70	7,630	7.63	1.09
TOTAL	145		10,150	10.15	1.45

As detailed above, the development requires refuse storage catering for at least 16.32m³ per week of general waste and 10.15m³ per week of recyclable material. Suitable storage provisions for all waste streams will be incorporated into the design, as outlined in **Section 4.0** below.

4.0 REFUSE AND RECYCLING STORAGE

4.1 BIN STORAGE AREAS

The proposed development adopts a hybrid waste management strategy that combines individual kerbside collection for general waste (rate code 5I240) with communal bulk-bin collection for recyclable materials (rate code 5J70R) in accordance with *3D Alternative collection service, Waste Collection Services Procedure* (LCC, May 2022). This approach has been developed to maximise operational efficiency, minimise the footprint required for waste infrastructure within individual lots, and encourage recycling through conveniently located communal facilities (refer to **Figure 2**). Each bin storage point associated with the respective stages will remain accessible throughout the staged construction of the development, ensuring continuity of waste collection services.

Occupants will be responsible for initial separation and disposal of waste into designated receptacles within each tenancy. They will then transport general waste to the supplied wheelie bins at each tenancy and any recycling material to the nearest shared bulk bin storage point for disposal. Six (6) recycling bulk bin enclosures have been strategically located across the development site to ensure ease of disposal for all occupants.

The general waste wheelie bin storage points will be designed and constructed in accordance with *SC6.2.9 Planning scheme policy 9 - Waste management* (Logan Planning Scheme 2014: 9.2) as detailed below:

1. Each storage area can accommodate 0.81m² per dwelling (i.e. bin dimensions of 0.9m x 0.9m) and is screened from street;
2. Each storage area will be located wholly within the property boundary;
3. Provided with convenient access for residents and safe movement of bins to and from the kerbside;
4. Provided with a direct, unobstructed bin-carting route with no steps or lips.
5. The bin carting path will be predominantly constructed with a durable, hard, slip-resistant surface.
6. The storage areas do not obstruct pedestrian access, vehicle access or required parking spaces;
7. Screened from public view to minimise visual impacts;
8. Provided with sufficient space to accommodate the nominated bin without restricting access or manoeuvrability;
9. Bins stored so they remain readily accessible for routine use and collection;
10. Storage areas will be maintained in a clean and hygienic condition;
11. Residents are responsible for presenting bins at the kerb on the nominated collection day and returning them to the storage areas following collection;
12. Bin presentation does not obstruct footpaths, driveways, intersections, street furniture or vehicle sight lines;
13. The frontage is accessible to Council's side-loading collection vehicles.

The recycling bulk bin storage points will be designed and constructed in accordance with *SC6.2.9 Planning scheme policy 9 - Waste management* (Logan Planning Scheme 2014: 9.2) as detailed below:

1. Dedicated recycling bulk bin enclosures to be provided at suitable and convenient locations across the site for disposal of all comingled recyclable materials;
2. Size the enclosures to accommodate the required number and capacity of recycling bulk bins based on the development's waste generation;
3. Floor constructed of an impervious, durable surface;
4. Provided with night-time lighting for safe use and servicing;
5. Located in accordance with Crime Prevention Through Environmental Design (CPTED) principles, avoiding features that create climbing opportunities or concealed areas;
6. Screened from streets and adjoining dwellings to minimise visual, odour and amenity impacts;
7. Provided with safe and convenient pedestrian access for residents;
8. Designed to allow unobstructed access for collection contractors, with sufficient clearance to manoeuvre and service bins;
9. Designed to ensure bins can be moved without negotiating steps, kerbs or steep grades;
10. Provided with sufficient internal clearance around bins to allow opening lids and manoeuvring bins;
11. Enclosures located to minimise noise impacts during resident use and collection;
12. Positioned so collection vehicles can service bins without conflicting with normal vehicle circulation or pedestrian movement.

4.2 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 3** below.

Table 3: Details of waste and bins required for the development.

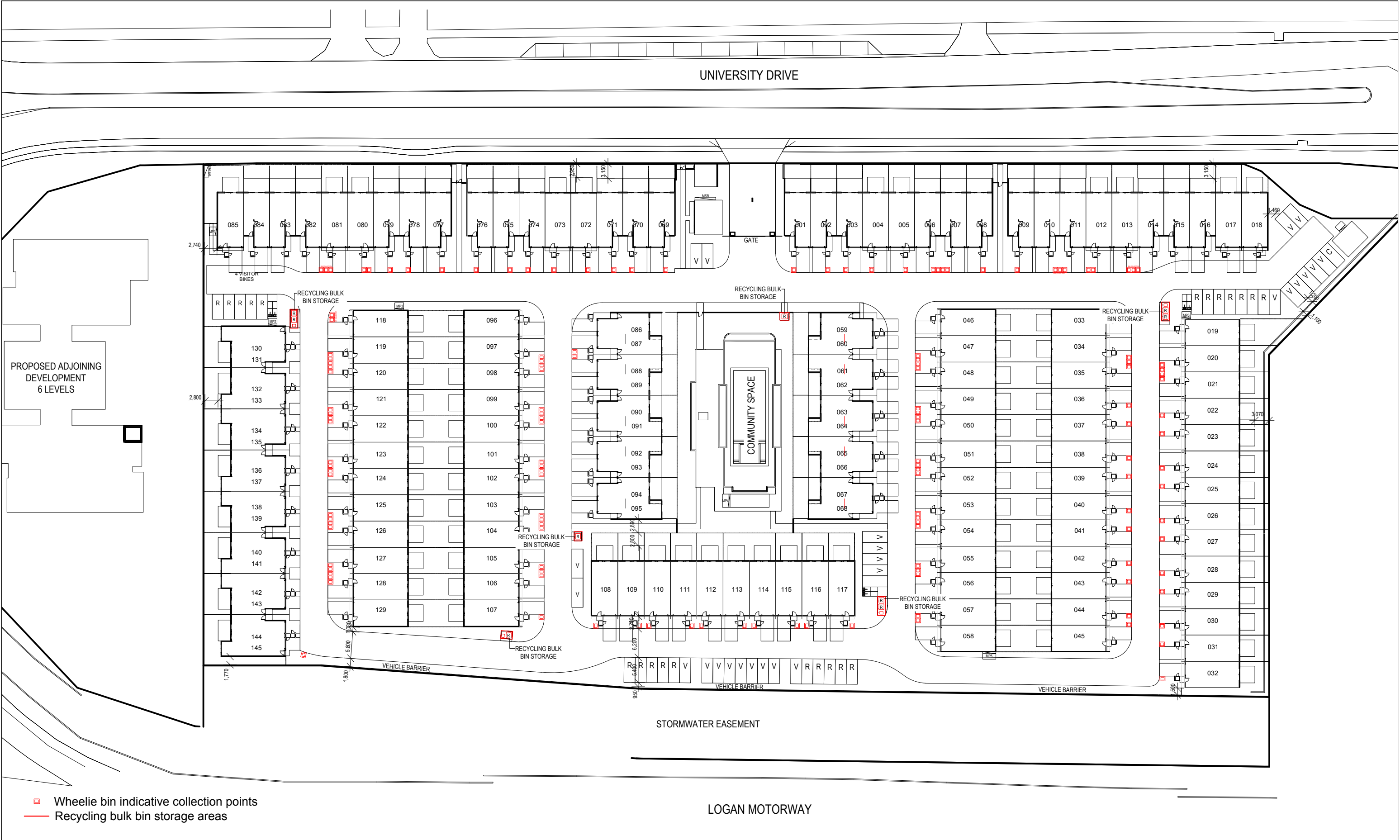
Waste type	Waste quantity (m ³ /week)	Proposed bins	Servicing frequency
General	16.32	1 x 240L wheelie bin per dwelling	Weekly
Recycling	10.15	9 x 1,100L bulk bins	Weekly

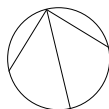
The bin servicing frequency has been capped to one collection per week for all bulk bins and wheelie bins. Once the development is operational, the collection frequency will be reviewed to ensure that it is sufficient but not excessive for the development.

Table 4 below provides dimensions of the bins to be used on-site.

Table 4: Dimensions of proposed bins.

Bin Type	Volume	Depth (mm)	Width (mm)	Height (mm)	Collection Vehicle Type
Plastic bulk bin	1,100L	1,088	1,196	1,320	Rear-lift truck
Wheelie bin	240L	730	585	1,060	Side-lift truck



NOTES Adapted from original prepared by Cottee Parker Architects Pty Ltd.	 RHODIUM ENVIRONMENTAL	DESIGNED RH	CLIENT AZURE PROJECT 48 PTY LTD		PROJECT WASTE MANAGEMENT PLAN 35 UNIVERSITY DRIVE, MEADOWBROOK		
		APPROVED RH	JOB NO. RH2607-142	DATE AUGUST 2026	TITLE GROUND LAYOUT AND WASTE MANAGEMENT AREAS		
			SHEET SIZE A3	AHD NA	SCALE NTS	REVISION A	FIGURE FIGURE 1

5.0 REFUSE AND RECYCLING COLLECTION

Bin servicing will occur within the development site in clear locations adjacent to the provided bulk bin storage areas and at kerb side for wheelie bins, as illustrated in **Figure 2**. Council's refuse collection vehicles (RCVs) will access the site via University Drive, service the bins within the development area and exit in a forward gear as demonstrated in the swept paths prepared by Q Traffic Engineering (refer to project traffic report for further details). Rear-lift RCVs will service the recycling bulk bins while side-lift RCVs will service the wheelie bins.

The waste service provider will be responsible for servicing the recycling bulk bins adjacent to the storage areas and returning the empty bulk bins to the bin enclosures before exiting the site. The side-lift trucks will service all general waste wheelie bins at kerb side at the locations illustrated in **Figure 2**.

The servicing provisions for all bins will meet the following Council requirements as per *SC6.2.9 Planning scheme policy 9 - Waste management* (Logan Planning Scheme 2014: 9.2):

General waste wheelie bins:

1. Located at an area suitable for bin presentation;
2. Provides unobstructed access for the collection vehicles;
3. Positioned so bins do not obstruct pedestrian or vehicle movement;
4. Large enough to accommodate all bins presented for collection simultaneously;
5. Provides minimum 1m kerb frontage per wheelie bin where kerbside servicing occurs;
6. Located away from intersections, roundabouts, bus stops and traffic calming devices;
7. Not located across driveways or in front of neighbouring properties external to the development area;
8. Bin transfer route is smooth, level, slip-resistant and free of steps or kerbs;
9. Collection vehicle can service bins without reversing where practicable;
10. Does not impede normal traffic flow during servicing.

Recycling bulk bins:

1. Located on a **reinforced hardstand** area designed for bulk bin loading;
2. Provides **direct and unobstructed access** for rear-lift collection vehicles;
3. Allows the collection vehicle to **approach, service and depart safely**;
4. Positioned to **avoid reversing manoeuvres where practicable**;
5. Provides **adequate side and front clearances** to safely operate lifting equipment.
6. Surface is **level and capable of supporting fully loaded waste vehicles**;
7. Located clear of parking spaces, loading areas and pedestrian routes;
8. Does not obstruct internal traffic circulation during servicing;
9. Includes sufficient manoeuvring space to allow **safe presentation and return of bins**;
10. Incorporates a **wash-down area** adjacent to the servicing/storage point where required.

Table 5: Service vehicle dimensions.

Vehicle type	Length	Width	Operating Height	Travel height	Vehicle gross mass	Min Turning Circle (wall to wall)
Side-lift truck	8.937m	2.8m	4.3m	3.848m	23t	R9.25m
Rear-lift truck	9.691m	2.8m	3.3m	3.201m	23t	R9.7m

6.0 CONCLUSION

This Waste Management Plan has been prepared to outline the conceptual framework for a practical and compliant waste management system during the operational phase of the proposed development at 35 University Drive, Meadowbrook. The following provides a summary of the development and the waste management provisions:

- The development is proposed on approved 30,210m² Lot 3 under COM/55/2025 upon land currently described as Lot 100 on SP312822.
- The development application will be assessed by Economic Development Queensland (EDQ) under the Provisional Priority Development Area (PPDA) assessment framework.
- The development is comprised of 18 x 1 bedroom townhouses, 18 x 2 bedroom townhouses and 109 x 3 bedroom townhouses, i.e. 145 townhouses total.
- The site will also include car parking, communal open space and supporting facilities.
- No demolition waste is anticipated, however all waste generated during the construction phase of the development will be segregated on-site and transported to a licensed facility.
- Waste generated in the operational phase of the development will consist of general waste and recyclable materials only. No industrial processes are proposed, and no hazardous or regulated waste will be generated.
- The site is anticipated to generate a total of 16.32m³ per week of general waste and 10.15m³ per week of recyclable material.
- Occupants of each tenancy will be responsible for initial waste segregation and for placing general waste into 240L wheelie bins allocated to each dwelling, and recyclables into bulk bins provided at common storage points at easily accessible locations.
- The bin storage areas will be designed and sized to accommodate the required number of bins in accordance with Council's policy requirements.
- All general waste will be stored in 240L wheelie bins, while all recyclables will be stored in 1,100L plastic bulk bins.
- Six recycling bulk bin enclosures will be provided at strategic locations across the site for easy disposal of recycling materials.
- Wheelie bin servicing will be undertaken by side-lift RCVs at kerb side;
- Bulk bin servicing will be undertaken by rear-lift RCVs adjacent to the bulk bin enclosures.
- Adequate clearance is provided for service vehicles to enter, service the bins, circulate within the site, and exit in a forward gear.
- The nominated servicing points provide convenient and safe access for RCVs.
- All bins will be serviced once per week.