

Date: 27th August 2026
Our ref: RH2605-121
Application ref: MCU/2025/562



CITY OF GOLD COAST
PO Box 5042
Gold Coast MC QLD 9729

Attention: City Development, Waste Assessment

**TECHNICAL MEMORANDUM: AMENDMENTS TO THE WASTE MANAGEMENT PROVISIONS
FOR 27 VISTA STREET, SURFERS PARADISE**

We refer to Development Application MCU/2025/562 for the proposed development at 27 Vista Street, Surfers Paradise. Following lodgement of the application, City of Gold Coast (Council) issued an Information Request (IR) dated 11 February 2026 seeking additional information to assist in the assessment of the proposal. In response to the IR and subsequent design development, several amendments have been made to the development layout and associated waste management arrangements.

While the IR did not specifically require amendments to the Waste Management Plan (WMP) prepared by MRA Environmental or the overall waste management strategy for the development, consequential design changes have resulted in modifications to the waste disposal, storage and servicing arrangements.

On behalf of Baharr Pty Ltd, Rhodium Environmental has reviewed the WMP against the revised architectural drawings to assess the implications of these changes. This Technical Memorandum documents the amended waste management arrangements and confirms that the development continues to comply with the requirements of *SC6.16 City Plan Policy v13 – Solid Waste Management* (City of Gold Coast, December 2025) and the relevant Performance Outcomes of the Solid Waste Management Code (9.4.12).

Summary of Changes

The revised development plans incorporate the following changes relevant to waste management:

- the residential dwelling mix has changed from 100 × 2 bedroom units to 94 × 2 bedroom units and 6 × 3 bedroom units, with the overall dwelling yield remaining unchanged at 100 units;
- the Gross Floor Area (GFA) of the proposed café tenancy has been reduced from 165m² to 97m²;



- the previously proposed two-core, double-chute waste disposal arrangement has been replaced with a single-core, single-chute system incorporating a diverter for the separate disposal of general waste and recycling;
- the commercial bulk bins have been reduced from the previously proposed 2,000L bins to 1,100L bins; and
- minor adjustments have been made to the ground-level waste management arrangements, including the bin servicing point and associated bin carting route.

The revised dwelling mix results in a minor change to the residential waste generation profile, with six of the previously proposed 2-bedroom units replaced by 3-bedroom units. Notwithstanding this change, the overall residential yield remains at 100 dwellings and the resulting waste generation can continue to be accommodated within the proposed residential waste storage and servicing arrangements.

The revised residential waste disposal system consolidates waste disposal into a single building core. A waste hopper will be provided on each residential level, enabling residents to dispose of both general waste and recyclable materials through a single waste chute incorporating a diverter system. The diverter located at the base of the chute will direct each waste stream into the appropriate residential waste or recycling receptacle within the ground level bin storage area. The revised arrangement therefore maintains separation of the general waste and recycling streams while simplifying the waste transfer system and consolidating the associated infrastructure within a single building core.

The reduction in café GFA results in a corresponding reduction in the estimated volume of general waste and recycling generated by the commercial tenancy. This reduction, together with the revised waste storage arrangements, enables the commercial waste streams to be accommodated within the proposed 1,100L bulk bins without requiring an increase in servicing frequency.

The amended ground level waste management areas, bin servicing point and associated waste management arrangements are illustrated in the revised architectural plans and attached **Figure 1**.

Except for the amendments identified above, all other waste management provisions, including the adopted waste collection frequencies and overall servicing methodology, remain generally consistent with the WMP submitted with the development application.

Compliance Assessment

The amended waste management arrangements have been reviewed against the relevant provisions of the Solid Waste Management Code (9.4.12) and *SC6.16 City Plan Policy v13 – Solid Waste Management*.

The revised arrangements continue to provide an appropriate waste management outcome for the development by:



- accommodating the revised residential mix of 94 × 2-bedroom and 6 × 3-bedroom units within the proposed residential waste management system;
- providing convenient access to a centrally located waste disposal system for residential occupants;
- maintaining separation of general waste and recycling through the single-chute diverter system;
- providing sufficient commercial waste storage capacity within the revised 1,100L bulk bins having regard to the reduced café floor area;
- maintaining appropriate separation between residential and commercial waste streams;
- providing safe and practical bin storage and movement arrangements for site management and servicing personnel;
- facilitating efficient waste collection operations from the nominated servicing point; and
- maintaining adequate access to waste storage and servicing infrastructure.

The amended waste management arrangements remain consistent with the intent of the WMP and continue to satisfy the applicable City Plan waste management provisions. The amendments do not result in any adverse impact on the storage, transfer or servicing of waste generated by the development.

All other waste management provisions detailed in the submitted WMP remain applicable except where specifically amended by this Technical Memorandum.

Should Council require any further clarification regarding the amended waste management arrangements, please do not hesitate to contact the undersigned.

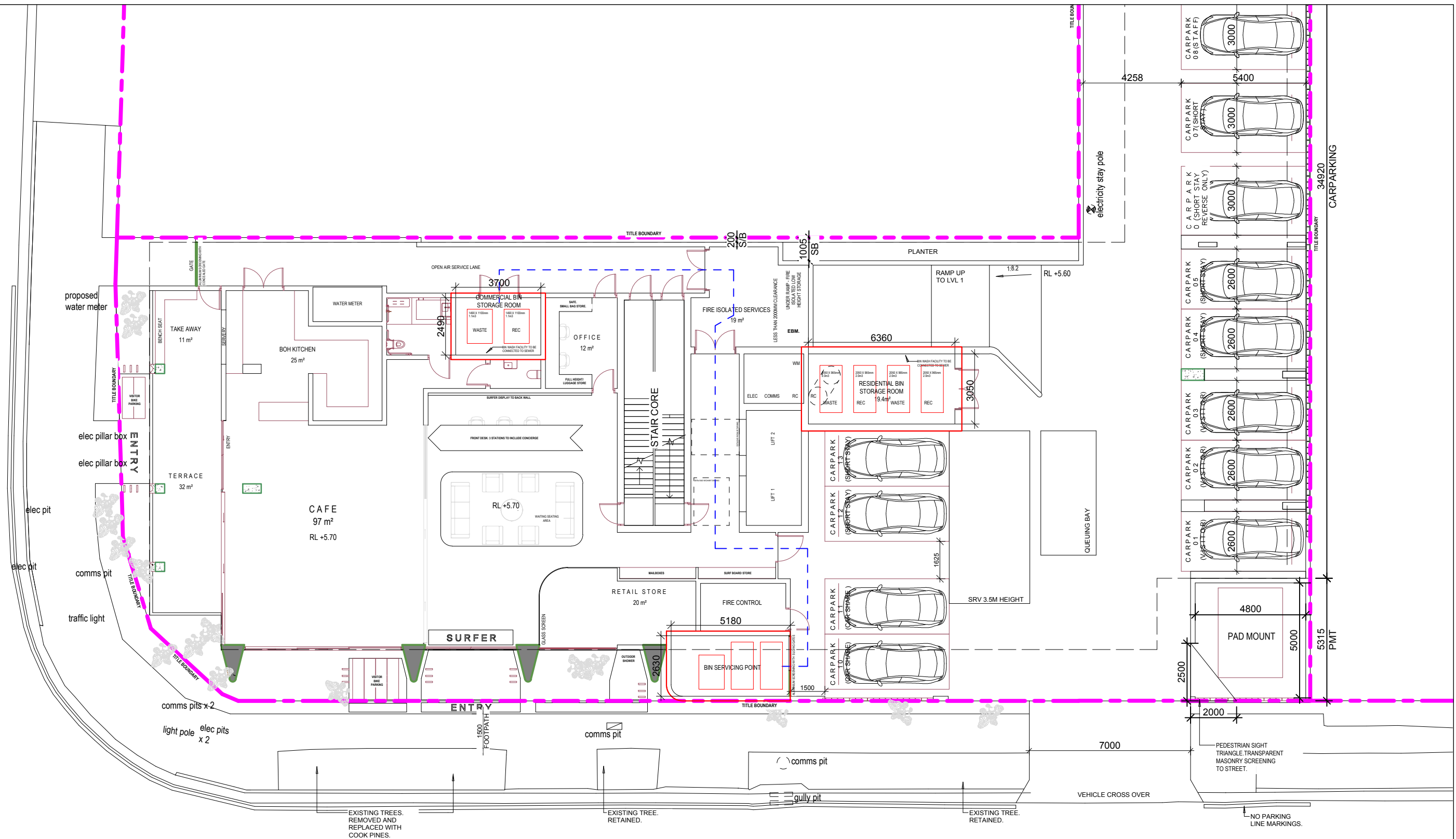
Yours sincerely,



Ryan Henry
Director
Rhodium Environmental



SURFERS PARADISE BLVD



LEGEND

- Property Boundary
— Bin storage areas
--- Bin carting route

VISTA STREET

NOTES		DESIGNED RH	CLIENT BAHARR PTY LTD		PROJECT WASTE MANAGEMENT TECHNICAL MEMORANDUM 27 VISTA STREET, SURFERS PARADISE			
		APPROVED RH	JOB NO. RH2605-121	DATE AUGUST 2026	TITLE GROUND LAYOUT AND WASTE MANAGEMENT AREAS			
			SHEET SIZE A3	AHD NA				
						SCALE NTS	REVISION B	FIGURE FIGURE 1