



Waste Management Plan

638 Pittwater Road, Brookvale NSW 2100

June 2025



APEX ENGINEERS

Type of Assessment: Waste Management Plan

Site Location: 638 Pittwater Road, Brookvale NSW 2100

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Table of Contents

1. Introduction	4
2. Basis of Assessment.....	4
2.1 Aim	4
2.2 Site Description and Local Road Network.....	4
2.3 Proposal Characteristics.....	4
3. On-Going Waste Management Plan	6
3.1 Waste Generation Levels and Bin Requirements.....	6
3.2 Communal Waste Enclosure Sizes	8
4. Collection	11
4.1 Residential Bins	11
4.2 Commercial and Retail Bins	11
5.1 Green Waste.....	11
5.2 Responsibility.....	11
5. Specific Requirements	12
6. Summary	15

List of Figures and Tables

Figure 1: Location of the Subject Site	5
Figure 2: 240L Bin Dimensions.....	8
Figure 3: Location of Communal Bin Storage Rooms.....	9
Figure 4: Scaled Bin Diagram for Commercial/Retail Bin Storage Room.....	9
Figure 5: Scaled Bin Diagram for Residential Bin Storage Room 1	10
Figure 6: Scaled Bin Diagram for Residential Bin Storage Room 2	10
Table 1: Summary of Compliance with Specific Requirements	12

1. Introduction

APEX Engineers were engaged by Tony Chirillo to provide a Waste Management Plan as part of the development application for the proposed mixed-use, multi-unit development located at 638 Pittwater Road, Brookvale NSW 2100.

2. Basis of Assessment

2.1 Aim

This report shall outline the ongoing waste management strategies to be adopted by the proposed development.

2.2 Site Description and Local Road Network

The subject site (located at 638 Pittwater Road in Brookvale) is zoned as Business Development (B5) and is bound by 3 roads; Pittwater Road to the west, Orchard Road to the south and Charlton Lane to the east. At the site frontage, Pittwater Road includes two traffic lanes and a bus lane in each direction (with a posted speed limit of 60 km/hr) and is a part of the A8 arterial route linking Mona Vale to North Sydney. Both Orchard Road (with a posted speed limit of 50 km/hr) and Charlton Lane are local roads. Orchard Road includes left-in/left-out access from/to Pittwater Road.

Figure 1 Highlights the site location from an aerial perspective.

2.3 Proposal Characteristics

The proposed development includes the following components;

- 60 residential units (39 x 1 bed units + 15 x 2 bed units + 6 x 3 bed units).
- A commercial unit totalling 1,425 square metres of GFA (across ground and basement level 1).
- 2 ground-level retail units totalling 130 square metres of GFA.
- Total of 152 car parking spaces (across three basement levels) with access off Charlton Lane.
- 2 service vehicle bays (within ground level) with access off Orchard Road.



Figure 1: Location of the Subject Site

3. On-Going Waste Management Plan

3.1 Waste Generation Levels and Bin Requirements

Waste generation levels and bin requirements have been determined with reference to the Warringah Waste Management Plan (2010).

3.1.1 Residential Component

Appendix 1 of the Warringah Waste Management Plan (2010) stipulates the number of bins to be allocated for multi-unit residential developments, based on the number of dwellings. Considering the proposed development which includes 60 residential units, 46 x 240L bins are required for the residential component of the development.

3.1.2 Commercial Component

Table 1 of the Warringah Waste Management Plan (2010) provides waste and recycling generation rates for ongoing operations of various land uses. For Offices¹, the following rates are provided:

- Garbage: 10L per 100m² floor area/day; and
- Recyclable Material: 10L per 100m² floor area/day.

Applying the above rates to the total GFA of the proposed commercial unit (being 1,425 sqm), the following maximum garbage and recycling accumulation levels (based on respective collection frequencies) have been obtained (it is noted that the commercial unit was assumed to operate every day of the week, for conservative assessment purposes):

- Garbage: 10L per 100m² floor area/day x 1,425 m² x 7 days= 997.50L (once a week collection)
- Recyclable Material: 10L per 100m² floor area/day x 1,425 m² x 14 days = 1,995L (once a fortnight collection)

¹ It is noted that the commercial unit of the proposed development is assumed to be an office

As per the above, for the commercial component of the development, it is recommended to provide 5 x 240L (total capacity of 1,200L) bins for garbage and 9 x 240L (total capacity of 2,160L) bins for recyclable material.

3.1.3 Retail Component

Table 1 of the Warringah Waste Management Plan (2010) provides waste and recycling generation rates for ongoing operations of various land uses. For Shops, the following rates are provided:

- Garbage: 50L per 100m² floor area/day; and
- Recyclable Material: 25L per 100m² floor area/day.

Applying the above rates to the total GFA of the 2 ground level retail units (130 square metres), the following maximum garbage and recycling accumulation levels (based on respective collection frequencies) have been obtained (it is noted that both retail units have been assumed to operate every day of the week, for conservative assessment purposes):

- Garbage: 50L per 100m² floor area/day x 130 m² x 7 days = 455L (once a week collection)
- Recyclable Material: 25L per 100m² floor area/day x 130 m² x 14 days = 455L (once a fortnight collection)

As per the above, for the retail component of the development, it is recommended to provide 2 x 240L (total capacity of 480L) bins for garbage and 2 x 240L (total capacity of 480L) bins for recyclable material.

3.2 Communal Waste Enclosure Sizes

The dimensions of the above-mentioned 240L bins are considered to be 585mm wide by 730mm long, as per the below figure extracted from Appendix 1 of the Warringah Waste Management Plan (2010).

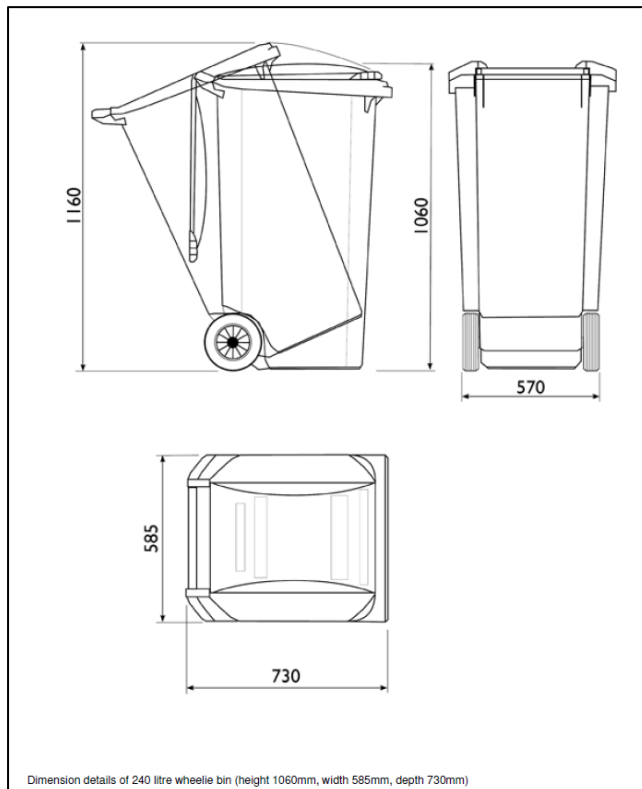


Figure 2: 240L Bin Dimensions

From the above-identified dimensions, it was established that each bin requires a minimum area of 0.43m². Locations of communal bin storage rooms are shown in **Figure 3**. The anticipated bin configurations (to scale) within each room, are illustrated in **Figures 4, 5** and **6**.

As per these figures, the proposed two residential bin storage rooms are capable of accommodating a total of 48 x 240L bins (max. capacity of 46 bins required) and the commercial/retail bin storage room is capable of accommodating 18 x 240L bins.

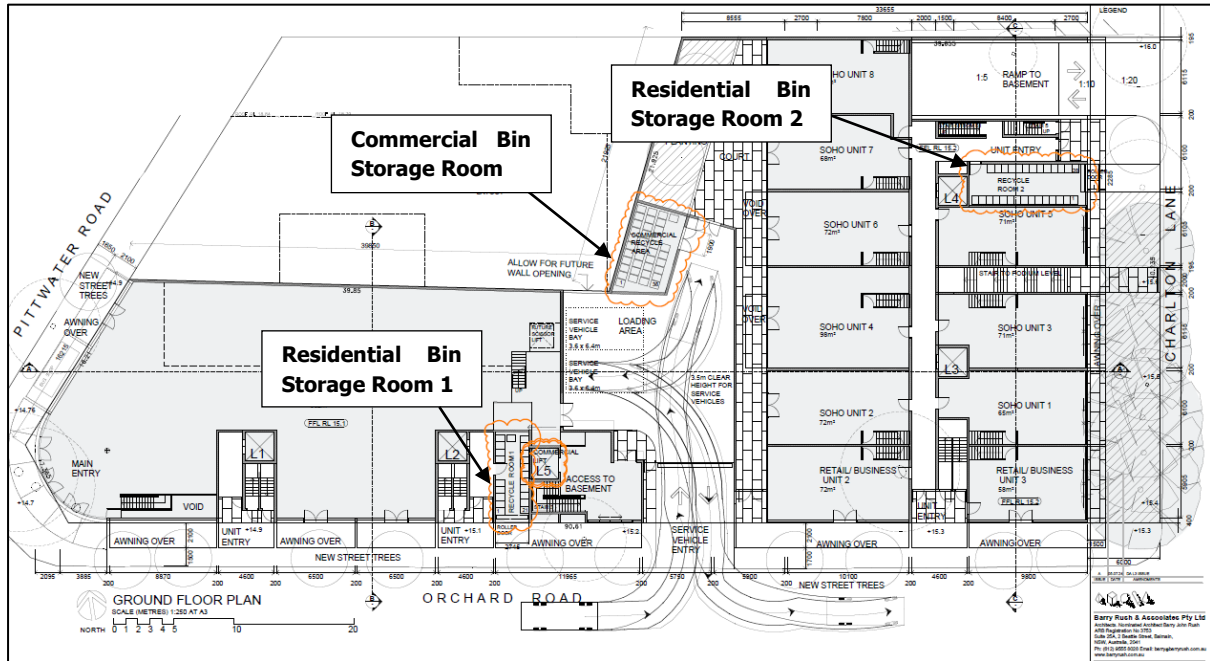


Figure 3: Location of Communal Bin Storage Rooms

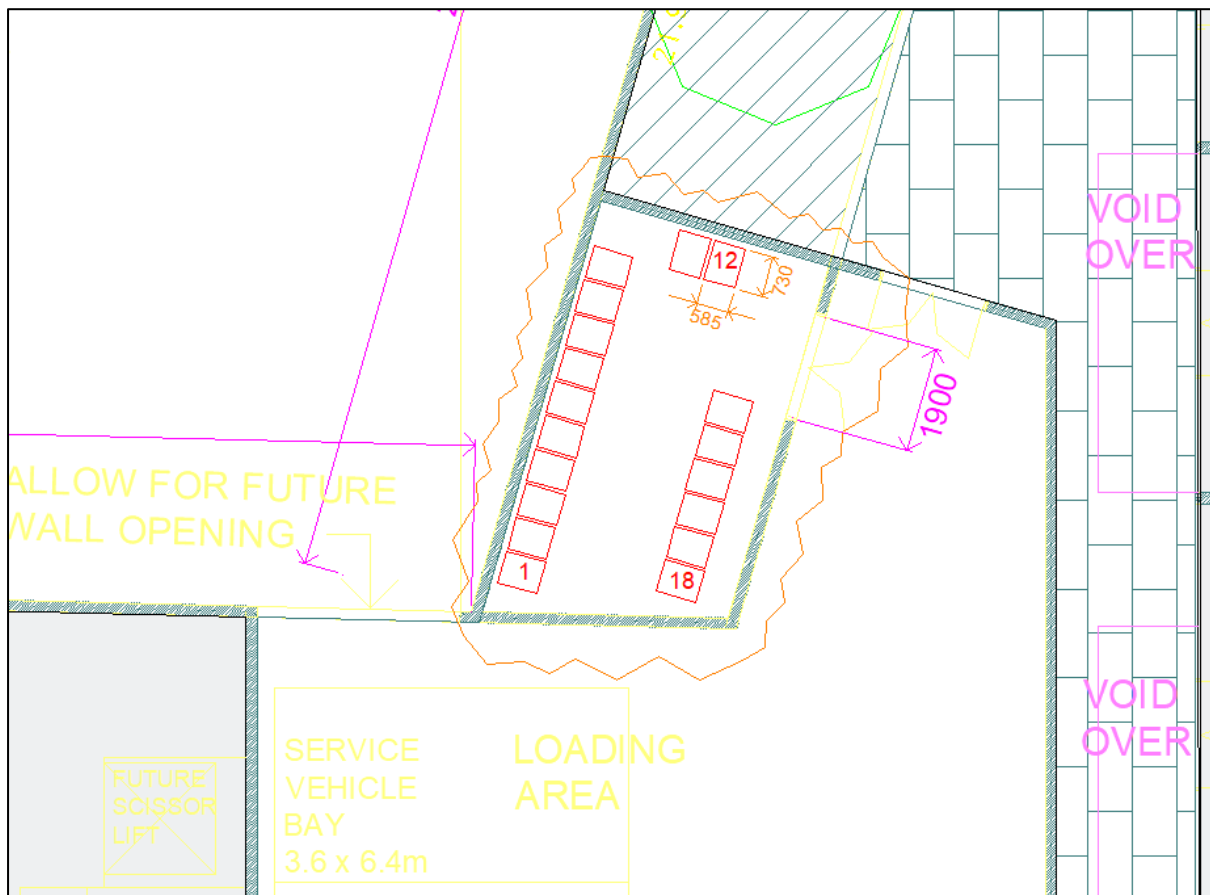


Figure 4: Scaled Bin Diagram for Commercial/Retail Bin Storage Room

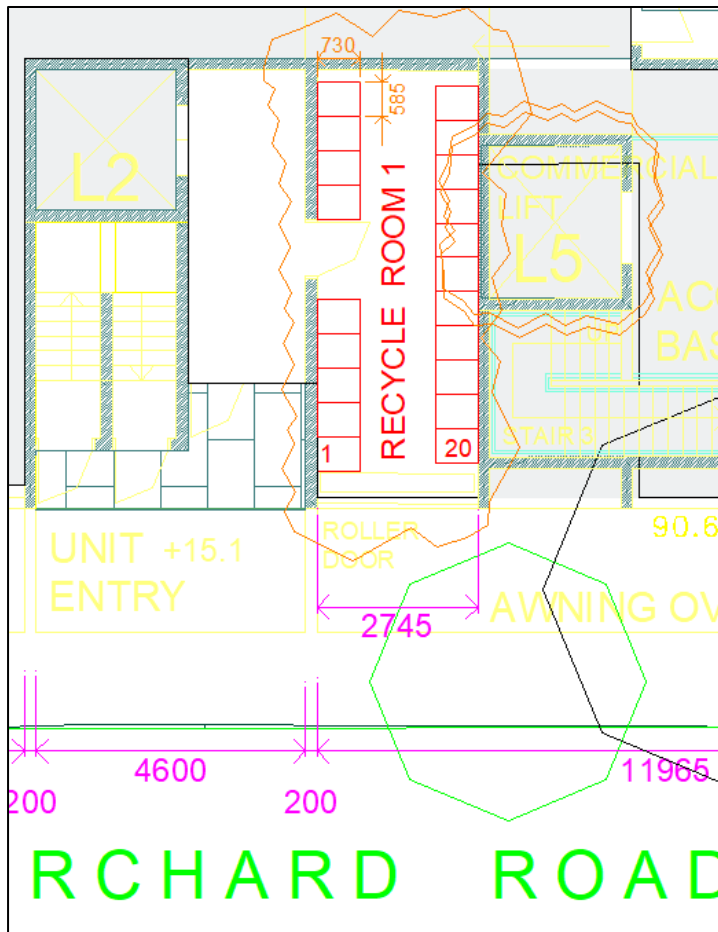


Figure 5: Scaled Bin Diagram for Residential Bin Storage Room 1

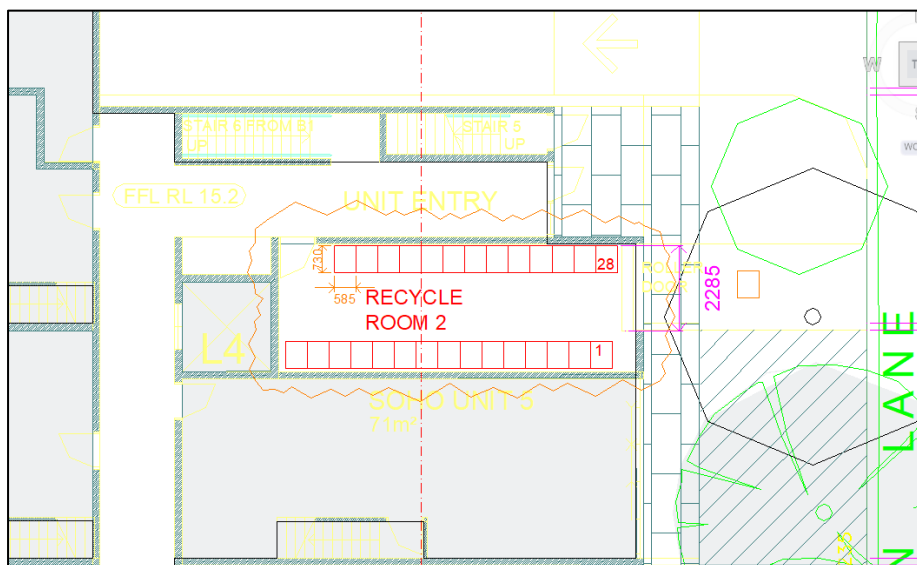


Figure 6: Scaled Bin Diagram for Residential Bin Storage Room 2

4. Collection

4.1 Residential Bins

The waste collection service for the residential component of the proposed development will be provided by the Council (through Council waste contractor). It is noted that general waste will be collected weekly while recyclable material will be collected every fortnight. The subject site is located in Council Zone 1 and the collection day is on Thursday.

All the 240L residential bins will be presented at the kerbside of Orchard Road and Charlton Lane on the collection day. The waste collections will be undertaken by the Council contractor by parking the waste truck at the kerbside, at site frontage on Orchard Road and Charlton Lane.

4.2 Commercial and Retail Bins

Commercial and Retail bins will be collected by a private contractor (to be engaged by the operator). It is noted that general waste will be collected weekly while recyclable material will be collected every fortnight.

The private waste contractor shall use a 6.4m long small rigid vehicle or an equivalently sized vehicle to access the site's loading bay (which has been designed in accordance with AS 2890.2, to adequately accommodate the manoeuvres by a 6.4m small rigid vehicle).

5.1 Green Waste

The Owners Corporation shall employ a gardener (private contractor) to maintain the communal garden area. It will be the responsibility of the gardeners to remove any green waste as required.

5.2 Responsibility

The development's management shall employ a person, to maintain the bin storage areas. This will involve using the provided facilities to clean the enclosure and bins.

Management shall also be responsible for Council/private waste contractor dealings, including, but not limited to:

- Ordering initial bins;
- Ordering replacements or additional bins;
- Organising Council collections for the residential component and private waste contractor collections for the commercial/retail components: and
- Organising Council clean-ups (for bulky waste) or other special services.

Prior to moving in, management shall provide residents with information regarding the adopted waste management system.

5. Specific Requirements

The following table provides a list of specific requirements for ongoing waste management, as outlined in Chapter 4 (On-going waste management for three or more dwellings) of the Warringah Council - Waste Management Guidelines (2016) document. It is noted that the subject development shall comply with Sections 4.2, 4.3, 4.4, 4.5 and 4.6 in the above document.

Table 1: Summary of Compliance with Specific Requirements

Requirement	Compliance/Comments
4.2. Waste Storage Area Design Requirements	
All Waste Storage Areas will: a) Be a designated area to accommodate Council's allocated number of waste and recycling containers. b) Have a practical layout, be free of obstructions and have only 90-degree angle corners. c) Have a floor area capable of storing the number of bins outlined in Appendix A.	Proposed bin storage areas offer sufficient space to accommodate the required number of bins. Additional vegetation bins can also be accommodated within the proposed bin storage areas (as the scaled bin area

d) Accommodate 1 x 240L vegetation bin for every 200m² of landscaped open space on the site. e) Be graded and drained to a Sydney Water approved drainage system. f) Be serviced by an easily accessible water tap. The tap must not obstruct aisles, access ways and placement of bins. g) Be cement rendered and coved (smooth rounded corners) at the floor and wall intersections. h) Be clear of any service and utilities infrastructure and related activities. i) Be capable of being kept clean and tidy at all times. j) Be in accordance with the BCA, relevant AS and legislation detailed in Chapter xii of the Waste Management Guidelines.	diagrams show, there is ample spare capacity in each storage room). All bin rooms are capable of complying with design requirements during CC stage.
4.3. Waste Storage Area location requirements	
The Waste Storage Area must be: a) At street level and permit easy, direct and convenient access for the residents, Council and Council's waste contractors. b) Clear of any obstructions and security devices. c) Incorporated entirely within the site boundary and, if it is an external structure, be designed to reduce visual impact and clutter. d) No closer than 3m from any dwelling openings. e) Clear of any entry points to stormwater	All waste storage rooms are compliant and are capable of complying with these requirements at CC stage.

systems and prevent waste water from entering any stormwater system.	
4.4. Pathway, access and door requirements	
The pathway and access between the Waste Storage Area and Collection Point will be: a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps. b) A maximum ramp gradient of 1 in 8. c) Hazard free and not via a pathway with vehicular traffic. d) A minimum width of 1200mm. Any doors fitted on the Waste Storage Area, pathway and access will be: e) A minimum width of 1200mm. f) Able to be latched in an open position. g) Unobstructed by any locks and security devices. h) Openable in an outward direction.	All bin rooms are compliant and are capable of complying with these requirements at CC stage. All bin rooms offer sufficient aisle width (>1200mm) as per the scaled bin area diagrams. All bin storage rooms include at least one door wider than 1200mm. Other requirements can be complied with during the CC stage.
4.5. Bulky goods waste storage area requirements	
To assist with the storage of goods for Council clean-ups, where the development exceeds 10 dwellings, a bulky goods waste storage area must be provided that will be: a) A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods. b) A room or caged area separate from the Waste Storage Area.	The proposed 60 dwellings require 24 square metres of bulky goods storage area. Provision has been made for separate storage spaces within the basement parking level.

c) Incorporated entirely within the site boundary and not visible to the public	
4.6. Kerbside (on-street) waste collection requirements	
For developments with 3 – 80 dwellings, the pathway and access between the Waste Storage Area and property boundary must be a maximum distance of 6.5m.	The residential waste storage rooms are located at a distance <6.5m from the property boundary (from Orchard Road and Charlton Lane).

6. Summary

We trust that the information provided within this report sufficiently outlines the ongoing waste management strategy to be adopted by the proposed mixed-use development.

Should Council require further information or clarification, please contact the undersigned.

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