

30 September 2024

Ben McCann
Development Manager
SMA Projects
Level 3, 2-4 Ross Place, South Melbourne

ADVERTISED PLAN

Proposed Amendment of the Endorsed Scheme (P0780/2021)
99 Derby Road, Sunshine
Waste Management Assessment

1. Background and Introduction

The amendment of the endorsed scheme is currently being sought for the increase in residential units of the proposed central apartment building B, C and D of the development to be built on land locate at 99 Derby Road, Sunshine.

This document sets out Ratio’s waste management assessment for the proposal and has been prepared in accordance with Sustainability Victoria’s ‘Better Practice Guide’, Brimbank City Council’s latest waste management requirements, and EPA Victoria’s ‘Noise Control Guidelines’.

2. Development Proposal

The previous scheme submitted for endorsement considered a total of 82 units in the central apartment buildings B, C and D of the development. The amendment of the scheme considers an increase in apartment numbers in these three buildings to a total of 137 units. Refer to Tables 1-3 below for an outline of the development summary for each building for both schemes.

Table 1: Building B Development Schedule

Waste Source	Endorsed Scheme	New Scheme
1-Bedroom Apartment	4	25
2-Bedroom Apartment	25	21
3-Bedroom Apartment	-	5
Total	29	51



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Table 2: Building C Development Schedule

Previous Scheme	New Scheme	Previous Scheme
1-Bedroom Apartment	9	6
2-Bedroom Apartment	9	20
3-Bedroom Apartment	6	6
Total	24	32

Table 3: Building D Development Schedule

Waste Source	Previous Scheme	New Scheme
1-Bedroom Apartment	5	32
2-Bedroom Apartment	24	22
3-Bedroom Apartment	-	-
Total	29	54

Refer to Appendix A for copy of the Architectural Plans of the new scheme proposed.

3. Waste Volume Estimates

The waste generation volume associated to the new scheme was estimated using all previous considerations:

The waste generation rates provided by Sustainability Victoria's Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments, which specify the generation rates still relevant to the development.

The separation and management of food organics (35% of the general waste stream) and glass recycling (30% of the mixed recycling stream).

The updated volume estimates for the new scheme are presented in Table 4 below.

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Table 4: Waste Volume Estimates

Waste Source	Number of Units	General Waste Volume (L/Week)	Organics Volume (L/Week)	Recycling Volume (L/Week)	Glass Volume (L/Week)
Building B	51	3,055	1,645	3,290	1,410
Building C	32	2,080	1,120	2,240	960
Building D	54	3,094	1,666	3,332	1,428

4. Waste Storage Arrangements

The waste storage requirements for each building are outlined in Tables 5-7 below.

Table 5: Building B Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	1,100	2	1,330	1,240	1,070	2.65
Recycling	1,100	2	1,330	1,240	1,070	2.65
Glass	240	3	1,060	585	730	1.28
Hard Waste/ E-Waste	Drop-off area (collected as required)					2.00
Total Footprint Required Excluding Circulation (m²):						8.59
Total Area Provided (m²):						17.90

Table 6: Building C Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	1,100	1	1,330	1,240	1,070	1.33
Recycling	1,100	1	1,330	1,240	1,070	1.33
Glass	240	2	1,060	585	730	0.85
Hard Waste/ E-Waste	Drop-off area (collected as required)					2.00
Total Footprint Required Excluding Circulation (m²):						5.51
Total Area Provided (m²):						19.90

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Table 7: Building D Waste Storage Requirements

Waste Stream	Bin Size (L)	Quantity	Height per bin (mm)	Width per bin (mm)	Depth per bin (mm)	Footprint (m²)
General waste	1,100	2	1,330	1,240	1,070	2.65
Recycling	1,100	2	1,330	1,240	1,070	2.65
Glass	240	3	1,060	585	730	1.28
Hard Waste/ E-Waste	Drop-off area (collected as required)					2.00
Total Footprint Required Excluding Circulation (m²):						8.59
Total Area Provided (m²):						28.90

Organic Waste Storage and Disposal

As per the previous scheme, all apartment unit shall be provided with internal food waste disposers which shall process and dispose of organics directly into the drainage system. No organics shall be stored within the bin rooms.

Bin Storage Location and Layout

Refer to Appendix B for the Waste Management Drawings of the development which demonstrate that the bin rooms proposed in the previous scheme are sufficient to store all bins required for the new scheme.

5. Waste Collection Arrangements

The proposed waste collection frequency and weekly service capacity for each building are outlined in Tables 8-10 below.

Table 8: Building B Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency	Capacity (L/week)
General waste	3,055	1,100	2	Twice Weekly	4,400
Recycling	3,290	1,100	2	Twice Weekly	4,400
Glass	1,410	240	3	Twice Weekly	1,440
Hard Waste/ E-Waste	-	Drop-Off Area	-	As required	-

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Table 9: Building C Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency	Capacity (L/week)
General waste	2,080	1,100	1	Twice Weekly	2,200
Recycling	2,240	1,100	1	Twice Weekly	2,200
Glass	960	240	2	Twice Weekly	960
Hard Waste/ E-Waste	-	Drop-Off Area	-	As required	-

Table 10: Building D Waste Collection Requirements

Waste Stream	Volumes (L/week)	Bin Size (L)	Bin Numbers	Collection Frequency	Capacity (L/week)
General waste	3,094	1,100	2	Twice Weekly	4,400
Recycling	3,332	1,100	2	Twice Weekly	4,400
Glass	1,428	240	3	Twice Weekly	1,440
Hard Waste/ E-Waste	-	Drop-Off Area	-	As required	-

Waste Collection Location and Methodology

All waste and recyclables generated by Buildings B, C and D of the development shall be collected from the basement level carpark via a private collection service. Collection is expected to be undertaken by 6.4-metre-long mini rear loading vehicles that have a travel clearance height of 2.2m and an operational clearance height of 2.5m when lifting 1,100L bins. No height clearance issues have been identified.

The waste collection methodology remains consistent with the proposal of the endorsed scheme and the waste movement plan included in the endorsed Waste Management Plan report.

Waste Collection Times

Waste collection shall only occur during daytime hours and under the same circumstances proposed in the endorsed plan, as outlined below.

Waste collection shall only be undertaken:

- Between 7:00am and 8:00pm, Monday to Friday; and
- Between 9:00am and 8:00pm, Weekends and Public Holidays.

Further to the above, waste collection shall be undertaken outside of peak AM and PM commuter periods, to minimise to disruption to traffic along the proposed internal road network and within the basement car parks (i.e., between 10:00am and 3:00pm).

6. Conclusion

In conclusion,

- An amendment to the endorsed scheme is currently being sought to support the increase in the number of units in the central apartment buildings (B, C and D) of the development proposed at 99 Derby Road, Sunshine.
- The new scheme reviewed does not consider any other amendments or increases to the other development components, such as townhouse lots and other buildings.
- The waste volume expected to be generated by Buildings B, C and D under the new scheme were estimated and the bin storage requirements were determined. The bin storage areas provided in the original scheme were found to be sufficient for the storage of the new waste volume estimates, if a collection of two times per week is considered.
- The waste collection can still be undertaken by a private collection contractor via 6.4-metre-long mini rear loaders as originally proposed in the endorsed scheme.
- The increase in waste collection frequency to twice weekly is acceptable and does not represent a significant impact to local traffic and the amenity of the development.

Overall, the new scheme proposed is not expected to create any adverse impacts and is considered acceptable from a waste management perspective. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,



Mitchell Fairlie
Associate: Waste Management
Ratio Consultants Pty Ltd

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Appendix A – Plans Assessed

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- NOTES:
1. ALL UNDERCOVER/BASEMENT ACCESSWAYS MUST HAVE A MINIMUM CLEARANCE OF 2.2M TO CEILING (SERVICES TO BE LOCATED ABOVE 2.4M).
 2. THE FENCE ALONG THE NORTHEASTERN BOUNDARY TO BE PROVIDED WITH A MINIMUM OF 3 PEDESTRIAN OPENINGS AT A FUTURE DATE, SHOULD THE CONSTRUCTION OF A VEHICLE PATH ON RAIL CORRIDOR LAND PROVIDE FOR LINKAGES INTO THE SITE, SUBJECT TO FUTURE APPROVALS FROM ALL RELEVANT AUTHORITIES.
 3. APPROPRIATE WAY FINDING SIGNAGE TO BE PROVIDED THROUGHOUT THE SITE.
 4. STREET LIGHTING SSTRUCTURES AND ILLUMINATION WILL MEET MINIMUM AUSTRALIAN STANDARDS, IN ADDITION TO THE PROVISION OF LIGHTING TO THE POCKET PARKS FOR PEDESTRIAN SAFETY.
 5. ALL LANEWAYS, INTERNAL ROADS AND ROAD RESERVES ARE 'PRIVATE BODY CORPORATE' RESPONSIBILITY.
 6. ALL BOUNDARY FENCES WITHIN THE DEVELOPMENT ARE IN ACCORDANCE WITH THE FENCE PLAN (TP20.01)
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REFER LANDSCAPE PLAN PREPARED BY TRACT FOR SOFT/HARD LANDSCAPING AND EXTERNAL SURFACE FINISHES

Rev	Description	Date
15	TP ISSUE	28.04.25
14	TP ISSUE	18.11.24
13	TP ISSUE	11.10.24
12	TP ISSUE	20.09.24

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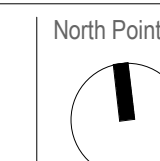
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Drawing Title

LEVEL 5 MASTERPLAN

Drawing Issue
TOWN PLANNING

Scale	
A3 /	
A1 /	1 : 5

Drawn by
EG
Checked by
Checker

Project Number
211506

Issue Date
APRIL 2025

Drawing Number
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REFER TO SHEETS TP1.09-TP01.10A FOR TOWNHOUSE
ROOF PLAN INFORMATION

ROOF LEGEND

PV - PHOTOVOLTAIC ARRAY
SL - SKYLIGHT
ST - SKYTUBE

ALL TOWNHOUSES ARE TO HAVE AN INDIVIDUAL 2.5KW PV CAPACITY

ROOF MATERIALS AND FINISHES	
CODE	DESCRIPTION
RF01	COLOURBOND METAL ROOFING - COLOUR SURFMIST
RF02	LIGHT GREY TRAFFICABLE WATERPROOF MEMBRANE

NOTE: ALL ROOF MATERIALS TO HAVE MAX 0.3 SOLAR ABSORPTANCE

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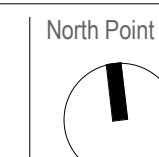
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99 DERBY ROAD SUNSHINE

Drawing Title

ROOF MASTERPLAN

Drawing Issue
TOWN PLANNING

Scale
A3 /
A1 / 1 : 500

Drawn by EG	Project Number 211506
Checked by Checker	Issue Date NOV 2024

Drawing Number
TP00.27
Revision Issue
3

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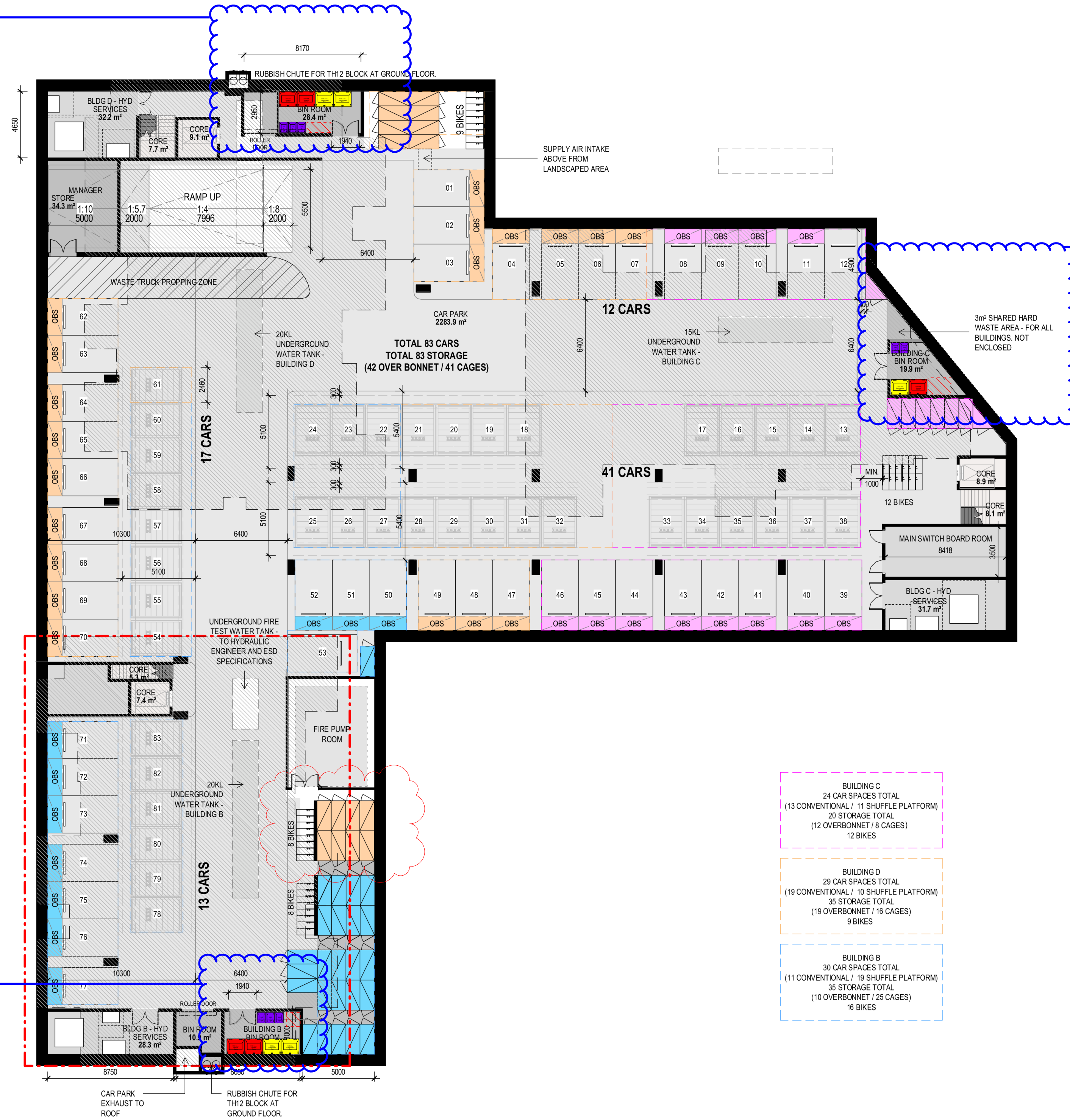
Appendix B – Waste Management Drawings

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Building D Bin Room



Building C Bin Room

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Building B Bin Room

NOTE :
MECHANICAL VENTILATION SPECIFICATION AND DESIGN
TO BE PROVIDED DURING DETAIL DESIGN BY
MECHANICAL ENGINEER.

BASEMENT CLEARANCE HEIGHTS ARE TO BE
MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS
OF THE WASTE MANAGEMENT PLAN.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN THE
CAR PARKING AREA OF EACH APARTMENT BUILDING
INCLUDING CHARGERS (LEVEL 2) FOR A MINIMUM OF 5%
OR RESIDENT PARKING BAYS WITHIN EACH BUILDING.