DICKENS SOLUTIONS

(REF – 24018)

WASTE MANAGEMENT PLAN

EJE ARCHITECTURE
(NEWCASTLE BASKETBALL ASS.)

HUNTER INDOOR SPORTS CENTRE
(BASKETBALL & SPORTS STADIUM)
@
74 WALLARAH RD & 2 MONASH RD
NEW LAMBTON

JULY 2024

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Plan has been prepared for a State Significant Development Application (SSD 65595459) to be submitted to the NSW Department of Planning Housing and Infrastructure (DPHI). It supports the proposal by the Newcastle Basketball Association for the Hunter Indoor Sports Centre (HISC) at 24 Wallarah Road and 2 Monash Road, New Lambton.

This Waste Management Plan (WMP) describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going operational use of the buildings on the site, are to be dealt with.

The aims and objectives of this WMP are to: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices,
2. Promote the use of recyclable materials in the excavation, construction, and on-going operation of the building,
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development,
4. Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access, and,
5. Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety, and convenience of all stakeholders.

The land on which the development is proposed is located within the Newcastle City LGA.

This WMP is prepared in accordance with: -

- Newcastle Local Environment Plan 2012,
- Newcastle City DCP 2023,
- Relevant SSD legislative requirements
- All Conditions of Consent to be issued under the approved DA for the project;
- Better Practice Guide for Waste Management in Commercial and Industrial Developments, and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

1.2 PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

PROJECT DESCRIPTION	**Sports Stadium / Community Facility**
DETAILS	**Refer to Proposal**
PROPERTY DESCRIPTION	**The development is to be constructed over four (4) existing Torrens Title allotments at Lots 2378-2380, in DP755247, 74 Wallarah Road and 2 Monash Road, New Lambton.**
STREET ADDRESS	**74 Wallarah Rd & 2 Monash Rd, New Lambton**
AREA	**7.83ha**
LGA	**City of Newcastle Council**
ZONING	**Zone RE1 – Public Recreation**
PLANNING INSTRUMENTS	**Newcastle LEP 2023** **Newcastle DCP 2023**

A SITE PLAN OF THE PROPOSED DEVELOPMENT IS PROVIDED ON PAGE 5

1.3 APPLICANTS DETAILS

APPLICANT	**Newcastle Basketball Association** **C/- EJE Architecture** **412 King Street, Newcastle West. NSW, 2412**
TELEPHONE	**02 4929 2353**
E-MAIL	**phendrie@eje.com.au**

1.4 PROPOSAL

The proposal involves the development of land at 24 Wallarah Road and 2 Monash Road, New Lambton to establish a new Indoor Basketball Stadium, over three (3) stages, comprising of:

STAGE 1A – Single storey building comprising:

- Ground floor area with six (6) basketball courts, amenities, to support the functioning of the complex including bathrooms, change rooms, lobby andfoyer, retail tenancy and café, and,
- Car park with 110 spaces.

STAGE 1B

- Ground floor extension to the west to provide 2 x courts with a GFA of approximately 1630sqm,
- Additional 75 car parks, total 185 spaces at completion of Stage 1B,
- Mezzanine level: function rooms, administration space and training areas.

STAGE 2 – Extension to the northern and southern sides of the existing building with total additional GFA of approximately 7,180sqm, comprising:

- Ground floor – 3 x courts, including Show court with retractable grandstand over the 2 adjacent courts,
- Extension to the southern side of the building to provide 1 x court plus high-performance training area,
- Mezzanine Level – extension of mezzanine to provide additional corporate spaces, and,
- Expansion of the existing carpark to provide 240 spaces.

Egress from the site is onto Turton Road onto the north-eastern frontage of the site.

A dedicated Bin Storage Room will be provided for the development in Stage 2, and will be located within the south-eastern wing of the facility with easy access to an external loading zone as, indicated on the Architectural Drawings.

Stages 1A & 1B are proposed to have external Waste Bin Areas, & are to be serviced generally under the same arrangements as for Stage 2. In Stage 1A, the bins will be wheeled to the Forecourt area for collection on arranged days. In Stage 1B, the bins will be wheeled to the Service & Loading Zone for collection on arranged days.

All waste and recycling services will be provided by a licensed private waste and recycling contractor. All waste management activities associated with the development is detailed in Part 4.

The land on which the development is proposed is currently used for both passive and active (sporting) recreation and is largely vacant, although there is a brick building with a metal roof situated adjacent to the Monash Street frontage of the site. There are also a number of shipping containers located approximately 20m to the east of this building.

The project consists of: -

1. The demolition of the existing amenities block building and removal of the shipping containers,
2. Levelling and clearing of the site,
3. The excavation of the site to construct the building,

4. The construction of the HISC,
5. The provision of landscaping, off street car park, driveways, concrete pathways and other elements associated with the development, and,
6. The on-going use of the HISC.

The DPHI require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy the DPHI's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse, and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 7, 8, 9, 10, 11, 12 and 13 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with, and comply, with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

2.2 BUILDINGS TO BE DEMOLISHED

The land on which the development is proposed is currently used for both passive and active (sporting) recreation and is largely vacant, although there is an amenities block building with a metal roof situated adjacent to the Monash Street frontage of the site. There are also a number of shipping containers located approximately 20m to the east of this building.

2.3 MANAGEMENT OF HAZARDOUS WASTE MATERIALS

Due to the age and construction of the existing buildings on the site, there is reasonable potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

a) Work Health and Safety Act 2011,
b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquide and Non-Liquid Wastes.

Generation, storage, treatment, and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any WH&S legislation administered by Work Cover NSW.

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

a) An estimate of the types and volumes of waste and recyclables to be generated,
b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	4,883 cubic metres
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 2.7 on page 12.

2. Green Waste

Volume / Weight	4,000 cubic metres / 600 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Refer to Part 2.7 on page 12.

3. Bricks

Volume / Weight	45 cubic metres / 45 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

4. Concrete

Volume / Weight	50 cubic metres / 120 Tonnes
On Site Reuse	Existing pathways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

5. Timber

Volume / Weight	40 cubic metres / 16 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

6. Plasterboard & Fibro

Volume / Weight	25 cubic metres / 8.75 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination Off Site Destination (Asbestos)	Refer to Part 2.7 on page 12.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	115 cubic metres / 40.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

8. Roof Tiles / Tiles

Volume / Weight	Minimal.

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	40 cubic metres / 14 Tonnes
On Site Reuse	No. All material will be processed or disposed of 0ff-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

10. Glass, Electrical & Light Fittings, PC items, Ceramics, etc

Volume / Weight	20 cubic metres / 5 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Refer to Part 2.7 on page 12.

11. Residual Waste

Volume / Weight	1,331 / 1331 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 12.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receival of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.5 DEMOLITION – ON-SITE STORAGE OF MATERIALS

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.6 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation, and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

2.7 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 11 on pages 7 to 11.

1. Awaba Waste Management Facility, 267 Wilton Drive, Awaba. (Tel 02 4921 0333)
2. Central Waste Station, 8 Styles Street, Kurri Kurri. 2327 (Tel 1800 180 180),
3. Summerhill Waste Management Centre, 141 Minmi Road, Wallsend. 2287. (Tel 02 4974 2000)

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receival of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 13, 14, 15, 16 and 17 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused, or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

a) An estimate of the types and volumes of waste and recyclables to be generated,
b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan),
c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below), and,
d) The total percentage of waste surplus to construction to be reused or recycled.

1. Excavated Materials

Volume / Weight	4,883 Cubic Metres (Excavation for services, drainage, footings, slabs, etc.)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 3.5 on page 17.

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

3. Concrete

Volume / Weight	6 cubic metres / 14.4 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Refer to Part 3.5 on page 17.

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 17.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 0.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 17.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 17.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 17.

12. Residual Waste

Volume / Weight On Site Reuse Off Site Destination	1,500 cubic metres / 900 Tonnes No Refer to Part 3.5 on page 17.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receival of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 10 on pages 13 to 16 and Part 3.5 on this page.

1. Awaba Waste Management Facility, 267 Wilton Drive, Awaba. (Tel 02 4921 0333)
2. Central Waste Station, 8 Styles Street, Kurri Kurri. 2327 (Tel 1800 180 180),
3. Summerhill Waste Management Centre, 141 Minmi Road, Wallsend. 2287. (Tel 02 4974 2000)

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receival of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 4 – ON GOING USE

4.1 OBJECTIVES

1. To ensure that the storage, amenity, and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that will promote the principles of health, safety, and convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this Plan, the following assumptions have been made: -

1. The proposal involves the development of land at 24 Wallarah Road and 2 Monash Road, New Lambton to establish a new Indoor Basketball Stadium, over three (3) stages.
2. Stage 1A – incorporates a single storey building comprising:
   a) Ground floor area with six (6) basketball courts, amenities, to support the functioning of the complex including bathrooms, change rooms, lobby and foyer, retail tenancy and café, and,
   b) Car park with 110 spaces.
3. Stage 1B
   a) Ground floor extension to the west to provide 2 x courts with a GFA of approximately 1630sqm,
   c) Additional 75, ca parks, total 185 spaces at completion of Stage 1B,
   d) Mezzanine level: function rooms, administration space and training areas.
4. Stage 2 – Extension to the northern and southern sides of the existing building with total additional GFA of approximately 7,180sqm, comprising:
   a) Ground floor – 3 x courts, including Show court with retractable grandstand over the 2 adjacent courts,
   b) Extension to the southern side of the building to provide 1 x court plus high-performance training area,
   c) Mezzanine Level – extension of mezzanine to provide additional corporate spaces, and,
   d) Expansion of the existing car-park to provide 240 spaces.
5. Egress from the site is onto Turton Road at the north-eastern frontage of the site.
6. A dedicated Bin Storage Area will be provided for the development and will be located as indicated on the on the Architectural Drawings and Staging Plans.
7. All waste and recycling bins will be stored within the bin room at all times.
8. Land use activities primarily involve those associated with the sporting and social aspects of the stadium, including spectator areas, training and sporting areas, amenities and change rooms, recovery areas, health facility, café, bar and merchandising area, gymnasium, lounge and function room, and administration and storage areas.
9. All waste and recycling generation rates have been calculated from information provided in the NSW EPA's Better Practice Guide for Resource Recovery in Residential Buildings as they are not covered in Council's DCP.
10. In order to meet servicing requirements, the following number of bins will be provided for the development:

a) 2 x 1100-litre waste bins, and,
b) 3 x 1100-litre recycling bins.

11. All waste services will be provided two (2) days per week.
12. All recycling services will be provided two (2) days per week.
13. A licensed private waste and recycling collection contractor will provide all waste and recycling services to the development.
14. All waste and recycling bins will be serviced from a loading bay located in the car park adjacent to the Bin Storage Area as indicated on the Architectural Drawings.
15. The Newcastle Basketball Association will appoint a Building Manager/Caretaker whose responsibility it will be to oversee all waste management activities for the entire development.

4.3 WASTE HANDLING & MANAGEMENT

Appropriately sized receptacles will be provided at strategic locations throughout the venue. Staff will regularly monitor these areas, as well as being responsible for transporting and depositing all waste and recycling material from these locations into the appropriate bins within the Bin Storage Area.

Appropriate signage will be erected in prominent locations within the facility to assist both employees and patrons in the efficient management of waste and recycling material.

Unrestricted access to the Bin Storage Area will be provided at all times for a representative of either the facility, the Building Manger or their authorised representative so that waste and recycling material can be deposited within the appropriate bins at any time.

Access to the Bin Storage Area will be restricted to authorised personnel only.

No green waste services will be provided to the facility buildings. It will be the responsibility of the Proprietor to dispose of any green waste generated on that site.

4.4 PROVISION OF WASTE & RECYCLING SERVICES

4.4.1 Details of Land Use Activities

For the purpose of calculating waste and recycling generation rates for the development, the intended land use activities comprise of:

- Twelve (12) Indoor basketball courts,
- Viewing areas (retracted seating),
- Change rooms, gymnasium, amenities and recovery areas,
- Café and dining areas,
- Bar area and merchandising.
- Administrative offices,
- Storage areas, and,
- Training hub and medical facilities.

The total area of all of the above provides a floor area of 7,030sqm, comprising of:

- Indoor Basketball Courts – 3,900sqm,
- Spectator Viewing Areas – 2,000sqm,
- Change Rooms, gymnasium – 630sqm,

- Café and Dining Areas – 150sqm,
- Bar Area and merchandising – 50sqm,
- Administration and offices – 150sqm, and,
- Training Hub and Medical facilities – 150sqm,

4.4.2 Waste & Recycling Generation Rates

The Table below (Table 1) details the waste and recycling generation rates for the commercial land uses proposed.

All waste and recycling generation rates have been calculated from information provided in Appendix F 'Waste and Recycling Generation Rates' (pages 94-97) of the NSW EPA's Better Practice Guide for Resource Recovery in Residential Buildings as they are not covered by the Council's DCP.

TABLE 1 – WASTE & RECYCLING GENERATION RATES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Basketball Courts (Recreation Services)	5-litres of waste per 100sqm of floor area per day
Recycling	Basketball Courts (Recreation Services	10-litres of recyclables per 100sqm of floor area per day
Waste	Spectator Viewing Areas (Recreation Services)	5-litres of waste per 100sqm of floor area per day
Recycling	Spectator Viewing Areas (Recreation Services)	10-litres of waste per 100sqm of floor area per day
Waste	Change Rooms / Gym / Amenities	20-litres of waste per 100sqm of floor area per day
Recycling	Change Rooms / Gym / Amenities	15-litres of waste per 100sqm of floor area per day
Waste	Café / Dining Areas	100-litres of waste per 100sqm of floor area per day
Recycling	Café / Dining Areas	120-litres of waste per 100sqm of floor area per day
Waste	Bar Area and Merchandising	100-litres of bin space per week
Recycling	Bar Area and Merchandising	120-litres of bin space per week
Waste	Administration / Offices	10-litres of waste per 100sqm of floor area per day
Recycling	Administration / Offices	15-litres of waste per 100sqm of floor area per day
Waste	Training Hub / Medical	50-litres of waste per 100sqm of floor area per day
Recycling	Training Hub / Medical	50-litres of waste per 100sqm of floor area per day

In calculating all waste and recycling generation rates, it will be assumed that the stadium and all associated areas will be used an average of seven (7) days per week.

4.4.3 Commercial Waste Service Requirements

The following table (Table 2) specifies the criteria for waste generation rates (as specified in Part 3.4.2 above.

TABLE 2 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Basketball Courts (Rec Services)	5L per 100sqm of floor area per day	5 x 3900 / 100 x 5	975.00
Spectator Viewing (Rec Services)	5L per 100sqm of floor area per day	5 x 2000 / 100 x 5	500.00
Change Rooms / Gym / Amenities	20L per 100sqm of floor area per day	20 x 630 / 100 x 5	630.00
Café / Dining Areas	100L per 100sqm of floor area per day	100 x 250 / 100 x 5	1,250.00
Bar Areas / Merchandising	100L per 100sqm of floor area per day	100 x 50 / 100 x 5	250.00
Administration / Offices / Meetings	10L per 100sqm of floor area per day	10 x 150 / 100 x 5	75.00
Training Hub / Medical	50L per 100sqm of floor area per day	50 x 150 / 100 x 5	375.00
Total Litres of Waste Generated per Week			**4,055.00**
Service Requirements		**2 x 1100-litre mobile waste bins 2 x Services per Week**	
Total Litres of Waste Serviced per Week		**4,400-litres Serviced per Week**	

All waste services will be provided by a licensed private waste contractor.

One (1) service provider will be responsible for the provision of all waste services. doing all services.

Commercial arrangements for the provision of all waste services are to take place generally, in accordance with the abovementioned provisions.

Alternate bins sizes and, or collection frequencies, may be employed to achieve these rates. However, appropriate records are to be maintained to ensure that all service requirements are achieved.

All waste services are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

A Service Agreement will be entered into between the Venue owners and the appointed Contractor describing the manner in which all waste services will be provided. A copy of this agreement will be provided to the Council upon request.

4.4.4 Commercial Recycling Service Requirements

The following table (Table 3) specifies the criteria for commingled recycling generation rates (as specified in Part 3.4.3 on page 11).

TABLE 3 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Basketball Courts (Rec Services)	10L per 100sqm of floor area per day	10 x 3900 / 100 x 5	1,950.00
Spectator Viewing (Rec Services)	10L per 100sqm of floor area per day	10 x 2000 / 100 x 5	1,000.00
Change Rooms / Gym / Amenities	15L per 100sqm of floor area per day	15 x 630 / 100 x 5	472.50
Café / Dining Areas	120L per 100sqm of floor area per day	120 x 250 / 100 x 5	1,500.00
Bar Areas / Merchandising	120L per 100sqm of floor area per day	120 x 50 / 100 x 5	300.00
Administration / Offices / Meetings	15L per 100sqm of floor area per day	15 x 150 / 100 x 5	112.50
Training Hub / Medical	50L per 100sqm of floor area per day	50 x 150 / 100 x 5	375.00
Total Litres of Waste Generated per Week			**5,710.00**
Service Requirements		**3 x 1100-litre mobile waste bins 2 x Services per Week**	
Total Litres of Waste Serviced per Week		**6,660-litres Serviced per Week**	

All commingled recycling services will be provided by a licensed private waste contractor.

One (1) service provider will be responsible for the provision of all recycling services, with the exception of the bottle recycling, which will be done separately.

Commercial arrangements for the provision of all recycling services are to take place generally, in accordance with the abovementioned provisions.

Alternate bins sizes and, or collection frequencies, may be employed to achieve these rates. However, appropriate records are to be maintained to ensure that all service requirements are achieved.

All commingled recycling services are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

A Service Agreement will be entered into between the Venue owners and the appointed Contractor describing the manner in which all recycling services will be provided. A copy of this agreement will be provided to the Council upon request.

4.5 WASTE STORAGE FACILITIES

A Bin Storage Area (BSA) is provided in Stage 2, for the storage of all waste and recycling bins associated with the use and occupation of the facility. See extract of part plan below.

The BSA is located internally on the south-eastern side of the ground floor adjacent to the proposed loading area as indicated on the Architectural Drawings. Interim BSA's will be provided as shown on the Staging Plans. The Bin Store measures 5.0m x 8.0m with an area of 40sqm. Within its confines will be space for the storage of:

- 2 x 1100-litre mobile waste bins, serviced two (2) days per week,
- 3 x 1100-litre mobile recycling bins, serviced two (2) days per week,
- An area for the storage of bulky waste items (cardboard, etc).

In each of the bar and café areas there will be an appropriate number of receptacles for the storage of empty bottle waste generated from the bar and dining floor areas.

The Proprietors of the facility will be responsible for ensuring that all waste and recycling services are undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds.

Stages 1A & 1B are proposed to have external Waste Bin Areas, & are to be serviced generally under the same arrangements as for Stage 2. In Stage 1A, the bins will be wheeled to the Forecourt area for collection on arranged days. In Stage 1B, the bins will be wheeled to the Service & Loading Zone for collection on arranged days.

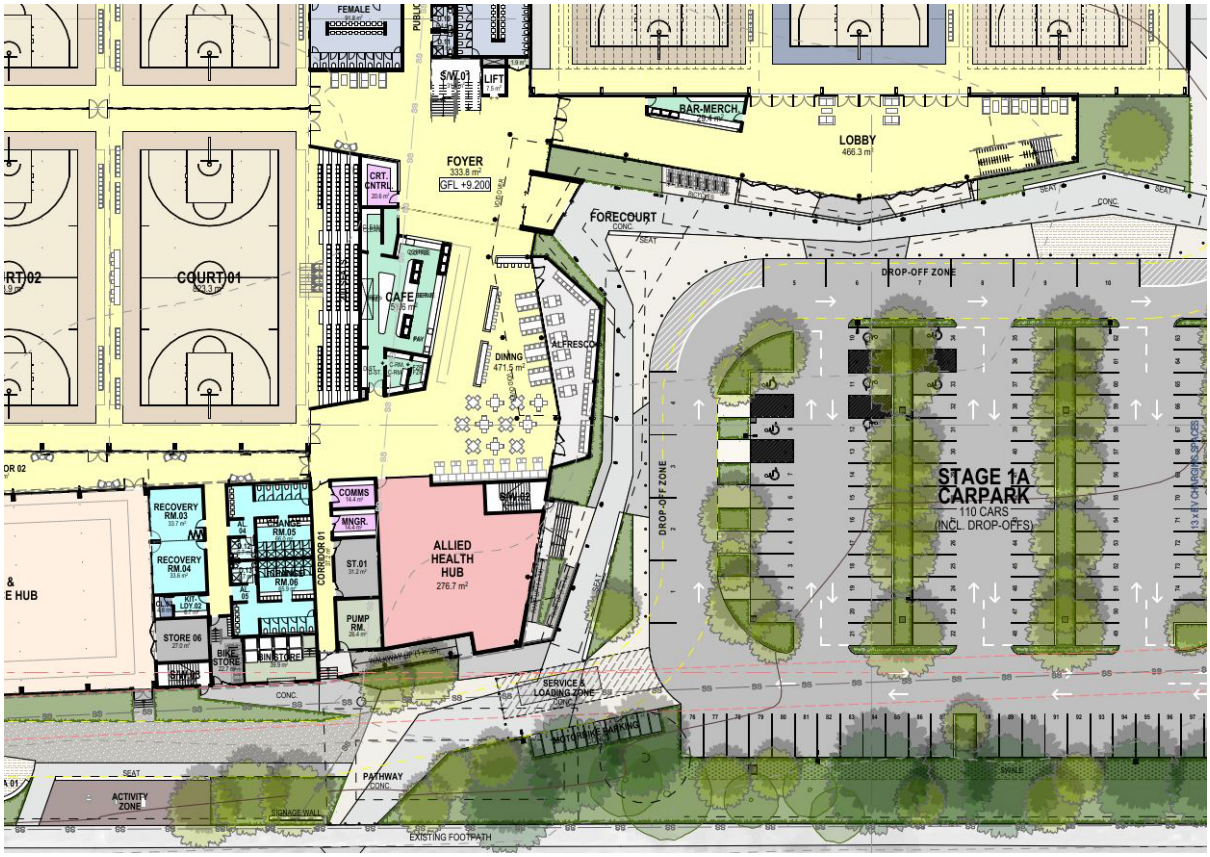

Figure 1 - Stage 2

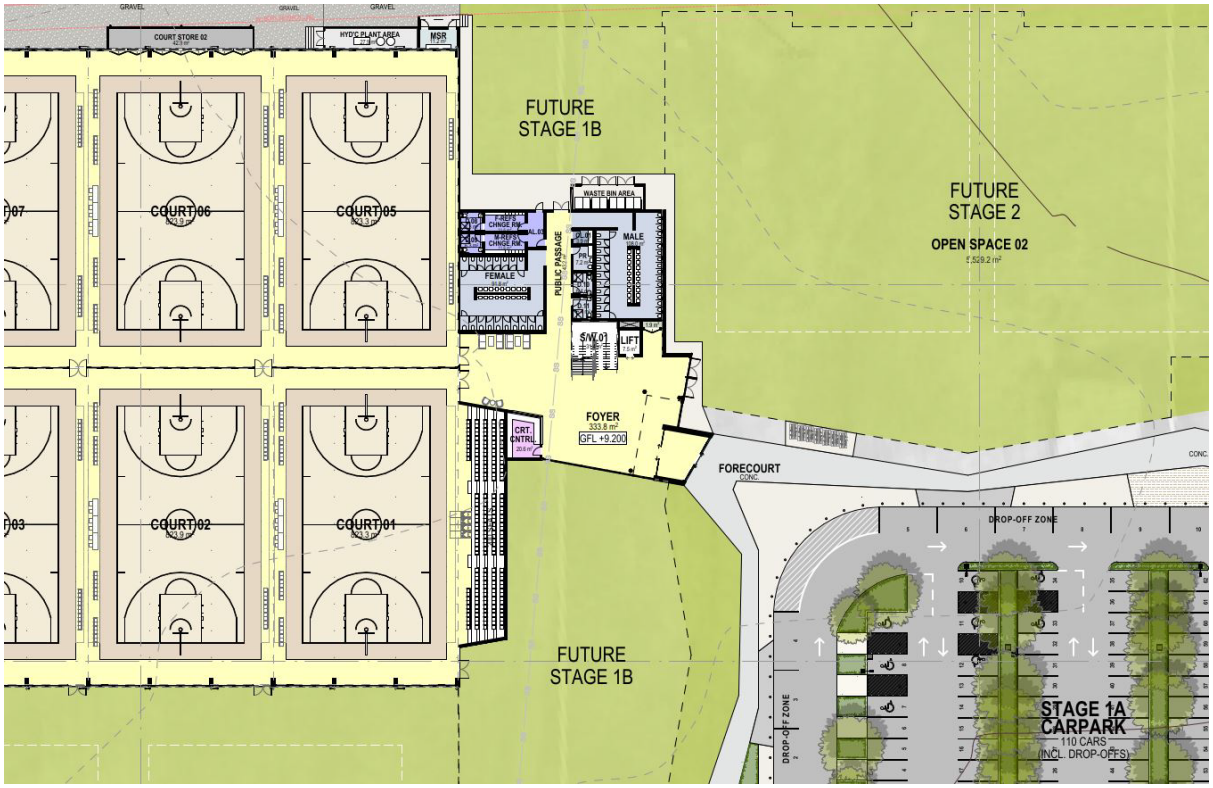

Figure 2 - Stage 1A

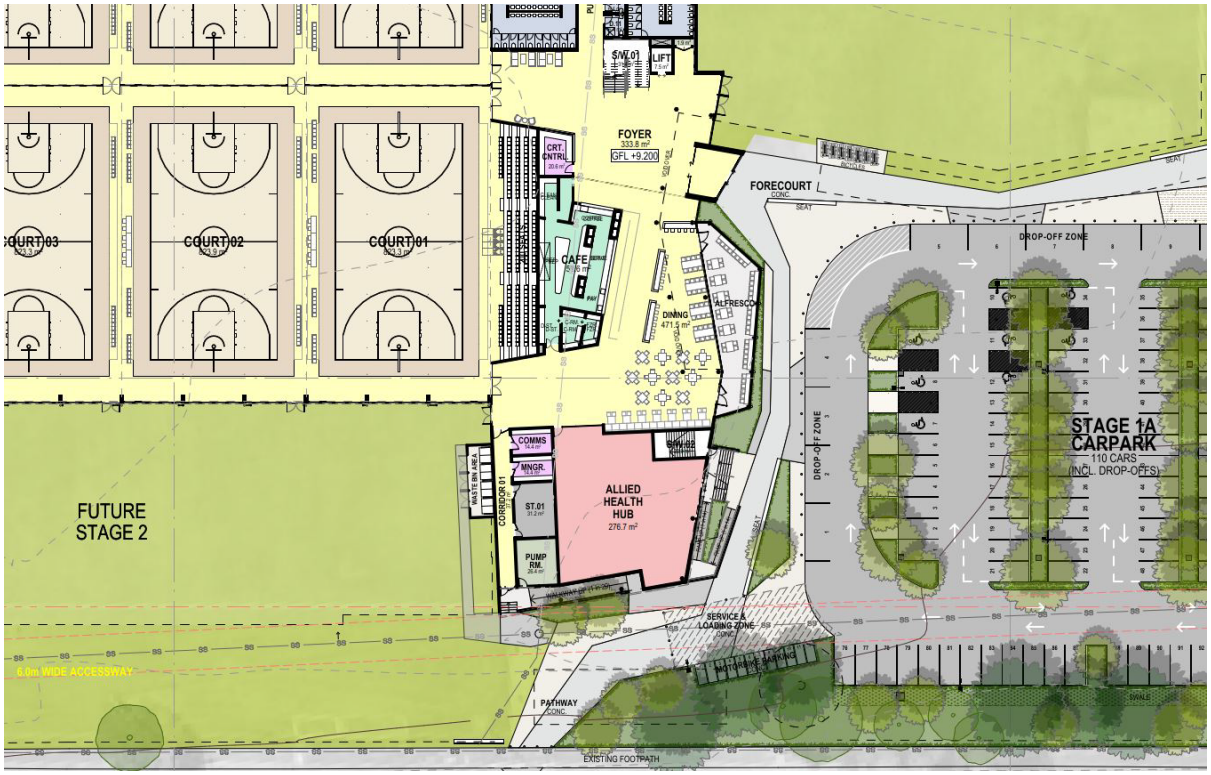

Figure 3 - Stage 1B

4.6 WASTE AND RECYCLING COLLECTIONS

All waste and recycling services, will be provided by a licensed private waste and recycling collection contractor, using a rear loading collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

All waste and recycling services are to take place from a dedicated loading area located adjacent to the Bin Storage Area.

The loading area will be designed to accommodate a rear loading collection vehicle, of up to 11 metres in length. The vehicle will enter and exit the site in a forward direction but will reverse into the loading bay to service the bins. Swept paths will be provided to demonstrate that the vehicle can access the area.
All services are to be undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds. All waste and recycling bins will be returned to the Commercial WSA immediately after they have been serviced.

It is also suggested waste and recycling services be provided on separate days according to the following schedule:

- Waste Services – Monday and Thursday and,
- Recycling Services – Tuesday and Friday.

4.7 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

In order to achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of all waste storage facilities are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to the Waste Storage Area (WSA), and the floor will be graded to drain into them.
4. Appropriate washing facilities will be provided to the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA is to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within all waste storage facilities in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed in a prominent position clearly identifying the location of all waste storage facilities.

10. Appropriate signage will be erected in suitable locations, providing instruction to club staff on how to use waste and recycling facilities, including what is and what is not recyclable.
11. The Club will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan has been developed and documented in accordance with Council requirements.
2. The WMP has been developed and documented in order to meet the requirements of all of industry practices in relation to the provision of waste management facilities.
3. The number and size of bins have been calculated from information provided from the Better Practice Guide for Resource Recovery published by the NSW EPA.
4. All waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
5. The proprietor of the facility will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of the Department of Planning and Environment.
