



Operation Management Plan

Hunter Indoor Sports Centre

16 August 2024



The APP Group

Amendment, Distribution & Authorisation Record

Amendment Record

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Authorisation Record

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Contents

1.	Introduction	3
2.	Operational Details	6
3.	Licensing Arrangements	8
4.	Management Of Facility	8
5.	Traffic and Public Transport	15
7	Facility Rules	18
8	Contact Details	19
	DISCLAIMER	20

1. Introduction

1.1 Overview

This Operational Management Plan (OMP) has been prepared on behalf of the Basketball Association of Newcastle Limited (BANL, 'the **applicant**') to accompany a State Significant Development Application (SSDA 65595459) for the proposed development of the Hunter Indoor Sports Centre (HISC) on Wallarah and Blackley Ovals. The proposal includes the construction of a multi-purpose complex configured as twelve courts with amenities, administration spaces, retail tenancy, additional three courts including show court with retractable grandstand seating and high-performance training facilities (teaching space and gym), New vehicular access and egress, carparking, and landscaping.

The purpose of this OPM is to ensure the redeveloped facilities operate in an efficient manner which minimises impacts on adjoining sites as well as safe and successful ongoing operations of the Hunter Indoor Sports Centre (HISC) facility.

1.2 Site details

The HISC is proposed to be built on New Lambton's Wallarah and Blackley Ovals opposite McDonald Jones Stadium in Broadmeadow and adjacent to Turton Road, Broadmeadow NSW 2292, being Lots 2377 – 2380 of DP 755247, an aerial Map of the site is identified in Figure 1. The current use of the site is Playing fields/ovals. The oval has flood lighting and an amenities block.

The Site is Crown Land and the City of Newcastle is the Crown Land Manager of the Site under the Crown Land Management Act 2016 (NSW) (the CLMA).

Figure 1 – Aerial Map of Wallarah and Blackley Ovals



1.3 Objectives

This Operational Management Plan (**OMP**) has been prepared for planning purposes only. This document is a live document and will be updated by BANL as and when needed.

The objectives of this OMP are as follows:

- To identify the hours of operation for the facility;
- To identify the typical usage patterns for the facility,
- To ensure the facility operates and is managed in an orderly fashion as to minimise impacts upon its surrounding neighbours;
- To identify all relevant licensing arrangements;
- To minimise noise of users of the facility including when entering and exiting the site;
- To ensure the facility fosters a safe and secure environment for players, spectators and nearby neighbours;
- To ensure waste management is undertaken in a manner which minimises amenity impacts;
- To minimise traffic and parking impacts by allowing for the required carparking and additional access and egress points; and
- To establish rules and a complaints' handling procedure.

The Centre will contribute to developing and supporting physically active and healthy communities. The focus is on meeting the needs of the diverse range and age of users and encouraging recreation participation.

In designing the spaces and layouts the following have been important considerations:

- Multi-sports activities;
- Social sporting opportunities;
- Fitness and physical activity;
- Healthy and active lifestyles;
- Inclusive building;
- Community groups;
- Outreach; and
- Sports related events.

The needs of users are many and varied and can be grouped into the following categories:

- Families;
- Children, in various age ranges/cohorts;
- Sports;
- Schools;

- Health and rehabilitation;
- People with disability and/or injuries;
- Social competitors;
- Casual users;
- Spectators;
- Event officials;
- Community groups; and
- Sporting associations.

The scale and intensity of the various activities will be limited by occupancy numbers, court availability and hours of operation. There are three modes under which people engage in activities as follows:

- Drop in/casual – where individuals visit on a case by case basis;
- Programs – where users pre-commit, through a registration process, to a series of uses that typically involve some coordination of a sporting activity at a predetermined time
- Hire/Booking – where a group rents the space and then controls the users and use.

1.4 Stakeholder Engagement

The development of this OMP has taken into account stakeholder engagement completed during planning and design of the project. Stakeholders engaged have included:

- Lambton High School
- Nearby neighbours
- Newcastle Basketball Members
- Local, State and Federal Politicians
- Lambton Jaffas FC
- Northern New South Wales Football
- State and Regional Sporting Bodies
- Newcastle Junior and Senior Cricket Association
- Newcastle Football

2. Operational Details

2.1 Use of the Facility

The HISC is to be used as a sports training and competition venue for BANL and other indoor sports as the current Broadmeadow basketball facility has reached capacity and is in a dilapidated state. The HISC will serve basketball players from Lake Macquarie, Newcastle, and Port Stephens LGAs and beyond as well as accommodate other sporting uses including futsal, netball, volleyball and indoor hockey. Access will be allowed for community groups and local sporting clubs at times to be agreed with Newcastle Basketball.

On a weekly basis, the upgraded facility will accommodate 26,995 people for regular training and local competitions. For events throughout the year, the attendance is expected to be in the order of 1500 patrons based on attendance numbers for the Sydney Flame and Canberra Capitals basketball teams. "Full house" events are less likely, where the main stadium/show court with its capacity of 2,500 people could see in the order of 2200-2500 in attendance.

2.2 Facility Details

The facility proposed 12 indoor basketball courts with a 2400 seat show-court. The Stage 1 works are expected to include 6-8 indoor sports courts, carparking and supporting facilities. The design aims to establish a modern indoor sporting centre that assists in meeting the sporting needs of the Hunter region whilst retaining as much open space as possible for use by the community and Lambton High School through the staged development.

2.3 Hours of Operation

The HISC will operate within the following hours:

- 6:00am – 11:00pm Monday to Friday; and
- 6:00am – 11:00pm Saturday and Sunday.

This is inclusive of the time it takes to set up and pack up following activities. The peak use of the HISC will be during the following times:

- Monday – Friday: 4:30pm – 9.30pm
- Saturday – Sunday: 10am to 5pm

Large mass participation events will be restricted to 8.00am to 6.00pm. Large spectator events will generally take place over weekend periods from Friday evening to Sunday evening.

2.4 Staffing Details

Staffing will comprise the following:

- Whilst the facility is in use, a BANL staff member will be on duty as required to address any concerns the players, spectators or other visitors or staff have.
- Cleaners will be hired (private contractors) as required to maintain internal areas of the facility.
- BANL will be responsible for managing all operational aspects of training and competitions held at

the HISC including processing hire/bookings.

- When required for larger competitions/events, additional staffing (contractors) will be engaged who will be responsible for food and beverage service in the required function rooms.
- Other contractual service providers will be engaged by the relevant users of the facility including for ongoing maintenance services, security services and waste management.

2.5 Public Amenities

The new facility will provide brand new public amenities in greater number than currently exist and sufficient to meet the needs of both players and spectators.

There are three proposed amenities in the new facility, the main amenities are located at the northern side of the building between court 5 and the show court, there is a small change room / amenities attached to the training and performance hub, and the third amenities area is located on the mezzanine level.

Specifically, the new amenities provide the following:

- 6 x unisex change rooms;
- female bathrooms
- male bathrooms
- 4 x recovery rooms
- Storage rooms;
- Umpire/referee change room with x2 showers and x1 toilet;
- Kiosk and medical room;
- Dining room
- Café
- Raised timber seating deck feature area;
- Undercover roof spectator area at the front of the pavilion;
- Function Room
- Gym
- High Performance Room

2.6 Food and Beverage Services

The café will serve patrons of the HISC and will be operated by a suitably qualified staff or contractor. Food and beverage service will be available at peak times and during major spectator games and major events. Additional food and beverage service points will be operated during major spectator games and major events as required.

2.7 Newcastle Basketball Event Details

The following table outlines the size and frequency of events at the HISC. Note that the event schedule is not finalised but indicative calendar dates and frequencies have been identified.

Event	Attendance	Dates	Frequency
Regular Training, local Competitions	18,000	Year round	per week
School Gala Days	300	Year round	20 x per annum
Waratah League	500 – 800	March – September Saturday /Sunday afternoons	per week
NBL1	1000 - 1700	April – August Weekend	16 per annum
Full House Event	2500	Weekend 	1 - 2 per annum

2.7.1 Event Coordination with McDonald Jones Stadium

Discussions have been held between McDonald Jones Stadium Venue and HISC Project Team. Venues NSW communicated that between 60 – 70 days a year the carpark will not be available for shared parking, due to planned concert and sporting events.

Based on these discussions, Venues NSW is supportive of sharing the McDonald Jones Stadium carpark for use for overflow with HISC on days that do not coincide with planned events. BANL will develop its schedule of large events in conjunction with Venues NSW.

3. Licensing Arrangements

Newcastle Basketball is still in the process of finalising for use of the HISC facility. This will be confirmed prior to the issuing of a SSDA consent for the upgrades.

Once finalised, this section of the OMP will then be updated to include all relevant licensing details.

4. Management Of Facility

BANL will be responsible for managing all operational aspects of basketball training and competitions held at

the HISC. The team will work with other hirers on all aspects of their planning to ensure safe and efficient management of the site and the successful execution of their training and competitions.

5.1. Security Management

Player and patron safety will be integral to the way the facility is operated. General site security will be the responsibility of BANL who will provide 24-hour video surveillance of the site. BANL will also provide additional security as required on matchdays and for major events with security requirements tailored to specific event needs. The detailed design will ensure that lighting levels at night provide a safe environment for all users.

In addition, during major events, a system will be deployed for incident reporting to ensure that all event and non-event incidents are recorded and acted upon by BANL.

At night, and when the facility is not in use, all building entries will be kept locked to prevent any unauthorised access.

5.2. Ongoing Maintenance

BANL will be on call to respond to any urgent building related maintenance matters out of hours. A team of venue staff will work from offices located within the facility located on the Mezzanine level.

Professional contractors will be appointed to service and maintain the facility. The lighting to entries will be maintained to ensure users can enter and exit in a safe and secure manner. The site manager will visit the property at key times during the day and undertake a visual inspection of the premises and major services. The external presentation of the premises is to be maintained to a high standard.

5.3. Waste Management

Waste management will be effectively carried out in accordance with the *Waste Management Plan* prepared by Dickens Solutions.

A bin storage areas will be provided for capable of accommodating 1100 L bins. 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.

The Bin Storage Area (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).

The proposed Stages 1A & 1B are proposed to have external Waste Bin Areas which 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.

5.4. Environmental Management

BANL has an Environmental Management Plan which addresses minimising waste, maximising recycling, and encouraging the use of environmentally sustainable materials and products. Measures from this plan have been incorporated into the ongoing operation of the HISC.

5.5. Noise Management

The use of the HISC will be in accordance with the approved hours of operation.

Limiting noise nuisance from a community premise generally requires management on an on-going basis. Strategies for the limiting noise the HISC includes:

- During times when a large crowd is expected to attend, crowd noise management is recommended prior to and after the event. This includes erecting signage to remind patrons to restrict high noise levels while they are entering and leaving the premises. Large congregations of people within external areas of the site near residential properties will be discouraged.
- A phone number will be made available to the adjacent sensitive receivers for all complaint handling.

5.6. Light Management

The lighting management of the facility will be in accordance with the External Lighting Impact Assessment by Electrical Projects Australia. The facilities external lighting design is compliant with both the minimum recommendations of AS/NZS 1158 and the maximum restrictions of AS/NZS 4282. This means the current documented design for the external lighting to the HISC has no obtrusive lighting impacts to the adjoining residential areas, light pollution or light spill into the night sky or site surrounds, and no obtrusive impacts to the safety of the road network.

To further mitigate the obtrusive effects of the external lighting scheme, especially during the nighttime environment when the HISC is not getting the same level of use, the facility will utilise smart lighting control strategies and the external lighting will operate as follows:

- Dusk – 10pm: All lighting to be 100% on.
- 10pm – Dawn: All lighting to dim down to 30%, intelligent lighting control to brighten lighting back to 100% only when presence is detected. Only 3x luminaires to brighten in the location of detected presence. Brightening sequence of 3x luminaires to follow movement (as person walks down path etc.) and dimming back to 30% when movement is no longer detected.

5.7. Clear Signage

The following signs will be prominently displayed throughout the site:

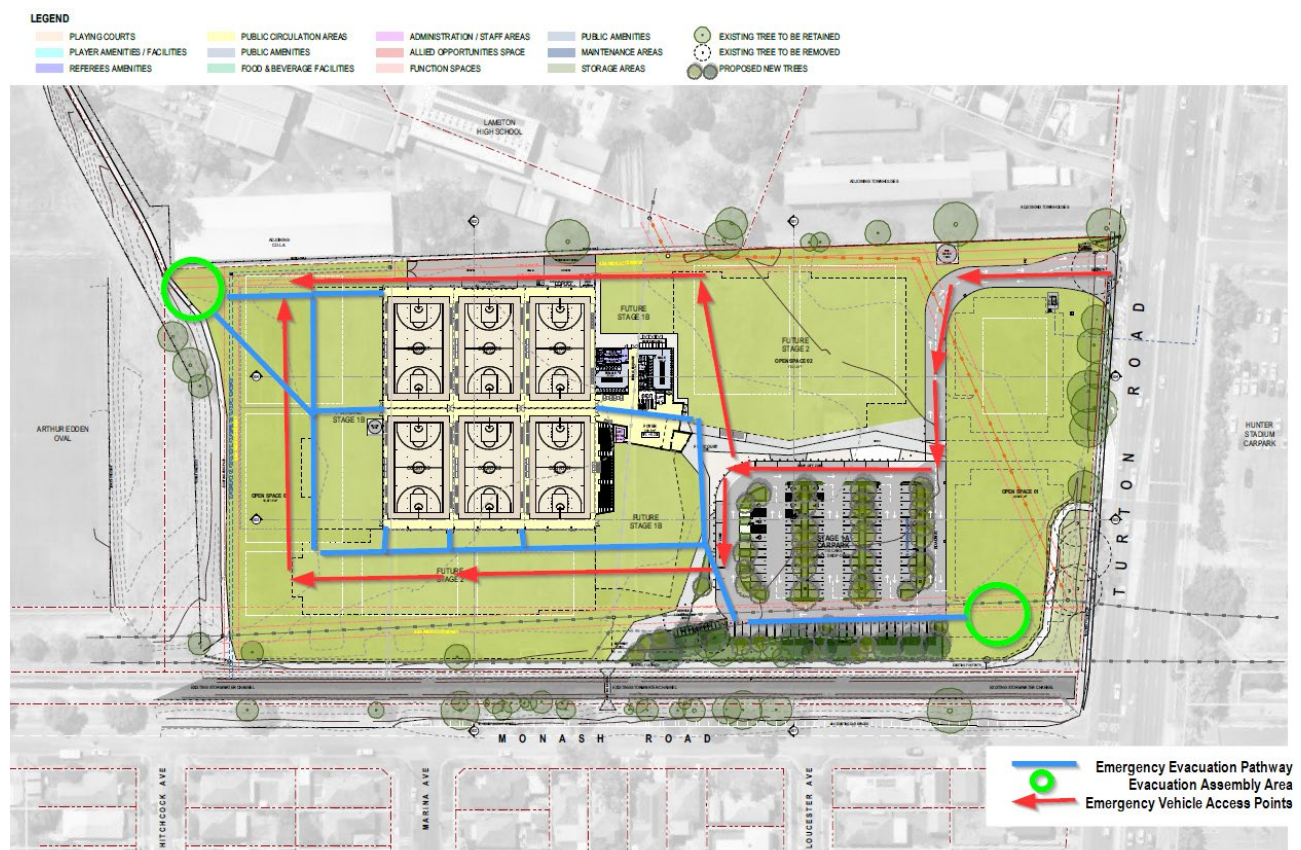
- Fire evacuation and safety plan/ maps.
- Facility management contact details
- List of facility rules

5.7. Emergency Management

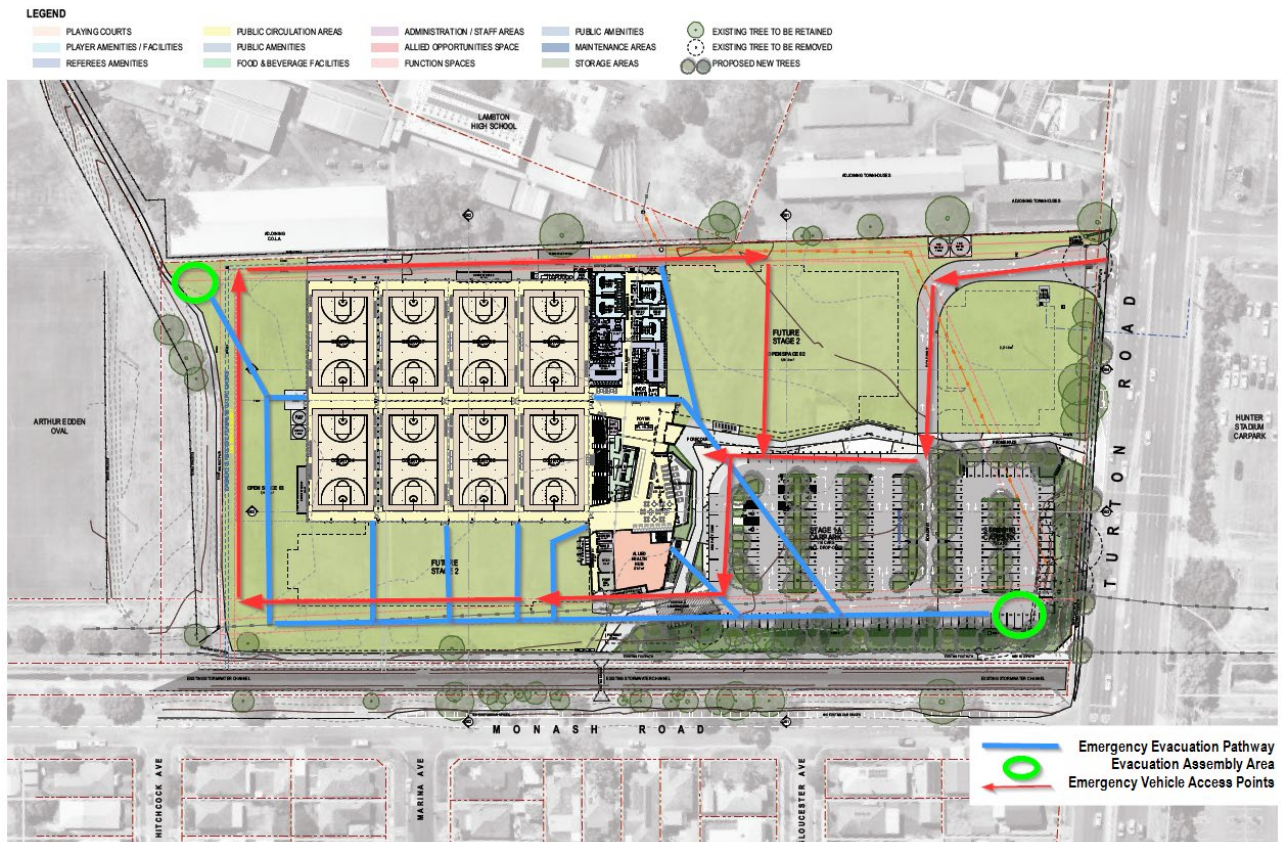
The Work Health and Safety Regulation 2011, Clause 43, places a duty on a person conducting a business or undertaking to prepare, maintain and implement an emergency plan. To ensure that this duty is met, BANL will develop an EMP prior to occupation in accordance with the requirements of AS3745:2010 planning for emergencies in facilities.

Proposed Draft Evacuation Management Plan

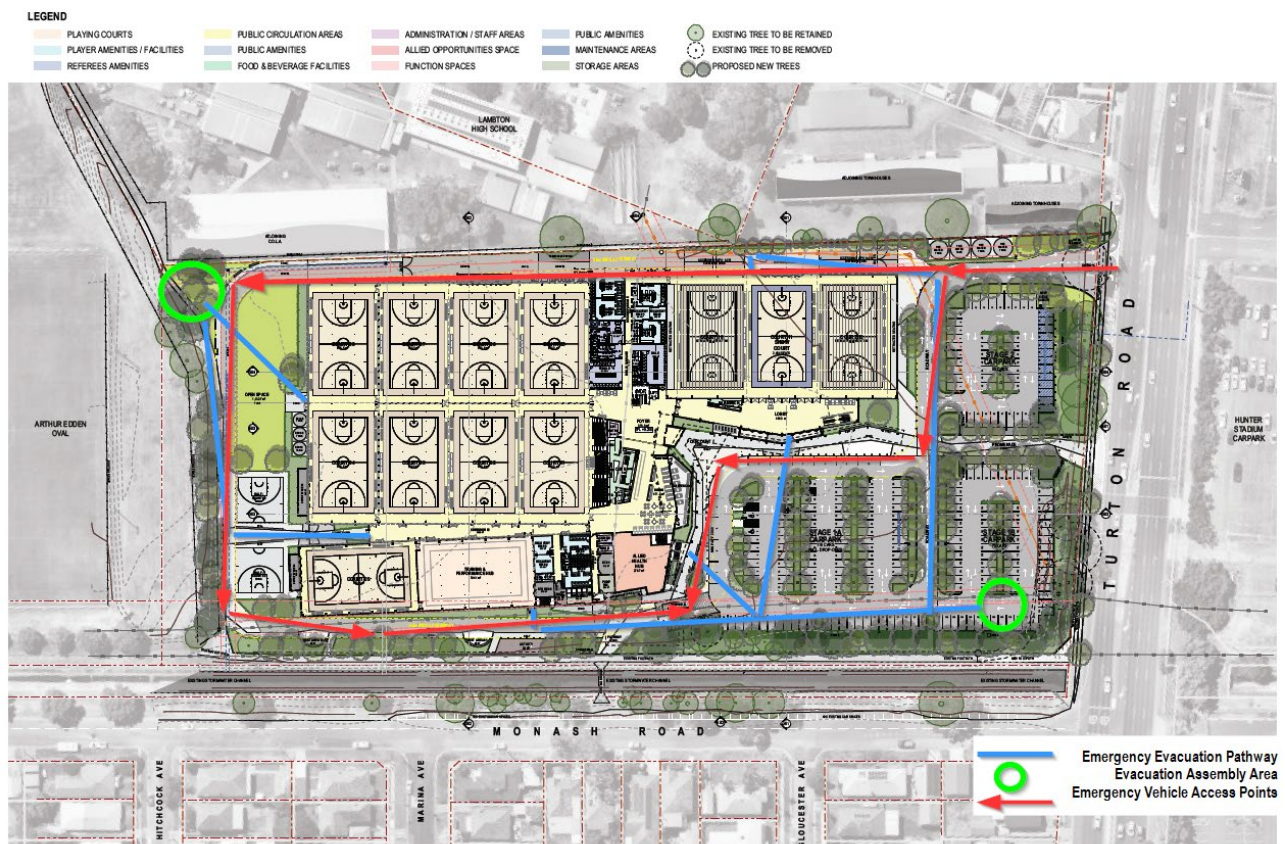
Stage 1A - DRAFT Evacuation Management Plan.



Stage 1B - DRAFT Evacuation Management Plan.



Stage 2 DRAFT Evacuation Management Plan



The HISC has one primary emergency vehicle access point into the facility via the driveway from Turton Road. The following Green Highlighted locations are identified as suitable emergency assembly areas for visitors and staff.

A detailed EMP will be drafted by an accredited Emergency Access/Egress Consultant prior to the occupation of each stage

5.7. Operational Staging

The HISC has been designed to be delivered and operated in three stages. Stage 1A, Stage 1B and Stage 2. A detailed *Operational and Construction Staging Plan* and has been included in the SSDA response (Appendix TT) For detailed information on the Construction and operation staging, please refer to the *Operational and Construction Staging Plan*.

During construction of Stage 1B & Stage 2, HISC (Stage 1A) will continue to operate. To manage contemporaneous construction and operational activities, mitigation measures will be implemented to ensure the site is operated safely whilst construction is undertaken. Some of these measures are listed below:

- Internal hoarding installed to separate the operating facility and the new facilities.

- Site fencing set up around construction areas.
- Contractor traffic control for site deliveries
- Wayfinding and temporary signage to be installed and amended as required.
- Limiting construction hours to 5pm to ensure minimal impact to HISC visitors and users.

The Program Staging options are subject to grant funding. The below table identifies the planned timeline following approvals and funding.

Table below identifies the key operational management considerations for each of these stages.

	Stage 1A	Stage 1B	Stage 2
Facilities	• 6 community courts • Supporting amenities and other facilities • Participants change rooms and public amenities	• Mezzanine level with function rooms, admin spaces and training areas • 8 community courts • Supporting amenities and other facilities • a cafe and social zone • tenant areas for associated health and wellbeing service	• Show court with 2400 retractable grandstand seating. • High-performance training area and one additional court. • Mezzanine level for more corporate spaces. • 12 courts for basketball and other sports • a cafe and social zone • tenant areas for associated health and wellbeing services • Athlete development and training facilities
Parking	• 110 Car Parking spaces including drop-offs 	• 185 Car Parking spaces including drop-offs	• 240 Car Parking spaces including drop-offs • 2 Coach/Bus carparking
Staff (no)	34 local jobs ongoing	34 local jobs ongoing	• 91 local jobs ongoing

Waste Management	• 2 (or less) x 1100-litre mobile waste bins, serviced two (2) days per week, • 3 (or less) x 1100-litre mobile recycling bins, serviced two (2) days per week, • An area for the storage of bulky waste items (cardboard, etc).	• 2 (or less) x 1100-litre mobile waste bins, serviced two (2) days per week, • 3 (or less) x 1100-litre mobile recycling bins, serviced two (2) days per week, • An area for the storage of bulky waste items (cardboard, etc).	• 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).
Estimated Timing (Staged build)	12 months construction	6 Months Construction	12 months Construction

5. Traffic and Public Transport

6.1. Car Parking And Vehicle Access

Parking demand from this development will be catered for within the onsite carpark. The HISC provides a total of 240 formal car parking spaces, which includes 6 disabled parks, 2 coach/bus parking and 10 drop off spaces. Vehicle access is providing via a slip lane on Turton Road when approaching from the south. The vehicle access from Turton Road will only allow left in and left out. The design of the access and the carpark enables vehicles to enter with no delays ensuring no queuing on Turton Road. Vehicles exiting benefit from the signals to the south on Lambton Road providing gaps in the traffic flows. The access has been designed to allow buses to also use this access to enter and exit the site

6.2. Public Transport

The site benefits from excellent access to public transport. Broadmeadow railway station is approximately 1 kilometre east of the site and provides regular train services on the Central Coast Newcastle rail line between Newcastle and Sydney. It is also a stop on the XPT Regional Train service between Sydney and Brisbane.

Bus stops are located on Turton Road to the north of the site and are serviced by:

- Route 27 – Wallsend
- Route 138 – Lemon Tree Passage
- Route 266 – West Wallsend

Southbound stops have shelters and seating. Northbound the stop before Monash Road is signal only however north of the site near Young Road there is a shelter and seating.

Both bus and rail services operate a high frequency in this area. Broadmeadow is a major stop on the main Central Coast Newcastle rail line with all trains stopping at this station.

6.3. Pedestrian And Cycling Access

The site will generate some pedestrian movements towards Turton Road to connect to the public buses in this location. A path will be provided through the site (Forecourt Promenade) to connect with the existing pathway along the site frontage which in turn allows connection to the signalised pedestrian/cycling crossing in this location.

A separate footpath within the site will connect with the pedestrian footbridge joining to Monash Road to the south of the site.

There is a signalised mid-block crossing of Turton Road, located along the site frontage to allow for safe and controlled pedestrian and cyclist movements in this location.

The site sits adjacent to the intersection of two main cycling routes (R4 and R5) which connect east and west with a mix of primarily shared paths and low difficulty on-road cycle routes.

6.4. Traffic Management

Members and users will be actively encouraged to park their vehicles in allocated areas only. Consideration must be given to surrounding residents when arriving and leaving the facility.

Traffic management measures to minimise traffic and parking impacts include:

- A Pedestrian Pick up/Drop Zone will be provided within the MJ Stadium carpark allowing people to be dropped off by private vehicle, taxi and uber. Working with local bus service providers to ensure public transport options are available if large crowds are anticipated for special events;
- Implementing a Green Travel Plan for the site to promote sustainable travel choices by club members.

A separate TEMP has been prepared to manage the traffic associated with major events for the proposed stadium.

6.4.1 Event Traffic Management

Traffic management during events will be undertaken as per the Traffic Event Management Plan. The facility provides on-site parking with 240 spaces providing a mix of parking demands including drop off (10) and

disabled parking (8). This parking allows for the normal day to day activities as well as the larger weekend events for the facility with peak demands associated with peak afternoon games when a turnover of 500 people per hour can occur.

The site is well located to be accessed by public transport with Broadmeadow Station providing both train and access to several bus services. The station is within walking distance of the HISC allowing for attendees to make use of existing public transport services, reducing the reliance on car travel and subsequently parking demand.

From the Traffic Event Management Plan, it concludes that events held at HISC that have less than 5000 patrons, the impacts are considered Minor. No road closures are required with parking able to be accommodated through a mix of on-site parking and overflow parking. For these events there is no requirement for shuttle bus services nor police involvement and no Traffic Guidance Schemes are required.

Events at the HISC that may require additional traffic management are tournaments where a high number of buses are anticipated. The subject site allows for the access and egress of 14.5m coaches to allow for the drop off and pick up of players and includes a layover for 2 coaches at any one time.

Overflow parking is available as nominated in the Event Traffic Management Plan. On-street parking is also available along the Monash Road frontage. There is in the order of 140 (90-degree) parking spaces on the northern side of Monash Road, 80 of which are along the site. This parking will provide overflow parking during NBA1 Events in a manner consistent with other events held in the precinct.

Large spectator and other major events will be staged in coordination with Venues New South Wales to take advantage of carparking capacity at the McDonald Jones Stadium.

Parking spaces in McDonald Jones Stadium will be available for larger events such as NBA1 Events as discussed with Venues NSW. Larger events will be scheduled in consultation with Venues NSW to ensure that the overflow parking is available and does not conflict with events held at the stadium. This will provide an additional 900 + parking spaces. Spectators parking at McDonald Jones stadium carpark can then cross Turton Road at the signalised crossing allowing for the safe and controlled movement of pedestrians at this location.

Should events be scheduled that may see patronage across the precinct increase to the next level (5,000-15,000) a TMP providing for Low Impacts should be implemented. Based on the above, this would see the inclusion of Shuttle Bus Services to enhance public transport access to the precinct. This level of activity is not generated by events proposed to be held at the HISC at this point in time. Should this be required this would be the subject of a separate TMP taking into consideration the specific requirements of the events and the venues involved.

7 Facility Rules

7.1. List Of Rules

Inappropriate use of sports facilities can result in damage to facilities and a reduction in capacity. Accordingly, the use of HISC will be managed through the implementation of the following facility rules to reduce risks to users of the site and impacts to nearby neighbours:

- Smoking is prohibited throughout the facility.
- No public access is provided to the site outside the prescribed operating hours.
- Players, officials and spectators are to leave the facility in a quiet, orderly and cordial manner.
- No unauthorised drugs are permitted in the facility.
- Administration of the facility hire is to be fair and transparent. A register will be maintained providing details of all bookings taken by management.
- External lights are to be switched off following the completion of daily operations.
- Any inappropriate behaviour will be dealt with by the BANL management team.
- Complaints are to be recorded in a complaints' register which is to be available to surrounding neighbours and Council upon request. The register shall detail how and when any complaints are dealt with.

An evacuation plan must be clearly displayed throughout the site at all times identifying routes.7.2. Dealing With Complaints

A noise / nuisance register will be available to surrounding neighbours and Council upon request. Newcastle Basketball will review and respond to these complaints regularly. The register will include:

- Date and time of complaint;
- Name of person, police or Council making complaint;
- Contact details of person lodging the complaint;
- Nature of complaint;
- Nature of any staff on duty;
- Action taken;
- Outcome or further action required.

8 Contact Details

For general enquiries and emergencies contact the BANL:

- Phone: 02 4961 3185
- Office Hours: 8:00 am - 5:00 pm (Monday to Friday). Closed Public Holidays (Christmas/ New Year period).

DISCLAIMER

This report is dated 14 August 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of The APP Group's opinion in this report. APP prepared this report on the instructions, and for the benefit only, of Newcastle Basketball Association (Instructing Party) for the purpose of State Significant Development Application (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, APP expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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