Stockland Glendale

Proposed Waste Management Plan For S.96(2) Application

August 2017

1. Introduction

This Waste Management Plan has been prepared as a supplementary report to the Development Application to be submitted for the redevelopment of the Centre.

The purpose of this report is to describe the management of waste at the proposed centre and during its construction.

2. Proposed Redevelopment

The existing shopping centre is comprised of three supermarkets, two discount department stores, eight mini-majors, specialty retail and a number of pad sites on one retail level.

The proposed alterations and additions comprise a new dining precinct, new specialty retail as well as a second level of retail above the dining precinct. Specialty retail will include a dining precinct along a partially enclosed food precinct in front of Coles, providing a more convenient pedestrian connection to the cinemas and Kmart.

		Existing Centre sqm	Incremental Loss sqm	Incremental Gain sqm	Incremental Net Incr. sqm	Completed Centre sqm
NET LETTABLE AREAS (NLA)						
Internal Areas						
Majors	Target	8,522	0	0	-	8,522
	Kmart	6,425	0	0	-	6,425
	Woolworths	4,952	0	0	-	4,952
	Coles (ex. First Choice)	3,883	0	0	-	3,883
	Total Majors	**23,782**	**0**	**0**	**0**	**23,782**
	% of Total NLA	***47%***				***41%***
Mini-Majors	SES Fashions	408	0	0	-	408
	Lowes	525	0	0	-	525
	Daiso Japan	901	0	0	-	901
	Trade Secret	2,160	0	0	-	2,160
	Dick Smith	648	0	0	-	648
	Best & Less	1,187	0	0	-	1,187
	Chemist Works	1,093	0	0	-	1,093
	Reject Shop	915	0	0	-	915
	JB Hi-fi	1,298	0	0	-	1,298
	Aldi	1,363	0	0	-	1,363
	First Choice	1,226	0	0	-	1,226
	MEDICAL CENTRE	-	0	1,252	1,252	1,252
	Total Mini-Majors	**11,722**	**0**	**1,252**	**1,252**	**12,974**
	% of Total NLA	***23%***				***23%***
Specialty	Specialty (internal)	6,840	0	3,142	3,142	9,982
	Dining / Food	1,211	0	1,355	1,355	2,566
	Kiosks	114	0	183	183	297
	Total Specialty	**8,165**	**0**	**4,680**	**4,680**	**12,845**
	% of NLA	***16%***				***22%***
Other Areas	Padsite	2,116	0	319	319	2,435
	Cinema (not inc.) - 5327sqm	5,327	0	0	-	5,327
	Total Area	**7,443**	**0**	**319**	**319**	**7,762**
TOTAL GROSS LETTABLE AREA (GLA)		**51,112**	**0**	**1,571**	**5,932**	**57,363**

3. Existing Waste Management

The waste disposal from the specialty shops and common areas is managed by Stockland.

Waste disposal from the majors is managed by the majors under independent arrangements.

The current annual waste quantities from the specialty shops, mini-majors and common areas are as follows, based on data provided for the 2013:

General Waste: 703.5 tonnes
Cardboard/paper: 146.62 tonnes
Comingled(glass/plastic):
15.77 tonnes

The waste currently generated within the Centre (inclusive of specialty shop retailers, food tenancies, mini-majors and car park areas) is separated as follows:

- General waste
- Cardboard and paper (recyclable)
- Co-Mingled drink containers (recyclable)
- Used cooking oil (recyclable)

It is the responsibility of each retailer in the centre to manage their waste by separating it into the above categories and discharging it into the appropriate receptacles provided by Stockland.

The frequency of removal from the waste receptacles and the size of the same are monitored constantly by Centre Management and adjustments made as required. The removal of general waste from the site occurs weekly as a minimum.

Currently the Centre has several waste storage areas as denoted on the attached plan.

4. Proposed Construction Management Plan

It is Stockland's intention to tender the proposed works to suitable contractors with externally accredited environmental, health and safety programs and the necessary experienced management and resources to undertake a project of this size to appropriate environmental standards.

The successful contractor will be required to produce a Waste Minimisation Plan (WMP) for the Stockland Glendale Project as part of an overall Construction Management Plan (CMP) with the aim to work at best practice in minimizing the amount of waste produced during the development and manage that waste in order to reduce the amount going to landfill.

The Waste Minimisation Plan will comply with the aims and objectives of Lake Macquarie City Councils Wide Waste Management principles.

The Contractor is to prepare the detailed Construction Management Plan prior to the commencement of construction Contractor to ensure that the building works on the Construction Site do not adversely affect the health, safety, amenity, traffic or the

environment in the surrounding area. The CMP will consider, but not be limited, to the following:

- The contractor is to maintain safe pedestrian access onto and around the site.
- Temporary site accommodation will be located within the Site boundaries.
- Off-site fabrication and recycling of demolition materials will be maximised.
- The contractor is to reinstate the areas used for hoardings and site accommodation on completion of the project.
- The Construction Site must be segregated from the public at all times by temporary fences and hoardings. Safety and security fencing and hoardings are required to meet the requirements of Work Cover.
- No personnel are to access any part of the Construction Site without approval of the Contractor.
- Construction of the works will comply with the requirements set by Lake Macquarie City Council.
- Working hours will be limited to the following hours or hours stipulated in the Development Application:
    - 7.00am-6.00pm Monday to Friday
    - 7.00am-3.00pm Saturdays
    - No audible work on Sundays or Public Holidays.
- The Contractor shall minimise construction noise impacts.
- A Dust Management Plan shall be prepared by the Contractor prior to the commencement of any construction works.
- The Contractor will employ strict traffic management procedures to ensure the safety of the public, road users and pedestrians.
- The Contractor is responsible for maintaining the Construction Site and adjoining areas in compliance with the Occupation Health and Safety Act and Regulations.

5. Proposed Waste Management Plan – Post Development

Waste Storage Areas

Under the development plan, the existing Docks will remain. Two new loading zones will be provided adjacent to the Dining Precinct with a dedicated waste area located south of the Dining Precinct.

Waste Quantities

The new waste quantity from the completed centre is estimated as:

General Waste: 860 tonnes
Cardboard/paper: 190 tonnes
Comingled(glass/plastic): 20 tonnes

Waste Handling

Waste will continue to be managed in four categories:

- General waste
- Cardboard and paper (recyclable)
- Co-Mingled drink containers (recyclable)
- Used cooking oil (recyclable)

Waste disposal equipment will be placed in the new waste area and in the existing Docks. Retailers from the specialty shops and mini-majors will transport their waste to these areas and sort it into the relevant containers.

Stockland will supervise the dock areas and arrange the timely emptying of the containers and cleaning of the dock areas. Generally, general waste bins are serviced Sunday, Monday, Wednesday and Friday. Mobile Garbage Bins (MGB) serviced Monday and Friday.

Waste from common mall areas:

Stockland will provide recycling bins in the malls consistent with the existing bins; contents of the mall bins are moved by cleaning staff to the dock areas and sorted into the appropriate containers.

Other Recycling Initiatives:

Stockland will continue to investigate other recycling opportunities with a view to introducing additional recycling services when they become available in the area.

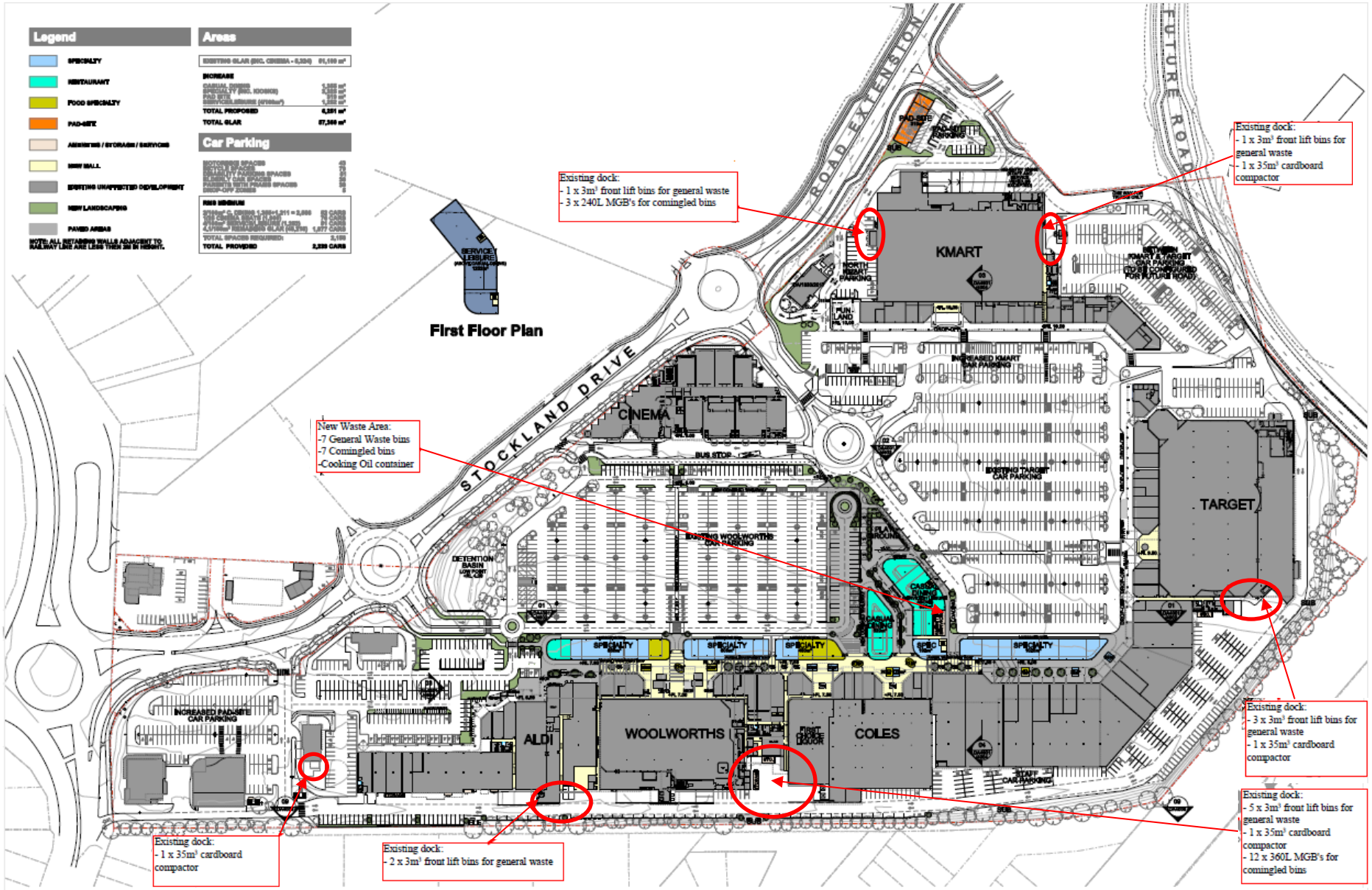
On-Going Waste Management:

Stockland undertakes regular tenant communication in respect to recycling in order to obtain the support and participation of retailers. Stockland continually monitors the waste and recycling quantities and reviews the level of participation by the public and by retailers in recycling initiatives.

Major Retailers

The major retailers are responsible for their own waste management systems.

All major retailers will have sufficient space to accommodate waste and recycling systems. Basic provisions are made for a waste areas are provided in the majors dedicated loading docks.



Stockland

Commercial Design Group

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