A T E L I E R
A R C H I T E C T S

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Port Macquarie Entertainment Precinct
Waste Management Plan – Rev A
November 2018

This Waste Management Plan has been prepared to accompany a Development Application for a new Entertainment Precinct at the corner of Park and Warlters Street Port Macquarie. This project comprises of a 9PLEX Cinema, Indoor Recreation Tenancies, Food and Drink Premises, Retail, Offices and associated parking.

This document has been prepared by MM Atelier Architects as a requirement to lodge the Development Application. This waste management plan will be revised periodically to keep the plan up to date with changes over time to site contractors and waste management best practice.

The following document provides an estimation of future waste generation and how this will be stored, collected and removed off-site.

This report has been divided into the following sections:

- Demolition
- Garbage Room Design
- Estimated Garbage Generation Rates
- Garbage Room Access & Collection

Demolition

The existing site is a vacant block of land, consisting of a few trees and remains of a disused bitumen carpark.

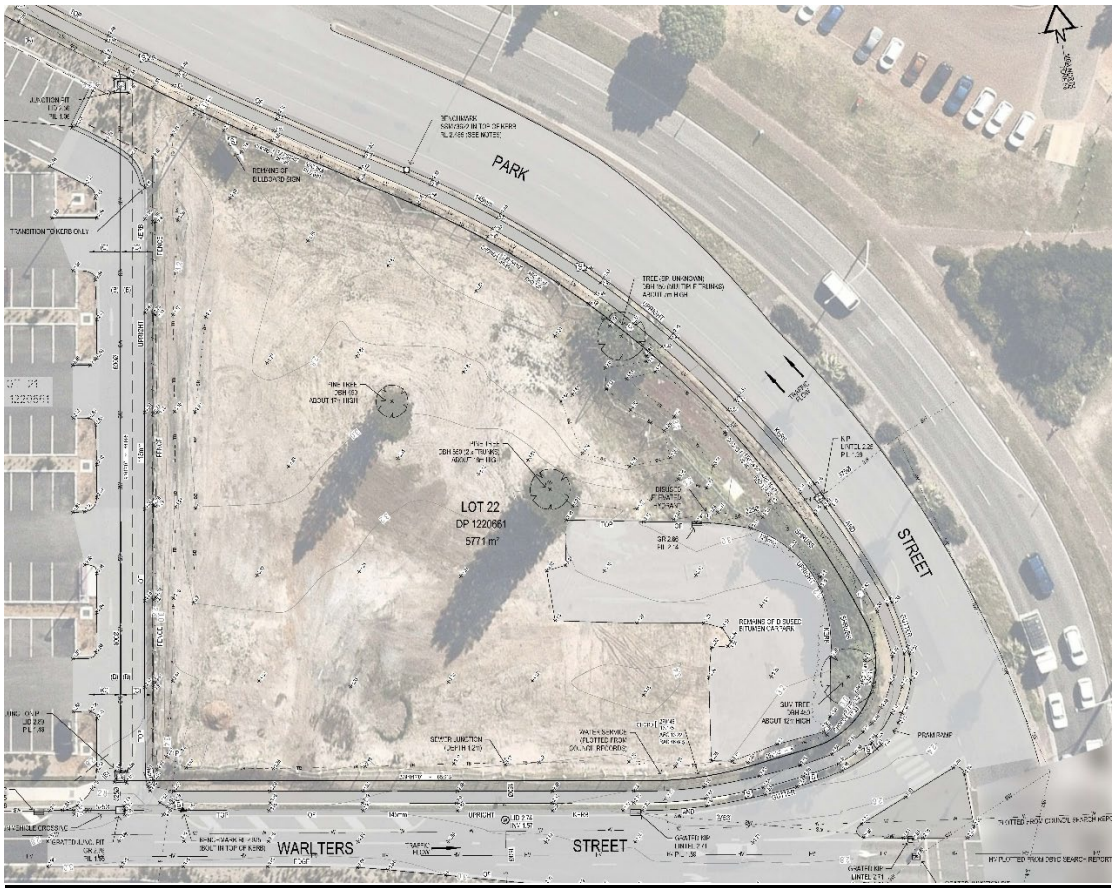

Figure 1 – Part Survey (NTS)

During Demolition organic waste collected is to be sent to Cairncross Waste management Facility (or similar), to the Organic Resource Recovery Sector to be converted to high quality compost.

Demolished bitumen will be re-used for filling, levelling or road base where possible otherwise taken to Cairncross Waste management Facility (or similar).

Excavated material will also be sent to Cairncross Waste management Facility (or similar). Soil will be tested to confirm it is VENM (cleanfill).

Evidence such as weighbridge dockets and invoices for waste disposal or recycling will be retained on site for any future inspection.

A construction management plan is to be prepared prior to the issue of the CC showing the location of temporary site fencing, site entry/exit gates for pedestrians and vehicular access, site establishment (i.e. site sheds including office, staff room, ablution block etc), storage containers, sedimentation and erosion control fencing (including temporary pits), cattle grates and wash down areas for trucks. During construction separate bins will be provided onsite to separate discarded materials and recycle or re-use where possible.

Garbage Room Design

(also refer Architectural Drawings)

The Garbage Room has been positioned centrally on the Ground Floor to provide easy access to and from all tenancies – refer Figure 2 below. The room is approximately 80m2 in area with a ceiling height of approx. 4m (to the underside of slab).

Location of Garbage Room

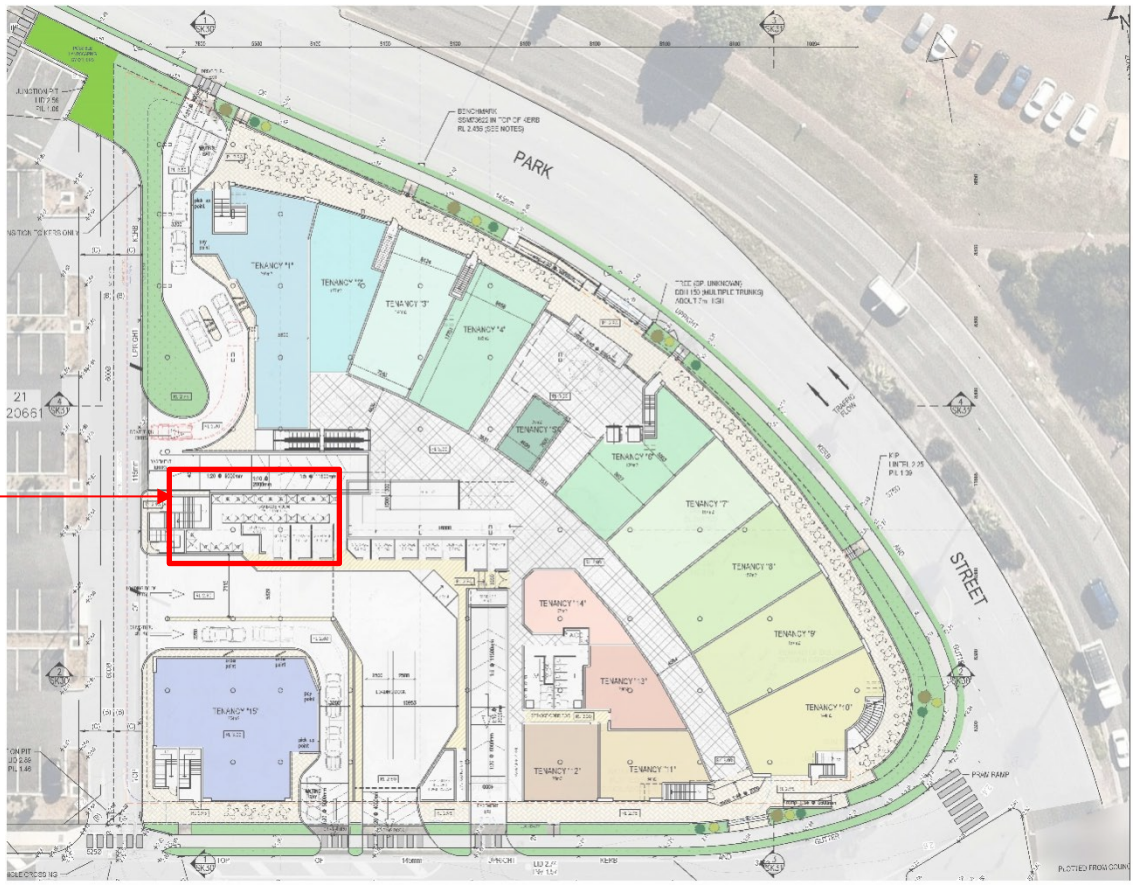

Figure 2 – Part Ground Floor Plan (NTS)

The ground floor layout has been designed to incorporate an internal mall and back of house areas for improved access and circulation. The garbage room has also been positioned adjacent to the loading dock for close proximity to the truck location. This prevents garbage bins to be positioned on the street which can become unsightly. A mechanical ventilation system will be designed to prevent odours concentrating in this area. The building manager is to monitor orderly use of this facility by all tenants. It is to be kept clean and free of vermin.

The garbage room has been design with two points of entry for ease of access and movement of garbage bins.

The garbage room has capacity for 28, 1100L bins and a possible extra 2 or 3 bins to fit underneath the pedestrian ramp landing. This is split into general waste and recycling. Refer Figure 3 and Figure 4 for example of proposed bin. Based on the estimated garbage generation rates provided, this will be ample and satisfy the building needs.

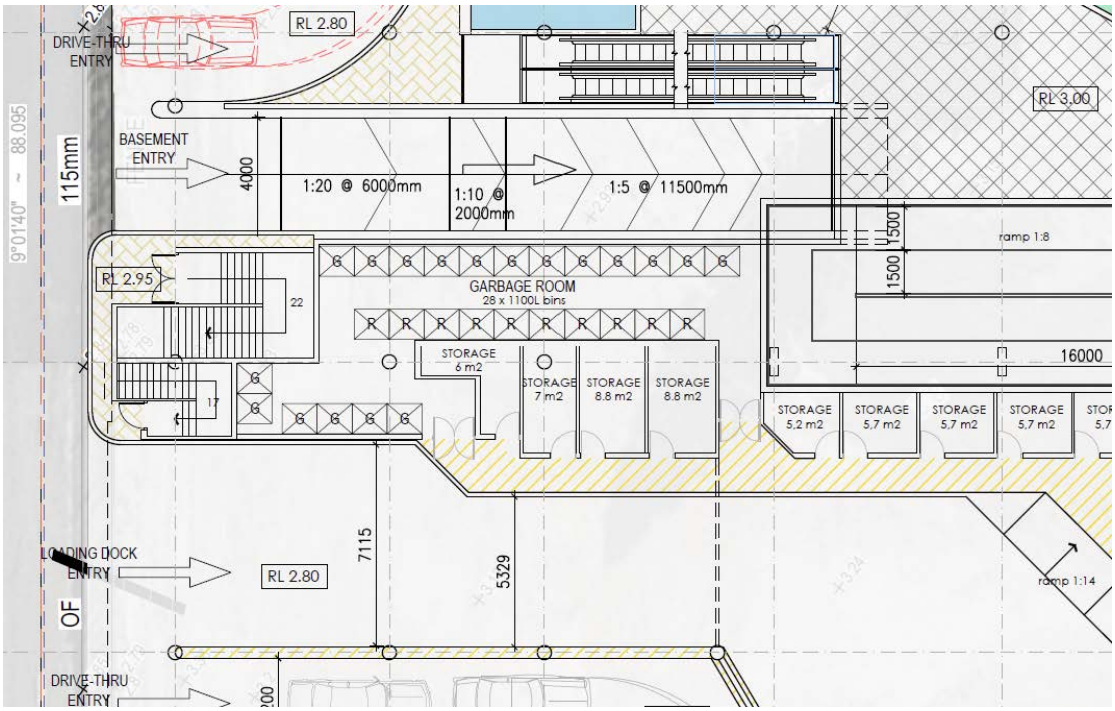

Figure 3 – Garbage Room (NTS)

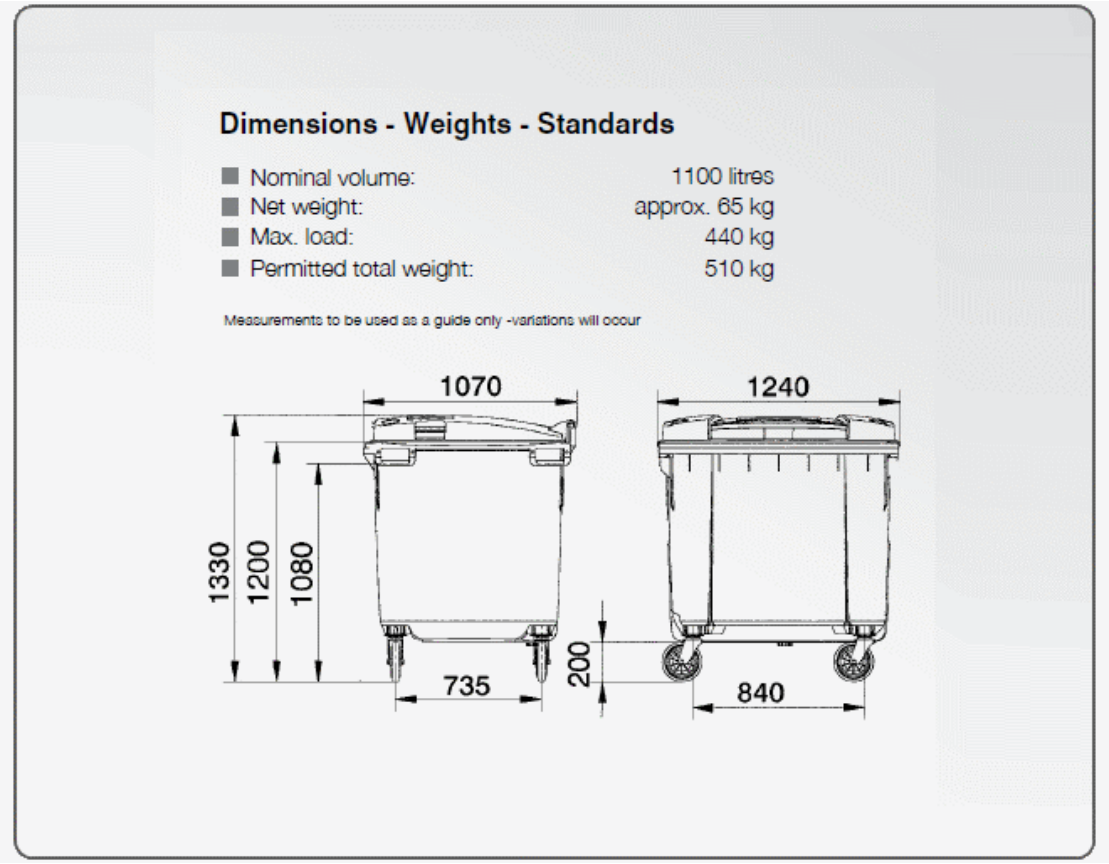

Figure 4 – Standard 1100L bins proposed

Below is a table with garbage generation calculations per day resulting in number of bins required.

Estimated Garbage Generation Rates

Use	Area	Garbage Generation Rate	Recycling Generation Rate
Commercial (Restaurants)	Based on 1201m2	660L/100m² floor area/day (1201/100)*660= **7927L/day** **7 bins required**	200L/100m² floor area/day (1201/100)*200= **2402L/day** **2 bins required**
Commercial (Takeaway shop)	Based on 470m2	150L/100m² floor area/day (470/100)*150 = **705L/day** **1 bin required**	150L/100m² floor area/day (470/100)*150 = **705L/day** **1 bin required**
Commercial (Entertainment)	Based on Level 1 = 1500m2 + 2195m2 Cinema= 4313m2 + 469m2	50L/100m^2/day (8477/100)*50= **4,239L/day** **4 bins required**	50L/100m^2/day (8477/100)*50= **4,239L/day** **4 bins required**
Office	Based on 159m2	10L/100m² floor area/day (159/100)*10= **15.9L/day** **0.02 bin required**	10L/100m² floor area/day (159/100)*10= **15.9L/day** **0.02 bin required**
Retail (non-food)	Based on 145m2	50L/100m² floor area/day (145/100)*50 = **72.5L/day** **0.07 bin required**	50L/100m² floor area/day (145/100)*50 = **72.5L/day** **0.07 bin required**
	BINS REQUIRED	**13 x 1100L General Waste Bins**	**8 x 1100L Recycling Bins**
	TOTAL	**21 x 1100L Bins Required** **28 x 1100L Bins Supplied**	

Note: The above Generation Rates based have been sourced from Randwick City Council's Waste Management Plan Guidelines, City of Melbourne Council's Commercial Waste Generation Rate, Northern Beaches Council Waste Management Plan, Camden Council and NSW DECC Better Practice Guide for Waste Management in Multi-unit Dwellings.

Garbage Room Access and Collection

Garbage Collection will be undertaken by private contractors.
Refer Architectural drawings and Traffic Engineers Report for maneuverability of access to garbage areas. Sufficient space has been allocated. The garbage room is accessed via the loading dock where trucks enter and exit in a forward direction.

It is not intended for Garbage Trucks to enter the garbage rooms. The truck is to maneuver into the Loading Bay provided. The driver will then access the bins in the garbage room, moving the bins in place for garbage collection. Garbage collection for 1100L bins will be via a rear lift

Frequency of collections will be 3 (three times per week) depending on how busy the Entertainment Precinct becomes. This will be monitored by the building manager and will be facilitated outside of trading hours.

As per Port Macquarie-Hastings Council Waste management Strategy commercial contractors will be required to dispose of their commercial waste at the Cairncross Waste Management Facility (CWMF) – or similar.

Conclusion

This Waste Management Plan looks into the various stage of the project i.e. demolition, construction and ongoing waste management.

The Building has been designed to centrally locate the garbage room with ample size to support sufficient number of bins to manage the estimated garbage generation.

Access to the garbage room is easily achieved by pedestrians and trucks with safe circulation.

This plan incorporates the waste hierarchy principle of avoidance, resource recovery and disposal. There is a deliberate attempt to minimise the waste sent for disposal and to minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment. We propose to send waste materials to a suitably licensed facility as per the Port Macquarie-Hastings Council Waste Management Strategy. It is intended to re-use and recycle products were possible before disposal.