



Operational Waste Management Plan

FOR OCCUPATION CERTIFICATE APPROVAL

Nihon University
9 Church Street, Newcastle

Katherine Daunt
katherine.d@dwp.com

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Glossary of Terms & Acronyms

Term	Description
BCA	National Construction Code - Building Code of Australia
CoN	City of Newcastle
EIS	Environmental Impact Statement
EPA	New South Wales Environment Protection Authority
E-waste	Electronic waste
Garbage	All commercial and domestic waste [except recyclables and green waste]
Green Waste	All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers
L	Litre(s)
Lint	Fabric fibres which separate from the surface of fabrics during washing and drying
Liquid Waste	Non-hazardous liquid waste generated by commercial premises that is supposed to be connected to sewer or collected for treatment and disposal by a liquid waste contractor [including grease trap waste]
Mobile Garbage Bin [MGB]	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
NSW DPIE	New South Wales Department of Planning Industry and Environment
OTAMP	Operational Transport and Access Management Plan
OWMP	Operational Waste Management Plan
Putrescible Waste	Component of the waste stream liable to become putrid. Usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
Recycling Waste	Glass bottles and jars – PET, HDPE and PVC plastics; aluminium aerosol and steel cans; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines
RtS	Response to Submissions

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1. Introduction

On behalf of Nihon University, dwp have been engaged to prepare the following Operational Waste Management Plan [OWMP] in relation to the redevelopment of 9 Church Street Newcastle. This report pertains to the on-site operational waste management requirements of the development. This OWMP will assist in identifying and understanding the type and quantity of waste that will be generated during the operation of the facility, and will inform the operator of the building on how to reuse, recycle and dispose of waste from the site.

All operational waste will be collected by a private Commercial Waste Contractor, to be contracted by Nihon University upon occupation.

This OWMP has been prepared to comply with the following Development Consent Condition E29:

Table 1: Development Consent Condition E29

<i>E29. Prior to issue of an Occupation Certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</i>	Location within this report
<i>(a) detail the type and quantity of waste to be generated during operation of the development;</i>	Refer to Section 2
<i>(b) the location and operational management procedures of the services zone located within the front setback of the Residential Building, including management/traffic controller arrangements;</i>	Refer to Section 5.5
<i>(c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</i>	Refer to Sections 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8 and 4.9; Refer to Sections 5.1, 5.2, 5.3 and 5.4
<i>(d) detail the materials to be reused or recycled, either on or off site; and</i>	Refer to Section 2; Refer to Sections 4.2, 4.3 and 4.8; Refer to Sections 5.1 and 5.2
<i>(e) include the Management and Mitigation Measures included in EIS, as amended by the RtS.</i>	Refer to Section 1; Refer to Section 3; Refer to Sections 4.1, 4.2, 4.3, 4.4 and 4.5; Refer to Sections 5.1 and 5.5.

This OWMP has been prepared in reference to the following documents:

- Environmental Impact Statement [EIS] [City Plan, Rev 04 dated 08/05/2019],
- Formal Response to Information Request and Submissions [RtS] [dated 19/09/2019],
- City of Newcastle [CoN] letter dated 26th June 2019;



- dwp Memorandum 25, dated 11th July 2019, [prepared by dwp as part of EIS Response to Submission to NSW DPIE];
- City of Newcastle [CoN] letter dated 10th October 2019;
- Better Practice Guide for Waste Management in Multi-unit Dwellings, [EPA 2019];
- City of Newcastle [CoN], DCP - 7.08 Waste Management, version 2 dated 24/10/206;
- City of Newcastle [CoN], Newcastle Waste Management Technical Manual, June 2012;
- Waste Levy Guidelines [EPA 2018];
- Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities [EPA 2012];
- Better Practice Guide for Resource Recovery in Residential Developments [EPA 2019]

The following mitigation measures, as identified in the EIS and the RtS, are tabled to ensure compliance is maintained and to ensure effective implementation of this plan. The measures are identified to mitigate any adverse effects of the development on the environment. Responsibilities and timing have also been assigned to each mitigation measure.

Table 2: Mitigation Measures

Mitigation Measure	Action / Commitment	Responsibility	Timing
Effectively manage on-going operational waste to ensure no adverse environmental impacts	Implement waste management procedures detailed in this OWMP	Nihon University - Building Manager	To be implemented during occupation
Where waste generation cannot be avoided, implement options for reuse and recycling	Implement waste management procedures detailed in this OWMP	Nihon University - Building Manager	To be implemented during occupation



2. Waste Classification Types

In accordance with the *Protection of Environment Operations Act 1997*, the following waste classification types are expected to be generated on site during occupation:

- General solid waste (non-putrescible) including:
 - General waste such as soft plastics, ceramics, polystyrene and metals
 - Recycling waste such as glass, hard plastics, paper, cardboard, aluminium and steel
 - Green waste such as garden clippings and leaf matter
 - Clean containers having previously contained chemical cleaning products
 - Electronic waste [E-waste] including mobile phones, computers, printer toner cartridges and the like
- General solid waste (putrescible) including:
 - General waste containing putrescible organics
 - Food waste
 - Sanitary napkins
- Hazardous waste including:
 - Lead-acid or nickel-cadmium batteries
- Liquid waste including:
 - Waste cooking oils from the commercial kitchen
 - Trade waste water from the commercial kitchen and laundries

It shall be noted that during occupation of the site there will be no generation of any restricted solid waste or special waste, as defined under the *Protection of Environment Operations Act 1997*.

3. Operational Waste Calculations

The following operational waste calculations for both Garbage and Recycling waste have been calculated in accordance with EPA publication “*Better Practice Guide for Resource Recovery in Residential Developments*” [EPA 2019]. It is acknowledged that this document is more recent than the *City of Newcastle’s Waste Technical Manual [CoN June 2012]* and likely to be more relevant to current day waste generation rates.

Therefore, operational waste calculations have been revised in accordance with EPA’s publication “*Better Practice Guide for Resource Recovery in Residential Developments*” [EPA 2019], as per the following table:

Table 3: Operational Waste Calculations [amended]:

Number of Occupants / Area	Garbage Waste [L]	Comingled Recycling Waste [L]
108 x Residential Occupants	70L/room/week = 7560	35L/room/week = 3780
Kitchen Net Area = 224m ² + 72m ² = 296m ²	400L per 100m ² /day Operating 7 x days per week = 8288	280L per 100m ² /day Operating 7 x days per week = 5801.6
Public Building Net floor Area = 1210m ²	10L per 100m ² /day Operating 5 x days per week = 605	15L per 100m ² /day Operating 5 x days per week = 907.5



Education Building Net floor area = 1754m ²	10L per 100m ² /day Operating 5 x days per week = 877	15L per 100m ² /day Operating 5 x days per week = 1315.5
TOTAL WASTE PER WEEK [L] – [rounded up to nearest Litre]	= 17330	= 11805
Quantity of 1100L MGB bins [rounded up]	16	11
Quantity of 1100L MGB bins based upon collection 3 x times per week [rounded up]	6	4

Overall, based upon collection frequency of three [3] times per week, the required General Waste bins are 6 x 1100L MGBs, and the Comingled Recycling Waste are 4 x 1100L MGBs. The waste storage rooms are separated into two separate rooms. One for the cafeteria and kitchen facilities and the other for the education and residential facilities.

It shall be noted that these calculations include an over allowance for bins. There is zero allowance for compaction of general waste & recycling.



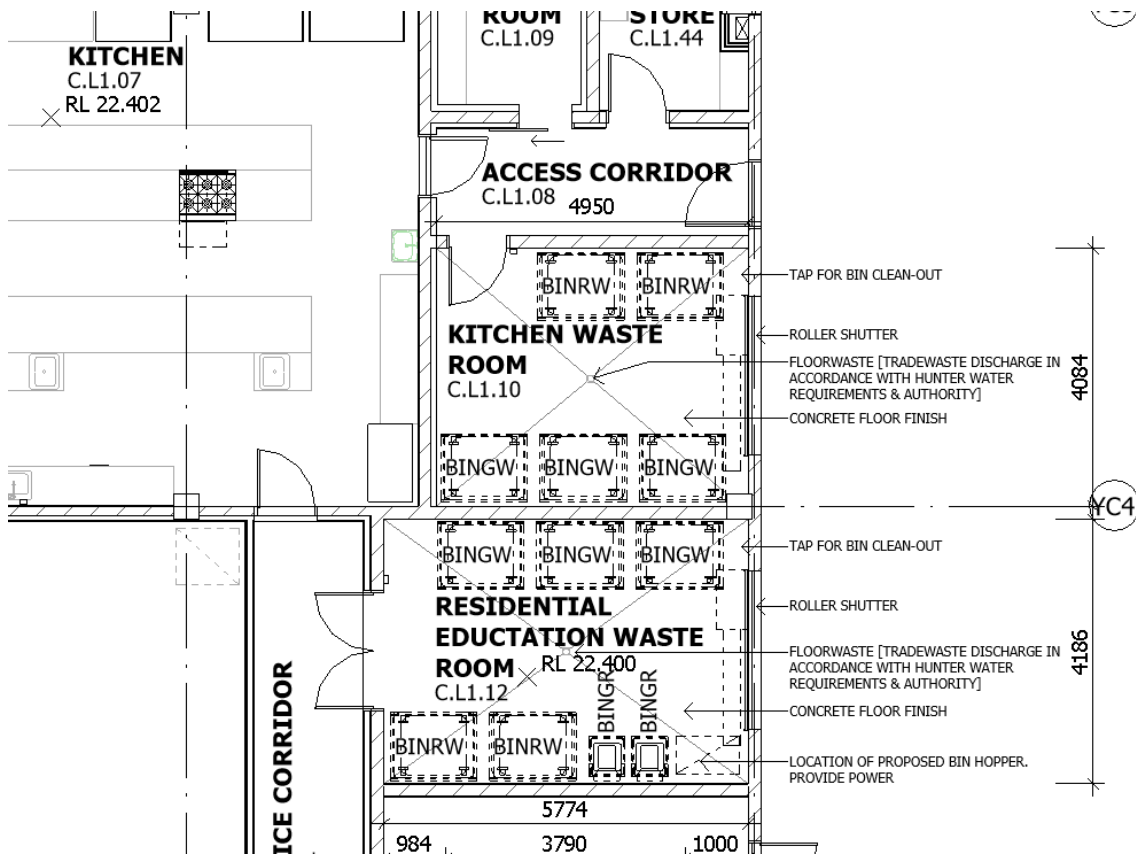
4. On-site Waste Storage Facilities

4.1 Centralised Waste Rooms

There are two centralised waste rooms provided within level 1 of the facility. These rooms have been sized to house the required minimum quantity of Mobile Garbage Bins [MGBs], and are to be used for the entire development.

A summary of the waste rooms within is as follows:

- Bin locations have been nominated on the floor plan, and clearly illustrates that the rooms have sufficient size to house the minimum required bins.
- The two waste rooms are sized to accommodate the required fleet of bins, as follows:
 - a. **Kitchen Waste Room [C.L1.10]**
Size = 4.7mL x 4.1W approx,
3 x Garbage Waste 1100L MGBs
2 x Recycling Waste 1100L MGBs;
 - b. **Residential Education Waste Room [C.L1.12]**
Size = 5.8mL x 4.1W approx,
3 x Garbage Waste 1100L MGBs
2 x Recycling Waste 1100L MGBs
2 x Organic Waste 240L Mobile Wheelie Bins;
- Typical 1100L MGB size are: 1373w x 1073d x 1354h [equal to Otto];
- A clear 1800mm unobstructed zone between the stored bins is provided to permit access and manoeuvrability;
- A minimum of 200mm between MGB bins to permit access and manoeuvrability;
- Each waste storage room is co-located, with easy access to the adjacent hardstand, with access to the Service Vehicle Delivery zone at the front of the buildings [adjacent to the street];
- Each room is fully enclosed and walled, and does not permit access to other areas of the building;
- Each of the Waste Rooms have been designed as follows:
 - a. Compliant ventilation systems in accordance with the BCA and Australian Standard AS1668.4-2012;
 - b. Well lit spaces with artificial lighting in accordance with the BCA and Australian Standards;
 - c. Bin washing facilities, including taps for hot and cold water, provided through a centralised mixing valve
 - d. A graded floor so that any water is directed to a sewer authority approved drainage connection. Wastewater will be discharged to the sewer via floorwastes located centrally within each room.
 - e. Floor is constructed of concrete at least 75mm thick
 - f. Smooth, cleanable and durable floor and wall surfaces
 - g. Ceilings are concrete - a smooth-faced non-absorbent material capable of being cleaned.



LEGEND:

- BINGR GREEN WASTE BINS
- BINGW GENERAL WASTE BINS
- BINRW RECYCLING BINS

Figure 1: Level 1 Floor Plan - Refer to A221 [Extract Below]

4.2 Residential Building Waste Strategy

Within the Lobby to each occupant room, there will be the provision for individual waste bins for separated recycling and garbage waste. It will be the responsibility of each occupant to place their own waste in the bins in the Lobbies. These individual bins will be collected on a daily basis by a cleaner/building manager and taken to the centralised waste room on the 1st floor.

Within the common areas of the residential building, such as the communal kitchens and resident lounge, individual bins for separated recycling, and garbage, battery and E-waste will be provided for occupants to dispose of their waste. These individual bins will be collected on a daily basis by a cleaner/building manager and taken to the centralised waste room on the 1st floor.

4.3 Public & Education Building Waste Strategy

Within the Public and Education buildings, individual bins for separated recycling, and garbage, battery, toner cartridges and E-waste will be provided throughout the facility for users to dispose of their waste. These individual



bins will be collected on a daily basis by a cleaner/building manager and taken to the centralised waste room on the 1st floor.

4.4 Bulky Goods Storage Waste Strategy

CoN have previously requested [refer to letter dated 26/06/2019] consideration for the provision of a bulky goods storage area, for residents to store their unwanted bulky goods. It is considered that a bulky goods storage room is not required for this type of facility and as such will not be provided, for the following reasons:

- Student residents will be residing at the facility on average for only a couple of months duration;
- All furniture, bulky goods and equipment will be directly provided for the students by Nihon University. Students will not be responsible for supplying their own furniture, bulky goods or equipment and as such there will be no bulk waste generation.

CoN subsequently agreed to this approach [refer to letter dated 10/10/2019] and therefore there is no requirement for Bulky Goods Storage areas within the building

4.5 Organic Green Waste Strategy

CoN have previously requested [refer to letter dated 26/06/2019] that the development is required to provide provision for organic green waste management. It should be noted that neither the Newcastle DCP 2012 – Waste Technical Manual [June 2012] or the EPA's publication "Better Practice Guide for Resource Recovery in Residential Developments" [2019], dictate waste generation rates for organic green/garden waste for this type of development.

The type of landscaping on the site will only generate small amounts of organic garden waste, in the form of minor pruning, weeds and dropped leaves. Species of selected plants that require pruning are minimal, and these are very slow growing. There are no areas of grass or lawn, and as such there will not be any grass clippings produced.

It can be assumed that landscaped areas will produce only small quantities of organic garden waste, and provision shall be provided for a maximum of 2 x 240L organic green waste movable wheelie bins. These can be positioned within the Residential & Education waste room. Collection of the organic green waste will be managed by the Private Waste contractor or a landscaping maintenance contractor directly.

CoN subsequently agreed to this approach [refer to letter dated 10/10/2019].

4.6 Sanitary Waste Strategy

Within each of the female amenities within the facility there will be sanitary napkin bins provided to allow for safe storage of feminine hygiene waste. These bins will allow for a safe, discreet, hygienic and easy way to dispose of sanitary waste. The quantity of sanitary waste storage bins will be in accordance with the BCA, with appropriate signage on toilet partitions doors.

4.7 Liquid Waste Strategy

Liquid waste [such as cooking oils and trade waste water] is a waste bi-product produced in the commercial kitchen and laundries of the residential building. The following liquid waste is produced on-site:

- Waste cooking oil collected from cooking equipment [such as deep fryers and the like] which will be stored in oil storage receptacles in the kitchen waste room prior to collection;
- Trade waste water from the commercial kitchen and waste rooms, is stored in the grease trap arrestor. The trade waste water and grease trap arrestor is installed and collected in accordance with Hunter Water's requirements;
- Waste water from the laundries is processed through a lint trap, which is installed and directed to the sewer in accordance with Hunter Water's requirements.



4.8 Electronic Waste Strategy

Disposal or recycling of E-waste will be organised with the assistance of building management. These items must not be placed in garbage or recycling bins due to safety and environmental factors. Separable E-Waste receptacles will be provided in communal and staff areas as required.

4.9 Waste Management Measures

Ongoing Management

The building manager is responsible for maintaining bins and equipment, ensuring waste streams are correctly separated and monitoring and evaluating cleaners and waste contractors. The building manager's responsibilities include:

- moving bins to the collection point (if required) in time for collection;
- arranging the washing of bins and maintaining the storage areas;
- arranging for the prompt removal of dumped rubbish;
- displaying and maintaining consistent signs on all bins, in all storage areas;
- ensuring all users and cleaners are informed of the garbage, recycling, organics and trade waste arrangements.

Signage & coloured bin identifiers

The building manager and the Private Waste Contractor is responsible for waste room signage including safety signage. Appropriate signage must be prominently displayed above all bins, clearly stating what type of waste or recyclables is to be placed in the bin underneath. All signage should conform to the relevant Australian Standards and the NSW EPA's standard recycling signs. Refer to Figure 2 below for examples of standard signage.

Each of the bins in the waste rooms shall have coloured lids or identifiers, to allow staff and users to easily identify each bin types, such as:

- Red lids for garbage waste;
- Yellow lids co-mingled recycling waste;
- Lime green lids for organic waste.

Hygiene

The building manager is responsible for

- assigning responsibility for keeping bin storage areas and collection points clean
- not allow bins to sit open for extended periods of time
- keeping waste collection and storage areas free of clutter and dumped rubbish
- regular cleaning regime including washing the bins, floors and walls of the bin storage areas.



Standard signage

The NSW EPA has developed sets of standard signs and labels for a wide variety of uses. The full set can be found at <http://www.environment.nsw.gov.au/warr/recyclingsigns.htm>, but some examples are listed below.

Waste signs

General recycling



Instructional



Construction and demolitions



Public place



Recycling



Garden organics and food waste



Garbage



Figure 2: Standard signage examples [Source: EPA 2012]



5. Waste Collection

5.1 Garbage, Recycling and Green Waste Collection

Collection of waste [garbage, recycling and organic green waste] will occur up to 3 times per week and will be undertaken by a Private Commercial Waste contractor, engaged and managed directly by the building owner. It will be the responsibility of the Private Commercial Waste Contractor to record and dispose of the waste in accordance with the waste regulation *Protection of the Environment Operations (Waste) Regulation 2014*.

Under the *Waste Levy Guidelines [EPA 2018]*, none of the waste to be collected from the site is defined as municipal waste. As the site is a commercial facility [student accommodation and educational uses], the waste streams are defined as commercial waste, and will be disposed of accordingly by the Private Commercial Waste Contractor.

CoN have previously requested an engagement agreement or statement of intent from a Private Commercial Waste Collection Provider, regarding the waste management services. At this stage undertaking such negotiations and entering into any contractual engagement is premature. The building owner will be undertaking discussions with all relevant Private Commercial Waste contractors at the appropriate time, prior to occupation. Some of these contractors will likely be:

- Cleanaway
- JJ Richards and Sons Solo
- Veolia
- Suez

5.2 Electronic Waste Collection

Disposal or recycling of Electronic E-waste will be organised for collection by building management.

- IT Equipment [printers, computers and copiers]:
Some printer and copier manufacturers provide services that include the supply, maintenance and return of equipment for businesses of all sizes.
Alternatively, collection could be arranged through a recycling company. A list of companies that offer this service can be found at www.businessrecycling.com.au.
- Toner cartridges:
Some copier and printer suppliers have take-back schemes to recycle used toner cartridges.
Alternatively, Cartridges 4 Planet Ark is an innovative recycling program that provides a free and easy way to recycle used printer cartridges. More information can be found at <https://recyclingnearyou.com.au/cartridges/>
- Batteries:
Battery recycling can be investigated through contacting the Australian Battery Recycling Initiative. More information can be found at <https://batteryrecycling.org.au/>.
Alternatively, some waste contractors can also provide boxes to collect small dry cell batteries. Building management to investigate battery collection with waste contractors accordingly.
- Mobile phones:
Mobile phones, accessories and batteries can be recycled through MobileMuster. More information can be found at <https://www.mobilemuster.com.au/>



5.3 Sanitary Waste Collection

Sanitary waste from the sanitary napkin bins will be collected by a Private Commercial Waste contractor specialising in this type of waste, to be engaged and managed directly by the building owner and/or building management.

5.4 Liquid Waste Collection

Spent cooking oils from the commercial kitchen will be collected and recycled by a Private Commercial Waste contractor to be engaged and managed directly by the building owner or commercial kitchen operator.

The grease and lint traps will be regularly maintained, emptied and cleaned to ensure optimal functionality and to prevent blockages. This will be undertaken by a Private Commercial Waste contractor to be engaged and managed directly by the building owner.

5.5 Services Delivery Zone

Collection of all waste will occur fully within the site within the nominated “Services Delivery Zone”, and limited to the following [Note: these hours have been agreed upon by the consent authority as part of the Development Consent conditions dated 11/12/2019]:

- Between the hours of 7am to 8am and 7pm to 8pm Monday to Friday
- Between 7am to 8am Saturday
- No use on Sundays or Public Holidays

The Services Delivery Zone allows for a maximum 10.5m long Rear Loading Waste Vehicle, to enter and exit the site via Church Street in a forward direction at all times. Refer to swept path analysis drawings prepared by Seca Solutions drawings [P1626 SS01 Rev A and P1626 SS02 Rev A] and dwp drawings [17-0347 A035 Rev 12 and 17-0347 AA036 Rev 2].

The Services Delivery Zone” is designed to be controlled with removable vehicle bollards at both the entry and exit driveways, to prevent unauthorised vehicle entries outside of the designated operation days and times. The onsite building manager will be responsible for managing all vehicle movements within the zone, to ensure pedestrian and vehicular access is managed appropriately.

The Services Delivery Zone has been designed as follows:

- The zone and access driveways are designed in accordance with “Australian Standard 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities – 2002”.
- The zone has an unobstructed head clearance, suitable for the 10.5m Rear Loading Waste Vehicle.
- At time of collection, the bins will be wheeled from the waste rooms, along the adjacent hardstand to the Services Delivery Zone, by either the building manager or Private Commercial Waste contractor. A motorised bin hopper can be supplied and used by the private waste contractor to assist in the safe movement of the MGBs from the Waste rooms to the Service Delivery Zone.
- The path of travel from the bin room to the point of collection is a step free access and a suitable gradient for the maneuverability of the bins.
- The below *Figure 3* below illustrates the proposed collection point and bin route path.

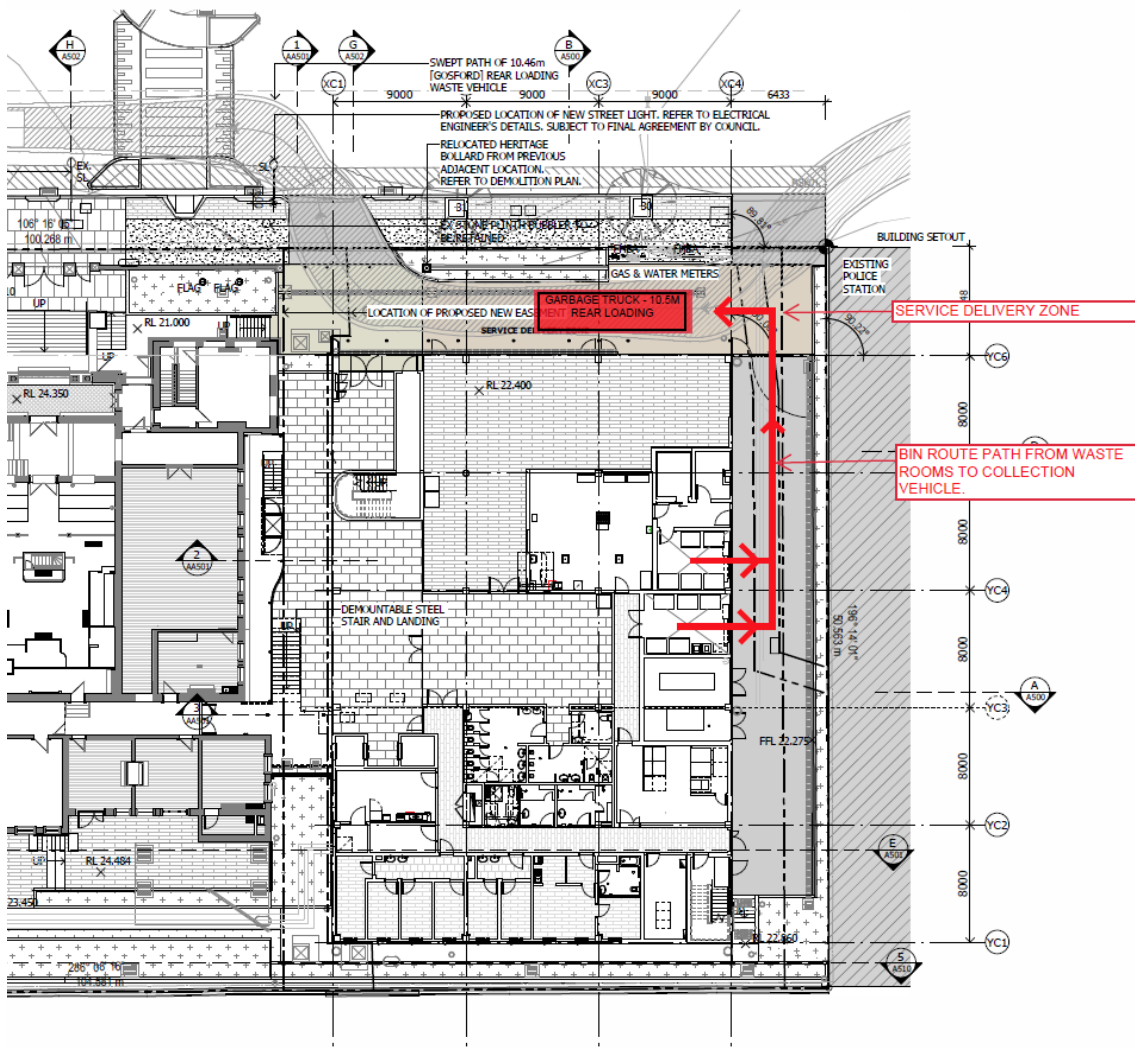


Figure 3: Site Plan illustrating proposed collection point and bin route path - Refer to A035 [Extract Above]



6. Ongoing Management and Maintenance

All waste rooms and waste collection procedures will be managed in accordance with the Operational Management Plan and Operational Transport and Access Management Plan [OTAMP]. These management plans will dictate the following:

- Delivery and services vehicle management arrangements;
- Use of the “*Services Delivery Zone*”;
- Cleaning and Caretaker responsibilities for ongoing monitoring and maintenance of waste management services and equipment.

Ongoing management is required to monitor users and cleaner behaviour and to identify requirements for further education and/or signage. Monitoring and measuring waste management performance should be regularly undertaken. The number, size, type and capacity of bins for waste and recycling, shall be monitored and recorded.

It is recommended that periodic waste audits should be undertaken. A waste audit process should give a good idea of the amount of waste generated, but also should establish the typical waste composition. A waste audit generally involves the collection of samples from all waste streams over a set period and then physically separating and weighing the components. Waste audit data, combined with regular monitoring and recording, can show trends over time that will allow building management to respond accordingly and maintain good performance.

7. Conclusion

This OWMP dictates the waste storage and collection methods proposed for the operational phase of the Nihon University Newcastle Campus redevelopment at 9 Church Street Newcastle.

This OWMP allows for the safe and manageable storage and collection of all operational waste from the site during occupation, in reference to and compliance with the development consent conditions and all relevant Acts and Regulations.

If there are any queries in relation to the content of this report, please contact the undersigned.

Yours sincerely

Katherine Daunt

Design Director | Registered Architect - NSW ARBN 9981

Email: katherine.d@dwp.com

File: 17-0347_A400_Operational Waste Management Report_C_210505

Encl: Attach 01 - City of Newcastle [CoN] letter dated 26th June 2019

Attach 02 - dwp Memorandum 25, dated 11th July 2019, [prepared by dwp as part of EIS Response to Submission to NSW DPIE]

Attach 03 - City of Newcastle [CoN] letter dated 10th October 2019

Attach 04 - Drawings:

17-0347 AA036 Rev 2, 17-0347 A035 Rev 12, 17-0347 A221 Rev 12,

P1626 SS01 Rev A, P1626 SS02 Rev A,

Attache 05 - EMM Letter dated 15/07/2021



Attachment 01

City of Newcastle [CoN] letter dated 26th June 2019

26 June 2019

David Gibson
Team Leader
Social Infrastructure Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2305

Reply by email: Megan.Fu@planning.nsw.gov.au

Dear David

**NIHON UNIVERSITY NEWCASTLE CAMPUS 9 CHURCH STREET NEWCASTLE
(SSD 9787)**

I refer to your letter of 20 May 2018 notifying that the above State significant development application submitted by Nihon Daigaku Australia Newcastle Pty Ltd was on public exhibition and inviting City of Newcastle (CN) to comment on the proposal.

The submitted application and Environmental Impact Statement (EIS) have been reviewed by CN officers and the following comments are offered for your consideration:

1. Urban Design

Prior to submitting the development application, the applicant sought the advice of CN's Urban design Consultative Group (UDCG) regarding the compliance of a preliminary design for the development with the design quality principles set out in State Environmental Planning Policy 65- Design Quality of Residential Apartment Development.

According to the minutes of the UDCG meeting of 17 October 2018, the summary recommendation of the Group was as follows:

'The proposed use for the site and the design concept and massing are generally supported. The above comments relating to planning, amenity and aesthetics should be addressed and resolved before the proposal is submitted for approval.'

While the UDCG generally supported the massing strategy proposed, and the modern façade expressions of the new buildings on either side of the former courthouse, concerns were raised regarding the aesthetic expression of the new buildings.

The following extracts from the minutes is relevant:

1. *'The proposed buildings have a strong horizontal massing which is not in keeping with the character of the courthouse, or the urban fabric of this part of the city (look at the proportions of the terraces on Church Street). A combination of horizontal and vertical massing is needed in the façade to be a better fit with the area.'*

2. *'The façade expression is relatively similar for both the dormitory and the teaching buildings. While the two should (as the architects propose) have a similar language of texture, colour and materiality, the UDCG suggests that the next stage the different functions of the two could be expressed. As such, a smaller scale, richer façade might be found in the dormitory building, while a slightly larger scale, more commercially expressed version of the façade might be developed for the teaching building.'*

The applicants were encouraged to continue developing the façade design (in materiality, detail, texture of colour) to present the impression of an important educational building in an urban setting.

Based on an examination of the submitted plans it would appear that the design of the development has been modified in response to some of the above comments. However, it would be helpful if the applicant could provide a written narrative which provides specific details of the design changes made in this regard.

2. Traffic Parking and Access

2.1 The Proposal

The EIS indicates the development will accommodate on site 100 students and approximately 8 staff, it is noted, however, that students from the University of Newcastle will have the opportunity to learn Japanese culture and language at the campus. In order to ascertain the traffic related impacts of this development further information is sought in relation to the total maximum number of students that will be studying on the campus including those from the University of Newcastle.

2.2 Traffic Generation

The Traffic and Parking Assessment Report (TPAR) submitted in support of the application has argued that vehicle activity associated with the campus is confined to staff and service vehicles. On this basis a quite conservative approach has been used assuming that all vehicle activity will occur in the peak periods and modelled nearby intersections with an allowance for future traffic growth. This modelling has confirmed that the intersections continue to operate at acceptable levels of service post development with minimal delay for the motorist.

While the adoption of a conservative approach is supported in principle it is considered that the results should be reviewed and updated in light of the total maximum number of students and the percentage of University of Newcastle students utilising the campus.

2.3 Vehicular Access, Driveway Design and Crossing Location

The development retains the existing driveways at the eastern and western ends of the site. The western driveway provides access to the basement car park and caters for opposing vehicle movements while the eastern driveway is intended to be used for service vehicle activity and only caters for single vehicle movement.

Concern is raised in relation the potential for on-street queueing associated with the operation of the eastern service vehicle driveway, considering the many and varied service activity that would typically be associated with the operation of a University campus. It is also noted that this driveway is adjacent to the police station driveway. To address this concern, it is recommended that the driveway be widened to accommodate opposing vehicle movements in accordance with AS 2890.2 – Off Street Commercial Vehicles Facilities, and turning facility provided within the site.

The driveways are to comply with AS 2890.1 – Parking Facilities having regard for the need to maintain driver sight lines to pedestrians for a vehicle exiting the site.

2.4 Servicing

The eastern driveway is intended to be used by service vehicles with the maximum size vehicle being small rigid truck, reversing into the site and exiting in a forward direction onto Church Street. It is stated in the TPAR that this access arrangement, in particular the reversing movement, is consistent with the practice utilised by the former courthouse. An inspection of the site would suggest otherwise, with vehicles entering and exiting the site in a forward direction. Under the Roads & Maritime Services publication 'Guide to Traffic Generating Development' and AS 2890.1 – 'Parking Facilities' vehicular movements associated with loading facilities should be forward entry and exit. Considering the increase in pedestrian activity in the area associated with this development it is recommended that all vehicles are required to enter and exit the site in a forward direction.

2.5 Parking Demand

While the transient nature of the international students and the teaching staff is recognised, further clarification is required on other aspects of the development in respect of parking generation.

The site currently has a total of 34 parking spaces on-site comprising 16 spaces in a basement carpark and 18 spaces outdoors at the rear of the site.

The TPAR argues that the parking rate for the Newcastle City Centre under the Newcastle Development Control Plan (DCP) 2012 should be applied to the site, being 1 space per 60m² GFA for all non-residential land uses. The argument is primarily on the basis that the Newcastle City Centre boundary is directly adjacent to the site and the land uses proposed are consistent with those of the city centre.

Having regard to the site being in a B4 Mixed Use zone under the Newcastle Local Environmental Plan 2012 applying the Newcastle City Centre parking is considered reasonable. Based on this rate, the TPAR calculates a parking demand for 111 spaces.

The development proposes a total of 20 car spaces inclusive of 2 disabled persons parking spaces, 1 motorcycle space and 22 bicycle spaces. Having regard to an historic parking deficiency for the site of 31 spaces and the 20 spaces proposed the TIA identifies a parking shortfall of 60 spaces. The methodology for these calculations is considered sound.

The TPAR argues that 'strict application' of the Newcastle City Centre parking rate is not appropriate for the following reasons:

- The Nihon students will not have Australian or International Drivers licences.
- The existing NeW Space building and the proposed Honeysuckle Campus of the University of Newcastle 'provide a parking ratio of around 1 space per 500 m² or no parking at all.' The justification for such rates being the application of Travel Demand Management and Green Travel Plan principles encourage alternative modes of travel, such as public transport, cycling and walking.
- The range of parking ratios of between zero and 1 space for more than 750 m² GFA for other university campuses across Australia.

Consequently, the TPAR argues that the provision of parking should be limited to staff and not the general student cohort, with the wider transport needs of the student population accommodated by alternative means of travel and Green Travel Plan.

It is noted that the TPAR sourced its comparative data on other universities campus from the EIS of the NeW Space development. As explained in the CN's submission of 6 September 2018 to the Department concerning the Newcastle Honeysuckle City Campus Concept Proposal (SSD 9262) caution needs to be given to applying the New Space parking transport strategy to other university campus in the Newcastle City Centre until such time as hard evidence is available that the key points and assumptions that underpin

the strategy have been proven. To date, the University have not submitted a Response to Submissions report which addresses the issues raised in the CN submission.

Concern is raised in relation to the general adequacy of the provision of parking considering that the EIS identifies a maximum of 12 teaching staff, 8 administration staff and 4 hospitality staff will be on-site and possibly residing at the campus. However, there appears to be a need to also cater for other associated uses such as visitor vehicles, service and maintenance vehicles, or other university related vehicles (e.g. shuttle buses).

2.6 Green Travel Plan

As discussed above, the TPAR promotes the use of alternate means of transport to motor vehicle and has recommended that a Green Travel Plan (GTP) be prepared and implemented with the university as a means to address the on-site parking deficient.

In accordance with Clause 7.03.03 of DCP 2012 a GTP is required to be submitted in support of any major development application identifying the measures to be utilised and the facilities provided to promote and facilitate the use of alternate transport. The GTP should identify and analyse the suitability of existing alternate transport options available to students and any proposed upgrades to existing infrastructure in addition to measures and facilities proposed within the university campus.

Given the reliance on a GTP to justify the parking deficient this should be prepared and considered prior to the determination of the subject application.

2.7 Public Domain

The following public domain works are required in connection with the development, and will be subject to separate approval under Section 138 of *Roads Act 1993*.

Works	Reason
Reconstruct new pedestrian foot path across site frontage.	To enhance pedestrian amenity and safety due to increased pedestrian demand from development.
Reconstruct kerb and gutter	To improve street drainage, streetscape and facilitate compliant footway grades.
Road shoulder	Complement kerb works.
Kerb blisters and raised pedestrian crossings at the intersection of Bolton and Church Streets	To enhance pedestrian amenity and safety due to increased pedestrian demand from development.

3. Stormwater management

As acknowledged in the EIS, an existing easement for drainage 3m wide affects the subject land under DP1199904. The easement contains a 900mm stormwater pipe that forms part of the broader public street drainage system.

It is noted that the existing easement is limited in height to RL21m Australian Height Datum. However, it is considered that this limitation was to account for an existing situation where an existing building was already located over the pipe at the time DP1199904 was registered. This current situation is considered problematic in that there is limited provision for future maintenance of the asset within the easement.

As part of the development the existing building over the pipe is proposed to be demolished. Therefore, any new improvements on the site need to address the requirements of Section 7.06 Stormwater of the DCP 2012, which states:

'(h) Existing drainage systems

Where a drainage system serving other lands is located on the development site, that system is to be protected by an easement in favour of the beneficiary of the drainage system in order to permit the continued use of the drain. At the same time, a drainage easement gives the beneficiary the right to maintain the pipes contained in the easement. Where necessary, upstream lots are to be given a legal right to drain through a development site.

New buildings are not to be constructed over or compromise the integrity of drainage lines or easements including those originating from outside the site.

Where an existing drainage line runs under a proposed building, the drainage line and any associated easement is to be diverted around the building. Redundant easements are to be extinguished and new easements are to be created. Where an existing drainage system across the site is retained, access to the existing system is not to be affected by the proposed development. The development is to be designed so as not to degrade the structural integrity of the system.'

The associated 'Stormwater and Water Efficiency for Development' Technical Manual (April 2019), supports the DCP and provides further details in relation to existing infrastructure.

The application has not addressed the above requirements of the DCP and consideration should be given to amending the design of the development such that the proposed buildings are located clear of the existing easement or alternatively the existing pipe asset and easement is relocated clear of the building footprint. A minimum 3m wide easement will ultimately need to be maintained across the site providing access for future maintenance of the pipe asset and provision of an overland flow path.

It is noted that there may be opportunity to still construct over such an easement provided that sufficient clearance can be maintained overhead to enable reasonable and viable future maintenance, including machinery. Therefore, such an arrangement could possibly be accommodated between the Courthouse building to remain and the new eastern building adjacent (subject to amended design). It is recommended that further consultation be undertaken with CN Development Engineers and CN's Asset Section should this option be pursued, but as a guide overhead clearance in the order of 4.5m will likely be required.

4. Noise

The acoustic and vibration assessment has focused on potential noise impacts on surrounding receivers emitted during construction and from activities, vehicles and plant and equipment on site, but has not addressed noise from existing noise sources which may impact upon the proposed development. In this respect, it is noted the Grand Hotel is located opposite proposed student accommodation rooms. The acoustic assessment should address potential noise impacts on the proposal to confirm whether any acoustic attenuation is required to help ensure internal noise levels will meet appropriate guidelines such as: Internal Noise Levels. AS/NZ 2107:2000 Acoustics - *Recommended design sound levels and reverberation times for building interiors.*

5 Contamination

The subject land has been subject to two contamination investigation reports; a preliminary investigation (Coffey 2012) and detailed investigation report (Presna 2016) which included limited sampling of the small areas of site not occupied by buildings. These reports were not undertaken in relation to confirming whether the subject site is specifically suitable for the proposed development. The documents identified potential contamination sources arising from fill and hazardous building materials as well as potential use of pesticides/insecticides. The limited sampling of available areas identified Total Recoverable Hydrocarbon, benzo(a)pyrene and lead contamination in excess of nominated health and environmental criteria for High Density Residential Land Use and Industrial/commercial land use.

The detailed investigation report prepared by Prensa concluded that:

'existing concentrations of TRH, benzo(a)pyrene and lead do not preclude ongoing commercial use of the site; should the site be redeveloped for a more sensitive land, further assessment, management and/or remediation of fill material across the site is recommended in open areas and beneath slabs following any proposed demolition.'

To address contamination specifically in relation to the proposed development, two documents from Cardno (NSW/ACT) Pty Ltd were submitted with this application:

- Phase 1 Environmental Site Assessment – A Technical Note (29 April 2019).
- Remediation Action Plan – A Technical Note (6 May 2019).

The Phase 1 Environmental Assessment technical note recommends:

1) The additional detailed investigations as recommended by both Coffey (2012) and Prensa (2016) be undertaken following demolition of the two (2) buildings to the east and west of the former 1892 Newcastle Court house building. This approach is advised as approximately 90% of the site is currently covered by either buildings or hardstand limiting access to soils. Any conclusions drawn from the results of sampling such a small portion of the site would not be representative of the site as a whole and therefore conclusions as to the Site's suitability would be unable to draw. In particular, as the exact location and status of the former engine workshop and fuel/oil storage facilities reportedly located at 1 Church Street (Police Station) is unknown; investigations along the eastern boundary are currently hindered by the existing infrastructure.

2) If necessary, a Remediation Action Plan be prepared by a suitably qualified land contamination consultant and implemented following the post demolition DSI and prior to the proposed development.'

The Remediation Action Plan technical note states:

'The objective of this Technical Note is to provide the NSW Department of Planning and Environment, clear guidance in relation to the site-specific Remediation Action Plan (RAP), which is to be prepared and implemented to allow the site to be made suitable for the proposed land use.'

It goes on to summarise the findings of the two investigation reports and then advises that prior to demolition a conceptual Remediation Action Plan (cRAP) describing the works required to make the site suitable for the proposed use will be prepared.

'The cRAP will include the following:

- > Definition of the Site, including features, history and areas of environmental concern;*
- > Identify the need for further investigations to address data gaps;*
- > An updated Conceptual Site Model providing an evaluation of the potential risks to human health and the environment from identified contamination, if present;*
- > revision and finalisation of the cRAP following data gap investigations;*
- > A detailed plan outlining the implementation of the remediation strategy, including data gap investigations and unexpected finds protocol to manage unanticipated events during the demolition works;*
- > Detail environmental, site, occupational health and safety (OHS) control measures and community consultation requirements associated with implementation of the preferred remedial strategy; and*
- > Outline legislative, planning, and permitting requirements.*

Following implementation of the RAP, a validation report will be required detailing the results of the data gap investigation and remediation works and confirming that the site is suitable for the proposed use.'

It is considered the information submitted does not clearly allow the consent authority to conclude whether the site is suitable for the proposed use (or can be made suitable following remediation) in accordance with the assessment requirements of State Environmental Planning Policy No 55 - Remediation of Land. This is largely due to insufficient information and considered expert advice and recommendations.

The site has not been subject to a detailed investigation in accordance with appropriate guidelines and this issue is compounded by the fact the former investigation reports which have been undertaken were not undertaken with respect to the proposed development and did not provide conclusions or recommendations in respect to the proposal. The sampling data that is available has indicated exceedances of nominated criteria, however the appropriate investigation criteria has not been specifically determined or justified in respect to the proposed development. Land use specific risk considerations may include the level of soil exposure for future site uses, specific ground floor land uses and considerations as to how removal of existing fill material may potentially reduce risks from historic fill material. It is noted bulk excavations, in the range of 0.8 to 1.2m below existing ground level are proposed to form the new building design levels following demolition.

Cardno's RAP technical note (6 May 2019) appears to outline the following intended process to address contamination:

- An assumption has been made that some form of remediation is likely pending further detailed investigations to be undertaken after demolition.
- A cRAP will be drafted prior to demolition detailing further investigations required. (It is not clear what a 'conceptual' RAP is in accordance with NSW EPA contaminated land guidelines and whether this essentially is proposed to be a draft document).
- It appears the cRAP is intended to be submitted/approved by the department however this is not clear and does not appear to have occurred at this stage.
- Following demolition further investigations will be undertaken (it is not clear what investigation levels would be used)
- A decision will be made whether remediation is necessary, and if so, a specific RAP will be developed based on further detailed information (it is not known whether this would be category 1 or 2 remediation or whether long term management of contamination will be required)
- The RAP will be implemented (this could involve any remedial technique from excavation off site to long term onsite capping and management and be subject to a Long-Term Environmental Management Plan).
- Following remediation (if required) a validation report would be prepared.

Concern is raised that the above process involves a significant amount of uncertainty for both the proponent and consent authority.

It is recommended a more detailed expert assessment and consideration of existing data in accordance with appropriate guidelines be carried out in respect to the proposed development to more accurately determine data gaps, levels of risk and appropriate land use criteria to (if possible) confirm whether there is sufficient information to determine whether the site is suitable for the proposed land use prior to determination.

If the land use suitability can be determined and remediation is required, then a RAP which clearly complies with NSW EPA guidelines should be developed and submitted for assessment. If further investigations are recommended to inform whether the site is suitable and/or remediation is necessary, then this may require consideration of a separate application for demolition only to allow for further investigations or potentially a staged approval process. Also, utilisation of an NSW accredited site auditor may be warranted to address uncertainties in the site investigation, remediation and validation process.

6. Section 94A Development Contributions Plan 2009

According to Section 4.4.12 of the EIS, the estimated Section 94A (now known as Section 7.12) development contribution for the proposed development is provided in the *Section 94A Estimate* at Appendix 7. It is stated the estimate was prepared having regard to the Clause 7.12 (now Clause 25J) of the Regulation. It is noted, however, that in the certification section of the *Estimate*, the reference to the estimate being calculated in accordance Clause 25J has been deleted. Clarification should be sought from the applicant regarding this matter.

7. State Environmental Planning Policy (SEPP) No 64 – Advertising and Signage

According to Section 7.3.2 of the EIS, SEPP 64 does not apply to the development because the proposed signage is exempt development pursuant to Division 4 and Schedule 1 of SEPP (Educational Establishments and Child Care Facilities) 2017. An examination of these policy suggests otherwise. The exempt development provisions of the above schedule apply to development *'carried out by or on behalf of a public authority in connection with an existing educational establishment'*. These circumstances do not apply in this case.

8. Waste Management

The following comments are provided regarding the 'Waste Management Report – Building Operation' (WMP) prepared by dwp Australia Pty Ltd:

- The 2019 revision of the Environmental Protection Authority's publication 'Better Practice Guide for Resource Recovery in Residential Developments' suggests that, allowing for variances and increases in waste generation, as a general guide, the allowance for waste and recycling storage for accommodation non-hotel / motel is:
 - General waste: 10 lts per room, per day (70 lts per week)
 - Comingled recycling: 5 lts per room, per day (35 lts per week)

Based on 109 'rooms', the following weekly allowances should be made for the residential component:

- General waste: 7,630 lts / week
- Comingled recycling: 3,815 lts / week

These allowances exceed those stated in the WMP.

- Café / Kitchen allowance under the revised guidelines is as follows:
 - General waste: 400 lts per 100m², per day
 - Comingled recycling: 280 lts per 100m², per day

Based on 384m² of floor space (224m² of cafeteria plus 160m² of kitchen), the following daily allowances should be made for the café / kitchen component:

- General waste: 1,536 lts day / 7,680 lts / week (based on 5 days)
- Comingled recycling: 1,075 lts day / 5,376 lts / week (based on 5 days)

This allowance is based on five days per week, as per the submitted WMP, although it not clear where the residents will eat and prepare meals on the other two days per week considering they reside in the premises 7 days per week.

- Public building (Offices) allowance under the revised guidelines is as follows:
 - General waste: 10 lts per 100m²
 - Comingled recycling: 15 lts per 100m²

Based on 1,210m² of floor space (as proposed), the following daily allowances should be made for the public building component:

- General waste: 121 lts day / 605 lts / week (based on 5 days)

- Comingled recycling: 182 lts / 908 lts / week (based on 5 days)

This allowance is based on five days per week, as per the submitted WMP, although it is not clear whether these areas shall also be used on the other two days per week. An additional allowance may need to be made.

- Education building (Offices) allowance under the revised guidelines is as follows:
 - General waste: 10 lts per 100m²
 - Comingled recycling: 15 lts per 100m²

Based on 1,754m² of Education Building floor space, the following daily allowances should be made for the education building component:

- General waste: 175 lts day / 877 lts / week (based on 5 days)
- Comingled recycling: 263 lts day / 1,316 lts / week (based on 5 days)

This allowance is based on five days per week, as per the submitted WMP, although it is not clear whether these areas shall also be used on the other 2 days per week. An additional allowance may need to be made.

- Total Estimated Volumes Per week:
 - General waste: 16,792 lts / week
 - Comingled recycling: 11,415 lts / week
- Potential Collection Methodology:
 - General waste: 16 x 1,100 lt bins / week (provision for waste room/s to hold at least 6 x 1,100 lt bins, with the potential for 5 bins serviced 3 x per week)
 - Comingled recycling: 11 x 1,100 lt bins / week (provision for waste room/s to hold at least 4 x 1,100 lt bins, with the potential for 3 bins serviced most days)

The design of the two waste bin storage rooms is:

- To be large enough to accommodate the entire fleet of bins plus 0.2m between bins to allow adequate maneuverability space.
- To provide a 1.8m unobstructed clearance zone between the stored bins and the entrance to permit access and maneuverability.
- To provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- To be located within proximity to the on-site loading bay.
- To be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.

It is noted no provision has been made for bulky goods storage. There should be suitably sized room/s made available for residents to store their unwanted bulky goods, prior to dispatch by the nominated contractor. Such room/s should be located adjacent to the loading bay/s.

The size of the bulky household goods area for developments of 20 or more dwellings is based upon the following calculation:

- Bulky Goods Area (m²) = [number of units x 4] / 26

Note: All calculations are rounded up to next whole number. Based on the above, bulky goods storage of at least 17m² should be allowed for.

The design of the bulky goods storage room/s are:

- To provide a minimum unobstructed width of 1.8m.
- To provide suitable dual door access for the service of bulky goods with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- To be near the on-site loading bay.

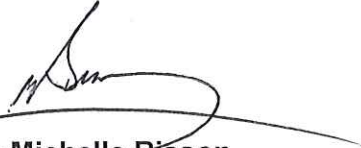
- To be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.

There is no provision in the WMP for green waste management. The Plan needs to outline how green waste generated at the site will be managed.

A satisfactory engagement agreement / statement of intent from a commercial waste collection provider regarding the waste management services as detailed in the approved WMP should be confirmed prior to approval of the development.

If you have any questions in relation to the various matters raised in the letter, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767 or by return email.

Yours faithfully

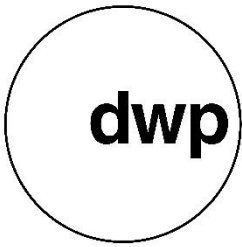


Michelle Bisson
MANAGER REGULATORY PLANNING AND ASSESSMENT



Attachment 02

dwp Memorandum 25, dated 11th July 2019, [prepared by dwp as part of EIS Response to Submission to NSW DPIE]



A103 Memorandum

<i>Date:</i>	11 th July 2019			
<i>Project Name:</i>	Newcastle Courthouse Redevelopment Nihon University			
<i>Project No:</i>	auncl-17-0347			
<i>Reference:</i>	17-0347 memo 25 – 11.07.2019			
<i>Page</i>	1 of 5			
<i>To:</i>	<i>Copy</i>	<i>Company</i>	<i>Attention</i>	<i>Circulation</i>
✓		NSW Department of Planning & Environment	Megan Fu	Megan.Fu@planning.nsw.gov.au
	✓	City Plan	Murray Blackburn-Smith	murraybs@cityplan.com.au
	✓	Azusa Sekkei Co Ltd	Jun Yokobori	yokobori1482@azusasekkei.co.jp
	✓	dwp Australia Pty Ltd	Ed Clode	edward.c@dwp.com
	✓	dwp Australia Pty Ltd	Katherine Daunt	Katherine.d@dwp.com

25 SSD-9787 Nihon University Newcastle Campus – Waste Management Response

On behalf of Nihon University, dwp are supplying this memorandum to respond to the agency correspondence received from City of Newcastle (CoN), dated 26th June 2019, in relation to the exhibition of the development application for SSD-9787 Nihon University Newcastle Campus.

This correspondence specifically relates to *8. Waste Management*, in particular the following extracts:

8. Waste Management

The following comments are provided regarding the 'Waste Management Report – Building Operation' (WMP) prepared by dwp Australia Pty Ltd:

- The 2019 revision of the Environmental Protection Authority's publication 'Better Practice Guide for Resource Recovery in Residential Developments' suggests that, allowing for variances and increases in waste generation, as a general guide, the allowance for waste and recycling storage for accommodation non-hotel / motel is:
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- Café / Kitchen allowance under the revised guidelines is as follows:
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This allowance is based on five days per week, as per the submitted WMP, although it not clear where the residents will eat and prepare meals on the other two days per week considering they reside in the premises 7 days per week.

- Public building (Offices) allowance under the revised guidelines is as follows:
 - General waste: 10 lts per 100m²
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Based on 1,210m² of floor space (as proposed), the following daily allowances should be made for the public building component:

- General waste: 121 lts day / 605 lts / week (based on 5 days)
- Comingled recycling: 182 lts / 908 lts / week (based on 5 days)

This allowance is based on five days per week, as per the submitted WMP, although it is not clear whether these areas shall also be used on the other two days per week. An additional allowance may need to be made.

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 - General waste: 10 lts per 100m²
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Based on 1,754m² of Education Building floor space, the following daily allowances should be made for the education building component:

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- Potential Collection Methodology:
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The design of the two waste bin storage rooms is:

- To be large enough to accommodate the entire fleet of bins plus 0.2m between bins to allow adequate maneuverability space.
- To provide a 1.8m unobstructed clearance zone between the stored bins and the entrance to permit access and maneuverability.
- To provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- To be located within proximity to the on-site loading bay.
- To be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.

It is noted no provision has been made for bulky goods storage. There should be suitably sized room/s made available for residents to store their unwanted bulky goods, prior to dispatch by the nominated contractor. Such room/s should be located adjacent to the loading bay/s.

The size of the bulky household goods area for developments of 20 or more dwellings is based upon the following calculation:

- Bulky Goods Area (m²) = [number of units x 4] / 26

Note: All calculations are rounded up to next whole number. Based on the above, bulky goods storage of at least 17m² should be allowed for.

The design of the bulky goods storage room/s are:

- To provide a minimum unobstructed width of 1.8m.
- To provide suitable dual door access for the service of bulky goods with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- To be near the on-site loading bay.

- To be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.

There is no provision in the WMP for green waste management. The Plan needs to outline how green waste generated at the site will be managed.

A satisfactory engagement agreement / statement of intent from a commercial waste collection provider regarding the waste management services as detailed in the approved WMP should be confirmed prior to approval of the development.

25.01 Revised Operational Waste Calculations

The original operational waste calculations, as detailed in the Waste Management Report – Building Operation [Rev A 10.12.2018], were calculated in accordance with the generation rates set out in the *Newcastle DCP 2012 – Waste Technical Manual (June 2012)*. Whilst the CoN Waste Technical Manual does not specifically suggest that waste generation is to be calculated in accordance with EPA’s publication “*Better Practice Guide for Resource Recovery in Residential Developments*” (2019), it is appreciated that this document is more recent than CoN’s Waste Technical manual and likely to be more relevant to current day waste generation rates.

Therefore, operational waste calculations have been revised in accordance with EPA’s publication “*Better Practice Guide for Resource Recovery in Residential Developments*” (2019), as per the following table:

Amended Operational Waste Calculations:

Number of Occupants / Area	Garbage Waste (L)	Comingled Recycling Waste (L)
108 x Residential Occupants	70L/room/week = 7560	35L/room/week = 3780
Cafeteria & Kitchen Net Area = 224m ² + 72m ² = 296m ²	400L per 100m ² /day Operating 7 x days per week = 8288	280L per 100m ² /day Operating 7 x days per week = 5801.6
Public Building Net floor Area = 1210m ²	10L per 100m ² /day Operating 5 x days per week = 605	15L per 100m ² /day Operating 5 x days per week = 907.5
Education Building Net floor area = 1754m ²	10L per 100m ² /day Operating 5 x days per week = 877	15L per 100m ² /day Operating 5 x days per week = 1315.5
TOTAL WASTE PER WEEK (L) – (rounded up to nearest Litre)	= 17330	= 11805
Quantity of 1100L MGB bins (rounded up)	16	11
Quantity of 1100L MGB bins based upon collection 3 x times per week (rounded up)	6	4

Overall, based upon collection frequency of three (3) times per week, the required General Waste bins have increased from 5 x 1100L MGBs to 6 x 1100L MGBs, and the Comingled Recycling Waste increased from 3 x 1100L MGBs to 5 x 1100L MGBs, requiring a slight replanning of the spaces to accommodate the additional bins.

The waste storage rooms are separated into two separate rooms. One for the cafeteria and kitchen facilities and the other for the education and residential facilities.

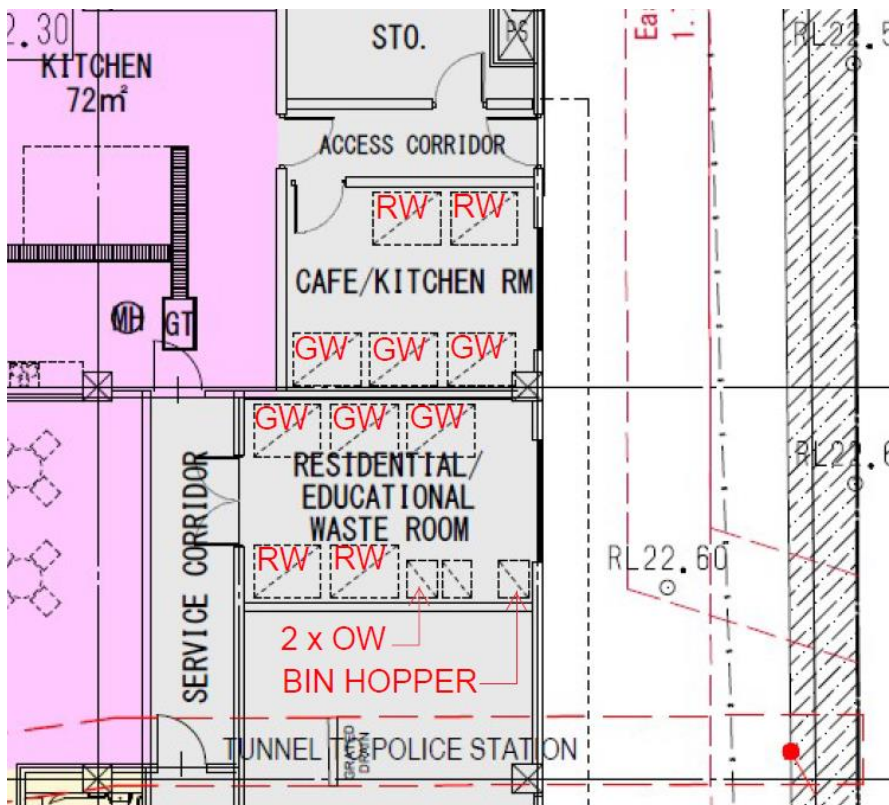
25.02 Design of Waste Storage Rooms

The design of each of the Waste Storage rooms have been amended as follows:

- Increased room sizes to accommodate increased fleet of bins:
 - Cafeteria & Kitchen Garbage Room size = 4.7mL x 4.1W approx,
 3 x Garbage Waste 1100L MGBs
 2 x Recycling Waste 1100L MGBs;
 - Residential & Education Waste Room size = 5.8mL x 4.1W approx,
 3 x Garbage Waste 1100L MGBs
 2 x Recycling Waste 1100L MGBs
 2 x Organic Waste 240L Mobile Wheelie Bins;
- Bin size to remain as typical 1100L MGB sizes:1373w x 1073d x 1354h (equal to Otto);
- A clear 1800mm unobstructed zone between the stored bins to permit access and manoeuvrability;
- A minimum of 200mm between MGB bins to permit access and manoeuvrability;
- Each waste storage room co-located, with easy access to the adjacent hardstand to access the street;
- Each room is fully enclosed and walled, and does not permit access to other areas of the building.

Please refer to updated drawing A-108, Rev 1 with amendments to the layout and configuration of the waste rooms as indicated above.

Extract from amended drawing A-108:



LEGEND:

- GW - Green Waste
- OW - Organic Waste
- RW - Recycling Waste

25.03 Bulky Goods Storage Areas

CoN have requested consideration for provision of bulky goods storage area, for residents to store their unwanted bulky goods. It is considered that a bulky goods storage room is not required for this type of facility and as such will not be provided, for the following reasons:

- Student residents will be residing at the facility on average for only a couple of months duration;
- All furniture, bulky goods and equipment will be directly provided for the students by Nihon University. Students will not be responsible for supplying their own furniture, bulky goods or equipment and as such there will be no bulk waste generation.

25.04 Organic Green/Garden Waste Management

CoN have indicated that the development does not provide provision for organic green waste management. It should be noted that neither the *Newcastle DCP 2012 – Waste Technical Manual (June 2012)* or the EPA's publication "*Better Practice Guide for Resource Recovery in Residential Developments*" (2019), dictate waste generation rates for organic green/garden waste for this type of development.

The type of landscaping on the site will only generate small amounts of organic garden waste, in the form of minor pruning, weeds and dropped leaves. Species of selected plants that require pruning are minimal, and these are very slow growing. There are no areas of grass or lawn, and as such there will not be any grass clippings produced.

It can be assumed that landscaped areas will produce only small quantities of organic garden waste, and provision shall be provided for a maximum of 2 x 240L organic green waste movable wheelie bins. These can be positioned within the Residential & Education waste room. Collection of these can be by City of Newcastle green waste collection service, and will be collected kerb-side on a fortnightly basis.

25.05 Commercial Waste Contractor Provider

CoN have requested an engagement agreement or statement of intent from a commercial waste collection provider, regarding the waste management services.

At this early stage of the development, undertaking such negotiations and entering into any contractual engagement is premature. The proponent will be undertaking discussions with all relevant waste contractors at the appropriate time, prior to occupation. Some of these contractors will likely be:

- Cleanaway
- JJ Richards and Sons
- Solo
- Veolia
- Suez

We trust the above satisfactorily responds to the issues raised by City of Newcastle, in relation to waste management. If there are any questions regarding the above information, please don't hesitate to contact the undersigned.



Katherine Daunt

Design Director | Registered Architect - NSW ARBN 9981
Email: katherine.d@dwp.com
File: 17-0347_A-a04memo_ejc-dwp
Encl: Drawing: A-108, Rev 1



Attachment 03

City of Newcastle [CoN] letter dated 10th October 2019

10 October 2019

Megan Fu
Principal Planner
Social and Infrastructure Assessments
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2305

Reply by Email: megan.fu@planning.nsw.gov.au

Dear Megan

**NIHON UNIVERSITY NEWCASTLE CAMPUS 9 CHURCH STREET NEWCASTLE
(SSD 9787)**

I refer to your email of 24 September 2019 advising that the applicant Nihon Daigaku Australia Newcastle Pty Ltd has submitted a Response to Submissions (RtS) Report and inviting the City of Newcastle (CN) to comment on the proposal.

The RtS has been reviewed by CN officers and the following advice is offered for your consideration:

1. Urban Design

The RtS satisfactorily addresses CN's previous advice on this matter.

2. Traffic Parking and Access

2.1 The Proposal

The Traffic Consultant's report indicates that 'extra-curricular' student numbers are anticipated to be in the order of six additional local students per day, or 30 per week participating in predominantly after-hours tuition. On this basis, it is considered that the small number of additional local students should not create a demand for additional on-site parking over and above the proposed 20 spaces. Accordingly, the RtS satisfactorily addresses CN's previous advice on this matter.

2.2 Traffic Generation and Parking Demand

The Traffic Consultant's report has reviewed traffic generation and the associated parking demand for the proposed development. It has been demonstrated that the nature of the proposal and the occupancy by predominantly overseas students would result in limited vehicle usage in the order of 19 vehicles per day. Consequently, there will be a greater reliance on the availability of alternate transport modes and the implementation of a Green Travel Plan.

It is concluded that the 20 parking spaces proposed for this development should be adequate. Furthermore, the traffic generated by this development is minimal and therefore

should not adversely impact on the operation of the local road network. Accordingly, the RtS satisfactorily addresses CN's previous advice on these matters.

2.3 Vehicular Access, Driveway Design and Crossing Location

2.4 Servicing

The amended proposal includes the deletion of on-site servicing and the installation of a Loading Zone in Church Street across the frontage of the site. This matter was discussed with CN's Manager Transport & Compliance and Transport & Traffic Coordinator and it was advised that the proposed kerbside loading zone in Church Street is not supported and all service activity associated with this development is to occur onsite.

It is recommended the design of the development be amended to provide the following:

- A minimum 6.5m wide two-way service road
- On-site service bay (loading dock) area complying with Australian Standard AS 2890.2
- All service vehicles entering and exiting the site in a forward direction
- Garbage collection (servicing of bins) occurring from within the site. Garbage bins are not to be presented to the street for collection.

The issue of potential queuing associated with service vehicle activity should be minimised with compliance of the above.

2.6 Green Travel Plan

The applicant is proposing to defer the preparation / implementation of the Green Travel Plan (GTP) until occupation to allow for a better understanding of likely student travel patterns.

The delaying of the GTP is considered reasonable in this case. On this basis, an appropriate condition of consent has been recommended (See attached schedule) requiring the preparation and implementation of the GTP prior to the issue of a Final Occupation Certificate.

2.7 Public Domain

CN's previous advice regarding public domain works was for the information of the applicant and the Department. Accordingly, no response is necessary.

3. Stormwater management

In principle the option to divert the existing stormwater asset between the two buildings could be a viable option subject to, prior to determination of the application, the applicant submitting an updated stormwater plan with typical sections that clearly defines the following:

- The location of the proposed 3 metre (minimum) wide easement. The easement is to be centered over new pipeline.
- Building and footing extents (both existing and proposed).
- The vertical clearances within the easement to proposed roof/eaves or any other overhanging structures. It appears that a staircase would be located within the easement. Can this be relocated or otherwise constructed in a manner to be easily dismantled if required for access.
- The horizontal clearances in the easement caused by any proposed structures.
- Indicates how access along the easement can be achieved. It appears the front of the courtyard area is a glass wall (e.g. could this wall be designed to provide opening access)

In addition, the proposed stormwater works as identified in the Cardno report (Pg4) are to be amended in accordance with the notations on the attached copy.

4. Noise

The RtS satisfactorily addresses CN's previous advice on this matter.

5 Contamination

The response from Cardno (NSW/ACT) Pty Ltd (9 July 2019) does not fully address CN's previous advice regarding site contamination.

Concern is raised that consent is being sought for a substantial development without the consent authority being provided the opportunity to consider standard information outlined in NSW Environmental Protection Authority endorsed guidelines for the assessment and remediation of contaminated land. Specifically, the site has not been subject to a detailed contamination investigation in respect to the proposed development and because of this there is no detailed conceptual site model and there is no detailed Remedial Action Plan (RAP) which clearly outlines a specific remediation strategy which can be assessed.

Furthermore, it is not known if the proposed future RAP to be developed (as may be required) after further detailed assessment would be category 1 or 2 remediation. If category 1 remediation is required (such as onsite capping and management) then this would appear to require a separate development approval for assessment. Specific conditions of consent would be required to be placed on that consent to identify, and ensure compliance with, a long-term environmental management plan to ensure it is effectively implemented into the future.

It is acknowledged that available information would indicate significant contamination risks are potentially low and that involvement of a site auditor would help ensure appropriate standards of assessment and reporting are complied with. However, a potential low risk and use of an auditor does not absolve a determining authority from the need to properly consider contamination in accordance with Clause 7 of State Environmental Planning Policy (SEPP) 55. Also, it is noted planning complexities may arise if onsite capping of contamination (and separate approvals with appropriate conditions of consent) are required. The contaminated land planning guidelines indicate a determining authority may be reasonably satisfied in respect to Clause 7 of SEPP 55 via the assessment of appropriate development specific contaminated land investigation reports and remedial action plans (and where appropriate site auditor advice) which comply with appropriate guidelines and standards of reporting.

Having regard to the above considerations it is considered appropriate for the applicant to be required, prior to determination of the application, to provide interim site auditor advice confirming the adequacy of the submitted contaminated land information and confirming land use suitability. It is also recommended that consideration be made in respect to the option of a staged approval process to provide the consent authority an opportunity to assess further detailed contaminated land information and a specific remedial action plan once this can be developed by the applicant.

6. Newcastle Local Infrastructure Contributions Plan

The RtS satisfactorily addresses CN's previous advice on this matter.

City of Newcastle's Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019 became operational on 9 September 2019 and repeals the Section 94A Development Contribution Plan 2009 (Updated 2017) referred to in the EIS regarding this development. However, the savings and transitional provisions of the Plan provide that a development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date

of lodgement of the application. Therefore, the levies applicable under Part B-City Centre of the above s94A Plan apply to the development. Based on a levy of 1% and a cost of development of \$28,899,200 (incl.GST) the required monetary contribution is **\$288,992**. An appropriate condition of consent has been recommended in this regard.

7. State Environmental Planning Policy (SEPP) No 64 – Advertising and Signage

The RtS satisfactorily addresses CN's previous advice on this matter. While acknowledging that the assessment of the proposed sign in terms of SEPP 64 is a matter for the Department, it is noted a smaller sign would have a reduced visual impact in the streetscape and have less overshadowing impact on the adjoining outdoor terrace of the cafeteria.

8. Waste Management

The RtS satisfactorily addresses CN's previous advice on this matter.

If you have any questions in relation to the various matters raised in the letter, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767 or by return email.

Yours faithfully



Michelle Bisson
MANAGER REGULATORY PLANNING AND ASSESSMENT

Attachments:

1. Schedule of Recommended Conditions
2. Notations on extract from Cardno Report

SCHEDULE OF RECOMMENDED CONDITIONS

B CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK

B1 A Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - *Manual of uniform traffic devices - traffic control for works on roads*. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. The plan is to be submitted to the City of Newcastle for approval prior to the commencement of works and is to be implemented during the construction phase.

C CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

C1 A total monetary contribution of \$288,992. is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- a) This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- b) The City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement.
- c) The amount of contribution payable under this condition has been calculated based on the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and, as a guide, these approximate dates are as follows:

Indexation quarters	Approx. release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact City of Newcastle's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

C2 On-site parking accommodation is to be provided for a minimum of << >> car spaces (including << >> disabled parking spaces) and << >> motorbike spaces and << >> secured bicycle spaces (Class 2). A minimum of << >> car spaces are to be allocated for the commercial premises. A minimum of << >> spaces are to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Section 7.03 'Traffic, Parking and Access' of the Newcastle Development Control Plan 2012 and the plans submitted with the development

application. Full details are to be included in documentation for a Construction Certificate application.

C3 The car park is to be designed to comply with AS/NZS 2890.1:2004: *Parking facilities – Off-street car parking* and AS/NZS 2890.6:2009: *Parking facilities – Off-street parking for people with disabilities*. Full details are to be included in documentation for a Construction Certificate application.

C4 Traffic management devices in the form of Stop and 'Give way to pedestrian' signs and line marking are to be installed at the entry of the proposed driveways within the property, such devices are to be constructed in accordance with AS/NZS 2890.1:2004: *Parking facilities – Off-street car parking*. Full details are to be included in documentation for a Construction Certificate application.

C5 The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply, sewerage services and any drainage connections, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's certificate of compliance (Refer s50 *Hunter Water Act 1991*) is to be included in documentation for a Construction Certificate application.

C6 All onsite stormwater retention/detention and water quality treatment systems are to be individually identified and sign posted in accordance with City of Newcastle's Stormwater and Water Efficiency for Development Technical Manual (Updated 2017). Full details are to be included in documentation for a Construction Certificate application.

C7 All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012, as indicated on the stormwater management concept plans and stormwater management report and stormwater plans prepared by <.....>. Full details are to be included in documentation for any Construction Certificate application.

C8 All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls, full details are to be provided with the Construction Certificate application.

C9 A dilapidation report prepared by a suitability qualified person shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate. The dilapidation report shall document and photograph the current structural condition of the City of Newcastle infrastructure and roads. An electronic copy of the dilapidation report is to be provided to City of Newcastle.

C10 The developer is to design the following public domain works within Church Street frontage of the site at no cost to City of Newcastle and in accordance with the Newcastle City Centre Public Domain Manual guidelines, design specifications and Australian Standards:

- i. New footpath and streetscape works and driveway.
- ii. Reconstruct kerb and gutter if deemed necessary by City of Newcastle.
- iii. New street trees and verge areas in accordance with City of Newcastle's requirements and adjust service pit levels to match new footpath level.
- iv. Road shoulder
- v. Kerb blisters and raised pedestrian crossings at the intersection of Bolton and Church Streets.
- vi. New street furniture including bicycle racks or rings and new seats and bins.
- vii. Street lighting along the frontage and under awning lighting.

Universal Design principles are to be applied to the development to allow for entries to be designed for universal access and levels to be adjusted within the site.

These engineering design plans and specifications for the works being undertaken in the public road reserve are required to be prepared by a suitably qualified practising civil, hydraulic, geotechnical engineers with experience and competence in the related field.

The separate approval of City of Newcastle must be obtained for all works within the public road reserve, pursuant to Section 138 of the *Roads Act 1993* prior to any construction certificate (excluding bulk excavation and demolition works within the site).

D. CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT WORK

D1 A commercial/industrial type vehicular crossing having a width of << metres >> is to be constructed across the road reserve, in accordance with the following criteria:

- a) Constructed in accordance with City of Newcastle A374 – Driveway Crossings Standard Design Details.
- b) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
- c) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
- d) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.
- e) Driveway cross-fall over the footpath is to be maximum of 2.5%.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by City of Newcastle. An application under Section 138 must be applied for and approved before the commencement of works.

D2 Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. The Erosion and Sediment Control Plan shall satisfy the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the "Blue Book") published by Landcom, 2004 and City of Newcastle's *Technical Manual: Stormwater and Water Efficiency for Development (Updated April 2019)*. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

E CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF ANY OCCUPATION CERTIFICATE SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

E1 The construction works in the road reserve are to be implemented and completed to satisfaction of City of Newcastle prior to the issue of any Occupation Certificate.

E2 All public footways, foot paving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to the satisfaction of City of Newcastle prior to the completion of the demolition works or prior to the issue of any Occupation Certificate in respect of the development involving building work.

E3 A Green Travel Plan with Public Transport Routes and Bicycle Network is to be prepared and made available to the students and teaching staff. The Public Transport and Bicycle Network Plans are to be installed in common areas prior to the issue of the Final Occupation Certificate. Use of alternative modes of transport is to be encouraged.

E4 Any redundant existing vehicular crossing (or section of) is to be removed at no cost to City of Newcastle and the public footway and kerb being restored to match the existing infrastructure and be completed prior to the issuing of an Occupation Certificate for the proposed development.

E5 A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.

F CONDITIONS WHICH MUST BE SATISFIED PRIOR TO ANY OCCUPATIONS OR USE OF THE BUILDING

F1 A Maintenance Manual for all water quality devices is to be prepared in accordance with City of Newcastle's *Technical Manual: Stormwater and Water Efficiency for Development (Updated April 2019)*. The manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the manual prepared by the applicant is to be completed prior to occupation of this site for the intended use.

F2 The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings. The traffic and parking signs, line markings and required traffic and safety devices as indicated in the approved architectural plans and traffic report is to be completed prior to occupation of the site.

F3 All parking and loading bays are to be permanently marked out on the pavement surface, with loading bays and visitor parking facilities being clearly indicated by signs prior to occupation of the building.

G CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE OF THE DEVELOPMENT

G1 Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

8. Proposed Stormwater Works

With consideration to the above we propose the following works be undertaken at the applicant's cost to address Council's requirements while taking into consideration the site constraints and proposed development outcomes:

- a. The stormwater system running through the site will be reconstructed generally by replacing the existing pits at the north and south, providing offset junction pits set at an angle from each of the existing pits to realign the main pipe to a location running north south and to the west of the existing easement.
- b. The north junction pit will be located approximately 3m west and 2m south of the existing pit.
- c. The south junction pit will be located 5m west and 2m north of the existing pit.
- d. Reconstruct the existing Council 900mm diameter concrete pipe within the site and between the 4 new pits. Reconstruction to consist of new 900mm diameter rubber ring joint (RRJ) reinforced concrete pipes (RCPs), Class 2 to meet the requirements of AS3725. *City of Newcastle minimum standards.*
- e. Locate the reconstructed 900mm diameter pipe in approximately in the same line as the existing pipe but located to the west.
- f. Construct new ~~precast or~~ insitu concrete stormwater pits to replace the existing main pits at the north and south.
- g. Construct new ~~precast or~~ insitu concrete junction stormwater pits at changes of direction of the new 900mm diameter concrete pipe.
- h. Retain the brick oviform within the site near the southern and northern site boundaries. *Pre and post construction dilapidation surveys required*
- i. Pier and locate proposed building foundations below the zone of influence of the proposed stormwater and clear of the proposed Easement for Drainage. *All structures, including the RWT.*
- j. The new building over the proposed stormwater easement will consist of a stair and lightweight roof at Level 4. *Are the stairs located on the ground or are they suspended? Either way, this does not conform to the DCP.*
- k. Provide Council suitable access to the building for maintenance and inspection operations. The area over the proposed stormwater is double height and thus provides suitable vertical clearance. *What height in metre*
- l. Extinguish the existing Easement for Drainage and create a new 3m wide Easement for Drainage to suit the proposed stormwater position. *Centred over the pipeline.*

The proposed works as described above meet the intent of Council's requirements as it:

- a. Achieves a 100yr design life for the stormwater network and removes existing pipe deficiencies.
- b. Ensure structures are clear of the drainage easement. *But roof and stairs are over the easement.*
- c. Replaces bends with junction pits.
- d. Provides access with suitable vertical clearance to the stormwater network for Council maintenance and inspection operations. *What height?*

The proposed works will provide better access to the pipe, junction pits at changes in direction and minimal obstructive works above the easement.

A concept plan showing the proposed arrangement as described above is included as Attachment E.

9. Agreement with Council

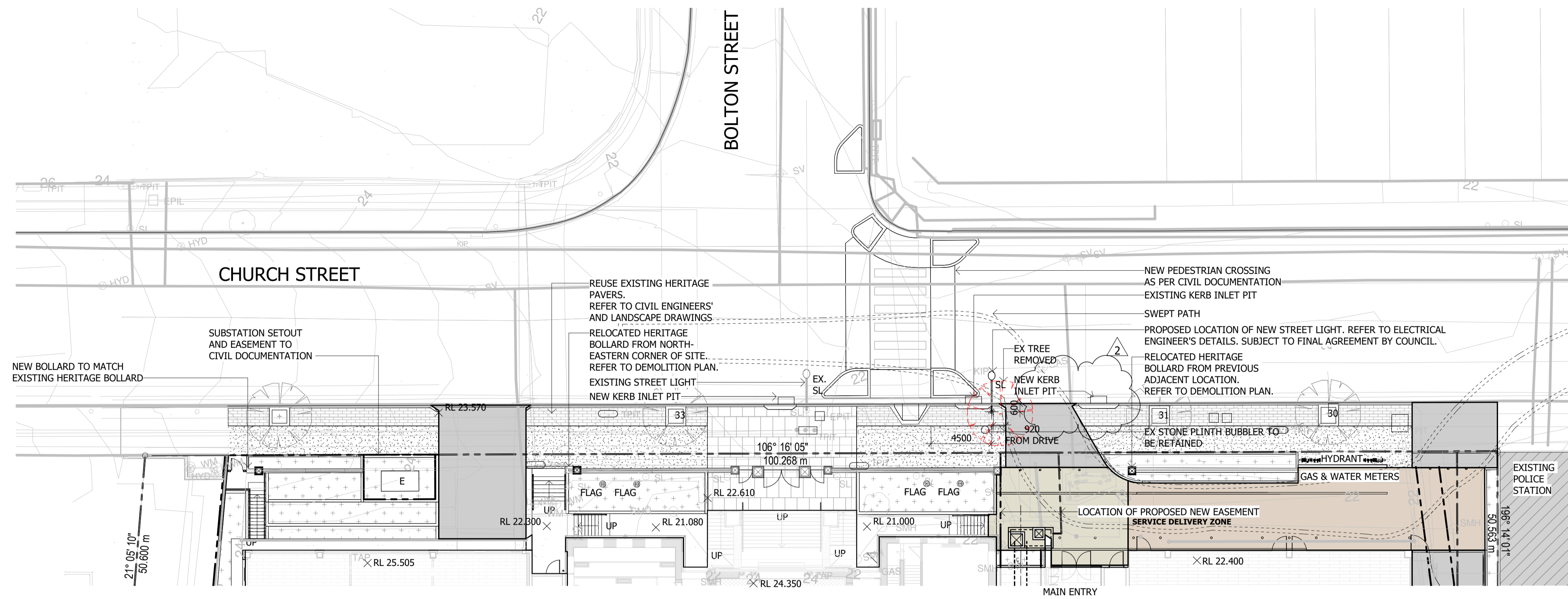
With consideration to the above we will continue to work with Council's Development Engineer and Asset Management teams to refine the requirements of the proposed works.



Attachment 04

Drawings:

- 17-0347 AA036 Rev 2,
- 17-0347 A035 Rev 12,
- 17-0347 A221 Rev 12,
- P1626 SS01 Rev A,
- P1626 SS02 Rev A,



1 AA036_PUBLIC DOMAIN WORKS_S138
1:200

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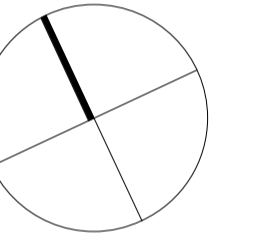
STANDARD ABBREVIATIONS

- E ELECTRICITY DISTRIBUTION AND TRANSMISSION ENTITIES
- EX. SL EXISTING STREET LAMP
- FLAG FLAGPOLES
- SL STREET LAMP

EXISTING BUILDING NOTE:
- ALL DRAWING INFORMATION TO BE CHECKED ON SITE
- DRAWINGS SHOW THE DESIGN INTENT, PENDING A SITE MEASURE-UP BY CONTRACTOR
- LOCATION OF EXISTING FIXTURES ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE
- REFER TO HERITAGE SCOPE OF WORKS

- CONCRETE PAVEMENT
- STONE TYPE PAVING 1
- STONE TYPE PAVING 2
- HERITAGE PAVEMENT
- ASPHALT PAVING
- LANDSCAPING
- SANDSTONE PAVING

NOTE:
- REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION FOR POSITION OF EXISTING AND FUTURE PLANTING
- REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION FOR LIGHTING EQUIPMENT LOCATION AND SPECIFICATIONS
- REFER TO CIVIL DOCUMENTATION FOR CONTOUR LEVELS, PEDESTRIAN CROSSING AND ASSOCIATED RE-GRADING



DESIGN DEVELOPMENT
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
2	ISSUE FOR COORDINATION	10.03.20	KD	BW
1	ISSUE FOR INFORMATION	02.03.20	ED	BW

Architect/ Designer
dwp
www.dwp.com

Client / Project Architect
Azusa Sekkei Co Ltd



Project
NEWCASTLE COURTHOUSE

Location
**1 Church St
Newcastle, NSW, 2300**

Project Number
17-0347

Drawing
SITE PLAN - PUBLIC DOMAIN WORKS

Scale (A1) Date Printed
As indicated 10/03/2020 3:07:04 PM

Drawing Number Issue
AA036 2



A1000_SITE AREA SCHEDULE	
IDENTITY	AREA
LOT 1 DP1199904	5190.7 m ²
	17.5 m ²

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STANDARD ABBREVIATIONS
 EX. SL EXISTING STREET LAMP
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- ASPHALT PAVING
- LANDSCAPING
- SANDSTONE PAVING

DESIGN DEVELOPMENT
 NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
12	ISSUE FOR COORDINATION	11.03.20	KD	BW
11	ISSUE FOR COORDINATION	05.03.20	KD	BW
10	ISSUE FOR INFORMATION	02.03.20	ED	BW
9	ISSUE FOR COORDINATION	27.02.20	KD	BW
8	ISSUE FOR REVIEW	12.02.20	DH	CB
7	ISSUE FOR INFORMATION	12.02.20	KD	BW
6	ISSUE FOR COORDINATION	06.02.20	KD	JG
5	ISSUE FOR COORDINATION	30.01.20	KD	JG
4	ISSUE FOR REVIEW	23.01.20	DH	CB
3	ISSUE FOR COORDINATION	16.01.20	CB	BW
2	ISSUE FOR REVIEW	19.12.19	KD	MR
1	ISSUE FOR REVIEW	12.12.19	KD	MR

Architect/ Designer
 dwp
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 Client / Project Architect
 Azusa Sekkei Co Ltd

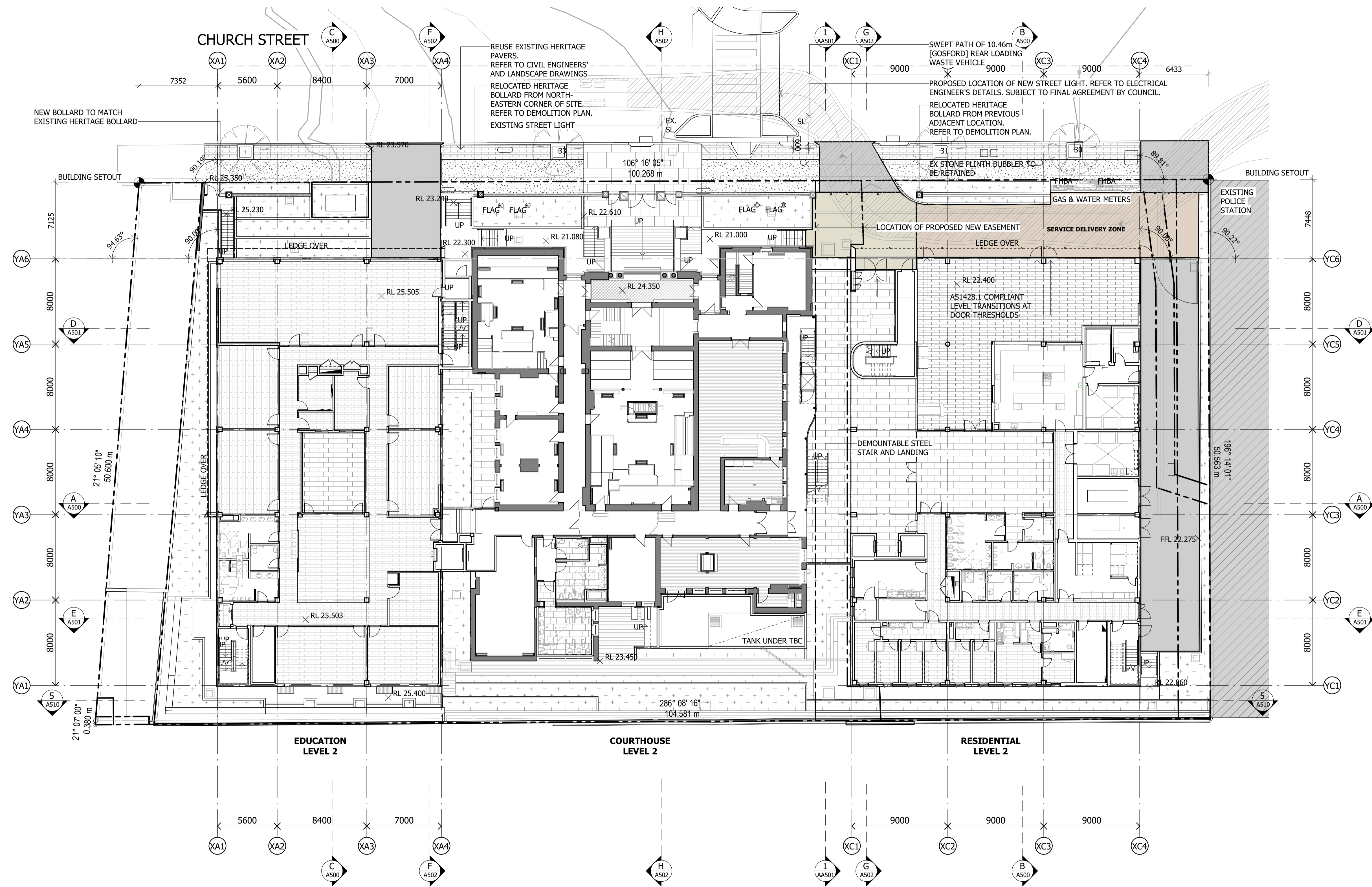
Project
 NEWCASTLE COURTHOUSE
 Location
 1 Church St
 Newcastle, NSW, 2300

Project Number
17-0347

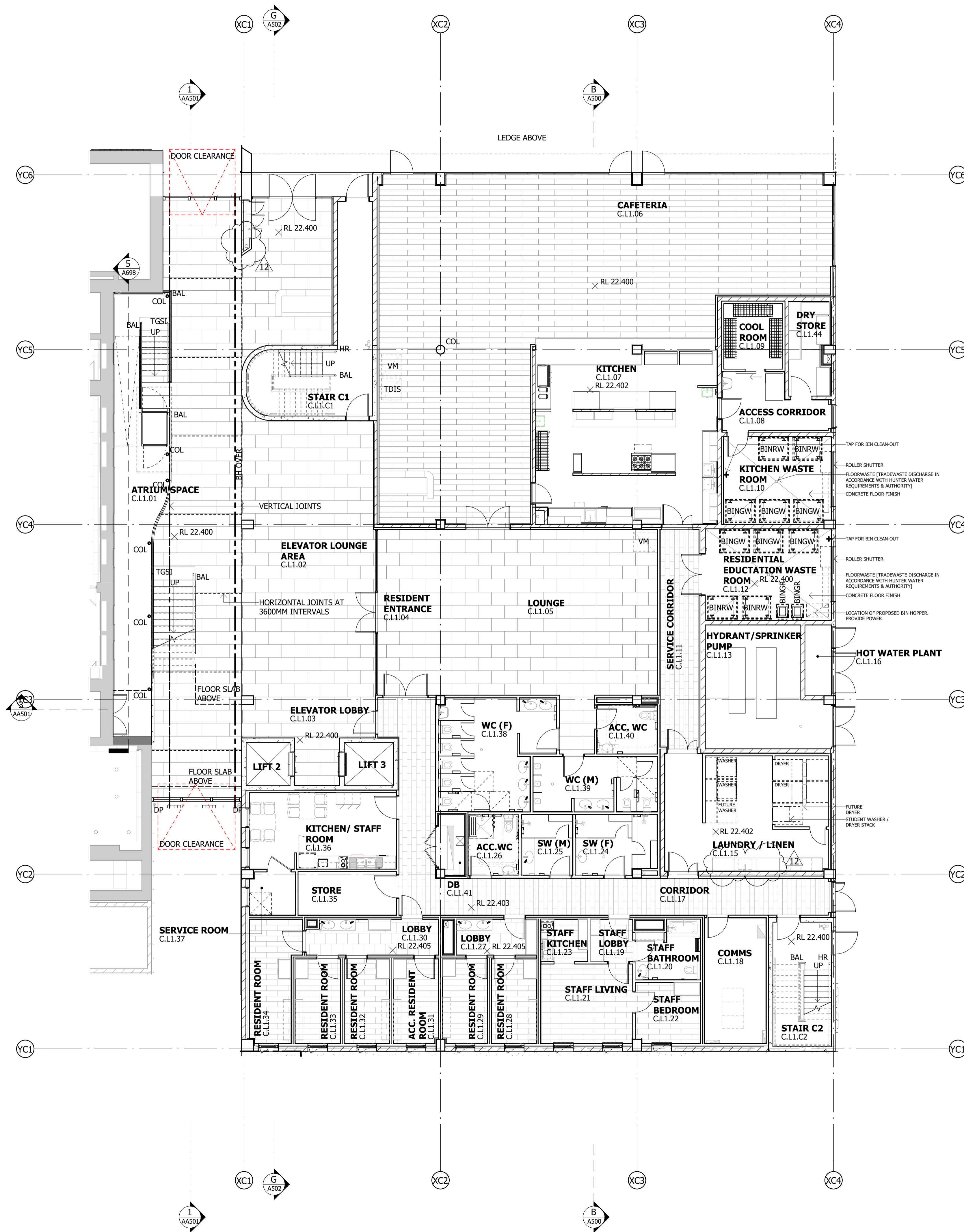
Drawing
**GENERAL
 ARRANGEMENT SITE
 DEVELOPMENT PLAN**

Scale (A1) Date Printed
 As indicated 11/03/2020 10:47:36 AM

Drawing Number Issue
A035 12



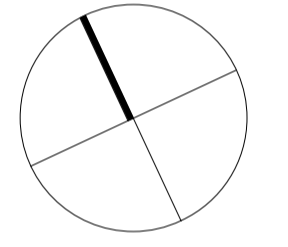
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STANDARD ABBREVIATIONS

BAL	BALUSTERS AND NEWEL POSTS
BINGR	GREEN WASTE BINS
BINGW	GENERAL WASTE BINS
BINRW	RECYCLING BINS
COL	COLUMNS AND COLUMN ACCESSORIES
DP	DOWN PIPE
HR	HANDRAIL SYSTEMS
TDIS	TICKET DISPENSERS
TGSI	TACTILE INDICATORS
VM	VENDING MACHINE



FOR CONSTRUCTION
 FOR USE DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
12	ISSUE FOR COORDINATION	02.04.20	KD	JG
11	ISSUE FOR COORDINATION	05.03.20	KD	BW
10	ISSUE FOR COORDINATION	27.02.20	KD	BW
9	ISSUE FOR COORDINATION	20.02.20	EC	BW
8	ISSUE FOR COORDINATION	13.02.20	DH	JG
7	ISSUE FOR COORDINATION	06.02.20	KD	JG
6	ISSUE FOR COORDINATION	30.01.20	KD	JG
5	ISSUE FOR REVIEW	23.01.20	DH	CB
4	ISSUE FOR COORDINATION	16.01.20	CB	BW
3	ISSUE FOR REVIEW	09.01.20	KD	JG
2	ISSUE FOR REVIEW	19.12.19	KD	MR
1	ISSUE FOR REVIEW	12.12.19	KD	MR

Architect/ Designer
 dwp
 www.dwp.com

Client / Project Architect
 Azusa Sekkei Co Ltd

Project
 NEWCASTLE COURTHOUSE

Location
 1 Church St
 Newcastle, NSW, 2300

Project Number
17-0347

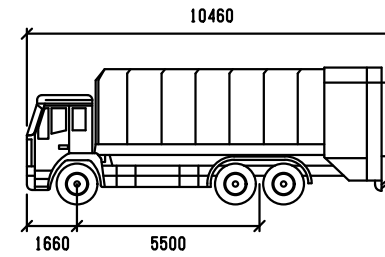
Drawing
GENERAL ARRANGEMENT RESIDENTIAL LEVEL 1

Scale (A1) Date Printed
 As indicated 2/04/2020 3:29:02 PM

Drawing Number Issue
A221 12

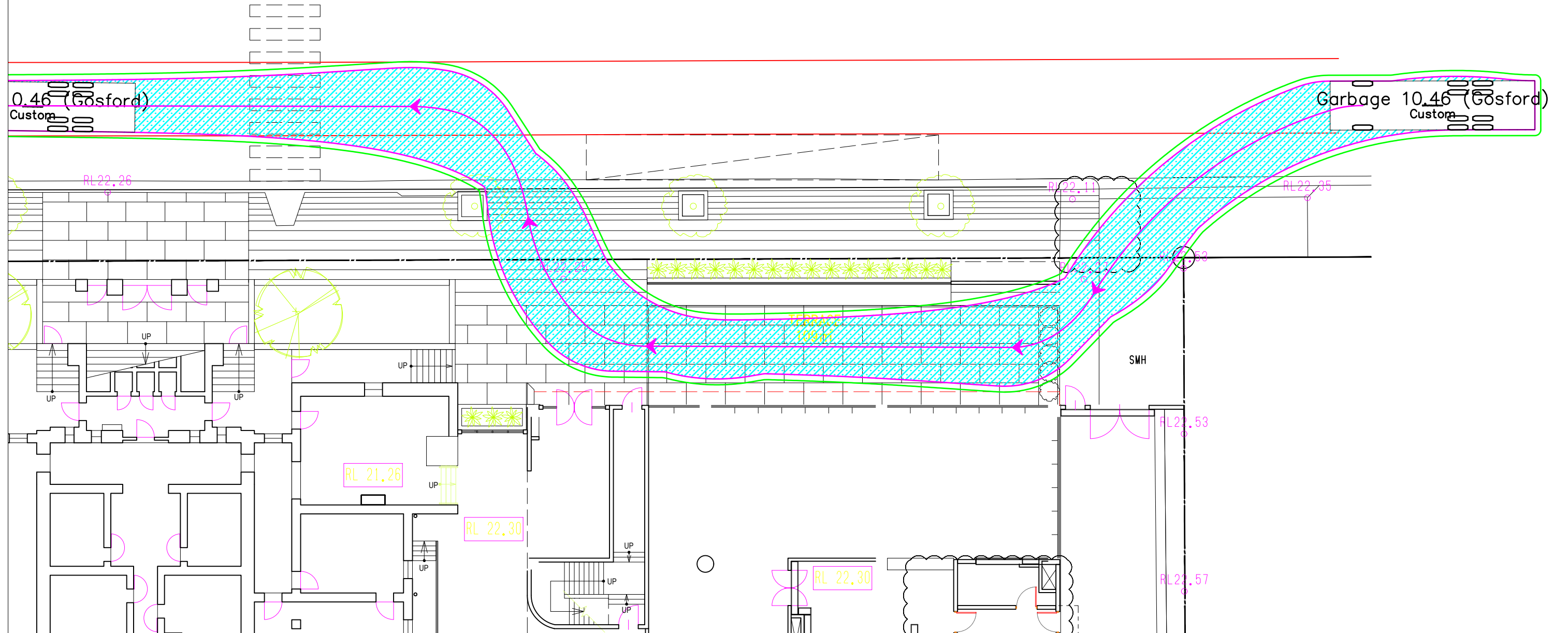


File Name: BHP_360/17-0347_Newcastle Courthouse/17-0347_NEWCASTLE COURTHOUSE_CENTRAL_R2019.rvt



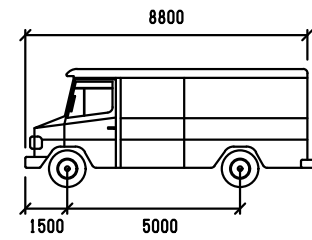
Garbage 10.46 (Gosford)

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6,0
Steering Angle	: 40,0



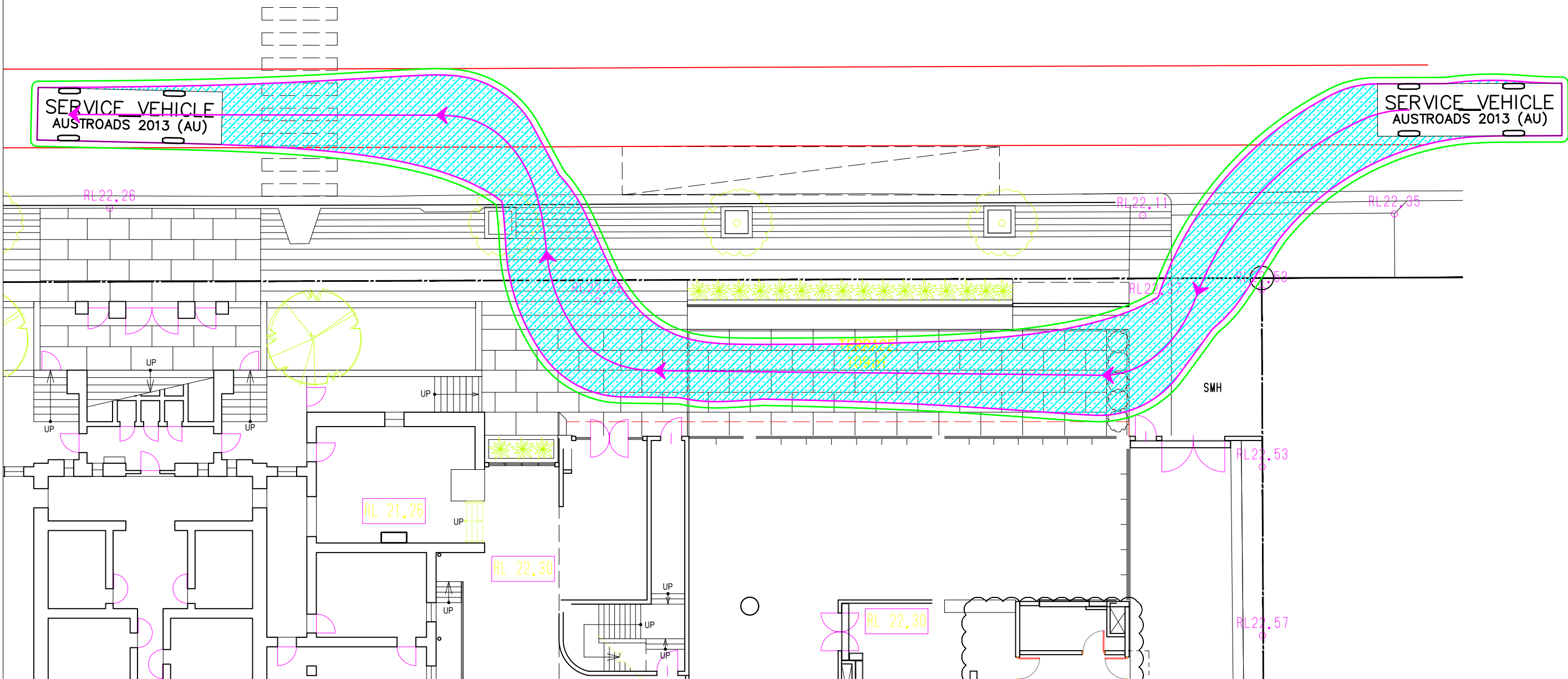
Project	P1626 Nihon University Newcastle Campus Scale 1:200 at A3		
Date	23/10/2019	Prepared By	SL
Drawing No.	SS01	Revision	A

10.5m Rear Loading Waste Vehicle - Enter / Exit via Church Street



SERVICE VEHICLE

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 38.7



Project	P1626 Nihon University Newcastle Campus Scale 1:200 at A3		
Date	23/10/2019	Prepared By	SL
Drawing No.	SS02	Revision	A

8.8m Medium Rigid Truck - Enter / Exit via Church Street



Attachment 05

EMM Letter dated 15th July 2021

Re: Peer review of Nihon University's Operational Waste Management Plan – addendum letter

15 July 2021

Katherine Daunt
Design Director
dwp | design worldwide partnership

Ground floor, 20 Chandos Street
St Leonards NSW 2065
PO Box 21
St Leonards NSW 1590

T 02 9493 9500
E info@emmconsulting.com.au
www.emmconsulting.com.au

Re: Peer review of Nihon University's Operational Waste Management Plan – addendum letter

Dear Katherine,

EMM Consulting Pty Ltd was engaged to review the Draft Nihon University's Operational Waste Management Plan (OWMP) prepared by dwp. Specifically, the review was required to determine compliance with Condition E29(c) of the development consent which states:

Describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009).

A letter presenting the findings of the review was issued to dwp on 12 May 2021.

Subsequently, dwp issued an updated OWMP (dated 14 July 2021) that addressed the findings of EMM's review. I have reviewed the updated OWMP and am satisfied that it now complies with Condition E29(c) of the Development Consent. Further, other comments/recommendations that were noted in the review letter appear to have been adequately addressed.

Yours sincerely,



Rachael Thelwell
Associate Environmental Planner
rthelwell@emmconsulting.com.au