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# **COMMERCIAL FACILITY, CARRINGTON OPERATIONAL PLAN OF MANAGEMENT**

## COMMERCIAL FACILITY, CARRINGTON OPERATIONAL PLAN OF MANAGEMENT

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# 1. INTRODUCTION

Ramboll Australia Pty Ltd (Ramboll) was commissioned by Port of Newcastle Operations Pty Limited as Trustee for the Port of Newcastle Operations Trust (Port of Newcastle) to prepare an operational plan of management for a proposed four-storey commercial development (the project) at Lot 33 DP 1078910 65 Denison Street and 46 Fitzroy Street, Carrington New South Wales (NSW) (the site).

## 1.1 Purpose

The purpose of this operational plan of management is to provide strategies to manage and control the operational aspects of the project. The operational plan of management demonstrates how the proposed management of the development and the occupants of the development meet the specific aims and objectives of the *State Environmental Planning Policy (Three Ports) 2013* (Three Ports SEPP). It also provides the overall framework for the system and procedures to ensure environmental impact is minimised and legislative requirements are fulfilled.

This operational plan of management is preliminary and will need to be revised to comply with the Conditions of Approval for the project.

## 1.2 Site Description

The site is located at 65 Denison Street and 46 Fitzroy Street, Carrington, which comprises one lot being Lot 33 in Deposited Plan (DP) 1078910. Site details are summarised in **Table 1-1**.

**Table 1-1: Site Identification**

Information	Description
Street Address:	46 Fitzroy Street, Newcastle
Identifier:	Lot 33 DP1078910
Local Government:	City of Newcastle
Owner:	Port of Newcastle Operations Pty Limited as Trustee for the Port of Newcastle Operations Trust
Current Site Use:	Vacant land

## 1.3 Current Site Use

The site is a largely vacant 8,684 square metre parcel of flat land with a concrete slab and security fencing remaining from previous development. The site is bounded by Denison Street to the east and Fitzroy Street to the west. Marsden Street, a gravel road, sits behind the residences on the western side of Denison Street and finishes immediately north of the site. However, access to the site from this road is restricted by a fence.

A powerline easement traverses the Fitzroy Street frontage of the site including three power poles. A Hunter Water sewer line runs along the northern boundary. There is a Hunter Water water line located in both Fitzroy Street and Denison Street and an abandoned water line entering the site from the north east corner and terminating at approximately the centre of the site.

## **1.4 Surrounding context**

Surrounding land uses are:

- North: the Hi-Vis Group sign shop is situated north of the site on Fitzroy Street, and a residential dwelling is situated north of the site on Denison Street
- East: residential development occurs east of Denison Street and is bounded by Smart Street to the south
- South: the Thales Newcastle building, a ship repair, maintenance and dockyard management operation. Development further south of the site includes a mix of residential and industrial development
- West: development along Fitzroy Street, west of the site, includes a mix of light industrial and commercial premises.

Throsby Creek is located approximately 150m west of the site, separated by the industrial development along Fitzroy Street. It is a highly modified drainage network that collects stormwater from the major part of central Newcastle and conveys it to Newcastle Harbour (City of Newcastle, 2004).

Warehouses that were previously on the site were demolished in January 2018 and all infrastructure was removed (GHD, 2021). A concrete slab remains at the site (eastern portion of the site).

## 2. OPERATIONAL MANAGEMENT

### 2.1 Proposed development

The proposed development is a four-storey commercial building comprising of a café and offices on the ground floor, office uses on Level 1 to Level 3 and 172 at-grade car parking spaces located at 65 Denison Street and 46 Fitzroy Street, Carrington. Architectural plans for the proposal are included in **Appendix 1**.

The development includes:

- A four-storey commercial building with internal office fit out
- 172 at grade car parking spaces comprising:
  - 138 external staff parking (rear). This includes one accessible parking space
  - 10 external visitor parking (front) spaces. This includes one accessible parking space
  - 15 staff spaces (secure undercover)
  - eight spaces suitable for charging of electric vehicles (secure undercover)
  - one loading space (front)
  - one loading area (south of building)
- 50 bike rack spaces
- eight motorbike parking space
- seating and communal spaces
- waste disposal area
- water tanks
- landscaping works
- signage on the western (Fitzroy Street frontage) side of the building.

The proposed features and maximum Gross Floor Area (GFA) for each level within the proposed building is provided in **Table 2-1**. The total GFA for the proposal is 6,432 square metres.

**Table 2-1: Proposed features and GFA for each floor within the proposed building**

Floor	Features	GFA
Ground floor	<ul style="list-style-type: none"> <li>• café (83 m<sup>2</sup>)</li> <li>• two separate office spaces (205 m<sup>2</sup> and 361 m<sup>2</sup>)</li> <li>• lobby area (76 m<sup>2</sup>)</li> <li>• male, female and disabled access toilets</li> <li>• locker room</li> <li>• plant</li> <li>• stairs and lifts</li> </ul>	838.2 m <sup>2</sup>
Level 1	<ul style="list-style-type: none"> <li>• office space (1842 m<sup>2</sup>)</li> <li>• lobby area (55 m<sup>2</sup>)</li> <li>• atrium</li> <li>• male, female and disabled access toilets</li> <li>• plant area</li> <li>• stairs and lifts</li> <li>• two outdoor terraces with plantings</li> </ul>	1931.4 m <sup>2</sup>

Floor	Features	GFA
Level 2	<ul style="list-style-type: none"> <li>• office space (1838 m<sup>2</sup>)</li> <li>• lobby area (67 m<sup>2</sup>)</li> <li>• atrium</li> <li>• male, female and disabled access toilets</li> <li>• plant area</li> <li>• stairs and lifts</li> <li>• one outdoor terrace with plantings</li> </ul>	1965.4 m <sup>2</sup>
Level 3	<ul style="list-style-type: none"> <li>• office space (1570 m<sup>2</sup>)</li> <li>• lobby area (67 m<sup>2</sup>)</li> <li>• male, female and disabled access toilets</li> <li>• plant area</li> <li>• stairs and lifts</li> <li>• three outdoor terraces with plantings</li> </ul>	1697.5 m <sup>2</sup>
Roof top	<ul style="list-style-type: none"> <li>• plant area (109 m<sup>3</sup>)</li> <li>• stairs</li> </ul>	

## 2.2 Operational capacity

The building has been designed to accommodate a maximum of 644 people (assuming 10 square metre allowance per person) split across the building floors as follows:

- maximum of 84 people on the ground floor
- maximum of 193 people on level 1
- maximum of 197 people on level 2
- maximum of 170 people on level 3.

## 2.3 Hours of operation

- Office hours: generally, between 7:00am and 6:00pm Monday to Friday (with some tenants potentially operating seven days a week to align with port operations)
- Café: 6:00am to 4:00pm Monday to Friday

## 2.4 Waste management

Port of Newcastle will require a licensed contractor to be engaged for the removal of waste. The contractor must hold and maintain licences.

Waste management must be in accordance with the Waste Management Plan (WMP) for the building. A Preliminary WMP is at **Appendix 2** and shall be reviewed prior to operation.

Waste should be managed with consideration to achieving accreditation under the Green Star Rating system.

Waste storage will be within the waste storage area nominated on the architectural plans at **Appendix 1** and not obstruct any public land.

## 2.5 Access, parking and circulation

Loading, unloading of deliveries and waste collection will occur at the loading bay on the southern side of the building.

The loading area will be clearly signposted to ensure movement of other traffic is not obstructed.

The car parking design includes a one-way entry point on the northern side of the site and a one-way exiting point on the southern side of the site to allow for safe vehicle movement (refer to architectural drawings in **Appendix 1**). A secondary bi-directional entry/exit point is included on the Denison Street frontage.

The number of parking spaces aligns with the Green Star Rating system.

General traffic will be encouraged to use Fitzroy Street for day-to-day ingress and egress to the site. These points will be clearly signposted and highlighted with road markings.

Circulation of larger vehicles will be in accordance with entry via Denison Street, along the southern driveway and exist via Fitzroy Street.

## **2.6 Green Travel Plan**

A Green Travel Plan has been prepared for the project (**Appendix 3**) and will be distributed to the occupants of the building to encourage the use of alternative and sustainable modes of transport.

Methods should be incorporated into the operation of the building such as incentivising staff through a parking policy that provides priority spaces for carpooling.

Green Travel Plan incentives will reinforce the benefits of active transport while ensuring the operational needs of the site and the parking demands of the surrounding neighbourhood are best managed.

## **2.7 Noise management**

The project is predicted to marginally increase traffic noise levels by less than 3dB(A). Additionally, predicted noise levels from the general operation of the car park are less than 47dB(A) at all existing identified residential receivers, satisfying noise trigger levels.

Internal noise levels for the project are expected to achieve minimum recommendations. Minimum external façade treatments have been developed as part of the Acoustic Assessment (prepared by RAPT and submitted with the DA) to aid in achieving the internal noise objectives. The noise emanating from the operation of the café, mechanical roof plant are expected to comply with noise objectives.

As the acceptable noise criteria is expected to be met by the project with the inclusion of acoustic treatments in the detailed design, noise mitigation strategies do not need to be considered as part of the ongoing operations.

## **2.8 Green star rating system**

To achieve a high Green Star rating, the following inclusions are being considered:

- installation of onsite renewable energy – minimum 50-250kW solar array between 5-6 stars
- inclusion of indoor pot plants to reduce indoor pollution
- installation of LED lighting
- exceeding Green Star Benchmarks for stormwater pollution targets
- installing tools that harvest rainwater and recycle greywater for re-use on site
- installation of water-efficient fixtures and fittings
- energy efficient heating and cooling systems



## **2.9 Operation of this plan**

The requirements of this Operational Plan of Management apply to the ongoing operation of and commercial activities at the project. This plan is preliminary only and will need to be revised to comply with the Conditions of Approval for the project.

## **2.10 Periodic Review**

The operational management plan must be reviewed routinely from date of issue or when:

1. requested by representative from Port of Newcastle
2. annually

### 3. LIMITATIONS

This document is issued in confidence to Port of Newcastle for the purposes of informing the management of operations of the commercial building at 46 Fitzroy Street Carrington, NSW. It should not be used for any other purpose.

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## **APPENDIX 1**

### **ARCHITECTURAL PLANS**

## **APPENDIX 2**

### **PRELIMINARY WASTE MANAGEMENT PLAN**

## **APPENDIX 3 GREEN TRAVEL PLAN**