



Gosford Health Hub – Operational Management Plan

The Gosford Health Hub is a new medical building built to a building classification of 9A. The development is located at Showground Rd, Gosford, opposite the Gosford Train Station and adjacent to the Gosford Hospital precinct.

Building Overview

Ground – Medical and Allied retail tenancies

Level 1 – Medical and Healthcare

Level 2 – Medical and Healthcare

Level 3 – Medical and Healthcare

Level 4 – Medical and Healthcare

Level 5 – Specialist Disability Accommodation

Operating Hours

The proposed operating hours for the building are currently set to be between 7:00am and 19:00pm. The operating hours of the building may change from time to time depending on the demands and needs of the community and tenants.

The building will be secured by CCTV monitoring and secure access. Secure access will only be allowed by swipe card holders outside of these hours.

Carparking

The carparking for the building consists of two secure designated areas for basement carparking. The first area, the visitor and customer parking, will be in the initial levels of the building. This section will incorporate licence plate recognition technology with a paid element and validation system for customers.

The second area, a secure staff carparking area, envisaged to be the bottom level of the carpark with a separate boom gate and electronic swipe access. These carparks will be allocated and licensed to owners, doctors and staff of the tenancies.

Waste Management

A detailed waste management plan for the building has been prepared for the operation of the building. The waste management plan promotes responsible waste source separation, ensures adequate waste provisions and procedures and compliance with all relevant council codes, policies and guidelines.

Each tenancy will be responsible for taking their own waste to the refuse room and allocated bins. Two dedicated waste chutes will be provided throughout the building to the waste room to assist tenants and owners in waste disposal.

A refuse room located on podium floor (off the driveway) with dedicated access for refuse trucks. The room is accessible via the lifts and stairs. The waste room will contain separate bins for general waste, recycling and medical waste (including clinical, pharmaceutical and sharps). The building will have dedicated medical waste bins supplied by a medical waste contractor. The contractor will service these bins by appropriate contractors.



A private waste contractor will be engaged for the building. The collection of waste by the private contractor is to be set to be outside of business hours to not interfere with the operation of the building.

Building Maintenance and Landscaping

A building maintenance and landscaping contractor will be engaged by the owner to undertake regular maintenance and gardening of all landscaping and common areas.

Security and Access

The building will be controlled by a central security and access system integrating CCTV and access control. The common area and lifts will be limited in time for public access to the operating hours of the building.