



Assessing Officer
Department of Planning and Environment
Level 3, 107 Mann Street
GOSFORD NSW 2250

Attention: Assessing Officer

Dear Sir/Madam,

In relation to the response from Central Coast Council and request for additional information relating to the Waste Management Plan for the development.

The Waste Management Plans have been updated to address the points raised as requested by Central Coast Council. The plans will include and address the requested construction waste management points raised and will also address the expected operational waste management generated and bin storage area and collection frequency.

In relation to the request to cater for a HRV collection vehicle, we will be unable to accommodate this and believe it is very much unreasonable and unnecessary. It would be appreciated if you could consider and where necessary convey the below points around this.

- The current approved development does not cater for a HRV. The revised proposed development is smaller with less waste demand.
- The building is a commercial facility with private contractor waste collection and therefore, flexibility with respect to collection vehicle size. Council will not be undertaking waste collection.
- The original DA traffic report prepared by Northern Transport Planning and Engineering Pty. Ltd. referenced in the consent (DA 22/11444) specifies that the largest vehicle to service the site is an MRV. Swept paths for MRVs are provided in the report. HRV swept path analysis is not provided.
- The remainder of the consent is silent on the requirement for HRV servicing. Condition B7 requires compliance with AS2890.2. This Standard recognises MRVs as a standard vehicle. Condition B6 only requires Council review of waste collection where Council collects waste.
- The approved plans provide for a 11.5m depth of loading bay. AS2890.2 specifies a minimum loading bay length of 12.5m for HRVs and 8.8m for MRVs. It is clear the approved plans were designed to accommodate MRVs, not HRVs. The proposed plans provide for a loading dock depth of 11.6m, thereby slightly exceeding the currently approved arrangements.
- The approved plans provide for a total loading dock width of 7.6m. The proposed plans provide for a total loading dock width of 8.5m, thereby exceeding the currently approved arrangements.
- Swept path assessment provided with the modification application illustrates MRV and ambulance servicing can occur independently of one another. These swept paths are annexed to this letter.

We have developed and own other large integrated medical hubs across Australia and we only cater for MRV vehicles and only use private contractors for waste collection given the commercial nature of the buildings.

I trust the above justifies the reason for remaining with the approved MRV waste vehicle allowance.

Should you require any further Information or wish to discuss the above and attached further, please do not hesitate to contact me.

Cornerstone Healthcare Properties

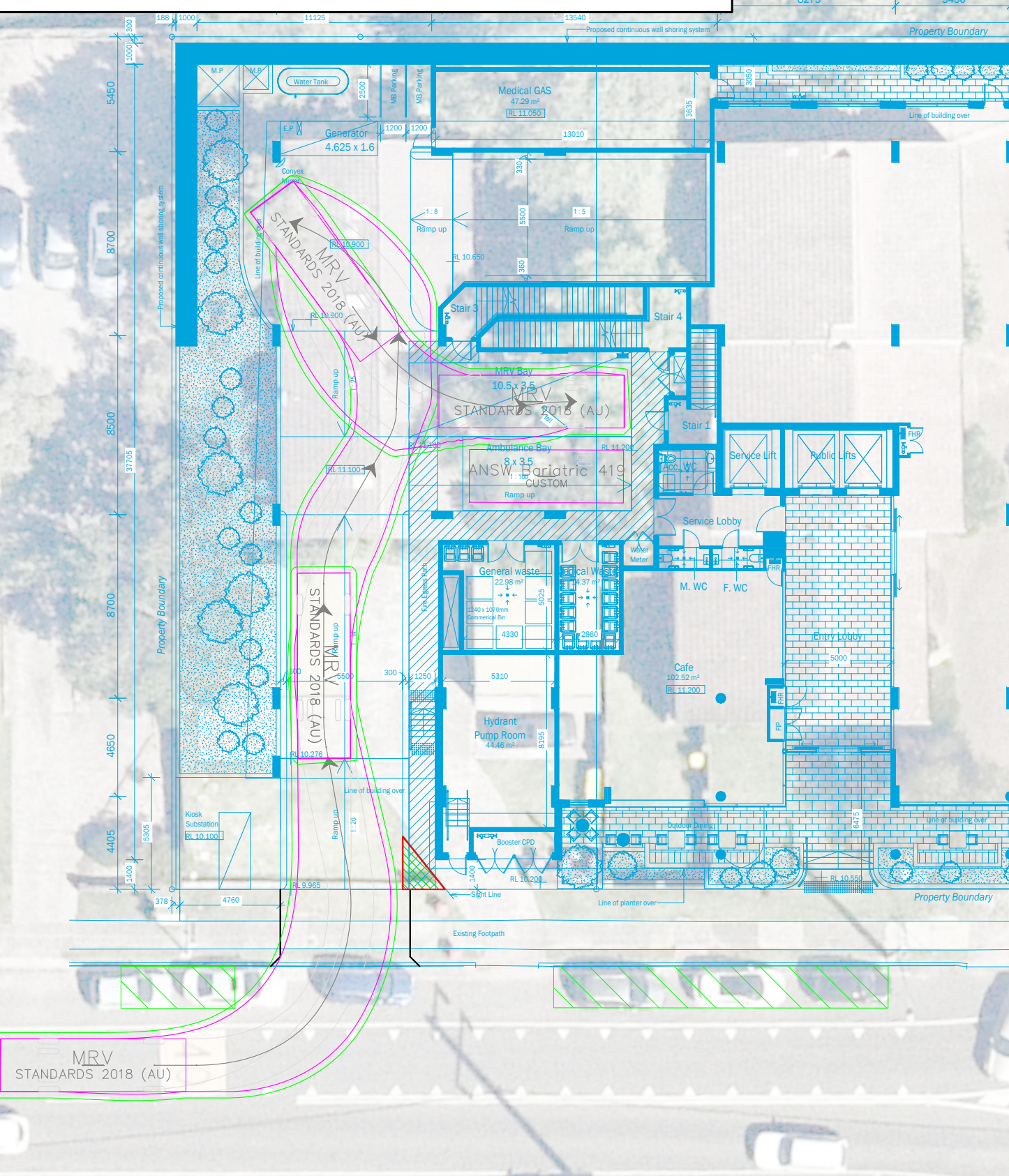
Sincerely

A handwritten signature in dark ink, appearing to be 'L. Goodwin', with a long horizontal flourish extending to the right.

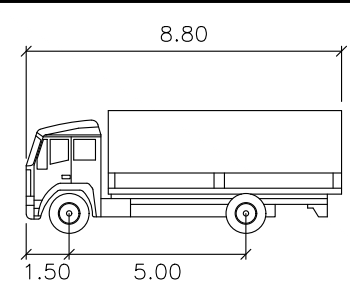
Luke Goodwin

Head of Development, Cornerstone Group

- NOTES:
- 1. THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY TVSARCHITECTS ARCHITECTS AND AERIAL IMAGERY SOURCED FROM NEARMAP (IMAGE DATE 06/03/2023)
 - 2. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTOTURN PRO VERSION 11 IN CONJUNCTION WITH VEHICLE MANOEUVRING SPECIFICATIONS IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS2890.1:2004 AND AS2890.2:2018



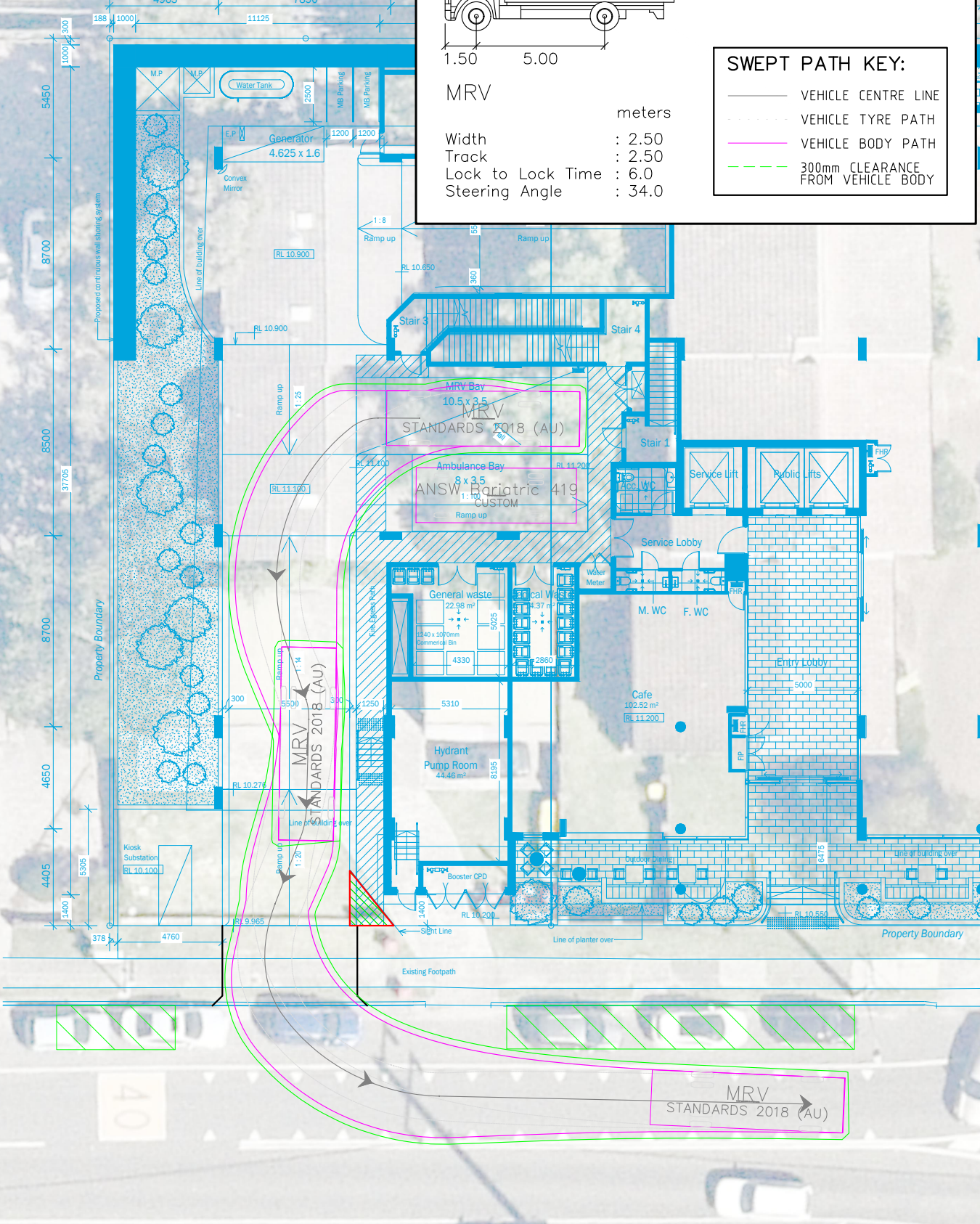
MRV
STANDARDS 2018 (AU)



MRV
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 34.0

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



MRV
STANDARDS 2018 (AU)



ADDRESS: 401/380 HARRIS ST, PYRMONT
PH: (02) 8971 8314
EMAIL: info@stanburytraffic.com.au
WEBSITE: www.stanburytraffic.com.au

STANBURY TRAFFIC PLANNING
60-64 SHOWGROUND ROAD, GOSFORD
CAR PARK COMPLIANCE REVIEW
SWEPT PATH ASSESSMENT
GROUND

SCALE 0 2.5 5.0 1:250@A3
DRAWING NO. 23-084-01-V10
DATE 15 May 2024

CREATED BY Y.H
APPROVED BY M.S
SHEET 06 / 14