

# WASTE MANAGEMENT PLAN

## NARELLAN MEDICAL CENTRE

19 Queen Street, Narellan, NSW 2567

LOT 2, DP10854322.



### PRIMARY HEALTH CARE LTD

Applicant: Urbis Pty Ltd, L23, Tower 2, Darling Park, 202 Sussex Street, Sydney, NSW 2000.

27<sup>th</sup> July 2016

**VERSION CONTROL**

Version	Reviewed	Role	Date	Approved
V1.5	Colin Davidson	Project Architect	27/07/2016	
V1.5		Director	27/07/2016	Matthew Young

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## 1. INTRODUCTION

This Waste Management Plan accompanies a Development Application (DA) to Camden Council for the development of a medical centre at 19 Queen Street, Narellan. The report has been prepared with reference to *Section B1.9 and Appendix B: Parts 1 -5 of the Camden Council Development Control Plan 2011*.

### Summary of Proposed Development

The development proposes the alterations, additions and fit out of an existing two storey office building and associated external works for provision of a new medical centre to be operated by Primary Health Care Limited.

EXTERNAL	<p>Landscaped Car Park containing;</p> <ul style="list-style-type: none"> <li>• Parking for 81 cars: <ul style="list-style-type: none"> <li>- 14 Staff spaces</li> <li>- 67 Medical Centre spaces</li> <li>- New set down area for the SES</li> </ul> </li> <li>• Landscaping, inclusive of large trees and low level garden beds</li> </ul>
INTERNAL 1621m <sup>2</sup>	<p>Medical Centre containing;</p> <p>Ground Floor</p> <ul style="list-style-type: none"> <li>• 17 General Practice Consulting Rooms</li> <li>• Pathology room</li> <li>• Four bed treatment area</li> <li>• Pharmacy</li> <li>• Administration areas</li> <li>• Staff and patient amenities</li> <li>• New entry facing Queen Street</li> <li>• New Lift</li> </ul> <p>First Floor</p> <ul style="list-style-type: none"> <li>• Seven specialist consulting rooms</li> <li>• Three dental surgeries and support services</li> <li>• Four bed physiotherapy unit</li> <li>• Radiology unit incorporating three ultrasound rooms, X-ray, CT scan and OPG scan modalities</li> <li>• Administration areas</li> <li>• Staff and patient amenities</li> <li>• New Lift</li> </ul> <p>Roof Level</p> <ul style="list-style-type: none"> <li>• Sheet Metal pitched Roof</li> <li>• Plant platform</li> </ul>

## 2. DEMOLITION PHASE

### Demolition Management

The development site is an existing building and car park that are largely being re-used with limited demolition requirements. Demolition materials will be reused on site where possible and in other cases removed from site for re-cycling or appropriate disposal.

The appointed Building Contractor will be responsible for the management of all waste materials. Demolished materials will be retained within the site in skips or stockpiled in a bunded enclosure. Demolition materials which are not being reused in the project will be periodically collected and removed from site.

Stockpiled materials will be dampened and covered as required to reduce dust. Vehicles will leave the site via stabilised site access.

### Hazardous Waste

A Phase 1 Environment Contamination report has been conducted and is attached to the DA in compliance with Sepp 55 and NEPM. This report investigates the sites history together with observational investigations into the site's current status. The Phase 1 study has identified several areas with the potential to contain contamination and their potential sources.

A Phase 2 environmental assessment has been commissioned to test the affected areas as identified in the Phase 1 report and will be provided upon completion. Should hazardous materials be identified at any point during design or construction phase they will be managed in compliance with EPA Guidelines and Australian Standards.

Refer to the Hazardous Building Materials register prepared by Getex for the identification and removal of hazardous substances from the existing building.

### Schedule of Demolition Material

Indicative quantities and approaches to onsite demolition are scheduled. A full demolition management plan will be developed by the building contractor upon appointment and prior to commencement.

Type of material	Estimated Quantity	Reuse and Recycling		Disposal
		On-Site	Off Site	
Site Soil	100m <sup>3</sup>	Re-use as fill on site, subject to classification and Engineer's requirements.	Recycled off site as classification.	Nil
Bitumen Car Park	2m <sup>3</sup>	Nil	Potential for asphalt recovery and remixing at off site plant	Any surplus material to land fill
Concrete – slab removal	35m <sup>3</sup>	Re-use as fill on site, subject to classification and Engineer's requirements.	Approved crushing / recycling centre to be advised	Approved recycling centre to be advised
Windows – Glazing and metal frames	414m <sup>2</sup>	Nil	Glass - approved recycling centre to be advised.  Frames - Recycled with scrap metal dealer	Approved recycling centre to be advised
Metal – Roof Sheeting	830m <sup>2</sup>	Nil	Licensed contractor to be advised.  Recycled with scrap metal dealer	Approved recycling centre to be advised

Green Waste – Trees and planting	20m <sup>3</sup>	Nil	Any surplus Chipable green waste to composting company	Nil
Bricks	60m <sup>3</sup>	Nil	Licensed contractor to be advised Approved crushing / recycling centre to be advised	Approved recycling centre to be advised
Plasterboard & Ceiling / Wall linings	1400m <sup>2</sup>	Nil	Licensed contractor to be advised	Approved Land fill to be advised
Timber – internal wall studs	30m <sup>3</sup>	Nil	Licensed contractor to be advised Reusable items sent to recycling centre.	Approved Land fill to be advised.
Timber – internal doors	3m <sup>3</sup>		Licensed contractor to be advised Reusable items sent to recycling centre.	Approved Land fill to be advised.
Floor finishes - Carpet	1612m <sup>2</sup>	Nil	Licensed contractor to be advised	Approved Land fill to be advised.
Sun Shading - Fibre cement	2m <sup>3</sup>	Nil	Licensed contractor to be advised	Approved Land fill to be advised.
Internal fittings Joinery, bathroom and kitchen fittings.	30m <sup>3</sup>	Nil	Licensed contractor to be advised Reusable items sent to recycling centre.	Approved Land fill and recycling centre to be advised.

### 3. CONSTRUCTION PHASE

#### Construction Management

For the duration of the project all construction materials will be stored within the site boundaries. The building contractor will be responsible for ordering construction materials and materials will not be stockpiled for long periods of time. Where materials are stockpiled for short periods they will be banded and covered over where required.

#### Building Waste

The building contractor will order precise quantities of construction materials and avoid wastage as a matter of course for cost efficiencies. Where surplus materials are ordered, these will as a first response be returned to the

manufacturer or retailer. Waste materials, packaging and the like will be stored on site in skips which will be regularly removed from site for recycling or disposal as appropriate.

#### Schedule of Construction Material

Type of material	Estimated Quantity	Reuse and Recycling		Disposal
		On-Site	Off Site	
Metals Copper water pipes	200kg	Nil	Licensed contractor to be advised	Approved metal recycling centre to be advised
Metals Roof sheeting off cuts	50kg	Nil	Licensed contractor to be advised	Approved metal recycling centre to be advised
Glazing	Nil	Nil	Licensed contractor to be advised	Approved metal recycling centre to be advised
Floor finishes / tiles	200kg	Nil	Licensed contractor to be advised	Approved land fill to be advised
Lightweight cladding	50kg	Nil	Licensed contractor to be advised	Approved land fill to be advised
Other: Plastics, adhesives, paints, mortar and render	To be advised by contractor	Nil	Licensed contractor to be advised	Approved land fill to be advised

## 4. OCCUPATION

### Waste Summary

Primary Health Care has a company waste management policy. Staff are inducted at commencement of employment and are retrained on a regular basis in accordance with this policy.

Estimates for waste generation have been prepared with reference to Department of Environment and Climate Change guidelines and Primary Health Care's experience at similar facilities. These estimates have generated the following anticipated waste quantities;

Waste Classification	Daily Waste Ratio	Total Weekly Waste Removal	Proposed On Site Storage	Destination
General Waste	10L / 100m <sup>2</sup> floor area per day	1620 L	Retained in 660 L waste bins or equivalent	Private waste collection contractor

Recyclable Waste	10L / 100m <sup>2</sup> floor area per day	1620 L	Retained in 660 L waste bins or equivalent	Private recycling collection contractor
Clinical Waste	2.4L / 100m <sup>2</sup> floor area per day	384 L	Retained in 120 L yellow medical waste bins	Collection and disposal by specialist contractor
Sharps Waste	0.1 L / 100m <sup>2</sup> floor area per day	16 L	Retained within clinical areas in approved and labelled disposable sharps bins	Collection and disposal by specialist contractor

### Waste Storage

Total weekly anticipated waste generated by the Medical Centre is anticipated to be capable of being accommodated in 2x 1.5m<sup>3</sup> equivalent waste bins permanently located at the external waste bay. Waste will be collected and stored in bins within the individual medical centre departments, with additional storage available in the bin store located on the ground floor. At end of day waste will be removed from departments and relocated to the identified external waste bay.

All clinical waste will be treated separately and stored in separate yellow medical waste receptacle bins.

The external waste bay has a total area of 16.1m<sup>2</sup> and is located within the car park. The waste bay will be clearly identified with road markings to prevent cars parking in the bay. The dimensions of the bay are sufficient that it will comfortably accommodate the anticipated weekly waste quantity.

### Waste Removal

General and recyclable waste is proposed to be collected on a weekly basis by a EPA licenced operator. Waste collection will occur between the hours of 7:00am – 8:00am on a designated weekday.

Clinical waste will be separately collected and removed from site for disposal by a specialist medical waste subcontractor. Similarly, waste collection will occur between the hours of 7:00am – 8:00am on a designated weekday.

The waste collection services will utilise an SRV class vehicle (*small rigid vehicle*) which will enter the site from the northern Queen Street entry point, cross into the medical centre car park via the automated boom gate and collect the waste before exiting the site at the southern exit back on to Queen Street. All vehicle movements will be in a forward direction. Turning circles for the SRV have been calculated as part of the overall traffic and car parking assessment for the application.

Sharps bins will be directly removed from within the Medical Centre by a specialist contractor. Sharps bins will remain sealed at all times and will never enter the general or clinical waste streams.

All waste will be managed and collected in compliance with the Protection of the Environment Operations Act 1997 and the Environmental Operations (Waste) Regulation 2014.

## 5. WASTE MANAGEMENT PLAN DCP CHECKLIST

Refer to development control plan waste management checklist completed by Shellshear Young, May 2016 and included as part of the submission.

## APPENDIX 1: WASTE MANAGEMENT PLAN

### WASTE MANAGEMENT PLAN

- Must be completed and submitted to Camden Council with your Development Application.
- Shows what waste will be generated and what quantity.
- Indicate how waste will be avoided, reused on-site, recycled and disposed.
- Will be assessed on how it keeps disposal of waste to a minimum.

#### Proposal:

Site Address: 19 Queen Street, Navellan

Applicant's name and address: Unbis Pty Ltd (Attn: Jocelyn McDowall)  
Level 23, Darling Park Tower 2, 201 Sussex St, Sydney 2000

Phone: (02) 8233 7657 Mobile: — Fax: (02) 8233 9966

Buildings and other structures on site: what is on the land now? Two storey  
commercial building with an external carpark and landscaping

Description of Proposal: what do you want to do on the land? Alterations, additions  
and fit out of an existing building and associated external works for  
a medical centre.

The details provided in the Waste Management plan are how I intend to treat waste during this project.

Applicant's signature: JANIE U.

Date: 16/05/16



### WASTE MANAGEMENT PLAN CHECKLIST:

- Have you provided applicant's name, address and phone number?

☒ YES      NO

- Have you noted the structures currently on site and details of your proposal?

☒ YES      NO

- Have you specified each material to be used on site?

☒ YES      NO

- Have you identified any hazardous and toxic materials (eg asbestos) and complied with Workcover requirements?

☒ YES      NO

- Have you specified who your recycling and waste contractors are?

YES      ☒ NO TO BE ADVISED BY MAIN CONTRACTOR

- Have you estimated how much general waste will be produced on your site?

☒ YES      NO

- Have you provided realistic volumes/tonnes?

☒ YES      NO

- Have you made sure not to over order on materials?

☒ YES      NO

- Have you investigated returning waste to the supplier? (eg plasterboard)

YES      ☒ NO TO BE ADVISED BY MAIN CONTRACTOR

- Have you maximised recycling & reuse of materials?

☒ YES      NO

- Have you specified your recycling and / or landfill, (if any), destinations?

YES      ☒ NO TO BE ADVISED BY MAIN CONTRACTOR