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P R O J E C T S

SERVICING + WASTE MANAGEMENT PLAN

VERSION 05 - APRIL 2023

PROPOSED HEALTH SERVICES FACILITY

LOTS 1 + 2 -/- DP877977

31-33 SMITH STREET CHARLESTOWN NSW 2290

PREPARED BY

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PRELIMINARY SERVICING + WASTE MANAGEMENT PLAN
PROPOSED HEALTH SERVICES FACILITY CHARLESTOWN

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PRELIMINARY SERVICING + WASTE MANAGEMENT PLAN
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1.0 INTRODUCTION

This Servicing & Waste Management Plan (SWMP) has been prepared to outline the intended servicing and waste management strategies to be adopted during and after the construction of the proposed **Health Services Facility** at 31-33 Smith Street, Charlestown, New South Wales (the **Project**). This document supports a Regionally Significant Development Application (DA) submitted to Lake Macquarie City Council in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. This Preliminary Servicing & Waste Management Plan is a supporting document provided with the Statement of Environmental Effects (SEE) prepared by Wilson Planning and should be read in conjunction with the other related supporting documentation for the Project.

1.1 Background

The Developer of this project is GPV Charlestown Pty Ltd ATF GPV Charlestown Trust, a part of the GPV Property Group of companies. GPV Property Group is an experienced, locally based healthcare developer that has delivered many successful healthcare developments in the Newcastle, Lake Macquarie, Port Stephens and Blue Mountains regions over the last 12 years. Successfully completed projects include Crossroads Medical Precinct, Glendale (\$13M); Warners Bay Medical Centre Stages 1 & 2 (\$23M); Andrew Nash Centre, Wallsend (\$8M); Newcastle Healthcare Stage 1 (\$20M); Salamander Bay Medical Centre (\$11M); Cooks Hill Medical Precinct (\$48M); and Thornton Medical Centre (\$16M).

The proposed development comprises a Health Services Facility, including a Medical Centre and Pharmacy. At the time of preparation of this document, the proposed development is more than 50% leased. Sonic Healthcare will be providing primary care including a general practice, pathology, radiology, pharmacy and skin cancer clinic on the ground floor. Ramsay Healthcare has leased the top floor of the proposed development and may provide more acute services such as a Private Hospital / Day Surgery use. The balance of the available tenancy space is being provided as consultation rooms for surgical / non-surgical healthcare disciplines and various other related allied health service providers. Strong interest has already been shown for these areas due to the central location, provision of parking and the opportunity to co-locate with the particular anchor tenants.

1.2 Scope & Objectives of this Report

This Preliminary Servicing & Waste Management Plan has been prepared to outline the intended strategies to be adopted during and after the construction of the project. The scope addressed by this report includes:

- + Introduction to the project
- + Description of the site and its context
- + Management of waste during the construction phase of the development.
- + Management of waste during the operational phase of the development once construction is complete.
- + Access and servicing provisions

It should be noted that the strategies outlined herein are preliminary in nature and subject to confirmation once technical documentation and further consultation with the various stakeholder authorities is complete. The finalisation of the waste management plans is also subject to the Fitout applications by each of the individual health services tenants.



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2.0 THE SITE

The proposed site is located in the central business district of Charlestown, which is the largest suburb of the City of Lake Macquarie in New South Wales.

2.1 Location & Extent

Charlestown is located on the north-eastern side of Lake Macquarie on the Pacific Highway (A43) approximately 10km south-west of the Newcastle central business district.

The site is broadly rectangular in shape and has an area of approximately 8,096sqm. It is identified as Lots 1 & 2, DP 877977, and is known as 31-33 Smith Street, Charlestown. The site has a diagonal fall from RL 111.0 AHD in the north-eastern corner down to RL105 AHD in the south-western corner adjoining the Pacific Highway / Frederick Street signalised intersection.



Figure 1: Locality Plan



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2.2 Context

The site is located in the central commercial area of Charlestown with high visibility on an arterial road and good access to public transport. This location is approximately 150m from “Charlestown Square,” the region’s largest shopping centre situated just to the west of the proposed development.

The subject property is bounded by 3 street frontages: the Pacific Highway (A43) to the west; Frederick Street to the south; and Smith Street to the east. The northern boundary adjoins a fast food outlet to the northwest and a commercial office building with car park to the northeast.

2.3 History

Public records show that the subject site was originally owned by the Waratah Coal Company and donated to the community for use as a public school in 1877. Charlestown Public School was subsequently constructed and opened in October of 1879. Various alterations and new buildings were added during the early 1900’s and additional land was procured to the east to provide additional playground area for the students.

New school buildings made from concrete were constructed on the eastern site and the original timber school buildings were demolished circa 1957. In 1974, new buildings were added to form an Infants Department for the school until the school was decommissioned in 1996.

In the late 1990’s the former school facility was converted for use as NSW Department of Education & Training (TAFE) – Lake Macquarie District Office. Ownership appears to have been jointly held between State and Local Governments until transferred to Lake Macquarie City Council in 2003.

The former Infants School / TAFE buildings were demolished in late 2008 or early 2009 leaving one brick classroom on the site. A temporary car park was constructed on the site in late 2009 / early 2010 as ancillary works to support the construction of a major expansion to the shopping centre. The remaining brickwork classroom was demolished in 2014 and GPT removed its temporary car park in late 2017 / early 2018.

Lake Macquarie Council sold the site to Minmi Road Pty Ltd in 2018, which subsequently sold the property in 2021 to GPV Charlestown Pty Ltd, who is the current owner and developer of the Project.



3.0 THE PROPOSAL

The GPV Property Group is an experienced developer of private healthcare infrastructure in the Hunter Region and other areas of NSW. GPV Property is seeking approval to develop the subject site for the purposes of constructing a health services facility, car parking structure and associated civil works, services infrastructure, landscaping and signage works.

3.1 Proposed Parking Facilities

The proposed development includes a 3-storey, split-level, concrete framed car parking structure combined with on-grade concrete hardstand to provide vehicular parking spaces for staff, patients, visitors, deliveries, and ambulances. The vehicular parking is comprised of:

Parking:	245 car spaces including 6 accessible spaces
Drop off:	4 car spaces
Ambulance:	2 dedicated spaces
Delivery/Service:	3 dedicated spaces (MRV capacity)
Truck Loading:	1 Loading Dock (MRV capacity)
Motorbike:	12 spaces
Bicycle:	24 spaces

The proposed vehicular parking structure is to have two-way access-egress to Smith Street on the eastern boundary of the site via a kerb-crossing in a similar location to the existing crossing. Limited vehicular access will be provided from Frederick Street for service vehicles up to MRV size and for Patient drop-off and pick-up only. The top 2 levels of the car park are proposed as dedicated staff car parking. Two emergency egress stairs and a passenger lift service the car parking structure.

3.2 Proposed Health Services Facility

The proposed development also includes a 4-storey, concrete framed health services building with a rooftop plant area, passenger / bed lifts and a separate goods lift serviced by a dedicated loading dock. This structure will comprise a Base Building for the following uses that will be subject to separate fitout applications:

- Level 1: Medical Centre with space for General Practice, Pathology, Imaging, Skin Clinic and Pharmacy.
- Level 2: Specialist and Allied Healthcare Consulting Rooms.
- Level 3: Specialist and Allied Healthcare Consulting Rooms.
- Level 4: Private Hospital with 2 Operating Rooms and a 23 Bed Inpatient Unit.

At the time of preparation of this document, the proposed development is more than 50% leased with all of the Level 1 primary healthcare, all of the Level 4 private hospital and part of Level 3 leased. The balance of the available tenancy space is being proposed as consultation rooms for surgical / non-surgical healthcare disciplines and various other related allied health service providers. Strong interest has already been shown for these areas due to the central location, provision of parking and the opportunity to co-locate with the particular anchor tenants.



3.3 Scope of Construction Work

The proposed development includes excavation of existing ground levels, construction of retaining walls, amplification of services, and construction of 2 concrete framed structures – one for car parking, and one for the health services facility.

The works are expected to be split into two distinct contracts for the purposes of expediency: an early works contract to excavate and prepare the site ready for the commencement of construction; and a main contract for the two main building structures.

The outline scope of works for the project includes, but is not limited to:

- a) Site establishment and security; temporary services connections; and installation of temporary shed accommodation and amenities.
- b) Removal of existing trees and miscellaneous minor demolition of redundant items on site.
- c) Bulk and detailed excavation and earthworks.
- d) Installation of retaining walls and other civil works.
- e) Installation of in-ground services such as water, sewer, electrical, stormwater and telecommunications.
- f) Installation of foundations and reinforced concrete ground slabs.
- g) Construction of reinforced concrete frame and suspended slabs.
- h) Construction of reinforced concrete blockwork stair and lift shafts.
- i) Construction of steel framed walls with insulated lightweight cladding.
- j) Installation of aluminium framed windows, doors and louvre panels.
- k) Installation of applied membrane and metal sheet roofing.
- l) Installation of services, plant and equipment.
- m) Construction of car parks, roads and paving.
- n) Construction of external works and landscaping.
- o) Installation of signage.



4.0 CONSTRUCTION WASTE MANAGEMENT PLAN

The purpose of the Construction Waste Management Plan is to ensure that resources are conserved and waste is processed responsibly by minimising waste generation and maximising the recycling of materials.

4.1 Construction Waste Management

The Principal Contractor will be advised that excess materials and wastage is to be avoided wherever possible. Where excess material is present, it should be re-used in the project. If it is unable to be re-used on the job then it should be sent for recycling. If no other alternative is possible, then the excess material will be responsibly disposed of at an approved waste disposal facility.

The Principal Contractor may implement the following waste minimisation techniques, recycling and disposal measures during construction subject to confirmation prior to the commencement of construction:

- a) Generally, the selection of materials will be undertaken by the design team. The quantities of materials will be determined by the construction team and will be accurately calculated in order to minimise waste from over ordering.
- b) The materials ordering and deliver process will be engineered to minimise materials packaging wherever practicable.
- c) Material Safety Data Sheets (MSDS) are to be provided by the suppliers providing materials to site to ensure that safe handling and storage procedures are implemented.
- d) The Principal Contractor staff and sub-contractors are to be made aware of the Construction Waste Management Plan through site-specific inductions and on-site instruction from the Site Supervisor.
- e) Sub-contract suppliers and trades to the Principal Contractor are required to comply with the Waste Management Plan as a condition of contract.
- f) The Principal Contractor will provide suitable waste collection bins on-site and engage an accredited waste removal contractor that will undertake to comply with the Construction Waste Management Plan. The bin sizes will include 4m³, 9m³ and 15m³ according to needs and the location on-site may vary as the work progresses.
- g) The waste from the construction work will be broadly separated into a number of primary classification groups: non-recyclable general waste; recyclable concrete and masonry waste; recyclable steel and metals waste; recyclable timber waste and recyclable plaster-based products waste.
- h) Should any hazardous materials such as asbestos, or asbestos containing materials, synthetic mineral fibre, lead-based paint and PCBs be identified, they will be disposed of using a methodology authorised by an appropriately qualified environmental consultant. However, no hazardous waste is anticipated as the site has a site suitability and environmental clearance authorised by Douglas Partners.
- i) The Site Supervisor will monitor staff and sub-contractors to ensure compliance with the Construction Waste Management Plan.
- j) The Principal Contractor will monitor and respond to feedback from the waste removal contractor(s) in relation to compliance issues.



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PRELIMINARY CONSTRUCTION WASTE MANAGEMENT				
MATERIALS ON SITE		DESTINATION		
		RE-USE / RECYCLE		DISPOSE
Type:	Vol%	On-Site	Off-Site	Contractor
EARTHWORKS VENM ENM	TBC			Classify, validate, export
CONCRETE Excess Slurry	TBC		Recycle to crushing plant	Nil
TIMBER Formwork Moulding Framing Doors Joinery General	TBC	Re-use on job Utilise off-cuts on job Utilise off-cuts on job Re-use on job	Salvage for re-use Wood-chip leftover Wood-chip leftover Return to supplier Return to supplier Wood-chip leftover	Nil Nil Nil Nil General Waste General Waste
MASONRY Bricks Blocks	TBC		Return to supplier or send to crushing plant	Nil
METALS Reinforcement Structural Steel Aluminium Framing Ducting General	TBC	Re-use on job where possible	Recycle Recycle Recycle Recycle Recycle	Nil Nil Nil Nil Nil
LININGS Plasterboard	TBC	Re-use large off-cuts	Recycling Plant	Nil
TILES Ceramic Vitreous	TBC	Keep excess for Body Corporate	Damaged tiles and off-cuts to crushing plant	Nil
GLAZING Glass	TBC		Recycle	Nil
LANDSCAPE Green Waste	TBC	Incorporate on site	Mulch	Nil
PACKAGING Polystyrene/PVC Cardboard/Paper	TBC		Recycle where possible Recycle	Minimise Nil
MISCELLANEOUS General Waste	TBC		Sort on-site (recycling)	Minimise



5.0 OPERATIONAL WASTE MANAGEMENT PLAN

The Operational Waste Management Plan defines processes for management and disposal of wastes, including contaminated wastes and the promotion of waste minimisation.

5.1 Oversight & Coordination

A commercial property manager (the Property Manager) is appointed to oversee the operational management, including waste storage and collection, of the proposed development on completion. All Tenants of the proposed development will be required to comply with the directions of the Property Manager and utilise the facilities provided under the contractual arrangements of their leases. Servicing times will be coordinated by the Property Manager and can be programmed outside of peak business periods to avoid congestion if required.

The facilities provided for the use of the tenants include a Goods Lift servicing all floors, a Loading Dock with integrated dock leveller, dedicated drop-off/collection zones, dedicated service vehicle parking zones up to MRV size, waste store and temporary holding store room(s) all with good proximity to the Loading Dock and the Goods Lift.

5.2 Centralised Services – General & Recyclable Waste

The Property Manager will organise the Tenants of the proposed development to follow a centralised waste management strategy that will be referred to in the lease documentation including:

- a) **General and Putrescible Waste:** Tenants of the proposed development (or their cleaning service providers) will be required to transport their general waste from their Tenancy to the secure waste enclosure near the Goods Lift/Loading Dock for storage and collection. The Property Manager, using single commercial contractors for each waste stream, will centrally manage general waste services for the entire development.
- b) **Recyclable Waste:** Tenants of the proposed development (or their cleaning service providers) will be required to transport their recyclable waste from their Tenancy to the secure waste enclosure near the Goods Lift/Loading Dock for storage and collection. The Property Manager, using single commercial contractors for each waste stream, will centrally manage recyclable waste services for the entire development.
- c) **Development Refuse Profile:** Waste calculations are based on the waste generation rates shown in Table 1. Refuse bin quantities have been calculated based on collection cycles of 5 days per week for general waste and recycling.

Table 1 – Refuse Generation Rates (calculated using *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities, 2012*)

Type	Measure	Waste	Recycling
Medical (Levels 1 and 4) (total GFA 4,066m ²)	Litres / 100m ² / day	35L = 4066 / 100 * 35 = 1,423L / day	10L = 4066 / 100 * 10 = 407L / day
Offices (Levels 2 and 3) (total GFA 4,578m ²)	Litres / 100m ² / day	8L = 4578 / 100 * 8 = 366L / day	6L = 4578 / 100 * 6 = 275L / day
Shop (Chemist) (total GFA 220m ²)	Litres / 100m ² / day	80L = 220 / 100 * 80 = 176L / day	65L = 220 / 100 * 65 = 143L / day
TOTALS	Litres / 100m² / day	1,965L / DAY	825L / DAY

- d) **Refuse Storage:** All refuse will be stored in the Waste Storage Room on Level 1 of the building. The total area is 25.8m², and considered sufficient for the number of bins required, the frequency of collection proposed, and use of the building. Each bin requires a footprint of 1.7m². 3 x 1100L bulk bins will be accommodated, therefore 5.1m² of space required. There is ample room in the Waste Storage Room to accommodate 3 x 1100L bulk waste bins.



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- e) **Recommended Operational Requirements:** Appropriate equipment for the ongoing operation of the building is summarised in the Table 2.

Table 2 – Bin Requirements

Description	Quantity	Notes
General Waste	2 x collected daily (5 days a week)	1100L bulk waste bin
Recycling	1 x collected daily (5 days a week)	1100L bulk waste bin

5.3 Specialised Services – Confidential & Medical Waste

The Property Manager will liaise with the Tenants of the proposed development to follow any specialised waste management strategies that will be required by the health service providers such as:

- a) **Confidential Waste:** Medical practitioners increasingly work in a paperless environment, or with minimal requirements for confidential document destruction in volumes requiring commercial services. Nevertheless, tenants who require confidential document disposal from time to time will be required to engage a commercial contractor to provide and collect confidential waste bins to/from the tenancies using the lifts. Secure document destruction bins are delivered and collected in light commercial vehicles (B85 or B99 vehicles) using the designated delivery bays denoted on the drawings.
- b) **Medical Waste:** Contaminated waste, such as “sharps,” will be generated by some Tenants (notably the General Practice, Pathology, Skin Cancer Clinic and any possible Day Surgery / Private Hospital use). The relevant Tenants are required to engage licensed commercial contractors to provide appropriate secure receptacles and contaminated waste removal services accordingly. The contaminated waste receptacles will remain inside the Tenancy at all times except for removal/replacement of the receptacles by the licensed contractor. The licensed contractor will service the premises on an as-needs basis in light commercial vehicles (B85 or B99 vehicles) using the designated delivery bays denoted on the drawings.

5.4 Ongoing Management

Primary responsibility for oversight and review of the waste management operations for the site is allocated to the Property Manager. Commercial property managers, Knight Frank Newcastle, will be engaged as the Property Manager for the proposed GPV Charlestown Health Services facility.

The Property Manager engages the commercial contractors responsible for general and recyclable waste collections and monitors these operations to ensure maintenance of efficient collection services and a safe environment for transport, storage and collection of waste. This includes ensuring that there is adequate signage for waste collection equipment and storage, appropriate standards of hygiene and cleanliness are maintained, and that prompt attention is given to any problem that may arise in connection with waste management on site.

5.5 Waste Minimisation

Waste minimisation is a part of the routine monitoring and oversight by the Property Manager, including queries and checklists for Tenants at property inspections. This includes encouraging waste minimisation and recycling through appropriate signage and staff training, as well as continuous monitoring and review of waste quantities relative to other facilities.



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6.0 PROPOSED ACCESS + SERVICE FACILITIES

The Proposed Development will have service access and egress via the Frederick Street driveway crossing for all vehicle sizes up to, and including, Medium Rigid Vehicle size. Vehicles larger than B99 vehicles will not be able to enter through the Smith Street Car Parking structure due to turning path and height limitations.

6.1 Servicing Areas

The proposed Service Areas are shown on the following partial Level 1 Ground Floor / Site Plan and the access limitations are described in the accompanying Access & Services Facilities Schedule.

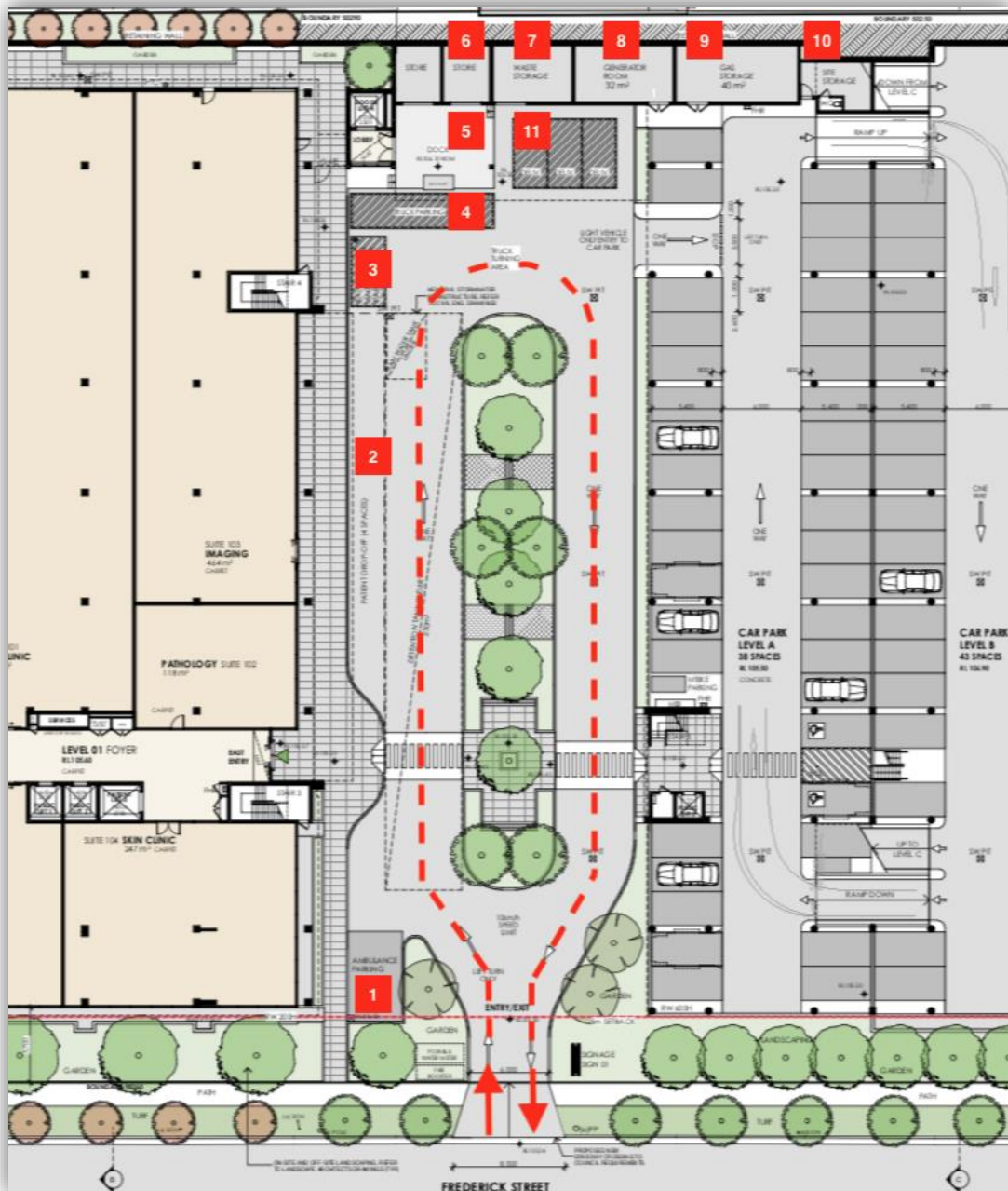


Figure 2: Part Level 1 – Ground Floor/Site Plan



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ACCESS & SERVICE FACILITIES SCHEDULE		
AREA / IDENTIFIER	SERVICING AREA / TYPE	ACCESS LIMITATION / COLLECTION VEHICLE
1	Ambulance Parking	Compliant with NSW Ambulance requirements
2	Patient Drop-off / Pathology Collection	Compliant with B99 (99 th percentile) passenger vehicle
3	Ambulance Drop-off	Compliant with NSW Ambulance requirements including 3.8m min. height for awning roof.
4	Truck Loading Bay	Compliant with Medium Rigid Vehicle (~8t truck)
5	Loading Dock (with dock-leveller)	To suit Medium Rigid Vehicle (MRV)
6	Store Rooms	To suit Medium Rigid Vehicle (MRV)
7	Waste Storage	To suit Commercial Refuse Collection Vehicle
8	Generator Room	To suit maintenance access vehicles up to MRV
9	Gas Bottle Storage	Proximity to Loading Area for up to MRV
10	Site Maintenance Store	Proximity to Loading Area for up to MRV
11	Delivery Truck Parking	To suit Medium Rigid Vehicles (MRV)

The Frederick Street service access/egress pathways for the proposed development are relatively unrestricted with few practical limitations on vehicle sizes or heights up to MRV size. All passenger vehicle types, including accessible vehicles can be accommodated in a compliant manner. For example, Commercial Refuse Collection Vehicles can service the primary waste collection area, and Medium Rigid Vehicles can be accommodated in the loading dock facility, as may required. Dedicated space is allocated for light commercial service vehicles / vans in various delivery zones and parking areas.

6.2 Medical Servicing Requirements

The proposed development will have a number of Tenants with medical servicing requirements beyond the centralised waste management arrangements organised by the Property Manager.

Medical waste is any waste resulting from medical, nursing, dental, pharmaceutical, skin penetration or other related clinical activity, which has the potential to cause injury or infection. This waste is typically collected by specialised disposal contractors, generally on an as-needs basis, to serve the healthcare Tenant. However, the Property Manager will have oversight of these activities and have the ability to coordinate Tenants and the service providers to reduce any congestion during peak business hours.

Medical waste receptacles are required to be secure and stored within Tenancies that generate medical waste. Medical waste receptacles/bins come in a wide range of sizes depending on their purpose, and are mostly handheld containers. Collection is performed by specialist commercial contractors direct from the Tenancy to the collection van, as a licensed service. The medical waste collection services are typically carried out once daily in small volumes.

Other dedicated medical servicing requirements include blood couriers (using dedicated small passenger vehicles) and medical consumables deliveries (using standard commercial courier services), which occur at various times.

The potential private hospital / day surgery facility on Level 4 will have specific requirements for linen services, medical gasses and food deliveries, as well as waste disposal of its own, and these will be the subject of a separate development application. However, the volumes required are anticipated to be relatively small and well within the capabilities of the Loading Dock and Goods Lift provided. Collections / deliveries are most likely to utilise light commercial vehicles (e.g. equivalent to a VW Caddy, or VW Transporter, both of which comfortably fit the delivery spaces based on the B99 standard provided in the car park.



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As an example, the linen service for a new 6-theatre day surgery centre in Merewether using a VW Caddy is pictured below. Similar vehicles will be used for linen and the small volume catering requirements of the proposed single-theatre facility. Consistent with these servicing arrangements, the comparable 2-theatre day surgery facilities in the area (both of which are in Charlestown – 20 Smith Street, and 250 Pacific Highway) only have 2200mm and 2150mm car park clearance, accommodating small vans and light commercial vehicles only.



Figure 3: Linen Service at Lingard Day Centre (new 6-theatre day surgery facility in Merewether)



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7.0 CONCLUSION

This Servicing & Waste Management Plan (SWMP) has been prepared to outline the intended strategies to be adopted during, and following, the construction of a proposed Health Services Facility at 31-33 Smith Street, Charlestown, New South Wales in support of a Development Application (DA) submitted to Lake Macquarie City Council.

This SWMP is a supporting document provided with the Statement of Environmental Effects (SEE) prepared by Wilson Planning and should be read in conjunction with the other related supporting documentation for the Project.

7.1 Closing Comments

Outline strategies have been provided in this document to cover the following aspects of Servicing and Waste Management:

- + Scope of the proposed construction work
- + Construction Waste Management Plan
- + Scope of proposed health facility uses
- + Operational Waste Management Plan
- + General & Recyclable Waste Management
- + Confidential & Contaminated Medical Waste Management
- + Ongoing Property Management
- + Waste Minimisation
- + Access & Servicing Facilities
- + Medical Servicing Requirements

These strategies are preliminary in nature and are subject to confirmation once technical documentation and further consultation with the various stakeholder authorities is complete. This SWMP is also subject to verification by the individual Tenants via their own separate Fitout applications.

