

WASTE MANAGEMENT PLAN

I-MED RADIOLOGY NETWORK

660-664 PITTWATER ROAD

BROOKVALE NSW 2100

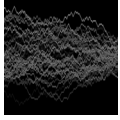
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I-MED Radiology
Network

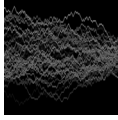
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REV.1 01 JULY 2024



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1 INTRODUCTION

This Waste Management Plan has been prepared by Y Squared Pty Ltd for the I-Med Radiology Network to support a Development Application (DA) submitted to Northern Beaches Council.

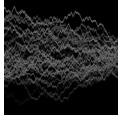
The DA seeks consent for a change of use from an existing Centrelink office premises to a radiology clinic (medical centre) and associated internal fit out works, minor external alterations, and external signage at 660-664 Pittwater Road, Brookvale.

The project seeks to relocate an existing I-MED Radiology Network clinic from Dee Why to the subject site at Brookvale, providing for the continuation of medical services to the local community.

Summary of Proposed Development

The proposal seeks to partially strip out the existing office fitout on the ground floor including removal of internal walls, ceilings and finishes that were primarily used to create small breakout offices and meeting rooms. The proposal seeks to reconfigure the existing ground floor tenancy and carry out fitout works to accommodate an 870 sqm radiology clinic (medical centre) including the upgrade of building services and re-use of the existing amenities. The remaining 418 sqm of the ground floor tenancy area is retained as office space with the provision of new dedicated amenities to the remaining office area as per NCC requirements.

External Works	Installation of external building wall signage over the footpath and set-back approximately 1.5m from the boundary
Building Works	<p>Change of use to the existing ground floor tenancy from an existing office to a medical centre with the balance of the existing office reconfigured and fitout works for the above accommodating:</p> <ul style="list-style-type: none"> • FOH waiting room • Reception areas • Office and administration areas • Mammography room • Ultrasound rooms • Trophon processing bay • X-Ray room • CT and MRI rooms • DEXA room • OPG room • Reporting rooms • Write-up and collating area • Storage rooms • Staff room • Patient and staff amenities • Cleaner’s room • Data room
Existing Roof Plant Platform	Removal of existing redundant mechanical plant and replacement with new mechanical plant.



2 DEMOLITION PHASE

Demolition Management

The proposed works include strip out of part of the existing ground floor office fitout and removal of redundant services. No structural or base building demolition works are proposed.

The head building contractor will be responsible for the management of all waste materials. Demolished materials will be retained within the temporary site compound within the tenancy area and designated section of the basement car park assigned to the existing ground floor tenancy.

Demolition materials which are not being reused in the project will be periodically collected and removed from site using a caged / covered trailer.

Hazardous Waste

The site is not listed by the NSW EPA as a contaminated site.

The property owner has confirmed:

- The site has not been used for any activity which may have resulted in contamination on the site, or land near the site.
- The site has not been used for any of the activities listed in Table 1 of the contamination guidelines.
- They are not aware of any contamination of the site, or land near the site.

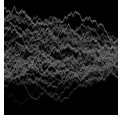
Given the above and acknowledging that there are no earthworks proposed, the land is considered to be suitable for the proposed land use as a radiology clinic (medical centre).

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.

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 on appointment and prior to commencement.

Waste Classification	Estimated Quantity	Reuse and Recycling		Disposal
		On-Site	Off Site	
Site Soil	Nil	-	-	Nil
Concrete footings, walls and kerbs	Nil	-	-	Nil
Metal Sheet Roofing	Nil	-	-	Nil
Plasterboard & Ceiling / Wall	20m ³	Nil	Licensed contractor to be advised	Approved land fill to be advised



linings				
Floor finishes	10m ³	Nil	Licensed contractor to be advised	Approved land fill to be advised
Internal fittings & doors	20 items	Nil	Licensed contractor to be advised Reusable items sent to recycling centre	Approved land fill to be advised

3 CONSTRUCTION PHASE

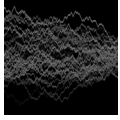
Construction Management

For the duration of the project all construction materials will be stored within the site boundaries. The head building contractor will be responsible for ordering construction materials. Materials will not be stockpiled.

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 designated areas which will be regularly removed from site for recycling or disposal as appropriate.

Type of material	Estimated Quantity	Reuse and Recycling		Disposal
		On-Site	Off Site	
Metals Roof sheeting off cuts	Nil	Nil	Licensed contractor to be advised	Approved metal recycling centre to be advised
Concrete	Nil	Nil	Crushing plant for recovery	
Glazing	Nil	Nil	Nil	
Floor finishes / Carpets	30 m ²	Nil	Licensed contractor to be advised	Approved land fill to be advised
Metal track, studs	2 m ³	Nil	Recycled with scrap metal dealer	Approved land fill to be advised
Plasterboard and mineral tiles	10 m ³	Nil	Licensed contractor to be advised	Approved land fill to be advised
Other: Plastics, adhesives, paints, mortar etc.	5 m ³	Nil	Licensed contractor to be advised	Approved land fill to be advised



4 OCCUPATION PHASE

Waste Summary

Staff are inducted at commencement of employment and retrained on a regular basis in accordance with the I-MED Radiology Network waste minimisation policy and other related workplace safety and infection control policies.

The volume estimates for waste generation in the table below have been prepared with reference to waste generation rates included in Council's Waste Management Guidelines, servicing frequency and experience at similar facilities.

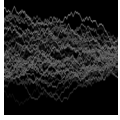
Due to on-going digitization of workflows the quantity of recyclable waste is likely to be less than the scheduled rates.

It is also noted that the proposed change of use and development works do not create additional GFA. The rates applied for a medical centre are the same as those used for the existing office, with the GFA unchanged. Accordingly and by exception, the proposed use will generate medical waste as a new type of waste on this site.

The general waste and recyclable waste volumes are not changed.

The 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 ² floor area per day	435 L	Retained in 2 x 240 L waste bins or equivalent	Private or municipal waste collection contractor
Recyclable Waste	10L / 100m ² floor area per day	435 L	Retained in 2 x 240 L waste bins or equivalent	Private recycling collection contractor
Clinical Waste	2.4L / 100m ² floor area per day	104 L	Retained in 2 x 64 L yellow medical waste bins	Collection and disposal by private specialist contractor
Sharps Waste	0.1 L / 100m ² floor area per day	<5 L	Retained within clinical areas in approved and labelled disposable sharps bins	Collection and disposal by private specialist contractor



Medical Waste and Sharps Management

The proposed medical centre involves the relocation of an existing medical centre located in Dee Why. As such, the policies and practises at the established clinic are planned to be implemented in Brookvale. The medical centre has two types of Clinical Waste:

- All Sharps go into Sharpsmart bins that are located in each of the skin penetration rooms.
- The rest of our body fluid clinical waste goes into Clinismart C64 bins that are located in the procedure rooms.
- All full Sharps and C64 bins are temporarily stored in the bin room which is located away from the public in a lockable room.
- I-MED has contracted CLEANAWAY to collect the medical waste bins and disposal in exchange for empty bins via a van.

5 WASTE STORAGE

Total weekly anticipated waste generated by the medical centre is capable of being accommodated in the ground floor bin room within the tenancy. Waste will be collected and stored within the procedure rooms and relocated to the secure waste room each day.

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

Bin Wash

The contractor's replace the waste bins with clean empty bins at the collection time. As such, bin washing occurs off-site at specialist facilities and no bin washing occurs on-site.

Waste Carting

The transit path from the waste storage point to the van waste and delivery bay is via the lift and basement car park.

6 WASTE REMOVAL

General and recyclable waste is proposed to be collected on a weekly basis by a third party operator. Waste collection is schedule to occur outside normal trading hours to minimise cross-overs with other occupants of the building and trading hours activities of the medical centre.

Clinical waste will be separately collected and removed from site for disposal by a specialist medical waste subcontractor. Similarly waste collection will occur outside normal trading hours to minimise cross-overs with other occupants of the building.

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.