

## OPERATIONS MANAGEMENT PLAN

### SITE: Edinglassie Village, Emu Plains

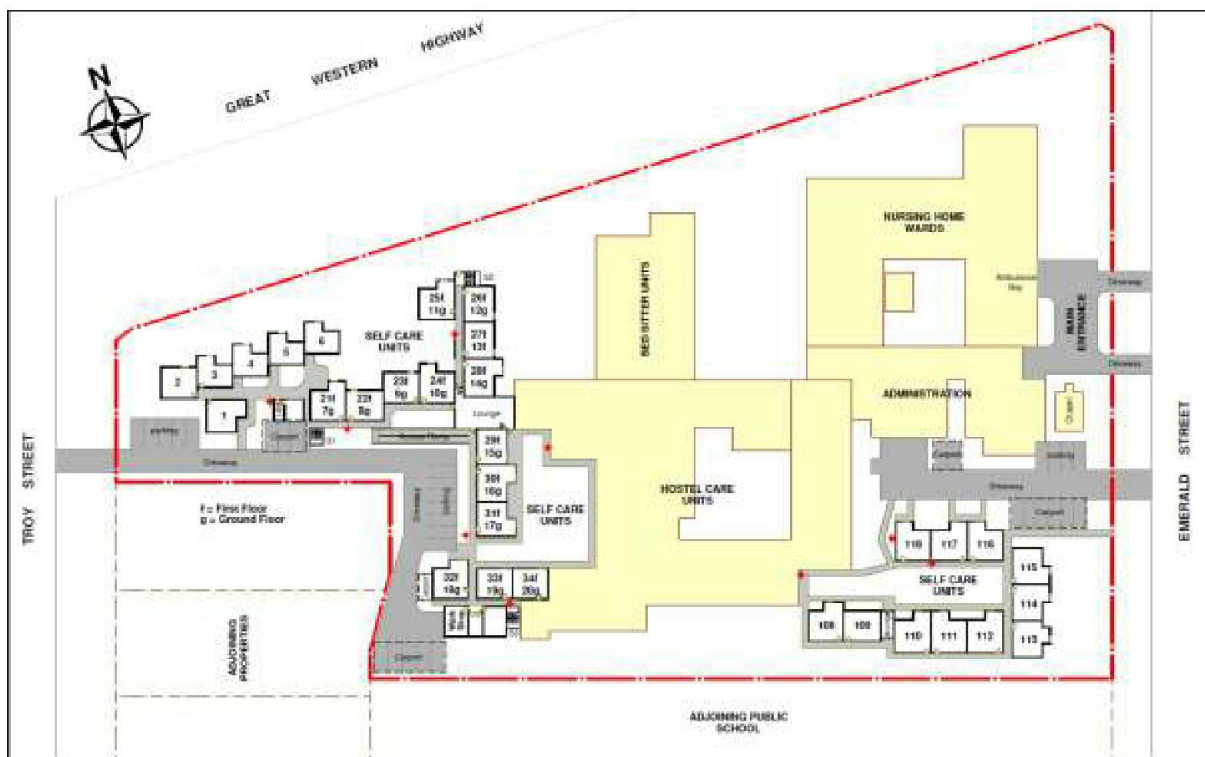
#### Site and Locality

Edinglassie Village is located on a large piece of land which has frontage to Emerald Street, The great Western Highway, and to Troy Street. It has an area of approximately 20,000 sqm.

It has residential development to its east and west, the Emu Plains Primary School to its south, and the Lennox Shopping centre across the Highway to the north.

The current Edinglassie Village at Emu Plains is comprised of several elements:

- A 73 bed nursing home
- A 53 bed hostel
- 45 Independent Living (Self Care) Units
- A Fellowship Centre, and
- A locally heritage listed sandstone chapel



This application relates to the nursing home, the hostel and the fellowship centre. Neither the chapel nor the ILUs will be touched by these proposed works.

The proposed new Residential Aged Care (RAC) building is to be located in the north-eastern corner of the site, approximately where the nursing home is currently located. It is to contain 100 beds, in 5 x 20 bed households plus administration, back of house and

community use spaces. The floor plans accompanying this application illustrate where these spaces are within the building.

There are currently 126 residents living in the nursing home and hostel. Following the construction of the new RAC and the subsequent demolition of the hostel, the number of people accommodated on site will reduce to 100.

### Operational details

The facility will operate 24 hours per day, 7 days per week, with 3 shifts per 24 hour period.

Staffing numbers will be as described in the table below:

Position	Employees per shift		
	Morning	Afternoon	Night
Service Manager/Assistant Manager.	2 (Mon-Fri)	0	0
Registered Nurse	3 (Mon-Fri), 2 (Sat-Sun)	2	1
Care Staff	18	14	4
Administration staff	2 (Mon-Fri)	0	0
Catering Staff	4 (Mon-Fri)	4	0
Cleaning Staff	3 (Mon-Fri) 1 (Sat-Sun)	0	0

### Waste

The waste generated by this facility will all be collected via the loading dock.

The types of waste generated from this development include household waste i.e. food wrapping, food scraps, etc., kitchen waste i.e. grease and oils, commercial food wrapping, cardboard boxes etc., and medical/cytotoxic waste i.e. bandages, empty medicine packets/bottles. The quantities of each and their method of disposal are detailed in the Waste management plan accompanying this application.

### Noise

Aged Care Facilities are, by their nature, not generators of excessive noise. The existing acoustic environment is generally quiet. Traffic noise from surrounding streets is only slight (even at peak times) and there is little noise generated by the shopping centre

opposite the site. The most likely sources are vehicles servicing the site i.e. garbage/waste collection and food/medical deliveries, and plant and equipment in the new building.

All collection and deliveries will take place in the loading dock area, which is located at the eastern end of the building. Garbage/waste will be collected X times per day during normal working hours. Deliveries will occur X times per week, again during normal working hours. The loading dock has a roller shutter at either end so noise generated from deliveries or collections will be contained within the dock itself.

Plant and equipment will be mostly located in the central area of the roof of the new building and will be screened from view. These screens will also attenuate noise emanating from this plant. An acoustic assessment accompanies this application.

### **Traffic**

Currently there are very few car spaces on site to serve the existing nursing home and hostel. The car parking proposed with this application will be large enough to adequately cater for all vehicles likely to be generated by this proposal and as such, will substantially improve the parking on site and in turn, reduce the demand on street parking, particularly at peak times e.g. school drop-off and pick up.

### **Use of Outdoor Spaces**

The proposed RAC has two areas proposed for outdoor recreation: the central landscaped [REDACTED] the western end of the building.

The central landscaped area will be available to visitors to the facility, be they visiting a resident or using the Fellowship Centre. This area will contain seating, pathways, and a BBQ enclosure. It will be used very passively and its use will not impact on other residents or neighbouring properties.

The ground floor household will be a dedicated dementia household, and will have associated with it a dementia garden. This is designed to be a quiet area for residents of this household and their visitors to enjoy some fresh air, take a stroll and enjoy some sunshine. It too will be a very passive use and will not have any impact on other residents nor neighbours.

### **Emergency Evacuation Management Plan**

There is an Emergency Evacuation Management Plan (EEMP) in place for the current Edinglassie Village and this will be updated to reflect the changed circumstances of the proposed new RAC.

The EEMP describes the preparedness, response and recovery activities and includes all agreed emergency management roles, responsibilities, strategies, systems and arrangements.

It includes an Evacuation Diagram which illustrates the various evacuation routes from the buildings.

It also identifies both the active and passive fire safety systems: active ones include EWIS, emergency lighting, exit signs, sprinklers, hydrants, hose reels, smoke and heat vents, mechanical smoke exhaust and portable fire extinguishers while passive ones include fire isolated stairs, fire walls and smoke compartments.

The EEMP includes a site specific emergency procedures manual which details responsibilities and responses for a wide range of emergencies including fire, bomb threat, flood, bush fire, storms and severe weather, hazardous substance incident, medical emergency, civil disorder, explosion, lift entrapment, gas leak, and airborne contaminants.