

Operational Plan for 62 River St, Maclean

Maclean Veterinary Clinic

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Overview

Maclean Veterinary Clinic (hereafter 'MVC') will be relocating from the current site at 42 River St to 62 River St Maclean. This move will allow the business to have more accessible car parking, better building accessibility as well as a larger purpose-build building to operate out of as the region grows.

Over the past 13 years MVC has grown from a single-vet practice to a multi-vet practice. The practice employs 2.5 vet FTE, and 3.5 FTE support staff. It provides placement for high school and TAFE students wanting to study their certificates in Animal Studies. In the past decade the practice has increased its diagnostic capacity to include digital radiography, ultrasonography, dental radiography and an in-house laboratory which allows blood test results within an hour, which allows us to vastly improve patient care and a better 24hr emergency service for the region.

Background

MVC was established in 1980 by Dr Kim Elvery to provide a general practice veterinary medicine and surgical services to the Lower Clarence region. In 2008 Dr Megan Ross took over the ownership in the practice and has continued to grow the practice. The current premises are little over 100m² and only two dedicate car parks are available for both staff and clients. The recent developments on the main street of Maclean has reduced easily accessible street parking, particularly on days when the courthouse is in session. There is no ability for the parking situation to be rectified in the current location.

Following the COVID-19 pandemic, there has been enormous growth in companion animal ownership averaging 30% industry growth. There is now a considerable shortage of veterinarians and suitable facilities to service this developing area of the industry. Compounding this is the difficulty in recruiting professionals of any sort to small regional communities. Modern facilities can be drawcard in ensuring that we can continue to recruit quality veterinary surgeons to the region.

MVC have been considering a move for some time, but the availability of 62 River Street allows a larger premises, better car parking without the likelihood of excessive neighbouring developments encroaching due to being on a cul de sac, as well as a flood free clinic space that would be guaranteed to remain dry in the event of a catastrophic flood. The site has been purchased and would allow for suitable on-site parking and a premises almost double the floorspace of the current location.

Hours of Operation

MVC operates as a routine general practice 8:30am-5:00pm Monday to Friday, and 8:30-11:30am Saturdays. Veterinary surgeons provide after-hours care from the facilities outside of these hours and some critically ill patients or those requiring ongoing care will remain at the hospital during those times and be looked after by staff.

Traffic and Parking

MVC have an average of 2-4 clients arriving and departing per hour within the opening house, with the peak times being between 8:30-10:00am and 2:00-4:30pm weekdays when up to 6 clients may be arriving and departing per hour.

In the current facility, there are two allocated parking spaces for clients and for staff as well as limited street parking. At the new premises it is proposed to have 8 car spaces allocated for hospital use as well as the ability for limited street parking. This provides a substantial improvement in parking for both clients and staff.

Waste Management Plan

Sharps: Collected in rigid-walled labelled containers that comply with AS/NZS 3816:1998. Collected by Daniels Sharpsmart monthly for disposal by incineration

Deceased Animals: Placed in appropriate, labelled body bags and stored in a freezer for collection by Woodlands Pet Crematorium weekly for private or general disposal

Clinical Waste (non-hazardous): including syringes, patient waste, gloves, face masks etc are placed in appropriate bags and disposed of with general waste.

Clinic Waste (hazardous): including potentially zoonotic patient waste is double-bagged in appropriate bags and disposed of with general waste, or by Daniels Sharpsmart for incineration

General Waste: Bins will provided in the offices, reception and staff areas of the hospital to allow for separation of the following waste types – recycling, soft plastic recycling, food waste and general waste. Currently this waste is collected by Clarence Valley Council waste service. Soft plastic is transported by staff for deposit in the red-cycle bin at Yamba Coles.

Bulky Waste – collected in a secure area on-site. Taken on an as-needed basis to Townsend Waste Management Centre, or where possible recycled through other services such as e-waste bins at Officeworks Lismore

The waste receptacles will be properly secured and measures are taken to prevent access from the public or vermin.