

6. Final Statement of Commitments

6.1 General Commitments

- G1 IHRI is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the IHRI facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.
- G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- G3 The development will comply with the Building Code of Australia 2008.
- G4 The proponent will continue to liaise with the local community through Liverpool City Council during the development process.
- G5 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.
- G6 A separate application will be made to Liverpool City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.
- G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

- P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.
- P2 A report on potential salinity issues and their management will be undertaken and a copy supplied to the Department.
- P3 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.
- P4 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:
- Contact details of the site manager;
 - Air quality/dust control;
 - Noise and Vibration Management;
 - Waste management;
 - Vegetation protection;

- Contamination as per the recommendations of the report by *Jeffery & Katauskas dated 23 November 2009*
 - Community access and safety;
 - Site specific soil erosion and sediment control;
 - Traffic and pedestrian management;
 - Storage and handling of materials;
 - Environmental training and awareness;
 - Contact and complaints handling procedures;
 - Emergency preparedness and response;
 - Site induction, OHS&R management and training;
 - Services disruption planning and management; and
 - Archaeological and heritage management.
- P5 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.
- P6 Final determination as to the alternative energy sources for the building will be made and information provided to the Director-General.
- P7 A Traffic and Pedestrian Management Plan will be prepared that will identify:
- The number and location of car parking spaces required by construction workers,
 - Ingress and egress of vehicles to the site,
 - Loading and unloading, including construction zones,
 - Predicted traffic volumes, types and routes, and
 - Pedestrian and traffic management methods.
- P8 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.
- P9 All electrical and mechanical services plans will be submitted to the Department for information prior to the construction of each stage.
- P10 During detail design of services the following issues will be addressed:
- Minimising the use of energy (both electrical and gas) through optimum building design, systems design and/or ongoing operation and maintenance of the facility.
 - Elimination of the use of environment damaging materials during construction such as ozone depleting substances.
 - Waste management to maximise recycling.
 - Water recycling.
 - Assessing the benefits of introducing electrical green power generation via significant solar energy use.
- P11 In respect to systems other than those which are business critical mechanical systems the following will be addressed in detailed design:
- Use of optimised passive external shading.
 - Use of low embodied energy materials to provide thermal insulation.
 - Energy efficient light fittings, day lighting, twilight sensor and motion based controls.

- All toilets installed will be water efficient dual flush capacity with a minimum “AAA” rating;
- P12 The proposed development incorporate the sandstone archway, keystone, front door, threshold and surround into the overall design of the building where possible.
- P13 The following measures will be investigated and where possible incorporated into the final detailed design:
- ‘Way finding’ signage at all major interchanges such as lifts and stair wells;
 - Lighting in accordance with the Australian and New Zealand Lighting Standard AS 1158.
 - A lighting maintenance policy.
 - Security lighting installed in and around the building, without impact on any adjoining premises.
 - Vandal resistant external lighting.
 - Glazed tiling, patterned, porous and non solid surfaces to reduce graffiti.
 - Security controlled access to the building.

6.3 During Construction

- D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).
- D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan contained Appendix H of this report and these measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.
- D3 All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.
- D4 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These will include:
- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
 - Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,
 - All materials will be stored or stockpiled at the best locations,
 - The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
 - All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
 - All equipment wheels will be washed before exiting the site,
 - Gates will be closed between vehicle movements and will be fitted with shade cloth, and
 - Cleaning of footpaths and roadways will be carried out regularly.

These will also be documented in the CEMP.

- D5 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
7:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
- The work is approved through the construction noise and vibration measures in the Construction Environmental Management Plan; and
- Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

- D6 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the construction noise and vibration measures in the Construction Environmental Management Plan committed to above.

- D7 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the construction noise and vibration measures in the Construction Environmental Management Plan.

- D8 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

- D9 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

- D10 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.

- D11 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.

- D12 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:

- AS 1428 Part 1.
- The Building Code of Australia.

- D13 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.

- D14 Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of Liverpool City Council or RTA as applicable.
- D15 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- D16 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.
- D17 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.
- D18 The diversion of the existing services will be carried out in consultation with the Council and/or the relevant agency and in accordance with the necessary requirements.
- D19 All buildings will be ventilated in accordance with relevant codes.
- D20 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 *Prior to Occupation or Commencement of Use*

- O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.
- O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.
- O3 Prior to occupation an Operational Management Protocol will be provided to the Department for information, this will include the management of emergency and evacuation procedures.