

Subject	Commitments	Approved by Whom	Timing
Public benefits	Section 94 monetary contributions will be paid to North Sydney Council as prescribed by the North Sydney Section 94 Contribution Plan 2004.	North Sydney Council	Prior to the issue of an occupation certificate
Construction management	<p>A Construction Management Plan will be prepared after a builder has been engaged and before works commence and be in accordance with the draft Construction Management Plan: Statement of Commitments at Appendix S to the EAR.</p> <p>All construction activities will be in accordance with AS2001-2001 and the OH&S Act and Regulation, and a detailed Construction Management Plan will be prepared that will include a range of measures to minimise impacts on adjoining properties, and include:</p> <ul style="list-style-type: none"> • Traffic Management and Site Plan • Dust Management Plan • Erosion and Sediment Control Plan • Construction Waste Management Plan • Dilapidation reports for adjoining properties <p>In addition stormwater management works will be in accordance with the requirements of North Sydney Council.</p>	Consent Authority	To accompany relevant construction certificates for the development.
	<p>Construction activities will meet the criteria specified in the Acoustic Assessment prepared by Bassett Consulting Engineers, namely:</p> <ul style="list-style-type: none"> • Construction noise to be limited to the background noise level (L90) + 10 dB(A) for the first 26 weeks of demolition and construction where feasible and reasonable; • Construction noise to be limited to the background noise level (L90) + 5 dB(A) for the remainder of the construction program where feasible and reasonable; • Vibration not to exceed the limits in <i>DIN 4150 Structural Vibration in Buildings and Assessing Vibration: a technical guideline</i> (prepared by the Department of Environment and Climate Change). 	Consent Authority	To accompany relevant construction certificates for the development.

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	<ul style="list-style-type: none"> • A Construction Noise and Vibration Management Plan will also be prepared. 		
	Disposal of excavated material will be in accordance with "Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes" (NSW EPA, 1997)	NSW EPA	During construction
	Groundwater entering excavations and post-construction accumulation of groundwater below the basement floor will need to be disposed of in accordance with the Protection of the Environment Operations Act 1997 (POEO Act)	NSW EPA	During construction
Traffic access and parking	Construction traffic to be addressed through a Construction Traffic Management Plan, to be prepared by the building contractor.	Consent Authority	To accompany relevant construction certificates for the development.
	Parking bays, aisles (including for queuing) and access ramps to comply with AS 2890.1-2004. Disabled parking spaces to comply with AS 2890.6.	Consent Authority	Prior to the issue of an occupation certificate
	Delivery and service areas will be in accordance with AS 2890.2-2002 and a Delivery Management Plan will be prepared to manage local deliveries. Delivery vehicles will access the site via Rocklands Road then Gillies Street, and no deliveries will be made between 7pm and 7am.	Consent Authority	Prior to the issue of an occupation certificate
	A Transport Access Guide will be prepared in accordance with the RTA's guidelines.	RTA	Prior to the issue of occupation certificate
Emergency evacuation and public access	A Communications Management System and Emergency Management Plan will be developed.	Consent Authority	Ongoing
	A fire sprinkler system will be fitted throughout the facility, in accordance with AS21118.1, the Building Code of Australia and the requirements of the NSW Fire Brigade.	Consent Authority and NSW Fire Brigade	Prior to the issue of an occupation certificate
Acoustic assessments	During construction, criteria specified by Bassett Consulting Engineers and consistent with DECC's Environmental Noise Control Manual:	Consent Authority	To accompany

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	<ul style="list-style-type: none"> Background noise level (L₉₀) + 10 dB(A) for the first 28 weeks of demolition and construction; and Background noise level (L₉₀) + 5 dB(A) for the remainder of the works period. 		relevant construction certificates for the development.
	Once operational, desirable noise levels contained in AS/NZS 2107:2000 <i>Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors</i>	Consent Authority	Ongoing
Hazardous materials and waste management	Dangerous and toxic materials will be stored and handled in accordance with the Occupational Health and Safety Act and Regulation, Department of Health guidelines, Storage and Handling of Dangerous Goods – Code of Practice, prepared by Workcover.	Department of Health and Workcover	Ongoing
Building construction	Building Code of Australia	Consent Authority	To accompany relevant construction certificates for the development.
ESD performance	4 –star Education pilot GreenStar rating from the Green Building Council of Australia.	Self assessment against the pilot tool.	<p>Prior to the issue of an occupation certificate.</p> <p>It is the intention of the proponent that a certified rating will be obtained once it is available in this category.</p>

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	<p>Construction activities will meet the criteria specified in the Acoustic Assessment prepared by Bassett Consulting Engineers, namely:</p> <ul style="list-style-type: none"> Construction noise to be limited to the background noise level (L90) + 10 dB(A) for the first 26 weeks of demolition and construction where feasible and reasonable; Construction noise to be limited to the background noise level (L90) + 5 dB(A) for the remainder of the construction program where feasible and reasonable; Vibration not to exceed the limits in <i>DIN 4150 Structural Vibration in Buildings and Assessing Vibration: a technical guideline</i> (prepared by the Department of Environment and Climate Change). A Construction Noise and Vibration Management Plan will also be prepared. 	Consent Authority	To accompany relevant construction certificates for the development.
	<p>Disposal of excavated material will be in accordance with "Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes" (NSW EPA, 1997)</p> <p>Groundwater entering excavations and post-construction accumulation of groundwater below the basement floor will need to be disposed of in accordance with the Protection of the Environment Operations Act 1997 (POEO Act)</p>	NSW EPA	During construction
	<p>Construction traffic to be addressed through a Construction Traffic Management Plan, to be prepared by the building contractor.</p>	Consent Authority	To accompany relevant construction certificates for the development.
Traffic access and parking	<p>Parking bays, aisles (including for queuing) and access ramps to comply with AS 2890.1-2004.</p>	Consent Authority	Prior to the issue of an occupation certificate
	<p>Delivery and service areas will be in accordance with AS 2890.2-2002 and a Delivery Management Plan will be prepared to manage local deliveries.</p>	Consent Authority	Prior to the issue of an occupation certificate

Subject	Commitments	Approved by Whom	Timing
Emergency evacuation and public access	A Communications Management System and Emergency Management Plan will be developed. A fire sprinkler system will be fitted throughout the facility, in accordance with AS21118.1, the Building Code of Australia and the requirements of the NSW Fire Brigade.	Consent Authority	Ongoing
Acoustic assessments	During construction, criteria specified by Bassett Consulting Engineers and consistent with DEC's Environmental Noise Control Manual: <ul style="list-style-type: none"> ▪ Background noise level (L₉₀) + 10 dB(A) for the first 26 weeks of demolition and construction; and ▪ Background noise level (L₉₀) + 5 dB(A) for the remainder of the works period. 	Consent Authority	To accompany relevant construction certificates for the development.
Hazardous materials and waste management	Once operational, desirable noise levels contained in AS/NZS 2107:2000 <i>Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors</i> Dangerous and toxic materials will be stored and handled in accordance with the Occupational Health and Safety Act and Regulation, Department of Health guidelines, <i>Storage and Handling of Dangerous Goods - Code of Practice</i> , prepared by Workcover.	Consent Authority Department of Health and Workcover	Ongoing
Building construction	Building Code of Australia	Consent Authority	To accompany relevant construction certificates for the development.
ESD performance	4 -star Education pilot GreenStar rating from the Green Building Council of Australia.	Self assessment against the pilot tool.	Prior to the issue of an occupation certificate. It is the intention of the proponent that a certified rating will be obtained once it is available in this category.

Justinian House Redevelopment

18-22 Sinclair Street, Wollstonecraft

DRAFT CONSTRUCTION MANAGEMENT PLAN: STATEMENT OF COMMITMENTS

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

BACKGROUND

This report provides a statement on the commitments proposed for environmental mitigation, management and monitoring of the construction works at Justinian House. It identifies those measures that need to be implemented during the construction in order to achieve an environmentally sustainable outcome with minimal impact on the environment.

The preparation of a Construction Management Plan (CMP) would normally be undertaken as part of the Construction Certificate process, allowing input from the tender process and the preferred building contractor. However, this statement of commitments is intended to outline the principles of an eventual plan; therefore it may be necessary to seek approval for an amendment to the CMP once a contractor is appointed. If such amendment is sought the principles of the approved CMP will be preserved in the amended plan.

Initial contact has been made with the neighbouring community, and the immediate adjoining owners who are directly 'related' to the stakeholders of the proposed development. The two immediately adjoining buildings (20 & 22 Sinclair Street) are being subdivided from the subject site as part of a separate subdivision DA with North Sydney Council. Community consultation meetings have been initiated with the first in the series having been held on 25 July 2007 and the second on 9 October 2007, to inform the local residents of the upcoming project.

Consultation with neighbours as to the proposed construction methods and likely impacts of construction will not be carried out until such time as the Approval Authority has considered and responded to a final CMP. Accordingly it may be necessary to amend the CMP at that stage to take account of legitimate issues raised by neighbours.

The dilapidation surveys will form part of the construction, excavation and building contracts and responsibility for protecting adjoining properties will form part of the contractors' obligations. The entire construction is expected to take 16 months (including 48 weeks actual main works construction).

All construction works will be executed in one phase. No staging is envisaged at this stage. A full Construction Management Plan will be prepared by the main contractor upon being appointed.

SCOPE OF WORK

The following is a summary scope of works for the construction works

- Verification of location of existing buried services
- Installation of public and property protection to enable safe construction works
- Removal of all hazardous materials
- Construction of all structures including , buildings, slabs and footings as shown on construction plans
- Retention (shoring) and underpinning of all boundaries and adjoining structures
- Termination and making safe of existing services
- Installation of temporary services to service the project
- Pedestrian & traffic management
- Environmental management

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wallstonecraft

MANAGEMENT PLAN

a) Engineering and infrastructure requirements

Power, water and telephone network during construction will be drawn from the services provided in the surrounding streets by Energy Australia, Sydney Water and Telephone service provider respectively.

Electrical

- Emergency shutdown will be provided at strategic areas.
- A lightning protection system will be installed in accordance with the requirements of Australian Standards AS 1768

b) Construction impacts

- Sinclair Street, Gillies Street and Rocklands Road will be maintained throughout construction for access into the site
- Community property will be protected, maintained and kept in a safe condition for use by the public at all times.
- Before work commences the Building Contractor will also carry out a comprehensive photographic survey and written dilapidation report on adjoining properties and Council's footpaths, kerbs and roads surrounding the site.
- The Building Contractor will be made aware of existing sewerage and stormwater reticulation running underneath the site and any related easements.
- All construction shall be carried out in accordance with AS2601-2001.
- There will no on-site parking for construction personnel.
- The Building Contractor will be responsible for maintaining the site and adjoining areas in full compliance with the OH & S Act 2000 and OHS Regulations 2001.
- The fire safety of the site and adjacent buildings inclusive of fire hydrants, sprinklers, hose reels and alarms will be maintained at all times.
- The Building Contractor will reinstate the areas used for site accommodation and materials handling at the end of the project to a condition similar to that when he obtained possession of site or that specified in the design. This will include removal of all hoardings, temporary pipes, cables, lights, switchboards, buildings, fencing and signage or any other element used during the construction of the site. Damage to Council's footpaths, kerbs or roadways or to adjoining properties caused by building works carried out on the subject site will be made good.
- The construction of the works will comply with any requirements set by the North Sydney Council. The intent is to deliver the project in the shortest possible time through the effective management of the works whilst ensuring that noise and environmental management is maintained in accordance with consent conditions and legislation.

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18-22 Sinclair Street, Wollstonecraft

The following items will be included in a **Construction Management Plan**, to be developed by the appointed Building Contractor, and submitted to the North Sydney Council for approval prior to construction:

- Mains services (power, water, gas, etc) will be maintained to the existing building at all times and work method statements and contingency plans will be in place to deal with emergencies.
- Community information procedures will be implemented including letterbox drops; newspaper advertisements and a good neighbour policy will be adopted.
- Site access during construction and any proposed construction zones will be restricted.
- A traffic management plan will be prepared to maintain strict traffic management procedures and ensure the safety of the public, road users and pedestrians.
- The location and extent of hoardings will be included.
- Temporary site accommodation will be in accordance with the requirements of Work Cover and all regulatory authority approvals. The location and quantity to be confirmed.
- Site storage will be confined to the site boundaries.
- Materials will be craned from heavy vehicles from the construction site.
- Adherence to the construction noise and vibration criteria tabled within this plan.
- Monitoring of construction noise.
- A Dust Management plan.
- An erosion and sediment control plan will be provided prior to construction to ensure the quality of site stormwater run-off and limit the dispersal of dirt from site vehicular traffic to the surrounding roads during the construction period.
- A detailed Construction Waste Management Plan will be prepared to avoid the generation of waste and promote re-use and recycling of waste. This will be prepared before the commencement of construction works in accordance with North Sydney council, Waste management Plan application forms.
- The Building Contractor will reinstate any areas used for hoardings and site accommodation on completion of the project.
- The site will be segregated from the public at all times by temporary fences and hoardings. Safety and security fencing and hoardings are required to meet the requirements of Work Cover.
- Off site fabrication will be maximized due to the limited on-site storage space.

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18-22 Sinclair Street, Wollstonecraft

Working hours

- The hours of construction will be 7am through 6pm Monday to Friday and 8am through 1pm on Saturdays.
- No construction work shall be carried out on Sundays or Public Holidays.
- Notwithstanding the above restrictions, the Building Contractor may apply to North Sydney Council to extend the working hours in certain circumstances if required.
- Other extenuating circumstances such as if the Police (or any other authority) require the delivery of goods outside the specified hours for safety reasons or an emergency where people or equipment is in danger. The applicant will notify North Sydney Council immediately, and explain the reasons for extending the specified construction hours and the likely duration, the emergency works can proceed.

Sediment & Erosion Control

The following general principles will be adopted for all stages of the works

Acts:

- All stormwater sedimentation activities and controls will conform to the Protection of Environment Operations Act 1997.
- The controls will also conform to North Sydney Council DCP: Environment & Sediment Control (Section 14).

Controls:

- A truck wheel wash facility/process will be installed to prevent excavated and other materials being tracked onto adjacent streets and other paved areas
- All existing drains and stormwater inlets on site and surrounding the site will be:
 - Kept clear of rubble to remain operational during the works
 - Protected with a combination of geo-fabric material, hay bales and filter sausages to prevent the infiltration of sediments and slurry.
- Perimeter fencing where affected by potential overland flows will be protected by geo-fabric and hay bales.

Monitoring:

- Regular inspections and testing will be carried out to ensure that the drain inlets are not blocked and free flow of stormwater is enabled.
- The sediment fencing will be inspected to ensure its effectiveness and serviceability
- After heavy rainfall or storms checks of stormwater inlets and fencing shall be undertaken to monitor and clear any sedimentation build-ups.

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Noise and vibration

- Noise and ground borne vibration will be generated during construction of the building.
- In accordance with the policy of the Department of Environment & Climate Change, a residential noise objective has been set at residential boundaries. The objective is the background noise level (LA90, 15min) +5dBA.
- All reasonable and feasible noise mitigation measures will be implemented where noise levels are expected to exceed the objective.
- To avoid damage to nearby buildings, vibration levels will be controlled so as not to exceed:
 - 10mm/s on the foundations of residential buildings.
 - 3mm/s on the foundations of heritage buildings or sensitive structures.
- In addition, a residential vibration objective has been set as applying on the floor of residential buildings as being the level relating to low probability of adverse comment in accordance with British Standard 6472:1992. All reasonable and feasible vibration mitigation measures will be implemented where vibration levels are expected to exceed this level.

Community Liaison

The Building Contractor will liaise with potentially affected neighbours, including residents and Mater hospital prior to construction commencing. The Construction Management Plan prepared by the Building Contractor and issued to the North Sydney Council prior to construction, will provide:

- The likely periods of noise and vibration generation.
- A complaint contact phone line.
- Complaint handling procedures to ensure that all valid complaints are investigated and reported upon.

Dust Management

- During the construction/excavation and construction works, the Building Contractor will minimise the generation of dust on the site. In addition the contractor will comply with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

area, trucks will generally be required to approach and depart the site directly to/from the Pacific Highway.

- The Building Contractor will maintain strict traffic management procedures to ensure the safety of the public road users and pedestrians utilising traffic wardens.
- Traffic wardens (as engaged and managed by the contractor) may be engaged to coordinate the safe navigation of traffic both in and out of the site and the utilisation of the construction zone.
- During construction of the development it would be anticipated that an on-street
- All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
- Openings in the construction fencing at the construction access driveways will be managed and controlled by qualified site personnel. Pedestrian warning signs will be erected adjacent to the driveway.
- Access to existing waste bins or skips by waste collection contractors will need to be maintained. Adequate provisions will need to be made for contractor vehicles in a manner that minimises disruption to the precinct. Where access for waste collection vehicles cannot be maintained, assistance may need to be provided by relocating bins and skips to an accessible area as designated by Council or moving bins at time of collection.

Site Storage

The efficient removal of excavated and waste materials and onsite storage of construction materials is a key commercial driver of the construction. All major contractors are aware of inefficient double handling and material wastage. Government initiatives have provided incentives for recycling, reuse and source separation of waste materials

The following are general site storage areas proposed during construction works:

- The construction process will involve source separation of materials to facilitate the recycling objectives

c) Amenity

Lighting (for the proposed construction works will be serviced by)

- External lighting will be in accordance with AS 1158, AS4282 Obtrusive Lighting Code and AS4485.
- Lighting within the building will generally be controlled by local switches to individual rooms. Large open plan spaces may be bulk switch controlled. The lighting control system will be installed to utilize daylight wherever possible to minimise energy usage.
- External luminaires will be switched via photoelectric cell and time clock control

Justinian House Redevelopment: Statement of Commitment to CMP

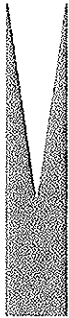
18-22 Sinclair Street, Wollstonecraft

Security *(for the proposed construction works will be serviced by)*

- An electronic security system will be provided to the site.
- The Site will incorporate the following security systems:
 - A lockable perimeter
 - Access control on selected entry points
 - After hour access control and monitoring
 - Log book for all site attendants

Electrical Services *(for the proposed construction works will be serviced)*

- The work will comply with the relevant section of, but not limited to AS220.1 Intruder Alarm Systems and the BCA.



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Our Ref: 2007-183-PS

8 October 2007

Savills Pty Ltd
Level 7, 50 Bridge Street
SYDNEY NSW 2000

Attention: *Lawson Katiza*

**RE: STATEMENT OF COMMITMENTS - STRUCTURAL SERVICES FOR
JUSTINIAN HOUSE REDEVELOPMENT FOR MEDICAL RESEARCH
FACILITY AT 18-22 SINCLAIR ST, WOLLSTONECRAFT
(APPLICATION NO. 507/01163)**

The project consists of a Concrete Framed building, which consists of up to 6 storeys (including basement carparking).

The building will be excavated from 3 m to 10 m below the existing pavement levels.

The basement excavation will be supported at the perimeter by blockwork retaining walls. The walls will be taken down to rock level and will be designed to ensure stability to all buildings and road pavements outside the excavation zone.

All seepage water will be collected within the basement and removed from the site as per the Hydraulic Engineers details.

The site will be excavated using natural temporary batters extending to the boundary as required. The sandstone will be cut vertically to the requirements of the Project Geotechnical Engineer. Upon construction of the basement retaining wall system, all temporary batters will be filled to boundary natural ground level.

The structure of the building will be designed to comply with the relevant Australian Standards. This includes all load and material standard.

We trust this Statement of Commitment is as per your requirements.

Yours faithfully
SCP CONSULTING PTY LTD

Paul Siewert
Associate

