

5 Draft Statement of Commitments

The following Commitments are made by the applicant in respect to this project.

5.1 General Commitments

- G1 Health Infrastructure and its contractors are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The proposed development will incorporate the following measures in support of the principles of ESD:
- Low energy and resource use building design;
 - Rainwater harvesting for irrigation and to minimise impact on stormwater infrastructure;
 - Optimal use of natural light through responsive building design and materials;
- The construction and operation of the Hornsby Ku-ring-Gai Mental Health 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.
- G4 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.
- G5 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.
- G6 Where ambulance entries are located, “lipless” kerbs will be used.**

5.2 Prior to Commencement of Works

- P1 Detailed construction design drawings will be submitted to the Director prior to the commencement of construction works.
- P2 An Erosion and Sediment Control Plan will be prepared in accordance with the manual ‘Soils and Construction 2004’ (Bluebook), the approved plans and relevant Council requirements and specifications and submitted to the Director and Council for information.**

- P3 The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated**
- P4 Hornsby Ku-ring-gai Hospital will comply with the requirements of relevant service authorities with regard to connection to, and relocation and/or adjustment of, services affected by the construction of the proposed development. In that regard, an application for connection detailing the proposed demand increase will be submitted to Energy Australia at the earliest possible date once a contractor has been appointed.
- P5 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.
- P6 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;
 - Hazardous Materials Management
 - Vegetation protection;
 - 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;
- P7 Prior to demolition a dilapidation report will be undertaken of the adjoining and nearby facilities.
- P8 A licensed asbestos/hazardous materials contractor will be engaged in accordance with the recommendations in the report by Noel Arnold and Associates dated November 2010 to undertake demolition of any parts of the building suspected of containing asbestos or other contaminant and removal of any asbestos or other contaminants from the site.
- P9 All demolition work must be carried out in accordance with Australian Standard 2601-2001 – The Demolition of Structures and the following requirements:**
- a) Demolition material is to be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan.**

- b) Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by WorkCover NSW in accordance with Chapter 10 of the Occupational Health and Safety Regulation 2001 and Clause 29 of the Protection of the Environment Operations (Waste) Regulation 2005.**
- c) On construction sites where buildings contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm must be erected in a prominent position visible from the street.**

P10 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.

P11 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.

P12 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.

P13 The design of suitable bicycle parking and storage areas will be provided prior to construction. The bicycle storage area will be designed in accordance with Australian Standard AS 2890.3:1993 Parking Facilities – Bicycle parking facilities.

P14 On Site Stormwater Detention

An on-site stormwater detention (OSD) system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a. The OSD system shall be designed for 20 year ARI storm with maximum permissible discharge rate limited to the of 5 year ARI discharge prior to the proposed development.**

P15 Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed in accordance with Australian Standards 2890.1, 2890.2, 3727 and the following requirements:

- a. Design levels at the front boundary be obtained from Council.**

- b. **The driveway grade must not exceed 25 percent and changes in grade must not exceed 8 percent.**
- c. **Conduit for utility services including electricity, water, gas and telephone be provided.**
- d. **Have a surcharge/inspection grate located directly above the outlet.**
- e. **Connected directly to Council's pit located at the intersection of Lowe Road and Palmerston Road.**

5.3 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 The Erosion and Sediment Control Plan will be implemented and 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 General construction hours will be as follows:
All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday.
No work is to be undertaken on Sundays or public holidays**

For construction work that generates significant noise or vibration impacts, construction hours will be limited to:
Monday to Friday 9am to 12pm and 2pm to 5pm
Saturday 9am to 12pm

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 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 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.
- D6 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.
- D7 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.
- D8 Public reserves, public roadway or private property will not be used for storage or disposal of building materials or waste or excavated materials.
- D9 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.
- D10 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.
- D11 Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards or RTA as applicable.
- D12 All car parking must be constructed and operated in accordance with Australian Standard AS/NZS 2890.1:2004 – Off-street car parking and Australian Standard AS 2890.2:2002 – Off-street commercial vehicle facilities.**
- a. All parking areas and driveways are to be sealed to an all weather standard, line marked and signposted;**
 - b. Car parking, loading and manoeuvring areas to be used solely for nominated purposes;**
 - c. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;**
 - d. All vehicular entry on to the site and egress from the site shall be made in a forward direction.**
 - e. Accessible parking spaces are to be in accordance with AS/NZS 2890.6:2009**
- D13 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*.

- D14 All required tree protection measures are to be maintained in good condition for the duration of the construction period.**
- D15 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.
- D16 All buildings will be ventilated in accordance with relevant codes.
- D17 Plant will be selected and operated in accordance with the DEC Industrial Noise Policy Guidelines and the Protection of the Environment Operations Act. A detailed assessment of plant noise emissions will be conducted once the type and placement of mechanical plant is confirmed.

5.4 Prior to Occupation or Commencement of Use

- 01 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.
- 02 Guidelines and incentives are to be investigated to encourage use of active and public transport modes particularly among staff.
- 02 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.