

This statement details the commitments made by The Garvan Institute of Medical Research and St Vincents and Mater Health Sydney for environmental mitigation, management and monitoring of the project. It identifies those measures that need to be implemented during the construction, occupation and operational phases of the development in order to achieve an environmentally sustainable outcome with minimal impact on the environment.

1 Transport Management

A TMAP (Transport Management and Accessibility Plan) will be prepared to minimize single occupant vehicle trips to and from the precinct. Measures to be considered will include:

- Provision of on-site bicycle parking/storage facilities, together with adequate number of lockers, changing facilities and showers. The minimum number of bike parking places is to comply with the requirements of DCP 11.
- Develop and produce a Transport Access Guide (TAG). TAG shall include information on public transport and cycleways (including nearest bicycle repair services). Distribute TAG to all existing staff. Include TAG into the induction package for all new employees and regular visitors (for example students). Make TAG available at the reception in each facility.
- Make all staff aware and encourage the use of www.131500.com.au by regular emails and by inclusion in TAG.
- Introduce a system which would inform staff members about other staff who reside in their neighbourhood, for the purposes of car pooling.
- Prepare and distribute a guide on health benefits of walking and cycling.
- Investigate a possibility of introducing shift times for certain staff, increasing the ratio of work starting and finishing times outside commuter peak periods.
- Approach one of the existing car share service providers (for example GoGet or FlexiCar) regarding possible cooperation and installation of a car share parking space near or within the Precinct.
- Implement an electronic display information system informing staff about the nearest times of bus and train departures. The system should incorporate service disruptions.
- As an extension, make this system available on the intranet for easy access from each workplace and accessible on mobile/smart phones.
- Provide awnings along all frontages of the Precinct.

Timing: To be submitted for approval prior to commencement of the use.

2 Dilapidation Surveys of Adjoining Properties

A comprehensive photographic survey and written dilapidation report will be prepared in relation to adjoining properties and Council's footpaths, kerbs and roads surrounding the site.

A copy of this report will be provided to the City of Sydney and the owners of 360 Victoria Street.

Timing: To be provided to the City of Sydney and the owners of 360 Victoria Street prior to the commencement of any excavation or building work.

3 Heritage & Archaeology – Archival Recording

Further archaeological investigations will be undertaken, including comprehensive open area excavation and recording with the objective of providing an archival record of the information now preserved in the ground with reference to specific aspects and issues of community and scientific relevance. All archaeological work will be undertaken in consultation with the NSW Heritage Branch and the Archaeological Assessment Guidelines 1996 (as amended).

Timing: Prior to any demolition or excavation works.

4 Energy Performance (ESD)

An ESD Performance Report that investigates Green State Health Care Pilot, NABERS Energy and TS-II, together with other international guidelines such as LEED for Health Care, Green Guide to Health Care, Labs 21 will be prepared. This will become the basis against which the design, construction and ongoing operation phases of each building will be assessed. The report will identify specific strategies in relation to Energy Efficient Design; Indoor Environmental Quality; Water-Sensitive Urban Design Measures; Commissioning; Materials; Recycling and Waste Disposal; Landscape and Site Ecology and Transport.

Timing: Submitted to the Director-General for approval prior to the issue of Construction Certificate.

5 Artwork to Southern Facade

The southern façade shall carry an art commission which, in its abstraction shall reflect the interaction between art and science and carry to the public realm, as a symbol, the activities that are undertaken in the building.

Timing: To be selected to the satisfaction of the Director-General, and installed prior to occupation of the building.

6 External Signage

The design, construction, wording and lighting of all external signage will be submitted to the Director General for approval.

Timing: Prior to the erection of any external signage.

7 Security Management Plan

Security Management Plans will be adopted for each building outlining measures including:

- After hour access control and monitoring
- CCTV locations and monitoring/recording protocols.
- Locking/access arrangements for all externally accessible perimeter access points
- On-site security personnel, both during and outside business hours.
- Loading dock and basement car park security access arrangements.
- Further access control for specialist support rooms, such as isotope rooms, specialised equipment rooms, laboratories etc. (locations to be defined and confirmed during details design stage)

Timing: Prior to occupation.

8 Construction Hours

Construction hours will be:

- Monday to Friday: 7am to 6pm
- Saturday: 7am to 3pm
- Sunday and Public Holidays: Not permitted

Timing: Throughout demolition, excavation and construction works.

9 BCA Compliance

All building will be designed in accordance with the Building Code of Australia.

Timing: To be confirmed in the Construction Certificate.

10 Lighting Standards

External lighting will be in accordance with AS 1158, AS4282 Obtrusive Lighting Code and AS4485. Lighting control will generally be 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 and intelligent control wherever possible to minimise energy usage.

Timing: To be confirmed in the Construction Certificate.

11 Car Parking and Loading Area Design Standards

All car parking, loading and vehicular manoeuvring areas will be designed in accordance with Australian Standard AS/NZS2890.1-2004 (car parking).

Timing: To be confirmed in the Construction Certificate.

12 Augmentation of Utilities

The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.

Timing: Prior to the occupation of the building

13 Remediation/Disposal of Contamination

Phase 1 Site Investigations will be undertaken, and a Remedial Action Plan (RAP) will be prepared, implemented and audited in accordance with the Contaminated Land Management Act 1997 by a site auditor accredited by the Environmental Protection, if found to be required.

Timing: Prior to demolition or excavation works as relevant

14 Noise Mitigation

An Acoustic Assessment report will be submitted to the satisfaction of the Director-General. This report will address the impact of all potential significant noise sources upon surrounding sensitive receptors, and confirm the mitigation measures to be implemented to comply with relevant acoustic EPA requirements and Australian Standards.

Timing: Prior to the issue of Construction Certificate

15 Drainage

A detailed stormwater drainage plan will be prepared to the satisfaction of the Director General to harvest rainwater for re-use, and dispose of excess rainwater to the existing street drainage system.

Timing: Prior to the issue of Construction Certificate

16 Access and Mobility

An Access and Mobility Assessment of the detailed design of the buildings will be prepared. The Assessment will demonstrate how the proposed development satisfies the following statutory and regulatory guidelines to ensure effective appropriate and safe use by all people including those with a disability:

- Federal Disability Discrimination Act;
- Draft DDA Premises Standards;
- BCA;
- NSW Health Facility Guidelines;
- DDS32; and,
- AS1428.1, AS1428.2, AS1428.4, AS1735.12 and AS 2890.1.

Timing: Prior to the issue of a Construction Certificate

17 Crime Prevention through Environmental Design (CPTED)

A CPTED analysis and strategy will be prepared to the satisfaction of the Director General, detailing:

- (a) After hours management measures such as consideration of adequate levels of lighting, CCTV and security patrols at key locations such as building access points, courtyards, loading bays, basements and car park amenities.
- (b) Use of robust materials in finishes to minimise the impact of malicious damage
- (c) Use of clear signage in relation to pedestrian access clearly marking staff only areas
- (d) Installation of clear and prominent signage reminding users not to leave valuables in their cars
- (e) Restricting access to car park amenities after hours.

Timing: Prior to the issue of Construction Certificate

18 Waste Management Plan

A fully detailed Waste Management Plan will document waste management practices that comply with all relevant legislation relating to waste and resource recovery, environmental protection, and occupational health and safety, including:

- NSW Government Waste Reduction and Purchasing Policy,
- NSW DOH Infection Control Policy (02/45)
- NSW DOH Waste Management Guidelines for Health Care Facilities, Aug. 1998.
- ISO 14001:1996,

- ISO 9001:2000 and
- Relevant Council and EPA requirements.

Timing: Prior to occupation of the building

19 Construction Management

Construction Management Plans will be prepared, including measures to mitigate potential construction impacts relating to:

- Noise and vibration
- Soil and erosion control
- Air quality and air pollution
- Stormwater management
- Waste management
- Cut/fill and retaining structures
- Traffic impacts and management, include pedestrian/cyclist circulation
- Car parking for construction workers

Timing: Final construction Management Plans will be submitted for approval prior to the commencement of work.

The Comprehensive Construction Management Plan (CCMP) will combine all relevant operational and management construction-related methodologies and will be divided into three parts:

- General Construction Management – mitigation of potential environmental impacts, excavation;
- Traffic and Pedestrian Management – vehicular access for both private users, public buses, emergency vehicles, pedestrian access and safety;
- Construction Waste Management – treatment of waste, recycling.

The following criteria and/or objectives will be incorporated in the CCMP in order to satisfactorily address any potential impacts likely to arise during this period:

General Construction Management

- All work, including demolition, excavation and building work shall comply with Australian Standard AS2436: 1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites and DECC Draft Construction Noise Guidelines (2008)
- All mitigation measures to address the impacts associated with noise and vibration from construction activities shall be in accordance with the following:
 - Where practicable, the vibration resulting from construction and operation will not exceed the evaluation criteria presented in Environmental Noise Management – Assessing Vibration: A Technical Guideline (Dec, 2006).
 - Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction;

- Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the hospital locality.
- Contingency plans to be implemented in the event of non-compliances and/or noise complaints.
- Machinery and equipment will be selected and well maintained to assist in minimising noise levels.
- Mobile plant such as excavators and other diesel operated machinery will be fitted with mufflers and other silencing equipment as far as practical.
- All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours.
- Noisy activities would occur in as short a time space as possible with minimum delays.
- Noise and vibration monitoring, reporting and response procedures.
- Measures will be implemented to prevent dust from affecting the amenity of the surrounding area during the works, including:
 - Physical barriers will be erected at right angles to the prevailing wind direction and around or over dust sources to prevent wind or activity from generating dust emissions,
 - Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
 - All materials will be stored or stockpiled in locations least likely to be affected by wind,
 - Exposed ground will be dampened to prevent dust from becoming airborne but not be wet to the extent that run-off occurs,
 - All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material.
- All equipment wheels will be washed before exiting the site
- Construction methodology and equipment will be selected to meet DECC requirements.
- Erosion and Sediment Control will be implemented in accordance Managing Urban Stormwater, Soil and Contamination 4th Edition March 2004.
- At the completion of construction and stabilisation of the land surface all stormwater control devices will be removed.
- A Tree Protection Plan/Zone will be devised for all trees that are being retained within the adjoining footpaths.
- Pedestrian and user safety including the management of vacant premises during construction.
- Appropriate OH&S procedures and protective equipment will be in place during construction and operation.

- A “1 800” number will be available during construction for members of the public to phone and lodge any complaints they may have in relation to the construction activity.
- A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times and will be readily available for perusal by any officer of the Council or the Department.
- A site notice will be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice will satisfy the following requirements:
 - Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.
 - The notice is to be durable and weatherproof and is to be displayed throughout the works period.
 - The approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including works/ noise complaint are to be displayed on the site notice.

The notice will to be mounted at eye level on the perimeter hoardings/ fencing and is to state that unauthorised entry to the site is not permitted.

Parking for Construction Workers

The CCMP will detail car parking arrangements for construction workers to ensure that undue pressure is not placed upon street parking in the vicinity of the site, including:

- Arrangements for parking (onsite where practicable) and safe access to work areas from the adjacent road network.
- Initiatives to promote the use of public transport by construction workers.

Traffic Management

A Traffic Management Plan will be prepared to minimise construction traffic impacts on the surrounding road network and disruptions from works within road reserves, as far as practicable, and ensure road safety is not compromised, including:

- Provision of adequate spoil stockpiling capacity for spoil reuse where practicable to limit truck impacts.
- Informing the local community and road users on changed conditions prior to work commencing and spoil transportation.
- Traffic control in accordance with RTA Traffic Control at Work Sites and AS 1742.3
- 1996, Traffic Control Devices for Works on Roads.;
- Backfill trenches with cold-mix bitumen and provide funding for Council to complete the remediation of roads and footpaths after backfilling is completed.

Environmental Management

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

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

All wastes will be securely stored to minimise the risk of pollutants escaping.