

# 1 STATEMENT OF COMMITMENTS

## 1.1 Overview and Definitions

If approved and acted upon, the University will undertake the project in accordance with the following commitments.

Unless otherwise directed by the Director-General, the University intends to submit any of the management plans or strategies listed in this Statement of Commitments on a progressive basis (eg. a plan may be prepared for the construction phase only, with subsequent revision prior to operations).

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Approval	The Minister's approval to the project (Project Application No.09_0051)
BCA	Building Code of Australia
Council	City of Sydney Council
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EA	<i>Environmental Assessment: Centre for Obesity, Diabetes and Cardiovascular Disease Project</i> , dated December 2009
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning &amp; Assessment Regulation 2000</i>
Heritage Branch	The Heritage Branch of the Department
Minister	Minister for Planning
Project	The development as described in the EA
RPA	Royal Prince Alfred Hospital
RTA	Roads and Traffic Authority
SEPP 33	<i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>
Site	Land to which the project application applies

## 1.2 Administrative Commitments

### Commitment to Minimise Harm to the Environment

- 1.2.1 The University will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

### Terms of Approval

- 1.2.2 The University will carry out the project generally in accordance with the:
- EA;
  - statement of commitments; and
  - conditions of the approval.
- 1.2.3 If there is any inconsistency between the above, the conditions of the approval will prevail to the extent of the inconsistency.
- 1.2.4 The University will comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
- any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and

- b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

### **Subdivision**

- 1.2.5 The University will subdivide the land generally in accordance with the subdivision layout shown on Plan SK-013\_01 'Site Boundaries and Future Subdivision'. Prior to obtaining a subdivision certificate, the University will prepare a final subdivision plan for the land to the satisfaction of the Director-General.

### **Demolition**

- 1.2.6 The University will ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

### **Structural Adequacy**

- 1.2.7 The University will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

*Note: Under Part 4A of the EP&A Act, the University is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

### **Protection of Public Infrastructure**

- 1.2.8 The University will:
  - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and
  - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.

### **Operation of Plant and Equipment**

- 1.2.9 The University will ensure that all plant and equipment used on the site is:
  - a) maintained in a proper and efficient condition; and
  - b) operated in a proper and efficient manner.

### **Signage**

- 1.2.10 The University will prepare a Signage Strategy for the project, to the satisfaction of the Director-General. The strategy will:
  - a) be prepared in consultation with RPA, St John's College, Sancta Sophia College and Council, and be submitted to the Director-General for approval prior to installation of any permanent signage on the site; and
  - b) be generally consistent with the University's and Council's signage controls.

*Note: This commitment does not apply to temporary construction-related and safety-related signage.*

## **1.3 Specific Environmental Commitments**

### **Soil and Water**

#### ***Erosion and Sediment Control***

- 1.3.1 The University will prepare and implement an Erosion and Sediment Control Plan for the project, to the satisfaction of the Director-General. The plan will:

- a) be prepared by a suitably qualified engineer prior to the commencement of construction; and
- b) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual.

#### **Acid Sulfate Soils**

- 1.3.2 The University will prepare and implement an Acid Sulfate Soils Management Plan for the project, to the satisfaction of the Director-General. The plan will:
- a) be prepared by a suitably qualified environmental scientist prior to the commencement of construction (excluding demolition); and
  - b) be consistent with the requirements of the NSW Acid Sulphate Soil Advisory Committee's (1998) *Acid Sulfate Soil Manual*.

#### **Stormwater Management**

- 1.3.3 The University will prepare and implement a Stormwater Management Plan for the project, to the satisfaction of the Director-General. The plan will:
- a) be prepared by a suitably qualified engineer in consultation with Sydney Water and Council, prior to the commencement of construction (excluding demolition);
  - b) be prepared generally in accordance with:
    - the stormwater management strategy as outlined in the Infrastructure Assessment in the EA; and
    - applicable Sydney Water and Council requirements; and
  - c) include:
    - demonstration that the stormwater design will meet relevant stormwater quality and quantity criteria;
    - measures to ensure appropriate management of overland flows and flooding; and
    - a detailed description of any required relocation of the Sydney Water stormwater main within the site.

#### **Site Contamination**

- 1.3.4 The University will prepare and implement a Remedial Action Plan for the project, to the satisfaction of the Director-General. The plan will:
- a) be prepared by a suitably qualified site contamination consultant in accordance with applicable DECCW guidelines, prior to the commencement of construction (excluding demolition); and
  - b) include detailed procedures for:
    - excavation, sampling and classification of site soils; and
    - validation of the site to demonstrate that it is suitable for its intended use.

#### **Noise**

- 1.3.5 The University will only carry out construction on the site between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction will be allowed on site on Sundays or public holidays.

*Note: Construction works which are inaudible at any residence, dormitory or hospital ward may be carried out outside these times.*

- 1.3.6 During operation of the project, the University will ensure that noise from the project does not exceed the noise limits presented in Table 1.

**Table 1: Project Noise Limits (dB(A))**

Noise Assessment Location	Day	Evening	Night	
St John's College and Sancta Sophia College	51 $L_{Aeq}$ (15 min)	45 $L_{Aeq}$ (period)	41 $L_{Aeq}$ (period)	65 $L_{A1}(1 \text{ min})$

Notes:

- For the purposes of this condition, day is defined as the period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays. Evening is defined as the period from 6pm to 10pm. Night is defined as the period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays.
- Noise generated by the project will be measured in accordance with the relevant requirements, and exemptions (including certain meteorological conditions), of the NSW Industrial Noise Policy.

- 1.3.7 Within 3 months of the commencement of operations, the University will undertake noise compliance monitoring to determine whether the project is complying with the noise criteria in Table 1.

If the project is found not to comply with the criteria, the University will undertake reasonable and feasible mitigation measures to ensure that the project complies with the criteria.

## Air Quality

### Construction Traffic

- 1.3.8 During construction, the University will ensure that:
- all trucks entering or leaving the site with loads have their loads covered;
  - trucks associated with the project do not track dirt onto the public road network; and
  - the public roads used by these trucks are kept clean.

### Dust Management

- 1.3.9 During the project, the University will carry out all reasonable and feasible measures to minimise the dust generated by the project.

### Emissions

- 1.3.10 The University will undertake a detailed Air Quality Assessment for the project involving Computational Fluid Dynamics modelling of the potential emissions from the project, to the satisfaction of the Director-General. The assessment will:
- be prepared by a suitably qualified air quality consultant, prior to construction of the building; and
  - demonstrate that the project will meet applicable DECCW air quality criteria with reference to ground level concentrations and air-intakes/openings on adjacent buildings.

### Odour

- 1.3.11 The University will not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

## Energy and Greenhouse Gas

- 1.3.12 The University will carry out the project generally in accordance with the recommendations of the sustainability reports, as contained in Appendix E and Appendix F of the EA, including designing and operating the project to achieve the following benchmarks:
- target 40% reduction in annual energy consumption when compared to the average energy consumption of similar laboratory buildings throughout the world; and
  - development of a Green Star Design rating for the CODCD based on a custom laboratory rating tool, in consultation with the Green Building Council of Australia.

*Note: As detailed in the EA, some of the specific initiatives outlined in the sustainability reports are subject to detailed feasibility analysis and as such may be subject to change.*

## **Flora and Fauna**

### ***Transplanting and Salvage***

- 1.3.13 The University will consult with its Landscaping Department on the feasibility of transplanting and salvaging vegetation within the disturbance area for the project. Any vegetation found to be suitable for salvage will be transplanted prior to the commencement of construction.

## **Heritage**

### ***Additional Aboriginal Archaeological Investigation***

- 1.3.14 The University will engage a suitably qualified archaeologist to undertake additional Aboriginal archaeological investigation beneath the Missenden Unit building and HK Ward Gymnasium building, following their demolition. The investigation will be undertaken in accordance with a works method statement that:
- a) has been prepared in consultation with DECCW and to the satisfaction of the Director-General, prior to demolition of the buildings; and
  - b) includes procedures for:
    - undertaking the investigation in accordance with DECCW guidelines and in consultation with the Aboriginal community; and
    - managing any Aboriginal objects or sites discovered during the investigation.

### ***Archival Recording***

- 1.3.15 The University will undertake archival recording of the HK Ward Gymnasium building and Missenden Unit building, in accordance with Heritage Branch guidelines, prior to demolition of the structures.

## **Transport**

### ***Internal Roads and Parking***

- 1.3.16 The University will ensure that the internal road network and parking associated with the project are designed and constructed in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.

### ***Bicycle Facilities***

- 1.3.17 The University will provide suitable parking for bicycles (at least 125 spaces) and associated facilities such as change rooms at the facility, prior to the commencement of operation.

## **Visual Amenity**

### ***Landscaping Maintenance***

- 1.3.18 During the project, the University will:
- a) maintain the landscaping on the site generally in accordance with the Landscape Plans for the project; and
  - b) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

### ***Lighting***

- 1.3.19 The University will ensure that all lighting associated with the project:
- a) complies with the latest version of Australian Standard AS 4282(INT) - *Control of Obtrusive Effects of Outdoor Lighting*; and

- b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

## **Wastes and Hazards**

- 1.3.20 During the project, the University will:
- a) implement all reasonable and feasible measures to minimise the waste generated by the project; and
  - b) carry out the project generally in accordance with the operational Waste Management Plan, as contained in Appendix P of the EA (as may be updated from time to time).
- 1.3.21 The University will prepare a Preliminary Hazard Analysis for the project, to the satisfaction of the Director-General. The analysis will:
- a) be prepared by a suitably qualified hazards consultant, in consultation with the Department's Major Hazards Branch, prior to the commencement of building construction; and
  - b) be prepared in accordance with relevant guidelines including the Department's *Applying SEPP 33 and Hazardous Industry Planning Advisory Paper (HIPAP)* guidelines.

If the analysis indicates that the proposed storage does present a potential hazard, the University will prepare additional hazard studies in accordance with SEPP 33, the *Applying SEPP 33* guidelines and the Department's *Hazardous Industry Planning Advisory Paper (HIPAP)* guidelines. These studies would be prepared to the satisfaction of the Director-General, prior to construction of the building (unless otherwise agreed by the Director-General).

*Note: Additional hazard studies may include a Fire Safety Study, Safety Management System, etc.*

## **Environmental Management Strategy**

- 1.3.22 The University will prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy will:
- a) be submitted to the Director-General for approval prior to the commencement of construction;
  - b) describe in broad terms the proposed environmental management strategy for the project;
  - c) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person;
  - d) describe the procedures that would be implemented to:
    - keep the relevant agencies informed about the progress of the project;
    - receive, handle, respond to, record and report any complaints about the project;
    - resolve any disputes that may arise during the project; and
    - respond to any non-compliances.
  - e) include (amongst other things):
    - construction noise and dust management plans;
    - a construction traffic management plan;
    - a construction and demolition waste management plan, including provision for a hazardous materials survey of buildings to be demolished; and
    - an operational loading dock management plan.