

## 6. Final Statement of Commitments

### 6.1 General Commitments

- G1 Health Infrastructure, Brookfield Multiplex and its partners are committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the Community Hub 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 Auburn 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 Car parking and associated facilities will comply with AS 2890.1-2004 and AS 2890-2002 as relevant.**
- G7 Turning areas within the car park will be kept clear of any obstacles at all times.**
- G8 The swept path of the longest vehicle entering and exiting the site as well as manoeuvrability on site will be in accordance with AUSTROADS.**
- G9 A separate application will be made to Auburn 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.
- G10 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 All utility adjustments or relocation as a result of the project will be the responsibility of Health Infrastructure or its agents.**
- P3 A Water Servicing Coordinator will be used to obtain a s73 Certificate from Sydney Water and managing these servicing aspects.**

- P4 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.
- P5 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;
  - 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;
  - Site contamination review and remediation, hazardous materials and contamination management.
- P6 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.
- 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 construction.

### **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 which will be submitted to DoP prior to construction 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 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 or other action taken to avoid soil leaving site 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 as required.

These will also be documented in the CEMP.

- D4 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 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.
- D5 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 Environmental Management Plan committed to above:
- D6 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

- D7 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.
- D8 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.
- D9 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.
- D10 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.
- D11 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.
- D12 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- 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 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.
- D15 All buildings will be ventilated in accordance with relevant codes.
- D16 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 Up to 10 spaces will be allocated and designed as small car spaces.
- O4 Bicycle parking facilities will be provided within the car park.
- O5 Additional area available within the car park as a result of small car spaces will be allocated and designed for motorcycle parking.
- O6 Up to 8 parking spaces will be allocated across the Auburn Hospital campus as dedicated car share spaces within the car park. These spaces should be located within close proximity to the building entrance thus encouraging use.
- O7 A Work Place Travel Plan will be implemented for the Hospital/Community Hub.**
- O8 A TravelSmart program will be implemented to encourage increased awareness of public transport options for staff and visitors.
- O9 Vegetation will be managed by the Area Health Service to ensure sightlines are not obstructed.**
- O10 Within 12 months of commencing operations, a report will be forwarded to NSW Transport and Infrastructure outlining progress in implementing the Work Place Travel Plan.**