

## 5.0 DRAFT STATEMENT OF COMMITMENTS

### 5.1 INTRODUCTION

A Draft Statement of Commitments for The Chris O'Brien Lifehouse at RPA is set out below.

The Commitments outline the management, mitigation and monitoring measures that will be implemented to minimise any potential environmental impacts during the detailed design, construction and operational phases.

The Commitments respond to the Key Issues that are required to be addressed by the Environmental Assessment and are set out as such.

The range of commitments includes:

- Built Form, Urban Design and Environmental Amenity
- Public Domain
- Transport and Accessibility
- Soil and Water
- Noise and Vibration
- Hazards
- Waste
- Services
- Heritage
- Flora and Fauna
- Staging
- Development Contributions and/or Planning Agreements
- Consultation.

### 5.2 GENERAL COMMITMENTS

Lifehouse is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act (1979) and as outlined in this Project Application.

Lifehouse will obtain all necessary approvals required by State and Commonwealth legislation in undertaking this project.

Lifehouse undertakes to ensure that the building will be set out by a registered surveyor who will verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to City of Sydney Council that built works are in accordance with the approved Project Application.

Lifehouse will continue to keep the local community informed during the development process.

### 5.3 BUILT FORM, URBAN DESIGN AND ENVIRONMENTAL AMENITY

Lifehouse will ensure that any design/documentation refinement of this Project Application will reflect the following environmental amenity criteria:

- Ensure compatibility with the existing bulk and scale of the surrounding development;
- Minimise impacts on existing buildings, topography and streetscape;
- Ensure urban form and design proposals minimise the overshadowing of existing private land;
- Improve the pedestrian and vehicular connectivity with the hospital and its environs to maximise amenity, safety and security for staff, patients and visitors. Lifehouse is committed to providing a canopy over Salisbury Road to achieve this.
- Provide measures to improve street address.

## 5.4 PUBLIC DOMAIN

Lifehouse undertakes to liaise with the City of Sydney with regard to the proposed upgrading of Missenden Road. Please refer to commitment under Section 5.15.

## 5.5 ECOLOGICALLY SUSTAINABLE DESIGN

Lifehouse undertakes to implement the proposed ESD measures as outlined in this Project Application.

## 5.6 TRANSPORT AND ACCESSIBILITY

Lifehouse undertakes to ensure that changes to existing roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of City of Sydney Council or the RTA as applicable.

Lifehouse undertakes to ensure that car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

Lifehouse undertakes to ensure that the transport, traffic and access proposals will support the Sydney City Subregional Strategy objectives as outlined in this Project Application.

Lifehouse undertakes to investigate the provision of a shuttle bus service for staff and visitors of Lifehouse.

Lifehouse undertakes to ensure that access and safety protocols will be included in the Construction and Environmental Management Plan (CEMP) to maintain access and use of the site and ensure the safety of staff, patients and visitors during the development project.

Lifehouse undertakes to ensure that construction and traffic requirements will be included in the CEMP.

Lifehouse undertakes to ensure that the construction of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:

- NSW Health Facility Guidelines, including Part B – Design for Access, Mobility, OH&S and Security;
- DDS32 Improved Access for Health Care Facilities;
- AS 1428; and
- The Building Code of Australia.

## 5.7 SOIL AND WATER

### Stormwater Drainage and Water Management

Lifehouse undertakes to ensure :

- Measures to control soil erosion and sedimentation during demolition, excavation and construction will be designed in accordance with the current accepted industry standard, viz. "Managing Urban Stormwater: Soils and Construction Manual".
- Stormwater disposal system will be designed in accordance with the relevant Council, Sydney Water and Australian Standards as applicable;
- Stormwater runoff will be collected by a conventional pit and pipe type drainage system with larger stormwater flows being conveyed safely through/ around the development using overland flow paths such as roads and footways;
- On-site Stormwater Detention will be designed in accordance with Sydney Water's requirements; and
- Stormwater Quality Improvement Devices (SQIDs) will be designed in accordance with Sydney Water's requirements for pollution reduction.

### Contamination

Lifehouse undertakes to ensure that all fill is removed from site prior to the issuing of the Site Audit Statement.

## 5.8 NOISE AND VIBRATION

Lifehouse undertakes to ensure the Lifehouse is in accordance with noise criteria and guidelines set from relevant Australian Standards, and the NSW DECCW's Industrial Noise Policy, Environmental Noise Criteria for Road Traffic Noise, Assessing Vibration Guideline, and Interim Construction Noise Guideline.

Lifehouse undertakes to prepare an assessment of intrusive traffic noise levels in accordance with the appropriate Australian Standard or project specific noise level target.

Lifehouse will resolve internal noise and vibration impacts during the detailed design stage of the building in consultation with the structural engineer, acoustic consultant and mechanical engineer.

A Construction Noise and Vibration Management Plan will be prepared for the construction of the Lifehouse development, and will include a quantitative assessment of construction noise levels following the procedure of the ICNG.

Lifehouse undertakes to ensure the building envelope of the Lifehouse development will meet the AS2021 criteria in relation to helicopter noise.

## 5.9 HAZARDS

Lifehouse undertakes to ensure the design of facilities for the receiving, storage, handling and use of hazardous materials, including radiation hazards, and the proposed operations of the Lifehouse will be in accordance with relevant Building Code of Australia standards, NSW Occupational Health and Safety Act 2000 and the Occupational Health and Safety Regulation 2001 (particularly Part 6 – Hazardous substances and Part 6A Dangerous goods, relevant Australian Standards, the Code of Practice – Storage and Handling of Dangerous

Goods (2005)- Work Cover NSW and the Department of Health and Ageing Guidelines for Certification of Physical Containment Level 2 Laboratory.

## 5.10 WASTE

Lifehouse undertakes to prepare a Waste Management Plan (Construction) within the CEMP to ensure construction waste is managed appropriately.

Lifehouse will ensure that operational waste is appropriately segregated and contained to avoid cross contamination of various waste streams and the inadvertent creation of unnecessary quantities of higher hazard wastes. Waste will be picked up by authorised waste disposal contractors.

## 5.11 SERVICES

Lifehouse will comply with 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.

The diversion of the existing services will be carried out in consultation with City of Sydney Council and/or the relevant agency and in accordance with the necessary requirements.

Lifehouse undertakes to ensure a new 11kV sub-station is established for electricity supply to Lifehouse in conjunction with Energy Australia

Lifehouse will ventilate all buildings in accordance with relevant codes.

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.

### 5.12 HERITAGE

Lifehouse undertakes to relocate moveable heritage items such as the Sir Earle Page plaque and other plaques from the now demolished Page Chest Pavilion to Lifehouse.

Lifehouse undertakes to consult with the Metropolitan Local Aboriginal Land Council to determine how they may wish any isolated artefacts be retrieved, recorded and collected should these be discovered, exposed, disturbed or excavated during works.

### 5.13 FLORA AND FAUNA

Lifehouse undertakes to ensure native species are used in landscape components in accordance with City of Sydney policy and development controls.

### 5.14 STAGING

Lifehouse undertakes to pursue the proposed development in accordance with the staging program identified in this Project Application in Section 4.3.13.

### 5.15 DEVELOPMENT CONTRIBUTIONS AND/OR PLANNING AGREEMENTS

Lifehouse undertakes to construct the Missenden Road footpath adjoining the site as part of City of Sydney's Missenden Road upgrade works, in lieu of development contributions by merit exemption. Construction of the footpath will be to equal the design provided by Council during recent consultations and will take place prior to the completion of Stage A for Lifehouse.

### 5.16 CONSULTATION

Lifehouse undertakes to continue consultation with the relevant agencies, authorities and the public throughout each stage of construction.

Lifehouse has commenced community consultation and undertakes to continue such in accordance with its Stakeholder Consultation and Communications Plan.