

5.0 DRAFT STATEMENT OF COMMITMENTS

A Draft Statement of Commitments for the Wagga Wagga Base Hospital Redevelopment Phase 1 is set out below.

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 include:

- Built Form and Height
- Environmental and Residential Amenity
- Transport and Accessibility Impacts
- Ecologically Sustainable Development
- Contamination
- Heritage
- Aboriginal Heritage
- Drainage
- Waste
- Hazards
- Public Domain
- Operational Management
- Utilities
- Maintenance of Patient Care

5.1 GENERAL COMMITMENTS

- NSW Health is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act (1979) and as outlined in this Project Application.
- The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking this project.
- The Proponent will continue to liaise with the local community during the development process.

5.2 BUILT FORM AND HEIGHT

- The Proponent undertakes to pursue the design proposals outlined in this Project Application such that they adhere to key commitments including:
 - Ensuring the compatibility of the proposals with the existing bulk and scale of the surrounding development
 - Minimising impacts on existing buildings, topography and streetscape
 - Ensuring design proposals aim to minimise the overshadowing of existing private land
 - Improving the pedestrian and vehicular connectivity of the hospital and its environs to maximise safety and security for staff, patients and visitors
 - Providing measures to improve street address

5.3 ENVIRONMENTAL AND RESIDENTIAL AMENITY

- The Proponent undertakes to ensure the compatibility of the Project with the existing bulk and scale of the surrounding development, within the constraints imposed by the site, development of a modern healthcare facility suited to the current and future needs of the region, and the need to maintain the ongoing functioning of the existing hospital while the redevelopment is in progress.
- The Proponent undertakes to minimise impacts on existing buildings, topography, streetscape and view corridors within the health precinct, in particular to the residential properties east of Lewis Drive, within the constraints imposed by the site.

5.4 TRANSPORT AND ACCESSIBILITY IMPACTS

- The Proponent undertakes to ensure that roads, car parking and other traffic based elements will be designed in accordance with Australian Standards and/or the relevant standards of Wagga Wagga City Council or the RMS as applicable.
- The Proponent undertakes to ensure that the transport, traffic and access proposals will support the relevant strategic State and Local government transport policies as relates to the Project.
- The Proponent undertakes to pursue the proposals included in the Traffic Management Plan prepared as part of this Project Application and included at Appendix G.
- The Proponent undertakes to provide a Traffic Control Plan as part of the CMP prior to construction.
- The Proponent undertakes to provide a WPTP in full as part of subsequent project phases.

5.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- The Proponent undertakes to implement the proposed ESD principles as outlined in this Project Application.

5.6 CONTAMINATION

- The Proponent undertakes to address SEPP No. 55 in regard to any identified contaminated land.
- The Proponent undertakes to implement measures to control erosion and sedimentation during demolition and construction in accordance with the Erosion and Sediment Control Plan included in the CMP prepared as part of this Project Application and included at Appendix N.
- The Proponent undertakes to ensure that spoil from the site is tested in accordance with Waste Classification Guidelines – Part 1: Classifying Waste (DECC, 2008) prior to deposition at the receiving site.
- The Proponent undertakes to ensure vibration levels associated with excavation do not impact on existing hospital operations.
- The Proponent undertakes to provide a final solution for the building foundations prior to the commencement of any works.

5.7 HERITAGE

- The Proponent undertakes to ensure that prior to demolition, full archival recording to Heritage Office standards is completed as required.
- The Proponent undertakes to implement a naming policy for all new areas within the hospital which commemorates those who have served the community through the hospital or who have been benefactors of the hospital such as Lewis, Gissing etc.

5.8 ABORIGINAL HERITAGE

- The Proponent undertakes to ensure that should any isolated artefacts be exposed, disturbed, discovered or excavated during works then local Aboriginal communities will be consulted.

5.9 DRAINAGE

- The Proponent undertakes to ensure stormwater management and mitigation will be in accordance with:
 - The Stormwater Concept Plan (refer to Appendix H)
 - The Wagga Wagga City Council Engineering Guidelines.
- The Proponent undertakes to implement the proposed WSUD measures as outlined in this Project Application.
- The Proponent undertakes to adopt appropriate Flood Planning Levels including an allowance of 0.5m freeboard minimum.

5.10 WASTE

- The Proponent undertakes to ensure that waste management during construction will be undertaken in accordance with the CMP prepared as part of this Project Application and included at Appendix N.
- The Proponent undertakes to ensure that waste management during operation will be undertaken in accordance with the Wagga Wagga Health Service Cluster Waste Management Plan 2010-2011 prepared as part of this Project Application and included at Appendix M.

5.11 HAZARDS

- The Proponent undertakes to ensure that the design of the Mental Health Building for storage, use and management of hazardous waste (where relevant) will be in accordance with the relevant codes and standards.

5.12 PUBLIC DOMAIN

- The Proponent undertakes to implement the public domain improvements as outlined in this Project Application.

5.13 OPERATIONAL MANAGEMENT

- The Proponent undertakes to ensure that management of operational noise will be undertaken in accordance with the measures outlined in this Project Application.
- The Proponent undertakes to provide an assessment of the radiation, chemical and biological hazards associated with the Project as part of the Preferred Project Report.
- The Proponent undertakes to implement an Emergency Evacuation Plan which addresses access and operation during emergencies.
- The Proponent undertakes to provide lighting and signage in accordance with the relevant standards, codes and NSW Health Facility guidelines.

5.14 UTILITIES

- The Proponent undertakes to comply with the requirements of the relevant public authorities in regard to the connection to and relocation and/or adjustment of services affected by construction of the Project.
- The Proponent undertakes to carry out all diversions of existing services in consultation with Wagga Wagga City Council and/or the relevant agency and in accordance with the necessary requirements.

5.15 MAINTENANCE OF PATIENT CARE

- The Proponent undertakes to provide a Site Management Plan prior to construction of subsequent project phases which directly interface with the exiting hospital.