

# 9.0 STATEMENT OF COMMITMENTS

The Concept Plan includes the following commitments by the proponent:

## PLANNING AGREEMENT

A planning agreement in relation to the payment of developer contributions, or the undertaking of works towards the improvement of public open space and community infrastructure in the locality will be entered into by the proponent. The content of the agreement will be agreed with Willoughby City Council, the Department of Planning and any other relevant agencies. It will detail agreements in relation to matters such as, upgrading of the landscape, urban design, and irrigation within Gore Hill Oval.

*Timing: To be approved by the Minister for Planning prior to the submission of any Project Applications for Precincts 4, 5, 6 or 7.*

## OPERATION

An Operational Environmental Management Plan will be prepared. The plan will address, but will not be limited to, the following matters:

- (a) Protection of flora and fauna and minimisation of anti-social behaviour.
- (b) Visitor safety.
- (c) Site security.
- (d) Noise management.
- (e) Traffic and deliveries.
- (f) Storage of materials.
- (g) Emergency and evacuation procedures.
- (h) Fire safety.
- (i) Waste management and ESD initiatives.
- (j) Lighting.
- (k) Signage.

*Timing: To be submitted prior to the opening of the hospital to the public*

## PRECINCT 7 POCKET PARK

The Precinct 7 Pocket Park will be located on the corner of Westbourne and Herbert Streets and will have an area of not less than 2,900m<sup>2</sup>. The park will be designed and constructed as a soft landscape to a standard not less than relevant Willoughby City Council's standard for new local parks, and upon completion will be dedicated to Willoughby City Council. The park will include the 'North Sydney Brick and Tile Co Building' and 'Lanceley Cottage'.

*Timing: Design to be submitted for approval with the Precinct 7 project application, with land dedication to Willoughby City Council prior to occupation of any building in Precinct 7.*

## CHILD CARE

A minimum of 180 childcare spaces will be provided throughout the site.

*Timing: Design of at least one facility to be submitted with the Precinct 7 project application. The child care facilities will be operational not more than one year after the first occupation of any building in Precinct 7.*

## COMMUNITY FACILITY / MEETING HALL

The project will include approximately 250m<sup>2</sup> of community facility / meeting hall space that will be constructed and dedicated to Willoughby City Council to administer on behalf of the local community.

*Timing: Either funding will be included in the planning agreement or full details of the facilities submitted with the Principal Project Application for Precinct 7.*

## TRAFFIC AND TRANSPORT

The design and construction of roads, car parking / loading facilities and other traffic devices and infrastructure will be designed and constructed in accordance with relevant Australian Standards and/or the requirements of Willoughby Council. All transport, traffic and access proposals will be consistent with the strategic transport policy objectives contained in the Metropolitan Strategy, where relevant.

*Timing: To be documented in relevant project applications*

## EXTERNAL ROAD IMPROVEMENTS

An agreement will be entered into with the RTA governing any intersection improvements required on external roads.

*Timing : An agreement will be entered into with the RTA prior to the development of any non hospital buildings in the Mixed Use zoning.*

## ACCESS AND MOVEMENT

Access and Safety protocols will be included in an Access and Safety plan which will be prepared to maintain access and use of the site during the redevelopment of the hospital site to ensure the safety of staff, visitors and patients.

The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:

- (a) NSW Health Facility Guidelines, including Part B - Design for Access, Mobility, OH&S and Security.
- (b) DDS32 Improved Access for Health Care Facilities.
- (c) AS 1428.
- (d) The Building Code of Australia.

*Timing: To be documented in relevant project applications*

## CONSERVATION MANAGEMENT PLAN

A Conservation Management Plan will be prepared in accordance with the requirements of the NSW Heritage Office and the NSW Heritage Manual for:

- Building 29 'Original Pavilion Wing Building'.
- Building 30 'Second Pavilion Wing Building'.
- Building 31 'Vanderfield Building'.
- Building 32 'Ansto Building'.
- Building 33 'Orthotics/Dietetics Building'.

*Timing: Conservation Management Plan to be approved prior to the approval of any works relating to the subject heritage buildings.*

Precinct 3 of the Concept Plan will be nominated to the Heritage Office for inclusion on the State Heritage Register. The grouping will comprise the above buildings and their collective curtilage, as defined by the street block comprising Precinct 3.

*Timing: State Heritage Register nomination to be made by the proponent prior to the lodgement of any project applications for the subject buildings.*

Furthermore, all works will be undertaken in accordance with the following practices:

- (a) Any works done to the existing built fabric will be done in accordance with Articles 3, 5.2, 7, 22.2, 30 and 27.2 of the Burra Charter.
- (b) All structures to be demolished will be thoroughly recorded in accordance with NSW Heritage Office guidelines prior to the commencement of works on the site

- (c) The developers of the site (both hospital and non hospital buildings) will be required to engage a historical archaeologist to undertake excavations in the areas noted within the CMP. All recorded archaeological work on site will be submitted to the NSW Heritage Council for information.
- (d) Further archaeological monitoring and assessment of identified PAD sites will be undertaken in accordance with relevant guidelines and legislation.
- (e) 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 the Environment will be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

## TRANSPORT MANAGEMENT AND ACCESSIBILITY PLAN(TMAP)

The initial TMAP at Appendix 8 will be finalised and implemented for the site in accordance with relevant Department of Transport and RTA guidelines, with the aim of optimising public transport usage and decreasing the dependence on private motor vehicles.

*Timing: The final TMAP will be submitted, prior to the granting of project approval for any buildings within Precincts 3 – 7.*

A Hospital specific 'Workplace Travel Agreement' will detail specific transport management measures to be implemented in association with redevelopment of the Hospital.

*Timing: To be submitted to the Director General for approval prior to project approval for the Hospital*

## DRAINAGE

A comprehensive Drainage Co-ordination plan will be prepared for the entire site to demonstrate how the separate development of each precinct will be co-ordinated across the site. This plan will include the construction of 350m<sup>3</sup> of additional on-site stormwater detention within the Gore Hill Oval reserve, and will detail all other WSUD measures to be implemented.

Fully detailed drainage plans for each precinct will document on-site detention, retention and infrastructure design in accordance with Willoughby City Council's standard requirements, and as a minimum, will not result in any increase in stormwater drainage volumes currently leaving the relevant precinct during critical peak periods.

In particular:

- (a) The design of the stormwater disposal system will be based on the latest edition of AR&R and Bureau of Meteorology ARI statistics, Authority Guidelines and AS3500.
- (b) Existing in-ground stormwater drainage will be diverted in consultation with Willoughby Council.
- (c) Measures to control soil erosion during demolition will be introduced in accordance with current accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institute of Engineers, Australia).
- (d) Suitable water quality devices to treat the early flows at stormwater outlet points with larger flows allowed to bypass will be installed.
- (e) Drainage outlets should incorporate erosion and sediment control where required and ongoing maintenance of all adopted WSUD systems will be required on a regular ongoing basis.
- (f) Any onsite stormwater system will connect into Council's existing trunk stormwater lines, unless otherwise agreed with Council.
- (g) Stormwater runoff for minor events will be handled by pit and pipe systems with larger flows also utilising overland flow paths such as roadways and footways.

*Timing: The Comprehensive Drainage Co-ordination plan for the entire site will be submitted prior to the approval of any project application for Precincts 3, 4, 5, 6 and 7. Fully detailed drainage plans will accompany the project applications for each precinct.*

## ACCESSIBILITY

At least 15% of residential accommodation (not including staff or student accommodation) will be 'adaptable' housing, as defined by relevant Willoughby City Council, Standards Australia and Disability Discrimination Act requirements.

*Timing: To be documented at Project Application stage.*

## AFFORDABLE HOUSING

Within the temporary accommodation GFA permitted at Section 7.5, approximately 10,000m<sup>2</sup> (gross floor area) of the proposed housing will be constructed for the exclusive use of medical/nursing students, essential hospital staff (e.g. nurses) and/or patient carers

*Timing: To be documented at Project application stage.*

## VEGETATION

The proponent will seek to retain as many trees as possible within the site, and all trees on the site that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction and demolition. Stockpiling or storage or mixing of materials, washing of equipment, vehicle parking, disposal of liquids, machinery repairs and refuelling, disposal of building materials such as cement slurry, siting of offices or sheds will not occur within the protective fencing of the trees.

Any branch or root pruning required will be carried out by a qualified arborist.

Where mature trees are removed, consideration will be given to replacement with mature specimens where feasible.

*Timing: Landscape Plans will accompany all project Applications, as relevant.*

## ARBORIST REPORT

A detailed arborist report will be prepared in relation to all trees to be retained or relocated. This report will detail all measures to be taken to ensure that proposed works do not threaten the ongoing viability of these trees.

*Timing: Report to be submitted prior to the commencement of project approval for any works outside Precinct 1 and 8.*

# REMEDIATION ACTION PLAN (CONTAMINATION)

## Contamination and Geotechnical

During demolition and/or excavation works, the site will be regularly inspected by experienced environmental personnel.

Where the following conditions exist, the actions listed will be undertaken:

- (a) Existing Fill
  - Confirm actual fill conditions in locations where new buildings/structures are proposed and seek further geotechnical advice.
  - Undertake sub-grade preparation for external pavements.
- (b) Clayey subsoil
  - Provide good and effective site drainage both during construction and for long-term site maintenance. The earthworks will be carefully planned and scheduled to maintain good cross-falls during construction.
- (c) Excavation
  - Establish test pits to confirm the footing details and foundation materials of all adjoining buildings/structures.
  - Excavation of the shale bedrock be carried out using the bucket and ripping tyne of a large excavator. Use hydraulic rock hammers due to noise nuisance and the potential for ground borne vibration damage to nearby buildings/structures should be avoided.
- (d) Demolition
  - Depending on the details and extent of demolition, it may be necessary to install vibration monitors on nearby buildings to assess vibration levels.
- (e) Sub-grade preparation
  - Stockpiling excavated top soil for re-use in landscaping
  - Use of engineered fill as appropriate.
  - Avoiding vibratory compaction.
  - Inspections of compacted areas by qualified engineers.
- (f) Engineered fill
  - Use of appropriate fill type
  - Compaction in layers approximately 200m thick
  - Carry out density tests
  - Inspection by qualified engineers.

- (g) Retention systems
  - Temporary batters to basements to be maximum 1:1 gradient
  - Contiguous pile walls to be used where battered slopes are not possible.
- (h) New footings
  - Footings for large buildings and bridges are to be uniformly supported on piles founded in shale bedrock using the 'limit state design' as detailed by Pells, Mostyn and Walker (1998).
- (i) Slab on grade
  - Slabs on-grade are to be constructed independent of building footings and walls.
- (j) Soil aggression
  - Reference should be made to Cement and Concrete Association of Australia's Technical Note TN57 and Section 6 of AS2159-1995 for appropriate precautions for footing design in moderate to high acidic subsoil conditions.

# REALIGNMENT OF HERBERT STREET PEDESTRIAN BRIDGE

The proponent will realign the existing pedestrian bridge over Herbert Street to create a more direct, level and obvious pedestrian route between the railway station and the Precinct 4 Plaza. The pedestrian bridge footpath level will be maintained at about AHD 81 and the Precinct Plaza will have a typical level of around AHD 81.5 to permit easy level access between the two.

*Timing: Details of the proposed bridge realignment are to be submitted with the project application from Precinct 4, and the works completed prior to the occupation of any building in precinct 4.*

# RAILWAY DIRECTIONAL SIGNAGE

In consultation with Railcorp, the proponent will undertake a comprehensive review of directional signage within St Leonards Railway Station and the hospital (and Grounds), and implement revised signage that clearly identifies key destinations accessed via, and the route to the Herbert Street Pedestrian Bridge.

*Timing: Signage plan to be implemented in conjunction with realignment of the pedestrian bridge.*





## LAND DEDICATION

The proponent commits to dedicate the following to Willoughby City Council:

- Red Road South, Blue Road, Eileen Street East and Yellow Road (see Figure 59), designed and constructed as indicated at Section 7.10 and Figure 57 in accordance with all relevant Austroad Standards.
- Precinct 7 Pocket Park
- Precinct 7 Community Facility / Meeting Hall

*Timing: All subject property is to be designed, constructed and dedicated to Willoughby City Council, prior to the occupation of any building within the precinct within which the subject property is located.*

## WASTE MANAGEMENT PLANS

Following detailed design of the hospital buildings, a fully detailed Waste Management Plan will be submitted for approval prior to occupation of the proposed hospital buildings. These plans will document waste management practices that comply with all relevant legislation relating to waste and resource recovery, environmental protection, and occupational health and safety, NSW Government Waste Reduction and Purchasing Policy, NSW DOH Infection Control Policy (02/45) and the NSW DOH Waste Management Guidelines for Health Care Facilities, Aug. 1998. They will maintain the standards set by relevant professional and statutory bodies, ISO 14001:1996, ISO 9001:2000 and other regulatory/legislative requirements

Waste Management Plans prepared in accordance with all relevant Council and EPA requirements will be prepared for each non-hospital building.

*Timing: To be submitted with the project applications for each building.*

## CONSTRUCTION MANAGEMENT PLANS

Prior to commencing construction, a Construction Environmental Management Plan will be prepared. This plan will include:

- (a) Hours of work,
- (b) Contact details of the site manager
- (c) Air quality/dust control procedures,
- (d) Noise management procedures,
- (e) Waste management procedures,
- (f) Flora and Fauna Protection,
- (g) Community Safety,
- (h) Site specific soil erosion and sediment control plan
- (i) Arrangements for temporary pedestrian and vehicular access,
- (j) Storage and Handling of Materials Procedures,
- (k) Environmental Training and Awareness,
- (l) Contact and complaints handling procedures,
- (m) Emergency Preparedness and Response.

Prior to the commencement of works at the site all asbestos based and other hazardous materials that will be disturbed during refurbishment works will be removed. Removal of asbestos based materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the Worksafe Australia Asbestos Code of Practice and Guidance Notes.

Measures to control soil erosion during construction will be introduced 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).

*Timing: To be submitted with the project applications for each building.*

## DESIGN CHARACTER

All projects within Precincts 3, 4, 5, 6 and 7 will be consistent with the 'Character Statement' for the precinct included at Section 7.6 of this plan and the public domain throughout the campus will incorporate the North Sydney Streetscape Strategy

*Timing: Design Statements demonstrating consistency with stated design vision and the North Sydney Streetscape Strategy will be submitted with every Project Application relating to Precincts 3, 4, 5, 6 or 7.*

## COMPATIBILITY OF EXISTING AND PROPOSED ARCHITECTURE

A principal consideration in the architectural expression of all new buildings, landscape and public domain works will be the creation of a coherent campus precinct in which heritage buildings and retained large scale post-war buildings sit comfortably within the final built form. This precinct will form a distinct, yet integrated part of the larger St Leonards Town Centre.

*Timing: Each project application will include a design statement detailing how the proposed building/s respond to the context established by existing and proposed buildings within the rest of the Concept Plan area.*

## DEMOLITION

Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.

A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.

Measures to control soil erosion during demolition will be introduced 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).

A licensed asbestos contractor will be engaged to monitor demolition of buildings containing asbestos or other contaminants.

Following removal of all asbestos from the site final clearance certificates will be obtained.

Further analysis will be undertaken where significant amounts of soil are to become exposed or disturbed as part of the redevelopment works.

Further investigations of groundwater conditions and quality will be undertaken if soil contamination is encountered.

*Timing: Throughout demolition works*

## SERVICES

The proponent 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 the Council and the relevant agency and in accordance with the necessary requirements.

The proponent will liaise with Telstra, Optus and the Office of Information Technology to determine outcomes for the development of voice, data and video conferencing services at Royal North Shore Hospital.

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 as amended.

*Timing: Prior to occupation of each building*

## NOISE AND VIBRATION

A Noise and Vibration Management Plan will be prepared which will address the following matters, where relevant:

- (a) All work, including demolition, excavation and building work must comply with Australian Standard AS2436: 1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- (b) A suitably qualified acoustic consultant will be utilised to ensure that building isolation and internal noise requirements are met.
- (c) Identification of the specific activities that will be carried out and associated noise sources,
- (d) Identification of all potentially affected sensitive receivers and properties containing noise sensitive equipment (including the hospital itself),
- (e) Noise and vibration monitoring, reporting and response procedures,
- (f) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (g) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction;
- (h) 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.
- (i) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,
- (j) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration,
- (k) Contingency plans to be implemented in the event of non-compliances and/or noise complaints,

*Timing: A copy of the plan will be provided to Willoughby Council prior to the commencement of any works.*