

# 9 DRAFT STATEMENT OF COMMITMENTS

The Concept Plan includes the following commitments by the proponent:

## 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 any relevant Willoughby Council's standard for new local parks, and upon completion will be dedicated to Willoughby Council, subject to Council agreement. The park will include the 'North Sydney Brick and Tile Co Building' and 'Lanceley Cottage', which will be conserved in a accordance with an approved Conservation Management Plan prior to dedication.

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

## CRÈCHE

A crèche with a capacity of not less than 100 children will be provided at ground level within or adjacent to the Precinct 7 Open Space. The location and ownership of the crèche is to be confirmed with Willoughby Council.

*Timing: Design to be submitted for approval with the Precinct 7 project application. Creche to be operational not more than one year after the first occupation of any building in Precinct 7.*

## COMMUNITY FACILITY / MEETING HALL

Precinct 7 will include a 100m<sup>2</sup> community facility / meeting hall that will be constructed and dedicated to Willoughby City Council to administer on behalf of the local community. This facility will be designed in conjunction with Council to house meetings and functions conducted by local community groups. Subject to Council's requirements, and the heritage constraints of the building, it is proposed to refurbish either the existing the 'North Sydney Brick and Tile Co Building' or 'Lanceley Cottage' for this purpose.

Should Council requirements or the heritage constraints of the 'North Sydney Brick and Tile Co Building' or 'Lanceley Cottage' preclude such use, the facility will be provided at ground level in a new building fronting the Precinct 7 Pocket Park.

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

## CONSERVATION MANAGEMENT PLAN

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

- Building 7 'North Sydney Brick and Tile Co Building'.
- Building 9 'Lanceley Cottage'
- 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 following buildings and their collective curtilage, as defined by the street block comprising Precinct 3:

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

## TRANSPORT MANAGEMENT AND ACCESSIBILITY PLAN (TMAP)



The initial TMAP at Appendix 8/ will be fully developed and implemented for the site in accordance with all 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 for approved, prior to the granting of project approval for any buildings within Precincts 3 – 7.*

## 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 (subject to agreement with Willoughby Council) 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 and infrastructure design in accordance with Willoughby 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.

*Timing: The Comprehensive Drainage Co-ordination plan for the entire site will be submitted for approval 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

A total of 10% of residential accommodation (not including staff or student accommodation) will be 'adaptable' housing, as defined by relevant Willoughby Council, Standards Australia and Disability Discrimination Act requirements.

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

## AFFORDABLE HOUSING

Not less than 10,000m<sup>2</sup> (gross floor area) of the proposed housing will be constructed for the exclusive use of medical/nursing students or essential hospital staff (e.g. nurses).

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

## 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 and approved prior to the commencement of project approval for any works outside Precinct 1 and 8.*

## REMEDIATION ACTION PLAN (CONTAMINATION)

Following full investigation and testing of all potential areas of environmental concern, a Remedial Action Plan will be prepared and implemented for any identified contamination, in accordance with:

- State Environmental Planning Policy 55 - Remediation of Land
- Managing Land Contamination: Planning Guidelines (prepared by Planning NSW and EPA).

*Timing: No work is to be commenced until the land upon which it is proposed had been validated and audited by an EPA accredited auditor.*

## REALIGNMENT OF HERBERT STREET PEDESTRIAN BRIDGE

Subject to State Rail and RTA approval, 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.

*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 the SRA, the proponent will undertake a comprehensive review of directional signage within St Leonards Railway Station, and subject to SRA approval, implement revised signage that clearly identifies key destinations accessed via, and the route to the Herbert Street Pedestrian Bridge.

*Timing: Signage plan to be approved and implemented prior to the occupation of any new buildings.*

## LAND DEDICATION

Should Council accept, the proponent commits to dedicate the following to Willoughby Council:

- Red Road South, Blue Road, Eileen Street East and Yellow Road (see Figure 47), designed and constructed as indicated at Section 7.10 and Figure 47, 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 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 for approval with the project applications for each building.*

## CONSTRUCTION MANAGEMENT PLANS

Following design of the proposed buildings, fully detailed Construction Management Plan will be submitted for approval with the project application for each building. These plans will show all stages of construction including (but not limited to), details of building materials and waste management during the construction phase, traffic movements and management during construction. Associated effects on existing amenities (e.g. noise, dust etc) will be addressed and amelioration measures provided where appropriate.

These plans will adopt, as minimum standards, all the measures included in the recently approved CMP for demolition of the Maternity Hospital that was recently approved by Willoughby Council (see Appendix 12)

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

