

Revised Statement of Commitments – Life City, Wollongong

11 March 2014

1 Geotechnical Design Solutions, Works and Investigations

The following works will be completed prior to the issue of a Construction Certificate for each stage of the project or during construction:

- Further geotechnical investigation targeting design of footings for buildings with high column loads and where high retaining walls to support fill are required.
- Detailed assessment of temporary and permanent excavation support measures based on further targeted core drilling. The engineering design will be reviewed after rock face mapping during bulk excavation.
- Assessment of the Acid Sulphate potential of the rock to be excavated and preparation of an Acid Sulphate Soil Management Plan, if required.
- Preparation of an Excavation Management Plan providing details of excavation batters, methods of excavation support, fill management and inspection and testing.
- Determination of pavement thickness design upon finalisation of road alignment and grades.
- Direction of all proof rolling by an experience geotechnician or geotechnical engineer.
- Inspection and approval of installation of excavation support.
- Inspection of all footing excavation areas receiving new fill by a geotechnical consultant prior to fill placement. Any unsuitable foundation materials, such as root affected topsoil, will be excavated and the area will be replaced by engineered fill.
- Inspections will be undertaken to confirm that the design bearing pressures have been achieved.
- Density testing of engineered fill and pavement layers will be undertaken.

2 Contamination

As part of a development application for any future stage of the development, a Remedial Action Plan (RAP) will be prepared in accordance with the Environment Protection Authority's (EPA) 'Guidelines for Consultants Reporting on Contaminated Sites'. This RAP will be certified by an appointed EPA accredited Site Auditor and a Site Audit Statement will be submitted to the relevant consent authority.

3 Heritage Protection Measures

Whilst the subject site does not contain areas of non-indigenous archaeological potential and does not contain Aboriginal sites or area of potential archeological deposit the following will be implemented during construction works:

- If Aboriginal objects are located during works an archaeologist, the Illawarra Local Aboriginal Land Council, and the Office of Environmental Heritage will be notified and further archaeological work and Aboriginal consultation may be necessary.
- If human skeletal remains are encountered during excavation, work will cease immediately and the NSW Police, and the Office of Environmental Heritage will be notified. If the skeletal remains

are found to be Aboriginal a process of consultation and investigation in accordance with the Office of Environmental Heritage guidelines will be implemented.

- If unexpected (Non-Indigenous) finds are located during works the NSW heritage Branch will be notified under the provisions of the Heritage Act. A qualified heritage consultant will be engaged to assess the significance of the unexpected find, and to recommend whether further investigation would be required prior to works commencing.
- If unexpected (Non-Indigenous) archaeological remains are encountered, works will cease in the vicinity of the remains and the Heritage Branch and qualified archaeologist will be contacted to assess their significance and advise whether further action is required.

4 Biodiversity

- The area of Illawarra Subtropical Rainforest on the site, which has been identified by the Office of Environment and Heritage as an Endangered Ecological Community, will be accurately mapped and regeneration of this area will be undertaken by the developer.
- A Vegetation/Habitat Management Plan will be prepared prior to the commencement of works on the site that will guide the regeneration of the Endangered Ecological Community on the site.
- Revegetation works will be undertaken progressively as development proceeds. The developer will develop a regeneration staging strategy in conjunction with the Office of Environment and Heritage to confirm the staging and timing of the revegetation works.

5 Bushfire

The following recommendations made within the 'Bushfire Assessment' prepared by EcoLogical Australia will be adhered to:

- Recommendation 1- Asset protection zones are to be provided to the proposed special Fire Protection Purpose development as listed in Table 1 of the Bushfire Assessment prepared by EcoLogical Australia (Table 19, Section 9.2.5);
- Recommendation 2- Asset protection zone management is to comply with the NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' inner protection area requirements as listed in Appendix 2 Section A2.2 of PBP and guided by the fuel management principles listed in Section 4 of the Bushfire Assessment;
- Recommendation 3- Future landscaping across the development is to comply with the principles listed in appendix 5 of PBP;
- Recommendation 4- Construction standards of future proposed buildings shall comply with the requirements as listed within Table 2 (Bushfire Assessment prepared by EcoLogical Australia (Table 2, Section 9.2.5), in accordance with AS3959-2009- 'Construction of Buildings in Bushfire prone areas';
- Recommendation 5- A reticulated hydrant water supply should be installed throughout the proposed development in accordance with Australian Standards AS2419.1;
- Recommendation 6- Internal access roads are to comply with NSW Rural Fire Service document 'Planning for Bush Fire Protection 2006' as listed in Section 8 of the Bushfire Assessment;
- Recommendation 7- Electrical services should be installed underground;
- Recommendation 8- Gas services are to be installed and maintained in accordance with AS/NZS 1596:2008 (Standards Australia 2008);

- Recommendation 9-Adequate bushfire evacuation/emergency procedures and vegetation management plans should be prepared by the parties responsible for the ongoing management and maintenance of the proposed development. These plans should be prepared prior to the occupation on the Life City Holistic Medical Centre buildings.

6 Residential and Environmental Amenity

- Detailed Landscape Plans to comply with the requirements of Chapter E6 of WDCP 2009 will be prepared in conjunction with each stage of the development.
- The Landscape Plan shall confirm the provision of dense landscaping within the buffer zone between residential properties in Warwick Street and Hopman Crescent; the provision of screen planting between the development and the M1 Princes Motorway; and landscaping throughout the development site.
- Soil and Water Management is to be carried out in accordance with the Soil and Water Management Plan prepared by C&M Consulting Engineers Report No. R00864-S&WMP Rev A. Basin Management, Land Disturbance Conditions, Construction Sequences, Erosion Control Measures, Sediment Control Conditions and Site Maintenance Requirements are to be undertaken in accordance with this Plan.
- Detailed wind modelling will be undertaken in conjunction with further design work to identify the impact on both external and internal environmental conditions and for inhabitant comfort within the development. It will also identify any possible negative wind impacts for surrounding neighbours as a result of the built form or landscaping.
- An Environmental Management Plan and Community Consultation Plan shall be prepared prior to construction.
- An Air Quality Management Plan will be prepared prior to construction to ensure that the proposed development does not cause the emission of offensive odour beyond the boundary of the premise.
- The stormwater drainage system of the site will be designed in accordance with Chapter E14 of WDCP 2009.

7 Sustainability

- An overarching Sustainability Masterplan will be prepared prior to the construction of the development. This masterplan will confirm the range of sustainability initiatives which will be incorporated within each stage of the project to provide overall resource efficiency including energy and water usage combined with a high level of internal comfort and maximised internal environment quality. In addition, this Masterplan will identify renewable energy methodologies and suitable landscaping outcomes which are to be implemented for the project.
- The proposed development will incorporate a local detention system as the proposed developed has not been included within the regional stormwater system. The proposed drainage system for the development will be designed to collect all surface runoff flows from impermeable surfaces such as roads, buildings and hard surface areas to the designated conveyancing system. The drainage system will include:
 - A piped system to collect minor stormwater flows from the developed areas;
 - Grass lined swales off the edges of the carparks;

- Gross pollutants traps at each minor stormwater outlet point;
- Rainwater tanks for each building;
- Bio-retention/detention basin to reduce nutrient runoff and peak flows to pre-development levels.

Detailed design of the drainage system will confirm that the proposed drainage system can achieve its main function of safe conveyancing through the site without any adverse impact on both site and downstream site.

- A 'Treatment Train' will be provided within the Life City development to provide effective water quality control measures, incorporating two or more measures which are most effective in reducing pollutant loadings. The most likely treatment train will consist of a gross pollutant trap (GPT), vegetation buffers and a bio-retention basin or wetland.
- Detailed design stages will also include consideration of opportunities to reduce demand on potable water and to reduce wastewater exported from the development, including consideration of rainwater tanks to supplement water supply and the installation of AAA fitting to reduce consumption of potable water.

8 Built Form

The design of the seniors living accommodation will adhere to the principles and objectives of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and State Environmental Planning Policy - Housing for Seniors or People with a Disability (2004), except where the building envelope principles, including height and floor space ratio have been varied by the approval of the Concept Plan.

9 Traffic

- Upon completion of Stage 2, the Warwick Street access will only service the Stage 1 Medical Centre, Day Surgery and Respite Care Centre. No through access from Warwick Street to the remainder of the development will be available other than for emergency access. The link section of road between the Warwick Street and Nolan Street access roads shall be restricted through the use of paving and signage and narrowing of this section of access road.
- An application for reclassification of the land in the ownership of Wollongong City Council, over which the Nolan Street access is to be constructed, will be submitted and the reclassification and lease/purchase of land obtained prior to the issuing of a Construction Certificate for the Stage 2 (Medi Hostel and Medi Serviced Apartments).
- The developer will investigate with Premier Illawarra the potential for provision of a bus stop within the site as an extension of bus route 34 and, if required, investigate with Wollongong City Council the possibility of dedicating the internal road as a public road to accommodate this bus route.
- A private mini-bus service will be provided for residents of the seniors housing development to address the accessibility requirements of SEPP (Seniors Housing) 2004.
- Adequate carparking will be provided on site to meet the requirements specified in Chapter E3: Carparking Access, Servicing/Loading facilities and Traffic Management of Wollongong Development Control Plan 2009.

- In order to support higher public transport usage the following elements of workplace travel plans will be integrated into the development of Life City:
 - Providing a daily shuttle bus service to and from Unanderra and/or Kembla Grange railway station;
 - Coordinating a car sharing scheme;
 - Developing public transport information programs and promotions;
 - Providing and encouraging the use of the local pedestrian environment;
 - Providing and encouraging the use of cycle facilities;
 - Negotiating service requirements with transport agencies; and
 - Developing attractive flexible working practises.

10 Site Servicing - Utilities

The following requirements of Sydney Water will be addressed at the Section 73 Application phase in accordance with the requirements of Sydney Water:

- Provision of peak water supply demand and identification of proposed connection points to enable Sydney Water to determine detailed water supply requirements.
- Provision of details of the proposed wastewater servicing scheme for the site 5 to identify proposed connection points and wastewater flows. This will most likely be provided in the form of a catchment plan and flow schedule showing connection to the existing system.
- Construction of water main and waste water extensions and amplification of the existing system to service the developer will be undertaken to Sydney Water requirements.

11 Waste Minimisation

- The management of Life City Wollongong, including the Medical Centre & Day Surgery and Hi Tech Holistic Cancer & Medical Hospital will encourage waste minimisation and recycling opportunities, in addition to the avoidance of waste by appropriate purchasing of materials and products. This will be achieved through education and training of staff and implementation of an operational waste management strategy. Other operational management measures will be implemented such as spill management and waste handling procedures, through the occupational health and safety processes of the hospital.
- Waste collection areas and arrangements shall adhere to the principles contained within the Waste Management Plan prepared by TCG Planning dated 29 November 2012.
- Any radiation apparatus installed will be registered with EPA upon completion of the facility. Should the practice undertake thyroid treatment with I-131, then consultation will occur with Sydney Water to confirm if sewage delay tanks will be required.

12 Acoustic

To achieve the necessary noise levels, the following construction items are to be included within the Life City development:

- Indicative external glazing on buildings located on the northern portion of the site is to be upgraded to single glazing 10.38mm laminated glazing with full perimeter acoustic seals, with the precise measurement and the identification of windows which require such treatment to be

determined by a qualified Acoustic Engineer. Details of such will be submitted to the Principal Certifying Authority at the relevant Construction Certificate stage.

- Indicative external glazing on the central portion of the site is to be upgraded single glazing 6mm float glazing with full perimeter acoustic seals, with the precise measurement and the identification of windows which require such treatment to be determined by a qualified Acoustic Engineer. Details of such will be submitted to the Principal Certifying Authority at the relevant Construction Certificate stage.
- External glazing for the southern region is to be naturally ventilated standard glazing without acoustic seals.
- Light weight wall / roof construction is allowable, however, noise intrusion of this material is to be taken into consideration to ensure overall internal noise levels are compliant.
- Provision of 1.8m high screening between carparking areas/access driveways and residential receivers will be provided for areas within 50m of residences.
- Acoustic treatment will be provided for the new access road toward Nolan Street, which indicatively, could be a 2.3m high imperforate screen to either side of the access road (constructed of masonry, fibre cement, colourbond or acoustic equivalent), or equivalent screening to the boundaries of the site. The height and materials of this acoustic barrier will be specified by a qualified Acoustic Engineer and will be submitted to the Principal Certifying Authority in conjunction with the Construction Certificate for Stage 2 of the development.
- A Construction Noise and Vibration Management Plan will be prepared and submitted to the Principle Certifying Authority at the Construction Certificate stage.
- The development will comply with the NSW Government's 'Development Near Rail Corridors and Busy Roads – Interim Guideline'.

13 Site Management

- A Management Plan detailing the operations of the self-care housing and residential care facility is to be prepared prior to Stages 4 and 5 proceeding, which will further address detailed aspects of State Environmental Planning Policy - Housing for Seniors or People with a Disability (2004).
- The development will incorporate a range of measures to address 'Safer by Design Principles' including:
 - The provision of security outside of working hours to provide continued surveillance of the site during the construction phase.
 - Implementation of a system to ensure that visitors during the construction phase report to administration/reception on arrival.
 - Security lighting in key locations to provide good visibility at night.
 - The provision of pedestrian and bicycle pathways accessing the site from surrounding streets.
 - Consideration of potential safety problems such as locations for entrapment. Landscaped areas will be designed to ensure that vegetation will not obstruct lines of sight and will be maintained to a good standard.