

Draft Statement of Commitments

St Vincents Medical Research Precinct

Concept Plan No. MP 09_0010

This section provides a statement of the commitments made by St Vincents and Mater Health Sydney for environmental mitigation, management and monitoring of the project. It identifies those measures that need to be implemented during the construction, occupation and operational phases of the development in order to achieve an environmentally sustainable outcome with minimal impact on the environment.

1 Transport Management

A TMAP (Transport Management and Accessibility Plan) will be prepared to minimize single occupant vehicle trips to and from the precinct. Measures to be considered will include:

- Provision of on-site bicycle parking/storage facilities, together with adequate number of lockers, changing facilities and showers. The minimum number of bike parking places is to comply with the requirements of DCP 11 for the whole Precinct.
- Develop and produce a Transport Access Guide (TAG). TAG shall include information on public transport and cycleways (including nearest bicycle repair services). Distribute TAG to all existing staff. Include TAG into the induction package for all new employees and regular visitors (for example students). Make TAG available at the reception in each facility.
- Make all staff aware and encourage the use of www.131500.com.au by regular emails and by inclusion in TAG.
- Introduce a system which would inform staff members about other staff who reside in their neighbourhood, for the purposes of car pooling.
- Prepare and distribute a guide on health benefits of walking and cycling.
- Investigate a possibility of introducing shift times for certain staff, increasing the ratio of work starting and finishing times outside commuter peak periods.
- Approach one of the existing car share service providers (for example GoGet or FlexiCar) regarding possible cooperation and installation of a car share parking space near or within the Precinct.
- Implement a real time electronic display information system informing staff about the nearest times of bus and train departures. The system should incorporate service disruptions. As an extension, make this system available on the intranet for easy access from each workplace and accessible on mobile/smart phones.
- Provide awnings along all frontages of the Precinct.

Timing: To be submitted for approval with the Project Applications for each project.

2 Dilapidation Surveys of Adjoining Properties

A comprehensive photographic survey and written dilapidation report will be prepared in relation to adjoining properties and Council's footpaths, kerbs and roads surrounding the site. A copy of this report will be provided to the City of Sydney, the owners of 431 Liverpool Street and 360 Victoria Street.

Timing: To be provided to the City of Sydney, the owners of 431 Liverpool Street and 360 Victoria Street prior to the commencement of any excavation or building work

3 Heritage & Archaeology – Archival Recording

Further archaeological investigations will be undertaken, including comprehensive open area excavation and recording with the objective of providing an archival record of the information now preserved in the ground with reference to specific aspects and issues of community and scientific relevance. All archaeological work will be undertaken in consultation with the NSW Heritage Branch and the Archaeological Assessment Guidelines 1996 (as amended).

Timing: Prior to any demolition or excavation works

4 Energy Performance (ESD)

Each project application will be accompanied by an ESD Performance Report that investigates Green State Health Care Pilot, NABERS Energy and TS-II, together with other international guidelines such as LEED for Health Care, Green Guide to Health Care, Labs 21. This will become the basis against which the design, construction and ongoing operation phases of each building will be assessed. Each report will identify specific strategies in relation to Energy Efficient Design; Indoor Environmental Quality; Water-Sensitive Urban Design Measures; Commissioning; Materials; Recycling and Waste Disposal; Landscape and Site Ecology and Transport.

Timing: Submitted to the Director-General for approval prior to the issue of Construction Certificate

5 Safety Management Plan

Security Management Plans will be adopted for each building outlining measures including:

- After hour access control and monitoring
- CCTV locations and monitoring/recording protocols.
- Locking/access arrangements for all externally accessible perimeter access points
- On-site security personnel, both during and outside business hours.
- Loading dock and basement car park security access arrangements.
- Further access control for specialist support rooms, such as isotope rooms, specialised equipment rooms, laboratories etc. (locations to be defined and confirmed during details design stage)

Timing: Prior to the occupation of any new building.

6 Construction Hours

Construction hours will be:

- Monday to Friday: 7am to 6pm
- Saturday: 7am to 3pm
- Sunday and Public Holidays: Not permitted

Timing: Throughout demolition, excavation and construction works.

7 Construction Management

Construction Management Plans will be prepared for each project, including measures to mitigate potential construction impacts relating to:

- Noise and vibration
- Soil and erosion control
- Air quality and air pollution
- Stormwater management

- Waste management
- Cut/fill and retaining structures
- Traffic impacts and management, include pedestrian/cyclist circulation
- Car parking for construction workers

Timing: Preliminary Construction Management Plans will be submitted for approval with the Project Applications for each project.

8 Landscape Plans

Detailed landscaping plans indicating all surface finishes, planting species, height, pot size and irrigation methods will be prepared for all areas indicated on Figure 30 of the Concept Plan.

Timing: To be submitted for approval with the Project Applications for each project.

9 BCA Compliance

All building will be designed in accordance with the Building Code of Australia.

Timing: To be confirmed in the Construction Certificates for each project.

10 Lighting Standards

External lighting will be in accordance with AS 1158, AS4282 Obtrusive Lighting Code and AS4485. Lighting control will generally be by local switches to individual rooms. Large open plan spaces may be bulk switch controlled. The lighting control system will be installed to utilize daylight and intelligent control wherever possible to minimise energy usage.

Timing: To be confirmed in the Construction Certificates for each project.

11 Car Parking and Loading Area Design Standards

All car parking, loading and vehicular manoeuvring areas will be designed in accordance with Australian Standard AS/NZS2890.1-2004 (car parking).

Timing: To be confirmed in the Construction Certificates for each project.

12 Augmentation of Utilities

The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.

Timing: Prior to the issue of Construction Certification

13 Remediation/Disposal of Contamination

Phase 1 Site Investigations will be undertaken, and a Remedial Action Plan (RAP) will be prepared, implemented and audited if found to be required.

Timing: Prior to any demolition or excavation works

14 Noise Mitigation

Acoustic Assessment reports will consider the impact of all potential significant noise sources upon surrounding sensitive receptors, and identify any mitigation measures to require compliance with relevant acoustic standards.

Timing: To be submitted with individual Project Applications