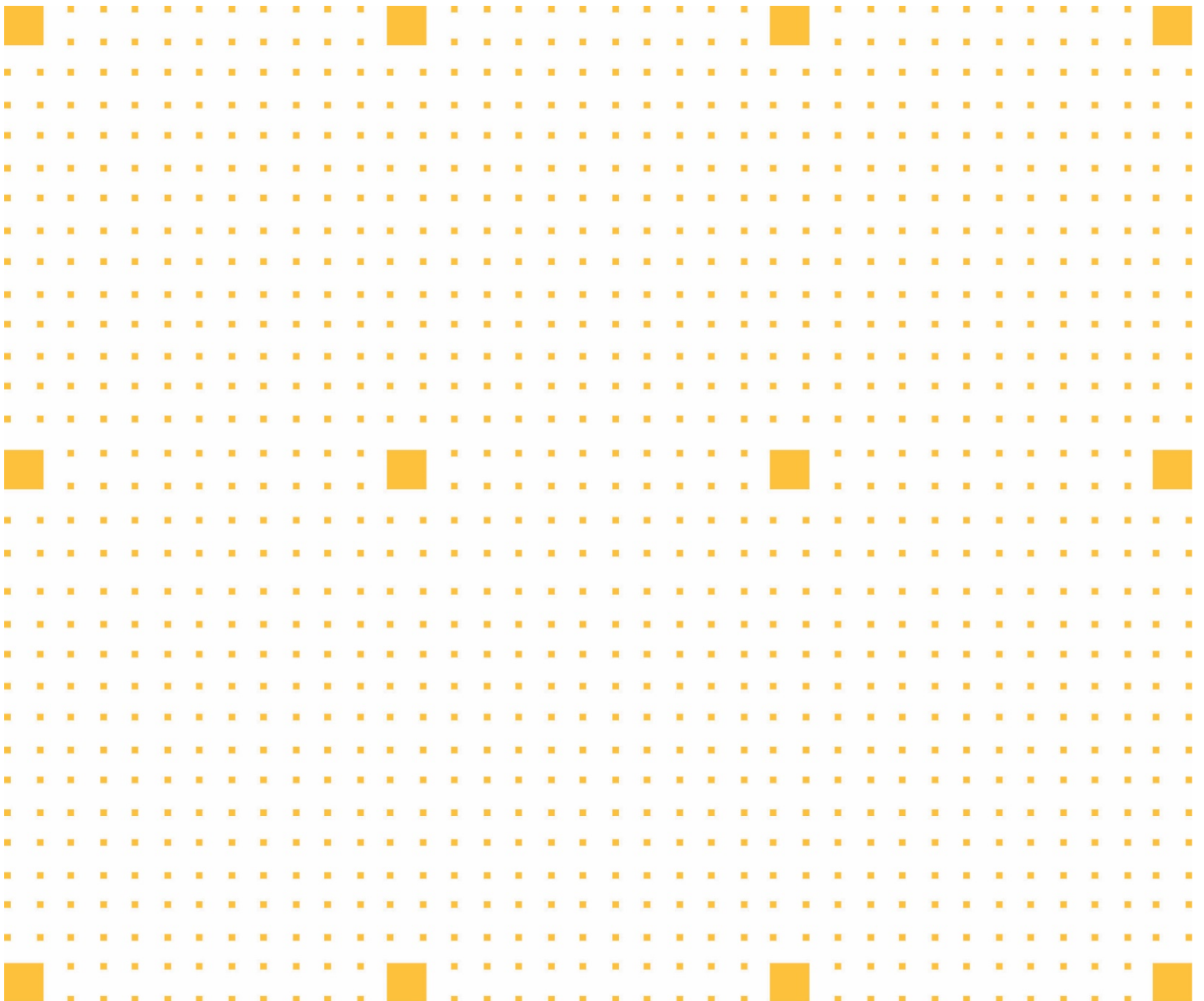


Environmental Management Plan

Project: Goulburn Hospital and Health Service Redevelopment

Job No: SC124



Rev: 03 – July 2020

Uncontrolled Document in Hard Copy

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1 Document Information

1.1 Review & Approval

Review			
Position	Name	Sign	Date
Project Manager			
Contracts Manager			
Senior Contracts Administrator			
Contracts Administrator			
Site Manager			
Foreman			
Safety Coordinator			
Senior Project Engineer			
Site Engineer			
Services Manager			
Services Engineer / Coordinator			
Cadet			
Approval			
State HSE Manager			
Construction Manager			

1.2 Change Information

Change Information			
Revision	Description	Issued by	Issue date
1	Project set up - Goulburn Hospital and Health Service Redevelopment	DK	September 2019
2	Updates incl. EIS mitigation register and reference to SSD conditions as per Aquas audit findings (20/2/20)	DK	February 2020
3	Updates in accordance with Opportunities for Improvement detailed within Construction Compliance Report No. 1.	DK	July 2020

2 Definitions

The following definitions and abbreviations have been used in this Environmental Management Plan. Further definitions and abbreviations are provided in referenced procedures and plans.

BIM360 Field	Cloud based QHSE field management software application designed specifically for the construction industry.
EMP	Environmental Management Plan (this document)
EPA	State Environment Protection Authority
ESD	Ecologically Sustainable Development
HSE	Health, Safety & Environment
HY	Hansen Yuncken Pty Ltd
HYWAY	An information management platform developed by HY utilising Microsoft SharePoint
NC	Non-Conformance
NGER	National Greenhouse and Energy Reporting
GHR	Goulburn Hospital and Health Service Redevelopment
NVMP	Noise and Vibration Management Plan
OEH	Office of Environment and Heritage
PLN	HY Plan
PMP	Project Management Plan
POEO	The Protection of the Environment Operations Act
PROJ	Project Management
REO	Regional Environmental Officer
RMS	Roads and Maritime Services
S/C	Subcontract(s) or Subcontractor(s) as the context requires
Site Safety Supervisor	Site Manager
SSC	Site Safety Coordinator
SSO	Site Safety Advisor
Superintendent	TSA Management
SWMS	Safe Work Method Statement
TMP	Traffic Management Plan

3 Commitment & Policy

3.1 Scope & Application

This EMP has been generated to satisfy the requirements of “ISO 14001:2015, *Environmental management systems – Requirements with guidance for use*” and the “NSW Government *Environmental Management System Guidelines – 3rd edition*”. It establishes guidelines and controls for all HY activities that may impact the surrounding environment for the duration of the works, including but not limited to; air, water, land, natural resource use & waste, flora & fauna, and their respective interrelationship. Furthermore, it has been designed to embrace the environmental management requirements, both in terms of the Contract and generally, to demonstrate HY as an environmentally responsible organisation to the broader community.

3.2 EMP Interrelationship with PMP

This EMP forms part of Hansen Yuncken's Environmental Management and interfaces with the company's Quality & WHS Management Systems. Furthermore, this EPM is an integral part of Goulburn Hospital and Health Service Redevelopment PMP. The following plans referenced within this EMP form part of the overall PMP for the project and contribute to the environmental management procedures:

- **Project Site Induction** – Ensures all workers onsite are aware of the Environmental Management Plan & also trains all workers onsite on the requirements for controlling: dust & windblown debris, dirt & debris on public roads, protection of stormwater drains, tool & equipment washout, chemical spills, noise disturbance, waste collection & disposal, rubbish & food scraps & excess concrete.
- **Project HSE Risk Assessment** – Identifies what subcontractor onsite are impacted by or the risk of; air quality/dust, archaeology & cultural heritage, chemical spill, flora & fauna, littering, noise disturbance, stormwater contamination & watercourse pollution each month. This will be monitored through task observations scheduled for each month.
- **Noise & Vibration Management Plan** – Identifies mitigation methods to minimise the risk of noise & vibration to the workers onsite and the surrounding properties.
- **Traffic Management Plan** – Summarises how construction and pedestrian traffic will be managed on the project to minimise the impact on the existing facility and the neighbours surrounding to the project.
- **Site Layout Plan** – Identifies the location of sediment controls, access routes, truck washout, location of site bins, spill kits, concrete washout.
- **Emergency Response Plan** – Outlines the process to manage the following environmental emergencies; asbestos exposure, water pollution, fire, major fuel spill & chemical spill
- **Audit Management Plan** – Describes the frequency of internal and external environmental audits and the process for closing out any non-conformances raised.

3.3 Policy & Objectives

The HY Environmental Policy Statement provides the framework for the development of this EMP (refer appendix A.1), and details the company's commitment to “*providing a high quality environment, which meets the requirements and expectations of; Clients, Statutory Authorities, Employees and Community*”

Groups”, through the application of “sustainable development principles, to continually improve environmental performance in minimising impact on, and pollution of, the environment during the construction process”.

The objective of the Environmental Management Plan is to:

- Satisfy Client requirements related to environmental performance, set out in the Specification for the Works.
- Incorporate and provide mitigation strategies for environmental issues arising from site activities and as detailed in the Goulburn Hospital and Health Service Redevelopment Environmental impact assessment document.
- Encourage best practice environmental management through planning, commitment and continuous improvement;
- Prevent and minimize adverse impacts on the environment;
- Identify the potential for, and respond to, environmental incidents and emergency situations and take corrective actions;
- Identify and control possible environmental hazards with the works and HY activities;
- Identify and protect any special environmental characteristics of the site including cultural heritage significance;
- Define roles and responsibilities and allocate the necessary resources
- Ensure environmental training and awareness programmes are provided to employees and subcontractors;
- Establish mechanisms to monitor, evaluate and report progress.

The HY Environment Policy commits the company to achieve the following goals:

- Develop and promote a culture of environmental leadership, responsibility and continual improvement across the HY business;
- Audit, monitor and ensure compliance with environmental legislative and regulatory obligations and other environmental commitments;
- Utilise the resources of HY to lead the way in defining and achieving best environmental practice; and
- Advance and disseminate environmental knowledge and applied environmental management through training, research and engagement with the wider community

A copy of the Environment Policy is contained within the PMP and displayed at the project / site office and induction sheds. HY recognises this implementation will involve effective training of personnel to ensure they fully understand their responsibilities to comply with and monitor the management system. In addition, all site workers are consulted on HY environmental policies & procedures through the following mechanisms: site induction, notice board, site inspections, prestart meetings, subcontractor meetings, team meetings, toolbox talks.

3.4 Targets

3.4.1 Objective: Reduce waste

KPI: Waste minimisation and recycling

Target: Recycle > 80% of construction waste

Responsibility: HY Site Manager

3.4.2 Objective: Comply with all environmental legislation

KPI: Number of identified breaches of State or Commonwealth Environmental legislation

Target: Nil for duration of project.

Responsibility: HY & Subcontractors

3.4.3 Objective: Minimise impacts on the environment

KPI: Number of significant environmental incidents causing serious harm to the environment

Target: Nil for duration of project.

Responsibility: HY & Subcontractors

3.4.4 Objective: Conduct environmental site inspections to validate environmental conformance

KPI: Schedule and undertake regular site inspections

Target: > 90% of scheduled HSE inspections

Responsibility: HY Site Manager

3.4.5 Objective: Minimise and manage environmental complaints

KPI: Consult with impacted neighbours and promptly address all complaints

Target: ≤ 1 complaint per significant construction milestone

Responsibility: HY Site Manager

3.5 ESD Vision & Principles

The project provides an opportunity for HY to expand its practical and theoretical knowledge of ESD to a level that is considered 'best practice' status.

As such, the ESD vision and principles for HY involves:

- Identification and prioritisation of environmental risk based on AS/NZS ISO 31000:2009 and Guidelines HB158:2010, using qualitative likelihood vs. consequence methods.
- Development of management systems which build knowledge and capacity on environmental issues, principles and sustainable behaviours including training and communication.
- Reduced energy and water consumption as well as waste minimisation during the construction process.
- Environmental training and management of trade contractor's activities to ensure that the project ESD objectives are obtained.
- Efficient and effective use of natural resources in a way that maintains the ecological processes on which life depends
- Sustainable use of renewable energy resources.

3.6 Environmental Planning

In accordance with the contractual requirements, applicable legislation, and in keeping with proper environmental practices, Hansen Yuncken has instituted a methodology which is reflective of observes the requirement, as set out in ISO 14001:2015.

3.6.1 Environmental Aspects & Impact

All activities related to the Goulburn Hospital and Health Service Redevelopment, which are enacted by or on behalf of Hansen Yuncken, are identified in the "Project HSE Risk Assessment" (attached in the PMP as Appendix 7). For each activity the environmental aspects and associated actual and potential impacts are identified as they relate to the following environmental elements:

- Location and Land Use;
- Noise & Vibration;
- Traffic and Access;
- Air Quality;
- Soils, Erosion and Water Quality;
- Terrestrial Flora and Fauna;
- Cultural Heritage;
- Site Contamination; and
- Waste Management.

Environmental impacts are detailed in the “**Project HSE Risk Assessment**” and assessed for significance by using the Risk Matrix. Each identified potential impact is rated (Risk rating) in relation to its predicted likelihood and consequence. Environmental Impacts as applicable to the Goulburn Hospital and Health Service Redevelopment are summarised in this EMP “Environmental Risk Register” (Section 4.3).

3.6.2 Work Method Statements

For each activity rated as a significant risk (i.e. Risk class >M/Medium) to the environment, a further Risk assessment is undertaken, and any additional controls identified in a Work Method Statement, detailing the; steps involved, hazards, control measures and persons responsible. Furthermore, a Tool Box Talk will be completed, involving all workers responsible for completing the “Significant Risk” activity.

3.6.3 Statutory Compliance

This Environmental Management Plan has been developed in compliance with the conditions set out in the State Significant Development (SSD) 8667 consent and updated to reflect the revised SSD conditions issued in accordance with the approval of SSD 8667 MOD 2.

Refer Appendix A.4 for SSD Conditions Matrix.

3.6.4 Legal Compliance and Other Requirements

Hansen Yuncken has developed a procedure (“[Legislation Standards and Codes of Practice](#)”), available on HYWAY to identify legal and other requirements that are applicable to the Goulburn Hospital and Health Service Redevelopment and to ensure the accessibility of the information. The procedure shall be referenced and is applicable to those activities and functions that have the potential to interact with the environment.

Furthermore (URL) links are supplied on HYWAY to regulatory body websites and relevant NSW legislation relevant to environmental Aspects and management of the same.

Implementation

3.7 Environmental Awareness

All HY and S/C employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form (FM-CORP-HSE-001).

The induction shall include the requirements for the conduct of activities which have the potential for significant environmental impacts on the project which shall be outlined in the project specific Site Induction Handbook.

This document applies to all HY and S/C employees, environmental awareness is the responsibility of every person working on and associated with the project.

3.8 Site Specific Contact Details

Site Manager Details

Name: Noel Redmond

24h Contact Number: 0423 609 387

3.9 Construction Hours

Construction, including the delivery of materials to and from the site, shall only be carried out between the following hours:

- Between 7am and 6pm; Monday to Fridays (inclusive)
- Between 8am and 1pm; Saturdays

In accordance with the Statement Significant Development (SSD) 8667 MOD 2 consent no work shall be carried out on Sundays or public holidays, without explicit consent.

Where work is required to be undertaken outside of the SSD hours of work, the requirements detailed within Health Infrastructure's Out Of Hours Work Protocol must be followed and complied with.

3.10 Environmental Impacts of Subcontractor Activities

The environmental impacts of subcontractor activities shall be assessed during the S/C pre-award meeting in accordance with pre-award meeting procedure and the project HSE risk assessment. The contents of the 'Environmental Impact Statement for State Significant Development Application SSD_8667' prepared by City Plan Services will also be used to inform the assessment of environmental impacts associated with the works for the duration of the project. Refer Appendix A.3 which details the mitigation measures tabled within the EIS for implementation on the project. In relation to the Condition A1 of the SSDA, it is noted that through identifying and assessing environmental risks and tabling appropriate mitigation measures, incidents and material harm will be minimised.

3.11 Environmental Risk Register

Environmental Risk Register Summary & Responsibilities		
Environmental Issue	Risk to Project	Responsible Personnel
<p><u>Location & Land use</u></p> <p>Residential properties may be impacted with construction works due to construction noise and dust</p>	Medium	PCA, PM, SM
<p><u>Location</u></p> <p>Live hospital environment; Impact of construction activities to parking and accessways affecting staff, patients and visitors.</p>	Low	PM, SM, FM, S/C
<p><u>Noise & Vibration</u></p> <p>Construction of the development may result in short term impacts during the project due to the use of heavy machinery and plant as well as construction personnel and vehicle movements.</p>	Medium	PM, SM, FM, S/C
<p><u>Traffic & Access</u></p> <p>During construction there will be impacts on the existing facility and the public roads surrounding the project from construction vehicles and deliveries for site.</p>	Medium	PM, SM, S/C
<p><u>Air Quality</u></p> <p>During the earthworks stage of the project there is a risk of poor air quality being generated by the construction works.</p>	Medium	PM, SM, FM, S/C

Environmental Risk Register Summary & Responsibilities

<p><u>Soil, Erosion and Water Quality</u></p> <p>There is a risk of water pollution from the construction works caused by wind or water movement causing sediment and other materials to leave the site.</p>	Low	PM, FM, S/C
<p><u>Cultural Heritage</u></p> <p>It is unlikely that construction will impact any undisturbed Aboriginal artefacts due to the construction zone being within an existing site.</p>	Low	SM, FM, S/C
<p><u>Site Contamination</u></p> <p>There is a risk of contamination based on testing conducted prior to construction works commencing.</p>	Medium	PM, SM, FM
<p><u>Unexpected Finds</u></p> <p>There is a risk of encountering unexpected finds in ground based on findings during site investigations prior to the commencement of construction.</p>	Medium	PM, SM, FM
<p><u>Odour Management</u></p> <p>There are minimal risks associated with odour management on this project. Soil classifications have confirmed that there are no odour producing chemicals in soil (sulphates etc.)</p>	Low	PM, SM, FM
<p><u>Waste Management</u></p> <p>There are minimal risks associated with waste management on this project, pending the classification of existing material on site.</p>	Low	SM, FM, S/C

Environmental Risk Register Summary & Responsibilities

Visual		
There are no project risks associated with visual factors impacting construction.	Low	Client

PM - Project Manager, SM - Site Manager, FM - Foreman, S/C – Subcontractor, PCA - Private Certifier

3.12 Location and Land Use

3.12.1 Site Location

The Goulburn Hospital site covers an area of approximately (combined all lots) 38,700sqm, with the Main Works Site being approximately 8,200m². The site is bound by Goldsmith Street to the north, Faithfull Street to the east, Clifford Street to the South and Albert Street to the west.

Goulburn High School is located to the immediate west of the site. Victoria Park incorporating the Goulburn Aquatic and Leisure Centre and Oval is located to the south of the site. The surrounding area is otherwise largely characterised by one and two storey residential buildings with a large proportion dating from the early to mid-20th Century.

3.12.2 Likely Impacts

The construction works would be short term in nature and would not interfere with the current use of the site as a hospital. All construction activities would be carried out with due diligence, duty of care and best management practices.

Given the location of residential properties in close proximity to the works area, some impacts associated with construction traffic, noise and dust are likely to affect adjacent residents. These likely impacts will be addressed below.

3.12.3 Mitigation Strategies

- The neighbouring landowners are to be consulted in regards to the construction works, predicted program and any access requirements.
- Land disturbance during construction is to be limited to that required to undertake the construction works
- Construction works to be undertaken in consideration of adjacent vegetation
- Areas disturbed during construction to be returned to the pre-construction condition.

3.13 Noise and Vibration

3.13.1 Likely Impacts

Construction of the proposed development will result in short term noise impacts during the 115.9 week construction period. The predicted noise levels modelled show that the most stringent noise criterion (night time criterion) will be met with the implementation of the proposed mitigation measures for external mechanical plant and units (Chillers, exhaust fans, etc.).

There is no additional traffic associated with the project scope of works, therefore no noise impact associated with traffic is expected.

3.13.2 Mitigation Strategies

- Site construction noise will be managed in accordance with the Noise and Vibration Management Plan (NVMP) developed for this project. The NVMP is based on the proposed construction methodology, activities, durations and equipment type and numbers.
- Keep the community informed in relation to noise intensive activities in the immediate area.
- Provide consultation where prolonged or consecutive periods of construction works are planned.
- Construction activities shall be restricted to the normal EPA specified daytime construction hours (i.e. 7am to 6pm Monday to Friday, 8am to 1pm Saturday, no work on Sunday or public holidays). If it were deemed necessary to undertake work outside these hours, prior approval would be sought from the Council.
- Any noise complaint received will be investigated as soon as practicable. Any practicable and feasible measures to minimise noise will be identified and implemented if required.
- All possible steps to be taken to silence construction equipment where possible.
- Optimum siting of work areas, vehicle and plant parking areas, materials stockpiles and equipment storage areas in locations where potential acoustical impacts will be minimised.
- All plant and machinery used for the project shall be well maintained.

3.14 Traffic & Access

3.14.1 Likely Impacts

Construction of new site facilities would occur over a 115.9 week period with some increase in traffic in the local area expected. Construction workers will be instructed not to park either within precinct grounds or on-street within the typical daily precinct parking catchment. This includes Clifford Street along the southern boundary, Faithfull Street along the eastern boundary, Goldsmith Street along the northern boundary and Albert Street along the western boundary. Temporary contractor parking for the duration of the works will be provided on the corner of Fitzroy and Mount Streets to the north -west of the site.

The increased traffic is not predicted to have an impact on local traffic flow and only a minor inconvenience to local road users is expected. Whilst construction works may cause some inconvenience to local residents, any impacts would be minor, localised and short-term.

Construction vehicle routes have been developed with the aim to provide the shortest distances to/ from the Regional and State Road network, whilst minimising the impact of construction traffic on the local streets in the immediate vicinity. Alternative routes would not be used without specific prior approval from the relevant authorities. No trucks will be permitted to layover on approach to the construction sites without formal prior approval. Access to this site is anticipated to be primarily via Clifford Street into Faithfull Street, leading to the site access point on Faithfull Street, located between the Clifford and Goldsmith Street intersections.

There is the potential that construction traffic travelling on the access road within the subject site could result in degradation of the external road condition. The additional traffic load is unlikely to impose any significant additional load upon the existing road network. There are no significant construction-related issues or impacts that would not be mitigated by an appropriate Traffic Management Plan.

3.14.2 Mitigation Strategies

- Prepare a Traffic Management Plan (TMP) based on the detailed construction methodology and use of specific heavy vehicles and construction plant. The Traffic Management Plan is to include measures to minimise traffic impacts ensure public safety and is to be prepared in accordance with:
 - Traffic Control at Work Sites Manual (RTA, 2010)
 - Australian Standard 1742.3 - 2002 Traffic Control Devices for Works on Roads.
- The TMP will be developed in consultation with NSW Roads & Maritime Services (RMS) and Goulburn Mulwaree Council.
- The TMP will detail hours of operation, heavy vehicle volumes (numbers) and routes, construction staff parking, loading / unloading areas and site access arrangements, all temporary warning, guidance and information signage, and appropriate traffic control devices
- Notify surrounding land owners at least one week in advance of the works
- All vehicles accessing the sites will use the designated access roads
- All roads will be kept clean and free of dust and mud. Where material is tracked onto sealed road, it will be removed so that road pavements are kept safe and trafficable
- All vehicles transporting spoil onsite will be covered and filled to maximum capacity to minimise vehicle movements as required
- All roads, kerbs, gutters and footpaths damaged as a result of construction are to be restored to their pre-construction condition. A dilapidation report will be carried prior to construction
- A dedicated vehicle wash-down area will be established on site
- All traffic shall comply with all applicable traffic laws and regulations including speed limits. All construction vehicles shall comply with the speed limits set for the roads accessing the site

3.15 Air Quality & Dust Control

3.15.1 Likely Impacts

The main impact to air quality during construction is expected to arise from the generation of airborne localised dust associated with demolition and earthworks. Given the close proximity to of neighbouring properties and existing building, there is the potential for impact by dust, particularly during windy conditions

3.15.2 Mitigation Strategies

- Construction vehicles and equipment to be suitably serviced prior to commencement of construction activities and all necessary maintenance to be undertaken during the construction period to meet EPA air quality requirements.
- Excessive use of vehicles and powered construction equipment will be minimised where possible

- All construction machinery will be turned off when not in use to minimise emissions where possible.
- Construction contractors to monitor dust generation progressively.
- Dust suppression methods including the use of water carts will be adopted where required (i.e. on windy days when earthworks and vehicle movements are generating dust).
- Any stockpiled spoil/fill will be protected to minimise dust generation to avoid sediment moving offsite.
- Vehicles transporting spoil from the site to be covered where required.
- The burning of waste materials will not be permitted on site

3.16 Soil, Erosion & Water Quality

3.16.1 Likely Impacts

Earthworks and general ground disturbances associated with the site works may result in sediment and other materials leaving the site via wind or water movement. This may have the potential to result in the water pollution such as turbidity and nutrient inputs, should sediment wash into stormwater or natural drainage lines.

Aspects of the site identified as potentially impacting on water quality includes:

- Excavation for foundations and site levelling;
- Stockpiling and transportation of excess spoil; and
- General construction waste entering drainage lines

3.16.2 Mitigation Strategies

- Construction is to be undertaken in accordance with the Erosion and Sediment Control Plan.
- All erosion and sediment control devices shall be properly maintained for the duration of the work. All structures are to be inspected after rain events and sediment to be removed
- Any temporary stockpiles should be stabilised using sediment fencing or similar.
- All fuels and other hazardous liquids shall be stored at designated construction compounds
- All chemicals used for construction shall be stored and used in accordance with the relevant Safety Data Sheets.
- An emergency spill kit shall be kept at the construction compound.
- Workers are to be made aware of the provisions of Section 120 of the POEO Act with regards to water pollution
- Notification to the EPA in accordance with Part 5.7 of the POEO Act is to be undertaken where a pollution incident occurs
- All construction vehicles and equipment are to be maintained in designated areas away from watercourses
- Construction vehicles shall be appropriately cleaned of any soil or mud prior to leaving each works site at dedicated wash down bays
- "Clean" stormwater shall be diverted around the site where possible
- All existing stormwater pits and drains subject to HY construction works will be silt protected with geo-fabric and/or granular socks. Drains will be monitored and maintained by HY

- Stockpiles to be established at HY approved locations
- Sediment fences shall be installed at required locations at the perimeter of the site
- Stormwater shall be diverted to retention basins
- The location and details of permanent controls shall be included on the Site Layout Plan
- Erosion and sediment controls shall be inspected as part of the Site HSE Inspection

3.17 Terrestrial Flora and Fauna

3.17.1 Likely Impacts

The majority of the redevelopment is to be completed within the existing footprint of the project.

3.17.2 Mitigation Strategies

- No vegetation removal or modification is to occur beyond the proposed works areas shown on the plans.
- Carry out landscaping in accordance with the landscape design
- Any areas of significant flora and fauna value which have been identified on the construction site will remain bunted/ flagged during construction.
- If any additional species are encountered the Site Manager shall arrange for works to be ceased in the area and contact the Superintendent for further directions.
- Vehicle speed signs will be displayed along the access road, requiring vehicles to travel slowly across areas where potential wildlife may cross the road

3.18 Archaeology & Cultural Heritage

3.18.1 Likely Impacts

The redevelopment of the project is located primarily within the footprint of the existing infrastructure in an area which has been. It is unlikely that the proposed works would disturb any undisturbed Aboriginal objects or sites of historical relics as defined under the Heritage Act 1977. There has been evidence of skeletal remains located on this site previously.

3.18.2 Mitigation Strategies

- All workers (including contractors) should be made aware that it is illegal to harm an Aboriginal object or historic relics, and if a potential Aboriginal object or historic relic is encountered during activities, then all work at the site will cease and the OEHL will be contacted to advise on the appropriate course of action for the recording and collection of the identified item(s).
- All workers (including contractors) should be inducted concerning Aboriginal cultural heritage values
- In the event that known or suspected Aboriginal skeletal remains are encountered during the activity, the following procedure will be followed:
 - a. All work in the immediate vicinity will cease;
 - b. The find will be immediately reported to the work supervisor who will immediately advise the environment manager or other nominated senior staff member;

- c. The environment manager or other nominated senior staff member will promptly notify the police and the state coroner (as required for all human remains discoveries);
- d. The environment manager or other nominated senior staff member will contact the OEH for advice on identification of the skeletal material as aboriginal and management of the material; and
- e. If the skeletal material is of aboriginal ancestral remains, the local aboriginal land council will be contacted and consultative arrangements will be made to discuss ongoing care of the remains.
- f. The project team will take all necessary measures to protect the artefacts from being damaged or destroyed.
- g. Works will not re-commence in the area until a written instruction from the superintendent is received.

3.19 Odour Management

3.19.1 Likely Impacts

It is unlikely that odour will be a risk on the project. Based on soil classifications obtained prior to the commencement of works, it has been confirmed that there are no acid sulphates or odour producing chemicals in soil. Similarly, any odour producing chemical products utilised in construction will bear a low risk of impact

3.19.2 Mitigation Strategies

In the event that odour prevails as a risk in relation to site soils, HY will consult with our Environmental Consultant (Douglas Partners) and a suitable plan will be implemented.

In relation to odours produced by chemicals, all chemical products used on site will be those specified, with MSDS's submitted prior to use on site. Additional mitigation strategies include:

- Use of chemical products to follow MSDS;
- Appropriate PPE to be worn, including but not limited to face masks if required;
- Areas where chemicals are being used to be well ventilated;
- Times for use of odour producing chemicals to be reviewed to minimise exposure to workers/members of the public.

3.20 Site Contamination

3.20.1 Contaminated Soil Risk Assessment

A risk assessment of contaminated soil shall be conducted at the start of the project in accordance with the following procedure for [Contaminated Soil Assessment](#).

As soon as possible after possession of the site by HY, an assessment of actual or potential soil contamination and its impacts shall be undertaken using the Soil Contamination Assessment on BIM 360 Field.

The purpose of the assessment is to provoke whether HY should have an independent third party to provide recommendations or seek wider advice within the company so that the additional knowledge can reduce the risk profile of contaminated soil.

Projects which have the following criteria should fill in this form:

- Projects with a geotechnical report that nominates fill on bore logs

3.20.2 Identification of Contaminated Soil

During construction, it shall be necessary to monitor soil contamination levels (if any), dust levels and water runoff quality, to ensure that health and environmental standards are not compromised. This is especially important as contaminated soil may be excavated and transported around the site.

Upon discovery of contaminated soil, the HY Site Manager shall arrange for works to be ceased immediately in the area and contact the Superintendent for further directions.

Contaminated waste shall be collected, contained, stored, handled and disposed of in accordance with relevant legislation and codes of practice.

Waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.

If something does not seem right, all works will be stopped in the area and further analysis will be undertaken by a suitably qualified person. Works will not commence until the relevant approval has been received, from which the location of the unexpected find will be added to the Contaminations report.

3.20.3 Risk of Exposure

It is important to minimise the risk of exposure of construction personnel to soil contaminants by adopting appropriate site controls and industrial hygiene practices. Site controls may include:

- Defining certain areas as contaminated and restricting access to them;
- Appropriate signage;
- Training construction employees in industrial hygiene procedures;
- Keeping non-essential motor vehicles such as personal cars out of contaminated areas;
- Regular medical checks of construction personnel who are exposed to contaminated soils;
- Keeping stockpiles of contaminated material watered down to minimise dust generation in accordance with any water restriction requirements and ensure that runoff is not generated from excessive watering;
- Covering truck loads with tarpaulins and watering material when loading and unloading;
- Wheel washes for trucks and vehicle leaving the contaminated areas;
- Regular road sweeping and cleaning;
- Dust monitoring and adjustment of construction programs to accommodate high risk periods when conditions are windy or very dry; and
- Monitoring of concentrations of volatiles.

Industrial hygiene practices may include:

- Wearing long sleeved shirts and trousers or overalls to minimise dermal exposure;
- Wearing gloves when handling soils;

- Washing hands and faces before eating, drinking or smoking;
- Leaving overalls at site for laundering;
- Showering and washing facilities; and
- Wearing respiratory equipment during times of high dust or volatile emissions.

3.20.4 Release of Contaminants to Soil and Groundwater

Water spraying of stockpiles and of soils being loaded and unloaded from trucks, covering of truck loads with tarpaulins and other measures described in the previous section would minimise the potential for dust to be generated.

If heavily contaminated soil is placed in contact with clean soils, contaminants could be mobilized by rainwater or chemical / physical reactions and affect the clean soils to a limited extent.

Similarly, there is a risk that contaminated soil is not clearly differentiated from clean soil and that mistakes could occur which cause the materials to be mixed or wrongly handled or disposed of.

This shall be overcome by implementing a material tracking system for all contaminated soils and ensuring that construction staff are trained how to use the system.

This shall involve documenting areas containing contaminated soil and putting signage near stockpiles that indicated the type of material present and its contamination status.

It shall also require supervision and documentation of all movements of contaminated materials around the site.

Avoiding contact between stormwater and contaminated soils is difficult to achieve if larger areas of a site are being exposed within a short period, because it does not allow for minimizing the amount of soil that is uncovered or placed in temporary stockpiles.

Therefore, it is necessary to manage stormwater in such a way that it does not mobilize contaminants and transfer them to clean areas.

This may be achieved by:

- Covering stockpiles of contaminated soil;
- Placing stockpiles of contaminated soil on bitumen or other sealed areas;
- Installation of adequate bunding or other approved method to contain runoff;
- Collecting stormwater run-off from stockpile areas; and
- Analytical testing of collected stormwater prior to its release.

Erosion and sediment control procedures in accordance with the relevant Code of Practice may also be applied, but with the additional objective of keeping water that is exposed to contaminated soils separate from water that has only come into contact with clean soils.

Groundwater could potentially be impacted by contaminants mobilized from stockpiled contaminated soil or by buried material.

Minimising runoff from stockpiles, as outlined above would reduce the risk to groundwater.

Land filling of contaminated material which is below the relevant criteria for soil contamination above the water table and capping the landfill area with low permeability material would minimise the risk of groundwater contamination from infiltration of stormwater into buried soils.

3.20.5 Heavy Metal Contamination

Any suspicious industrial wastes encountered will be immediately isolated to enable these assumptions to be confirmed by analytical testing.

3.20.6 Mitigation Strategies

- In the event that unexpected conditions are encountered during development work or between sampling locations which may pose a contamination risk, all works should stop and an environmental consultant shall be engaged to inspect the site and address the issue.
- A Salinity Management Plan is to be prepared for the project as per REF requirements.

3.20.7 Disposal of Contaminated Material

In the case of any material being identified and contaminated, they are to be disposed of offsite, with the disposal location and results of testing submitted to the Planning Secretary prior to transport offsite.

3.20.8 Unexpected Finds

Unexpected Find shall be addressed in compliance with the Hansen Yuncken's Unexpected Finds protocol listed below:

Unexpected Finds Protocols - General

1. Immediately cease work and contact site foreman
2. Site Foreman to construct temporary barricading to prevent worker access to the unexpected substance(s) and install appropriate stormwater/sediment controls
3. Site foreman to contact Client and arrange inspection by environmental consultant
4. Environmental consultant to undertake detailed inspection and sampling & analysis as per the documented sampling procedures outlined in the RAP analytical results against documented site assessment criteria in the RAP
5. If substance assessed as presenting an unacceptable risk to human health
6. If substance assessed as not presenting an unacceptable risk to human health Site foreman to remove safety barricades and environmental controls and continue work
7. Environmental consultant to supervise remediation and undertake validation/clearance as per the remediation/validation/clearance plan
8. Site Foreman to remove barricades and environmental controls and continue work.
9. Environmental consultant to submit assessment/validation/clearance to site foreman for distribution to Client and appropriate regulatory authorities.

Unexpected Finds Protocols – Skeletal remains

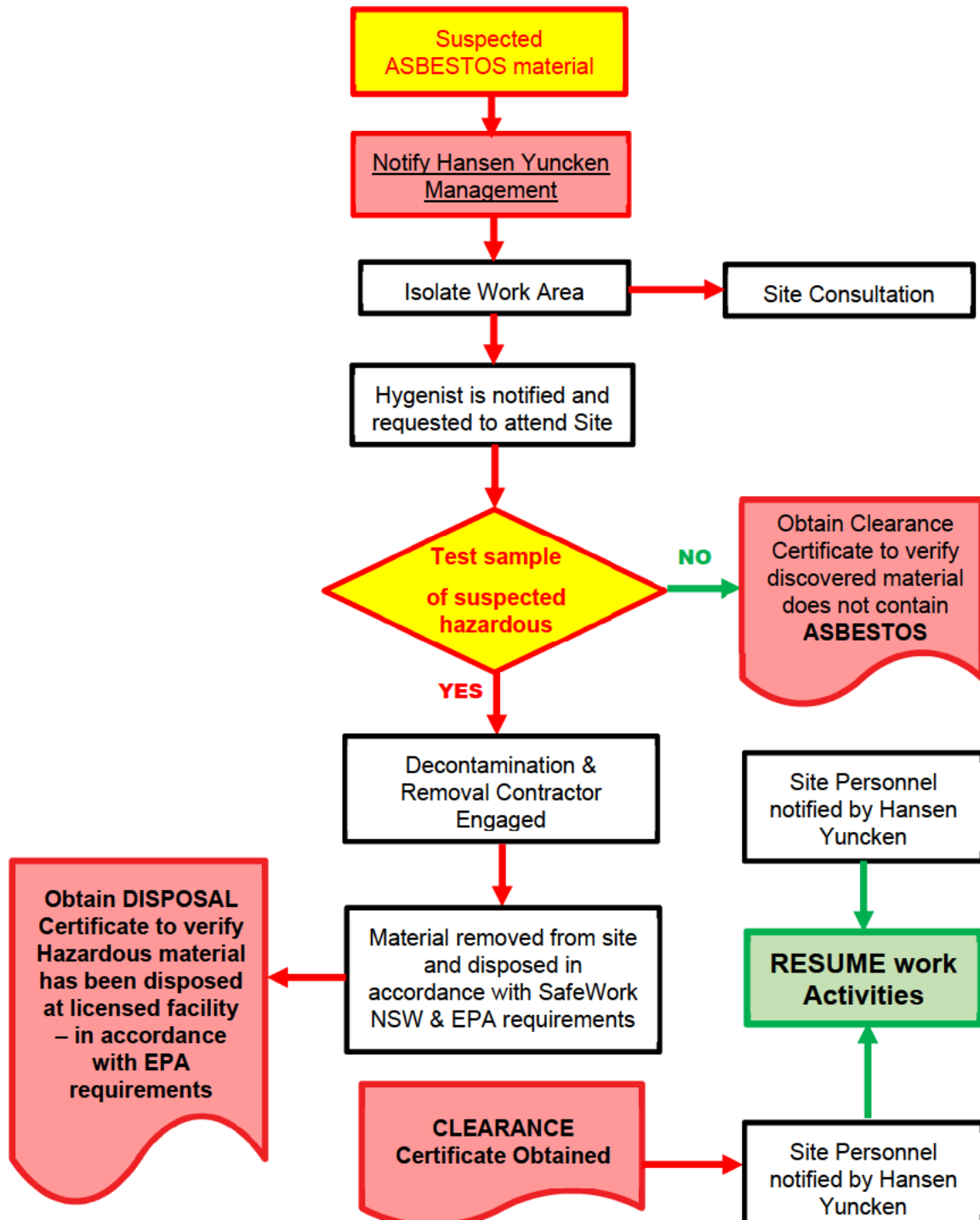
1. Immediately cease work and contact site foreman
2. Site Foreman to construct temporary barricading to prevent worker access to the unexpected find
3. Site foreman to contact Client and local Police to collect the remains
4. Police to collect remains and issue HY an Event Number. HY to issue correspondence to HI, LHD and the PAP detailing the find and Event Number
5. HY to obtain clearance from Police, enabling works within the unexpected finds area to recommence
6. Site Foreman to remove barricades and environmental controls and continue work.
7. Police to issue any further findings as required to HY, which will then be communicated to HI, LHD and the PAP for record.

Unexpected Finds Protocol - Asbestos

If asbestos is detected in unexpected areas prior to, or during, site development works the following 'Unexpected Finds Protocol' will apply:

- a. Upon discovery of suspected asbestos containing material, the site manager is to be notified and the affected area closed off by the use of barrier tape and warning signs. Warning signs shall be specific to Asbestos Hazards and shall comply with the AS1319-1994 – Safety Signs for the Occupational Environment.
- b. An Occupational Hygienist is to be notified to inspect the area and confirm the presence of asbestos and to determine the extent of remediation works to be undertaken. A report detailing this information would be compiled by the Occupational Hygienist and provided to the Principal (or their representative) and the site manager.
- c. The location of the identified asbestos material would be surveyed using sub-meter Differential Global Positioning System (DGPS).
- d. If the impacted soil is to be disposed off site, it should be classified in accordance with the DECCW's Waste Classification Guidelines (2008) and disposed of, as a minimum, as asbestos contaminated waste to a suitably licensed landfill. In dry and windy conditions the stockpile would be lightly wetted and covered with plastic sheet whilst awaiting disposal.
- e. All work associated with asbestos in soil would be undertaken by a contractor holding a class ASA Licence. WorkCover must be notified 7 days in advance of any asbestos works.
- f. Monitoring for airborne asbestos fibres is to be carried out during the soil excavation in asbestos contaminated materials.
- g. Documentary evidence (weighbridge dockets) of correct disposal is to be provided to the Principal (or their representative).
- h. At the completion of the excavation, a clearance inspection is to be carried out and written certification is to be provided by an Occupational Hygienist that the area is safe to be accessed and worked. If required, the filling material remaining in the inspected area can be covered/sealed by an appropriate physical barrier layer of non-asbestos containing material prior to sign-off.
- i. Validation samples would be collected from the remedial excavation to confirm the complete removal of the asbestos containing materials. If the asbestos pipes/conduits are uncovered, then sampling density would typically comprise one sample per 10-20 linear meter (depending on the length of the pipe). If asbestos debris are found, then the sampling density would typically comprise 1 sample per 5 metre x 5 metre grid.
- j. The sampling locations should be surveyed using a sub-meter DGPS.
- k. Details are to be recorded in the site record system.
- l. Following clearance by an Occupational Hygienist, the area may be reopened for further excavation or construction work.

Unexpected Finds Protocol - ASBESTOS



Unexpected Finds – Contamination

Should a work activity identify any condition other than what can be expected, based on previously identified contaminants, all works shall stop in that area.

Unexpected conditions or finds are to be immediately reported to the Hansen Yuncken Site Manager. This could include conditions such as:

- Possible asbestos containing material
- Discarded materials / chemicals / chemical storage vessels
- Unidentified changes to soil colour / odour or conditions

Unexpected Finds Protocol - Buried Structures

In the unlikely event that buried structures such as Underground Storage Tanks (USTs) are encountered during site works, the structure(s) and any associated pipe-work should be managed /removed as follows:

- a. Upon discovery of structure, the site foreman is to be notified and the area barricaded;
- b. Visual identification of the tank and associated pipe-work;
- c. Remove and dispose of the structure and associated pipe-work by a qualified contractor. In the case of an UST, the tank must be removed in accordance with Australian Institute of Petroleum (AIP) Code of Practice and Australian standards;
- d. Excavate and stockpile impacted materials (based on field observations) for classification;
- e. Validation of the remedial pit by a qualified environmental consultant for the contaminants of concern at the following sampling density:
 - i) Base of tank pit excavation - 1 sample per 25 m² (i.e. 5m x 5 m grid);
 - ii) Side of tank pit excavation - 1 sample per 10 linear metre (minimum of 1 sample per side) and 1 sample per 2m – 3m depth interval;
 - iii) Fuel feed lines/pipe-work - 1 sample per 10 linear metre and 2 - 3 depth interval; and
 - iv) QA/QC sampling and analysis in accordance with Section 4 of the Project Quality Management Plan.
- f. If required, “chase out” all of materials in the remediation pit identified to be impacted by petroleum/hydrocarbons and further validation sampling and analysis as required to assess appropriate removal of impacted materials;
- g. Waste classification and off-site disposal of impacted materials in accordance with Section 4.12.2 of the project Environmental Management Plan; and
- h. Inclusion of validation, waste classification and disposal documents (including landfill dockets and, in the case of USTs, tank and pipe work destruction certificates) in the validation report.

Unexpected Finds Protocol - Volatile Contaminants

Based on the findings of the previous assessments, and noting the nature of the filling and soil encountered at the site the potential for the site being impacted by volatile contaminants would be extremely low.

In the highly unlikely event that significant quantities of volatile compounds are detected, then

appropriate gas mitigation strategies may be required as per ANZECC (1999) Guidelines for the Assessment of On-site Containment of Contaminated Soil.

If impacts due to volatile contaminants are detected in the area to be capped, the nature and extent of the impacts of the volatile contaminants should be established as a first step before an appropriate remedial strategy.

3.21 Waste Management

3.21.1 Waste Reduction

The main source of waste associated with the construction works would be demolished material (bricks, concrete, steel etc.) resulting from the demolition and refurbishment of existing buildings. It is likely that some excess building materials will be produced due to the construction work such as miscellaneous waste associated with packaging and transport of plant and equipment and various other manufactured items forming part of the augmentation works. Waste generated as a result of construction will be minimised, recycled, reused or recovered, where practical.

HY has accepted the challenge to reduce waste on construction projects, particularly in materials transferred to landfill.

The strategy for reducing the waste on the project will be made up of three strategies as detailed below in order of priority. The prime objective is to keep the amount of materials transferred to landfill from this project to the minimum possible amount.

1. Reduce the amount of waste material produced on the project by ensuring that only enough materials required to perform the works are ordered.
2. Any excess materials from particular work areas are to be retained and incorporated into other work areas where practical.
3. Encourage “just in time” delivery of construction materials (minimum storage on site) to reduce the potential of loss / waste due to damage prior to usage.

3.21.2 Waste Generation – Fill Material

HY will engage an environmental consultant to undertake sampling and material classification analysis for all fill material generated on site prior to its disposal. It has been noted that hot spots of contaminated fill, including ACM and lead contamination were identified at the time of site investigations (May 2019).

3.21.3 Non-Recyclable Waste

Non-recyclable waste will be disposed of at an EPA approved landfill or transfer station.

3.21.4 Waste Collection & Disposal

Appropriate waste bins are to be provided by HY and made available to all S/C.

All S/C shall be directed to place waste in the bins provided. This shall be included in the Site Induction.

Waste collection points are nominated on the Site Layout Plan.

3.21.5 Waste Reporting

Waste generation is monitored by HY on monthly basis to ensure that the company's waste reduction objectives are achieved. Waste disposal quantities are monitored monthly by HY to ensure compliance.

The Project Administrator shall record waste disposal data on BIM360 Field using the waste record checklist.

Waste quantities from the PMR shall be entered into the State HSE Database for analysis and reporting against HY Waste reduction targets.

3.21.6 Concrete Waste & Washout

Concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan. Washout of concrete pumps and AGI's in other areas will not be permitted.

Washout shall be captured using membranes or other suitable means and allowed to set.

Waste shall be placed in bins for disposal with site waste.

Excess concrete shall be returned to the concrete plant for disposal or re-use.

3.21.7 Mitigation Strategies

- Accurate written records are to be kept such as:
 - Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste)
 - Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, it's ABN, contact person).
- The construction contractor to ensure that waste generated by the works is transported to a place that can lawfully accept it as per Section 143 of the *Protection of the Environment Operations Act* 1997.
- The removal of any asbestos containing material if found is only to undertaken by an appropriately licenced contractor as per WorkCover NSW requirements and current guidelines.
- All waste, including excess spoil be recycled where practicable
- Trucks transporting spoil off site to be covered.
- The EPA is to be notified immediately of any pollution incidents or harm to the environment (as defined under Part 5.7 of the POEO Act).

3.22 Visual

3.22.1 Likely Impacts

The Goulburn Hospital Redevelopment whilst having a visual impact on neighbouring properties, is set back well into the subject site with considerable screening along Goldsmith Street in particular, provided by trees and existing building structures.

3.22.2 Mitigation Strategies

- Through regular inspections of the site boundary, areas outside the site likely to be impacted by construction (footpaths and roads) and temporary contractor's car park, cleanliness will be maintained.
- Bins will be provided for the correct disposal of rubbish.
- Shade cloth will be installed to all temporary fencing surrounding the construction site.
- Construction workers' vehicles will be parked in a designated car park at the corner of Mount and Fitzroy Streets.
- Construct landscaping in accordance with the design documentation to reduce visual impacts of the new development.
- Any external lighting will be implanted and operated in compliance with AS 4282-1997

3.23 Environmental Complaints

Complaints received regarding HY's Environmental Impacts or performance shall be recorded as Complaint in accordance with the [HSE Incident Procedure](#). Actions to be taken to address the complaint.

3.24 Fuel & Chemical Spills

Response to major fuel spills shall be implemented in accordance with the fuel spill procedure in the Emergency Response Plan. The requirements for storage of large fuel and chemical quantities are not expected for this project.

A spill kit shall be located adjacent to fuel and chemical storage and dispensing areas.

3.25 Hazardous Materials

Hazardous materials shall be controlled in accordance with Hazardous Materials procedure.

4 Measurement & Evaluation

4.1 Environmental Incidents & Emergencies

4.1.1 Environmental Incidents

Incidents resulting in potential or actual environmental damage shall be reported and investigated in accordance with the [HSE Incident Procedure](#) and recorded on BIM360 using the HSE incident report.

In addition, and in accordance with the requirements set out in Condition C34 of the SSDA approval, the DPIE must be notified in writing immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Refer to Appendix A.4.

4.1.2 Environmental Emergencies

Preparation for and response to the environmental impacts of emergency events shall be conducted in accordance with the project [Emergency Response Plan](#). The environmental impacts controlled in ERP are;

Asbestos Exposure

In the event that during works, personnel become accidentally exposed to asbestos, the following procedures shall be followed:

1. Personnel in the immediate affected area shall cease work and immediately go to the emergency showers on site.
2. All contaminated clothing is to be removed and placed into a thick plastic bag. The plastic bag must then be tightly sealed and labelled as "Asbestos Contaminated Clothing".
3. Personnel are to immediately decontaminate themselves in a shower and a clean set of clothes to be re-issued.
4. Asbestos contaminated clothing is to be industrially cleaned or disposed of appropriately

Water Pollution

An incident involving actual or potential harm to human or environmental health must be reported immediately to the EPA.

Firstly, call 000 if the incident presents an immediate threat to human health or property. Fire and Rescue NSW, the NSW Police and the NSW Ambulance Service are the first responders, as they are responsible for controlling and containing incidents.

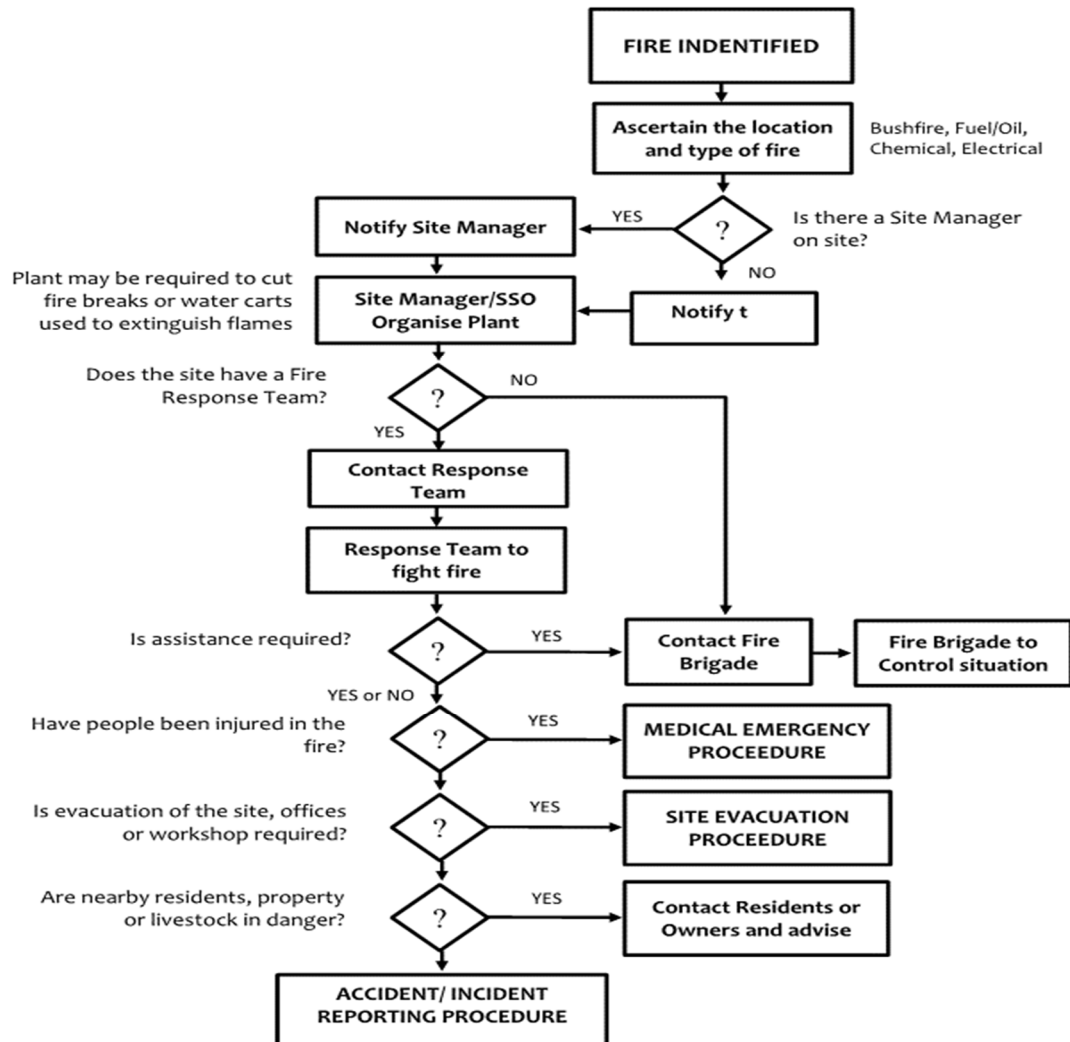
If the incident does not require an initial combat agency, or once the 000 call has been made, notify the HY Site Manager who will notify the relevant authorities in the following order. The 24-hour hotline for each authority is given when available:

EPA Environment Line on 131 555

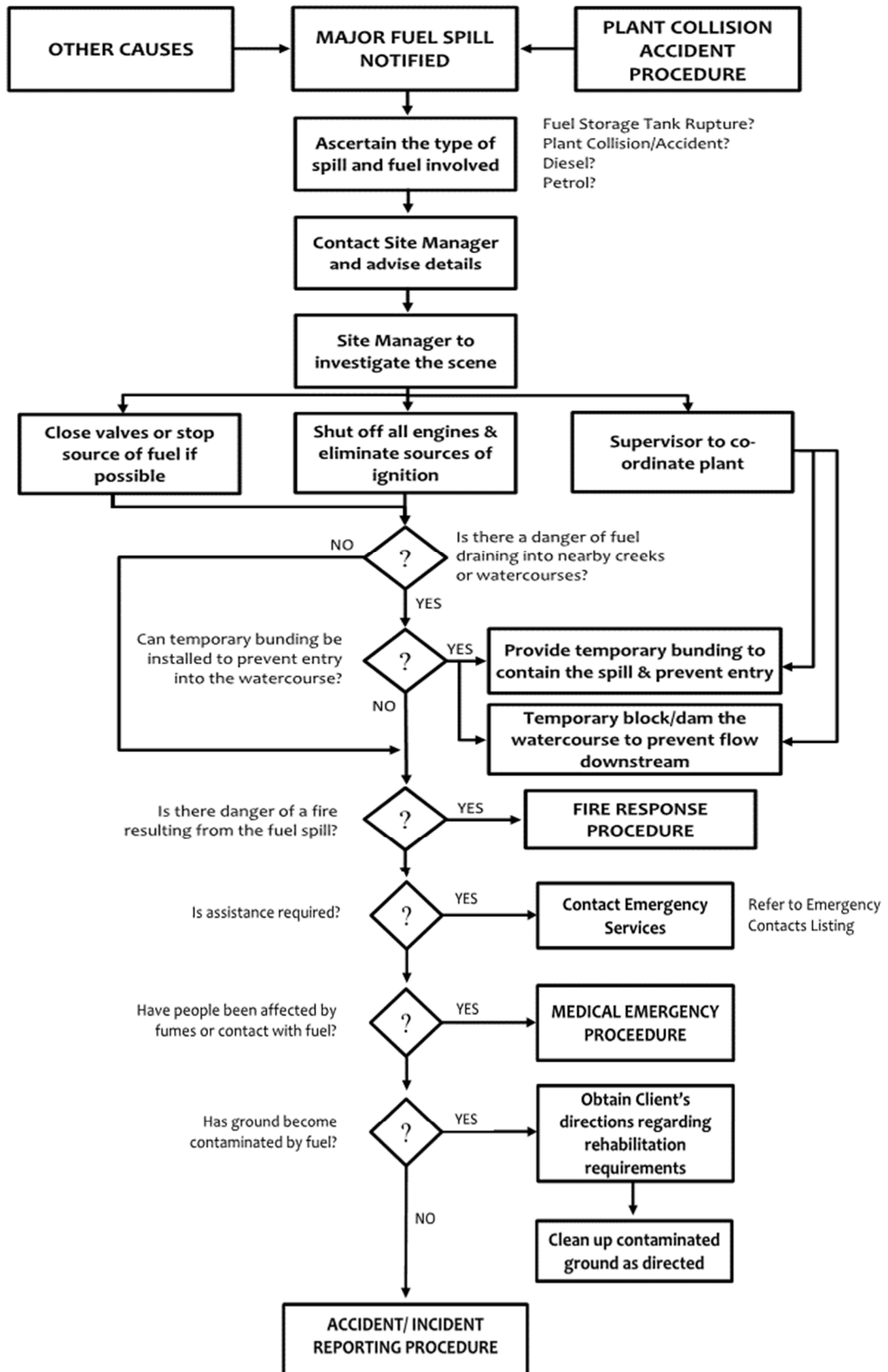
Safework NSW Authority – phone 13 10 50 (Where appropriate)

Goulburn Mulwaree Council – 02 4823 4444

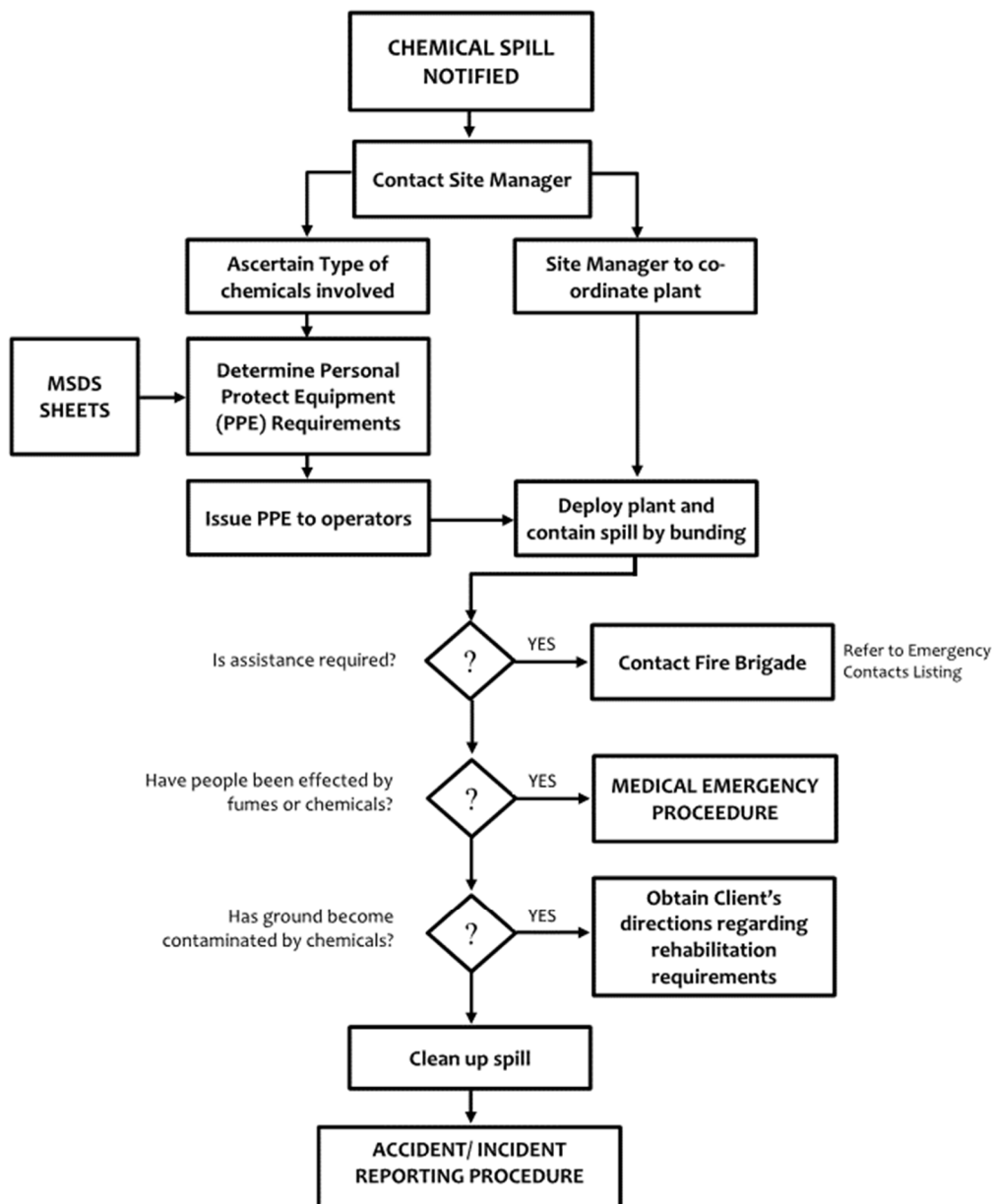
Fire



Major Fuel Spill



Chemical Spill



4.2 Environmental Inspections & Audits

Inspections & audits of the site including environmental controls shall be conducted in accordance with the procedure for Site HSE Inspections & the project Audit Management Plan. The following inspections will be conducted onsite throughout the time on the project:

- Fortnightly site inspections,
- Monthly task observations,
- 3 monthly internal audits,
- Monthly external audits in line with the GC21 requirements &,

- Bi-Monthly external audits in line with the GC21 requirements.

The EMP and its effectiveness are formally reviewed every 3 months at the time of internal audit. In addition, at various stages of construction, the plan is reviewed separately by the site team to ensure that the provisions outlined within are still valid. In the event that the plan is revised, a copy is to be issued to the Certifying Authority for approval in accordance with Condition C37 of the SSDA Consent Conditions (Appendix A.4).

Where an item has been assessed as Non-Conformance (NC) during any internal inspection an issue shall be raised in BIM360 Field to bring the activity or process into compliance with requirements. The issue(s) shall be recorded in BIM360 Field and allocated to the relevant contractor/subcontractor.

The independent consultant in writing shall raise all items assessed as non-conformance during external audits and HY will address all issues and close out within the time frame advised.

In addition to above, the DPIE must be notified in writing within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing within seven days after they identify any non-compliance.

The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

4.3 National Greenhouse & Energy Reporting (NGER)

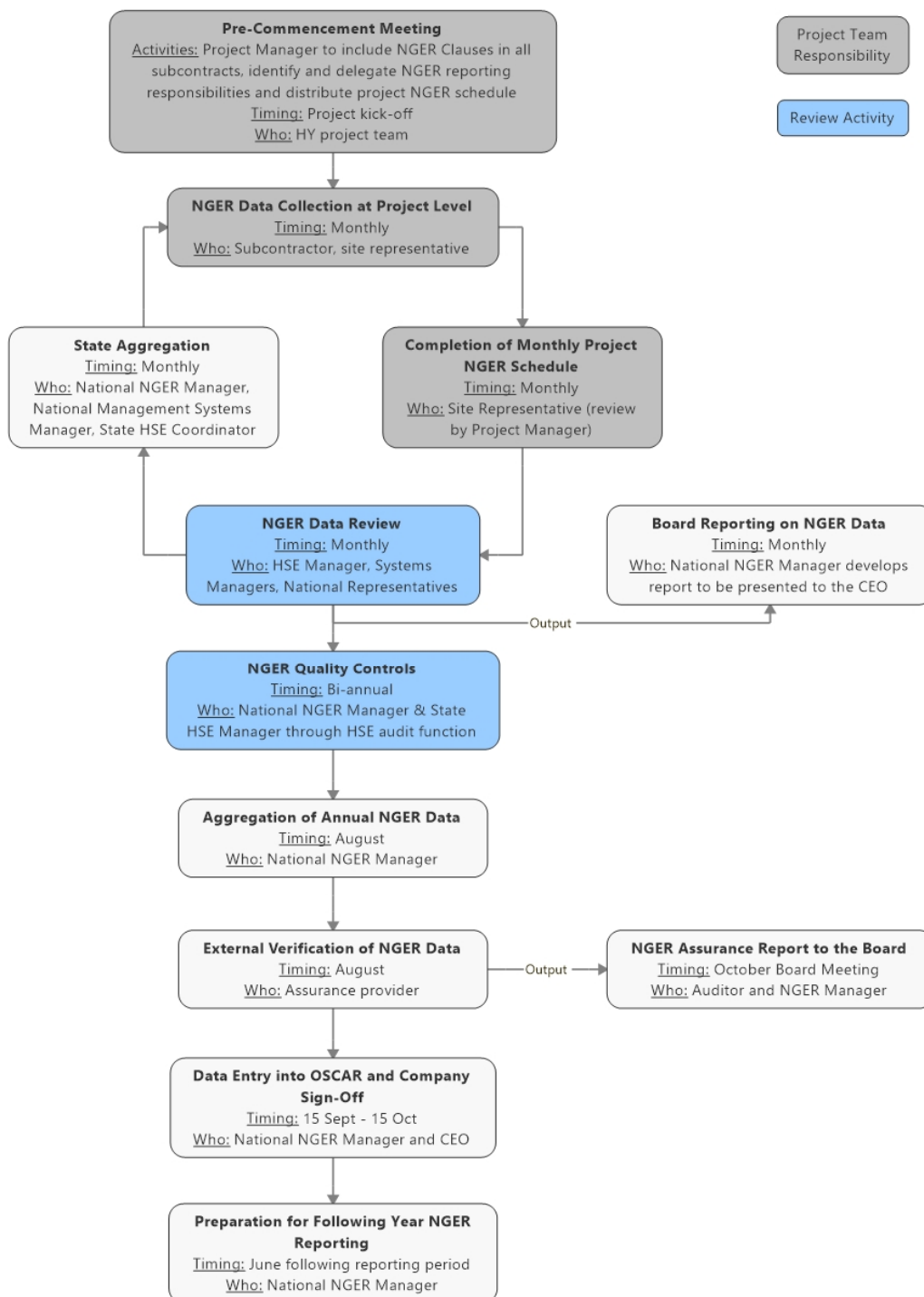
4.3.1 National Reporting Guidelines

The purpose of the National Greenhouse and Energy Reporting Guidelines is to help corporations understand their obligations under the National Greenhouse and Energy Reporting Act 2007 (the Act).

4.3.2 Reporting Thresholds

HY's has been assessed and determined to be below the corporate group reporting thresholds – detailed in the below table. Notwithstanding this, all natural gas and electricity consumption is recorded monthly on BIM360 Field and collated for national reporting. Furthermore, all site mobile plant and equipment fuel consumption is registered on BIM360 Field and incorporated in the HY greenhouse gases (CO2-e) annual report (NGER).

4.3.3 NGER Reporting process



4.3.4 NGER Data Collection

NGER data shall be collected and recorded on BIM360 Field using the Site Electricity and Natural Gas Usage Checklist

5 References

Environmental Planning and Assessment Act 1979 No 203

Environmental Planning and Assessment Regulation 2000

Protection of the Environment Operations Act 1997 (NSW)

Protection of the Environment Operations (General) Regulation 2009

ISO 14001; 2015 Environmental management systems - Requirements with guidance for use

AS/NZS ISO 31000:2009 Risk management – Principles and guidelines

HB158:2010 Delivering assurance based on ISO 31000:2009 – Risk management – Principles and guidelines

[NSW Government Environmental Management System Guidelines](#) (edition 3 - August 2013)

6 Appendices

A.1 Hansen Yuncken Environmental Policy Statement

HANSEN YUNCKEN

ENVIRONMENT POLICY

Hansen Yuncken Pty Ltd is committed to providing a high quality environment in the building and construction industry, which meets the requirements and expectations of Clients, Statutory Authorities, Employees and Community Groups.

Hansen Yuncken recognises that impacts on the environment in the building and construction industry relate not only to the process of construction but also to the design and subsequent use of the buildings constructed. Hansen Yuncken affirms its commitment to applying sustainable development principles to all facets of the building and construction process and to continually improve our performance in minimising the impact on, and pollution of, the environment during the construction process.

In achieving this Hansen Yuncken is committed to the implementation, maintenance and improvement of a Management System meeting the requirements of Australian and International Standard AS/NZS ISO 14001.

The National Executive Committee shall review Environmental objectives and set performance targets each year. State Managers, through their line management structure, are accountable for ensuring all employees and subcontractors achieve these objectives and targets.

The Company's Environmental performance shall be monitored against established performance targets and the results reported to the Board of Directors on the regular basis.

Hansen Yuncken affirm that they have a legal obligation to comply with relevant Environmental legislation, standards and codes of practice as the minimum level of performance and a professional obligation to acknowledge the views of Environmental and Community Groups.

Hansen Yuncken acknowledges that environmental excellence can only be achieved and maintained by a clear unequivocal direction of all levels of management, stimulating a participative atmosphere and sense of pride in our environmental achievements by all employees and trade contractors, and through recognition by concerned groups in obtaining this.



Peter Salveson
Chief Executive Officer
May 2018

A.2 Environmental Management Accreditation - ISO14001

CERTIFICATE OF REGISTRATION

Hansen Yuncken Pty Ltd

SCP, Building 1, Level 3, 75-85 O'Riordan Street, Alexandria NSW 2015 Australia
Suite 12, 125 Bull Street, Newcastle West NSW 2302 Australia
and transient sites
ABN 38 063 384 056

complies with the requirements of

ISO 9001:2015

Quality Management Systems – Requirements

and

ISO 14001:2015

Environmental Management Systems – Requirements with guidance for use

for the following capability:

This registration covers the Quality and Environmental Management Systems for the provision of project management and the design and construction of commercial, industrial and institutional buildings and civil engineering works.

Registered by:

Quality Control Services (Environmental) Pty Ltd

ABN 85 102 935 195

10 Rosina Street Woodcroft South Australia 5162 Australia

This certificate is subject to the Terms and Conditions for Certification, and relevant program rules. Currency of certification can be validated at www.qcse.com.au/certified-register, and www.jas-anz.org/our-directory/certified-organisations; it remains the property of QCSE Pty Ltd and must be returned upon request.

Certificate Number: 160052022
Issue Date: 26 February 2019

Original Certification: 23 February 2010
Expiry Date: 22 February 2022

CASTONE

Certification Manager



QMS/EMS Certified Company
Licence Number: Q0160



www.jas-anz.org/register

A.3 EIS Mitigation Measures

Issues	Action
General	<p>The development will be undertaken in accordance with the Environmental Impact Statement prepared by City Plan Strategy & Development (including relevant accompanying Appendices) and drawings.</p> <p>All construction documentation and building work will be certified in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.</p>
Reflectivity	<p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>
Road Closures and maintenance of vehicular access	<p>Construction vehicle access to the site will be provided from Faithfull Street. It is not anticipated that any road closures will be required during construction to facilitate the works, however this would be subject to the approved Contractor. At all stages of construction vehicular access to the Hospital will be available from Clifford Street (for loading purposes) and Goldsmith Street/Albert Street/Clifford Street (for on site parking).</p>
Hours of Work	<p>The proposed working hours are as follows:</p> <ul style="list-style-type: none"> Monday to Friday: 7am to 6pm Saturday: 8am to 1pm Sundays and public holidays: No work. <p>No work will be carried out outside of standard construction hours, due to the nature of the Hospital services and the surrounding residential properties, unless works are required in accordance with the Interim Construction Noise Guidelines.</p>
Building Code of Australia	<p>The development is to comply with the statutory energy efficiency requirements of Section J of the BCA. The development will also generally comply with the "deemed to satisfy" (DTS) provisions of the BCA and where required, 'alternative solutions' complying with the performance objectives and requirements of the BCA will be employed to address any deviations from DTS provisions.</p>
Approvals	<p>The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the development.</p> <p>The Proponent will continue to liaise with Goulburn Mulwaree Council during the development process, particularly with regard to any proposed road closure or impact on Council infrastructure.</p>
Erosion and Sediment Control	<p>A detailed soil and sedimentation plan is to be prepared in accordance with The Blue Book prior to construction and will be included in the</p>

	Construction Management Plan. The plan is to be prepared in accordance with the preliminary erosion and sediment control plan prepared by Bonacci and accompanying this EIS.
Geotechnical	The recommendations of the Geotechnical Investigation prepared by JK Geotechnics will be satisfied.
Structural	The detailed structural design of the development is to comply with the recommendations of the Civil and Structural Design Report and Drawings prepared by Bonacci.
Contamination	The recommendations of the preliminary environmental site assessment prepared by Environmental Investigation Services (dated March 2017) will be implemented. In accordance with the environmental site assessment if "any unexpected conditions or unexpected finds" must be "inspected by a suitably qualified environmental consultant during the works" and "[a]ny issues should be addressed in accordance with the consultant's recommendations".
Hazardous Materials	The recommendations of the Hazardous Building Materials Assessment prepared by Environmental Investigation Services (dated September 2017) will be implemented.
Hazardous Waste	The Proponent commits to the continued implementation of the existing GoBH management processes for hazardous waste.
Operational Waste Management	Continued implementation of existing operational waste management policies at GoBH for the proposed development in accordance with the specification of TSA's PWMP. Operational waste management should continue to be monitored and audited through GoBH Work Health and Safety Meetings.
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.
Accessibility	The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with the relevant NSW Health Facility Guidelines for access and mobility and relevant accessibility standards.
Drainage	All of the recommendations of the Civil and Structural Design Report and Drawings prepared by Bonacci accompanying this EIS are to be satisfied and all final civil documentation will be prepared generally in accordance with the plans prepared by Bonacci.
Tree protection	The protective measures contained in the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees will be adopted and implemented.
Transport and parking Management	The recommendations of the Traffic and Accessibility Assessment prepared by TTW in relation to transport management will be implemented. Health Infrastructure will continue to investigate options with Goulburn Mulwaree Council to improve on street parking conditions throughout the locality surrounding GoBH.
Sustainable Transport Strategies	The following sustainable transport strategies should be considered and implemented where possible throughout the site's operation: <ul style="list-style-type: none"> Development of a Transport Access Guide (TAG) to notify staff, visitors and outpatients about the sustainable travel modes available to them. This TAG should include a map showing public transport routes and safe walking/cycling routes. This information could be provided to new staff members and made available for visitors and outpatients at the Hospital.

	<ul style="list-style-type: none"> Provision of further end of trip facilities for cyclists to be included in future developments at the Hospital. The implementation of a Green Travel Plan detailing measures to promote the use of public transport, walking and cycling. This travel plan should include continual review and monitoring to adjust proposed actions.
Construction Traffic Management Plan	Prior to the commencement of construction, a Final Construction Traffic Management Plan will be prepared.
Noise and Vibration	<p>The recommendations of the Acoustic Report prepared by WGE will be implemented to ensure that any potential adverse construction and operational noise and vibration impacts are adequately managed and mitigated. Specifically:</p> <ul style="list-style-type: none"> An acoustic barrier is to be provided for cooling towers in accordance with the specifications nominated by WGE at Section 5.3.2 of the Acoustic Report. The emergency generator is to be provided with: <ul style="list-style-type: none"> Acoustic shielding (either from the plantroom structure or via an acoustic barrier) blocking line of sight between intake / discharge plantroom louvres and the Faithfull Street residential receivers; Internal absorptive lining to the generator plantroom soffit (e.g. weatherproof faced polyester / glasswool insulation); and Residential grade acoustic silencer to the generator exhaust. Building structure or barrier shielding direct line of sight to exhaust discharge to Faithfull Street residences. Ambulance operating procedures are to remain as per the recommendations of the Ambulance Service of NSW, outlined at Section 5.3.5 of the Acoustic Report. A detailed CNVMP is to be prepared prior to demolition or construction works commencing and is to be implemented throughout demolition and construction phases of the project. The CNVMP should assess the likely noise and vibration emissions from construction activities occurring on site and recommend reasonable and feasible mitigation measures in order to comply with construction noise and vibration criteria and in doing so, minimizing the impact of construction activities on nearby residents but also on the hospital itself. The CNVMP will include strategy to manage noise and vibration impact depending on the programmed construction activities such as noise and vibration monitoring and programming of activities generating high noise levels during particular non-sensitive period of the day.
Heritage	<p>The following is also recommended to reduce potential heritage impacts;</p> <ul style="list-style-type: none"> preparation of a Photographic Archival Recording of the buildings proposed to be demolished and their context; and incorporation of interpretive elements that will recall the history and development of this section of the site in the new building and public areas.
Aboriginal Heritage	If unforeseen Aboriginal objects are uncovered during development, work should cease and a heritage consultant and OEH should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and the OEH should be notified.
Ecologically Sustainable Development	<p>The detailed design of the development is to incorporate all of the ESD principles and measures set out in the ESD Statement prepared by WGE. The proposal is to demonstrate compliance/consistency with the targets identified in NSWHI Engineering Services Guidelines, specifically those relating to:</p> <ul style="list-style-type: none"> Sustainability and Energy (Principle 2.5.8); Potable Water (Principle 2.5.9); and Materials (Principle 2.5.10). <p>The development is to comply with the energy efficiency requirements of Section J of the National Construction Code (NCC 2012, previously known as the Building Code of Australia).</p>

Landscaping in car parks	To ensure an appropriate level of visual and solar amenity, intermittent landscaping is to be provided throughout the at grade car park adjoining Albert Street. This should be provided throughout the car park in a similar manner to the car parking areas adjoining Goldsmith Street.
External Lighting	External lighting is to be installed to meet the minimum Australian and New Zealand Lighting Standards that will not only provide wide and even spread of illumination but will also be adequate to meet operational requirements. In addition, appropriate signage is to be installed to reinforce the building's main entrance and other secondary entrances. External lighting will be installed so as to not result in any light spill or other lighting-related impacts on the surrounding locality.
CPTED	Lighting, way finding (signage) and CCTV should be provided to ensure safety and security for the patients and visitors to the site once operation.
Construction Management	<p>Prior to commencement of construction, a detailed Construction Management Plan (CMP) will be prepared which addresses (but is not limited to) the following:</p> <ul style="list-style-type: none"> ▪ Construction noise and vibration ▪ Construction traffic management ▪ Dust management and air pollution monitoring ▪ Odour control ▪ Removal and management of hazardous materials ▪ Soil and erosion control ▪ Tree protection (where relevant) ▪ Site management in accordance with legislative requirements ▪ House of construction work ▪ Waste management ▪ Implementation of Groundwater Policy Framework and Groundwater Quality Protection Policies; ▪ Community safety plan ▪ Arrangements for temporary pedestrian and vehicular access ▪ Contact and complaints handling procedures <p>The detailed CMP is to be generally in accordance with the preliminary CMP prepared by TSA and accompanying this EIS.</p>

A.4 SSD 8667 MOD 2 Consent Conditions Matrix

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment																																																																																																																								
PART A - ADMINISTRATIVE CONDITIONS																																																																																																																													
	Obligation to Minimise Harm to the Environment																																																																																																																												
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.																																																																																																																								
	Development in Accordance with Plans & Documentation (Terms of consent)																																																																																																																												
	The development may only be carried out: (a) in compliance with the condition of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and generally in accordance with the Section 4.55(2) Modification Report and appendices prepared by City Plan, dated 20 September 2019 and the Response to Submissions, prepared by Health Infrastructure dated 4 December 2019, and the further information and appendices prepared by Health Infrastructure, dated 12 December 2019; and d) In accordance with the approval plans in the table below: <table><tr><th colspan="4">Architectural Drawings prepared by <i>Billard-Leece and Peck-Von Martel Silver Thomas Hanley</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AA01-0404</td><td>D</td><td>Site Plan – Demolition</td><td>30/11/18</td></tr><tr><td>AA-01-01</td><td>B</td><td></td><td>22/11/2019</td></tr><tr><td>AR-02-02</td><td>E</td><td>Site Plan – Proposed Main Works – S4.55</td><td>23/08/18</td></tr><tr><td>AA-02-02</td><td>B</td><td>Modification Application</td><td>22/11/2019</td></tr><tr><td>AR-10-04</td><td>J</td><td>Precinct Plan – Lower Ground – S4.55</td><td>23/08/18</td></tr><tr><td>AA-10-01</td><td>A</td><td>Modification Application</td><td>13/09/2019</td></tr><tr><td>AR-10-02</td><td>J</td><td>Precinct Plan – Ground Floor – S4.55</td><td>23/08/18</td></tr><tr><td>AA-10-02</td><td>B</td><td>Modification Application</td><td>22/11/19</td></tr><tr><td>AR-10-03</td><td>J</td><td>Precinct Plan – Level Q1 – S4.55 Modification</td><td>23/08/18</td></tr><tr><td>AA-10-03</td><td>B</td><td>Application</td><td>22/11/19</td></tr><tr><td>AR-10-04</td><td>J</td><td>Precinct Plan – Level Q2 – S4.55 Modification</td><td>23/08/18</td></tr><tr><td>AA-10-04</td><td>B</td><td>Application</td><td>22/11/19</td></tr><tr><td>AR-10-05</td><td>J</td><td>Precinct Plan – Level Q3 – S4.55 Modification</td><td>23/08/18</td></tr><tr><td>AA-10-05</td><td>B</td><td>Application</td><td>22/11/19</td></tr><tr><td>AR-10-06</td><td>F</td><td>Precinct Plan – Roof – S4.55 Modification</td><td>23/08/18</td></tr><tr><td>AA-10-06</td><td>A</td><td>Application</td><td>13/09/19</td></tr><tr><td>AR-21-01</td><td>N/A</td><td>SSDA Report – Elevation North & South</td><td>-</td></tr><tr><td>AA-21-01</td><td>A</td><td>Elevations – North & South - SSDA</td><td>13/09/19</td></tr><tr><td>AR-21-02</td><td>N/A</td><td>SSDA Report – Elevation East & West</td><td>-</td></tr><tr><td>AA-21-02</td><td>A</td><td>Elevations – East & West</td><td>13/09/19</td></tr><tr><td>Option 4</td><td>44</td><td>Materials and Finishes</td><td>21/09/18</td></tr><tr><td>AA-21-03</td><td>-</td><td>Building Perspective</td><td>13/09/19</td></tr><tr><td>AR-30-01</td><td>H</td><td>Sections AA & BB</td><td>23/08/18</td></tr><tr><td>AA-30-01</td><td>A</td><td></td><td>13/09/19</td></tr><tr><td>AR-30-02</td><td>H</td><td>Sections CC & DD</td><td>23/08/18</td></tr><tr><td>AA-30-02</td><td>A</td><td></td><td>13/09/19</td></tr><tr><td>AR-30-03</td><td>H</td><td>Sections EE, FF & GG</td><td>23/08/18</td></tr><tr><td>AA-30-03</td><td>A</td><td></td><td>13/09/19</td></tr></table>	Architectural Drawings prepared by <i>Billard-Leece and Peck-Von Martel Silver Thomas Hanley</i>				Dwg No.	Rev	Name of Plan	Date	AA01-0404	D	Site Plan – Demolition	30/11/18	AA-01-01	B		22/11/2019	AR-02-02	E	Site Plan – Proposed Main Works – S4.55	23/08/18	AA-02-02	B	Modification Application	22/11/2019	AR-10-04	J	Precinct Plan – Lower Ground – S4.55	23/08/18	AA-10-01	A	Modification Application	13/09/2019	AR-10-02	J	Precinct Plan – Ground Floor – S4.55	23/08/18	AA-10-02	B	Modification Application	22/11/19	AR-10-03	J	Precinct Plan – Level Q1 – S4.55 Modification	23/08/18	AA-10-03	B	Application	22/11/19	AR-10-04	J	Precinct Plan – Level Q2 – S4.55 Modification	23/08/18	AA-10-04	B	Application	22/11/19	AR-10-05	J	Precinct Plan – Level Q3 – S4.55 Modification	23/08/18	AA-10-05	B	Application	22/11/19	AR-10-06	F	Precinct Plan – Roof – S4.55 Modification	23/08/18	AA-10-06	A	Application	13/09/19	AR-21-01	N/A	SSDA Report – Elevation North & South	-	AA-21-01	A	Elevations – North & South - SSDA	13/09/19	AR-21-02	N/A	SSDA Report – Elevation East & West	-	AA-21-02	A	Elevations – East & West	13/09/19	Option 4	44	Materials and Finishes	21/09/18	AA-21-03	-	Building Perspective	13/09/19	AR-30-01	H	Sections AA & BB	23/08/18	AA-30-01	A		13/09/19	AR-30-02	H	Sections CC & DD	23/08/18	AA-30-02	A		13/09/19	AR-30-03	H	Sections EE, FF & GG	23/08/18	AA-30-03	A		13/09/19				Condition and plan list updated in line with SSD 8667 Mod 2 approval. Updated plans to be utilised from Stage 2 onwards.
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a)the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b)the implementation of any actions or measures contained in any such document referred to in (a) above.				This condition may take effect at any stage of the works.																																																																																																																				
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				This condition may take effect at any stage of the works.																																																																																																																				
	Limits on Consent																																																																																																																								
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				Noted; the works are scheduled to commence within 1 year of this consent, dated 3 December 2018.																																																																																																																				
	Prescribed conditions																																																																																																																								
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.																																																																																																																				
	Planning Secretary as Moderator																																																																																																																								
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.				This condition may take effect at any stage of the works.																																																																																																																				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Long Service Leave Levy				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Triggered			LSL paid for all stages in advance of commencement of Stage 1. Receipt provided to PCA (Receipt No.: 00399825).
	Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.				This condition may take effect at any stage of the works.
	Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved				This condition may take effect at any stage of the works.
	Staging, Combining and Updating Strategies, Plans or Programs				
A11	With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).				This condition is to be met in advance of any staged works being undertaken.
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.				This condition is to be met in advance of any staged works being undertaken.
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy plan or program.				This condition is to be met in advance of any staged works being undertaken.
	Demolition				
A14	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.			Triggered	Demolition works scheduled for Stage 3 only (demolition of existing structures on site).
	Structural Adequacy				
A15	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.		Triggered		Structural works are scheduled to commence in Stage 2. This condition must be satisfied in advance the issue of CC2 by the PCA.
	External Walls and Cladding				
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			Triggered	External walls and cladding/façade works are scheduled to commence in Stage 3. This condition must be satisfied in advance the issue of CC3 by the PCA.
	Applicability of Guidelines				
A17	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline protocol Standard or policy or a replacement of them.	Triggered			This condition is triggered in Stage 1, with the condition to be met through each stage of the works.
	Applicability of Guidelines				
A18	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.				Noted; this condition may apply to any and all stages of the works and will be observed as such.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
Access to Information					
A19	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and	Triggered			This condition must be met at least 48 hours before the commencement of Stage 1. Any updated or newly received documentation in accordance with the listed items under this condition if received throughout the works, will be made publicly available.
Compliance					
A20	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Triggered			This condition will be met prior to commencement of Stage 1, and throughout each subsequent stage as new subcontractors are on-boarded throughout the duration of the works.
Staging					
A21	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report (construction) must be prepared and submitted for the approval of the Planning Secretary. Where compliance with conditions is required to be staged due to staged operation, a Staging Report (operational) must be submitted to the Planning Secretary for approval no later than one month before the commencement of operation of the first of the proposed stages of operation.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A22	A Staging Report prepared in accordance with condition A21 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A23	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
A24	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Triggered			Condition added in line with SSD 8667 Mod 2 approval.
ADVISORY NOTES					
AN I.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents				This condition is to be met in advance of any staged works being undertaken, and maintained for the duration of the works.
PART B - PRIOR TO COMMENCEMENT OF WORKS					
Notification of Commencement					
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage of the date of commencement and the development to be carried out in that stage.	Triggered			This condition will be satisfied at least 48 hours prior to the commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Certified Plans				
B2	Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	Triggered	Triggered	Triggered	This condition is to be met prior to commencement of each stage.
	Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.		Triggered		This condition is to be met prior to commencement of Stage 2 in advance of the commencement of structural works.
	External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Triggered	Compliance with this condition is not required until the commencement of stage 3 (construction of the façade). This condition will be satisfied prior to commencement Stage 3.
	Protection of Public Infrastructure				
B5	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Triggered			This condition is to be met prior to the commencement of Stage 1.
	Site Contamination				
B6	Remediation approved as part of this development consent must be carried out in accordance with the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018.	Triggered			Remediation works will be undertaken during Stage 1 (civil/earth works).
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.		Triggered		The site audit report is required upon the completion of Stage 1 (civil/earth works) and in advance of Stage 2 (structural works) commencing.
	Unexpected Contamination Procedure				
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	Triggered			This condition will be satisfied prior to commencement of Stage 1 (civil/earth works).
	Utilities and Services				
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			Triggered	This condition will be satisfied prior to commencement Stage 3 (connection to utilities).
B10	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Triggered		This condition will be satisfied prior to commencement Stage 2 (structural works - above ground).

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Community Communication Strategy				
B11	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p>	Triggered			This condition must be satisfied prior to commencement of Stage 1.
	Ecologically Sustainable Development				
B12	<p>Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction of the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 21 September 2017 to target the equivalent of a minimum 4 Star Green Star rating.</p>		Triggered		This condition will be satisfied prior to commencement of Stage 2 in advance of above ground works as design is further developed.
	Outdoor Lighting				
B13	<p>All outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces — Pedestrian area (Category P) lighting — Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>			Triggered	Compliance with this condition is not required until the commencement of Stage 3 (balance of works).
	Access for People with Disabilities				
B14	<p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>			Triggered	Detailed design and construction of accessible elements will commence during Stage 3. Design compliance evidence will be issued to Certifier prior to the commencement of Stage 3

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Environmental Management Plan Requirements				
B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above, (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Triggered			This condition will be met prior to the commencement of Stage 1, with the requirements to be satisfied within the CEMP and associated appendices. .
	Construction Environmental Management Plan				
B16	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (c) Construction Noise and Vibration Management Sub-Plan (see condition B19); (d) Construction Waste Management Sub-Plan (see condition B20); (e) Construction Soil and Water Management Sub-Plan (see condition B21); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CEMP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary and Council.	Triggered			This condition must be satisfied prior to commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
B18	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CTPMSP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B19	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B19(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CNVMP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B20	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CWMSWP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
B21	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	Triggered			This condition will be satisfied prior to commencement of Stage 1. The CSWMSP will be in effect throughout each stage, with amendments made if/as required over the course of the project.
Construction Parking					
B22	<p>Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that a binding agreement has been entered into with the NSW Department of Education for the establishment and use of a temporary hospital car park on land at the corner of Fitzroy and Mount Street at the Wollondilly Public School, or suitable alternative location as agreed to by the Planning Secretary.</p>	Triggered			This condition must be satisfied prior to commencement of Stage 1.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
B23	With regard to the temporary car park required by condition B22: a) a minimum 120 car parking spaces must be provided for the use of construction workers associated with the hospital redevelopment for the duration of the construction period, the management of which must be incorporated into the CTPMSP required by condition B18. b) any spaces within the carpark that are not required by construction workers once the construction of the Acute Services Building is complete must be made available for the use of hospital staff until all approved car parking on the hospital campus is operational.		Triggered		This requirement will be satisfied from the commencement of Stage 2 as worker numbers increase, with contractor parking provided on site for the interim.
	Stormwater Management System				
B24	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Triggered			This condition must be satisfied prior to commencement of Stage 1.
	Operational Noise — Design of Mechanical Plant and Equipment				
B25	Prior to the installation of Mechanical Plant and Equipment, the Applicant must incorporate the noise mitigation recommendations in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.			Triggered	This condition must be satisfied during Stage 3. Condition amended line with SSD 8667 Mod 2 approval.
	Construction and Demolition Waste Management				
B26	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Triggered			This condition must be satisfied prior to commencement of Stage 1.
	Mechanical Ventilation				
B27	All mechanical ventilation systems must be designed in accordance with Part F4 5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings — Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings — Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.			Triggered	This condition must be satisfied prior to the commencement of Stage 3, specifically, the installation of mechanical ventilation systems.
	Car Parking and Service Vehicle Layout				
B28	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping; (d) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Triggered			This condition must be satisfied prior to commencement of Stage 1.
	Bicycle Parking and End-of-Trip Facilities				
B29	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 12 staff and 8 visitor bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.		Triggered		This condition must be satisfied prior to commencement of Stage 2.

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Public Domain Works				
B30	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Triggered		Triggered	This condition must be met during both Stage 1 and 3 for public domain works scheduled to be undertaken during each stage.
	Archival Recording				
B31	Prior to the commencement of demolition works on-site, a photographic archival record of the Pathology Specimen Collection building and Reception buildings is to be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Goulburn Hospital & Health Service Redevelopment, prepared by Perumal Murphy Alessi, dated June 2018 and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage items using Film or Digital Capture. A copy is to be submitted to Planning Secretary and Council prior to demolition works commencing.			Triggered	This condition must be satisfied prior to commencement of Stage 3 (demolition works).
	Compliance Reporting				
B32	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Triggered			This condition must be satisfied no later than two weeks prior to the commencement of Stage 1.
B33	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.				This condition will be triggered if and as approved by the Planning Secretary, not triggered by any stage of works.
PART C - DURING CONSTRUCTION					
	Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Triggered			
	Site Notice				
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Triggered			
	Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Triggered			
	Demolition				
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.			Triggered	
	Construction Hours				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1 pm, Saturdays. No work may be carried out on Sundays or public holidays.	Triggered			

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Triggered			
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.				No rock breaking/hammering/sheet piling etc. as outlined in this condition will be undertaken on the project.
	Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub Plans).	Triggered			
	Construction Traffic				
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Triggered			
	Road Occupancy Licence				
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Triggered		Triggered	
	SafeWork Requirements				
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Triggered			
	Hoarding Requirements				
C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Triggered		
	No Obstruction of Public Way				
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Triggered			
	Construction Noise Limits				
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Triggered			
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Triggered			
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.				Note - HY to review on an ongoing basis and implement where practicable
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.				Note - HY to monitor ongoing

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Vibration Criteria				
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a)for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b)for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Triggered			
C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	Triggered			
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.				Note - HY to monitor ongoing
	Tree Protection				
C21	For the duration of the construction works: (a)street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b)all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c)all trees on the site must be suitably protected during construction as per recommendations of the report titled Aboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 8 November 2017; and (d)if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.				Note - HY to monitor ongoing
	Dust Minimisation				
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered			Note - HY to monitor ongoing
C23	During construction, the Applicant must ensure that: (a)exposed surfaces and stockpiles are suppressed by regular watering; (b)all trucks/vehicles entering or leaving the site with loads have their loads covered; (c)trucks/vehicles associated with the development do not track dirt onto the public road network; (d)public roads used by these trucks/vehicles are kept clean; and (e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Triggered			Note - HY to monitor ongoing
	Erosion and Sediment Control				
C24	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Triggered			Note - HY to monitor ongoing and update as required at each stage of works.
	Imported Soil				
C25	The Applicant must: (a)ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b)keep accurate records of the volume and type of fill to be used; and (c)make these records available to the Certifying Authority upon request.				It is not anticipated that soil will be imported to the project due to cut/fill surplus.
	Disposal of Seepage and Stormwater				
C26	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.				Note - HY to monitor ongoing

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Unexpected Finds Protocol — Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.				Note - HY to monitor ongoing
	Unexpected Finds Protocol — Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.				Note - HY to monitor ongoing
	Waste Storage and Processing				
C29	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Triggered			Note - HY to monitor ongoing
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Triggered			Note - HY to monitor ongoing
C31	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Triggered			Note - HY to monitor ongoing
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or stormwater system.	Triggered			Note - HY to monitor ongoing
	Handling of Asbestos				
C33	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 — Transportation and management of asbestos waste' must also be complied with.	Triggered			
	Incident Notification, Reporting and Response				
C34	The Department must be notified in writing to complianceplanning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.				To be administered in the event of an incident.
	Non-Compliance Notification				
C35	The Department must be notified in writing to complianceplanning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to complianceplanning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.				Noted
	Revision of Strategies, Plans and Programs				
C36	Within three months of: (a)the submission of a compliance report under condition B32; (b)the submission of an incident report under condition C34; (c)the submission of an Independent Audit under condition B33; (d)the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.				Noted

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
C37	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.				Noted
Independent Environmental Audit					
C38	No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Triggered			
C39	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).				Noted
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.				Noted
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.				Noted
PART D- PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.				
External Walls and Cladding					
D2	Prior to the occupation of the Acute Services Building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.				
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.				
Protection of Public Infrastructure					
D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Post-construction Dilapidation Report				
D5	The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant Authority that there is no adverse structural damage to their infrastructure and roads as a result of the development works. c) to be forwarded to Council.				
	Utilities and Services				
D6	Prior to occupation of the Acute Services Building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.				
	Works as Executed Plans				
D7	Upon completion of all construction works, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the Certifying Authority.				
	Operational Management Plan (Safety and Security)				
D8	Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must: (a) be prepared in consultation with relevant stakeholders of Goulburn Base Hospital; and (b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.				
D9	The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.				
	Green Travel Plan				
D10	Prior to occupation of the Acute Services Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from the hospital campus.				
	Heritage Interpretation Plan				
D11	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council; (b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building; (c) include provision for naming elements within the development that acknowledges the site's heritage; and (d) incorporates interpretive information in to the landscape design for the site.				
D12	The Applicant must: (a) not commence operation of the Acute Services Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and (b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Mechanical Ventilation				
D13	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a)the BCA; (b)AS 1668 2-2012 The use of air-conditioning in buildings — Mechanical ventilation in buildings and other relevant codes; (c)the development consent and any relevant modifications; and (d)any dispensation granted by the NSW Fire Brigade.				
	Road Damage				
D14	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.				
	Fire Safety Certification				
D15	Prior to the final occupation of the Acute Services Building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.				
	Structural Inspection Certificate				
D16	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a)the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b)the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c)person/s authorised to, for the life of the development.				
	Compliance with Food Code				
D17	Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to commencement of use.				
	Stormwater Quality Management Plan				
D18	Upon completion of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a)maintenance schedule of all stormwater quality treatment devices; (b)record and reporting details; (c)relevant contact information; and (d)Work Health and Safety and WaterNSW requirements				
	Rainwater Harvesting				
D19	A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon completion of all construction works.				
	Warm Water Systems and Cooling Systems				
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings — Microbial control — Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				
	Signage				
D21	Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.				
D22	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.				
D23	Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Operational Waste Management Plan				
D24	Prior to the commencement of operation of the Acute Services Building, the Applicant must prepare an Operational Waste Management Plan (OWMP) for the development and submit it to the Certifying Authority. The OWMP must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in RIS.				
	Validation Report				
D25	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary, Council and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability of the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.				
	Site Audit Report and Site Audit Statement				
D26	Prior to final occupation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).				
D27	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC 2006).				
	Landscaping				
D28	Upon completion of all construction works, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) be generally in accordance with the Landscape Concept prepared by Space Lab, dated 30 August 2018; (b) detail the species to be planted on-site; (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (d) be consistent with the Applicant's Management and Mitigation Measures in the RIS; and (e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.				
D29	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority.				
D32	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D29.				
	Outdoor Lighting				
D33	D33 The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
PART E- POST OCCUPATION					
	Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a)maintained in a proper and efficient condition; and (b)operated in a proper and efficient manner.				
	Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.				
	Operational Noise Limits				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.				
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.				
	Unobstructed Driveways and Parking Areas				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.				
	Green Travel Plan				
E6	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented.				
	Lighting				
E7	The Applicant must ensure the lighting associated with the development: (a)complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b)is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.				
	Fire Safety Certificate				
E8	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.				
	Landscaping				
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.				
	Hazards and Risk				
E10	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a)the requirements of all relevant Australian Standards; and (b)the NSW EPA's Storing and Handling of Liquids: Environmental Protection — Participants Manual' if the chemicals are liquids.				
E11	In the event of an inconsistency between the requirements of condition E 10 (a) and E 10(b) E10(a), the most stringent requirement must prevail to the extent of the inconsistency.				
	Dangerous Goods				
E12	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a)all relevant Australian Standards; (b)for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c)the Environment Protection Manual for Authorised Officers: Bunding and Spill Management — technical bulletin (EPA 1997).				
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
	Discharge Limits				
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.				
	Bunding				
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection — Participants Manual (Department of Environment and Climate Change, 2007).				
	Outdoor Lighting				
E17	Notwithstanding condition D33, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.				
PART F PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE					
	Subdivision Certificate				
F1	An application for a Subdivision Certificate must be submitted to and approved by the Certifying Authority prior to endorsement of the plan of subdivision.				
F2	Documentation is to be submitted to the Certifying Authority to demonstrate full compliance with all approval conditions in accordance with clause 157 Clause 2 (f) of the Environmental Planning and Assessment Regulations 2000 prior to issue of the Subdivision Certificate where relevant to the plan of subdivision.				
Advisory Notes					
AN1	Appeals The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 (as amended).				
AN2	Other Approvals and Permits The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.				
AN3	Responsibility for other consents/agreements The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.				
AN4	Use of Mobile Cranes The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters must be complied with: a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council: i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and ii) at least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions. b) The use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to 7.30 am without the prior approval of Council. c) The use of mobile cranes must have consideration for existing helicopter flight paths.				
AN5	Temporary Structures a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the NCC. b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.				

CoC Ref.	Terms of Approval	Stage 1 (CC1)	Stage 2 (CC2)	Stage 3 (CC3)	Comment
AN6	<p>Disability Discrimination Act</p> <p>This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the NCC which references AS 1428. 1 - Design for Access and Mobility. AS 1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.</p>				
AN7	<p>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</p> <p>a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.</p> <p>b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non compliance with the Commonwealth legislation.</p>				
AN8	<p>Asbestos Removal</p> <p>All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".</p>				
AN9	<p>Site contamination issues during construction</p> <p>Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.</p>				