

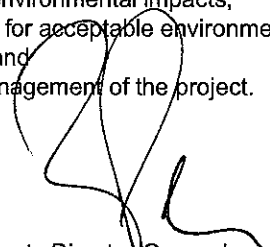
Project Approval

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 25 January 2010, I approve the project application referred to in schedule 1, subject to the conditions in schedules 2 to 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Deputy Director General
Development Assessment & Systems Performance
Department of Planning and Infrastructure

Sydney

16th May

2011

SCHEDULE 1

Application No.:	MP10_0173
Proponent:	Health Infrastructure
Approval Authority:	Minister for Planning and Infrastructure
Land:	Lot 100 in DP1028293 and Lot 2 in DP382500
Project:	Central Coast Cancer Centre, including: <ul style="list-style-type: none">• Demolition of non-structural components of the existing Gosford Hospital;• Construction of a new integrated single storey extension and fit out;• Alterations to Holden Street vehicular access arrangements and Hospital car parks;• Construction of Ward Street car park;• Landscaping; and• Ancillary infrastructure and services.

TABLE OF CONTENTS

DEFINITIONS	2
PART A - ADMINISTRATIVE CONDITIONS	3
Development Description	3
Development in Accordance with Plans and Documents	3
Inconsistency Between Documents	3
Prescribed Conditions	3
Compliance with Building Code of Australia	4
Development Expenses	4
Limits of Approval	4
PART B - PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS	5
Crown Building Work	5
Contamination Assessment	5
Mechanical Ventilation	5
Construction Management Plan	5
Vehicular Access and Manoeuvrability	6
Pollution of Waters	6
Waste Management	6
Stormwater Plan	6
Disabled Access	6
Long Service Levy	6
Reflectivity	6
Outdoor Lighting	6
PART C - PRIOR TO CONSTRUCTION	7
Notice to be Given Prior to Commencement/Excavation	7
Road Occupancy Licence	7
Road/Asset Opening Permit	7
Vehicle Cleansing	7
Utility Services	7
Dilapidation Report	7
Contact Telephone Number	7
Haulage Routes	7
Stormwater/Sediment Control	8
PART D - DURING CONSTRUCTION	9
PART E - PRIOR TO OCCUPATION OF THE BUILDING/ PRIOR TO OPERATIONS	12
PART F - DURING OPERATIONS	13
ADVISORY NOTES	14
SCHEDULE 3	15
STATEMENT OF COMMITMENTS	15

DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Gosford City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Office of Environment and Heritage or its successors
Department	Department of Planning and Infrastructure or its successors
Director-General	Director General of the Department of Planning and Infrastructure, or nominee
EA	Environmental Assessment titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project Application MP10_0173 Environmental Assessment, dated November 2010, prepared by Architectus.</i>
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning and Infrastructure, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
PPR	Preferred Project Report titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project MP10_0173 Preferred Project Report, dated February 2011, prepared by Architectus.</i>
Project	The project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2.
Proponent	Health Infrastructure, or anyone else entitled to act on this Approval
POEO Act	Protection of the Environment Operations Act 1997
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Statement of Commitments	The Proponent's Statement of Commitment in Schedule 3
Subject Site	Lot 100 in DP1028293 and Lot 2 in DP382500

SCHEDULE 2
PART A - ADMINISTRATIVE CONDITIONS

Development Description

A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1.

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance the following drawings and documents:

Environmental Assessment titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project Application MP10_0173 Environmental Assessment, dated November 2010, prepared by Architectus.</i>			
Preferred Project Report titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project MP10_0173 Preferred Project Report, dated February 2011, prepared by Architectus.</i>			
Statement of Commitments at Schedule 3, prepared by Architectus, dated February 2011.			
Architectural (or Design) Drawings prepared by Silver Thomas Hanley			
Drawing No.	Revision	Name of Plan	Date
DoP 01	03	PHOTO REALISTIC VIEWS	14.02.11
DoP 02	03	MASSING IMAGES	14.02.11
DoP 03	02	SITE ANALYSIS PLAN	17.11.10
DoP 04	02	URBAN ANALYSIS PLAN	17.11.10
DoP 05	05	CAMPUS SITE PLAN	11.02.11
DoP 06	05	DETAILED SITE PLAN	15.02.11
DoP 07	03	FLOOR PLAN	04.02.11
DoP 08	02	DEMOLITION PLAN	17.11.10
DoP 09	03	ELEVATIONS AND SECTIONS	14.02.11
DoP 13	03	SAMPLE BOARD	14.02.11
DoP 14	D	LANDSCAPE CONCEPT PLAN	15.02.11
DoP 15	04	CARPARK ALLOCATION PLAN	15.02.11
CI.GD.02.002	02	DETAILED DESIGN GENERAL NOTES AND TYPICAL DETAILS	10.03.11
CI.GD.02.007	02	DETAILED DESIGN WARD STREET CARPARK GENERAL ARRANGEMENT PLAN	10.03.11
CI.GD.02.009	02	DETAILED DESIGN WARD STREET CARPARK TYPICAL SECTION	10.03.11
CI.GD.02.012	02	DETAILED DESIGN STORMWATER DRAINAGE DETAILS	10.03.11

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- otherwise provided by the conditions of this approval

Inconsistency Between Documents

A3. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail.

Prescribed Conditions

A4. The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

Compliance with Building Code of Australia

A5. Work must be carried out in accordance with the requirements of the *Building Code of Australia*.

Development Expenses

A6. It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

Limits of Approval

A7. This approval will lapse 5 years from the date of this approval unless the building works associated with the project have physically commenced.

PART B – PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS

Crown Building Work

- B1. Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws. The Proponent shall supply the Department of Planning and Infrastructure with evidence of the certification of the works.

Certification of the works under s109R of the EP&A Act 1979 before commencement can be either for the whole project or a component of the works, reflecting the staging of construction.

Contamination Assessment

- B2. Prior to the commencement of any building works a Phase 2 Soil Contamination Assessment is to be undertaken in accordance with the contaminated land planning guidelines under section 145C of the EP&A Act and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.

Should the contamination assessment identify the requirement for Category 2 remediation works, a Remedial Action Plan (RAP) is to be prepared and approved by DECCW and approved through the issue of a Section B Site Audit Statement by a NSW EPA accredited Site Auditor.

Alternatively, should the contamination assessment identify the requirement for Category 1 remediation works, a RAP is to be prepared and approved in accordance with the requirements for Category 2 remediation works and must be then submitted to the Minister for Planning and Infrastructure for approval.

Note: The current guidelines under section 145C of the EP&A Act are the guidelines "*Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land 1998*".

Mechanical Ventilation

- B3. All mechanical ventilation systems shall be designed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

Construction Management Plan

- B4. A Construction Management Plan shall be prepared and submitted to the Department of Planning and Infrastructure. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):

1. **Hours of work**, which must be in accordance with the conditions of this approval;
2. **Contact details** of the site manager and all principal contractors;
3. **Construction Traffic Management Plan**, which is to be developed in consultation with Council and is to include:
 - identification of a work zone;
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site and construction vehicle routes;
 - the times vehicles are likely to be accessing the site;
 - access arrangements and traffic control;
 - changes to on-street parking restrictions on roads;
 - management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
 - management of existing vehicular and pedestrian movements / routes around the site throughout the various stages of construction.
4. **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom; and must include:
 - The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device.
 - The procedures to be adopted for the prevention of run-off, loose material and litter from the site onto the public way.
5. **Construction Noise and Vibration Management Plan**, is to be developed and implemented to address the relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*, the Environmental Noise Management Series by DEC and *NSW Interim Construction Noise Guidelines, DECC 2009*. The Plan is to include, but no necessarily be limited to:
 - identifying specific activities that will be carried out and associated noise sources;
 - community consultation/notification and complaints monitoring system;
 - identify all potentially affected sensitive receivers;
 - noise and vibration monitoring reporting and response procedures;

- relevant compliance standards;
 - construction times;
 - description of specific mitigation treatments management measures; and
 - contingency measures where noise complaints are received.
6. **Construction waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
7. **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

Vehicular Access and Manoeuvrability

- B5. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AS2890. In this regard, a plan shall be submitted to the Department, which shows that the proposed development complies with this requirement.

Pollution of Waters

- B6. Except as may be expressly provided by a licence under the *Protection of the Environmental Operations Act 1997* (POEO) in relation of the development, section 120 of the POEO, which prohibits pollution of waters, must be complied with in connection with the carry out of the development.

Waste Management

- B7. The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premise, except as expressly permitted by a licence under POEO.
- B8. The above condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an Environment Protection Licence under the POEO.

Stormwater Plan

- B9. The proponent is to prepare and submit detailed storm water and drainage works plan to the satisfaction of the Certifying Authority for approval prior to the certification of Crown Building Works and issue of a Crown Building Certificate. Drainage from the development is not to impact the down stream catchment or downstream properties.

Disabled Access

- B10. Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy.

Long Service Levy

- B11. Prior to the certification of any Crown building works, evidence of the payment of the long service levy under section 34 of the *Building and Construction Industry Long Service Payment Act 1986* must be provided to the Certifying Authority (or, where such a levy is payable by instalments, the first instalment of the levy), if required.

Reflectivity

- B12. The light reflectivity from any building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the certification of any Crown building works.

Outdoor Lighting

- B13. All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the certification of any Crown building works.

PART C – PRIOR TO CONSTRUCTION

Notice to be Given Prior to Commencement/Excavation

- C1(a). Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for each stage of the project.
- (b). The Certifying Authority shall be given a minimum 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Certifying Authority.
- (c). The Proponent shall erect a sign in a prominent position prior to the commencement of any construction showing the name and details of the Proponent, developer, contractor and person/s in charge of the work site including a telephone number/s at which that person/s may be contacted during and after hours and for emergencies arising.

Roads Act Approval

- C2. Approval under the Roads Act shall be obtained from the relevant Roads Authority (Gosford City Council) prior to the commencement of works for any works that may impact on traffic flows on Holden Street, Ward Street, Bean Street West or Racecourse Road during construction activities.

Road/Asset Opening Permit

- C3. A Road / Asset Opening Permit must be obtained from Gosford City Council as the relevant road authority prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.
- C4. Engineering plans for the required work within a public road must be prepared and designed by a suitably qualified professional, in accordance with Council's "Civil Construction Specification", "GCC Design Specification for Survey, Road and Drainage Works" and "Policy 'D6.46 Erosion Sedimentation Control". The engineering plans must be approved by Council prior to commencement of works within a public road .
- C5. A pavement report for works within a public road reserve shall be prepared by a practising Geotechnical Engineer. This report must be submitted with the engineering plans and approved by Council under the Roads Act, 1993.

The pavement depths must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Ward St	2 x 10 ⁶

Vehicle Cleansing

- C6. Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

Utility Services

- C7(a). Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Energy Australia and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the proponent.
- (b). Any necessary alterations to public utility installations being at the proponent's/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

Dilapidation Report

- C8. A dilapidation survey of Council's assets and adjoining properties including photographs and written record must be prepared and submitted to Council and adjoining properties prior to the commencement of works; failure to identify any damage to Councils assets and the adjoining properties will render the Proponent liable for the costs associated with any necessary repairs.

Contact Telephone Number

- C9. The proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The contact number shall be forwarded to Council and the Department prior to commencement of works.

Haulage Routes

- C10. The routes for import of any fill materials or export of any spoil being submitted to and agreed to by the relevant road authorities prior to the commencement of haulage. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities.

Stormwater/Sediment Control

- C11(a). A stormwater detention system must be designed in accordance with Council's DCP165 - Water Cycle Management and Council's 'GCC Design Specification for Survey, Road and Drainage Works'. The stormwater detention system shall limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1%AEP storm event. A runoff routing method is to be used. An on-site stormwater detention report including an operation and maintenance plan shall accompany the design. On-site stormwater detention is not permitted within drainage easements, and/or secondary flowpaths.
- (b). Nutrient/pollution control measures must be designed in accordance with Council's DCP165 - Water Cycle Management. A nutrient/pollution control report including an operation and maintenance plan shall accompany the design.
- (c). Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system

The design of these details and any associated reports shall be included in the approved plans.

- C12. Soil and sediment controls must be implemented before construction (including demolition) works commence and maintained for the duration of the construction works and if necessary operations of the premises. All works or activities must comply at all times with section 120 of POEO. As a guide soil and sediment controls may be designed and constructed in accordance with '*NSW Managing Urban Stormwater: Soils and Construction guidelines*'. However before any discharge of waters occurs from the site the nature and quality of receiving environment and the wastewater must be assessed to ensure compliance with section 120 of POEO.
-

PART D – DURING CONSTRUCTION

Ecologically Sustainable Development

- D1. The project shall target a minimum a 4 star Green Star design rating in accordance with the *Part 3A – ESD Report, Central Coast Cancer Centre, dated 12 November 2010, prepared by Steensen Varming* and shall further investigate the measures and initiatives outlined within the EA.

Hours of Work

- D2. The hours of excavation and work on the development must be as follows:
- All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc) in connection with the approved development must only be carried out between the hours of:
 - 7.30am and 5:30pm on Mondays to Fridays;
 - 8:00am and 4:00pm on Saturdays; and
 - No work must be carried out on Sundays or public holidays.
 - Works may be undertaken outside these hours where:
 - the delivery of materials is required outside these hours by the Police or other authorities;
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
 - the work is approved by the Director General or his nominee.

Site Notice

- D3. A site notice(s) shall be prominently displayed at the boundaries of the site for the duration of works for the purposes of informing the public of project details including, but not limited to:
- (a) details of the Builder and Structural Engineer for all stages of the project;
 - (b) the approved hours of work;
 - (c) 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 are to be displayed on the site notice; and
 - (d) to state that unauthorised entry to the site is prohibited.

Tree Protection

- D4. All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction at any stage of the project, shall be replaced to the satisfaction of Council.

Tree Removal

- D5(a). Tree removal is to be undertaken in accordance with the recommendations provided within the Arboricultural Impact Assessment Reports, dated 11 February 2011 and prepared by Advanced Treescape Consulting for the Ward Street Car Park and Fleet Street Car Park extension.
- (b). All trees removed in accordance with D5(a). above are to be replaced with suitable replacement trees of a comparable native species in accordance with the recommendations provided within the Arboricultural Impact Assessment Reports, dated 11 February 2011 and prepared by Advanced Treescape Consulting.

Excavation

- D6(a). If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the owners of the roadway are to be given at least 7 days notice. This notice is to include complete details of the work.
- (b). To ensure site preparatory and excavation works are satisfactorily undertaken, the recommendations provided within the Geotechnical Report, prepared by Coffey Geotechnics, dated 25 October 2010, are to be implemented.

Noise Control

- D7(a). All work, including excavation, demolition and construction work must comply with the Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites' and 'NSW Interim Construction Noise Guidelines, DECC 2009'.
- (b). Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.

Standards and Codes

- D8. All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

Work Cover Requirements

D9. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

D10(a). To ensure an appropriate presentation of the construction site, suitable hoarding/fencing shall be erected around the subject site during the construction period.

(b). No third party advertising is permitted to be displayed on the subject hoarding/fencing.

(c). The construction site manager shall 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.

Loading and Unloading During Construction

D11. A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council prior to commencement of the work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the day to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

No Obstruction of Public Way

D12. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

Disposal of Seepage and Stormwater

D13. Any seepage or rainwater collected on-site during excavation shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant Authority.

Erosion and Sediment Control

D14. Sediment controls are to be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. The proponent is to carry out works generally in accordance with the Construction Management Plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Dust Control Measures

D15. Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Pedestrian Access during Construction

D16. Pedestrian access along Holden Street, Ward Street, Bean Street West and Racecourse Road is to be maintained throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

Setting Out of Structures

D17. The new buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

Directional Signage

D18(a). Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area.

(b) Particular attention is to be paid to:

- o wheelchair accessible paths of travel;
- o safe road crossing areas including signalised and other designated crossings;
- o key landmarks;
- o access to transport nodes including public transport; and
- o the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

Traffic Movement

D19(a). All loading and unloading associated with works must occur on site.

(b). All vehicles must enter and leave the site in a forward direction.

- (c). The cost of all traffic management works shall be borne by the proponent.
- (d). Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (e). The Contractor shall make provisions for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "Control of Traffic" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 – 2002.

Approved Plans to be On-Site

D20. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department or Council.

Work on Site to Cease

D21(a). If any unidentified historical archaeological remains or deposits are exposed during the works excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with section 146 of the NSW Heritage Act, 1977.

- (b). Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately, including work within 100m radius. The Proponent must engage a suitable qualified archaeologist and contact representatives of the local Aboriginal community to determine the significance of the object(s) within 24 hours of discovery and register the discovery within 2 weeks on the Aboriginal Heritage Information Management System. Work may only be resumed following receipt of the relevant consent under the National Parks and Wildlife Act.

During Excavation

D22. During excavation works, the site is to be inspected by an experienced environmental personnel to assess any possible land contamination issues derived from unexpected conditions or subsurface facilities that may be discovered.

Excavated Material

D23. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the EPA's *Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

PART E – PRIOR TO OCCUPATION OF THE BUILDING/ PRIOR TO OPERATIONS

Noise Control – Plant and Machinery

- E1. Prior to occupation of the building a report is to be prepared by a qualified acoustic engineer confirming that the installation and performance of the mechanical systems complies with:
- the recommendations of the *Central Coast Regional Cancer Centre Electrical, Mechanical and Communication Services Report, dated 12 November 2010, prepared by Steensen Varming;*
 - the Building Code of Australia;
 - Australian Standard AS1668 and other relevant codes;
 - the project approval and any relevant modifications; and
 - any dispensation granted by the New South Wales Fire Brigade.

Fire Safety Certificate

- E2. A Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.

Post-construction Dilapidation Report

- E3. The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.

The report is to be submitted to the Department and the Council and is to:

- (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, identifying the nature and costs of damage (if any) which has occurred during and as a result of construction, and
- (b) Have written confirmation from the relevant authority that there is no adverse structural damage to its infrastructure and roads (as far as reasonably practical) or that satisfactory arrangements have been made to remedy any damage. If this has been unreasonably delayed by the relevant authority, attempts to seek such confirmation shall be given to the satisfaction of the Department.

Access/Manoeuvring

- E4. The driveway, vehicle manoeuvring area and car parking spaces must be properly constructed, graded, drained, sealed and line marked including directional arrows with impervious paving material, in accordance with Australian Standard AS2890.1-2004.

Building Entrance and Car Park Illumination

- E4. Provision must be made for illumination of the common areas in the front of the site and car parks, throughout the hours of darkness.

Structural Inspection Certificate

- E6. A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

Road Works

- E7. Works within the road reserve that required approval under the Roads Act are to be completed in accordance with Council's 'Civil Construction Specification', 'GCC Design Specification for Survey, Road and Drainage Works' and Policy 'D6.46 Erosion Sedimentation Control', and documentary evidence for the acceptance of such works obtained from the Roads Authority prior to commencement of use.

Note 1: A maintenance bond shall be paid on completion of the works in accordance with Section 1.07 Maintenance of the 'Civil Construction Specification'.

Road Damage

- E8. 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 proponent prior to the occupation of the building.

Waste Management

- E9. Prior to occupation of the building the proponent must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant Council policy.

PART F – DURING OPERATIONS

Ecologically Sustainable Development

- F1. The project shall target a minimum a 4 star Green Star design rating in accordance with the *Part 3A – ESD Report, Central Coast Cancer Centre, dated 12 November 2010, prepared by Steensen Varming* and shall further investigate the measures and initiatives outlined within the EA.

Annual Fire Safety Certificate

- F2. An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

Noise Control – General

- F3. The use of the premise shall not cause nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Noise Control – Plant and Machinery

- F4. Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:
- Transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
 - A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
 - Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

Loading and Unloading

- F5. All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

Unobstructed Driveways and Parking Areas

- F6. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.
-

ADVISORY NOTES

Use of Mobile Cranes

- AN1. The proponent shall 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 proponent shall ensure the following matters are complied with:
- 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:
 - at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions; and
 - at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions;
 - the use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

Movement of Trucks Transporting Waste Material

- AN2. The proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) 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.

Disability Discrimination Act

- AN3. This application is to comply with the Disability Discrimination Act 1992. The proponent/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 Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Temporary Structures

- AN4. A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

Structural Capability for Existing Structures

- AN5. The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

- AN6. 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.

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 proponent's responsibility to consult Environment Australia 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.

SCHEDULE 3

STATEMENT OF COMMITMENTS

4 Revised Statement of Commitments

The Draft Statement of Commitments provided in the Environmental Assessment has been revised to respond to the issues raised during the exhibition period. Revisions to the Statement of Commitments have been made to Section 4.2 to ensure that the construction management plan will include arrangements for temporary bicycle access; addition of Section 4.11 to require that a Road Safety Audit of Ward Street is undertaken in consultation with Gosford City Council; and addition of Section 4.20 to require that if any native species are found during construction, the construction contractor will advise the National Parks and Wildlife Service.

This Statement of Commitments relates to the following matters:

- Demolition management plan
- Construction management plan
- BCA compliance
- Waste management
- Aboriginal Cultural Heritage
- Non-Aboriginal Cultural Heritage
- Site environmental assessment
- Landscape and vegetation
- Traffic management
- Parking
- Road Safety Audit of Ward Street
- Vehicle driveways and manoeuvring areas
- Access for people with disabilities
- Pedestrian access ways
- Lighting
- Services
- Further geotechnical site investigation
- Consultation
- Environmental Management Plan
- Native species

4.1 Demolition management plan

Demolition will be undertaken in accordance with the requirements of the relevant Australian Standard AS2601-2001. The demolition of structures is to be incorporated into the Occupational Health and Safety Act 2000 administered by Work Cover NSW.

A Hazardous Materials Management Plan will be prepared prior to demolition commencing. The proponent commits to preparing a demolition management plan prior to the commencement of any demolition works on site.

The demolition is to include measures to manage the following potential impacts:

- Demolition vehicle movements
- Dust
- Noise
- Demolition waste including hazardous wastes
- Site erosion and sediment control in accordance with "Managing Urban Stormwater (EPA, NSW) and Soil and Erosion Control (The Institution of Engineers Australia).

4.2 Construction management plan

The proponent commits to preparing a construction management plan prior to the commencement of any construction works on site. The plan will include:

- Construction hours;
- Air Quality/dust control procedures;
- Noise Management procedures;
- Construction vehicle movements;
- Waste Management Plan;
- Community safety plan;
- Arrangements for temporary pedestrian, bicycle and vehicle access;
- Storage and handling of materials;
- Environmental Training and awareness;
- Contact and complaints handling procedures; and
- Emergency preparedness and response.

4.3 BCA compliance

All works will comply with the relevant sections of the BCA.

4.4 Waste management

The Proponent is to submit a Construction Waste Management Plan for approval by the PCA prior to the issue of a construction certification for the proposed building or any stage of the proposal that involves demolition, construction or excavation including potentially hazardous wastes.

The Proponent commits to preparing a Construction Waste Management Plan detailing the type of waste to be produced by the development during the operational phase, including waste volumes, which can be reused and recycled or that needs to be disposed. The Waste Management Plan is to be prepared in accordance with the Gosford City Council Development Control Plan No. 106.

4.5 Aboriginal cultural heritage

If any Aboriginal archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the National Parks and Wildlife Service contacted. The Proponent shall comply with any requirements made by NPWS to cease work for the purpose of archaeological recording.

4.6 Non-Aboriginal cultural heritage

If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that areas and the NSW Heritage office contacted. Depending on the possible significance of the relics, an archaeological assessment and excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area. The proponent shall comply with any requirements made by NPWS to cease work for the purpose of archaeological recording.

4.7 Site environmental assessment

The Proponent commits to undertake a Phase 2 Soil Contamination Assessment across the site following the demolition of the existing structures and prior to the commencement of construction of the new Cancer Centre. The Phase 2 Soil Contamination Assessment is to include sampling targeting areas of Environmental Concern (AEC) identified in the Preliminary Contamination Assessment prepared by Coffey Geosciences.

4.8 Landscape and vegetation

The Proponent will provide landscaping in accordance with the landscape drawings submitted with the Environmental Assessment.

4.9 Parking

The design of new car parking spaces will meet the requirements of AS2890.1 2004 – Parking facilities.

4.10 Vehicle driveways and manoeuvring areas

The Proponent commits to ensuring that vehicle driveways and manoeuvring areas comply with the requirements of section 4.2 of the Gosford City Centre Development Control Plan.

4.11 Ward Street Road Safety Audit

The Regional Cancer Centre design team will work with Gosford City Council to review the Regional Cancer Centre's development impacts on Ward Street.

The scope of works to be undertaken by the Proponent will include:

- A Stage 3 Road Safety Audit of the entire length of Ward Street, including intersections.
- Review of possible egress point onto Cape Street (or Ward Street near Cape Street intersection), with internal circulation via the Renal Building.
- Review of the details of the non-designated pedestrian crossing to be provided from the Ward Street car park.

Further discussions will be held with Gosford City Council prior to commencement of the Road Safety Audit to agree items to be addressed. If any issues are identified following the completion of the study the recommended work is to be carried out prior to issue of an Occupancy Certificate.

4.12 Access for people with disabilities

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:

- NSW Health Facilities Guidelines in particular – Part B, Design for
- Access, Mobility, OH&S and Security;
- DDS32 Improved Access for Health Care Facilities;
- AS1428; and
- BCA.

4.13 Pedestrian access ways

The Proponent commits to the use of durable materials for pedestrian access ways, entry paths and lobbies commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with the requirements of section 4.1 of the Gosford City Centre Development Control Plan.

4.14 Lighting

The Proponent will provide adequate lighting of all pedestrian access ways, parking areas and building entries for new build car parks in accordance with the requirements of section 3.4 of the Gosford City Centre Development Control Plan.

4.15 Services

The Proponent will continue to coordinate the requirements of the relevant public authorities in regard to the connection to and/or adjustment of services affected by construction of the proposed development.

4.16 Further geotechnical site investigation

Further targeted geotechnical investigation shall be carried out prior to construction certificate because ground conditions, and in particular fill depths, are expected to vary across the site. The further geotechnical investigation shall include a number of boreholes drilled to bedrock across the site with the aim of assessing fill depths, variability and relative density.

4.17 Integrated Water Management Plan

The Proponent will prepare and submit to the Department of Planning an Integrated Water Management Plan prior to issue of the Construction Certificate. The plan will address, but will not be limited to, the following matters:

- Proposed alternative water supplies;
- Proposed end uses of potable and non-potable water; and
- Water sensitive urban design.

4.18 Consultation

The Proponent will continue to liaise with the local community during the development process.

The Proponent will continue to liaise with Gosford City Council during the development process.

4.19 Environmental Management Plan

An operational environmental management plan will be prepared by the Proponent prior to the opening of the Central Coast Regional Cancer Centre to the public. A copy will be submitted to the Department of Planning for information. The plan will address, but will not be limited to, the following matters:

- Visitor safety;
- Site security;
- Minimisation of anti-social behaviour;
- Noise management;
- Traffic and pedestrian management;
- Storage of materials;
- Emergency and evacuation procedures;
- Fire safety;
- Waste management and ESD initiatives;
- Lighting; and
- Signage.

4.20 Native species

If any native species are found during construction, the construction contractor will advise the National Parks and Wildlife Service.