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Permit, licence or approval taken to have been issued	Land Use and Development Permit for the activity (Workers accommodation – industrial subdivision - George Town municipality)
Act pursuant to which the permit, licence or other approval is taken to have been issued in relation to the conditions contained in this schedule	<i>Land Use Planning and Approvals Act 1993</i> and <i>Environmental Management and Pollution Control Act 1994</i>
Person, body or State Service Agency responsible for the enforcement of the conditions contained in this schedule	Part 2 – George Town Council Part 3 – Director of Environmental Management

Part 1 – General Definitions

Unless the contrary intention is expressed, words and expressions used in these conditions have the meaning given to them in this part, in the *Environmental Management and Pollution Control Act 1994* and in the *Land Use Planning and Approvals Act 1993*. If there is any inconsistency between a definition in these conditions and the Acts, then the definition in these conditions prevails to the extent of the inconsistency.

activity means the establishment and operation of a temporary workers accommodation facility and associated infrastructure located on the land at Main Road, George Town, as described in the DIIS and further information;

associated infrastructure includes, but is not necessarily limited to, roads, substations, cables, underground or overhead powerlines, control buildings, transformers, gas and water pipelines, hazardous materials storage facilities and concrete batch plants;

the land means land identified as Lot 1 on Plan 128887 (PID 1882295) in the Municipality of George Town.

DIIS and further information means the DIIS as well as the documents submitted to the Tasmanian Government identified in Annex D1.

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Part 2 – Planning Conditions

SECTION 1 – DEFINITIONS

In this part, unless the contrary intention is expressed:

construction activity means an activity on the land associated with the construction phase of the activity (which includes vegetation clearance, road construction, related infrastructure and rehabilitation);

Council means the George Town Council established under section 18 of the *Local Government Act 1993*;

related infrastructure includes, but is not necessarily limited to, roads, substations, cables, underground or overhead powerlines, control buildings, transformers, hazardous materials storage facilities and concrete batch plants.

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SECTION 2 – CONDITIONS

- 2.1 The person responsible shall provide the Council with demonstrated evidence of freehold title or the consent of the existing owner of the land over CT 128887/1, Main Road, George Town, being the subject land, prior to the commencement of construction on site or by a date specified in writing by the Council.
- 2.2 The person responsible shall ensure that all use and development of the temporary workers accommodation facility is generally in accordance with the management measures and commitments contained in the DIIS excepting as required by the following conditions.
- 2.3 The person responsible is granted temporary use of the land for a period of four years for the following purposes subject to the achievement of practical completion of the construction of the Industrial Subdivision comprising:
- i) workers Accommodation Facility;
 - ii) equipment lay-down and or storage facility; and
 - iii) equipment assembly area;
- (a) the person responsible shall ensure that all temporary use and development is removed to the satisfaction of the Council and restoration undertaken without claim for compensation, at the expiration of the period or by a later date agreed to by the Council;
- (b) notwithstanding (a) above, the person responsible shall make application in writing to the Council within six calendar months prior to the expiration of the designated time period to retain certain nominated buildings on the site, and subject to compliance with the provisions of the George Town Planning Scheme and the Building Act 2000, the Council may approve the retention of some or all of the nominated buildings and associated infrastructure: and
- (c) in the event that an application under (b) above is not approved by the Council, the person responsible shall ensure that all remaining temporary use and development is removed to the satisfaction of the Council and restoration undertaken without claim for compensation, at the expiration of the designated time period or by a later date specified in writing by the Council.
- 2.4 A detailed off street parking layout and on site traffic movement plan must be submitted to the Council for approval prior to the commencement of the specified temporary use or by a date specified in writing by the Council:
- (a) the person responsible shall ensure that the plan is consistent with the requirements of AS 2890.1, 1993 Parking Facilities and provide a minimum of 260 off street car parking bays for the

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- temporary use of Workers Accommodation facility reducing on a pro rata basis for numbers accommodated of less than 800;
- (b) the design shall include adequate turning provision for vehicles to enable ingress and egress in a forward direction;
 - (c) the plan must include but is not limited to the following:
 - i) a table containing all of the major commitments made in the plan.
 - ii) an implementation timetable for key aspects of the plan; and
 - iii) a reporting program to regularly advise the Council of the results of the plan.

The construction of off street car parking infrastructure shall not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

2.5 Buildings must be designed to the approval of the Council and must meet the following functional statements:

- (a) buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
- (b) glazing is to be installed in a building to avoid undue risk of injury to people;
- (c) buildings are to be constructed to maintain structural stability during fire to:
 - i) allow occupants time to evacuate safely; and
 - ii) allow for Tasmania Fire Service intervention; and
 - iii) avoid damage to other property;
- (d) buildings are to be provided with safeguards to prevent fire spread:
 - i) so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - ii) to allow for Tasmania Fire Service intervention; and
 - iii) to adjoining fire compartments; and
 - iv) between buildings;
- (e) buildings are to provide, as far as is reasonable:
 - i) safe; and
 - ii) equitable and dignified, access for people to the services and facilities within;
- (f) buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - i) to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - ii) so that occupants may undertake initial attack on a fire; and
 - iii) so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - iv) to other parts of the building; and

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- v) between buildings;
 - (g) buildings including any associated sitework are to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
 - (h) buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
 - (i) buildings are to be constructed to avoid the likelihood of:
 - i) the creation of unhealthy or dangerous conditions; and
 - ii) damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like;
 - (j) buildings are to be constructed to provide height in a room or space suitable for the intended use;
 - (k) a space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
 - (l) a space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
 - (m) a space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
 - (n) pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
 - (o) equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity;
 - (p) a building's services are to be continually capable of using energy efficiently;
 - (q) plumbing sewerage and water to be installed in accordance with Australian Standard AS 3500; and
 - (r) occupancy permits must be issued prior to use or occupation of any building.
- 2.6 The site shall be provided perimeter security fencing and gates for the duration of the specified temporary uses. The person responsible may, through the provision of security management and operation of the gates, restrict the entry of the public to the site.
- 2.7 All habitable buildings on the site for the specified temporary uses must be provided with potable water supply via the metered connections provided to each allotment.
- 2.8 All waste water from buildings on the site for the specified temporary uses must be directed to the Council's reticulated sewerage network via the sewerage connections provided to each allotment.
- 2.9 All storm water from buildings and impervious surfaces on the site for the specified temporary uses must be directed to the Council's reticulated stormwater drainage network via connections to the

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underground drainage pits and kerb and channel provided within the subdivided area.

- 2.10 The person responsible must provide waste storage receptacles to all building groups and outdoor areas as appropriate to allow for the individual storage of at least two standard 140 litre bins or greater. On site collection of the bins shall be carried out on a regular basis by side arm collection truck as part of the Council's standard solid waste collection service.
- 2.11 The person responsible shall ensure that internal lighting of the development site shall not be such as to throw direct light into adjoining properties, creating nuisance or annoyance. Internal lighting shall be designed and located so as to avoid impact upon vistas, particularly within the hours of darkness.
- 2.12 The person responsible must obtain a Food Business Registration for the premises from the Council for the preparation and sale of food including any food provided free of charge.
- 2.13 The person responsible may operate the mess building in the accommodation camp as a "wet facility" in terms of alcohol consumption and sale subject to appropriate licensing.
- 2.14 The site shall revert to an industrial estate following closure, decommissioning and removal of the approved temporary uses.

Industrial subdivision

- 2.15 The person responsible shall ensure that all use and development of the industrial subdivision is generally in accordance with the management measures and commitments contained in the DIIS excepting as required by the following conditions.
- 2.16 Detailed design plans and specifications of the subdivision prepared by a qualified Chartered Professional Engineer (Civil) to comply with the Council's construction design standards, except where specific modification has been specified, must be submitted to the Council for approval prior to the commencement of any work on site or by a date specified in writing by the Council.
- (a) the person responsible shall ensure that the design plans are generally in accordance with the Council's standard construction details and shall not substitute details of a lesser standard or capability;
 - (b) the road reservations shall be a minimum width of 20 metres and access roads and cul-de-sac roads shall be fully constructed to a sealed width of 8.0 metres. The cul-de-sac shall have a minimum constructed diameter of 18 metres;
 - (c) at the intersection with Main Road the access road shall be splayed and the design and construction of the intersection shall

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include a splitter island and raised vertical centreline alignment to maximise available sight distance. The intersection design shall incorporate acceleration and de-acceleration lanes as part of the intersection pavement widening required on Main Road;

- (d) vehicular access comprising reinforced concrete vehicle crossings of thickness not less than 125mm shall be provided at approved locations from the edge of the carriageway to each lot boundary, in accordance with the Council's requirements for urban road access. Construction shall be generally in accordance with the Council's standard design drawing SD-1003;
- (e) infrastructure in the proposed development shall be designed to perform with minimal maintenance for at least the life spans listed below:
 - i) road pavements - 20 years;
 - ii) footpaths - 50 years;
 - iii) structures and reticulation systems (bridges, reservoirs, pipelines, pump stations, and similar and associated works) - 100 years;
 - iv) mechanical and electrical equipment - 10 years;
- (f) the pavement is to be designed in accordance with ultimate traffic loads and measured sub-grade parameters, with a minimum thickness of 250mm plus a tack coat and 40mm thick hotmix seal - incorporating concrete kerbs and gutters. This roadwork shall include all sections of road identified for construction on Preliminary Plan L07131-P1 and in addition, that section of South Street linking the internal access road adjoining proposed Allotment 20 to Agnes Street;
- (g) the internal road network shall be designed and constructed to comply with Austroads heavy vehicle circulation and construction standards and shall include suitable traffic calming devices in the form of speed humps and speed restriction signs throughout;
- (h) underground power and communications cabling including land line and broadband connection facility shall be provided to each lot in the subdivision. Street lighting is to be provided to the subdivision in accordance with the requirements of Aurora Energy and to the Council's required lighting standards;
- (i) the person responsible shall nominate a suggested list of street names for the new roads and shall provide background information to the Council as to their derivation. The Council will then consider and make a decision as to the suitability of the nominations, prior to inclusion on the final plan of survey;
- (j) the design shall include the provision of any necessary easements including drainage easements over sewer and stormwater pipelines on the final plans;
- (k) the design shall incorporate appropriate landscape management and plantings within the road reserve between the constructed road surfaces and property boundaries;

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- (l) the design must incorporate on street off pavement car parking of 4 spaces per allotment for the 31 light industrial allotments.

Civil construction work shall not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

- 2.17 A detailed traffic management plan for civil construction works must be submitted to the Council for approval prior to the commencement of construction activities or by a date specified in writing by the Council:
- (a) the person responsible shall ensure that the plan is consistent with the requirements of AS 1742.3 (Manual of Uniform Traffic Control Devices) for the duration of the works which adequately addresses the issues of noise, likely traffic conflict and safety of other road users.
 - (b) the plan must include but is not limited to the following:
 - i) a table containing all of the major commitments made in the plan.
 - ii) an implementation timetable for key aspects of the plan; and
 - iii) a reporting program to regularly advise the Council of the results of the plan.

Civil construction work must not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

- 2.18 Construction activities must only occur within the hours of 7.00 am to 6.00 pm Monday to Saturday and 10.00 am to 6.00 pm on Sunday and public holidays, unless otherwise approved in writing by the Council's Manager Engineering Services.

- 2.19 A detailed water supply reticulation plan must be submitted to the Council for approval prior to the commencement of construction activities or by a date specified in writing by the Council:
- (a) the person responsible shall obtain conditional approval from the Council's Manager Engineering Services for the required size and location of UPVC PN16 water mains to service the full extent of the development, connecting to the Council's water supply reticulation network in Main Road and Thompson Avenue, George Town;
 - (b) a separate metered water connection and backflow preventer shall be provided at the property boundary of each allotment generally accordance with standard drawing SD-4001;
 - (c) the Council's water supply head works charge of \$1,100 shall apply to each of the 31 additional allotments created by the development.

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Civil construction work shall not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

2.20 A detailed sewerage reticulation plan must be submitted to the Council for approval prior to the commencement of construction activities or by a date specified in writing by the Council:

- (a) the person responsible shall obtain conditional approval from the Council's Manager Engineering Services for the required size and location of UPVC sewer mains to service the full extent of the development, connecting to the Council's sewerage reticulation network between Agnes Street and Thompson Avenue, George Town;
- (b) each lot is to be provided with a 100mm diameter sewer connection in accordance with standard drawing SD-3010 or 3011;
- (c) the Council's sewerage head works charge of \$1,100 shall apply to each of the 31 additional allotments created by the development.

Civil construction work shall not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

2.21 A detailed stormwater reticulation plan must be submitted to the Council for approval prior to the commencement of construction activities or by a date specified in writing by the Council:

- (a) the person responsible shall obtain conditional approval from the Council's Manager Engineering Services for detailed engineering design and drawings, demonstrating the pit locations, pipe sizes and gradients required to ensure that stormwater flows at least equal to those arising from rainfall events of a 1 in 10 Annual Exceedence Probability (AEP), will reach the nominated discharge point at South Street and Agnes Street without overflow or surcharge of the system in excess of national guidelines;
- (b) design of the stormwater drains is to include a full catchment analysis of any catchment subtended by the subject land to separately take into account potential future development, and also any drains into which the stormwater from the development will discharge;
- (c) the person responsible is required to make a cash contribution to the Council where an upgrade of the Council's existing stormwater infrastructure is required to accommodate the calculated design flow. The quantum of the contribution shall be based on the cost of the required upgrade reduced by the ratio of contributing catchment area to total catchment area served.

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Civil construction work shall not commence until the plan has been approved in writing by the Council or an alternate date for the receipt of the plans has been specified in writing by the Council.

2.22 All Civil construction work over the duration of the project shall be supervised by a qualified Chartered Professional Engineer (Civil):

- (a) on the completion of construction and prior to commencement of the six-month maintenance period this Engineer shall confirm in writing that the works have been substantially completed in accordance with the approved plans and provide confirmation of the final cost of construction of the required infrastructure.
- (b) the information provided in support of the required certification shall include calculated stormwater flows, road traffic volumes, water supply and sewerage capacities to enable the development to be properly incorporated into the Council's infrastructure, and to form a basis upon which further development may be planned.
- (c) the Council's development assessment fee of 1% of the project infrastructure construction value shall apply.
- (d) prior to the Council sealing the Final Plan of Survey the Design Engineer shall lodge 'works as executed' overlay drawings (CAD format) showing position and levels of all services to and on each lot and in road reservations, certified as correct by a registered surveyor.
- (e) in the case of a bond or bank guarantee having been lodged as surety for the performance of conditions as required by the Council prior to sealing the final plan of survey the Design Engineer shall lodge 'works as executed' overlay drawings (CAD format) showing position and levels of all services to and on each lot and in road reservations, certified as correct by a registered surveyor, prior to the release of the bond or bank guarantee.
- (f) a 6-month maintenance period shall apply during which the person responsible shall be required to remedy any defects arising in the infrastructure at no cost to the Council, and against which requirements a cash bond or bank guarantee calculated as ten percent (10%) of the total cost of the civil construction works shall be retained by, or lodged with, the Council by the person responsible, as surety for the performance of any maintenance required during the nominated maintenance period.

2.23 A Final Plan of Survey and five copies shall be lodged with the Council.

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Part 3 – Environmental Conditions

SECTION 1 - DEFINITIONS

In this part, unless the contrary intention is expressed:

Aboriginal heritage relic means:

- (a) any artefact, painting, carving, engraving, arrangement of stones, midden, or other object made or created by any of the original inhabitants of Australia or the descendants of any such inhabitants;
- (b) any object, site, or place that bears signs of the activities of any such original inhabitants or their descendants; or
- (c) the remains of the body of such an original inhabitant or of a descendant of such an inhabitant who died before the year 1876 that are not interred in –
 - (i) any land that is or has been held, set aside, reserved, or used for the purposes of a burial-ground or cemetery pursuant to any Act, deed, or other instrument; or
 - (ii) a marked grave in any other land;

subject to the following provisions:

- (a) no object made or created after the year 1876 shall be treated as a relic, and no activity taking place after that year shall for those purposes be regarded as being capable of giving rise to such a relic; and
- (b) in any proceedings in relation to an object alleged to be a relic, the court shall assume the object to be a relic if it is satisfied that there are reasonable grounds for believing that the object is, or may be, a relic;

Aboriginal heritage specialist means a person recognised by the Aboriginal Heritage Office and the Tasmanian Aboriginal Land and Sea Council for the purposes of investigating, examining and reporting on Aboriginal heritage;

ANZECC Water Quality Guidelines means the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* published by the Australian and New Zealand Environment and Conservation Council and Agriculture and Resource Management Council of Australia and New Zealand in October 2000;

Australian Standard or **AS** means an Australian Standard published by Standards Australia International Ltd. Any reference to an Australian Standard is a reference to the most recent edition of that Standard, unless otherwise stated;

CEMP means an Environmental Management Plan prepared for the construction phase of the activity;

construction activities means activities on or in the terrestrial or marine environment associated with the construction phase of the activity, including but not limited to,

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activities associated with the clearance of vegetation, site works to create a level site, blasting, pile driving, backhoe dredging, rock breaking, rock crushing, road construction, associated infrastructure installation, installation of fences, plant and building construction and installation;

decommissioning means the dismantling and removal of structures and equipment and the removal or control of pollutants or processes that may cause environmental harm undertaken subsequent to the termination or abandonment of any activity;

Director means the Director of Environmental Management holding office under section 18 of the EMPCA and includes a person authorised in writing by the Director to exercise the relevant power or function on the Directors behalf;

disturbance means a change from the pre-construction condition of vegetation, soil, water or ecosystems arising from the activity;

EMPCA means the *Environmental Management and Pollution Control Act 1994*;

exclusion zone means an area into which unauthorised entry is prohibited;

historic cultural heritage place has the meaning given to 'place' in the *Historic Cultural Heritage Act 1995*;

incident means the unplanned release of a pollutant as a result of the activity, including as a result of an emergency, accident or malfunction, being a release which causes or may cause material environmental harm;

landfill means a waste depot as described in Schedule 2 of EMPCA;

NATA means National Association of Testing Authorities, Australia;

noise sensitive premises means:

- (a) domestic premises;
- (b) caravan parks and camping grounds;
- (c) urban parks, urban reserves, public gardens and urban outdoor recreational areas (other than spectator sporting venues);
- (d) hospitals;
- (e) sanatoria, rehabilitation centres, and the like;
- (f) premises used for child care;
- (g) premises used for aged care;
- (h) educational institutions - schools, colleges, universities, technical and further education institutes, academies, lecture halls, and other premises used for the purpose of instruction;
- (i) premises used for public religious worship;
- (j) hotels, clubs, lodges, and the like which provide accommodation to the public;
- (k) prisons and detention centres; or
- (l) libraries.

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publicly available means the document, excluding any commercial-in-confidence material, is available for review and download from a publicly accessible website, and that the document, excluding any commercial-in-confidence material, will be made available to a member of the public in printed or electronic format upon request;

rehabilitation means activities associated with restoring sites cleared or disturbed during construction or operation of the activity to state as close as reasonably practicable to their pre-construction condition and includes both post-construction rehabilitation around operating areas and rehabilitation undertaken as part of decommissioning;

reuse means use of materials that would otherwise be disposed of as wastes without significant reprocessing or conversion of those materials;

revegetation means activities undertaken to re-establish desirable vegetation on areas impacted by construction, operation or decommissioning activities and includes, without limitation, preparing the soil and planting seeds, seedlings, cuttings or other viable propagules and includes maintenance activities undertaken to ensure successful re-colonisation by desirable vegetative species;

Tasmanian Noise Measurement Procedures Manual means the *Noise Measurement Procedures Manual* published by the Environment Division of the then Department of Primary Industries, Water and Environment in July 2004 and any subsequent updates thereof.

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SECTION 2 – ENVIRONMENTAL CONDITIONS

General

- GN 1.1 A copy of these conditions and any associated documents referred to in these conditions must always be held in a location that is known and accessible to the person responsible for the activity. The person responsible for the activity must take all reasonable steps to ensure that all persons who are responsible for undertaking work on the land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.
- GN 2.1 The following changes, if they may cause or increase the emission of a pollutant that is not authorised by these conditions or otherwise result in material environmental harm, must only take place in relation to the activity if a new permit has been issued by the relevant planning authority (where the authority determines that a permit is required) or, if no such permit is required, the prior written approval of the Director:
- (a) a change to a process used in the course of carrying out the activity; or
 - (b) the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
 - (c) a change in the nature of materials used in the course of carrying out the activity.
- GN 3.1 If the person who is or was responsible for the activity will cease or ceases to be responsible for the activity, then, as soon as practicable, but no later than 30 days after that cessation, that person must:
- (a) notify the Director in writing of that fact;
 - (b) provide the Director with full particulars in writing of any person succeeding him or her as the person responsible; and
 - (c) notify any such person of the requirements of any relevant permit, environment protection notice or other environmental management obligations.
- GN 4.1 If the person responsible for the activity is not the owner of the land upon which the activity is carried out and the owner of the land changes or is to change, then, as soon as practicable but no later than 30 days after becoming aware of the change, the person responsible must notify the Director in writing of the change of ownership.

Response to incidents

- GN 5.1 If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the

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activity must immediately take all practicable action to minimise any adverse environmental effects from the incident.

Compliance with DIIS

- GN 6.1 The activity must be undertaken in accordance with the DIIS and further information, unless otherwise specified in these conditions or unless otherwise approved in writing by the Director.

Commitments

- GN 7.1 The activity must be carried out in accordance with the commitments contained in the DIIS and further information unless otherwise specified in these conditions or unless otherwise approved in writing by the Director.

Response to public complaints

- GN 8.1 At least 30 days prior to the intended commencement time of construction activities, or by a date specified in writing by the Director, a Public Complaint Response Protocol must be submitted to the Director for approval. The protocol must include, but is not limited to, the following:
- (a) the establishment of a 24 hour public complaints telephone hotline;
 - (b) a public communications process in relation to the hotline;
 - (c) a procedure for responding to public complaints received which includes investigation, mitigation (if necessary), feedback and documentation steps; and
 - (d) the establishment of a public complaints register.
- GN 9.1 A public complaints register must be maintained and made available for inspection by an authorized officer upon request. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
- (a) the time at which the complaint was received;
 - (b) contact details for the complainant;
 - (c) the subject matter of the complaint;
 - (d) any investigations undertaken with regard to the complaint; and
 - (e) the manner in which the complaint was resolved, including any mitigation measures implemented.
- 9.2 Complaint records must be maintained for a period of at least 3 years.

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Construction timetable

- GN 10.1 At least 14 days prior to the commencement of construction activities, or by a date specified in writing by the Director, a construction timetable must be submitted to the Director. The timetable must identify the key construction activities and dates for commencement and completion of each activity. The Director must be notified in advance of any significant changes to the construction timetable.
- 10.2 The person responsible must notify the Director in writing of the date of commencement of construction activities within 48 hours of the commencement.

Construction Environmental Management Plan (CEMP)

- GN 11.1 At least 30 days prior to the commencement of construction activities, or by a date specified in writing by the Director, an Environmental Management Plan for the construction phase of the activity (CEMP) must be prepared and submitted to the Director.
- 11.2 The objective of the CEMP is to describe the measures and processes by which compliance with the requirements of these conditions relating to the construction phase of the activity will be achieved.
- 11.3 The CEMP must be prepared in accordance with any guidelines provided by the Director, and must be prepared in consultation with relevant Government agencies.
- 11.4 The CEMP must place particular emphasis on the following:
- (a) erosion and sediment control;
 - (b) *Phytophthora cinnamomi* management;
 - (c) air emissions (including dust) management;
 - (d) surface water quality management;
 - (e) noise emissions management; and
 - (f) chemical and hydrocarbon spill management.
- 11.5 The submitted CEMP must be accompanied by an independent audit report prepared by an appropriately qualified external auditor. The auditor must be approved in writing by the Director prior to undertaking the audit. The audit report must assess the measures and processes contained in the CEMP and must include, but is not limited to, the auditor's findings, recommendations and conclusion as to whether or not the CEMP satisfies the objective for the plan specified above.
- 11.6 Construction activities must not take place unless the CEMP and audit report have been submitted to the Director. Notwithstanding the above, some construction activities may take place prior to the approval of the CEMP provided that the sections of the CEMP relevant to those activities are considered satisfactory by the Director, and

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provided that the Director has given written authority for those construction activities to take place.

- 11.7 The activity must be undertaken in accordance with the CEMP, as amended from time to time.
- 11.8 If requested to do so by the Director, the person responsible must revise the CEMP and submit the revised CEMP to the Director, doing so by such a date as may be specified in the Director's request.
- 11.9 The person responsible must prepare a publicly available document which summarises the CEMP structure and content.

Environmental Site Assessment

- ES 1.1 Prior to the commencement of construction activities, or by a date specified in writing by the Director, an Environmental Site Assessment must be undertaken to the satisfaction of the Director. The Assessment must contain a recommendation relating to the suitability of the land for the use as a temporary workers accommodation facility as detailed in Volume 14, Appendix 37 of the DIIS and must be submitted to the Director for endorsement that the land is suitable for this use.
- 1.2 The Environmental Site Assessment must satisfy the following requirements:
 - (a) the Environmental Site Assessment must be carried out by an appropriately experienced and qualified person and must be undertaken in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* made under the *National Environment Protection Council Act 1994* ('the NEPM');
 - (b) the Environmental Site Assessment must also be carried out in accordance with the following, where applicable:
 - i) *Australian Standard AS 4482.1, Guide to the sampling and investigation of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds*, Standards Australia;
 - ii) *Australian Standard AS 4482.2, Guide to the sampling and investigation of potentially contaminated soil, Part 2: Volatile substances*, Standards Australia;
 - iii) *Australian Standard AS 5667.11:1998, Water Quality – Sampling, Part 11: Guidance on the sampling of groundwater*, Standards Australia;
 - iv) *Minimum construction requirements for water bores in Australia, Edition 2*; Land and Water Biodiversity Committee, September 2003; and
 - v) *Hydrogeological Assessment (Groundwater Quality) Guidelines*, Publication 668, EPA Victoria, September 2006;

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- (c) a laboratory accredited by the National Association of Testing Authorities (NATA) for the specified test(s) must undertake analyses of samples unless otherwise approved by the Director;
- (d) all laboratory results for soil and groundwater samples must be interpreted using the reference values contained within the documents listed below, as may be relevant depending on the environmental values to be protected:
 - i) the NEPM;
 - ii) ADWG (2004) *Australian Drinking Water Quality Guidelines*, National Health and Medical Research Council, 2004;
 - iii) ANZECC (2000) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, Australian and New Zealand Environment and Conservation Council, October 2000; and
 - iv) *Guidelines for Assessing Service Station Sites, 1994*, NSW Environment Protection Authority;
- (e) if an analyte is not listed in the documents above, or if the only reference value available in the above documents is not appropriate for the environmental values to be protected, then alternate guideline levels may be used providing they are fully referenced and the person responsible is able to demonstrate the relevance of the alternate reference value level to the satisfaction of the Director;
- (f) additional investigations relating to the Environmental Site Assessment must be undertaken in accordance with any written requirement of the Director;
- (g) the Environmental Site Assessment must detail any risk management measures to be implemented on the land prior to the commencement of construction;
- (h) additional risk management works, including remediation, must be undertaken in accordance with any written requirement of the Director;
- (i) the Environmental Site Assessment and any documents provided to support the sign-off application must be amended in accordance with any written requirement of the Director.

- 1.3 Construction activities must not commence until the Director is satisfied that the assessment has documented that the land is suitable for use as temporary workers accommodation.

Stormwater and wastewater management

- SW 1.1 Wastewater, which includes sewage, contaminated stormwater and potentially contaminated stormwater, must be discharged from the activity to the George Town Council's reticulated sewerage system.

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- SW 2.1 Perimeter cut-off drains must be constructed at strategic locations on the land to prevent surface run-off from entering the area used or disturbed as a result of construction activities.
- 2.2 All reasonable measures must be implemented to ensure that sediment transported along these drains remains on the site. Such measures may include provision of strategically located sediment fences, and appropriately sized and maintained sediment settling ponds.
- SW 3.1 Drains must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 24 hour, 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity is retained.
- SW 4.1 Stormwater released from the site must be visibly free of oil, grease and unnatural discolouration and must not be visibly more turbid than the receiving waters.
- SW 5.1 All reasonable measures must be implemented to ensure that solids entrained in stormwater during the construction phase of the activity are retained on the site. Such measures may include provision of strategically located sediment fences, and appropriately sized and maintained sediment settling ponds.

Vegetation management

- VG 1.1 The 0.6 hectares of *Melaleuca ericifolia* swamp forest located in the north-east corner of the site as shown in Figure 34 of Appendix 29 of Volume 12 of the DIIS must not be disturbed or damaged.
- VG 2.1 Prior to the commencement of construction activities an exclusion zone must be established around the 0.6 hectares of *Melaleuca ericifolia* swamp forest to the satisfaction of the Director. The exclusion zone must be adequately fenced or marked and be clearly identifiable as an exclusion zone to the satisfaction of the Director.
- VG 3.1 Vegetation (including root systems) within the exclusion zone must not be damaged and soil must not be disturbed.

Atmospheric emissions management

- AM 1.1 Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials when they leave the site or travel on public roads. Effective control measures may include tarpaulins and load dampening.
- AM 1.2 Construction activities must be managed by such measures as are necessary to prevent dust emissions causing environmental nuisance. Such measures may include but are not limited to:

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- (a) using a dust suppression method such as watering dust generating surfaces; and
- (b) ceasing construction activities in windy weather when dust may be blown in the direction of residences or other sensitive uses.

- AM 1.3 Cleared vegetation must not be disposed of by burning unless no other practicable disposal options are available. Any such burning must be undertaken in such a way as to prevent emissions from causing an environmental nuisance and in accordance with any written requirements of the Director.
- AM 1.4 The person responsible must not burn any materials by means of an open fire unless authorised in writing by the Director.

Noise management

- NC 1.1 Construction activities within 200 metres of a noise sensitive premises must only occur within the hours of 0700hrs to 1900hrs Monday to Saturday, unless otherwise approved in writing by the Director or unless the written consent of the occupant(s) of the noise sensitive premises has been obtained.
- NC 1.2 Noise emissions from the construction of the activity when measured at any noise sensitive premises and expressed as the adjusted time average A-weighted sound pressure level must not exceed 10 dB(A) above background levels:
- (a) the time interval over which noise levels are averaged must be 10 minutes;
 - (b) measured noise levels must be adjusted for tonality and impulsiveness in accordance with the *Tasmanian Noise Measurement Procedures Manual*; and
 - (c) all methods of measurement must be in accordance with the *Tasmanian Noise Measurement Procedures Manual*.
- NC 1.3 Any equipment used on the site must comply with the specified noise emission limits contained in the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2004*.

Waste management and beneficial reuse

- WM 1.1 The generation of waste must be avoided as far as is practicable in accordance with Best Practice Environmental Management.
- 1.2 Wastes must be managed in accordance with the following hierarchy of waste management:
- (a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is practicable, having regard to best practice environmental management;

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- (b) waste must be re-used or recycled to the maximum extent that is practicable; and
- (c) waste that cannot be re-used or recycled must be disposed of at a waste depot or treatment facility that has been approved in writing by the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

WM 2.1 All waste removed from the land must be disposed of at an approved waste disposal facility via an approved waste transfer station or direct to an approved waste disposal facility.

Hazardous materials

HZ 1.1 Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, held on the land must, as far as practical and to the satisfaction of the Director, be located within bunded areas or spill trays which are designed to contain at least 110% of the volume of the largest container.

HZ 2.1 Spill kits appropriate for the types and volumes of materials handled on the land, and which may include relocatable (temporary) bunds, must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.

Aboriginal heritage

AH 1.1 In the event that Aboriginal heritage relics are located during construction activities the person responsible must:

- (a) cease the relevant works immediately;
- (b) notify the Aboriginal Heritage Office within 24 hours;
- (c) assess the characteristics, condition and heritage value of the relics using suitably qualified specialists;
- (d) arrange a field inspection with staff from the Aboriginal Heritage Office, if necessary, to identify regulatory implications and options for dealing with the Aboriginal heritage relic;
- (e) engage with the Tasmanian Aboriginal Land and Sea Council on assessment and management options, as required;
- (f) determine appropriate actions with regard to the continuation of works, including, as appropriate, gaining approval of a permitted action; and
- (g) not recommence construction activities until written approval is received from the Director of National Parks and Wildlife.

AH 2.1 Interference for the purpose of undertaking controlled archaeological excavation and/or removal of any Aboriginal heritage relics must be undertaken or supervised by an Aboriginal heritage specialist approved by the Director of National Parks and Wildlife.

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- AH 3.1 Results of any surveys, controlled archaeological excavation and/or removal of the Aboriginal heritage relics must be fully documented to a professional standard. The documentation must be submitted to the Aboriginal Heritage Office for the purpose of updating the record(s) of an Aboriginal heritage site within 30 days of the completion of work, or by a date specified in writing by the Aboriginal Heritage Office, or by a date specified in writing by the Aboriginal Heritage Office. All material derived from the controlled archaeological excavation or retrieval must be professionally curated and documented, and submitted to the Aboriginal Heritage Office prior to its return to the Aboriginal community. All retained material derived from the controlled archaeological excavation must be stored and protected at a standard approved by the Director of National Parks and Wildlife.

Historic heritage

- HH 1.1 In the event that a historic cultural heritage place or places are located during construction activities the following procedure must be implemented:
- (a) cease construction activities immediately within 100 metres of the place;
 - (b) notify the Director within 24 hours;
 - (c) assess the significance of the place utilising an appropriately qualified specialist;
 - (d) determine appropriate actions with regard to the continuation of works; and
 - (e) construction activities must not recommence until written approval is received from the Director.

Decommissioning and rehabilitation

- DR 1.1 The person responsible must notify the Director in writing of any event or decision which is likely to give rise to the permanent cessation of the activity within 14 days of becoming aware of that event or decision. The notice must specify the date upon which the activity is expected to cease.
- 2.1 A draft Decommissioning and Rehabilitation Plan (DRP) must be submitted for approval to the Director within 90 days of the commencement of operation of the activity, or by a date specified in writing by the Director, unless it is demonstrated to the Director's satisfaction that the accommodation facility will be retained or sold for on-going use as accommodation.
- 2.2 The plan must be prepared in accordance with any guidelines provided by the Director.
- 2.3 The plan must include, but is not limited to, details of the following:

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- (a) the completion of a site history, site contamination assessment and contamination remediation plan (including consideration of groundwater);
 - (b) the removal of all equipment, structures and waste materials unless they are considered by the Director to be beneficial to a future use of the land;
 - (c) the grading and levelling/recontouring and revegetating (or other approved method of soil stabilisation) of the surface of the disturbed area;
 - (d) management of drainage on the land so as to reduce erosion and prevent release of a pollutant from the land;
 - (e) maintenance of the rehabilitated area for a period of not less than three years from the date of cessation of operations;
 - (f) an itemised estimate of the costs of carrying out the works listed in the DRP and a statement of how these costs will be provided for; and
 - (g) any other detail requested in writing by the Director.
- 2.4 Decommissioning activities must not take place unless the plan has been approved in writing by the Director.
- 2.5 Following permanent cessation of the activity, rehabilitation of the site must be carried out in accordance with the most recent Decommissioning and Rehabilitation Plan approved by the Director.
- 2.6 The plan must be made publicly available.

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ANNEX D1 – FURTHER INFORMATION

Table 1 – Further information

Number	Description	Details	Date received
RFI 001(a)	Analyses of data from marine benthic monitoring around the proposed outfall of the Gunns Pulp Mill – Report prepared for Aquenal Pty Ltd Feb 2007	Report by Dr Leon Barmuta, University of Tasmania	20 July 2007
RFI 005	Updated details following design alterations to mill specifications based on the selection of equipment suppliers	Memo from Poyry to Gunns dated 11 May 2007 Ref 16B0104	14 May 2007
RFI 012	Response to request for clarification of the location and width of the water supply pipeline, the location of the balancing tank, the degree of revegetation proposed and the configuration of the above ground sections of the pipeline within the Trevallyn Reserve	Written information, Maps	18 May 2007
RFI 018	Response to request for confirmation of option for wharf design	Written information	26 May 2007
RFI 025	Elementary analysis of native and plantation eucalypt and pine	AST report HSL report	30 May 2007
RFI 026(a)	Response to request for details of mill site preparation equipment, construction operating hours and construction noise	Written information	31 July 2007
RFI 026(b)	Revised site preparation/excavation plan	Plan	31 July 2007
RFI 027(a)	Revised proposed site layout plan	Plan	8 June 2007
RFI 027(b)	Details of proposed transmission line location	Map	8 June 2007
RFI 027(c)	Details of proposed vegetation clearance area	Map	8 June 2007
RFI 028	Response to request for information regarding chlorate production in the chemical plant and amount and composition of gaseous, liquid and solid emissions from the chemical plant	Written information	7 June 2007
RFI 029(a)	Response to request for information regarding conditions at the edge of the mixing zone in Bass Strait	EnviroGulf report to Gunns dated 5 June 2007, Ref Gunss/LH/05062007	4 June 2007
RFI 029(b)	Response to request for information regarding conditions at the edge of the mixing zone in Bass Strait	Poyry report to Gunns dated 7 June 2007, Ref 16B0104	4 June 2007
RFI 029(c)	Response to request for information regarding conditions at the edge of the mixing zone in Bass Strait	GHD memo to Gunns dated 7 June 2007, Ref 41/16384/359359	4 June 2007
RFI 030	Additional information about the hydrodynamic model for Bass Strait	GHD report,	14 June 2007

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		Patterson-Britton report	
RFI 031	Gunns response to concerns raised by Professor Andrew Wadsley	Toxikos report to Gunns dated 4 July 2007, Ref TR170607-RJF	6 July 2007
RFI 033(a)	Detailed plan for the location of and design of the landfill, reservoir, quarry and infrastructure connections	Plan	10 August 2007
RFI 033(b)	Detailed plan for the bale warehouse	Plan	10 August 2007
RFI 033(c)	Detailed plan for the wharf, office and wharf amenities	Plan	10 August 2007
RFI 033(d)	Response to request for details of amount of wood chips produced on site and amount imported from other chip mills	Written information.	10 August 2007
RFI 035	Response to request for information about chemical plant emission points and predicted emissions for base-case and merchant-base production levels	Written information	27 July 2007
RFI 036	Response to request for information about the chemical plant	Written information	31 July 2007
RFI 037(a)	Details of the effect of the reduced scale of earthworks on 24 hour construction	Written information.	10 August 2007
RFI 037(b)	Details of various chemical processes and emissions from the chemical plant	Written information, Flow diagram	10 August 2007
	Information from Gunns regarding layout changes at the mill site for an improved environmental outcome.	Written information, Plan	8 May 2007
	Map from Gunns showing the areas for revocation and construction corridors in Trevallyn Reserve	Map L07131_TrevallynRevocationMap1_Rev04	17 June 2007
	Details of concurrency and use of data for calibration/verification of the hydrodynamic model	Written text	18 June 2007
	Map from Gunns showing the areas for revocation and construction corridors in Trevallyn Reserve	Map L07131_TrevallynRevocationMap2_Rev04	27 June 2007