

# Development Consent

Section 80(3) and 89E of the *Environmental Planning and Assessment Act 1979*

I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedules 2, 3 and 4.

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 development.

Sydney

Anthea Sargeant  
**Executive Director**  
**Key Sites and Industry Assessments**

13 January 2016

*The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.*

*The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.*

## SCHEDULE 1

**Application Number:** SSD-6324

**Applicant:** Western Sydney Parklands Trust

**Consent Authority:** Minister for Planning and Environment

**Site:** Bringelly Road, Leppington (Western Sydney Parklands)

**Development:**

Bringelly Road Business Hub Staged Development Application, comprising:

- A concept proposal for a business park comprising 'large format retail premises', 'light industry', 'service station', 'take away food and drink premises', and 'restaurant or café' and a development structure including:
  - land uses;
  - site layout;
  - building envelopes;
  - design parameters; and
  - landscaping.
- Stage 1 subdivision and early works including:
  - demolition of existing structures;
  - subdivision to create eight developable allotments;
  - bulk and detailed earthworks;
  - construction of an access road;
  - stormwater management;
  - civil engineering works; and
  - estate landscaping.

**SUMMARY OF MODIFICATIONS**

<b>Application Number</b>	<b>Determination Date</b>	<b>Decider</b>	<b>Modification Description</b>
SSD-6324-Mod-1	14 April 2016	Director, Industry Assessments (under delegation)	Alteration in car parking requirements
SSD-6324-Mod-2	15 August 2018	Director, Industry Assessments (under delegation)	Boundary realignment and introduction of one allotment
SSD-6324-Mod-3	22 March 2019	Director, Industry Assessments (under delegation)	Boundary realignment of Lot 4, Lot 6 and Lot 8
SSD-6324-Mod-4	30 September 2019	Director, Industry Assessments (under delegation)	Boundary realignment to reflect detailed survey of site
SSD-6324-Mod-5	16 January 2020	Director, Industry Assessments (under delegation)	Boundary realignment of Lot 3 and Lot 4 and amendments to bulk earthworks
SSD-6324-Mod-6	19 February 2020	Director, Industry Assessments (under delegation)	Redesign of footpath and cycleway
SSD-6324-Mod-7	31 July 2020	Director, Industry Assessments (under delegation)	Amendment to the bulk earthworks for Lot 3 and Lot 4
<b>SSD-6324-Mod-8</b>	<b>30 May 2024</b>	<b>Director, Industry Assessments (under delegation)</b>	<b>Boundary realignment of the smaller approved lots between Skyline Crescent and Bringelly Road and changes to lot numbering.</b>

## DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Western Sydney Parklands Trust or anyone else entitled to act on this consent
Application	The staged development application and the accompanying drawings, plans and documentation described in Condition A4 of Schedule 2 and Condition A2 of Schedule 3
BCA	Building Code of Australia
BRBH	Bringelly Road Business Hub
Construction	Any works, including earth and building works
Council	Liverpool City Council
Certifying Authority	Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act
Day Time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	<a href="#">Department of Planning, Industry and Environment</a>
Evening	The period from 6 pm to 10 pm
Environmental Impact Statement (EIS)	Environmental Impact Statement titled <i>Development Application Environmental Impact Statement, Bringelly Road Business Hub</i> , prepared by JBA Urban Planning Consultants Pty Ltd, dated December 2014
EPA	Environmental Protection Authority, or its successor
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation or Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Minister	<a href="#">Minister for Planning and Public Spaces</a>
Night Time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
OEH	Office of Environment and Heritage, or its successor
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
RMS	Roads and Maritime Services, or its successor
RTS	Response to Submissions Report, prepared by JBA Urban Planning Consultants Pty Ltd, dated 10 July 2015
Secretary	<a href="#">Secretary of the Department of Planning, Industry and Environment, or nominee/delegate</a>
Subject Site	Bringelly Road, Leppington (Western Sydney Parklands)

## SCHEDULE 2

### PART A DEFERRED COMMENCEMENT CONSENT

#### Deferred Commencement Condition

- A1. Pursuant to section 80(3) of the *Environmental Planning and Assessment Act 1979*, this consent **must** not operate until the consent authority is satisfied the Applicant has fulfilled all matters specified in Conditions A2 to A4.

#### Environmental Site Assessment

- A2. Prior to the commencement of any works, a Phase 2 Environmental Site Assessment **must** be undertaken in accordance with the recommendations contained within the Phase 1 Environmental Site Assessment Report, prepared by Coffey Environments Australia Pty Ltd, dated 15 September 2014.
- A3. Should the Phase 2 assessment identify the requirement for remediation works, a Remedial Action Plan (RAP) must be prepared in accordance with the *Contaminated Land Planning Guidelines* under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*. The RAP must be submitted to and approved by the Secretary prior to the commencement of any remediation works.
- A4. The RAP **must** be accompanied by a Section B Site Audit Statement issued by a NSW EPA accredited Site Auditor confirming the appropriateness of the RAP to determine that the land can be made suitable for the approved land uses. Any remediation works required must not commence until the consent authority is satisfied that the deferred commencement conditions have been satisfied.
- A5. The Applicant must produce evidence to the consent authority to satisfy the deferred commencement condition/s listed in Schedule 2, Part A within 12 months from the date of this consent.

Pursuant to Section 95(6) of the *Environmental Planning and Assessment Act 1979*, this consent will lapse if the Applicant does not provide the evidence to address the deferred commencement condition/s, within this 12 month period.

## SCHEDULE 3

### PART A TERMS OF APPROVAL FOR CONCEPT PROPOSAL

#### Development Description

- A1. Consent is granted to the Concept Proposal as described in Schedule 1, the RTS and the conditions contained in this development consent.

#### Obligation to Minimise Harm to the Environment

- A2. The Applicant **must** implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

#### Statutory Requirements

- A3. The Applicant **must** ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.

#### Determination of Future Development Applications

- A4. In accordance with section 83B(3) of the EP&A Act the subsequent stages are to be subject of future development applications.
- A5. The determination of future development applications is to be generally consistent with the terms of development consent SSD 6324 as described in Schedule 1 and subject to the conditions in Part B Schedule 2.

**A5A. Future development application on Lots 102 and 103 must demonstrate that the section of old Bringelly Road between them has been closed and the area of the old Bringelly Road, consolidated into either Lot 102 or 103, as per the plan titled *Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington*, revision 16, dated 19/09/2023.**

#### Development in Accordance with Plans and Documents

- A6. The applicant **must** carry out the development generally in accordance with the:
- Development Application, Environmental Impact Statement, Bringelly Road Business Hub* prepared by JBA Urban Planning Consultants dated December 2014, as amended by the *Bringelly Road Business Hub, Response to Submissions* prepared by JBA Urban Planning Consultants dated 10 July 2015; and
  - following drawings, except for:
    - any modifications which are 'Exempt' or 'Complying Development'; and
    - otherwise provided by the conditions of this consent.

Concept Plans prepared by JBA			
Drawing No.	Revision	Name of Plan	Date
Dwg No.4	9	Site Plan	05/06/2015
Dwg No.5	9	Indicative Building Footprint Plan	09/06/2015
Dwg No.6	1	Indicative Master Plan	05/06/2015
Dwg No.7	1	Indicative Car Parking Scheme	05/06/2015
Dwg No.8	1	Built Form Controls	05/06/2015

- A7. The building footprints and envelopes identified in *Bringelly Road Business Hub, Response to Submissions* prepared by JBA Urban Planning Consultants, dated 10 July 2015, are not approved by this consent. All future development applications must demonstrate consistency with the Urban

Design Guidelines, as amended by Condition A9 of Schedule 3 of this consent, and must not exceed the GFA or site coverage maxima identified in conditions A13 and A14 of Schedule 3 of this consent.

## Modifications to the Concept Proposal

- A8. No approval is given to the service centre use, however, the following land uses are permitted on-site:
- a) service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:
    - (i) the ancillary sale by retail of spare parts and accessories for motor vehicles,
    - (ii) the cleaning of motor vehicles,
    - (iii) installation of accessories,
    - (iv) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
    - (v) the ancillary retail selling or hiring of general merchandise or services or both.
  - b) take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.
  - c) restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

## Modifications to the Concept Proposal – Site Design Guidelines

- A9. Prior to the release of the first Subdivision Certificate, Control 1 of Section 2.1 Setbacks of the Site Design Guidelines must be amended to ensure a minimum of 10 m wide landscape buffer is provided along the Bringelly Road and Stuart Road frontages of Lot 1.

## Traffic and Access

- A10. The Applicant **must** enter into an agreement with the RMS for the design and construction of the new Bringelly Road and internal site access road intersection prior to the release of the first Subdivision Certificate. Details of the final agreement **must** be submitted to the Department.
- Where required, the agreement between the Applicant and RMS for the abovementioned works will need to be executed prior to the RMS finalising its assessment of the detail intersection civil plans.
- A11. Vehicle access arrangements to Stuart Road from Road 1 **must** be provided for emergency vehicles only. The use of Stuart Road is not permitted used for general vehicle use. Details of emergency vehicle access arrangements, including management measures, **must** be provided to the satisfaction of the Secretary prior to the release of a Subdivision Certificate.
- A12. Vehicle access arrangements **must** be maintained to Lot 9 in Deposited Plan 29104 via Road 2 (upgrade of the existing alignment of Bringelly Road) at all times. Details of proposed access arrangements **must** be provided to the satisfaction of the Secretary prior to the release of the first Subdivision Certificate.

## Maximum Gross Floor Area and Site Coverage

- A13. The maximum gross floor area of development **must** not exceed 120,000 m<sup>2</sup>.
- A14. The maximum gross floor area **must** comprise the following individual land uses. No land use is permitted to exceed the maximum gross floor area and site coverage limits outlined in Table 1 below:

Table 1: GFA Maximum for Each Land Use

Land Use	Maximum GFA (m <sup>2</sup> )	Maximum Site Coverage
----------	-------------------------------	-----------------------

Large Format Retail	50,000 m <sup>2</sup>	50 %
Light Industry	100,000 m <sup>2</sup>	65 %
Other Retail	3,100 m <sup>2</sup>	N/A

### Inconsistency between Documents

- A15. If there is any inconsistency between the plans and documentation referred to above, the most recent document **must** prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency.

### Lapsing of Approval

- A16. This consent will lapse five (5) years from the date of consent unless the works associated with Stage 1 have physically commenced.

### Dispute Resolution

- A17. In the event that a dispute arises between the Applicant, Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute **must** be final and binding on the parties.

### Legal Notices

- A18. Any advice or notice to the consent authority **must** be served on the Secretary.

## PART B CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS

### Building Design

- B1. To ensure a high quality urban design and architectural response is achieved, the site layout and architectural design of future development within BRBH **must** have regard to, and be consistent with, the Updated Site Design Guidelines, prepared by JBA Urban Planning Consultants, dated June 2015, as amended and approved under Term of Approval A8.
- B2. Details are to be provided with future development applications for the detailed design and construction of the BRBH demonstrating compliance with Condition B1 above, unless it can be satisfactorily demonstrated to the consent authority that a superior built form and/or urban design outcome can be achieved.
- B3. Future development applications for the construction of buildings **must** include plans, elevations and sections to sufficiently detail the design, including height, setback, gross floor area, modulation and articulation of all buildings.

### Landscaping

- B4. Future development applications for the construction of buildings **must** include detailed landscape plans identifying:
- compliance with the landscape and public domain principles and development guidelines in the Updated Site Design Guidelines prepared by JBA Urban Planning Consultants, dated June 2015, as amended and approved under Term of Approval A9; and
  - landscape buffer planting within the Bedwell Park riparian corridor immediately adjacent to the northern/north-eastern boundaries of lots 4, 6 and 8, comprising a mixture of native groundcovers, grasses, shrubs and trees that would complement the existing vegetation within the riparian corridor.
- B5. The detailed landscape plans must include relevant details of the species to be used in the various landscape areas (preferably species indigenous to the area), other soft and hard landscape



treatments, including any pavement areas, and measures for monitoring and maintenance of landscaped areas.

## Visual Impact

- B6. Future development applications **must** be accompanied by a detailed visual impact assessment, which includes photomontages that identify the potential impacts of the development from nearby residential receivers and significant vantage points in the public domain and outlines proposed mitigation measures to reduce potential visual impact.

## Traffic, Access and Car Parking

- B7. Future development applications **must** be accompanied by a detailed assessment of the traffic, and transport impacts on the surrounding road network and intersection capacity, and **must** detail provisions demonstrating that sufficient loading/unloading, access and car parking has been provided having regard to the RMS' *Guide to Traffic Generating Developments*, and details to promote non-car travel modes. The traffic and transport impact assessment **must** also have specific regard to the scope and timing of road infrastructure works in the surrounding road network.
- B8. To ensure that potential conflicts between heavy vehicles and light vehicles are minimised, future development applications for large format retail development **must** include details demonstrating satisfactory arrangements have been made to separate heavy and light vehicle movements via a truck service lane or the like.
- B9. To ensure that sustainable transport modes are supported, all future development applications for new built form **must** include a sustainable travel plan and details that pedestrian and cyclist facilities have been incorporated into the proposed development.
- B10. Future development applications must provide car parking at the following rates:

Land Use	Minimum Car Parking Requirements
Large Format Retail	<ul style="list-style-type: none"> <li>1 space per 50 m<sup>2</sup> of GFA.</li> </ul>
Industrial/Warehouse	<ul style="list-style-type: none"> <li>1 space per 40 m<sup>2</sup> of office GFA;</li> <li>1 space per 100 m<sup>2</sup> of factory GFA for the 100 m<sup>2</sup>, then 1 space per 200 m<sup>2</sup> of GFA (includes office component); and</li> <li>1 space per 300 m<sup>2</sup> of warehouse GFA, plus 1 space per 40 m<sup>2</sup> of office GFA.</li> </ul>
Other Retail	<ul style="list-style-type: none"> <li>1 space per 6 seats (external and internal) of takeaway food and drink premises GFA, plus queuing;</li> <li>2 spaces per service station fuel outlet, 1 space per 20 m<sup>2</sup> of ancillary convenience store GFA, 3 spaces per service bay plus 1 space per employee; and</li> <li>1 space per 20 m<sup>2</sup> of restaurant or café GFA.</li> </ul>

The above rates are minimum requirements and higher parking rates may be required, particularly for some large format retail uses which generate high parking demand. Future development applications for large format retail uses are to provide an assessment of likely parking demand and are to demonstrate that parking demand can be met on site.

## Noise and Vibration

- B11. Future development applications **must** include a noise assessment identifying the noise and vibration impacts associated with the construction and operation of future warehouse and retail uses. The assessment must also assess that appropriate acoustic amenity can be achieved at surrounding sensitive receivers and identify mitigation measures, is necessary to achieve compliance with the requirements of the Industrial Noise Policy.

## Construction

- B12. Future development applications **must** analyse and address the impacts of construction and include:

- a) Construction Transport Management Plan, addressing traffic and transport impacts during construction;
- b) Construction Waste Management Plan, addressing waste during construction;
- c) Air Quality Management Plan, addressing air quality during construction; and
- d) Water Quality Impact Assessment and an Erosion and Sediment Control Plan (including water discharge considerations) in accordance with *Managing Urban Stormwater, Soils and Construction (Landcom 2005)*.

## **Development Contributions**

- B13. Future development applications for the construction of buildings **must** address any relevant section 94 Contribution Plan or provide details of any Voluntary Planning Agreement.

## **Ecologically Sustainable Development**

- B14. Future development applications **must** demonstrate how the development incorporates the principles of ESD in the design, construction and on-going operation of the development.

## **Stormwater**

- B15. Future development applications for the construction of buildings **must** include a stormwater management plan in accordance with the Civil and Engineering Report prepared by Northrop, dated November 2014 and Council's *Development Control Plan 2008* and *Liverpool City Council Growth Centre Precincts Development Control Plan*.

## **Crime Prevention**

- B16. Future development applications **must** include a crime prevention through environmental design (CPTED) assessment, including mitigation measures, where necessary.

## **Bushfire**

- B17. Future development applications for the construction of buildings **must** demonstrate compliance with the relevant provisions of *Planning for Bushfire Protection (PBP) NSW Rural Fire Service 2006* and the asset protection zones recommended in the Bringelly Road Business Hub, Bushfire Assessment prepared by Ecological Australia, dated November 2014.

## **Disability Access**

- B18. Future development applications **must** include a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the *Disability (Access to Premises - buildings) Standards 2010* (the Premises Standards).

## **Building Code of Australia**

- B19. Future development applications for the construction of buildings **must** demonstrate compliance with the *Building Code of Australia*, as relevant.

## **Waste**

- B20. Future development applications **must** include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.

## **Outdoor Lighting**

- B21. Future development applications **must** include details of any outdoor lighting within the site and be mounted, screened, and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. The lighting **must** be the minimum level of illumination necessary and **must** comply with *AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of Obtrusive Effects of Outdoor Lighting*.

## **Advertising Signage**

- B22. Future development applications **must** include details of any external advertising signage to demonstrate compliance with Council's requirements for external advertising signage and *State Environmental Planning Policy No. 64 – Advertising and Signage*, as relevant.

### **Staging Plan**

- B23. Future development applications for the construction of buildings **must** include a detailed staging plan showing the development being carried out in a sequential manner and the timing for all infrastructure works.

### **Safety Management Study**

- B24. Future development applications **must** be accompanied by a Safety Management Study prepared by a suitably qualified person that addresses the requirements of *Australia Standard AS 2885 – Pipelines – Gas and Liquid Petroleum*.

### **Hazards and Risks**

- B22. Future development applications must assess the proposal against *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*.

### **Underground Petroleum Storage System**

- B23. Future development applications for a service station must detail the underground petroleum storage system and identify the location of any groundwater monitoring wells.

### **Food Outlet**

- B24. Future development applications for takeaway food and drink premises must contain a certificate from a suitably qualified person, certifying that the kitchen, food storage, preparation and service areas have been designed to comply with the requirements of *AS 4674 Design, construction and fit-out of food premises*.

### **Utility Services**

- B26. Future development applications **must** identify whether any surrounding infrastructure is required to be upgraded or relocated as a result of the development works.

## SCHEDULE 4

### CONDITIONS OF CONSENT FOR STAGE 1 SUBDIVISION AND EARLY WORKS

#### PART A ADMINISTRATIVE CONDITIONS

##### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance criteria established under this approval, the applicant **must** implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

##### Development in Accordance with Plans and Documents

- A2. The applicant **must** carry out the Stage 1 subdivision and early works generally in accordance with the:
- a) *Development Application, Environmental Impact Statement, Bringelly Road Business Hub* prepared by JBA Urban Planning Consultants dated December 2014, as amended by the *Bringelly Road Business Hub, Response to Submissions* prepared by JBA Urban Planning Consultants dated 10 July 2015; ~~and~~
  - b) ~~following drawings, except for:~~
    - i) ~~any modifications which are 'Exempt' or 'Complying Development'; and~~
    - ii) ~~otherwise provided by the conditions of this consent;~~
  - b) following drawings, except:
    - i) for any modifications which are 'Exempt' or 'Complying Development'; and
    - ii) where otherwise provided by the conditions of this consent.
  - c) Modification Application SSD 6324 MOD 2 and accompanying document titled Statement of Environment Effects, Section 96(1A) Modification Application, Lots 6 and 8, Bringelly Road Business Hub dated 18 July 2018 prepared by Ethos Urban Pty Ltd; and
  - d) Modification Application SSD 6324 MOD 3 and accompanying document titled Statement of Environmental Effects Section 4.55(1A) Modification Application Lots 4, 6 and 8 Bringelly Road Business Hub dated 11 December 2018 prepared by Ethos Urban Pty Ltd
  - e) Modification Application SSD 6324 MOD 4 and accompanying document titled Statement of Environmental Effects Section 4.55(1A) Modification Application Subdivision Bringelly Road Business Hub dated 22 August 2019, reference 17650, prepared by Ethos Urban Pty Ltd
  - f) Modification Application SSD-6324-MOD-5 and accompanying document titled Statement of Environmental Effects Section 4.55(1A) Modification Application SSD\_6324 MOD 5 Bringelly Road Business Hub dated 14 November 2019, reference 2190682, prepared by Ethos Urban.
  - g) Modification Application SSD-6324-MOD-6 and accompanying document titled Statement of Environmental Effects Section 4.55(1A) Modification Application SSD\_6324 MOD 6 Bringelly Road Business Hub dated 16 January 2020, reference 2190682, prepared by Ethos Urban.
  - h) Modification Application SSD-6324-MOD-7 and accompanying document titled Statement of Environmental Effects Section 4.55(1A) Modification Application SSD\_6324 MOD 7 Bringelly Road Business Hub dated 19 June 2020, reference 220268, prepared by Ethos Urban.
  - i) **Modification Application SSD-6324-Mod-8 and accompanying document titled Bringelly Road Business Hub SSD\_6324-Mod-8 Modification Report Section 4.55(1A) Modification Application dated November 2023, prepared by Western Sydney Parklands Trust.**

Stage 1 Subdivision and Early Works			
Subdivision Plan prepared by			
Drawing No.	Revision	Name of Plan	Date
<b>SY073409.001.1.12</b>	<b>N</b>	<b>Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington</b>	<b>03/09/2019</b>
<b>SY073409.001.1.15</b>	<b>17</b>	<b>Plan of Proposed Subdivision at Bringelly Road, Business Hub Leppington</b>	<b>22/05/2024</b>

Landscape Plans prepared by Arcadia Landscape Architecture			
Drawing No.	Revision	Name of Plan	Date
Dwg No.200	C	Landscape Master Plan	02/12/2014
Dwg Nos.201—212	C	Softworks Plan	02/12/2014
Dwg No.300	C	Softworks Details	02/12/2014
Dwg No.301	C	Softworks Matrix	02/12/2014
Landscape Plans prepared by Habit8			
Drawing No.	Revision	Name of Plan	Date
L-00	C	Cover Sheets	06/09/2020
L-01 – L.14	C	Landscape Plan of 14	06/09/2020
L-15	C	Specification Notes	06/09/2020
L-16	C	Landscape Details	06/09/2020
Engineering Plans prepared by Northrop			
Drawing No.	Revision	Name of Plan	Date
DA1.02	4	Specification Notes	28/11/2014
DA6.01	5	Site Servicing Plan	28/11/2014
DA7.02	4	Stormwater Catchment Plan – Proposed Site Condition	28/11/2014
DA8.01	4	Concept Stormwater Management Plan	28/11/2014
DA9.01	4	Details – Sheet 1	28/11/2014
DA9.02	5	Details – Sheet 2	28/11/2014
Early Works Package for Lot 3 & 4 prepared by Costin Roe Consulting			
C011994.07-EW10	B	Drawing List & General Notes	27/09/2019
C011994.07-EW20	B	Erosion & Sediment Control Plan	27/09/2019
C011994.07-EW25	B	Erosion & Sediment Control Details	27/09/2019
C011994.07-EW30	G	Bulk Earthworks Cut/Fill Plan	21/05/2020
C011994.07-EW31	G	Bulk Earthworks Plan	21/05/2020
C011994.07-EW35	G	Bulk Earthworks Sections Sheet 1	21/05/2020
C011994.07-EW60	G	Retaining Wall Plan	30/04/2020
C011994.07-EW61	H	Retaining Wall Elevations Sheet 1	11/06/2020
C011994.07-EW65	F	Retaining Wall Details	30/04/2020
C011994.06-DA41	F	Stormwater Drainage Plan Sheet 1	04/11/2019
C011994.06-DA42	F	Stormwater Drainage Plan Sheet 2	04/11/2019
Civil Works Plan prepared by Costin Roe Consulting			
Drawing No.	Revision	Name of Plan	Date
C011994.01-C41	B	Civil Works Plan Sheet 1	30/10/2019

C011994.01-C42	5	Civil Works Plan Sheet 2	30/10/2019
C011994.01-C58	5	Road Typical Cross Section and Details	30/10/2019

### Inconsistency between Documents

A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document **must** prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

### Lapsing of Approval

A4. This consent **must** lapse five years from the date of this consent unless works are physically commenced in accordance with section 95(4) of the EP&A Act.

### Dispute Resolution

A5. In the event of a dispute between the applicant and a public authority in relation to an applicable requirement in this approval or relevant matter to the Development, either party may refer to the matter to the Secretary for resolution. The Secretary's resolution of the matter **must** be binding on the parties.

### Long Service Levy

A6. For work costing \$25,000 or more, a Long Service Levy **must** be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 14 41.

### Landscaping

**A7. Within 6 months of the determination of SSD-6324-Mod-8, the Applicant must prepare and submit a Landscape Management Plan to manage the landscaping works on Lot 102, to the satisfaction of the Planning Secretary. The plan must:**

- a) Detail landscape features and the species to be planted within the lot;**
- b) Describe the monitoring and maintenance measures to manage landscaping works; and**
- c) Detail the requirement to update the Landscape Plan to include additional area, should the old Bringelly Road reserve be consolidated into Lot 102.**

**A8. The applicant must:**

- a) Finalise the implementation of the approved landscaping works as per the approved Landscape Management Plan under condition A7 within 12 months of its approval, or such other timing as agreed to in writing by the Planning Secretary;**
- b) Ensure the most recent version of the Landscape Management Plan approved by the Planning Secretary is implemented; and**
- c) Maintain the landscaping and vegetation on the site in accordance with the approved Landscape and Vegetation Management Plan required by condition A7 for the life of the development.**

## PART B PRIOR TO COMMENCEMENT OF WORKS

### Certified Plans

B1. Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority prior to commencement of each stage of the works and **must** include details required by any of the following conditions.

### Biodiversity Offset Strategy

- B2. Prior to the clearance of any native vegetation on-site, the applicant **must** purchase and retire 35 ecosystem credits of equivalent vegetation types in the Hawkesbury-Nepean CMA (HN526) from an already registered Western Sydney Parkland Trust Biobanking Site within the South West Growth Centre certification boundary in accordance with the Offset Strategy in the Ecological Assessment prepared by Ecological Australia dated 1 June 2015, to offset the loss of 1.096 hectares of Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney basin on the subject site.

## Heritage

- B3. Prior to the commencement of works, the Aboriginal and Historical Archaeological Assessment, prepared by Dominic Steele Consulting Archaeology, dated 30 November 2014, **must** be updated to the satisfaction of the Secretary to assess the impact on the heritage significance of Bringelly Road in accordance with the guidelines in the NSW Heritage Manual.
- B4. Prior to the commencement of works, a Heritage Interpretation Plan **must** be prepared in consultation with and to the satisfaction of the NSW Heritage Branch, which interprets the historical and cultural landscape heritage of the Bringelly Road reserve. The interpretation plan must:
- c) identify significant themes, including the contribution the road had on settlement within the surrounding region;
  - d) detail how the historical significance of Bringelly Road will be interpreted on-site, including the design details of all interpretation; and
  - e) be implemented by the Applicant for the life of the development.

## Stormwater and Drainage Works Design

- B5. Final design plans of the stormwater drainage systems must be prepared by a qualified practicing professional and in accordance with the requirements of Council's *Development Control Plan 2008* and the *Liverpool City Council Growth Centre Precincts Development Control Plan*. The plans must be submitted to the Certifying Authority prior to commencement of works. The hydrology and hydraulic calculations must be based on models described in the current edition of *Australian Rainfall and Runoff*.

## Road Design

- B6. Final road design plans **must** be prepared by a qualified practising Civil Engineer and submitted to Liverpool City Council prior to the commencement of works. The plans **must**:
- a) include kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (roundabouts, median islands etc.) and paved footpaths;
  - b) paved footpaths must be constructed along the full length of the new access road, including details for the provision of legal and satisfactory access arrangements to Lot 9 in Deposited Plan 29104; and
  - c) the new access road and intersection **must** be designed in accordance with Council's Development Control Plan 2008 and Liverpool City Council Growth Centre Precincts Development Control Plan and in consultation with the RMS.

## Construction Traffic & Pedestrian Management Plan

- B7. Prior to the commencement of construction works, the Applicant **must** prepare a Construction Traffic Management Plan (CTMP) for the development to describe the management of traffic and access arrangements during construction. The plan **must** at a minimum:
- a) be prepared by a suitably qualified and experienced expert;
  - b) be prepared in consultation with RMS, TfNSW and Liverpool City Council;
  - c) be approved by the Secretary prior to commencement of construction;
  - d) detail the number and frequency of truck movements, size of trucks, vehicle routes and hours of construction;
  - e) provide the estimated duration and staging of construction;
  - f) detail the access and parking arrangements for construction vehicles to ensure road and site safety and demonstrate that there will be no queuing on the public road network;
  - g) demonstrate that access to private property will be maintained at all times; and
  - h) include a driver code of conduct that details traffic management measures to be implemented during construction and operation to:



- (i) minimise the impacts of the development on the local and regional road network;
  - (ii) minimise conflicts with other road users; and
  - (iii) ensure truck drivers use the specified routes.
- i) the CTMP must be implemented for the full duration of the construction works.

B8. The Applicant **must** ensure that the TMP (as revised and approved by the Secretary from time to time) is implemented for the duration of the construction works and over the life of the development.

### **Construction Environmental Management Plan (CEMP)**

- B9. Prior to the commencement of construction, the Applicant **must** prepare and submit a Construction Environmental Management Plan to the satisfaction of the Secretary. The Plan must:
- a) be prepared by a suitably qualified and experienced person;
  - b) identify the statutory approvals that apply to the development;
  - c) consolidate all relevant management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
  - d) outline all environmental management practices and procedures to be followed during construction works associated with the development;
  - e) include details of an unexpected finds protocol that provides appropriate procedures for handling unexpected finds of site contamination;
  - f) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;
  - g) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
  - h) describe of the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development; and
  - i) include arrangements for community consultation and complaints handling procedures during construction.
- B10. The approved CEMP (as revised and approved by the Secretary from time to time) must be implemented by the Applicant for the duration of the construction works.

### **Sydney Water Notice of Requirements**

- B11. An application **must** be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Construction Certificate.

The Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the “e-Developer” icon or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

### **Geotechnical Investigation**

- B12. Prior to the commencement of work on the subject site, a geotechnical investigation prepared by a suitably qualified person, must be submitted to the Certifying Authority addressing the following:
- a) subsoil conditions for pavement design;
  - b) soil characteristics for retaining wall construction;
  - c) salinity parameters; and
  - d) groundwater affectation due to the civil works.

### **Utility Services**

- B13. Prior to the commencement of work, the applicant is to negotiate with the utility authorities (e.g. Jemena, Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.



- B14. Prior to the commencement of works, written advice **must** be obtained from the gas and electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

### **Protection of Public Infrastructure**

- B15. Prior to the commencement of construction, the Applicant **must**:
- a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
  - b) submit a copy of this report to the Secretary and Council.
- B16. The Applicant **must**:
- a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
  - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

### **Erosion and Sedimentation Control**

- B17. Soil erosion and sediment control measures **must** be designed in accordance with the document *Managing Urban Stormwater—Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority and council.

### **Demolition**

- B18. Any demolition work **must** comply with the provisions of *Australian Standard AS2601: 2001 The Demolition of Structures*. The work plans required by AS2601: 2001 **must** be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance **must** be submitted to the satisfaction of the Certifying Authority prior to the commencement of works and **must** include hazardous materials survey of the buildings and structures to be demolished and removed from the site.

### **Notice of Commencement of Works**

- B19. The Certifying Authority and Liverpool City Council **must** be given written notice, at least 48 hours prior to the commencement of construction works on the subject site.

## **PART C DURING CONSTRUCTION**

### **Remediation**

- C1. All site remediation works required must be undertaken in accordance with an approved RAP. Upon completion of remediation works, the Applicant **must** submit a Site Audit Report and Site B Audit Statement prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Site Audit Statement must verify that the land is suitable for the proposed uses and be provided to the Certifying Authority and Council prior to the issue of any Subdivision Certificate.

### **Hours of Work**

- C2. The hours of construction, including the delivery of materials to and from the subject site, **must** be restricted as follows:
- a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
  - b) between 8:00 am and 1:00 pm, Saturdays;
  - c) no work on Sundays and public holidays; and
  - d) works may be undertaken outside these hours where:
    - i) the delivery of materials is required outside these hours by the Police or other authorities;
    - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
    - iii) variation is approved in advance in writing by the Secretary or his/her nominee.

- C3. Activities resulting in impulsive or tonal noise emission **must** only be undertaken:
- a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
  - b) between the hours of 8:00 am to 1:00 pm Saturday; and
  - c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

For the purposes of this condition 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.

## **Air Quality**

- C4. The Applicant **must**:
- a) implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from operation of the development; and
  - b) minimise any visible off-site air pollution that occurs as a result of this development.

## **Groundwater**

- C5. In accordance with the *Water Act 1912*, should the development result in groundwater flows of 0.5L/s or greater, which equate to the take of 15ML/year, a water licence from the NSW Department of Primary Industries will be required prior to groundwater take exceeding this threshold.

## **Erosion and Sediment Control**

- C6. All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

## **Waste Management**

- C7. For the stage 1 subdivision and early works, the Applicant must:
- a) monitor the amount of waste generated by the development;
  - b) investigate ways to minimise waste generated by the development; and
  - c) implement reasonable and feasible measures to minimise waste generated by the development.
- C8. The Applicant **must** ensure that any waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines* (DECCW, 2009) or any superseding document and disposed of to a facility that may lawfully accept the waste.
- C9. The following must be appropriately disposed of and or decommissioned:
- a) following characterisation, the debris located on the south western boundary of the site near Stuart Road; and
  - b) the two gas bottles and septic tank located on Lot 10 in Deposited Plan 29104.

## **Disposal of Seepage and Stormwater**

- C10. Any seepage, rainwater collected on-site during construction, water from existing dams or groundwater **must** not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

## **Approved Plans to be On-site**

- C11. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification **must** be kept on the subject site at all times and **must** be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

## **Site Notice**

- C12. A site notice(s) **must** be prominently displayed at the boundaries of the subject site for the purposes of informing the public of the project details including, but not limited to the details of the Builder and Certifier.

The notice(s) is to satisfy all, but not be limited to, the following requirements:

- a) minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the subject site is not permitted.

### **Construction Noise Management**

- C13. The development **must** be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)*. All feasible and reasonable noise mitigation measures **must** be implemented and any activities that could exceed the construction noise management levels **must** be identified and managed in accordance with the Construction Noise and Vibration Management Plan.

### **Vibration Criteria**

- C14. Vibration caused by construction at any residence or structure outside the subject site must be limited to:
- a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures;
  - b) for human exposure to vibration, the evaluation criteria presented in *British Standard BS 6472-Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz)* for low probability of adverse comment;
  - c) Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and
  - d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan.

### **Work Cover Requirements**

- C15. To protect the safety of work personnel and the public, the work site **must** be adequately secured to prevent access by unauthorised personnel, and work **must** be conducted at all times in accordance with relevant Work Cover requirements.

### **Hoarding Requirements**

- C16. The following hoarding requirements **must** be complied with:
- a) no third party advertising is permitted to be displayed on the subject hoarding/fencing; and
  - b) the construction site manager **must** be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

### **Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics**

- C17. If any archaeological relics are uncovered during the course of the work all works **must** cease immediately in that area and the Heritage Branch of the OEH must be contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977* may be required before further works can continue in that area.

### **Discovery of Aboriginal Heritage**

- C18. In accordance with the recommendations provided in the *Aboriginal Heritage Impact Assessment*, prepared by Archaeology and Heritage Management Solutions, in the event that surface disturbance identifies a new Aboriginal object, all works must cease in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and a registered Aboriginal

representatives must be contacted to determine the significance of the object(s). The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS.

The applicant must consult with the Aboriginal community representatives, the archaeologist and the OEH to develop and implement management strategies for all objects/sites. Aboriginal heritage Management is to be carried out in accordance with an AHIP applicable to the site.

## **PART D PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE**

### **Subdivision and Infrastructure Works – Works-As-Executed**

- D1. Prior to the issue of a Subdivision Certificate, detailed work-as-executed drawings **must** be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, road shoulder, driveway, inter-allotment drainage and any lot filling, carried out under this consent. The "work as executed" drawing **must** be submitted to the certifying authority and Council prior to the issue of a subdivision certificate.

### **On Site Detention – Works-As-Executed**

- D2. On completion of the drainage works and prior to the issue of the Engineering Compliance Certificate, works-as-executed plans certified by a Registered Surveyor are to be submitted to the Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans, certifying the following:
- a) that the On-Site Detention system will function in accordance with the approved drainage design.
  - b) any variations from the approved drainage design.
  - c) that these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

### **Registration of Restriction and Covenant**

- D3. Prior to the issue of the Engineering Compliance Certificate, proof of the creation of a 'restriction on use of land' and 'positive covenant' over the emergency access to Stuart Road and on-site detention system **must** be submitted to the Certifying Authority.

### **Registration of Easements**

- D4. Prior to the issue of a Subdivision Certificate, the applicant **must** provide to the Certifying Authority evidence that all matters required to be registered on title, including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

### **Sydney Water Compliance**

- D5. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Certifying Authority prior to the issue of a Subdivision Certificate.

### **Road Damage**

- D6. The cost of repairing any damage caused to RMS, Council or other public authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Applicant.

## **Dedication – Internal Access Road**

- D7. Prior to the issue of a Subdivision Certificate, the internal access road **must** be dedicated to the relevant roads authority, or part thereof not owned by Council. Prior to any dedication, the Applicant **must** ensure that the construction of the road has been completed to the satisfaction of Council and that satisfactory vehicle access arrangements are provided to Lot 9 in Deposited Plan 29104. Despite any formal dedication, the Applicant **must** remain responsible for the maintenance of the road for the duration of the maintenance period, being 12 month from the date of dedication of the road to Council.

## **Utilities**

- D8. Prior to the issue of a Subdivision Certificate, a certificate from an electricity and telecommunications provider **must** be submitted to the Certifying Authority certifying that satisfactory service arrangements to the site have been established.

## **ADVISORY NOTES**

### **Appeals**

- AN1. The applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

### **Other Approvals and Permits**

- AN2. The applicant **must** apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

### **Responsibility for other Consents / Agreements**

- AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

### **Temporary Structures**

#### **AN4.**

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the council for the erection of any temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.
- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

### **Disability Discrimination Act**

- AN5. This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the 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.

### **Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

#### **AN6.**

- a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant

- impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

### **Asbestos Removal**

- AN7. All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

### **Site Contamination Issues During Construction**

- AN8. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.