

Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social 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.



Daniel Keary
A/Executive Director
Infrastructure and Industry Assessments

Sydney 18th JUNE 2015

SCHEDULE 1

Application No.:	SSD 6603
Applicant:	Ecove Group Pty Ltd
Consent Authority:	Minister for Planning
Land:	Site 68, Bennelong Parkway, Sydney Olympic Park
Development:	Construction of a new mixed use tower building, comprising ground floor retail/commercial and 33 residential floors, rooftop plant, three basement car parking levels and associated stormwater, landscaping works and associated pedestrian and street network.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Ecove Group Pty Ltd
Application	The development application and the accompanying drawings plans and documentation described in Condition A2
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Auburn City Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
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; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Day time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment or its successors
EEC	Endangered ecological community
Evening	The period from 6pm to 10pm
Environmental Impact Statement (EIS)	<i>Environmental Impact Statement Site 68 Sydney Olympic Park</i> , prepared by Urbis and dated November 2014
EPA	Environment Protection Authority, or its successor
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation or Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning, or nominee
Night time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NOW	NSW Office of Water, or its successor
OEH	Office of the 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.
Response to Submissions (RtS)	<i>Response to Submissions, Site 68 Sydney Olympic Park, SSD_6603</i> , prepared by Urbis and dated March 2015
RMS	Roads and Maritime Services Division, Department of Transport or its successor
Secretary	Secretary of the Department of Planning and Environment, or nominee/delegate
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate). Where the Secretary's approval, agreement or satisfaction is required under a condition of this consent, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the applicant to respond in writing will be added to the one month period.
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility
Subject Site	Part Lots 73 and 75 in DP 1134933 and Part Lot 10 in DP 1185060

SCHEDULE 2

A ADMINISTRATIVE CONDITIONS

Development Description

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

Development in Accordance with Plans and Documents

- A2. The Applicant shall carry out the development generally in accordance with the:
- a) *Environmental Impact Statement Site 68 Sydney Olympic Park*, prepared by Urbis and dated November 2014.
 - b) *Response to Submissions, Site 68 Sydney Olympic Park, SSD_6603*, prepared by Urbis and dated March 2015.
 - c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.
 - d) the conditions of this consent.

Architectural (or Design) Drawings prepared by <i>Bates Smart</i>:			
Drawing No.	Revision	Name of Plan	Date
DA01.30	03	Site Plan Ground Plane	29/01/15
DA01.50	03	Site Plan Roof Plan	27/01/15
DA02.B1	08	General Arrangement Plan Level B1	21/01/15
DA02.B2	08	General Arrangement Plan Level B2	21/01/15
DA02.B3	07	General Arrangement Plan Level B3	21/01/15
DA02.01	07	General Arrangement Plan Levels 01-03	21/01/15
DA02.04	07	General Arrangement Plan Level 04	21/01/15
DA02.05	03	General Arrangement Plan Levels 05-09	21/01/15
DA02.10	07	General Arrangement Plan Level 10	21/01/15
DA02.11	03	General Arrangement Plan Levels 11-15	21/01/15
DA02.16	07	General Arrangement Plan Level 16	21/01/15
DA02.17	03	General Arrangement Plan Levels 17-24	21/01/15
DA02.25	06	General Arrangement Plan Levels 25-26	21/01/15
DA02.27	04	General Arrangement Plan Levels 27-33	21/01/15
DA02.34	02	General Arrangement Plan Level 34	21/01/15
DA05.01	02	Elevation South-East	28/01/15
DA05.02	01	Elevation West	22/09/14
DA05.03	02	Elevation North	27/01/15
DA06.01	02	Section AA – North-South	22/09/14
DA06.02	03	Section BB – East-West	27/01/15
DA06.101	03	Stormwater Detention Tank Section AA	03/11/14
Landscape (or Design) Drawings prepared by <i>Turf Design Studio</i>:			
Drawing No.	Revision	Name of Plan	Date
-	-	Proposed Site 68 – General Arrangements	-
-	-	Proposed Site 68 – Access Diagram	-

-	-	Proposed Site 68 – Planting Area and Soil Depth Diagram	-
-	-	Proposed Site 68 – Water Feature & Bioretention Diagram	-
-	-	Proposed Site 68 – Existing Trees to be Removed	-
DA-MS-LE-001	02	Landscape Elevation AA	11/02/15
DA-MS-LE-002	02	Landscape Elevation BB	11/02/15
DA-MS-LE-003	02	Landscape Elevation CC	11/02/15
DA-MS-LS-000	02	Landscape Section AA	11/02/15
DA-MS-LS-001	02	Landscape Section AA	11/02/15
DA-MS-LS-002	02	Landscape Section BB	11/02/15
DA-MS-LS-003	02	Landscape Section CC	11/02/15
DA-MS-LS-004	02	Landscape Section DD	11/02/15
DA-MS-LS-005	02	Landscape Section EE	11/02/15
DA-MS-LS-006	02	Landscape Section FF	11/02/15
DA-MS-LS-007	02	Landscape Section GG	11/02/15
DA-MS-LS-008	02	Landscape Section HH	11/02/15
DA-MS-LS-009	02	Landscape Section II	11/02/15
DA-MS-LS-010	02	Landscape Section JJ	11/02/15
DA-MS-LS-011	02	Landscape Section KK	11/02/15
DA-MS-LS-012	02	Landscape Section LL & MM	11/02/15

Inconsistency between documents

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

Building Code of Australia Compliance

- A4. All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:
- a) complying with the deemed to satisfy provisions, or
 - b) formulating an alternative solution which:
 - i) complies with the performance requirements, or
 - ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - iii) a combination of a) and b).

Development Expenses

- A5. It is the responsibility of the Applicant to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this consent.

Lapsing of Approval

- A6. This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

- A7. The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Secretary as Moderator

- A8. Where this consent requires further approval from public authorities, the parties shall not act unreasonably in preventing an agreement from being reached. In the event that an agreement is unable to be reached within two months or a timeframe otherwise agreed to by the Secretary, the matter is to be referred to the Secretary for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Secretary's resolution of the matter will be binding on the parties.

Long Service Levy

- A9. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Legal Notices

- A10. Any advice or notice to the consent authority shall be served on the Secretary.

Number of Car Spaces

- A11. A maximum of 482 car parking spaces are to be provided for the development, including 472 spaces located across the three basement levels and ten at-grade spaces along the northern site boundary.

The layout and design of the car parking areas (including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) are to be in accordance with AS 2890 parts 1, 2 and 6.

Number of Bicycle Spaces

- A12.
- a) A minimum of 424 bicycle parking spaces are to be provided within the basement levels for resident use and 95 spaces at ground level for the use of future staff and visitors.

In this regard, the use of apartment storage lockers for bicycle storage is permitted provided the size of the locker is sufficient to meet bicycle storage requirements and the minimum unit storage requirements in the Residential Flat Design Code (see condition B1).
 - b) The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.

Limits of Approval - Child Care Centre

- A13. The detailed design, fit-out and operation of the proposed future child care centre does not form part of this approval and is subject to separate development consent from the relevant approval authority.

Biodiversity Management

- A14. Within 12 months of the date of this approval, 21 Green and Golden Bell Frog (GGBF) credits shall be purchased and retired from a registered Biobank site and suitable evidence provided to the Department and SOPA.

B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Residential Storage

- B1. Prior to the issue of a relevant Construction Certificate, detailed plans shall be submitted to the Certifying Authority demonstrating all residential apartments satisfy the minimum storage requirements in the Residential Flat Design Code (RFDC).

Public Domain Plan

- B2. Prior to the issue of a relevant Construction Certificate, a detailed Public Domain Plan (PDP) to the satisfaction of the SOPA General Manager of Operations and Sustainability shall be submitted to the Certifying Authority. The PDP shall include but not be limited to details of public lighting, management of pedestrian/vehicle conflicts and the *Crime Prevention Through Environmental Design* principles particularly in relation to the need for clear unobstructed sight lines through the site.

Landscaping

- B3. A detailed landscape Plan prepared by a suitably qualified person in consultation with SOPA shall be submitted to the Certifying Authority for approval prior to the issue of a relevant Construction Certificate. The plan shall include the following:
- a) a materials palette for landscaping infrastructure including pavement and pavement treatments;
 - b) details of outdoor lighting;
 - c) detailed sections showing levels along the through-site link;
 - d) the design and materials of landscape furniture, lighting, landscape infrastructure;
 - e) suitable tree and plant species to be used including native species from relevant local vegetation community; and
 - f) details of general maintenance of landscape areas.

Materials and Finishes

- B4. Prior to the issue of a relevant Construction Certificate, detailed schedule/plans and sample board of all external materials including awnings, screens, shading/sun control devices, finishes and colours shall be prepared in consultation with SOPA and submitted to the Certifying Authority.

BASIX

- B5. All commitments outlined in BASIX Certificate Number 570381M_04, required to achieve satisfactory levels of thermal comfort and water and energy ratings, shall be incorporated into the proposed development and provided to the Certifying Authority prior to the issue of a relevant Construction Certificate.

Road Design

- B6. Final road design plans shall be prepared by a qualified practising Civil Engineer and submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate. The plans shall include the following:
- a) Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities and paved footpaths shall be constructed along the full length of the new roads. All Roads shall be designed in consultation with the relevant requirements of Sydney Olympic Park Authority and the Roads and Maritime Services. Final road design plans shall be prepared by a qualified practising Civil Engineer and submitted to the certifying authority prior to commencement of works.

- b) The swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS.
- c) Car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004, AS2890.6-2009 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage.
- d) Appropriate pedestrian advisory signs are to be provided at the egress from the car park areas.
- e) All works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.
- f) Details of pedestrian access on all roads adjoining the Subject Site.

Ecologically Sustainable Development

B7. The project shall incorporate all design, operation and construction measures as identified in the ESD Strategy prepared by ARUP dated 15 October 2014. Details are to be submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate.

Construction Environmental Management Plan

B8.

- a) Prior to the issue of a relevant Construction Certificate, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters, where relevant:
 - i) hours of work;
 - ii) 24 hour contact details of site manager;
 - iii) traffic management, in consultation with SOPA and TfNSW;
 - iv) construction noise and vibration management plan, prepared by a suitably qualified person, which addresses the relevant provisions of Australian Standard 2436 – 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites, and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009),
 - v) management of dust to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) procedures for encountering groundwater during construction works including contact with NSW Office of Water;
 - viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 - ix) segregation and management of contaminated materials and spoil stockpiles; and
 - x) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting (noting also that lighting is to be designed and controlled to minimise artificial sky glow and adverse disturbance to fauna within Bicentennial Park and Badu Mangroves).
- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

- c) The Applicant shall submit a copy of the CEMP to SOPA, prior to commencement of work.

Traffic and Pedestrian Management Plan

B9.

- a) Prior to the issue of a relevant Construction Certificate, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the Certifying Authority. The Plan must be prepared in consultation with SOPA, and where required, the approval of the Council's traffic committee obtained.
- b) The Plan shall address, but not be limited to, the following matters:
 - i) ingress and egress of vehicles to the Subject Site;
 - ii) loading and unloading, including construction zones;
 - iii) predicted traffic volumes, types and routes;
 - iv) pedestrian and traffic management methods;
 - v) construction activities during major events;
 - vi) details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
 - vii) potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
 - viii) access for owners and occupiers during special events.
- c) The Applicant shall submit a copy of the final Plan to SOPA, prior to the commencement of work.

Stormwater Management

- B10. Prior to the issue of a relevant Construction Certificate, details of the proposed stormwater disposal and drainage from the catchment of the Southern Water Quality Control Pond, including the development site, designed in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy 2013 to the satisfaction of SOPA, is to be submitted to the Certifying Authority. All approved details for the disposal of stormwater and drainage are to be implemented in the development. In that regard the development is to maximise the use of locally harvested rainwater captured from the building's roof and hard paved areas for all approved recycled water uses (e.g. irrigation, toilet flushing, car washing) prior to the use of any WRAMS as a supplementary source of recycled water.
- B11. Details of a maintenance and performance testing regime for the new treatment system in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy 2013, to the satisfaction of SOPA, shall be submitted to the Certifying Authority.

Reflectivity

B12.

- a) The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.
- b) The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible

from the rail corridor must limit glare and reflectivity to the satisfaction of Sydney Trains.

Outdoor Lighting

- B13. All outdoor lighting within the site shall comply with, where relevant, AS1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Lighting is also to be designed and controlled to minimise artificial sky glow and adverse disturbance to fauna within Bicentennial Park and Badu Mangroves

Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

Access for People with Disabilities

- B14. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia, DDA Access to Premises Standards (including DDA Access Code) and SOPA Access Guidelines 2011 and the recommendations contained in the Access review prepared by Morris Goding dated 19 September 2014 unless where there is an appropriate alternate solution as determined by a suitable qualified access consultant.

The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any Construction Certificate drawings including how the proposed development integrates into the town centre with compliant paths of travel and services.

Building Code of Australia (alternative solutions)

- B15. All non-deemed to satisfy compliance issues identified in the National Construction Code (Building Code of Australia) Report prepared by McKenzie Group dated 19 September 2014 are to be included as alternative solutions in the final design to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

Erosion and Sedimentation Control

- B16. Soil erosion and sediment control measures shall 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 prior to the issue of a relevant Construction Certificate.

Structural Details

- B17. Prior to the issue of a relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
- a) the relevant clauses of the BCA; and
 - b) the development consent.

Mechanical Ventilation

- B18. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666.1 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

Storage and Handling of Waste

- B19. The building plans and specifications accompanying the relevant Construction Certificate shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises. The following requirements shall be met:
- a) all internal walls of the storage area are to be finished to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;
 - b) include provision for the separation and storage in appropriate categories of material suitable for recycling; and
 - c) include provision for separate storage and collection of organic/food waste.

Utility Services

- B20. Prior to the issue of a relevant Construction Certificate the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.

Groundwater

- B21. Prior to the issue of a relevant Construction Certificate, a detailed groundwater management plan, including baseline analysis of groundwater levels and quality and details of any proposed extraction, interception or dewatering activities and the need for any on-going monitoring in accordance with the requirements of NSW Office of Water is to be submitted to the Certifying Authority.

Acid Sulfate Soils

- B22. Prior to the issue of a relevant Construction Certificate, an Acid Sulfate Soil Assessment and Management Plan in accordance with Acid Sulfate Soils Manual (Stone et al. 1998), is to be submitted to the Certifying Authority. The Plan shall include laboratory testing of soil samples.

Pre-construction Dilapidation Report

- B23. The Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing adjoining buildings, infrastructure and roads within the 'zone of influence'. This zone is to be defined as the horizontal distance from the edge of the excavation to twice the maximum depth.

Geotechnical

- B24. Prior to the issue of a relevant Construction Certificate, a detailed geotechnical report is to be submitted to the Certifying Authority addressing the potential impacts on the adjacent railway corridor, groundwater foundations and waste classification in accordance with the Report on Supplementary Geotechnical Investigation prepared by Douglas Partners dated September 2014.

Wind Impacts

- B25. Prior to the issue of a relevant Construction Certificate for the relevant stage, a report/plans detailing how the recommendations in the Environmental Wind Study prepared by Arup dated 18 September 2014 have been incorporated into the design shall be submitted to the Certifying Authority.

Sydney Trains Requirements

- B26. Prior to the issue of a relevant Construction Certificate for any work adjacent to the rail corridor, the Applicant must consult with Sydney Trains to obtain any relevant approval/certification/endorsement required by it.

Rail Safety - Aerial operations (Sydney Trains)

- B27. Prior to the issue of a relevant Construction Certificate that requires a crane or other aerial operations, the Applicant is to submit to the Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all RailCorp requirements. The Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from the RailCorp confirming that this condition has been satisfied.

Stray Currents and Electrolysis (Sydney Trains)

- B28. Prior to the issue of a relevant Construction Certificate, the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifying Authority with the application for a Construction Certificate.

Acoustic Impacts (Sydney Trains)

- B29. Prior to the issue of a relevant Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating the internal noise levels associated with structure born vibration comply with the *Department of Planning's Development Near Rail Corridors and Busy Roads - Interim Guideline* and the recommended glazing design and other measures in the Acoustic Assessment prepared by Renzo Tonin, dated 17 September 2014 have been incorporated into the detailed design of the building.

C PRIOR TO COMMENCEMENT OF WORKS

Native Fauna

- C1. Prior to the commencement of site clearance works and site preparatory works, mitigation measures for the salvage and relocation of native fauna during the decommissioning of the detention pond and associated clearing works and during the construction phase in accordance with the SOPA Standard Procedures for Biodiversity Management and SOPA Biodiversity Management Plan shall be submitted to the Certifying Authority. SOPA approval shall be obtained prior to relocation and release of any fauna into Sydney Olympic Park.

Aquatic Plant Survey

- C2. Prior to the commencement of site clearance works and site preparatory works, a survey (outside of summer) of the threatened aquatic plant *Zannichellia palustris* shall be undertaken on the Subject Site by a suitably qualified ecological consultant and a detailed report provided to the Department. In the event that the aquatic species is found on the site, the Office of Environment and Heritage Biodiversity Offsetting principles shall be addressed in the report to the Department.

Interim Stormwater Treatment System

- C3.
- a) Prior to decommissioning of the Southern Water Quality Control Pond and associated clearing works, or timing as otherwise agreed with SOPA, details of

the proposed interim stormwater treatment system shall be provided to the satisfaction of SOPA and submitted to the Certifying Authority.

- b) The interim stormwater treatment system must be established and functioning prior to the decommissioning of the Southern Water Quality Control Pond, or timing as otherwise agreed with SOPA. The interim system shall function at current levels to minimise quality and quantity impacts on receiving waters and be maintained until such time as the final stormwater treatment system has been installed and is fully operational.

Existing Trees

- C4. Prior to the commencement of any works a detailed assessment of existing trees within the Subject Site and on adjacent public domain is to be undertaken. An overall assessment of their condition, significance and streetscape value shall be prepared by a qualified arborist to the satisfaction of SOPA's General Manager Operations and Sustainability.

Notice of Commencement of Works

- C5. The Certifying Authority and SOPA shall be given written notice, at least 48 hours prior to the commencement of pond decommissioning or clearing, building or subdivision work on the Subject Site.

Rail Corridor Excavation Impact (Sydney Trains)

- C6. If required by Sydney Trains, prior to the commencement of new building works, the Applicant shall identify via survey or services search rail services along the rail corridor and undertake an assessment of the excavation induced impact on these services.

Rail Corridor Inspection (Sydney Trains)

- C7. If required by RailCorp, prior to the commencement of works and prior to the issue of the Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the project (especially the retaining wall and rail track formation) is to be carried out by representatives from RailCorp and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by RailCorp.

Track Possessions (Sydney Trains)

- C8. Prior to the commencement of demolition works, the Applicant shall obtain written advice from Sydney trains as to whether track possessions running on adjacent tracks) and/or power outages (shutting of power to Sydney Trains facilities) is required to be able to undertake the proposed works. The Applicant is to enter into a deed with Sydney Trains enabling any works to be planned and to proceed in a safe and controlled manner.

Waste Management Plan During Construction

- C9.
 - a) Prior to the commencement of any works on the Subject Site, a Construction Waste Management Plan shall prepared by a suitably qualified person in consultation with the SOPA, shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters:
 - i) Recycling of demolition materials including concrete; and
 - ii) Removal of hazardous materials and disposal an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.

- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The Applicant shall submit a copy of the Plan to the Department and to SOPA, prior to commencement of work.
- d) The Applicant must notify the Roads and Maritime Services Traffic Management Centre (TMC) of the truck routes(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

Sydney Water Quick Check

C10. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will need to be appropriately stamped by the Sydney Water Quick Check agent.

Note: for further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for Quick Check agent details.

D DURING CONSTRUCTION

Contamination

- D1. Following the decommissioning of the existing stormwater detention pond and construction of an interim stormwater disposal system, the Applicant must:
- a) Undertake the additional assessment and classification works outlined in the report prepared by Douglas Partners titled *"Report on Preliminary Site Investigation (Contamination) – Project No. 73942"* and dated September 2014 including:
 - i) further assess the contamination in the existing fill and soil that will remain on the site for areas outside the proposed basement excavation;
 - ii) engage a suitably qualified expert to prepare a report outlining results of the soil contamination assessment and providing recommendations, if required, on any control and disposal options and / or mitigation measures that may be required to be incorporated into the building as a result of soil contamination;
 - iii) submit a copy of the report to the Department for approval; and
 - iv) provide a copy of the report to SOPA for information.
 - b) Prepare for the approval of SOPA's General Manager Operations, a detailed *Waste Management Plan* for construction works including but not limited to segregation and management of contaminated materials and spoil stockpiles.

Hours of Work

- D2. The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:
- a) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive.
 - b) Between 8:00 am and 3:00 pm, Saturdays.
 - c) No work on Sundays and public holidays.
 - 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;
- iii) a variation is approved, in advance, in writing, by SOPA's General Manager Operations and Sustainability; and
- iv) SOPA shall be advised in advance of any access for construction/delivery vehicles during major event periods (e.g. V8 supercar and Royal Easter Show).

Erosion and Sediment Control

- D3. 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.

Disposal of Seepage and Stormwater

- D4. Any seepage or rainwater collected on-site during construction or groundwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Environment Protection Authority in accordance with the New South Wales Protection of the Environment Operations Act

Approved Plans to be On-Site

- D5. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, SOPA or the Certifying Authority.

Site Notice

- D6.
- a) A site notice(s) shall be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
 - b) The notice(s) is to satisfy all but not be limited to, the following requirements:
 - i) Minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;
 - ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - iii) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - iv) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Trees

- D7.
- a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from SOPA is obtained or is required in an emergency to avoid the loss of life or damage to property.

- b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of SOPA.
- c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.
- d) The removal works are to be undertaken by a qualified aborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity aboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with Work Cover NSW 2007.

Construction Noise Management

D8.

- a) The development shall 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 shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan, approved as part of the CEMP.
- b) If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- c) The Applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan.
 - i) 8 am to 12 pm, Monday to Friday;
 - ii) 2 pm to 5 pm Monday to Friday; and
 - iii) 9 am to 12 pm, Saturday.
- d) Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.
- e) Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the Subject Site.

Vibration Criteria

D9. 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 – Effects of Vibration 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.

- d) these limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP.

Work Cover Requirements

D10. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding/Fencing Requirements

D11. The following hoarding requirements shall be complied with:

- a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.

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

D12. If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch 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

D13. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.

Rail Corridor (Sydney Trains)

D14. The following restrictions apply during construction phase:

- a) No metal ladders, tapes and plant/machinery or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to train pantographs and 1500V catenary, contact and pull off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.
- b) No rock anchors/bolts are to be installed into the rail corridor.
- c) Unless advised by Sydney Trains in writing, the effect of construction induced settlement due to groundwater drawdown (potentially leading to track settlement) is to be avoided at all times.
- d) Unless advised by Sydney Trains in writing, all excavation, shoring and piling works within 25 metres of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects.
- e) The Applicant is to obtain Sydney Trains endorsement prior to installation of any hoarding or scaffolding facing the common boundary with the rail corridor.

Waste Classification

- D15. A waste classification of all material to be transported off the site for disposal is to be undertaken in accordance with the Department of Environment, Climate Change and Water (2009) Waste Classification Guidelines. In that regard all waste is to be disposed to a facility that can lawfully receive waste and all documentation including waste classification reports, receipts and weighbridge dockets for materials disposed off-site are to be made available to SOPA if requested.

E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Occupation Certificate

- E1. An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or part of the new building. A copy of the certificate shall be submitted to the Department and SOPA.

Road Safety Audit

- E2. A detailed design road safety audit (RSA) shall be undertaken on the proposed road works by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans and be submitted to the Certifying Authority and SOPA prior to the commencement of works.

Prior to the issue of the Final Occupation Certificate the Certifying Authority shall ensure that the recommendations of the RSA have been addressed in any plans.

Public Domain Works

- E3. Public domain works within the zone of influence including connections to adjacent sites are to be completed to the satisfaction of SOPA prior to issue of the Final Occupation Certificate.

Structural Inspection certificate

- E4. A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

Event Impact Assessment

- E5. Prior to issuing an Occupation Certificate for the use of all or part of the development, an Event Management Statement shall be prepared in consultation with SOPA and is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Final Occupation Certificate.

Transport Access Guide

- E6. A Transport Access Guide which complies with SOPA's Travel Plan Guidelines shall be prepared in consultation with SOPA and is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Final Occupation Certificate.

Green Travel Plan

- E7. A Green Travel Plan outlining the measures and initiatives in Section 8 of the Traffic and Transport Assessment report prepared by Cardno dated 2 January 2015 is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Final Occupation Certificate.

Mechanical Ventilation

- E8. Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifying Authority, prior

to the issue of the Final Occupation Certificate, that the installation and performance of the mechanical systems complies with:

- a) The Building Code of Australia;
- b) Australian Standard AS1668 and other relevant codes;
- c) The development consent and any relevant modifications; and,
- d) Any dispensation granted by the Fire and Rescue NSW.

Road Damage

- E9. The cost of repairing any damage caused to SOPA 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/developer prior to the issue of the Final Occupation Certificate.

Sydney Water Compliance

- E10. 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 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 issue of the Final Occupation Certificate.

Post-construction Dilapidation Report

- E11. Prior to the issue of the Final Occupation Certificate, the Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.

- a) The report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- b) A copy of this report is to be forwarded to SOPA.

Fire Safety Certification

- E12. Prior to the issue of any Occupation Certificate, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.

Structural Inspection Certificate

- E13. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and SOPA after:

- a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings.
- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Utility Providers

- E14. Prior to the issue of a relevant Occupation Certificate written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

Drainage Plan

- E15. Prior to the issuing of the Final Occupation Certificate for the development, the Applicant shall submit to SOPA and the Certifying Authority a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Certifying Authority.

Road Plan

- E16. Prior to the issuing of the Final Occupation Certificate for the development, the Applicant shall submit to SOPA and the Certifying Authority a works-as-executed road plan prepared by a registered surveyor and approved by a suitably qualified and experienced design engineer. The works-as-executed road plan shall be to the satisfaction of the Certifying Authority.

Waste Management

- E17. Prior to the issue of the Final Occupation Certificate, a detailed Waste Management Plan for operation of the site shall be submitted to the Certifying Authority.

Sewerage Plan

- E18. Prior to the issuing of the Final Occupation Certificate, a works-as-executed sewerage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer shall be submitted to SOPA and the Certifying Authority. The works-as-executed sewerage plan shall be to the satisfaction of the Certifying Authority.

As-Built Drawings (Sydney Trains)

- E19. Prior to the issuing of an Occupation Certificate the Applicant is to submit the as-built drawings to Sydney Trains and SOPA. The as-built drawings are to be endorsed by a registered Surveyor confirming that there has been no encroachment onto Sydney trains rail corridor area. The Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Water Sensitive Urban Design Assets

- E20. Prior to the issuing of an Occupation Certificate the Applicant is to submit an Establishment, Handover, Operation and Maintenance Plan to SOPA and the Certifying Authority for all water sensitive urban design assets (for the life of the asset) including evidence of a maintenance contract covering the first two year period.

F POST OCCUPATION

Transport Access Guide

- F1. A Transport Access Guide/Workplace Travel Plan shall be displayed in all common areas throughout the site for residents.

Green Travel Plan

- F2. A Green Travel Plan shall be displayed in all common areas throughout the site for residents.

Water Sensitive Urban Design Assets

- F3. The Establishment, Handover, Operation and Maintenance Plan referred to in Condition E20 is to include routine checking, cleaning and servicing of all devices in accordance with manufacturers recommendations and a record of all maintenance activities are to be provided to SOPA by 30 June each year.

Vehicular Access

- F4. All vehicles entering and exiting the basement must do so in a forward direction.

Unobstructed Driveways and Parking Areas

- F5. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

Public Way to be Unobstructed

- F6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- F7. External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Lighting is also to be designed and controlled to minimise artificial sky glow and adverse disturbance to fauna within Bicentennial Park and Badu Mangroves

Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Loading/Unloading

- F8. All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality. All vehicles using the loading dock shall enter and exit the site in a forward motion.

Signage

- F9. Any signage that does not form part of this approval is subject to a separate Development Application to be submitted to SOPA.

Ecologically Sustainable Development

- F10. The operation of the building shall implement the ESD principles and design measures outlined within the EA.

Annual Fire Safety Certificate

F11. An annual Fire Safety Statement must be given to Council and the Fire & Rescue NSW commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

Noise Control – General

F12. The use of the premise shall not cause nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Noise Control – Plant and Machinery

F13. Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- a) Transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
- b) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
- c) Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00am.

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 shall 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 (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the 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 Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 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.