



Professor Mary O'Kane AC  
Chair  
Independent Planning Commission  
GPO Box 3415  
SYDNEY NSW 2001

Dear Professor O'Kane

**Qantas Flight Training Centre (SSD-10154)**

Please find attached a response to matters raised by the Independent Planning Commission (the Commission) in its correspondence dated 28 November 2019 (see **Attachment A and B**).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Ritchie'.

Chris Ritchie  
**Director**  
**Industry Assessments**

28/11/19.

**Appendix A**  
**Response to IPC Comments on Conditions**

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**1. Condition A5, Part A, Schedule 2**

- The Department notes that this is a standard condition which has been established as part of a standard model instrument developed by the Department during 2018. This review involved the Department's Legal Services Branch. I understand the IPC has been briefed on these standard model conditions.

**2. Condition A19, Part A, Schedule 2**

- The Department accepts the recommended change.

**3. Condition B3, B4 and B5, Part B, Schedule 2**

- The Department accepts the recommended changes.

**4. Condition B10, Part B, Schedule 2**

- It would seem that this suggestion is unnecessary wording as the intent is clear operations 'must' not commence. Similarly, it is standard wording for Industry Assessment's conditions for SSDs.

**5. Condition B42 and B43, Part B, Schedule 2**

- Condition B42 is standard wording for Industry Assessment's conditions for SSDs. It is standard for an unexpected contamination procedure to form part of the CEMP. Notwithstanding, the IPC may choose to amend this condition.
- Condition B43 – as outlined in the definitions, earthworks includes construction so the timing would be the same. Additionally, the requirement for a 'contamination management strategy' was provided by the Site Auditor. Notwithstanding, the IPC may choose to amend this condition.

**6. Condition C3, Part C, Schedule 2**

- As mentioned above, the requirement for a contamination management strategy was provided by the Site Auditor. Notwithstanding, the IPC may choose to amend this condition.

**7. Condition C6 and C8, Part C, Schedule 2**

- The Department accepts the recommended changes.

**8. Condition C11-C4, Part C Schedule 2**

- The Department notes that this is a standard condition which has been established as part of a standard model instrument developed by the Department during 2018. I understand the IPC has been briefed on these standard model conditions.

## **Appendix B**

### **Response to Bayside Council**

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#### **1. Landscape Architecture**

- The Department notes that the recommended conditions of consent include Advisory Note AN1 that requires the Applicant to obtain all relevant licences permits, approvals and consents as required by law. This includes approvals under Section 138 of the *Roads Act 1993* for works on a public road such as those forward of the site boundary within King Street.
- The Department considers AN1 satisfies the intention of Council's recommended condition requiring the Applicant to submit a Public Domain Frontage Works Application. Notwithstanding, the IPC may choose to include the condition recommended by Council.
- Condition B43 (original condition number) requires the Applicant to prepare a Landscape Management Plan in consultation with Council. The Department acknowledges Council's comments that Condition B43 is limited to landscaping works on site and provides the following amended recommended condition to ensure Council are consulted on all landscaping works:

B43. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan in consultation with Council to manage the revegetation and landscaping works ~~on-site~~, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with conditions C5. The plan must:

- (a) detail the species to be planted ~~on-site~~ which are to include a diversity of local provenance plant species from the Eastern Suburbs Banksia Scrub in the Sydney Bioregion where available;
- (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.

#### **2. Development Engineering**

- See response above regarding AN1 within the conditions of consent.

#### **3. Traffic Impacts**

- The Department understands the Roads and Maritime Services (RMS) are undertaking a number of upgrades to the local road network in the vicinity of the site as part of the Airport North Precinct and Mascot Intersection Upgrades.
- This includes providing a new right turn bay from O'Riordan Street into King Street (westbound).
- The Applicant's traffic modelling found that under the development scenario, the O'Riordan Street/King Street intersection would maintain a satisfactory level of service (B/C) and notes this is reliant on the RMS upgrades described above.

- In its submission, Transport for NSW (TfNSW) (on behalf of RMS as the roads authority for O’Riordan Street) did not raise any concerns, nor did the agency request the Applicant to provide a monetary contribution towards the upgrade works or any additional upgrade works in the vicinity of the site.
- Noting that RMS is the relevant roads authority for O’Riordan Street, the Department’s assessment concluded the development would not result in a change to the performance of the King Street/O’Riordan Street intersection and did not include Council’s recommendation.