

**From:** [Chris Ritchie](#)  
**To:** [Casey Joshua](#)  
**Cc:** [William Hodgkinson](#)  
**Subject:** SSD-10154 Qantas Flight Training Centre  
**Date:** Tuesday, 26 November 2019 4:26:00 PM  
**Attachments:** [image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

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Hi Casey,

#### Unexpected Finds Condition (Previously B41, now B42)

- Condition B41 requires the Applicant to prepare an unexpected contamination procedure to ensure any potentially contaminated material found during construction is appropriately managed and disposed off-site.
- With the advice of a Site Auditor, the Applicant requested the condition be amended to permit as an option, any identified contaminated material to remain on site if it could be managed underneath a capping layer in conjunction with a long-term environmental management plan.
- The Department recommended an amended condition (Condition B42) to the Commission, requiring any identified contaminated material to be managed in accordance with the direction of the appointed Site Auditor. This would provide the Applicant with the option to either manage any identified contaminated material on-site or dispose off-site where required. The Department has confidence that the use of a Site Auditor in this instance would ensure any contaminated material is appropriately managed.

#### Site Auditor (Previously B42, now B43 and B44)

- Condition B42 requires:
  - the Applicant to engage a Site Auditor prior to the commencement of earthworks on the site
  - the Applicant to submit to the Planning Secretary a Site Audit Report and Site Audit Statement prior to construction which demonstrates the site is suitable for its intended land use.
- With the advice of a Site Auditor, the Applicant advised that it would not be possible to issue a Site Audit Statement prior to construction demonstrating the site is suitable because the early construction works (such as slabs, hardstand, surface covers) form part of the management strategy to make the site suitable.
- The Department recommended Condition B42 be amended into two conditions, being Conditions B43 and B44.
- Condition B43 requires the Applicant to submit to the Planning Secretary a Site Audit Report and Section B Site Audit Statement prior to commencement of construction which demonstrates the site can be made suitable for its intended land use.
- Condition B44 requires the Applicant to submit a Site Audit Report and Section A Site Audit Statement prior to occupation which demonstrates the site is suitable for its intended land use.

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The Department considers that the above changes will facilitate the Site Auditors functions under the NSW Site Auditor Scheme. The Department is satisfied the outcome of its assessment of contamination is unchanged.

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**From:** Casey Joshua <[Casey.Joshua@ipcn.nsw.gov.au](mailto:Casey.Joshua@ipcn.nsw.gov.au)>  
**Sent:** Tuesday, 26 November 2019 1:25 PM  
**To:** William Hodgkinson <[REDACTED]>  
**Cc:** Chris Ritchie <[REDACTED]>; Pamela Morales <[REDACTED]>  
**Subject:** RE: SSD-10154 Qantas Flight Training Centre

Hi Will,

Thank you for your response regarding the Applicant's draft SEPP 55 comments and the corrected mitigation measures from the Applicant. With regard to the amended conditions forwarded to the Commission on Friday, 22 November 2019 (**Attachment C** to the Department's letter), it is noted conditions B42, B43 and B44 have been amended. Can you please provide some commentary regarding these changes for the Commission's consideration?

Many thanks,

**Casey Joshua | Senior Planning Officer**

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**From:** William Hodgkinson <[REDACTED]>  
**Sent:** Tuesday, 26 November 2019 11:44 AM  
**To:** Casey Joshua <[Casey.Joshua@ipcn.nsw.gov.au](mailto:Casey.Joshua@ipcn.nsw.gov.au)>  
**Cc:** Chris Ritchie <[REDACTED]>; Pamela Morales <[REDACTED]>  
**Subject:** SSD-10154 Qantas Flight Training Centre

Hi Casey,

Please find attached the Department's response to the correspondence from the Commission yesterday.

I have also attached a word document with track changes which show the updates (page 6) to the mitigation measures from the Applicant.

Regards,

**William Hodgkinson**

Senior Environmental Assessment Officer

Industry Assessments

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