

Development consent

Section 4.16 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, 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.



Erin Murphy
Team Leader
Alpine Resorts Team
Department of Planning, Housing and Infrastructure

Jindabyne

3 July 2025

SCHEDULE 1

Application No.:	DA No. 24/448
Applicant:	Kosciusko Thredbo Pty Ltd
Consent Authority:	Minister for Planning
Land:	Sonnblick Lodge (Lot 802 DP1119757), 10 Bobuck Lane, Thredbo, Thredbo Alpine Resort, Kosciuszko National Park
Type of Development:	General Development
Approved Development:	Demolition of an existing building and site preparation works, as outlined in Condition A.2

DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Applicant	means Kosciuszko Thredbo Pty Ltd, or any person carrying out any development to which this consent applies.
Approval Body	has the same meaning as within Division 4.8 of Part 4 of the Act.
DA No 24/448	means the development application lodged by the Applicant on 20 December 2023
Department	means the Department of Planning, Housing and Infrastructure, or its successors.
Development	means the development approved pursuant to this consent, as defined in Condition A.2 and as modified by the conditions of this consent.
Director	means the Director of Regional Assessments or a delegate of the Director of within the Department.
EEC	endangered ecological communities, as listed for the purposes of the <i>Biodiversity Conservation Act 2016</i> .
EP&A (DCFS) Regulation	means the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, 2021</i> (as amended).
Geotechnical Policy	means the Department's <i>Geotechnical Policy – Kosciuszko Alpine Resorts, 2003</i> . A copy of which is available by following this link .
Minister	means the Minister for Planning, or nominee.
NPWS	means the National Parks and Wildlife Service, or its successors.
Non-compliance	means an occurrence, set of circumstances or development that is a breach of this consent.
Park	means the Kosciuszko National Park reserved under the <i>National Parks and Wildlife Act 1974</i> .
Precincts-Regional SEPP	means the <i>State Environmental Planning Policy (Precincts - Regional) 2021</i> (as amended).
Rehabilitation Guide	means the NPWS document titled ' <i>Rehabilitation Guidelines for the Resorts Areas of Kosciuszko National Park, 2007</i> ' a copy of which is available here .
RFS	means the NSW Rural Fire Service, or its successors.
Secretary	means the Secretary of the Department, or nominee/delegate.
Secretary's approval, agreement or satisfaction	means a written approval from the Secretary or nominee/delegate.
SEMP	Site Environmental Management Plan
Stockpile Guide	means the NPWS document entitled: ' <i>Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park, October 2017</i> ', a copy of which can be obtained from the NPWS Resorts Environmental Services Team.
Subject site	means that area of the Thredbo Alpine Resort within the Park described in the documentation listed in Condition A.2.
Team Leader	means a Team Leader of the Alpine Resorts Team within the Regional Assessments division (or its successors) or a delegate of a Team Leader of the Alpine Resorts Team within the Department.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

A.1. Obligation to minimise harm to environment

In addition to meeting the specific performance measures and criteria established in this consent, all reasonable and feasible measures to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.

A.2. Development in accordance with approved documentation and plans

The development shall be in accordance with the:

- (a) Development Application No. DA 24/448 and supporting documentation first lodged on 20 December 2023;
- (b) additional information received during the assessment of the application;
- (c) conditions of this consent; and
- (d) approved documents in the table below (except where modified by conditions of this consent):

Ref No.	Document	Title/Description	Author / Prepared by	Date	Document Reference
1	Report	Statement of Environmental Effects: Sonnblick Lodge demolition 10 Bobuck Lane, Thredbo Alpine Village	NGH Pty Ltd	November 2023	-
2	Report	Geotechnical Investigation and Landslide Risk Assessment	Fortify Geotech	19 December 2024	-
3	Form 1	Geotechnical Policy - Kosciuszko Alpine Resorts Form 1 – Declaration and certification made by a geotechnical engineer or engineering geologist in a geotechnical report	Fortify Geotech	21 August 2024	-
4	Report	Biodiversity Offset Scheme (BOS) Evaluation Report	NGH Pty Ltd	28 November 2023	-
5	Report	Aboriginal Heritage Due Diligence Assessment	NGH Pty Ltd	July 2023	-
6	Plan	Plan Showing Detail & Level Survey Lot 802 in DP 1119757 Sonnblick Lodge – 8 Bobuck Lane, Thredbo	Snowy Surveying	19 July 2024	SS0279_CD_A SS0279 Rev. A Sheet 01/02
7	Plan	Plan Showing Detail & Level Survey	Snowy Surveying	19 July 2024	SS0279_CD_A

		Lot 802 in DP 1119757 Sonnblick Lodge – 8 Bobuck Lane, Thredbo			SS0279 Rev. A Sheet 02/02
8	Plan	Plan Showing Structures to be Retained & Site Profile Lot 802 in DP 1119757 Sonnblick Lodge – 8 Bobuck Lane, Thredbo	Snowy Surveying	28 February 2024	SS0279_CD_B_01 SS0279 Rev. B Sheet 01/01

Note: In accordance with section 24(3)(a) of the EP&A Regulation, a Development Application is lodged on the day on which the fees payable for the Development Application under this EP&A Regulation are paid.

A.3. Inconsistency between documents

The conditions of this consent prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A.2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A.2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

A.4. Lapsing of consent

This consent lapses five years after the date of consent unless work for the purposes of the Development is physically commenced.

A.5. Prescribed conditions

All works shall comply with the prescribed conditions of development consent as set out in Part 4, Division 2 of the EP&A Regulation. In particular, your attention is drawn to:

- (a) section 69, Compliance with Building Code of Australia; and
- (b) section 70, Erection of signs during building and demolition works.

A.6. Australian standards

All works which are part of the Development must be carried out in accordance with current Australian Standards.

A.7. Legal notices

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

A.8. Non-Compliance Notification

The Department must be notified in writing to compliance@planning.nsw.gov.au and alpineresorts@planning.nsw.gov.au within seven days after the Applicant becomes aware of any Non-compliance.

The notification must identify the Development and the application number for it, set out the condition of consent that the Development is Non-compliant with, the way in which it does not comply and the reasons for the Non-compliance (if known) and what actions have been, or will be, undertaken to address the Non-compliance.

A Non-compliance which has been notified as an incident does not need to also be notified as a Non-compliance.

PART B – PRIOR TO THE COMMENCEMENT OF WORKS

B.1. Site Environmental Management Plan

- (a) Prior to the commencement of works, the Applicant must prepare an updated Site Environmental Management Plan (SEMP) for submission to, and approval by, the Secretary. The updated SEMP shall include, but not be limited to, the following items:
 - i) the proposed extent of works and the management and mitigation measures in accordance with the approved plans;
 - ii) all relevant measures outlined in the *Geotechnical Investigation and Landslide Risk Assessment* by Fortify Geotech dated 19 December 2024;
 - iii) an updated Erosion and Sediment Control Plan;
 - iv) an updated Rehabilitation and Landscaping Plan;
 - v) an updated Demolition Works Plan; and
 - vi) any other matters required as a result of these conditions of consent.
- (b) The updated SEMP must be a single document containing the environmental management measures which the Project Manager and Construction Manager for the Development will implement throughout the works.
- (c) Condition B.1. may be satisfied for the whole Development, or progressively. If the latter, the SEMP must outline the environmental management details corresponding to each project stage where works which are part of the Development are to be undertaken progressively.

B.2. Geotechnical declaration and certification

- (a) Prior to the commencement of works, a suitably qualified geotechnical engineer must sign off on all relevant documentation required under Part B of this consent, in lieu of a completed and signed Form 2 from the Department's Geotechnical Policy. This endorsement must be submitted to the Secretary with the relevant Plan/s.
- (b) All works under this consent must be consistent with the Plan/s approved under Condition B.2.

B.3. Stormwater drainage plan

Prior to the commencement of works, a stormwater drainage plan and design statement prepared in accordance with the recommendation of the *Geotechnical Investigation and Landslide Risk Assessment* (Condition A.2) and signed by an appropriately qualified and practising stormwater or civil engineer, shall be submitted to the Secretary for approval.

B.4. Asbestos Hygienist Report

Prior to the commencement of any works, the Applicant shall provide to the Secretary an Asbestos Hygienist Report for the materials of the existing building, including the paint and concrete.

B.5. Notification of commencement for demolition

At least one week before demolition work commences, the Applicant must provide written notice to the Secretary and the occupiers of neighbouring premises of the work commencing. The notice must include:

- (a) Applicant's name, address and contact telephone number;
- (b) Licence type, licence number and contact telephone number of any demolition waste removal contractor and, if applicable, asbestos removal contractor; and
- (c) The contact telephone number of the Department's Alpine Resorts Office (p: 6448 8500) and of SafeWork NSW (p: 4921 2900).

B.6. Erection of Construction Sign

A sign must be erected in a prominent position on any site on which any demolition work is being carried out:

- (a) Showing the name of the licenced demolition contractor and a telephone number on which that person may be contacted outside working hours;
- (b) Stating that unauthorised entry to the work site is prohibited;

The sign must be durable, weatherproof and maintained while the approved demolition work is being carried out and must be removed when the work has been completed.

B.7. Prior to Commencement of Demolition

All requirements of the updated SEMP (per Condition B.1) must be in place until the demolition work and demolition waste removal are complete, including:

- (a) Protective fencing and any hoardings to the perimeter on the site
- (b) Access to and from the site
- (c) Construction traffic management measures
- (d) Protective measures for on-site tree preservation and trees in adjoining public domain
- (e) Onsite temporary toilets
- (f) A garbage receptacle with a tight-fitting lid.

B.8. Construction Site Fencing and Hoarding

Prior to commencement of works, the area of works must be appropriately fenced and/hoarded to prevent access to the construction site by the public and unauthorised persons. The fencing and/or hoarding must be temporary in nature, contained entirely within the site and not cause unnecessary ground disturbance.

B.9. Machinery, equipment and materials

- (a) All equipment, machinery and vehicles used during construction of the Development must be cleaned prior to entry into the Park and prior to Subject site mobilisation to ensure they are free of mud and vegetative propagules.
- (b) Equipment, machinery, and vehicles must be regularly maintained and manoeuvred to prevent the spread of exotic vegetation. Storage of equipment, machinery, vehicles, and material is to be restricted to existing disturbed areas (i.e. at the stockpile, formed roads and within the construction corridors) and avoid undisturbed areas.

B.10. Compliance

The Applicant must ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the Development.

B.11. Pre-Commencement Compliance Report

Prior to the commencement of works, the Applicant must submit to the Department (via email: alpineresorts@planning.nsw.gov.au) a report addressing compliance with all conditions contained in Section B of this consent pertaining to those works.

B.12. Dilapidation report

Prior to the commencement of any works on the subject site, the Applicant is to engage a qualified structural/civil or geotechnical engineer to prepare dilapidation report/s detailing the current structural condition of all nearby buildings, pedestrian paths, infrastructure and roads. The dilapidation report/s shall be submitted to the Secretary.

B.13. Implementation of site environmental management measures

Prior to any relevant works which are part of the Development commencing, all site environmental management measures in accordance with the updated SEMP (Condition B.1) and these conditions of consent, shall be in place and in good working order.

B.14. Demolition work

Demolition work for the Development must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Secretary before the commencement of works with the documentation required under Condition B.1.

B.15. Plumbing and drainage works

Prior to the commencement of works, a Notice of Work must be pre-notified to the plumbing regulator (NPWS Perisher Team) in accordance with *Plumbing and Drainage Act 2011*. A copy shall be forwarded to the Department within 7 days of it being submitted to NPWS.

PART C – DURING WORKS

C.1. Approved plans and documentation to be on-site

A copy of the approved plans and documentation must be kept by the Applicant on the Subject site at all times and be readily available for perusal by any person associated with the construction works, or an officer of the Department or NPWS. Without limitation, this condition applies to the following approved documentation:

- (a) this consent and its schedule of conditions;
- (b) the approved documentation and plans (Condition A.2); and
- (c) the updated SEMP (Condition B.1).

C.2. Hours of work

All work in connection with the proposed Development must be carried out between the hours of 7.00am and 6.00pm, 7 days a week, or as otherwise approved by the Secretary or nominee.

C.3. Construction period

- (a) All works are limited to the “summer period” and are not to commence when snow is located on the Subject site. For the purposes of this condition, the summer period means the period of time commencing after the October long weekend (subject to no snow being on the Subject site) and ending no later than 30 April the following year in each year works are required to complete the Development, with finishing of rehabilitation and stabilisation works up until 30 May, or as otherwise approved by the Secretary or nominee.
- (b) By 30 April in each year works are required to complete the Development, the Applicant must ensure that the Subject site is made safe and secure (having regard to the use of the area) by undertaking the following:
 - (i) removal of all materials, vehicles, machinery, equipment and the like;
 - (ii) removal and/or securing of all stockpiles of soil and gravel;
 - (iii) protecting and fencing off any areas that are unsafe, for instance due to incomplete works;
 - (iv) stabilisation and rehabilitation works in accordance with these conditions of consent and the approved documentation (can occur until 30 May if required); and
 - (v) any other specific matters related to making the Subject site safe and secure raised by the Secretary or nominee.

C.4. Construction activities and management

At all times during the construction phase of the Development and unless agreed otherwise by the Secretary or nominee in writing, the Applicant must ensure that:

- (a) all construction activities in connection with the Development are undertaken in accordance with the approved documentation, including (without limitation) the documentation specified in paragraphs (a) to (c) inclusive of Condition C.1;
- (b) all construction activities in connection with the Development are confined to the Subject site;
- (c) no disturbance or other adverse environmental impacts occur outside the Subject site;
- (d) all equipment, materials, stockpiles, vehicles, machinery and the like are be confined to the Subject site; and
- (e) all measures to minimise, mitigate and manage adverse environmental impacts of the Development are adhered to.

Note to Applicant: The damage or removal of any native vegetation that is not the subject of this consent requires further authorisation under the National Parks and Wildlife Act 1974 or the Environmental Planning and Assessment Act 1979. Failure to obtain authorisation may result in compliance action under that legislation

C.5. Safety fencing

During the construction phase of the Development, the Applicant must ensure that the Subject site is clearly delineated and signed to prevent access by unauthorised persons.

C.6. Site notice

The Applicant must ensure that site notices are prominently displayed at the boundaries of the Subject site for the duration of works.

C.7. Noise and vibration management

The works shall be managed in accordance with Australian Standard AS 2436-2010 *Guide to noise and vibration control on construction, demolition and maintenance sites* and to ensure there is no adverse impact on any neighbouring/affected tourist accommodation buildings during the construction period.

C.8. Geotechnical requirements

At all times, works associated with the development shall comply with:

- (a) the Department's Geotechnical Policy; and
- (b) the *Geotechnical Investigation & Landslide Risk Assessment* by Fortify Geotech dated 19 December 2024.

Works at variance to recommendations contained in the geotechnical assessment report shall not be undertaken without prior written endorsement from the geotechnical engineer. Any written advice of the variation shall be provided to the Department within 48 hours.

C.9. Waste

All waste must be contained in receptacles and be covered daily, or removed from the Subject site each day, so as not to escape by wind, water or scavenging fauna. These receptacles must only be located in previously disturbed areas and not beneath the canopy or over roots of any trees. The receptacles must be cleaned regularly.

C.10. Recycled Material

Wherever possible, building material should be salvaged for reuse during the redevelopment of the building or sent to a recycling facility to reduce landfill.

C.11. SafeWork NSW

The Applicant must ensure that all works which are part of the Development are carried out in accordance with current SafeWork NSW guidelines.

C.12. Loading and unloading of construction vehicles

All loading and unloading associated with work which is part of the Development must be restricted to those areas approved in the updated SEMP (per Condition B.1) and these conditions.

C.13. Prohibition of hazardous materials

No hazardous or toxic materials or dangerous goods may be stored or processed on the Subject site at any time unless otherwise agreed by the Secretary or nominee.

C.14. Dirt and dust control measures

The Applicant must ensure that adequate measures are taken to prevent dirt and dust from affecting the amenity or environment of the adjoining areas during the construction phase of the Development.

C.15. Excavations and backfilling

- (a) All excavating and backfilling shall comply with the following:
 - (i) shall be executed in a safe manner and in accordance with appropriate professional standards;
 - (ii) where trenches or excavations are to be left open overnight, provision shall be made so that any fauna entering these excavations can escape;
 - (iii) adequate provision shall be made for drainage; and
 - (iv) all excavations shall be properly guarded and protected to prevent them from being dangerous;unless otherwise agreed in writing by the Secretary.
- (b) Any clean excavated material (i.e. containing no contaminants or weeds) may be:
 - (i) temporarily stockpiled at the site in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park prior to reuse on site; or
 - (ii) stockpiled and managed at an approved Kosciuszko Thredbo Pty Ltd (KT) facility for future use in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park; or
 - (iii) disposed of at an authorised land fill site.
- (c) Any contaminated material (i.e. containing contaminants or weeds) shall not be stockpiled at the site or in Thredbo and is to be disposed of at an authorised waste facility.
- (d) Imported fill material shall only be obtained from a NPWS recommended source.
- (e) Excess imported fill material shall be stockpiled in Thredbo for reuse.

C.16. Stockpiling of materials

All stockpiling is to be in accordance with the *Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park* (OEH, 2017), a copy of which can be provided by the NPWS Assessment Coordinator.

Proposed stockpile sites, including materials storage areas, parking and waste management receptors (e.g skip bins) and storage of soils and sods must not impact on native vegetation. Materials removed during the works must be stockpiled within the designated stockpile areas of cleared vegetation only.

C.17. Aboriginal heritage

- (a) Should any material suspected of being an Aboriginal relic or artefact become unearthed in the course of works which are part of the Development, the Applicant must immediately:
 - (i) cease all works impacting the suspected relic or artefact; and
 - (ii) contact the NPWS to arrange for representatives to inspect the Subject site.
- (b) The Applicant must ensure that all workers on the Subject site are made aware of the requirements of paragraph (a).

C.18. Asbestos

- (a) If demolition work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.

- (b) The removal of asbestos or any other hazardous material found on site must be carried out in accordance with current SafeWork NSW guidelines and only by an appropriately qualified and licenced contractor.
- (c) Any asbestos or other hazardous materials must be disposed of at an authorised waste facility. Receipts must be provided to the Secretary by the Applicant as evidence of appropriate disposal.

C.19. Erosion and sediment control measures

- (a) All erosion prevention and sediment control measures must be checked and maintained in good working order at all times, particularly after precipitation events. All exposed earth must be kept stabilised and revegetation must commence as soon as practicable. All straw bales used for sediment and erosion control must be certified as weed free.
 - (b) The erosion and sediment controls must also ensure that:
 - (i) grading, excavation, and construction does not take place during or immediately after significant rainfall or snowfall events;
 - (ii) sediment traps are designed, installed, and maintained to maximise the volume of sediment trapped from the Subject site during construction; and
 - (iii) disturbed areas that are not required for further construction access are to be stabilised and revegetated during trail construction.
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PART D – FOLLOWING THE COMPLETION OF WORKS

D.1. Statement of completion

- (a) Upon completion of the Development and prior to use, a statement of completion must be applied for (via email: alpineresorts@planning.nsw.gov.au) and obtained from the Department.
- (b) The request for a statement of completion must be accompanied by:
 - (i) a statement outlining compliance with all relevant conditions of consent and updated SEMP (as per Condition B.2);
 - (ii) certification verifying the works have been completed in accordance with the recommendations of the *Geotechnical Investigation and Landslide Risk Assessment* by Fortify Geotech dated 19 December 2024;
 - (iii) evidence that the site has been cleaned up to the satisfaction of the Secretary or nominee and the site stabilised to prevent erosion.
 - (iv) If the demolition work involved the removal of asbestos, an asbestos clearance certificate issued by a suitably qualified person, must be submitted to the Department.
- (c) Prior to the statement of completion being issued in Condition D.1, an inspection of the completed works is to be undertaken by Department staff.

D.2. Removal of site notice

Any site notices or other site information signs must be removed upon completion of the site works.

D.3. Site Clean Up

Prior to commencement of use, the subject site shall be cleaned up to the satisfaction of the Secretary.

D.4. Geotechnical certification

- (a) Following the completion of works, the following items must be provided with the documentation required under Condition D.1:
 - (i) a suitably qualified geotechnical engineer must inspect the site and certify that the works and the associated mitigation measures comply with the relevant documentation required under Condition A.2 and Condition B.2 of this consent, in lieu of a completed and signed Form 3 from the Department's Geotechnical Policy; or
 - (ii) if alternative advice is provided and approved by the Secretary, confirmation that the works have been undertaken in accordance with the advice.

D.5. Dilapidation reports

- (a) (a) Within 30 days of the completion of the works on the subject site:
 - (i) the applicant shall engage a suitably qualified person to prepare post-construction dilapidation report/s;
 - (ii) the post-construction dilapidation report/s shall compare the state of the condition of all nearby buildings, infrastructure and roads;
 - (iii) the post-construction dilapidation report/s shall be submitted to the Secretary.
- (b) If it is determined that impacts have occurred as a result of the works, then the structural engineer shall make recommendations as to the remediation works that should be undertaken to rectify any impacts detected. These recommendations shall be implemented to the satisfaction of the Secretary unless they are outside the scope of this development consent, in which case the Department shall be contacted as a matter of urgency to determine the course of action required.

D.6. Rehabilitation and site establishment

- (a) Site stabilisation and rehabilitation works must commence, as soon as possible, following the completion of the works to minimise exposed areas. Disturbed areas must be adequately mulched, seeded and maintained with until an erosion resistant ground condition is achieved. All erosion prevention and sediment control measures must remain in place until all exposed areas of soil are stabilised and/or revegetated.
- (b) Rehabilitation must be undertaken by the Applicant in accordance with:
 - (i) the Rehabilitation Guide; and
 - (ii) these conditions of consent.

D.7. Site Monitoring

On 1 June and 1 December each year, for 10 years following the issue of the statement of completion for the Development (Condition D.1), or until a final occupation certificate has been issued in relation to a future approval for a redevelopment of the site (whichever is the earlier), the applicant must submit to the Department a progress site monitoring report.

The report must detail how all areas on and around the subject site have been monitored by a competent geotechnical practitioner in accordance with the recommendations of the *Geotechnical Investigation and Landslide Risk Assessment by Fortify Geotech dated 19 December 2024*, and any necessary actions undertaken to ensure that the ground, retaining wall and footing structures remain in a safe condition that do not cause or impose undue risk on the site or neighbouring properties

If the Planning Secretary gives directions to the Applicant to take further action in respect of monitoring as a result of a progress report (or failure to submit one), these directions must be complied with.

ADVISORY NOTES

AN.1 Appeals

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, 2021* (as amended).

AN.2 Responsibility for other consents / agreements

The Applicant is solely responsible for ensuring that all additional approvals, licenses, consents and agreements are obtained from other authorities, as relevant. No condition of this consent removes any obligation to obtain, renew or comply with such additional approvals, licenses, consents and agreements.

AN.3 Other approvals and permits

The Applicant must apply to the relevant authority 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*.

AN.4 Utility services

- (a) The Applicant shall liaise with the relevant utility authorities for electricity, gas (if relevant), water, sewage, telecommunications on the subject site:
 - (i) to locate all service infrastructure on the subject site; and
 - (ii) negotiate relocation and/or adjustment of any infrastructure related to these services that will be affected by the construction of the development.
- (b) The Applicant and/or the lessee are responsible for costs associated with relocating any services.