

JOINT REGIONAL PLANNING PANEL
(Sydney West Region)

JRPP No	2012SYW069
DA Number	DA/544/2012 (Lodged 1 June 2012)
Local Government Area	Hornsby
Proposed Development	<p>Proposed staged development application for redevelopment of Bowden Brae Retirement Village, Normanhurst.</p> <p>Stage 1 is for the development concept for building envelopes, siting of buildings, proposed uses and demolition of existing aged care accommodation and dwelling houses. The proposal comprises three to six storey buildings.</p> <p>Stage 2 is subject to a future development application and is for further demolition work, construction of four buildings comprising 111 independent living units, basement car parking and other facilities including a chapel, men's shed, library, café, wellness centre, dementia day care centre, pool and gymnasium.</p>
Street Address	40-50 Pennant Hills Road and 1-17 Frith Avenue, NORMANHURST.
Applicant/Owner	The Uniting Church in Australia Property Trust (NSW)
Number of Submissions	<p>10 submissions in response to proposal considered by JRPP 11 December 2012</p> <p>3 submissions in response to amended proposal following deferral</p>
Recommendation	Approval
Report by	Garry Mahony – Senior Town Planner

Assessment Report and Recommendation

EXECUTIVE SUMMARY

1. The proposal is a staged development application for the redevelopment of the Bowden Brae Retirement Village at Normanhurst. Stage 1 is for the development concept and demolition of existing buildings. Stage 2 is subject to a future development application and is for further demolition and construction of four buildings ranging in height from three to six storeys and comprising 111 independent living units, basement car parking and facilities for Seniors Living residents.
2. The development application was considered by the Sydney West Joint Regional Planning Panel on 11 December 2012 when the Panel resolved to defer the application to allow the applicant to submit amended plans to address concerns raised by the Panel.
3. The amended plans submitted by the applicant are considered satisfactory in addressing the concerns raised by the Panel and in respect to the provisions of *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* and *State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development*. The submitted objection to the floor space ratio development standard remains current for the amended proposal and is considered well founded pursuant to *State Environmental Planning Policy No. 1 – Development Standards*.
4. There were 10 submissions received in response to the proposal considered 11 December 2012 and 3 submissions received in response to the amended proposal.
5. It is recommended that the application be approved.

RECOMMENDATION

THAT Development Application No. 544/2012 for the redevelopment of the Bowden Brae Retirement Village at Lot 4 DP 1077836, Lot 3 DP 1077836, Lot 14 DP 27914, Lot 13 DP 27914, Lot 12 DP 27914, Lot 11 DP 27914, Nos 40-50 Pennant Hills Road and Nos. 1-17 Frith Avenue, Normanhurst be approved as a staged development application subject to the conditions of consent detailed in Schedule 1 of this report.

1. BACKGROUND

At its meeting at Hornsby Shire Council on 11 December 2012, the Joint Regional Planning Panel (JRPP) considered the Assessment Report and Recommendation and the public submissions concerning DA/544/2012 for staged redevelopment of Bowden Brae Retirement Village. The report recommended approval of the application subject to conditions. That Assessment Report and Recommendation forms an attachment to this report.

Following its deliberation at the meeting, the Joint Regional Planning Panel made the following resolution to defer determination of the application:

The Panel is not prepared to approve the concept plan today and the Panel defers the application to allow the applicant the ability to reconsider the impact on the residential area of Building A with the height as presently designed. The panel would allow the floor space removed to be distributed throughout other buildings on the site. With any amended plan, the panel will require the submission of a final detailed landscaped plan for Building A to fully understand that building could be more compatible with the surrounding residential area.

On 12 February 2013, following a meeting with Council officers on 17 December 2012, the applicant submitted amended plans to address the concerns raised by the Joint Regional Planning Panel. The amended plans are noted as follows:

- The Frith Avenue wing of Building A is reduced to three storeys with basement car park and the building articulated with the rear five storey wing of the building.
- Building C includes additional floor space and Building D is increased from four storey to five storey.
- The amended plans include a detailed landscape plan

2. THE AMENDED PROPOSAL

The proposal as amended is for a staged redevelopment of the older section of the Bowden Brae Retirement Village and includes the site of four existing dwelling houses fronting Frith Avenue.

Stage 1 of the proposal is the development concept including the siting, scale, design concept and future use of the proposed buildings and the demolition of four existing dwelling houses and the existing nursing home hostel.

Stage 2 is for the demolition of the remaining buildings and construction of four buildings, Buildings A, B, C & D containing a total of 111 independent living units, basement car parking and other facilities including a chapel, men's shed, library, café, wellness centre, dementia day care centre, pool and gymnasium. The proposed buildings enclose a central community open space area. Stage 2 is subject to a future development application. The concept for the proposed buildings, as amended, is as follows:

- Building A includes a three to four storey wing and basement car park fronting Frith Avenue articulated with a rear building wing of five storeys. At the Frith Avenue frontage the basement car park is partly above ground and includes the building lobby at the southern end. The basement extends to the rear wing of the building. Vehicular access to the building is off Frith Avenue. The building includes independent living units and is integrated with Building B and the existing residential care facility.
- Building B is a four to six storey building with basement car park and interlinked with Building A and the existing residential care facility. The basement is largely above ground at the western elevation. The building has frontage to steeply sloping Jasmine Road. The building includes two basement levels each with separate access off Jasmine Road. The upper level basement extends to Building C and to Building D. The

building includes independent living units together with the chapel, men's shed and library and the porte-cochere for the site and fronts the central common open space area. A third vehicle access off Jasmine Road includes a drop-off facility.

- Building C is a six storey building fronting Pennant Hills Road with basement carpark accessed off Jasmine Road and connecting levels with Building B and Building D. The building features a colonnade to the central common open space, a roof top garden and a mezzanine level. The building includes independent living units together with a café, recreation and community facilities.
- Building D is a five storey building with basement car park and adjoins the northern part of Building C and is linked with the existing residential care facility. The building includes independent living units together with short stay accommodation, kitchen/dining/lounge, community facilities and pool.

The amended proposal includes a detailed landscape plan for the Frith Avenue frontage of Building A and the replacement planting of Blue Gum High Forest Species at a ratio of 5:1. The replacement planting is proposed along the Pennant Hills Road frontage of Building C, along the Jasmine Road frontage of Building B and the southern side of Building A. The landscape plan includes the previous proposed removal of the nominated trees at the Frith Avenue frontage but retains Tree No. 27 a Sydney Blue Gum at the centre of the site.

The amended proposal reduces the height of Building A from five storey to three storey with basement car park at the Frith Avenue frontage and distributes the equivalent floor space mainly by increasing the floor space of Building C and increasing the height of Building D from four storeys to five storeys. Floor space is also distributed to the rear wing of Building A.

The amended proposal does not alter the 1.06:1 floor space ratio for the development as originally proposed.

The amended application includes draft elevations not previously submitted.

2. ASSESSMENT

In its consideration to defer the proposed development, the JRPP advised of its preparedness to approve the concept plan (Stage 1) subject to reconsideration of the height of Building A. Further the JRPP would allow floor space to be distributed throughout other proposed buildings on the site. Any amended plans to include landscaping of Building A for the building to be more compatible with the residential area.

Accordingly, the following assessment evaluates the amended proposal in regard to the reduced height of Building A and the Frith Avenue streetscape, the impact of the distributed floor space to Building C and Building D on neighbourhood amenity and the concerns raised in public submissions. The assessment is in accordance with Section 79C of the *Environmental Planning and Assessment Act, 1979* and the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living SEPP)* and *State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development (SEPP 65)*.

2.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The amended concept proposal including landscape treatment, would meet the design principle of the *Seniors Living SEPP* for new buildings to contribute to the quality and identity of the area and to maintain reasonable neighbourhood amenity and appropriate residential character; as noted in the following discussion below.

2.1.1 Building A

The proposed three to four storey Frith Avenue wing of Building A has a height of 12.5m above existing ground level and has a front setback of 10m. The basement car park of the proposed building is above ground across the majority of the frontage. The basement level includes the building lobby at the building's southern end.

The concept proposed for Building A is considered consistent with the scale of the existing two to three storey residential care facility (C. 2004) fronting Frith Avenue along the northern frontage of the retirement village site. The proposed building would maintain the scale of recent development at the Frith Avenue frontage and be consistent with the streetscape.

The proposal involves the removal of Trees Nos. 143 (Camphor Laurel), 144 (Kaffir Plum), 145 (Fiddlewood), 148 (Claret Ash), 149 (Weeping Willow), 151 (Box Elder) and 152 (Frangipani), at the frontage of Building A. Notwithstanding that the existing trees contribute to the streetscape, the trees are otherwise exempt from Council's Tree Preservation Order whereby no approval is required for their removal. The planting of locally indigenous trees, protected under the Tree Preservation Order, would provide greater certainty for the planting of canopy trees. The proposed 10m front setback includes adequate area for landscaping and planting of canopy trees as detailed in the submitted landscape plan. The proposed tree plantings include 50% locally indigenous tree species (Lilly Pilly, Parramatta Wattle, Rough Barked Apple, Coast Banksia, Sydney Blue Gum, Sweet Pittosporum and Water Gum). The replacement of exempt trees with locally indigenous trees subject to Council's Tree Preservation Order, is considered an appropriate landscaping treatment for the proposed development.

It is considered the submitted landscape plan would provide appropriate screening of proposed Building A, contribute to the streetscape and complement the development.

The submitted shadow impact diagrams demonstrate the amended proposal would increase sunlight access for the adjoining dwelling house at No. 19 Frith Avenue from the original proposal, which complied with Council's solar access requirements for dwelling houses.

2.1.2 Building C

Proposed Building C has frontage to Pennant Hills Road which is a busy six lane highway (Cumberland Highway). The highway is dominant in the streetscape which is characterised by the existing Bowden Brae Retirement Village and Normanhurst Boys High School on the western side and existing detached dwellings with high masonry front fences on the eastern side.

The amended proposal increases floor space at the roof garden level of Building C and at the western and southern elevations of the sixth floor of the proposed building. The roof top plant element is also increased in size. The layout of proposed Building C involves service areas at the Pennant Hills Road frontage to mitigate noise and amenity impacts.

The amended proposal is largely within the envelope of Building C as originally proposed. The building would appear as six storey at the Pennant Hills Road frontage. The existing trees to be retained at the Pennant Hills Road frontage and the proposed additional planting, are provided for within the proposed 10m setback and would complement and screen the building in the streetscape.

The proposed increase in overshadowing is relatively minor and would not detract from residential amenity.

The proposed Building C concept as amended is considered acceptable in the Pennant Hills Road streetscape having regard to the existing streetscape character and the proposed landscaping.

2.1.3 Building D

Proposed Building D as amended is a four to five storey building. The building adjoins the northern elevation of Building C and encloses the northern side of the central open space area. The building is setback 7.9m to 10.9m from the southern elevation of the existing residential care facility.

The proposed building is integrated with proposed Building C and the existing residential care facility. The building would be visible behind the residential care facility in the Frith Avenue streetscape but would not be visually dominant with regard to the scale of the existing facility and the significant setback from Frith Avenue (56m).

The proposed increase in overshadowing is relatively minor and would not detract from residential amenity.

The proposed Building D concept as amended is considered acceptable in respect to neighbourhood amenity, streetscape and solar access.

2.2 State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development

The distribution of floor space to proposed Building C and Building D maintains the context, scale, built form and density as originally proposed and meets the design principles of the SEPP.

Refer to Section 2.9 of the Attached Report.

2.3 State Environmental Planning Policy No. 1 – Development Standards

The floor space of the amended proposal is the same as originally submitted having a floor space ratio of 1.06:1.

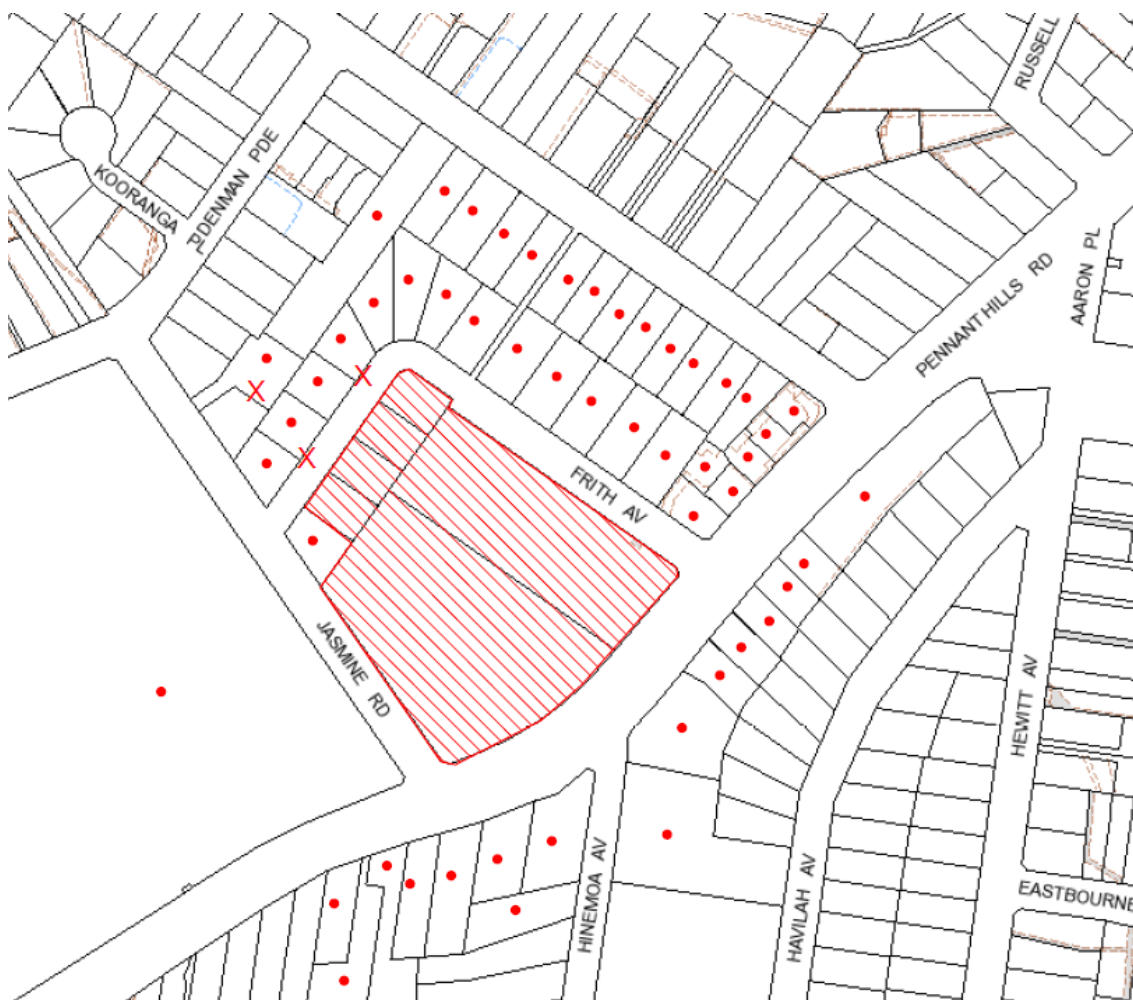
Refer to Section 2.7 of the Attached Report.

3. PUBLIC PARTICIPATION


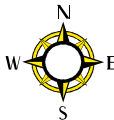
Section 79C(1)(d) of the Act requires Council to consider “any submissions made in accordance with this Act”.

3.1 Community Consultation

The amended proposal was placed on public exhibition and was notified to adjoining and nearby landowners between 20 February and 6 March 2013 in accordance with Council's Notification and Exhibition Development Control Plan. Council received three submissions in response to the amended development proposal. The map below illustrates the location of those nearby landowners who made a submission that are in close proximity to the development site.



NOTIFICATION PLAN

• PROPERTIES NOTIFIED	X SUBMISSIONS RECEIVED	 PROPERTY SUBJECT OF DEVELOPMENT	
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Three submissions objected to the amended proposal, generally on the following grounds:

- Building A would result in an unacceptable impact on the low density residential character;
- Multi-storey development scale unacceptable with regard to current and draft LEP;
- Compliance with SEPP Clause 45 requirement for affordable housing;
- Capacity to provide 3 meals a day;
- Landscape plan uncertainty.

The merits of the matters raised in community submissions are addressed as follows:

Low Density Character

The existing Bowden Brae Retirement Village site includes medium/high density development comprising a 2-3 storey residential care facility, a 4 storey hostel building and three x 5 storey residential flat buildings. The built form of the immediate locality is characterised by the existing retirement village, Normanhurst Boys High School and single and two storey dwelling houses.

The proposed redevelopment for three to six storey buildings would maintain the existing scale of development on the site. Proposed Building A is considered consistent in scale with the existing residential care facility fronting Frith Street. The proposed building would extend the Bowden Brae Retirement Village to the Frith Avenue western frontage of the site. It is considered the proposed Building A would be acceptable in the low density streetscape with regard to the transition in built form, the proposed front setback and landscaping.

Current and Draft LEP

The proposed development is permissible with development consent pursuant to *SEPP Seniors Living* which prevails to the extent of any inconsistency with the local environmental plan.

SEPP Clause 45 – Affordable Housing

The SEPP provision is as follows:

45 Vertical villages

(6) Requirements relating to affordable places and on-site support services

A consent authority may only grant consent to a development application as referred to in subclause (2) if:

(a) the consent authority is satisfied, on written evidence, that:

- (i) the proposed development will deliver on-site support services for its residents, and*
- (ii) at least 10% of the dwellings for the accommodation of residents in the proposed development will be affordable places, and*

(b) the applicant identifies, to the satisfaction of the consent authority, which of the dwellings for the accommodation of residents in the proposed development will be set aside as affordable places.

The applicant submits that more than 10% of dwellings will be for affordable housing and that a mix of affordable housing units is required to maintain flexibility in the provision for affordable housing depending on the household type. Further, that the identification of individual units would not provide the level of flexibility required to respond directly to changing requirements and community demand.

Given affordable housing residents comprise 25% of the existing retirement village population it is considered the provision of affordable housing is consistent with the existing development. Accordingly, a condition for a minimum of 10% of units to be affordable housing units is considered appropriate, in compliance with Clause 45.

Meals

The existing retirement village includes a commercial kitchen within the residential care facility which caters to meal requirements. The proposed redevelopment includes a café and dining facilities.

It is considered the existing and proposed redevelopment would include adequate facilities to meet the *Seniors Living SEPP* requirement for provision of 3 meals a day.

Landscape Plan

The submitted landscape plan is to be implemented under the recommended consent conditions.

4. THE PUBLIC INTEREST

Section 79C(1)(e) of the Act requires Council to consider *“the public interest”*.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's and relevant agencies' criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed staged development application for redevelopment of the existing Bowden Brae retirement village would be in the public interest.

CONCLUSION

The proposed development is for the redevelopment of the Bowden Brae Retirement Village, Normanhurst, as a staged development application.

The JRPP considered the application on 11 December 2012 and deferred the application to allow the applicant to address the height of Building A.

The amended proposal for Building A is considered satisfactory in providing a transition in scale to neighbouring low density residential development on Frith Avenue and in the provision of appropriate landscaping. The distribution of floor space to proposed Building C and Building D maintains the context, scale, built form and density as originally proposed and is acceptable in respect to neighbourhood amenity, streetscape and solar access.

The proposed development as amended is in compliance with the Seniors Living SEPP subject to the SEPP 1 variation as originally submitted and accords with the design principles of SEPP 65.

Three submissions were received in response to the amended plans.

The application is recommended for approval.

ATTACHMENTS

1. Assessment Report and Recommendation (JRPP Meeting 11 December 2012)
2. Locality Plan
3. Existing Site Plan
4. Demolition Plan
5. Site Plan
6. Floor Level Plans (10)
7. Roof Plant Plan
8. Roof Plan
9. Sections (2)
10. Elevations (2)
11. Shadow Diagrams (2)
12. Area Distribution
13. Landscape Plan
14. Tree Removal Plan
15. Replacement Planting

SCHEDULE 1

STAGE 1

GENERAL CONDITIONS

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and Council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

<i>Plan No.</i>	<i>Drawn by</i>	<i>Dated</i>
A-DA-PS-02 Demolition Plan Stage 1	PTW Architects	03/09/2012

<i>Document No.</i>	<i>Prepared by</i>	<i>Dated</i>
D01940301 Waste Management Plan	Waste Audit And Consultancy Sevices	May 2012

2. Dilapidation Report

A 'Dilapidation Report' is to be prepared by a 'chartered structural engineer' detailing the structural condition of the adjoining property at No. 19 Frith Street Normanhurst.

3. Erosion and Sediment Control

Erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual '*Soils and Construction 2004 (Bluebook)*', the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$1,500 may be issued for any non-compliance with this requirement without any further notification or warning.

4. Construction Work Hours

All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday.

No work is to be undertaken on Sundays or public holidays.

5. Demolition

All demolition work must be carried out in accordance with *Australian Standard 2601-2001 – The Demolition of Structures* and the following requirements:

- a. Demolition material is to be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan.
- b. Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by *WorkCover NSW* in accordance with Chapter 10 of the *Occupational Health and Safety Regulation 2001* and Clause 29 of the *Protection of the Environment Operations (Waste) Regulation 2005*.
- c. On construction sites where buildings contain asbestos material, 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 visible from the street.

6. Environmental Management

The site must be managed in accordance with the publication *'Managing Urban Stormwater – Landcom (March 2004)* and the *Protection of the Environment Operations Act 1997* by way of implementing appropriate measures to prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction of the development.

7. Council Property

During construction works, no building materials, waste, machinery or related matter is to be stored on the road or footpath.

8. Construction Traffic Management Plan

A Construction Traffic Management Plan is to be submitted to Council for the Stage 1 demolition work detailing, inter alia, heavy vehicle traffic routes, employee parking areas, truck standing areas, construction site access points, detour arrangements (if required), traffic control measures, duration of traffic disruption, contingency and emergency measures and method of public notification.

The Plan is to be endorsed by Council's Traffic and Road Safety Branch prior to commencement of demolition works.

9. Works near Trees

All required tree protection measures are to be maintained in good condition for the duration of the construction period.

All works (including driveways and retaining walls) within 4 metres of any trees required to be retained (whether or not on the subject property, and pursuant to this consent or the *Tree Preservation Order*), must be carried out under the supervision of an 'AQF Level 5 Arborist' and a certificate submitted to the principal certifying authority detailing the method(s) used to preserve the tree(s).

Note: Except as provided above, the applicant is to ensure that no excavation, filling or stockpiling of building materials, parking of vehicles or plant, disposal of cement slurry, waste water or other contaminants is to occur within 4 metres of any tree to be retained.

10. Street Sweeping

Street sweeping must be undertaken following sediment tracking from the site along Frith Avenue and Jasmine Road during works and until the site is established.

STAGE 2

11. Development Application

A development application must be submitted for construction of the development generally in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan No.	Drawn by	Dated
A-DA-00 Revision D Site Plan	PTW Architects	25/09/2012
A-DA-01 Revision D Level 1 Plan	PTW Architects	25/09/2012
A-DA-02 Revision D Level 2 Plan	PTW Architects	25/09/2012
A-DA-03 Revision D Level 3 Plan	PTW Architects	25/09/2012
A-DA-04 Revision D Level 4 Plan	PTW Architects	25/09/2012
A-DA-05 Revision D Level 5 Plan	PTW Architects	25/09/2012
A-DA-06 Revision D Level 6 Plan	PTW Architects	25/09/2012
A-DA-07 Revision D Level 7 Plan	PTW Architects	25/09/2012
A-DA-08 Revision D Level 8 Plan	PTW Architects	25/09/2012

A-DA-09 Revision D Level 9 Plan	PTW Architects	25/09/2012
A-DA-10 Revision D Roof Plant Plan	PTW Architects	25/09/2012
A-DA-11 Revision D Roof Plant Plan	PTW Architects	25/09/2012
A-DA-12 Revision D Roof Plan	PTW Architects	25/09/2012
A-DA-20 Revision D Sections 1	PTW Architects	05/02/2013
A-DA-21 Revision D Sections 2	PTW Architects	25/09/2012
A-DA-30 Revision D Elevation 1 (Draft) Frith Avenue	PTW Architects	29/01/2013
A-DA-31 Revision D Elevation 2 (Draft) Jasmine Rd / Pennant Hills Rd	PTW Architects	29/01/2013
901 Issue C Replacement Planting	Site Image Landscape Architects	06.02.2013
103 Issue C Landscape Plan Frith Avenue	Site Image Landscape Architects	06.02.2013
002 Issue C Tree Removal Plan	Site Image Landscape Architects	06.02.2013

- END OF CONDITIONS -

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, it is an offence to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside 3 metres of the approved building envelope without the prior written consent from Council.

Note: A tree is defined as a single or multi-trunked wood perennial plant having a height of not less than three (3) metres, and which develops many branches, usually from a distance of not less than one (1) metre from the ground, but excluding any plant which, in its particular location, is a noxious plant declared as such pursuant to the Noxious Weeds Act 1993. This definition of 'tree' includes any and all types of Palm trees.

All distances are determined under Australian Standard AS4970-2009 "Protection of Trees on Development Sites".

Fines may be imposed for non-compliance with Council's *Tree Preservation Order*.

Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works you are advised to seek advice and information should be prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on 8260 5885.