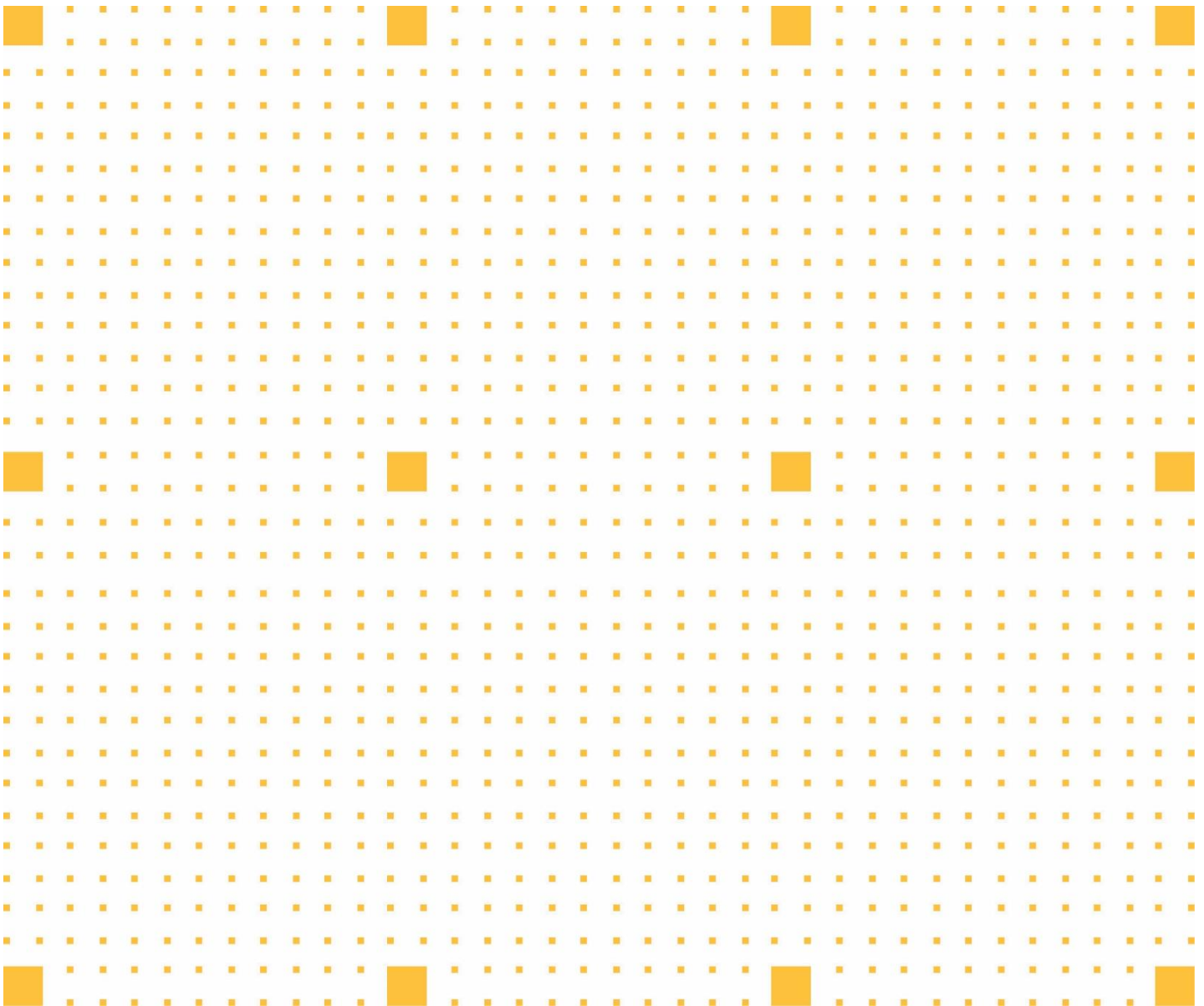


STAGING REPORT

Project: SSD 10349 Multi-Trades and Digital Technology Hub and car park at TAFE Meadowbank



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0. Revision history

Rev.	Date	Description of amendments	Author	Checked
01	29/09/20		A.R	V.K
02	01/10/20	Updated to incorporated comments by SINSW & CIPL	A.R	V.K
03	7/10/20	Updated to incorporated comments by SINSW & CIPL	A.R	V.K
04	9/10/20	Updated to incorporated comments by SINSW & CIPL	A.R	V.K
05	9/10/20	Updated to incorporated comments by SINSW & CIPL	A.R	V.K
06	25/11/21	Updated for Early Operation of Carpark	A.R	M.S
07	6/12/21	Updated for Early Operation of Carpark Incorporating comments by SINSW & CIPL	A.R	M.S
08	20/06/22	Updated for Staged Handover of MTH	A.R	M.S
09	6/07/22	Updated to include Mod1 & Mod2	A.R	M.S
10	13/07/22	Updated in response to DPE RFI	A.R	M.S
11	29/07/22	Updated in response to DPE RFI	A.R	M.S

1 Introduction

1.1 Background

TAFE NSW is responsible for delivering the Multi-Trades and Digital Technology Hub and car park (SSD 10349) (the Project).

The Project forms part of a wider program for the delivery of the Meadowbank Education and Employment Precinct.

The overall aims of the Project include:

- Cater for the needs of students at all stages of their lives;
- Address the changing nature of the workforce by offering practical training experiences that support employability;
- Include modern, flexible and future-proofed learning spaces;
- Provide increased opportunities for industry partnerships and collaboration onsite; and
- Improve student experience and amenity.

1.2 The Project

The Project site is situated at TAFE NSW Meadowbank Campus, See Street, Meadowbank, within the Ryde Council Local Government Area. The Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- Six storey Hub Building comprising of:
 - Indoor & Outdoor Workshops (Carpentry, Electro Technology, Welding, Plumbing, Multi-Trades Workshop and Storage Area);
 - Applied Research Spaces;
 - Digital Technology Spaces including but not limited to Cyber Security Rooms, Workshops and Indoor and Outdoor Learning Spaces;
 - Industry Engagement Spaces;
 - Breakout Areas;
 - Seminar Rooms;
 - 32 car parking spaces;
 - Loading Dock;
 - Bicycle parking spaces;
- Three level Car Park comprising of 245 car parking spaces including 6 accessible spaces at ground floor level: and
- Mod 2 which includes two additional levels to the Car Park, to create an additional 149 car parking spaces.



Figure 1: Project Footprint – Multi-trades and Digital Technology Hub and car park - Main Works

1.3 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold under clause 4.36 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for consent was lodged with the NSW Department of Planning and Environment (the Department) (formerly Department of Planning, Industry and Environment) in 2019 along with an accompanying Environmental Impact Statement. Consent was granted on 25 August 2020 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 10349, subject to a set of Conditions of Consent.

1.4 Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with SSD 10349, dated 25/08/20 and subsequent modifications (Mod 1 dated 8/04/20 & Mod 2 dated 15/06/22). The following conditions have been included within Schedule 2, Part A - Administrative Conditions, in relation to the staging of construction:

- A9. *The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).*

- A10. *A Staging Report prepared in accordance with condition A9 must:*
 - (a) *if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;*
 - (b) *if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);*
 - (c) *specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
 - (d) *set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

- A11. *Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.*

- A12. *Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.*

1.5 Need and Justification

Staging represents the most efficient way in which to deliver this complex public infrastructure project, minimise the impact on existing TAFE operations, and to maximise positive outcomes for the community.

Implementation of this Staging Report enables design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery. These benefits in turn result in better outcomes for the operators and users of the future TAFE.

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves.

Its implementation avoids early construction activities (such as earthworks and structures) being delayed until 100% design of late stage construction activities (such as mechanical ventilation or public domain works) occurs. This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the TAFE community. Furthermore the staging report allows for the completion of the Modification works at a later date whilst allowing for the operation of the Hub and Carpark in its original state as to minimise the impact of the works on the community.

The staged operation reduces the demand for on street parking on surrounding streets and therefore reduces the impact of the construction works on the surrounding community. Furthermore, the staged operation of the MTDTH allows for the early handover and commencement of classes within the new building.

2 Staging

The Project will be delivered over nine (9) stages. The construction works will be staged in five (5) stages, and the operation of the development will be undertaken in four (4) stages. Whilst each stage will commence at different times, each will have periods during which works and or operation may occur contemporaneously. The Project construction duration is projected to be approximately 24 months (excluding Mod 2 (Stage 8) works, commencing in October of 2020 with the new Multi-Trades and Digital Technology Hub and carpark expected to be operational by 2022. The Mod 2 works is expected to be completed after the operation of the Carpark and Multi-Trades and Digital Technology Hub and is expected to take approximately 9 months.

Proposed construction stages and corresponding commencement and completion dates for each stage are as follows:

Stage	Stage details	Indicative Commencement Dates*	Indicative Completion Dates*
Stage 1	Construction works to be completed in Stage 1 include: <ul style="list-style-type: none"> Remediation Shoring walls; Civil earthworks and bulk excavation; and Services diversions. 	Q4 2020	Q1 2021
Stage 2	Construction works to be completed in Stage 2 include: <ul style="list-style-type: none"> Retaining walls; All structural works, comprising of piles, footings, slabs on ground, suspended slabs, columns, load bearing internal block walls and structural steel; and Installation of inground services. 	Q1 2021	Q3 2021
Stage 3	Construction works to be completed in Stage 3 include: <ul style="list-style-type: none"> Building envelope and façade; Installation of services throughout; Internal fit out works; Construction of kerb and gutter and external pavements; and Landscaping. 	Q3 2021	Q3 2022
Stage 4	Construction works to be completed in Stage 4 include: <ul style="list-style-type: none"> Public domain works. 	Q1 2022	Q3 2022

Stage 8	Construction works to be completed in Stage 8 include: Additional levels (3 & 4 of the Car Park)	Q4 2023	Q2 2024
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Table 1 – Construction Staging Details Summary

* Dates noted above are indicative and may be impacted by weather and obtaining necessary approvals.

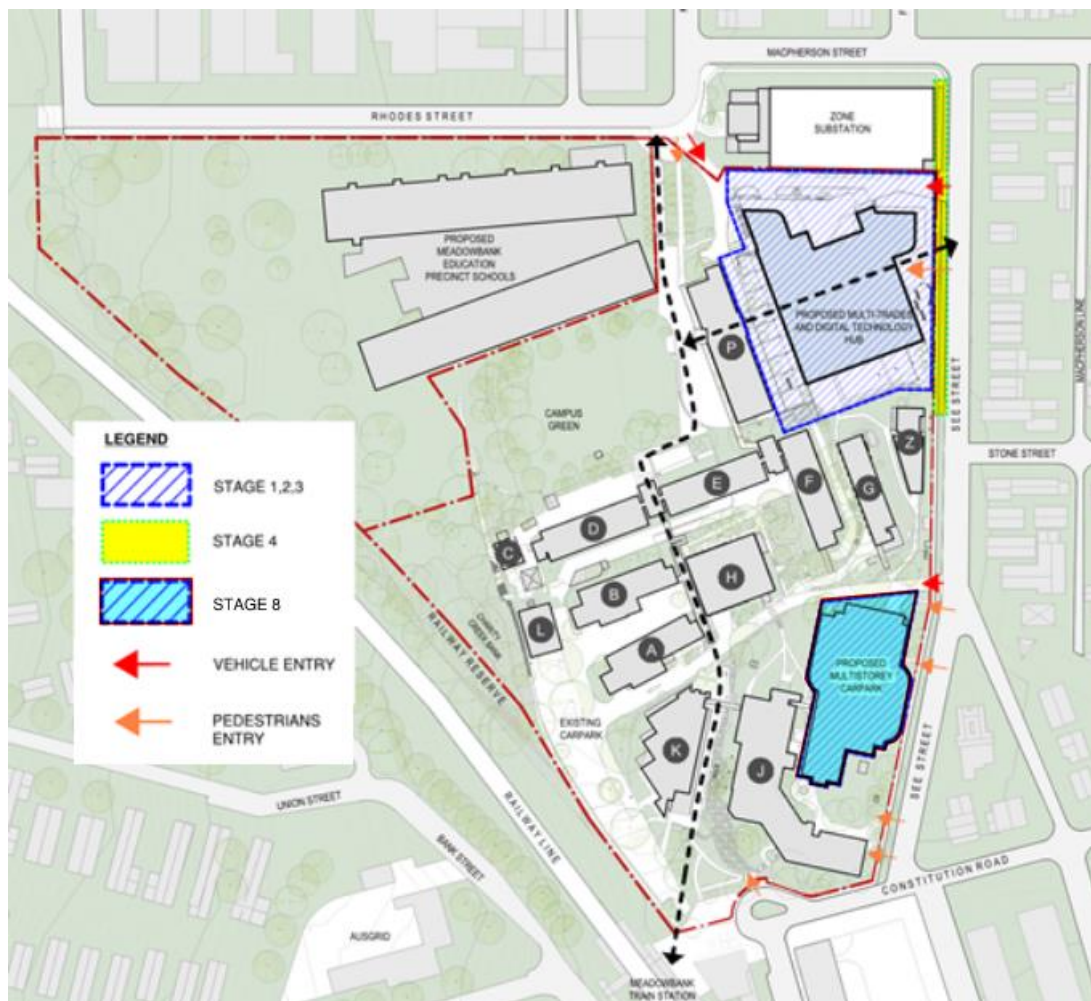


Figure 2: Stages Delineation– Stage 1, 2, 3 and 4

Proposed operation stages and corresponding commencement dates for each stage are as follows:

Stage	Stage details	Indicative Commencement Dates*
Stage 5	Operation of the Multi-Storey Carpark (Excluding Mod 2 works)	Q1 2022
Stage 6	Operation of the Multi-Trade Hub excluding western and north-western external works (refer Figure 3)	Q3 2022

Stage 7	Operation of the Multi-Trade Hub including external works excluded within Stage 6 (refer Figure 3)	Q3 2022
Stage 9	Operation of the Multi-Storey Carpark Level 3 & 4 (Mod 2 works)	Q2 2024

Table 2 – Operation Staging Details Summary

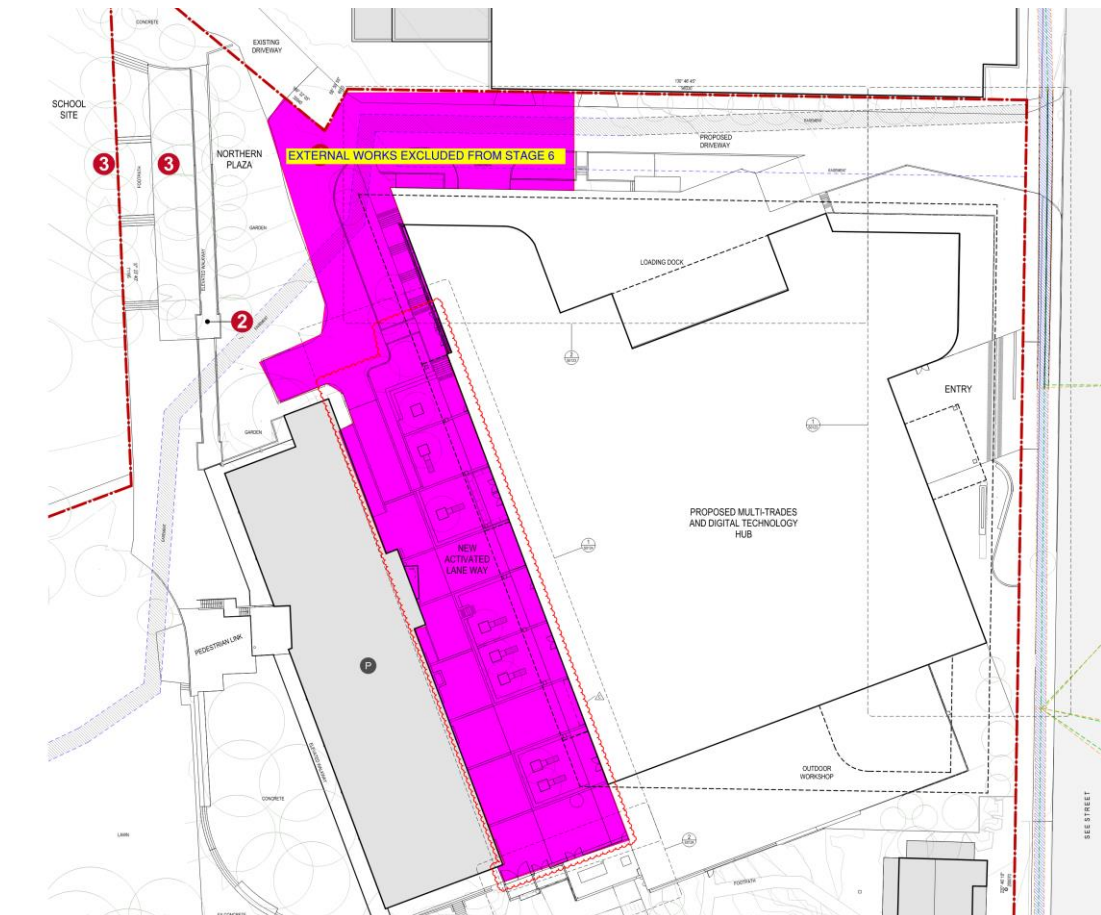


Figure 3: Stages Delineation– Stage 6 and 7

2.1 Other phases in the delivery of the Project

Early, low impact works

In addition to the five (5) construction stages the early, low impact works excluded from the definition of 'Construction' in SSD 10349, were undertaken to enable the remainder of the Project to run efficiently. These works included:

- Tree removal and demolition;
- Building and road dilapidation surveys;
- Investigative drilling or investigative excavation;
- Establishing temporary site offices;
- Installation of environmental impact mitigation measures, temporary fencing and enabling works transfer; and
- Minor adjustments to services or utilities.

Operations and occupancy

Completion of the project is planned to be split with the Multi-Storey Carpark expected to be operational in early 2022 with the subsequent operation and occupancy of the new Multi-Trades and Digital Technology Hub expected to commence later in 2022. The operation of the Multi-Trades and Digital Technology Hub will be staged (Stage 6 & 7) with the western and north-western external works as per Figure 3. The operation of the additional levels of the Multi-Storey Carpark as approved under Mod 2 will also be staged, given the modification approval was granted after to commencement of Stage 5. This Staging Report seeks to alter the timing of conditions of consent associated with the commencement and ongoing operations / occupancy.

3 Managing Compliance and Potential Impacts

3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour. Management of environmental issues and compliance with the Project conditions of consent will be achieved through implementation Hansen Yuncken's Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at the relevant stage.

3.2 Management Plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with Hansen Yuncken's management systems, conditions of consent requirements, relevant standards and guidelines and best practice.

The Project management plans outline the requirements of the Project and ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development.

The key management strategies and plans applicable to each stage of the redevelopment include (but are not limited to):

- Environmental Management Plan Requirements (condition of consent B14);
- Construction Environmental Management Plan (condition of consent B15) and sub-plans;
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B16);
- Construction Noise and Vibration Management Sub-Plan (condition of consent B17);
- Construction Waste and Management Sub-Plan (condition of consent B18);
- Construction Soil and Water Management Sub-Plan (condition of consent B19); and
- Flood Emergency Response Sub-Plan (condition of consent B20).

The CEMP will be submitted prior to the commencement of Stage 1 and will encompass Stage 1 works only. Upon award of remaining works, the CEMP will be updated to include additional scope. The CSWMSP and FERSP plans have been prepared for construction as a whole (excluding Mod 2 works) and will not require updating to cater for the staging described in this Report as they remain the same for Stage 1 and all additional Stages. The CEMP and associated subplans will be updated prior to the commencement of Stage 8 works.

Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3 Compliance Reporting

The compliance reporting for the project is to be performed in accordance with conditions of consent A31-A34.

The Department's Compliance Reporting: Post Approval Requirements (Rev. May 2020). Calls for the following as a Minimum Frequency of Compliance Reporting,

Compliance Report	Phase	Timing	Minimum Frequency
Operation Compliance Report	Operation Care & Maintenance	Reporting required for the duration of operation or as otherwise agreed by the Secretary.	At intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).
Post-Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Single report only

Figure 4: Extract from DPE's Compliance Reporting: Post Approval Requirements (Page 3)

In accordance with condition of consent A31 the project is only required to submit monitoring and reporting in an Operation Compliance Report (reported annually for the duration of operations unless otherwise approved under condition of consent A32).

In undertaking the reporting:

- All requirements in the conditions of consent that apply operation of the Project are identified, and the approach for assessing compliance with them is considered;
- The Project's performance in terms of compliance with the conditions of consent is evaluated; and
- The reporting obligations required by the conditions of consent are achieved.

3.4 Independent Environmental Auditing

Independent Environmental Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realised.

The undertaking of Independent Environmental Audits for the Project in accordance with the audit frequencies set out in conditions of consent C43 and C44 and in compliance with condition A22 will not be impacted by the implementation of a staged approach.

3.5 Cumulative Impact

Impacts associated with the delivery of the Project include traffic, parking and pedestrian access, Noise impacts, tree removal and built form. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department of Planning and Environment (formerly Department of Planning, Industry and Environment), prior to consent. In fact, the staged operation will reduce the parking impacts on the community.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent.

4 Appendices

4.1 Appendix A – Meadowbank TAFE Staging Matrix

TAFE Meadowbank Multi-trades and Digital Technology Hub and the Multi-stories carpark- Meadowbank Education and Employment Precinct

Development Consent Conditions

Development Consent: SSD 10349 Staging Matrix

PTCprior to constructionPTOprior to operation

DCduring constructionDOduring operation

Item	Terms of Approval	Time applicable to the Condition										Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)		
Part A Administrative Conditions												
Obligation to Minimise Harm to the Environment												
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented 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.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout		
Terms of Consent												
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RTS, and the SRTS <u>and approved modification applications</u> ; and (d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent)	throughout	throughout	throughout	throughout				throughout	throughout		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	throughout	throughout	throughout	throughout				throughout			
Limits of Consent												
A5	This consent lapses five years after the date of consent unless work is physically commenced.	throughout	throughout	throughout	throughout				throughout		This condition will be met at the commencement of stage 1 works.	
Prescribed Conditions												
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout		
Planning Secretary as Moderator												
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout		
Evidence of Consultation												
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and Applicant and how the Applicant has addressed the matters not resolved. (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the	throughout	throughout	throughout	throughout				throughout			
Staging												
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	throughout	throughout	throughout	throughout				throughout		This condition is to be met in advance of any staged works being undertaken. This condition is to be met in advance to the commencement of any staged operation.	
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;										This condition is to be met in advance of any staged works being undertaken.	

[illegible]

Item	Terms of Approval	Time applicable to the Condition									Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
A30	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	
Compliance Reporting											
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	throughout	throughout	throughout	throughout	DO	DO	DO	throughout	DO	This condition will not be affected by the proposed construction staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction. Operational Compliance reporting will commence from stage 5.
A32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	throughout	throughout	throughout	throughout	DO	DO	DO	throughout	DO	This condition will not be affected by the proposed construction staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction. Operational Compliance reporting will commence from stage 5.
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	throughout	throughout	throughout	throughout	DO	DO	DO	throughout	DO	This condition will not be affected by the proposed construction staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction. Operational Compliance reporting
A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	throughout	throughout	throughout	throughout	DO	DO	DO	throughout	DO	This condition will not be affected by the proposed construction staging. Operational Compliance reporting will commence from stage 5.
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION											
Wind Impact Assessment											
B1	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must submit an updated wind impact assessment to the satisfaction of the Planning Secretary. The updated wind impact assessment must include: (a) an assessment of existing and proposed wind environment conditions informed by wind tunnel testing; and b) recommended management and mitigation measures to address wind impacts to ensure the spaces in and around the development are suitable for their intended use.		PTC						PTC		Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development excluding Mod 2 prior to the commencement of Stage 2. The Wind Impact Assessment will be updated prior to the commencement of Stage 8.
Archival recording of the tramway											
B2	The Applicant must undertake a archaeological monitoring program to enable an archival record of the location and survivability of the former tramway. The program must record the location and depth to assist the future management of associated archaeological resources within the broader TAFE campus site. Archaeological monitoring may cease when depth of required construction is reached or natural soils are exposed, whichever is first.	DC									Monitoring program is only required during Stage 1 works.
B3	A final archaeological archival recording report with the location plan, levels reduced to Australian height datum and photographic data must be compiled into a short report within 12 months of the end of the monitoring program. A copy must be provided to the Department, Heritage Council of NSW and Council's local studies unit.	throughout									This condition will be met within 12 months of the completion of the monitoring program.
Notification of Commencement											
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	PTC	PTC	PTC	PTC	PTO	PTO	PTO	PTC	PTO	The planning secretary will be notified prior to the commencement of each stage.
B5	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	PTC	PTC	PTC	PTC	PTO	PTO	PTO	PTC	PTO	The planning secretary will be notified prior to the commencement of each stage.
Certified Drawings											
B6	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	PTC	PTC	PTC	PTC				PTC		Prior to each stage, relevant drawings will be submitted.
External Walls and Cladding											
B7	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			PTC					PTC		Elements of work noted by this condition are only applicable and found in the referenced Stages

Item	Terms of Approval	Time applicable to the Condition									Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
Protection of Public Infrastructure											
B8	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council.</p>	PTC						PTC		The condition will be satisfied for the entire development prior to the commencement of Stage 1.	
Pre-Construction Dilapidation Report											
B9	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to the Certifier and Council. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.</p>	PTC						PTC		The condition will be satisfied for the entire development prior to the commencement of Stage 1.	
Community Communication Strategy											
B10	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community;</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation; and</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	PTC						PTC		The condition will be satisfied for the entire development excluding Mod 2 work prior to the commencement of Stage 1. The CCS will be updated prior to the commencement of Stage 8.	
Ecologically Sustainable Development											
B11	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; and</p> <p>(b) including water sensitive urban design measures in the design, such as (but not limited to):</p> <p>(i) consideration for water monitoring systems to identify leaks or the like; and</p> <p>(ii) use of water efficient fixtures and fittings.</p>	PTC								The condition will be satisfied for the entire development prior to the commencement of Stage 1.	
Rainwater Harvesting											
B12	<p>Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the proposed development. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p>		PTC							Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development prior to the commencement of Stage 2.	
Outdoor Lighting											
B13	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>			PTC					PTC	Elements of work noted by this condition are only applicable and found in the referenced Stages	
Environmental Management Plan Requirements											
B14	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p>									This condition will be satisfied for the entire development prior to the commencement of Stage 1, with the exception of Subplans referenced in B16, B17, B18 which will be updated prior to commencement of Stage 2 to satisfy	

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	(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	PTC	PTC						PTC		the remaining stages of the development (refer to Section 3.2 of Staging Report). Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. All plans to be updated as applicable for Stage 8 works.
Construction Environmental Management Plan											
B15	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16) (c) Construction Noise and Vibration Management Sub-Plan (see condition B17); (d) Construction Waste Management Sub-Plan (see condition B18); (e) Construction Soil and Water Management Sub-Plan (see condition B19); (f) Flood Emergency Response (see condition B21); (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	PTC	PTC						PTC		This condition will be satisfied for the entire development excluding Mod 2 works prior to the commencement of Stage 1, with the exception of Subplans referenced in B16, B17, B18 which will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to Section 3.2 of Staging Report). Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. All plans to be updated as applicable for Stage 8 works prior to the commencement of Stage 8.
B16	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements										This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report) excluding Mod 2 works. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.

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	<p>(e) a swept paths assessment is to be carried out, showing that the largest vehicles can manoeuvre safely at all intersections along the proposed approach and departure routes. The swept path assessment must also demonstrate that the largest heavy vehicle is capable of accessing and vacating the construction site and/or work zone in a safe and efficient manner;</p> <p>(f) include location of all proposed work zones;</p> <p>(g) details of the haulage routes and the construction hours;</p> <p>(h) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;</p> <p>(i) details of the construction program highlighting details of peak construction activities and proposed construction staging;</p> <p>(j) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p> <p>(k) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including the Meadowbank Schools Project (SSD 9343); and</p> <p>(l) detail appropriate measures that are to be implemented to ensure road safety and network efficiency is maintained during construction to minimise potential impacts on general traffic, cyclists, pedestrians and bus services as well as surrounding residents; and</p> <p>(m) comply with relevant sections of the following documents:</p> <p>(i) Australian Standard AS1742.3 - Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (AS1742.3);</p> <p>(ii) TfNSW's Traffic Control at Work Sites (Technical Manual); and</p> <p>(iii) Part 8.1 (Construction Activities) of City of Ryde Development Control Plan.</p>	PTC	PTC						PTC		
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim</i> Construction Noise Guideline (DECC, 2009);</p> <p>(c) include the recommended noise management and mitigation measures included within the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021; hours of construction in accordance with conditions C3 to C7;</p> <p>(d) hours of construction in accordance with conditions C3 to C8;</p> <p>(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(f) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(g) describe the community consultation undertaken to develop the strategies in condition B18(f);</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B14(d).</p>	PTC	PTC						PTC		This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report) excluding Mod 2 works. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.
B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	PTC	PTC						PTC		This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report) excluding Mod 2 works. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.</p>	PTC							PTC		This condition will be satisfied for the entire development excluding Mod 2 works prior to the commencement of Stage 1. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.
B20	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:										This condition will be satisfied for the entire development excluding Mod 2

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	(a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service; (b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG); (c) include details of: i) the flood emergency responses for both construction phase of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	PTC							PTC		works prior to the commencement of Stage 1. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.
B21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	PTC	PTC						PTC		This will be included in CTPMSP. This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The CTPMSP will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report) excluding Stage 8. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed. The plan is to be updated prior to the commencement Stage 8 to address these works.
Site Investigations (Contaminated Land)											
B22	Prior to commencement of construction, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of 'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)' prepared by Douglas Partners Pty Ltd and dated 16 September 2019 and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.	PTC									This condition will be satisfied for the entire development prior to the commencement of Stage 1.
Construction Worker Transportation Strategy											
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to ensure the surrounding public parking amenity/supply remain unaffected by the construction works. The Strategy must be prepared in consultation with Council and a copy must be submitted to the Planning Secretary and Council for information.	PTC							PTC		This condition will be satisfied for the entire development prior to the commencement of Stage 1. The plan is to be updated prior to Stage 8.
Flood Management											
B24	Prior to the commencement of construction (excluding earthworks and remediation) the Applicant must submit evidence to the Certifier demonstrating that the design of the development has: a) incorporated the management and mitigation measures contained with the 'SSDA Flood Impact Report' prepared by Taylor Thomson Whitting and dated 3 October 2019, as amended by the 'Flooding Response to Submissions SSD-10349' prepared by Taylor Thomson Whitting and dated 5 May 2020; (b) addressed the following flood management and mitigation specifications: (i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities; (ii) all fencing must be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties; (iii) all basement carpark areas must be designed to withstand and/or allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; (iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and		PTC								Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.

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	(v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300mm freeboard (vi) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, Hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and (vii) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters.										
Stormwater – Council and Roof Drainage											
B25	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).		PTC								Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
B26	The proposed site drainage connection to the existing Council stormwater drainage systems must be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual. Amended stormwater plans complying with this condition must be submitted to the Certifier. The plans must be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent.		PTC								Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
B27	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, certifying that the proposed roof drainage system has been designed for the 1% AEP (100 year ARI) event so as to capture all runoff generated at the 1% AEP (100 year ARI) storm event in the proposed on-site detention basin.		PTC								Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
Operational Noise – Design of Mechanical Plant and Equipment											
B28	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020. <u>'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021</u> into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.			PTC					PTC		Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 3. Compliance with updated report to be completed prior to Stage 8
Operational Waste Storage and Processing											
B29	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.		PTC						PTC		Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development excluding Mod 2 prior to the commencement of Stage 2. The Condition will be re-addressed prior to the commencement Stage 8 to address these works.
Construction Car Parking and Service Vehicle Layout											
B30	Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to the Certifier and a copy provided to Council for information: (a) all construction vehicles must be able to enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	PTC							PTC		This condition will be satisfied for the entire development prior to the commencement of Stage 1. To be addressed prior to Stage 8.
Operational Car Parking and Vehicle Access Arrangements											
B31	Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information: (a) provision of 32 on-site car parking spaces accommodated in the Level 02 of the Multi-Trades and Digital Technology Hub building and the separate carpark for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (b) the swept path of the longest service vehicle entering and exiting both sites as well as manoeuvrability through the sites, is in accordance with the latest version of AS 2890.2; and		PTC						PTC		Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development excluding Mod 2 works prior to the commencement of Stage 2. The Condition will be re-addressed prior to the commencement Stage 8 to address these works.

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	(c) access to the Multi-Trades and Digital Technology Hub building on-site loading bay area including, vehicle turn table, ramp grades, transitions and height clearance must be designed for safe forward in and forward out access of 12.5m heavy rigid vehicle, as a minimum requirement. The height clearance required is 4.5m, measured from the floor level to any overhead structures such as pipes. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways										
B31A	<p><u>Prior to commencement of construction for level 3 and level 4 of the multi-storey car park on the southern site, evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</u></p> <p>a) <u>provision of an additional 149 car parking spaces accommodated in the multi-storey car park on the southern site for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6.</u></p>								PTC		This condition is only applicable to Stage 8 works.
B31B	<p><u>The 90 car parking spaces located on the western boundary of the subject site must remain in operation until the multi-storey carpark described in Condition B31A(a) has been constructed and is fully operational.</u></p>								PTC		This condition is only applicable to Stage 8 works.
Public Domain and Drainage Works											
B32	<p>Prior to the commencement of any footpath or public domain works, the Applicant must submit, for approval by Council, full design engineering drawings prepared by a Chartered Civil Engineer for the proposed public domain works and street scape design, including addressing pedestrian management in accordance with Council's DCP (2014) Part 8.5 Public Civil Works and relevant Development Control Plan and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management.</p> <p>The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>				PTC						Elements of work noted by this condition are only applicable and found in the referenced Stage
B33	<p>Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.</p>				PTC						Elements of work noted by this condition are only applicable and found in the referenced Stage
B34	<p>Prior to the commencement of any drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conforming to Council's standard drainage pit details.</p>				PTC						Elements of work noted by this condition are only applicable and found in the referenced Stage
Pedestrian Infrastructure Improvements											
B35	<p>Within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the TAFE Campus. The Strategy must include:</p> <p>(i) details for the delivery of a 2.5 metre wide Shared User Path along the western side of See Street from Macpherson Street to the southern end of the proposed Multi-Trade and Digital Technology Hub building</p> <p>(ii) concept plan(s) showing the extent and design of the proposed pedestrian infrastructure upgrades and/or other new traffic devices/facilities is to form part of the public domain enhancement strategy, which must also provide consideration to existing/future street vegetation and services (e.g. power poles).</p>		DC		PTC						This condition will be triggered by Stage 4, however will be addressed within 6months of the commencement of construction.
B36	<p>The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Path required under condition B35, including reduced footpath widths, that encourage walking and cycling to the TAFE Campus and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:</p> <p>(a) demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or</p> <p>(b) an agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.</p>		DC		PTC						This condition will be triggered by Stage 4, however will be addressed within 6 months of the commencement of construction in line with condition B35.
Replacement tree planting											
B37	<p>Within six months of the commencement of construction, the Applicant must submit details of the outcome of investigations in relation to the provision of additional replacement tree planting for the approval of the Planning Secretary. The investigations must:</p> <p>(a) identify opportunities to achieve overall replacement tree planting on the TAFE Campus at a target rate of one tree planted for each tree removed:</p>										This condition will be triggered in Stage 1 and will be addressed within 6 months of the commencement of construction

[illegible]

[illegible]

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	<p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the sites or adjoining the sites that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled 'Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital Technology Hub Version 2.4 - prepared by Tree Survey and dated 12 November 2019 9 January 2021 and 'Arboricultural Impact Assessment - & Tree Protection Plan - TAFE Meadowbank - Block J Car Park Version- 2.3 - prepared by Tree Survey and dated 21 July 2020; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	DC	DC	DC	DC				DC		
Air Quality											
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	DC	DC	DC	DC				DC		
C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	DC	DC	DC	DC				DC		
Erosion and Sediment Control											
C23	All erosion and sediment control measures must 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 have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	DC	DC	DC	DC				DC		
Imported Soil											
C24	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	DC	DC	DC	DC				DC		
Disposal of Seepage and Stormwater											
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	DC	DC	DC	DC				DC		
Stormwater Management System											
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with the requirements of condition B33;</p> <p>(d) be in accordance with applicable Australian Standards; and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>		DC								Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied within 3 months of the commence of Stage 2.
C27	Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.		PTC								Elements of work noted by this condition are only applicable and found in the referenced Stage
Unexpected Finds Protocol – Aboriginal Heritage											

Item	Terms of Approval	Time applicable to the Condition									Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
C28	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types, and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	DC	DC	DC	DC				DC		
C29	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 EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.	DC	DC	DC	DC				DC		
C30	Construction works must be carried out in accordance with the recommendations of the document titled 'Meadowbank Education and Employment Precinct Multi-trades & Digital Technology Hub Aboriginal Cultural Heritage Assessment (Version 6)' prepared by AMBS Ecology & Heritage dated April 2020 (5 May 2019).	DC	DC	DC	DC				DC		
Waste Storage and Processing											
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	DC	DC	DC	DC				DC		
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	DC	DC	DC	DC				DC		
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	DC	DC	DC	DC				DC		
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	DC	DC	DC	DC				DC		
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	DC	DC	DC	DC				DC		
Outdoor Lighting											
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			DC					DC		Elements of work noted by this condition are only applicable and found in the referenced Stages
Engineering Works											
C37	All engineering works must be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.				DC						Elements of work noted by this condition are only applicable and found in the referenced Stages
C38	The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following: (a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans); (b) a minimum horizontal clearance of 1.0m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines must be shown on the plans submitted; (c) detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and (d) a Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.	PTC							PTC		This condition will be satisfied for the entire development excludiung Mod 2 works prior to the commencement of Stage 1. The Condition will be re-addressed prior to the commencement Stage 8 to address these works.
Ground Anchors											
C39	The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to: (a) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met; (b) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval, and	DC							DC		Elements of work noted by this condition are only applicable and found in the referenced Stages

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	(c) the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy must remain valid until the decommissioning of the ground anchors.										
Site Contamination											
C40	Remediation and construction must be carried out in accordance with: (a) the contaminated land remediation management and mitigation measures contained with the document titled 'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)' prepared by Douglas Partners Pty Ltd and dated 16 September 2019; and (b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22)	DC							DC		Elements of work noted by this condition are only applicable and found in the referenced Stages
C41	If work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	DC	DC	DC	DC				DC		This condition will be triggered in all proposed construction stages.
Independent Environmental Audit											
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	
C44	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	This condition may take effect at any stage of the works.
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	
C46	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	
C47	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	throughout	This condition may take effect at any stage of the works.
PART D PRIOR TO COMMENCEMENT OF OPERATION											
Notification of Occupation											
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.					PTO	PTO	PTO		PTO	
External Walls and Cladding											
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.					PTO	PTO			PTO	Condition to be addressed for each area of operation.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.					PTO	PTO			PTO	Condition to be addressed for each area of operation.
Post-construction Dilapidation Report											
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier 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. c) to be forwarded to Council.					PTO	PTO	PTO		PTO	Condition to be addressed for each area of operation
Protection of Public Infrastructure											
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:										Condition to be addressed for each area of operation.

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	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Conditions of this consent.					PTO	PTO	PTO		PTO	
D6	Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.					PTO	PTO	PTO		PTO	Condition to be addressed for each area of operation.
Protection of Property											
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.							PTO		PTO	
Utilities and Services											
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.					PTO	PTO				All works completed under section 73 will be complete prior to Stage 6.
Roadworks, Signposting and Associated Markings											
D9	Prior to the commencement of the operation of the development the following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW: (a) construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B35 to encourage walking and cycling to the TAFE Campus.						PTO				These works are along the See Street frontage of the Multi-Trades and digital technology Hub are not associated with the Carpark.
D10	Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with: (a) all roads and traffic facilities outside the TAFE boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals form the relevant road authority must be obtained prior to the commencement of road or pavement construction works; (b) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented; (c) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993; and (d) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained.						PTO				The public domain works are along the see street frontage of the Multi-Trades and digital technology Hub are not associated with the Carpark. All public domain works will be complete prior to Stage 6.
Public Domain Upgrades											

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		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
D14	<p>Prior to the commencement of operation, a Travel Plan (TP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(b) be based on the TP submitted with the RtS titled 'Multi-Trades and Digital Technology Hub TAFE NSW Meadowbank Travel Plan (Issue E)' prepared by GTA Consultants and dated 4 May 2020, and include the following measures recommended by TfNSW:</p> <p>(i) installation of next service departure screens for T9 rail services (and bus services if possible) in the lobby to encourage public transport use; and</p> <p>(ii) develop and deliver a robust communications strategy for the TP to users of the site prior to occupation which includes key messages on how to travel including prioritising public and active transport as well as road safety messages;</p> <p>(c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the TP;</p> <p>(d) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TP;</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and</p> <p>(g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).</p> <p><u>(h) investigate opportunities to reduce reliance on car parking and promote the use of active and sustainable transport modes, considering local transport infrastructure;</u></p> <p><u>(i) investigate opportunities to support staff and students to reduce car use (e.g. carpooling program); and</u></p> <p><u>(j) include details of bicycle parking and End of Trip (EoT) facilities.</u></p> <p>Note: Consideration should be given in the Travel Plan to the provision of onsite electric vehicle charging points to promote sustainable transportation options for site users.</p>						PTO				The travel plans referenced in this condition are only associated with the Multi-Trades and Digital Technology Hub and are not associated with the Carpark.
Mechanical Ventilation											
D15	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub and are not associated with the Carpark as there is no mechanical ventilation at the carpark. All associated works will be complete prior to Stage 6.
Operational Noise – Design of Mechanical Plant and Equipment											
D16	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020. <u>'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021</u> have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.</p>						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub and are not associated with the Carpark. The 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' is not associated with the carpark. All associated works will be complete prior to Stage 6.
Bicycle Parking and End-of-Trip Facilities											
D17	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>a) the provision of a minimum 30 staff/student/visitor bicycle parking spaces within the Multi-Trades and Digital Technology Hub building;</p> <p>b) the provision of short-term bicycle parking in the form of U-rails or racks within the public domain areas, where possible;</p> <p>c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>d) the provision of end-of-trip facilities including at least one male and one female separate secure changing area, lockers and six showers (as shown on drawing DA12 Revision C);</p> <p>e) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.</p>						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub and are not associated with the Carpark. The items referenced in the conditions are not located in the carpark. All associated works will be complete prior to Stage 6.

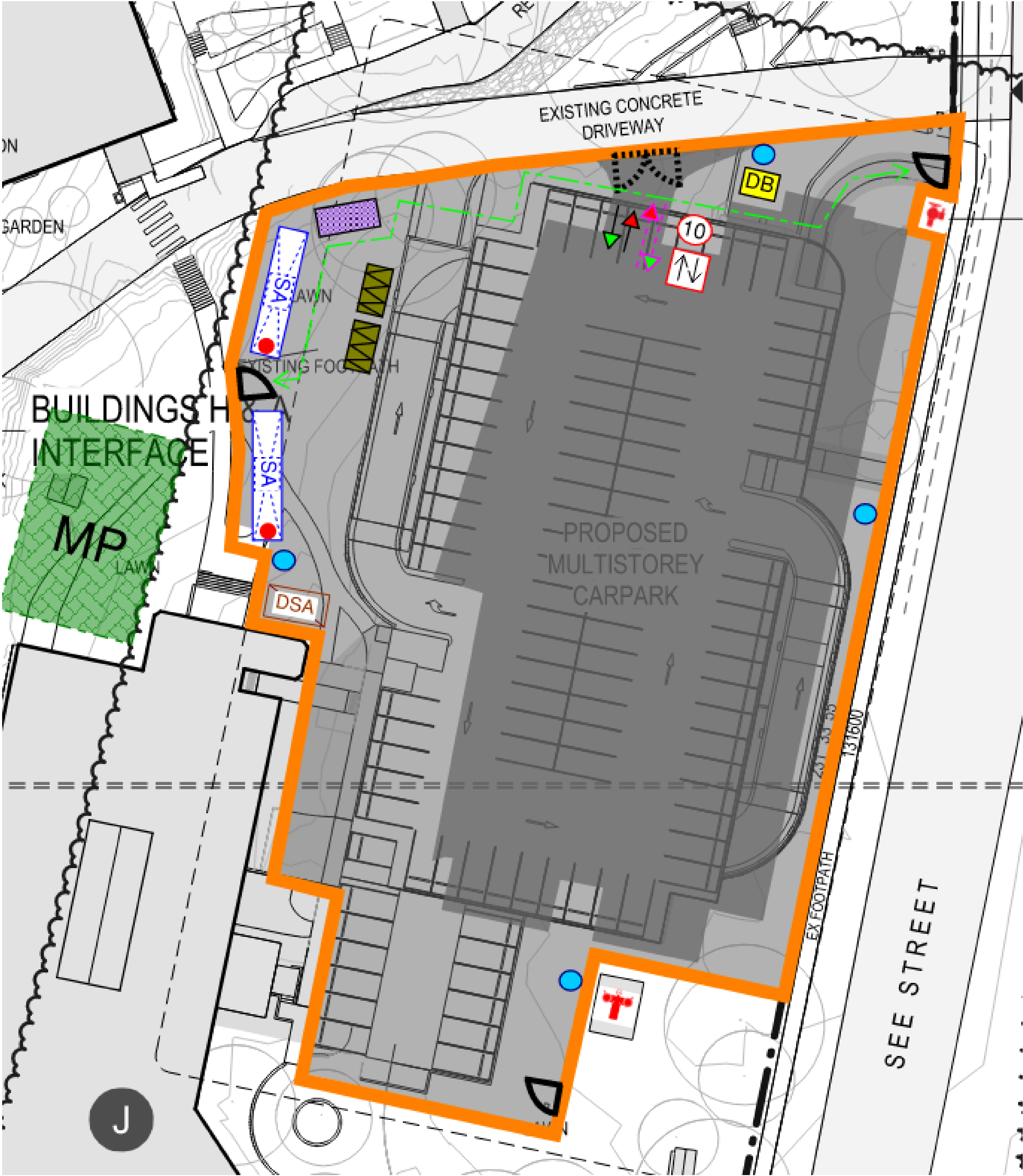
Item	Terms of Approval	Time applicable to the Condition									Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
Fire Safety Certification											
D18	Prior to commencement of occupation, a Fire Safety Certificate must 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 Council. The Fire Safety Certificate must be prominently displayed in the building.					PTO	PTO	PTO		PTO	Condition to be addressed for each area of operation.
Structural Inspection Certificate											
D19	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council 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; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					PTO	PTO			PTO	Condition to be addressed for each area of operation. All associated works will be complete prior to Stage 6.
Stormwater Quality Management Plan											
D20	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					PTO	PTO				Condition to be addressed for each area of operation.
Warm Water Systems and Cooling Systems											
D21	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – <i>Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease</i> .						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub as the items referenced in the conditions are not located in the carpark. All associated works will be complete prior to Stage 6.
Outdoor Lighting											
D22	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.					PTO	PTO	PTO		PTO	Condition to be addressed for each area of operation.
Signage											
D23	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.						PTO	PTO			This condition is only applicable to the Multi-Trades and Digital Technology Hub as the items referenced in the conditions are not located in the carpark. Level 1 Western Plaza digital signage will be installed prior to Stage 7. All other signage will be complete prior to Stage 6
D24	Prior to the commencement of the use of the digital wayfinding sign and if speakers are incorporated as part of the sign, the Applicant must prepare and submit a Signage Noise Management Plan (SNMP) to the satisfaction of the Planning Secretary/Certifier. The SNMP must outline measures to ensure the audio function/content of the digital sign does not cause adverse impacts on the public domain within the TAFE Campus and the sensitive receivers outside the TAFE Campus. The SNMP must be consistent with the ‘Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)’ prepared by JHA Services and dated 30 June 2020 and include the following: (a) clearly define the noise objectives and maximum noise criteria for the digital sign and the various modes of its operation and time of the day; (b) limit excessive high and low frequencies; (c) describe the monitoring programs to ensure adverse noise impacts are minimised; and (d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub as the items referenced in the conditions are not associated with the operation of the carpark.
D25	All signage uplighting/illumination must be directed away from adjoining residential properties.						PTO	PTO			This condition is only applicable to the Multi-Trades and Digital Technology Hub as there is no illuminated signage at the carpark. Level 1 Western Plaza digital signage will be installed prior to Stage 7. All other signage will be complete prior to Stage 6

[illegible]

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D36	Prior the commencement of the operation of the development the replacement memorial tree must be planted and the associated plaque installed in accordance with the location and tree species agreed with Council and persons/family associated with the memorial tree (condition B38).					PTO					
Wind mitigation											
D37	Prior the commencement of the operation of the development the wind management and mitigation measures approved under condition B1b must be installed.						PTO				No wind management or mitigation measures that were approved under condition B1b are associated with the Multi-Storey Carpark. All associated works will be complete prior to Stage 6.
Operational Flood Emergency Management Plan											
D38	Prior the commencement of the operation of the development, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) Is be prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub as the Carpark is not flood affected. All associated works will be complete prior to Stage 6.
Servicing and Loading Dock Management Plan											
D39	Prior to the commencement of operation, the Applicant must prepare a detailed Loading Dock Management Plan (LDMP) in consultation with TfNSW and Council. The Applicant must submit a copy of the final plan to TfNSW and Council. The Plan needs to specify, but not be limited to, the following: (a) details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay; (b) details of the loading and servicing facilities management to ensure the forecast demand of the development is accommodated on site so as to not rely on the kerbside restrictions to conduct the development's business; and (c) details of the pre-booking system and the adequate numbers of traffic controller that will be required for Service Vehicle / Heavy Vehicle (larger than SRV) operation in the site.						PTO				This condition is only applicable to the Multi-Trades and Digital Technology Hub as the carpark does not have a loading dock. All associated works and plans will be complete prior to Stage 6.
D40	All loading and unloading associated with the site must be carried out within the site at all times and must not obstruct other properties/units or the public way.					DO	DO	DO		DO	
D41	At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.						DO	DO			This condition is only applicable to the Multi-Trades and Digital Technology Hub as the carpark does not have a loading dock.
D42	The size of vehicles servicing the property must not exceed 12.5m.					DO	DO	DO		DO	
Public Domain Works-as-Executed Plans											
D43	Prior to the commencement of the operation of the development, work-as-executed (WAE) plans must be submitted to the Council for review and approval (within 6 weeks of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.						PTO				Given the public domain works are along the See Street frontage of the Multi-Trade Hub, the certificate will be provided prior to the operation of the Multi-Trade Hub. All associated works will be complete prior to Stage 6.
Compliance Certificate – External Works											
D44	Prior to the commencement of the operation of the development, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The Applicant is liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.						PTO	PTO			Given the public domain works are along the See Street frontage of the Multi-Trade Hub, the certificate will be provided prior to the operation of the Multi-Trade Hub. This condition will be addressed for each area of operation.
PART E POST OCCUPATION											
Use of the Car Park											
E1	The multi-storey car park located on the Southern Site is for the use of TAFE staff, students and visitors only. The car park (and its individual spaces) must not be used by, or leased to, the general public or persons not associated with the TAFE for use as a commuter car park or for all day or part-day car parking.					DO				DO	
Operation of Plant and Equipment											
E2	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					DO	DO	DO		DO	
Warm Water Systems and Cooling Systems											

Item	Terms of Approval	Time applicable to the Condition									Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH Excluding Externals)	Stage 7 (Operation of MTH Including Externals)	Stage 8 (Construction of Additional Carpark Levels)	Stage 9 (Operation of Additional Carpark Levels)	
E3	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.						DO	DO			This condition is only applicable to the Multi-Trades and Digital Technology Hub as the items referenced in the conditions are not located in the carpark.
Community Communication Strategy											
E4	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.					DO	DO	DO		DO	
Operational Noise Limits											
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 <u>'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021</u>					DO	DO	DO		DO	
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or as agreed by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 <u>'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021</u> Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.					DO	DO	DO		DO	
Unobstructed Driveways and Parking Areas											
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.					DO	DO	DO		DO	
Travel Plan											
E8	The TP required by condition D14 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated TP(s) must be provided to the Planning Secretary within one month of being updated.						DO	DO			The travel plans referenced in this condition are only associated with the Multi-Trades and Digital Technology Hub and are not associated with the Carpark.
Ecological Sustainable Development											
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.							DO			
E10	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.						DO	DO			
Flooding and Stormwater											
E11	The operation of the development must be carried out at all times in accordance with the OMP (condition D20) and the FERSP (condition D37).					DO	DO	DO		DO	
Outdoor Lighting											
E12	Notwithstanding condition D22, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.					DO	DO	DO		DO	
Landscaping											
E13	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.					DO	DO	DO		DO	Condition to be addressed for each area of operation.

4.2 Appendix B – Meadowbank TAFE Site Establishment plans (excluding Stage 8)



Legend of Symbols	
	External Perimeter Site Boundary Hoarding
	ATF Fencing
	Vehicle Gate
	Pedestrian Gate
	Vehicle Access into Project Site
	Vehicle Egress out of Project Site
	Alternative Access to / Egress from Project Site
	Site Personnel Entry / Exit / Travel Routes
	Delineation Barriers
	Main Vehicle Routes / Pathways
	Vehicle Speed Limit Signage
	Vehicle Directional Signage
	Traffic Control Signage
	Designated Smoking Area
	Tower Crane
	Hose-down Spoon / Boxed Drainage
	Site Offices Hansen Yuncken
	Site Lunch Sheds
	Site Toilets (male & female)
	Site Change Rooms
	First Aid Room with Defrib
	Site Container
	Main Site Bin Storage
	Evacuation Muster Point
	Fire Extinguisher
	Water Point (non-potable)
	Temp. Water Fountain / Bubbler
	Temporary Electrical Distribution Board
	Spill Kit
	Overhead awning
	Hydrant Pump Room
	Fire Hydrant Booster

AMMENDMENTS				DESCRIPTION
REV	BY	DATE		
A	MM	22.09.2020		MULTI-STOUREY CARPARK SITE LAYOUT PLAN

HANSEN YUNCKEN


THIS DOCUMENT FORMS PART OF HANSEN YUNCKEN'S SITE MANAGEMENT & WHS PLANNING FOR MEADOWBANK TAFE MULTI-TRADES & DIGITAL TECHNOLOGY HUB. THIS DOCUMENT IS AN APPENDIX TO THE PMP.

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MULTI-TRADES & DIGITAL TECHNOLOGY HUB

DRAWING NAME
MULTI-STOUREY CARPARK
SITE LAYOUT PLAN

PROJECT NORTH



DRAWN	CHECKED	VERIFIED	DATE		
MM	VK	MA	22 SEPTEMBER 2020		
DRAWING NUMBER					
PROJECT CODE	SCH. REF.	DISC.	TYPE	SERIES#	A
SC130 - SP - PM - DWG - REVA					