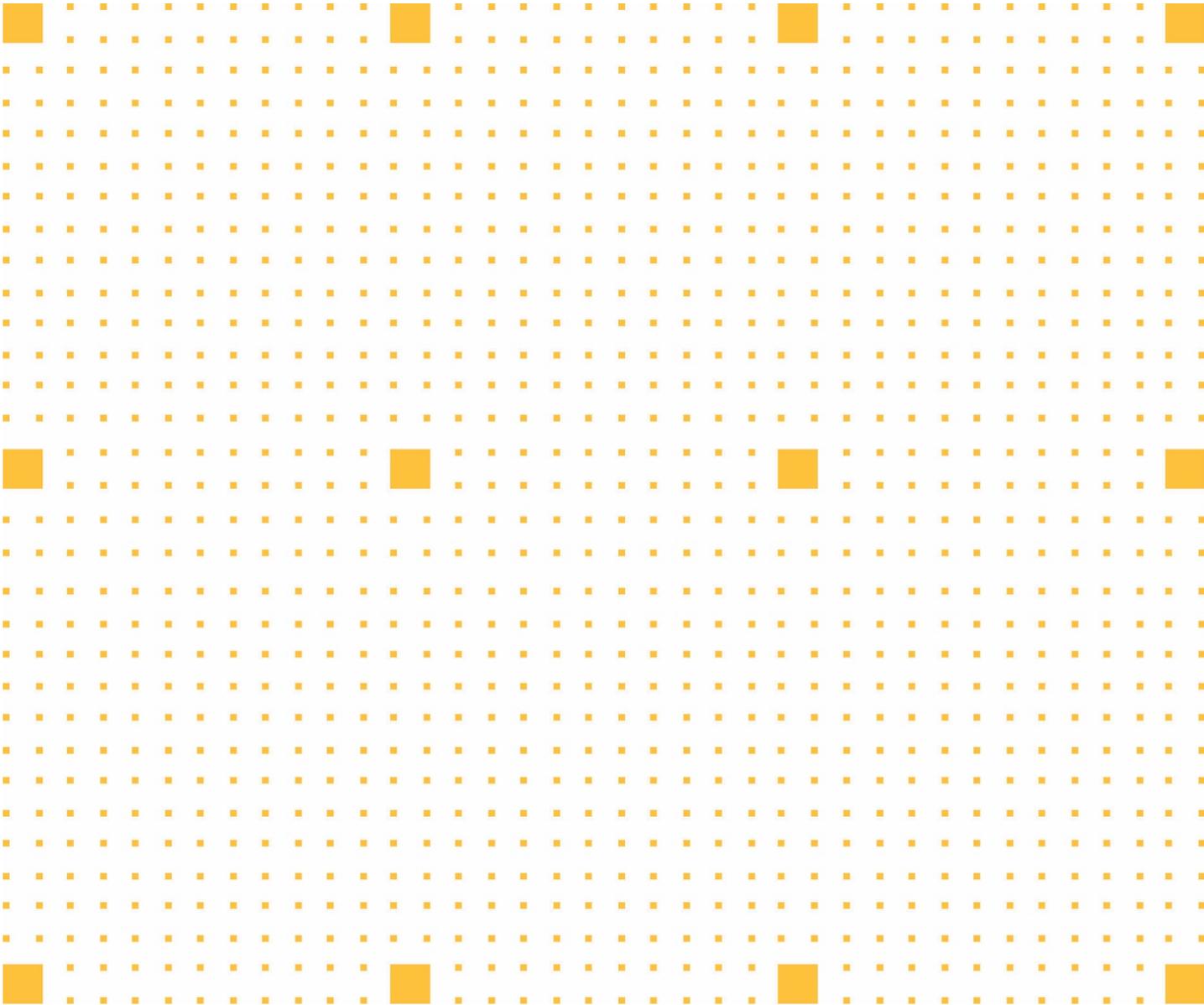


STAGING REPORT

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



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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
- East-west pedestrian link that connects See Street and TAFE Green



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, Industry and Environment (the Department) 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. 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.

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.

2 Staging

The Project will be delivered over six (6) stages. The construction works will be staged in four (4) stages, and the operation of the development will be undertaken in two (2) 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, commencing in October of 2020 with the new Multi-Trades and Digital Technology Hub and carpark expected to be operational by 2022.

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	<p>Construction works to be completed in Stage 1 include:</p> <ul style="list-style-type: none"> ▪ Remediation ▪ Shoring walls; ▪ Civil earthworks and bulk excavation; and ▪ Services diversions. 	Q4 2020	Q1 2021
Stage 2	<p>Construction works to be completed in Stage 2 include:</p> <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	<p>Construction works to be completed in Stage 3 include:</p> <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	<p>Construction works to be completed in Stage 4 include:</p> <ul style="list-style-type: none"> ▪ Public domain works. 	Q1 2022	Q3 2022

Table 1 – Construction Staging Details Summary

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

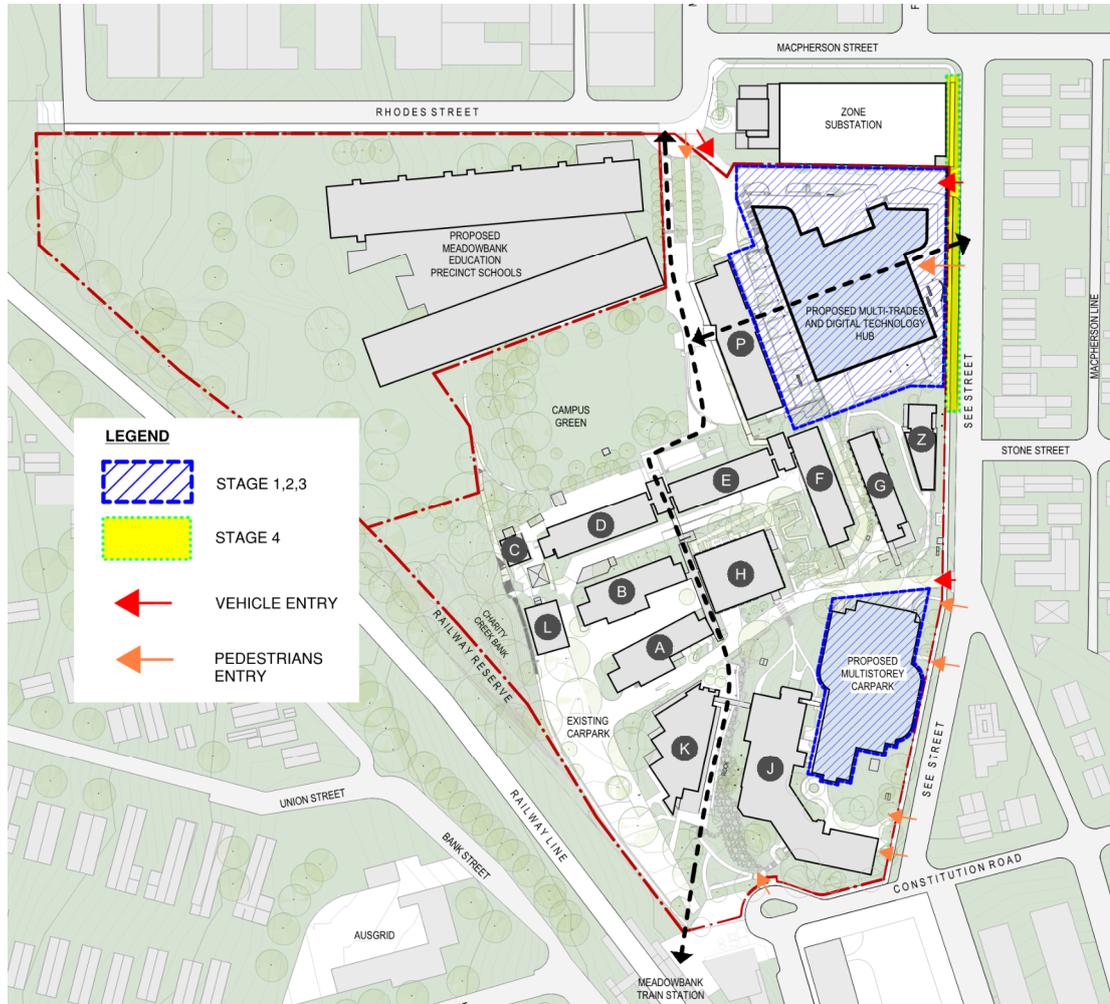


Figure 2: Stages Delineation– Stage 1, 2, 3 and 4

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	Q1 2022
Stage 6	Operation of the Multi-Trade Hub	Q3 2022

Table 2 – Operation Staging Details Summary

2.1 Other phases in the delivery of the Project

Early, low impact works

In addition to the four (4) 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. 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 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.

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 2: Extract from DPIE'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, 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

PTC prior to construction

PTO prior to operation

Development Consent: SSD 10349 Staging Matrix

DC during construction

DO during 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)	
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	
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; (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			
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	
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			
Limits of Consent								
A5	This consent lapses five years after the date of consent unless work is physically commenced.	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	
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	
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			
Staging								

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)	
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			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; (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.	throughout	throughout	throughout	throughout			This condition is to be met in advance of any staged works being undertaken.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	throughout	throughout	throughout	throughout	throughout	throughout	
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.	throughout	throughout	throughout	throughout	throughout	throughout	
Staging, Combining and Updating Strategies, Plans or Programs								
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	throughout	throughout	throughout	throughout	throughout	throughout	
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	throughout	throughout	throughout	throughout	throughout	throughout	
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	throughout	throughout	throughout	throughout	throughout	throughout	
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	throughout	throughout	throughout	throughout	throughout	throughout	
Structural Adequacy								
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. - Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	throughout	throughout	throughout	throughout	PTO	PTO	
External Walls and Cladding								

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)	
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	throughout	throughout	throughout	throughout	throughout	throughout	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	throughout	throughout	throughout	throughout	throughout	throughout	
Revision of Strategies, Plans and Programs								
A29	Within three months of: (a) the submission of a compliance report under condition A32 (b) the submission of an incident report under condition A25 (c) the submission of an Independent Audit under condition C44 or C45 (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	throughout	throughout	throughout	throughout	throughout	throughout	
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	
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	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	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	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.
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	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					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.
Archival recording of the tramway								

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)	
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	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	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			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				Elements of work noted by this condition are only applicable and found in the referenced Stage
Protection of Public Infrastructure								
B8	Prior to the commencement of construction, the Applicant must: (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; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council.	PTC						The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Pre-Construction Dilapidation Report								
B9	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.	PTC						The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Community Communication Strategy								
B10	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. (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	PTC						The condition will be satisfied for the entire development prior to the commencement of Stage 1.

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)	
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; (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 (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.							
Ecologically Sustainable Development								
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: (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 (b) including water sensitive urban design measures in the design, such as (but not limited to): (i) consideration for water monitoring systems to identify leaks or the like; and (ii) use of water efficient fixtures and fittings.	PTC						The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Rainwater Harvesting								
B12	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.		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	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.			PTC				Elements of work noted by this condition are only applicable and found in the referenced Stage
Environmental Management Plan Requirements								
B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (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	PTC	PTC					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 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.

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)	
	(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>							
Construction Environmental Management Plan								
B15	<p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16)</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) Flood Emergency Response (see condition B21);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>	PTC	PTC					<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 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.</p>
B16	<p>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:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(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</p> <p>(d) detail heavy vehicle routes, access and parking arrangements</p> <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>	PTC	PTC					<p>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). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.</p>

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	(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 (m) comply with relevant sections of the following documents: (i) Australian Standard AS1742.3 - Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (AS1742.3); (ii) TfNSW's Traffic Control at Work Sites (Technical Manual); and (iii) Part 8.1 (Construction Activities) of City of Ryde Development Control Plan.							
B17	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim</i> Construction Noise Guideline (DECC, 2009); (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; (d) hours of construction in accordance with conditions C3 to C8; (e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (f) include strategies that have been developed with the community for managing high noise generating works; (g) describe the community consultation undertaken to develop the strategies in condition B18(f); (h) include a complaints management system that would be implemented for the duration of the construction; and (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).	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). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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.	PTC	PTC					This condition will be satisfied for Stage 1 prior to the commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B19	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (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'; (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); (d) detail all off-Site flows from the Site; and (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.	PTC						This condition will be satisfied for the entire development 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.
B20	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (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;	PTC						This condition will be satisfied for the entire development 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.

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	v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.							
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					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). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
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						This condition will be satisfied for the entire development prior to the commencement of Stage 1.
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 (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		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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	(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 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				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.
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					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.
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						This condition will be satisfied for the entire development prior to the commencement of Stage 1.
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:							Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development prior to the

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	(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 (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		PTC					commencement of Stage 2.
Public Domain and Drainage Works								
B32	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. The Applicant must submit documentation of approval for each stage from Council to the Certifier.				PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage
B33	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.				PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage
B34	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.				PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage
Pedestrian Infrastructure Improvements								
B35	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: (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 (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).		DC		PTC			This condition will be triggered by Stage 4, however will be addressed within 6months of the commencement of construction.
B36	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: (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 (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.		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	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: (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; (b) detail the number, general location and species of plantings which must be native species and be predominantly of local provenance unless otherwise supported by Council;							This condition will be triggered in Stage 1 and will be addressed within 6 months of the commencement of construction

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	(c) if full replacement planting cannot be accommodated on site, identify alternatives, including street planting or planting on other public domain land in the vicinity of the site subject to the agreement with Council; (d) include evidence of consultation with Council where planting is to be undertaken on street or other public domain land; (e) where planting is proposed off site: (i) identify the number and species of planting; (ii) include details of the agreed arrangements with Council where planting is not to be undertaken by the Applicant; (iii) indicate the timeframe for planting to be undertaken; and (iv) address maintenance requirements for 12 months after planting.	DC						
Landscaping								
B38	Prior to the commencement of installation of landscaping, the Applicant must prepare revised a Landscape Plan(s) to the Certifier. The plan(s) must be updated to include landscaping in the front setback of the Car Park to screen the visual impact of the building and include: (a) the location, species, maturity and height at maturity of plants to be planted; and (b) species (including trees, shrubs, groundcovers and climbers) indigenous to the local area that would provide an effective vertical landscape screen of the Car Park building when viewed from ground level.			DC				Prior to the commencement of installation of landscaping, which is only proposed in Stage 3.
Memorial Tree								
B39	Prior to the removal of the existing memorial tree on the Southern Site (identified as tree 219 in the 'Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2' prepared by Tree Survey and dated 21 July 2020), the Applicant must consult with Council and the persons/family associated with the memorial tree to agree a suitable location and species for a replacement memorial tree and associated plaque	PTC						This condition will be triggered during tree removal, which has been excluded as a construction activity within the SSD
Road Safety Design Audit								
B40	A Stage 2 Road Safety Audit (RSA) of all new traffic/pedestrian facilities including (but not limited to) road widening and shared user paths reflected in the public domain enhancement strategy must be undertaken by suitably qualified road safety auditor(s) at no cost to Council. The RSA is to be submitted to Council for review prior to the commencement of the construction of any new traffic/pedestrian facilities. All applicable recommendations must be agreed with Council and addressed by the applicant.				PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage.
PART C DURING CONSTRUCTION								
Site Notice								
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to: (a) the details of the Builder, Certifier and Structural Engineer (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	DC	DC	DC	DC			
Operation of Plant and Equipment								
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	DC	DC	DC	DC			
Construction Hours								
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; (b) between 8am and 1pm, Saturdays; and (c) No work may be carried out on Sundays or public holidays.	DC	DC	DC	DC			

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C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	DC	DC	DC	DC			
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers.	DC	DC	DC	DC			
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	DC	DC	DC	DC			
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday	DC	DC	DC	DC			
Implementation of Management Plans								
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.	DC	DC	DC	DC			
Construction Traffic								
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	DC	DC	DC	DC			
Hoarding Requirements								
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	DC	DC	DC	DC			
No Obstruction of Public Way								
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	DC	DC	DC	DC			
Construction Noise Limits								
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	DC	DC	DC	DC			
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	DC	DC	DC	DC			
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	DC	DC	DC	DC			
C15	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	DC	DC	DC	DC			

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)	
C16	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	DC	DC	DC	DC			
Vibration Criteria								
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	DC	DC	DC	DC			
C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18	DC	DC	DC	DC			
C19	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	DC	DC	DC	DC			
Tree Protection								
C20	For the duration of the construction works: (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; (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; (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 3' prepared by Tree Survey and dated 12 November 2019 and 'Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2' prepared by Tree Survey and dated 21 July 2020; and (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.	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			
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	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			
Imported Soil								
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and	DC	DC	DC	DC			

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	(c) make these records available to the Certifier upon request.							
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			
Stormwater Management System								
C26	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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with the requirements of condition B33; (d) be in accordance with applicable Australian Standards; and (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.		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								
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			
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			
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			
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			
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			
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			
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			
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			
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				Elements of work noted by this condition are only applicable and found in the referenced Stage
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 Stage

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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)	
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	
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	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	
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	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	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	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: (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	Condition to be addressed for each area of operation.
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	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	
Utilities and Services								

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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)	
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	
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 from 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.
Public Domain Upgrades								
D11	Prior to the commencement of the operation of the development, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works: (a) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction; (b) turfing of the nature strips adjacent to the new concrete footpath across the entire See Street frontage of the development site, in accordance with Council's standard turf profile shown on Drawing No. PL7.1; (c) the construction of new driveway access to the proposed entry and exit driveways. The new driveways access must be designed and constructed as per Council's requirements and Road Safety check reports recommendations; (d) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B35. In addition: (i) The proposed civil works must be in accordance with Council's Specification and Standard Drawing; and (ii) all adjustments to public utility services, power poles and associated construction works in the nature strip must be carried out in accordance with approved plans under condition B35; (e) new street lights using LED luminaire to be designed and installed to Australian Standard AS1158:2010 Lighting for Roads and Public Spaces. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council prior to lodgement of the scheme with Ausgrid for their approval. The street lighting will remain on the Ausgrid street lighting network; (f) stormwater drainage installations where proposed in the public domain in accordance with Council's stormwater team recommendations; (g) signage and linemarking details; (h) staging of the public civil works, if any, and transitions between the stages; and (i) the relocation/adjustment of all public utility services affected by the proposed works.						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.
D12	Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (condition D11) have been carried out.						PTO	
Works as Executed Plans								

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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)	
D13	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.					PTO	PTO	
Travel Plan								
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>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.
Operational Noise – Design of Mechanical Plant and Equipment								
D16	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 SSSA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 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.						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 SSSA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' is not associated with the carpark.

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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 developer.</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.
Fire Safety Certification								
D18	<p>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.</p>					PTO	PTO	Condition to be addressed for each area of operation.
Structural Inspection Certificate								
D19	<p>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:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>					PTO	PTO	Condition to be addressed for each area of operation.
Stormwater Quality Management Plan								
D20	<p>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:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>					PTO	PTO	Condition to be addressed for each area of operation.
Warm Water Systems and Cooling Systems								
D21	<p>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></p>						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.
Outdoor Lighting								
D22	<p>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:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p>					PTO	PTO	Condition to be addressed for each area of operation.
Signage								
D23	<p>Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.</p>						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.

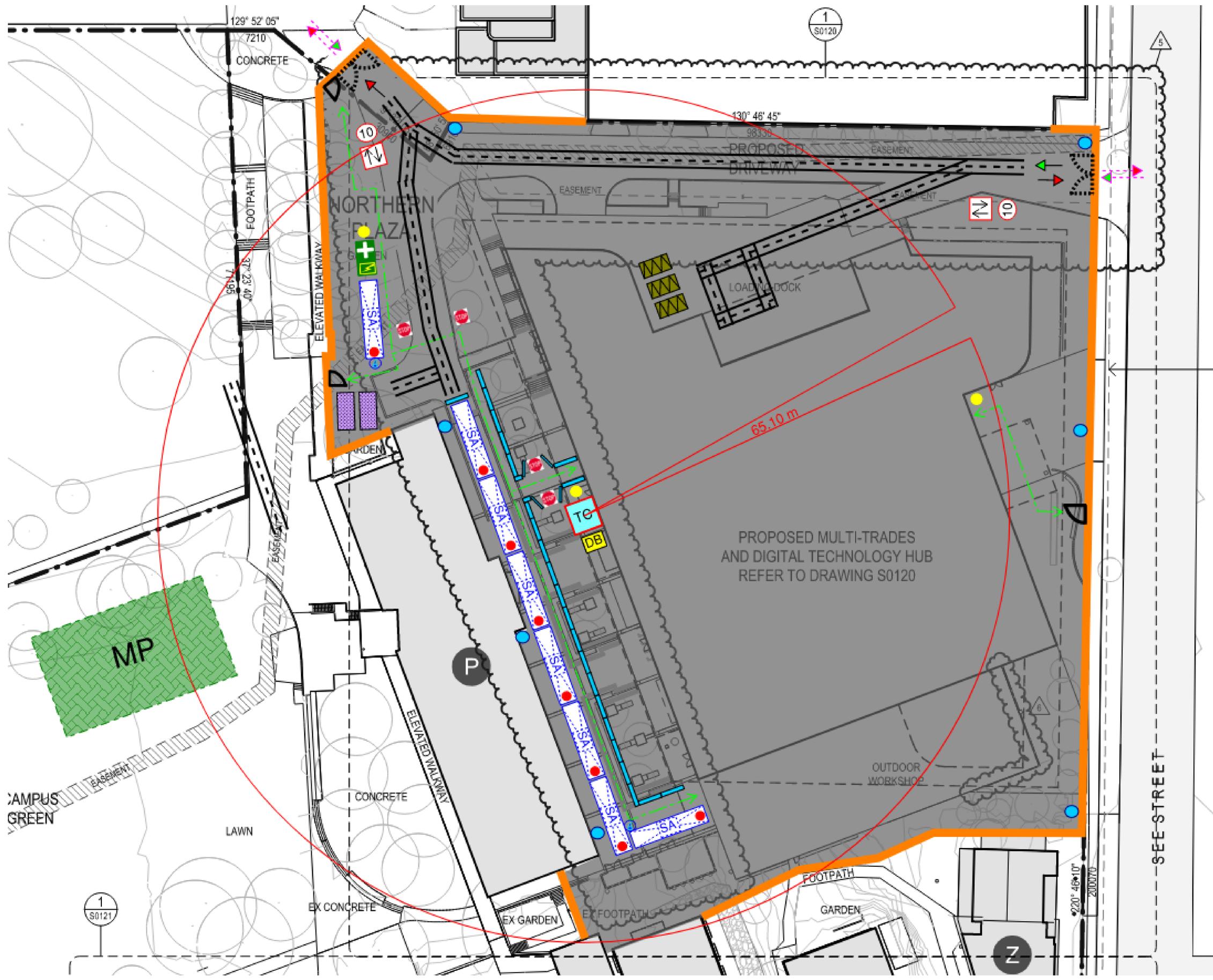
Item	Terms of Approval	Time applicable to the Condition						Comment
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Stage 5 (Operation of MSCP)	Stage 6 (Operation of MTH)	
D24	<p>Prior to the commencement of the use of the digital wayfinding sign and if speakers are incorporated as part 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:</p> <p>(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;</p> <p>(b) limit excessive high and low frequencies;</p> <p>(c) describe the monitoring programs to ensure adverse noise impacts are minimised; and</p> <p>(d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.</p>						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	This condition is only applicable to the Multi-Trades and Digital Technology Hub as there is no illuminated signage at the carpark.
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.					PTO	PTO	Condition to be addressed for each area of operation.
D27	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.						PTO	This condition is only applicable to the Multi-Trades and Digital Technology Hub as there is no designed bicycle parking areas.
Operational Waste Management Plan								
D28	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included within the document titled 'TAFE Meadowbank Phase 2.1 Combined Multi-Trades and Digital Technology Hub Operational Waste Management Plan' prepared by WasteAudit and dated September 2019.</p>						PTO	This condition is only applicable to the Multi-Trades and Digital Technology Hub.
Site Contamination and Site Audit Statement								
D29	<p>Prior to commencement of operation, the Applicant must submit a Validation Report for the development. The Validation Report must:</p> <p>(a) 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;</p> <p>(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;</p> <p>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</p> <p>(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) comment on the suitability of the area for the intended land use; and</p> <p>(d) be submitted to the Planning Secretary for review one month after the completion of remediation works.</p>					PTO	PTO	Condition to be addressed for each area of operation.

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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)	
D30	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D29 have been met.					PTO	PTO	Condition to be addressed for each area of operation.
D31	If, based on further site investigations, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied: (a) the applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.					PTO	PTO	Condition to be addressed for each area of operation, if required.
Landscaping								
D32	Prior the commencement of the operation of the development, replacement tree planting proposed on the TAFE Campus and proposed landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping plans approved under condition B38.					PTO		This condition is only applicable to the Carpark.
D33	Replacement tree planting proposed off site under condition B37 must be completed prior to commencement of operation or other timeframe agreed in writing by the Planning Secretary.						PTO	This condition will be met at the completion of the development and prior to the operation of the Multi-Trades and Digital Technology Hub.
D34	Prior to the commencement of operation of the development, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping, measures to manage revegetation and landscaping.					PTO	PTO	Condition to be addressed for each area of operation.
D35	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.					PTO	PTO	Condition to be addressed for each area of operation.
Memorial Tree								
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.
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 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.
Servicing and Loading Dock Management Plan								

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)	
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.
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	
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	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	
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.
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	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.
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		
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	
Warm Water Systems and Cooling Systems								
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	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	
Operational Noise Limits								

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)	
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.					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. 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	
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	
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	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	
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	
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	
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	

4.2 Appendix B – Meadowbank TAFE Site Establishment plans



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

REV	BY	DATE	DESCRIPTION
A	MM	22.09.2020	MULTI-TRADE HUB SITE LAYOUT PLAN



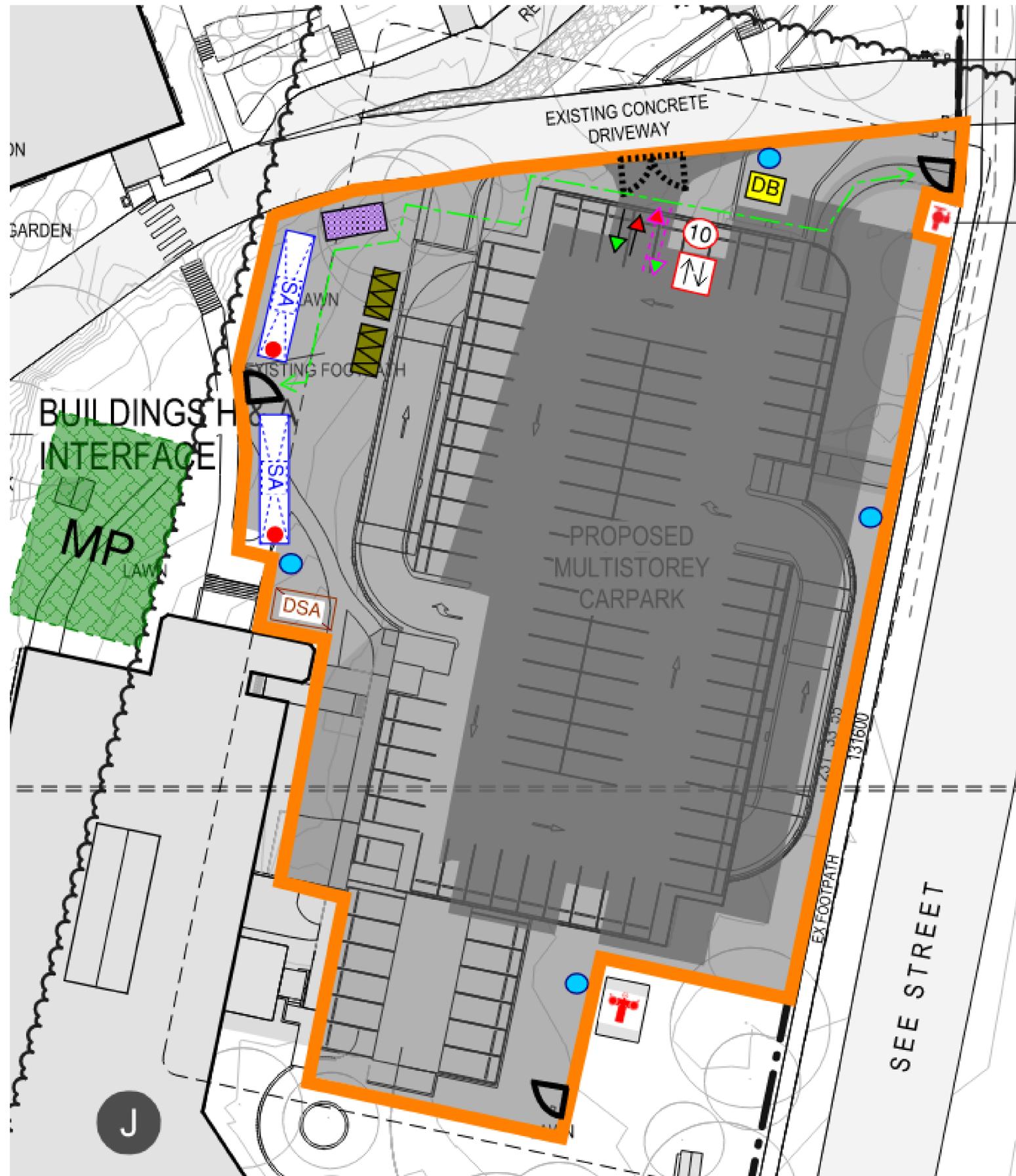
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MEADOWBANK TAFE
 SEE STREET, MEADOWBANK, NSW, 2114
 MULTI-TRADES & DIGITAL TECHNOLOGY HUB

DRAWING NAME
 MULTI-TRADE HUB SITE LAYOUT PLAN

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



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

HANSEN YUNCKEN

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MEADOWBANK TAFE
 SEE STREET, MEADOWBANK, NSW, 2114
 MULTI-TRADES & DIGITAL TECHNOLOGY HUB

DRAWING NAME
 MULTI-STOREY CARPARK
 SITE LAYOUT PLAN

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