Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

David Gainsford
Executive Director
Infrastructure Assessments

Sydney 2020

SCHEDULE 1

Application Number:	SSD 10349
Applicant:	TAFE NSW
Consent Authority:	Minister for Planning and Public Spaces
Site:	TAFE NSW Meadowbank Campus, See Street, Meadowbank Lot 11 DP1232584
Development:	Multi-Trades and Digital Technology Hub and car park, comprising: • excavation, tree removal and remediation (as necessary); • demolition and removal of hazardous materials; • construction of the Multi-Trades and Digital Technology Hub building comprising: o an up to six storey building providing 13,930m^2 gross floor area for tertiary education use; o 36 car parking spaces, loading dock and 30 bicycle parking spaces and end-of-trip facilities; • construction of the Car Park comprising an up to two storey (three level) car park providing for 241 car parking spaces. • landscaping works including hard and soft landscaping, through site link and landscaped laneway; and • business identification and way finding signage.
Modification:	SSD 10349 MOD 1: removal of three additional trees impacted by building works.

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DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the *National Parks and Wildlife Act 1974*
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the *National Parks and Wildlife Act 1974*
Accredited Certifier	Means the holder of accreditation as an accredited certifier under the *Building Professionals Act 2005* acting in relation to matters to which the accreditation applies
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	NSW TAFE or any other person carrying out any development to which this consent applies
Approved disturbance area	The area identified as such on the development layout
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 6.28(2) of the EP&A Act
Certified Contaminated Land Consultant	A person certified in accordance with the requirements of the Contaminated Land Consultant Certification Policy Version 2 (EPA November 2017) or any subsequent policies as in force from time to time
Certifier	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
Compliance Reporting Post Approval Requirements	Compliance Reporting Post Approval Requirements as available on the Departments website
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	All physical work to enable operation including (except where specifically excluded by a condition of this consent) but not limited to the carrying out of works for the purposes of the development, including earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: • tree removal and demolition; • building and road dilapidation surveys; • investigative drilling or investigative excavation; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities. However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the *Biodiversity Conservation Act 2016 or Environment Protection and Biodiversity Conservation Act 1999*) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with EES Group or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)
Council	City of Ryde

Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of retaining walls, hardstand and associated structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS, RtS and SRtS, including the works and activities, as modified by the conditions of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EES Group	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former Office of Environment and Heritage)
EIS	The Environmental Impact Statement titled *Environmental Impact Statement State Significant Development Application (SSD 10349) Multi-Trades and Digital Technology Hub Revision 3*, prepared by Keylan Consulting Pty Ltd dated 14 October 2019, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage NSW	Heritage, Community Engagement of the Department of Premier and Cabinet
Heritage Item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance *Note: "material harm" is defined in this consent*
Independent Audit Post Approval Requirements	Independent Audit Post Approval Requirements as available on the Departments website
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the

	reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Meadowbank Schools Project	The Meadowbank Education and Employment Precinct Schools Project, providing for new co-located primary and secondary schools and intensive English learning centre (SSD 9343) at 2 Rhodes Street, Meadowbank
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of the approved purpose of the development upon completion of construction
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act
RtS	The Response to Submissions report titled *Environmental Impact Statement State Significant Development Application (SSD 10349) Multi-Trades and Digital Technology Hub Revision 3*, prepared by Keylan Consulting Pty Ltd dated 21 May 2020
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
Site Auditor	As defined in section 4 of the *Contaminated Land Management Act 1997*
Site Audit Report	As defined in section 4 of the *Contaminated Land Management Act 1997*
Site Audit Statement	As defined in section 4 of the *Contaminated Land Management Act 1997*
SRtS	Supplementary Response to Submissions report titled '*Supplementary Response to Submissions Multi-Trades and Digital Technology Hub, TAFE NSW Meadowbank Campus, Meadowbank Education and Employment Precinct (SSD 10349)*' prepared by Keylan Consulting Pty Ltd and dated 22 July 2020
TfNSW	Transport for New South Wales
TfNSW (RMS)	Transport for New South Wales (Roads and Maritime Services)
TP	Travel plan
VENM	Virgin Excavated Natural Material

Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

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SCHEDULE 2

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.

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 and approved modification applications; and

(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):

Architectural drawings prepared by *Gray Puksand*			
Dwg No.	**Rev**	**Name of Drawing**	**Date**
GP-AR-DWG-C1000	~~1~~2	SITE DEMOLITION PLAN	~~15-05-20~~ 15-01-21
DA01.1	A	DEMOLITION SITE PLAN NORTH	08-07-2020
DA03	F	PROPOSED SITE PLAN	11-08-2020
DA04	D	PROPOSED SITE PLAN NORTH	08-07-2020
DA05	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 1 of 3	09.10.19
DA06	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 2 of 3	09.10.19
DA07	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 3 of 3	09.10.19
DA08	~~B~~D	PROPOSED SITE PLAN SOUTH	~~11-08-2020~~ 26-03-2021
DA11	D	LEVEL 01 FLOOR PLAN	08-07-2020
DA12	D	LEVEL 02 FLOOR PLAN	08-07-2020
DA13	C	LEVEL 03 FLOOR PLAN	08-07-2020
DA14	C	LEVEL 04 FLOOR PLAN	08-07-2020
DA15	C	LEVEL 05 FLOOR PLAN	08-07-2020
DA16	C	LEVEL 06 FLOOR PLAN	08-07-2020
DA17	C	ROOF PLAN	08-07-2020
DA20	E	EAST & NORTH ELEVATIONS	20-07-2020
DA21	E	WEST & SOUTH ELEVATIONS	20-07-2020
DA25	E	SECTIONS - EAST-WEST	13-07-2020
DA26	E	SECTIONS - SOUTH-NORTH	13-07-2020
DA50	C	GFA PLANS	08-07-2020
DA100	~~B~~D	GROUND FLOOR PLAN	~~11-08-2020~~ 26-03-2021
DA101	~~B~~D	LEVEL 1 FLOOR PLAN	~~11-08-2020~~ 26-03-2021

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DA102	~~B~~D	LEVEL 2 FLOOR PLAN	~~11-08-2020~~ 26-03-2021
DA120	B	ELEVATIONS	11-08-20
DA125	B	SECTIONS	11-08-20
RTS_B-001	A	SIGNAGE LOCATION PLAN	20/07/2020
RTS_B-002	A	SIGNAGE DETAILS	20/07/2020
S3316-08 DWG.8	B	WAYFINDING & SIGNAGES	04.05.2020
S3316-08 DWG.9	B	WAYFINDING & SIGNAGES	04.05.2020
Landscape drawings prepared by *Tract*			
Dwg No.	**Rev**	**Name of Drawing**	**Date**
219-0066-02-SSDA_100	3	PROPOSED SITE PLAN - CAMPUS NORTH	29.01.2020
219-0066-02_SSDA_200	0	SEE STREET CROSS SECTIONS	02.02.2019
219-0066-02_SSDA_201	0	WESTERN ELEVATION	02.02.2019
TR-LA-DWG-C0100	~~B~~8	~~CARPARK LANDSCAPE PLAN~~ GENERAL ARRANGEMENT PLAN	~~11.08.20~~ 19.01.2021
Civil drawings prepared by *Taylor Thomson Whitting*			
Dwg No.	**Rev**	**Name of Drawing**	**Date**
SKC100	P2	NOTES AND LEGEND SHEET	03/10/19
SKC102	P2	EROSION AND SEDIMENT CONTROL PLAN	03/10/19
SKC110	P2	SITEWORKS AND STORMWATER PLAN	03/10/19
SKC120	P2	TYPICAL DETAIL SHEET 1	03/10/19
Civil drawings prepared by *Northrop*			
Dwg No.	**Rev**	**Name of Drawing**	**Date**
DAC01.11	1	SPECIFICATION NOTES – SHEET 01	24.04.2020
DAC01.12	1	SPECIFICATION NOTES – SHEET 02	24.04.2020
DAC02.01	1	SEDIMENT AND SOIL EROSION CONTROL PLAN	24.04.2020
DAC02.11	1	SEDIMENT AND SOIL EROSION CONTROL DETAILS	24.04.2020
DAC04.01	1	SITEWORKS AND STORMWATER MANAGEMENT PLAN	24.04.2020
DAC04.21	1	STORMWATER LONGITUDINAL SECTION – SHEET 01	24.04.2020
DAC04.22	1	STORMWATER LONGITUDINAL SECTION – SHEET 02	24.04.2020
DAC04.31	1	STORMWATER MANAGEMENT DEVICES	24.04.2020
DAC09.01	1	DETAILS – SHEET 01	24.04.2020
DAC09.02	1	DETAILS – SHEET 02	24.04.2020

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,

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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.

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.

Limits of Consent

A5. This consent lapses five years after the date of consent unless work is physically commenced.

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.

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.

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

(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 Applicant and how the Applicant has addressed the matters not resolved.

Staging

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

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

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(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.

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).

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.

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.

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.

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.*

External Walls and Cladding

A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

Applicability of Guidelines

A19. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

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A20. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

Monitoring and Environmental Audits

A21. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

Access to Information

A22. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:

(a) make the following information and documents (as they are obtained or approved) publicly available on its website:

(i) the documents referred to in condition A2 of this consent;

(ii) all current statutory approvals for the development;

(iii) all approved strategies, plans and programs required under the conditions of this consent;

(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;

(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

(vi) a summary of the current stage and progress of the development;

(vii) contact details to enquire about the development or to make a complaint;

(viii) a complaints register, updated monthly;

(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;

(x) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

Compliance

A23. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

Incident Notification, Reporting and Response

A24. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

A25. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 2**.

Non-Compliance Notification

A26. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also

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notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.

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.

A28. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

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 C43 or C44;

(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.

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.

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.

Compliance Reporting

A31. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.

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.

A33. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.

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.

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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 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.

Archival recording of the tramway

B2. The Applicant must undertake an 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.

B3. A final archaeological archival recording report with the location plan, levels reduced to Australian height datum and photographic data must be complied 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.

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.

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.

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.

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.

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.

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.

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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.

The Community Communication Strategy must:

(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;

(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.

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.

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.

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:

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(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);

(ii) any relevant limits or performance measures and criteria; and

(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;

(d) a program to monitor and report on the:

(i) impacts and environmental performance of the development;

(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;

(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;

(f) a program to investigate and implement ways to improve the environmental performance of the development over time;

(g) a protocol for managing and reporting any:

(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);

(ii) complaint;

(iii) failure to comply with statutory requirements; and

(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

Construction Environmental Management Plan

B15. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:

(a) Details of:

(i) hours of work;

(ii) 24-hour contact details of site manager;

(iii) management of dust and odour to protect the amenity of the neighbourhood;

(iv) stormwater control and discharge;

(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;

(vi) groundwater management plan including measures to prevent groundwater contamination;

(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;

(viii) community consultation and complaints handling;

(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);

(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);

(d) Construction Waste Management Sub-Plan (see condition B18);

(e) Construction Soil and Water Management Sub-Plan (see condition B19);

(f) Flood Emergency Response Sub-Plan (see condition B20);

(g) an unexpected finds protocol for contamination and associated communications procedure;

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(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and

(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.

B16. A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:

(a) be prepared by a suitably qualified and experienced person(s);

(b) be prepared in consultation with Council and TfNSW;

(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;

(d) detail heavy vehicle routes, access and parking arrangements;

(e) a swept path 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;

(f) include location of all proposed work zones;

(g) details of the haulage routes and the construction hours;

(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;

(i) details of the construction program highlighting details of peak construction activities and proposed construction staging;

(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;

(k) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including the Meadowbank Schools Project (SSD 9343);

(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;

(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 *Interim 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 C7;

(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;

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(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 B17(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).

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.

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.

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 *Floodplain Risk Management Guidelines* (EESG);

(c) include details of:

(i) the flood emergency responses for the construction phase of the development;

(ii) predicted flood levels;

(iii) flood warning time and flood notification;

(iv) assembly points and evacuation routes;

(v) evacuation and refuge protocols; and

(vi) awareness training for employees and contractors.

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

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(d) ensure truck drivers use specified routes.

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.

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 minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.

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;

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(v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300mm freeboard;

(vi) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, Hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and

(vii) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters.

Stormwater - Council and Roof Drainage

B25. A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).

B26. The proposed site drainage connection to the existing Council stormwater drainage system 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.

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.

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.

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.

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

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(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.

Operational Car Parking and Vehicle Access Arrangements

B31. Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information:

(a) provision of 277 car parking spaces accommodated in the Level 02 of the Multi-Trades and Digital Technology Hub building and the separate car park 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.

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.

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.

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.

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:

(a) 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; and

(b) 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).

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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.

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;

(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.

Landscaping

B38. Prior to the commencement of installation of landscaping, the Applicant must submit 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 replacement tree planting proposed on the TAFE Campus under condition B37. The plan(s) must 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.

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.

Road Safety 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.

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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.

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.

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.

C4. Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, 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.

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.

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.

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.

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.

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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.

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.

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.

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.

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.

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.

C15. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of L_{Aeq} 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.

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.

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).

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 C17.

C19. The limits in conditions C17 and C18 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.

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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 ~~34~~ 34'* prepared by Tree Survey and dated ~~12 November 2019~~ 9 January 2021 and *'Arboricultural Impact Assessment & Tree Protection Plan TAFE Meadowbank – Block J Car Park Version ~~23~~ 23'* prepared by Tree Survey and dated 21 ~~July~~ October 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.

Air Quality

C21. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

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.

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'.

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

(c) make these records available to the Certifier upon request.

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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.

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.

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.

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.

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.

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).

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.

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).

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.

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.

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

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disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.

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.

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.

C38. The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:

(a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);

(b) a minimum horizontal clearance of 1.0m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines must be shown on the plans submitted;

(c) detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and

(d) a Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.

Ground Anchors

C39. The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the *Roads Act 1993*. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:

(a) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;

(b) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval; and

(c) the provision of a copy of the Public Liability insurance cover of not less than $20million with Council's interest noted on the policy. The policy must remain valid until the de-commissioning of the ground anchors.

Site Contamination

C40. Remediation and construction must be carried out in accordance with:

(a) the contaminated land remediation management and mitigation measures contained with the document titled *'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)'* prepared by Douglas Partners Pty Ltd and dated 16 September 2019; and

(b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22).

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C41. If work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).

Independent Environmental Audit

C42. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.

C43. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

C44. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.

C45. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:

(a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given;

(b) submit the response to the Planning Secretary; and

(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

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.

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.

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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.

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.

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.

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;

(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and

(c) to be forwarded to Council.

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.

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.

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.

Utilities and Services

D8. Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

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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.

D10. Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:

(a) all roads and traffic facilities outside the TAFE boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals form the relevant road authority must be obtained prior to the commencement of road or pavement construction works;

(b) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;

(c) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993; and

(d) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained.

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.

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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.

Works as Executed Plans

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.

Travel Plan

D14. 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:

(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;

(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:

(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

(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;

(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;

(d) include specific tools and actions to help achieve the objectives and mode share targets;

(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;

(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

(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).

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.

Mechanical Ventilation

D15. 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:

(a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and

(b) any dispensation granted by Fire and Rescue NSW.

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 SSDA 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

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to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.

Bicycle Parking and End-of-Trip Facilities

D17. Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:

(a) the provision of a minimum 30 staff/student/visitor bicycle parking spaces within the Multi-Trades and Digital Technology Hub building;

(b) the provision of short-term bicycle parking in the form of U-rails or racks within the public domain areas, where possible;

(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;

(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);

(e) appropriate pedestrian and cyclist advisory signs are to be provided; and

(f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.

Fire Safety Certification

D18. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

D19. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:

(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and

(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Stormwater Quality Management Plan

D20. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:

(a) maintenance schedule of all stormwater quality treatment devices;

(b) record and reporting details;

(c) relevant contact information; and

(d) Work Health and Safety requirements.

Warm Water Systems and Cooling Systems

D21. The installation of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of *AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance* and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

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Outdoor Lighting

D22. Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:

(a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and

(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

D23. Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.

D24. Prior to the commencement of the use of the digital wayfinding sign and if speakers are incorporated as part of the sign, the Applicant must prepare and submit a Signage Noise Management Plan (SNMP) to the satisfaction of the Certifier. The SNMP must outline measures to ensure the audio function/content of the digital sign does not cause adverse impacts on the public domain within the TAFE Campus and the sensitive receivers outside the TAFE Campus. The SNMP must be consistent with the *'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)'* prepared by JHA Services and dated 30 June 2020 and include the following:

(a) clearly define the noise objectives and maximum noise criteria for the digital sign and the various modes of its operation and time of the day;

(b) limit excessive high and low frequencies;

(c) describe the monitoring programs to ensure adverse noise impacts are minimised; and

(d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.

D25. All signage uplighting/illumination must be directed away from adjoining residential properties.

D26. Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.

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.

Operational Waste Management Plan

D28. 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:

(a) detail the type and quantity of waste to be generated during operation of the development;

(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);

(c) detail the materials to be reused or recycled, either on or off site; and

(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.

Site contamination and Site Audit Statement

D29. Prior to commencement of operation, the Applicant must submit a Validation Report for the development. The Validation Report must:

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(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;

(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*;

(c) include, but not be limited to:

  (i) comment on the extent and nature of the remediation undertaken;

  (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;

  (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;

  (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;

  (v) results of any validation sampling, compared to relevant guidelines/criteria;

  (vi) comment on the suitability of the area for the intended land use; and

(d) be submitted to the Planning Secretary for review one month after the completion of remediation works.

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.

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; and

(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.

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.

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.

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.

D35. The Applicant must not commence operation until the OLMP has been submitted to the Certifier.

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

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species agreed with Council and persons/family associated with the memorial tree (condition B39).

Wind mitigation

D37. Prior the commencement of the operation of the development the wind management and mitigation measures approved under condition B1 must be installed.

Operational Flood Emergency Management Plan

D38. Prior the commencement of the operation of the development, a Flood Emergency Management Plan must be submitted to the Certifier that:

(a) is be prepared by a suitably qualified and experienced person(s);

(b) addresses the provisions of the *Floodplain Risk Management Guidelines* (EESG);

(c) includes details of:

(i) the flood emergency responses for operational phase of the development;

(ii) predicted flood levels;

(iii) flood warning time and flood notification;

(iv) assembly points and evacuation routes;

(v) evacuation and refuge protocols; and

(vi) awareness training for employees and contractors, and students.

Servicing and Loading Dock Management Plan

D39. Prior to the commencement of operation, the Applicant must prepare a detailed Loading Dock Management Plan (LDMP) in consultation with TfNSW and Council. The Applicant must submit a copy of the final plan to TfNSW and Council. The Plan needs to specify, but not be limited to, the following:

(a) details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;

(b) details of the loading and servicing facilities management to ensure the forecast demand of the development is accommodated on site so as to not rely on the kerbside restrictions to conduct the development's business; and

(c) details of the pre-booking system and the adequate numbers of traffic controller that will be required for Service Vehicle / Heavy Vehicle (larger than SRV) operation in the site.

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.

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.

D42. The size of vehicles servicing the property must not exceed 12.5m.

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 Council for review and approval (within 14 working days 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.

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

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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.

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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.

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.

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.

Community Communication Strategy

E4. The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.

Operational Noise Limits

E5. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the *'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)'* prepared by JHA Services and dated 30 June 2020.

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.

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.

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.

Ecologically 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

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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.

E10. The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.

Flooding and Stormwater

E11. The operation of the development must be carried out at all times in accordance with the SOMP (condition D20) and the FERSP (condition D38).

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.

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.

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APPENDIX 1 ADVISORY NOTES

General

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

Long Service Levy

AN2. For work costing $25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

Legal Notices

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

EPA

AN4. The EPA recommends the use of 'certified consultants'. Please note that the EPA's *Contaminated Land Consultant Certification Policy*, Ver 2, (dated November 2017) (https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&hash=D56233C4833022719BCE0F40F870C19DC273A1F7) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the *Contaminated Land Management Act 1997* to be prepared, or reviewed and approved, by a certified consultant.

Access for People with Disabilities

AN5. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Utilities and Services

AN6. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN7. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

Road Design and Traffic Facilities

AN8. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (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.

Road Occupancy Licence

AN9. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

AN10. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

Hoarding Requirements

AN11. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

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Handling of Asbestos

AN12. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

Fire Safety Certificate

AN13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

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APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
   (a) identify the development and application number;
   (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
   (c) identify how the incident was detected;
   (d) identify when the applicant became aware of the incident;
   (e) identify any actual or potential non-compliance with conditions of consent;
   (f) describe what immediate steps were taken in relation to the incident;
   (g) identify further action(s) that will be taken in relation to the incident; and
   (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
   (a) a summary of the incident;
   (b) outcomes of an incident investigation, including identification of the cause of the incident;
   (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
   (d) details of any communication with other stakeholders regarding the incident.

For Information Only