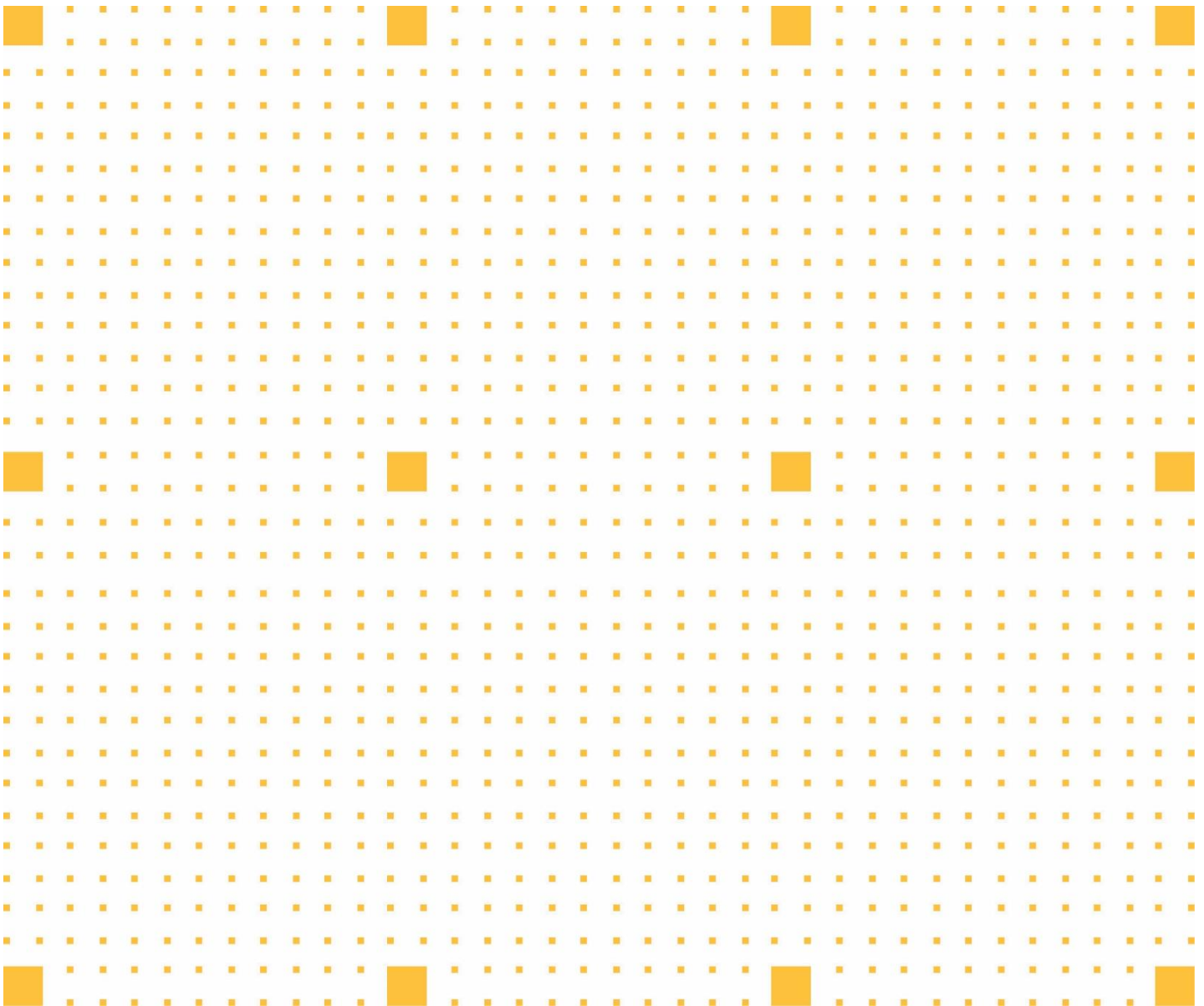


STAGING REPORT

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



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1 Introduction

1.1 Background

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

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

The overall aims of the Project include:

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

1.2 The Project

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

Redevelopment works for the Project include:

- Six storey Hub Building comprising of:
 - Indoor & Outdoor Workshops (Carpentry, Electro Technology, Welding, Plumbing, Multi-Trades Workshop and Storage Area);
 - Applied Research Spaces;
 - Digital Technology Spaces including but not limited to Cyber Security Rooms, Workshops and Indoor and Outdoor Learning Spaces;
 - Industry Engagement Spaces;
 - Breakout Areas;
 - Seminar Rooms;
 - 32 car parking spaces;
 - Loading Dock;
 - Bicycle parking spaces;
- Three level Car Park comprising of 245 car parking spaces including 6 accessible spaces at ground floor level: and
- East-west pedestrian link that connects See Street and TAFE Green



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

1.3 Statutory Context

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

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

1.4 Purpose of this Staging Report

This Staging Report has been prepared to facilitate the staging of requirements in accordance with SSD 10349, dated 25/08/20. The following conditions have been included within Schedule 2, Part A - Administrative Conditions, in relation to the staging of construction:

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

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

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

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

1.5 Need and Justification

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

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

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

Its implementation avoids early construction activities (such as earthworks and structures) being delayed until 100% design of late stage construction activities (such as mechanical ventilation or public domain works) occurs. This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the TAFE community.

2 Staging

The Project will be delivered over four (4) stages. Whilst each stage will commence at different times, each will have periods during which works may occur contemporaneously. The Project duration is projected to be approximately 24 months, commencing in October of 2020 with the new Multi-Trades and Digital Technology Hub and carpark expected to be operational by 2022.

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

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

Table 1 – Staging Details Summary

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

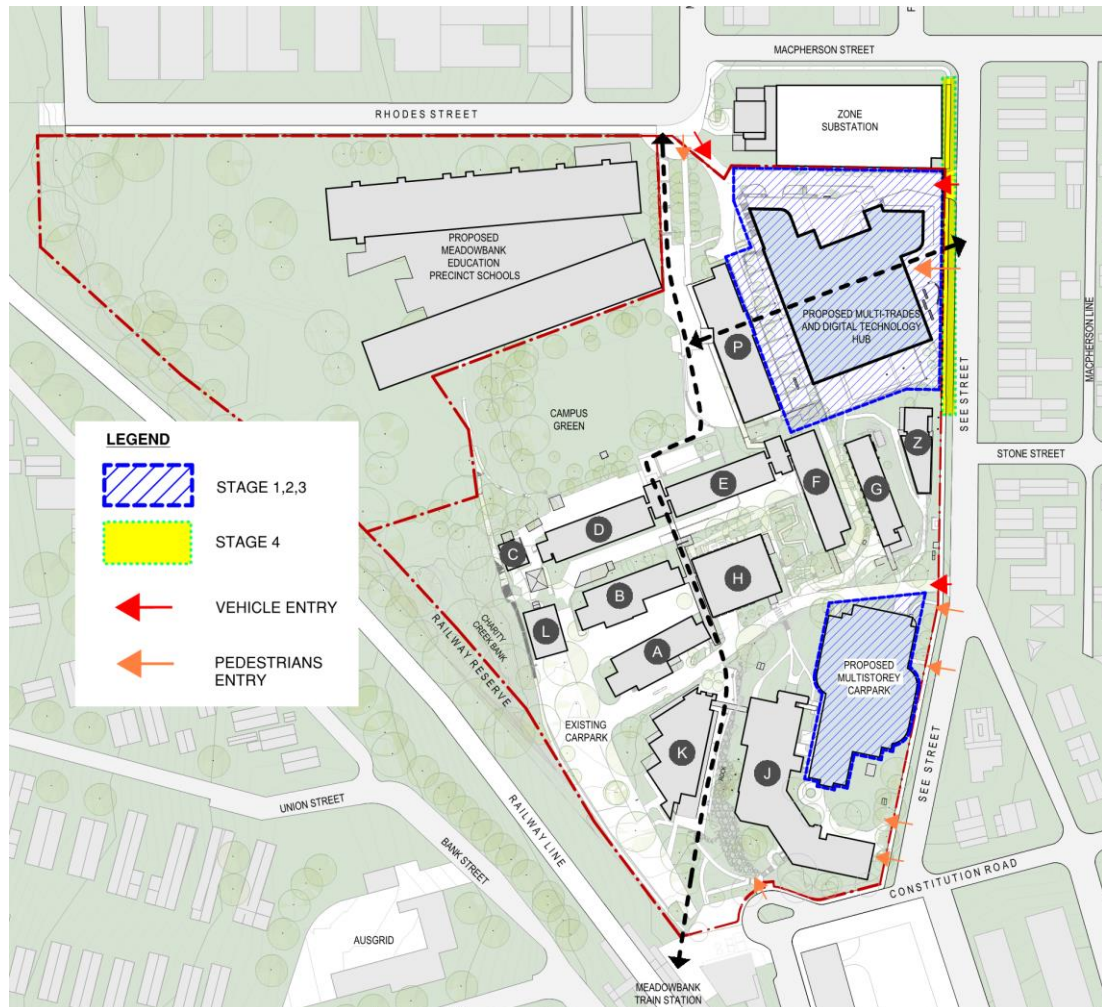


Figure 2: Stages Delineation– Stage 1, 2, 3 and 4

2.1 Other phases in the delivery of the Project

Early, low impact works

In addition to the four (4) construction stages the early, low impact works excluded from the definition of 'Construction' in SSD 10349, were undertaken to enable the remainder of the Project to run efficiently. These works included:

- Tree removal and demolition;
- Building and road dilapidation surveys;
- Investigative drilling or investigative excavation;
- Establishing temporary site offices;

- Installation of environmental impact mitigation measures, temporary fencing and enabling works transfer; and
- Minor adjustments to services or utilities.

Operations and occupancy

Completion of the project is expected in 2022 with the subsequent operation and occupancy of the new Multi-Trades and Digital Technology Hub and car park expected to occur as a single stage. This Staging Report does not seek to alter the timing of any conditions of consent associated with the commencement or ongoing operations / occupancy.

3 Managing Compliance and Potential Impacts

3.1 Approach

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

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

3.2 Management Plans

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

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

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

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

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

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

3.3 Compliance Reporting

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

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

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

Figure 2: Extract from DPIE's Compliance Reporting: Post Approval Requirements (Page 3)

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

In undertaking the reporting:

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

3.4 Independent Environmental Auditing

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

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

3.5 Cumulative Impact

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

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

4 Appendices

4.1 Appendix A – Meadowbank TAFE Staging Matrix

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

Development Consent Conditions

PTC prior to construction

Development Consent: SSD 10349 Staging Matrix

DC during construction

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
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.	through out	through out	through out	through out	
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RtS and the SRtS; (d) inaccordance with the approved plans in the table below (except as may be amended by the conditions of consent)	through out	through out	through out	through out	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	through out	through out	through out	through out	This condition will be met at the commencement of stage 1 works.
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
Evidence of Consultation						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:					

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and Applicant and how the Applicant has addressed the matters not resolved. (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the	through out	through out	through out	through out	
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).	through out	through out	through out	through out	This condition is to be met in advance of any staged works being undertaken.
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	through out	through out	through out	through out	This condition is to be met in advance of any staged works being undertaken.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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).	through out	through out	through out	through out	

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
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.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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..	through out	through out	through out	through out	
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. <i>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.</i>	through out	through out	through out	through out	
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:					This condition must be met at least 48 hours before the commencement of Stage 1. Any updated or newly received documentation in accordance with the listed items under this condition if received throughout the works, will be made publicly available.

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(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	through out	through out	through out	through out	
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.	through out	through out	through out	through out	This condition will be met prior to commencement of Stage 1, and throughout each subsequent stage as new subcontractors are on-boarded throughout the duration of the works.
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.	through out	through out	through out	through out	
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	through out	through out	through out	through out	
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 notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	through out	through out	through out	through out	
Revision of Strategies, Plans and Programs						
A29	Within three months of: (a) the submission of a compliance report under condition A32 (b) the submission of an incident report under condition A25 (c) the submission of an Independent Audit under condition C44 or C45 (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	through out	through out	through out	through out	

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
A30	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	through out	through out	through out	through out	
Compliance Reporting						
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	through out	through out	through out	through out	This condition will not be affected by the proposed staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction.
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.	through out	through out	through out	through out	This condition will not be affected by the proposed staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction.
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	through out	through out	through out	through out	This condition will not be affected by the proposed staging as the Compliance Reporting Post Approval Requirements do not require compliance reports during construction.
A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	through out	through out	through out	through out	This condition will not be affected by the proposed staging.
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
Wind Impact Assessment						
B1	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must submit an updated wind impact assessment to the satisfaction of the Planning Secretary. The updated wind impact assessment must include: (a) an assessment of existing and proposed wind environment conditions informed by wind tunnel testing; and b) recommended management and mitigation measures to address wind impacts to ensure the spaces in and around the development are suitable for their intended use.		PTC			Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development prior to the commencement of Stage 2.
Archival recording of the tramway						
B2	The Applicant must undertake a archaeological monitoring program to enable an archival record of the location and survivability of the former tramway. The program must record the location and depth to assist the future management of associated archaeological resources within the broader TAFE campus site. Archaeological monitoring may cease when depth of required construction is reached or natural soils are exposed, whichever is first.	DC				Monitoring program is only required during Stage 1 works.
B3	A final archaeological archival recording report with the location plan, levels reduced to Australian height datum and photographic data must be compiled into a short report within 12 months of the end of the monitoring program. A copy must be provided to the Department, Heritage Council of NSW and Council's local studies unit.	through out				This condition will be met within 12 months of the completion of the monitoring program.
Notification of Commencement						

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	PTC	PTC	PTC	PTC	The planning secretary will be notified prior to the commencement of each stage.
B5	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	PTC	PTC	PTC	PTC	The planning secretary will be notified prior to the commencement of each stage.
Certified Drawings						
B6	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	PTC	PTC	PTC	PTC	Prior to each stage, relevant drawings will be submitted.
External Walls and Cladding						
B7	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			PTC		Elements of work noted by this condition are only applicable and found in the referenced Stage
Protection of Public Infrastructure						
B8	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council.	PTC				The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Pre-Construction Dilapidation Report						
B9	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to the Certifier and Council. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	PTC				The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Community Communication Strategy						
B10	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	PTC				The condition will be satisfied for the entire development prior to the commencement of Stage 1.

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation; and (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.					
Ecologically Sustainable Development						
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; and (b) including water sensitive urban design measures in the design, such as (but not limited to): (i) consideration for water monitoring systems to identify leaks or the like; and (ii) use of water efficient fixtures and fittings.	PTC				The condition will be satisfied for the entire development prior to the commencement of Stage 1.
Rainwater Harvesting						
B12	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the proposed development. A rainwater reuse plan must be prepared and certified by an experienced hydraulic engineer.		PTC			Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development prior to the commencement of Stage 2.
Outdoor Lighting						
B13	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			PTC		Elements of work noted by this condition are only applicable and found in the referenced Stage
Environmental Management Plan Requirements						
B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	PTC	PTC			This condition will be satisfied for the entire development prior to the commencement of Stage 1, with the exception of Subplans referenced in B16, B17, B18 which will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to Section 3.2 of Staging Report). Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	<p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>					
Construction Environmental Management Plan						
B15	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16)</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) Flood Emergency Response (see condition B21);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	PTC	PTC			<p>This condition will be satisfied for the entire development prior to the commencement of Stage 1, with the exception of Subplans referenced in B16, B17, B18 which will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report). Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.</p>
B16	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>					<p>This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is</p>

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	<p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements</p> <p>(e) a swept paths assessment is to be carried out, showing that the largest vehicles can manoeuvre safely at all intersections along the proposed approach and departure routes. The swept path assessment must also demonstrate that the largest heavy vehicle is capable of accessing and vacating the construction site and/or work zone in a safe and efficient manner;</p> <p>(f) include location of all proposed work zones;</p> <p>(g) details of the haulage routes and the construction hours;</p> <p>(h) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;</p> <p>(i) details of the construction program highlighting details of peak construction activities and proposed construction staging;</p> <p>(j) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p> <p>(k) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including the Meadowbank Schools Project (SSD 9343); and</p> <p>(l) detail appropriate measures that are to be implemented to ensure road safety and network efficiency is maintained during construction to minimise potential impacts on general traffic, cyclists, pedestrians and bus services as well as surrounding residents; and</p> <p>(m) comply with relevant sections of the following documents:</p> <p>(i) Australian Standard AS1742.3 - Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (AS1742.3);</p> <p>(ii) TfNSW's Traffic Control at Work Sites (Technical Manual); and</p> <p>(iii) Part 8.1 (Construction Activities) of City of Ryde Development Control Plan.</p>	PTC	PTC			for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim</i> Construction Noise Guideline (DECC, 2009);</p> <p>(c) include the recommended noise management and mitigation measures included within the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020;</p> <p>(d) hours of construction in accordance with conditions C3 to C8;</p> <p>(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(f) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(g) describe the community consultation undertaken to develop the strategies in condition B18(f);</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B14(d).</p>	PTC	PTC			This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development. (refer to section 3.2 of Staging Report). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
B18	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	PTC	PTC			This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The plan will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.</p>	PTC				This condition will be satisfied for the entire development prior to the commencement of Stage 1. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B20	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;</p> <p>(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);</p> <p>(c) include details of:</p> <p>i) the flood emergency responses for both construction phase of the development;</p> <p>ii) predicted flood levels;</p> <p>iii) flood warning time and flood notification;</p> <p>iv) assembly points and evacuation routes;</p> <p>v) evacuation and refuge protocols; and</p> <p>vi) awareness training for employees and contractors.</p>	PTC				This condition will be satisfied for the entire development prior to the commencement of Stage 1. Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
B21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	PTC	PTC			This will be included in CTPMSP. This condition will be satisfied for Stage 1 prior to the commencement of Stage 1. The CTPMSP will be updated prior to commencement of Stage 2 to satisfy the remaining stages of the development (refer to section 3.2 of Staging Report). Updates to the document may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.
Site Investigations (Contaminated Land)						
B22	<p>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:</p> <p>(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;</p>					This condition will be satisfied for the entire development prior to the commencement of Stage 1.

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	<p>(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</p> <p>(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.</p>	PTC				
Construction Worker Transportation Strategy						
B23	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to ensure the surrounding public parking amenity/supply remain unaffected by the construction works. The Strategy must be prepared in consultation with Council and a copy must be submitted to the Planning Secretary and Council for information.</p>	PTC				This condition will be satisfied for the entire development prior to the commencement of Stage 1.
Flood Management						
B24	<p>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:</p> <p>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;</p> <p>(b) addressed the following flood management and mitigation specifications:</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and</p> <p>(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</p> <p>(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</p> <p>(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.</p>	PTC				<p>Elements of work noted by this condition are only applicable and found in the referenced Stage.</p> <p>This condition will be satisfied for the entire development prior to the commencement of Stage 2.</p>
Stormwater - Council and Roof Drainage						

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
B25	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).		PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
B26	The proposed site drainage connection to the existing Council stormwater drainage systems must be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual. Amended stormwater plans complying with this condition must be submitted to the Certifier. The plans must be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent.		PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
B27	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, certifying that the proposed roof drainage system has been designed for the 1% AEP (100 year ARI) event so as to capture all runoff generated at the 1% AEP (100 year ARI) storm event in the proposed on- site detention basin.		PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 2.
Operational Noise – Design of Mechanical Plant and Equipment						
B28	<p>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.</p> <p>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.</p>			PTC		Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied for the entire development prior to the commencement of Stage 3.
Operational Waste Storage and Processing						
B29	<p>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:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>		PTC			Not applicable to Stage 1 Stage 1 associated with remediation/excavation activities. The condition will be satisfied for the entire development prior to the commencement of Stage 2.
Construction Car Parking and Service Vehicle Layout						
B30	<p>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:</p> <p>(a) all construction vehicles must be able to enter and leave the site in a forward direction;</p> <p>(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</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	PTC				This condition will be satisfied for the entire development prior to the commencement of Stage 1.
Operational Car Parking and Vehicle Access Arrangements						

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
B31	<p>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:</p> <p>(a) provision of 32 on-site car parking spaces accommodated in the Level 02 of the Multi-Trades and Digital Technology Hub building and the separate carpark for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(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</p> <p>(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</p>		PTC			<p>Not applicable to Stage 1</p> <p>Stage 1 associated with remediation/excavation activities.</p> <p>The condition will be satisfied for the entire development prior to the commencement of Stage 2.</p>
Public Domain and Drainage Works						
B32	<p>Prior to the commencement of any footpath or public domain works, the Applicant must submit, for approval by Council, full design engineering drawings prepared by a Chartered Civil Engineer for the proposed public domain works and street scape design, including addressing pedestrian management in accordance with Council's DCP (2014) Part 8.5 Public Civil Works and relevant Development Control Plan and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management.</p> <p>The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>				PTC	<p>Elements of work noted by this condition are only applicable and found in the referenced Stage</p>
B33	<p>Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.</p>				PTC	<p>Elements of work noted by this condition are only applicable and found in the referenced Stage</p>
B34	<p>Prior to the commencement of any drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conforming to Council's standard drainage pit details.</p>				PTC	<p>Elements of work noted by this condition are only applicable and found in the referenced Stage</p>
Pedestrian Infrastructure Improvements						
B35	<p>Within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the TAFE Campus. The Strategy must include:</p> <p>(i) details for the delivery of a 2.5 metre wide Shared User Path along the western side of See Street from Macpherson Street to the southern end of the proposed Multi-Trade and Digital Technology Hub building</p>		DC		PTC	<p>This condition will be triggered by Stage 4, however will be addressed within 6months of the commencement of construction.</p>

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(ii) concept plan(s) showing the extent and design of the proposed pedestrian infrastructure upgrades and/or other new traffic devices/facilities is to form part of the public domain enhancement strategy, which must also provide consideration to existing/future street vegetation and services (e.g. power poles).					
B36	<p>The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Path required under condition B35, including reduced footpath widths, that encourage walking and cycling to the TAFE Campus and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:</p> <p>(a) demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or</p> <p>(b) an agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.</p>		DC		PTC	This condition will be triggered by Stage 4, however will be addressed within 6 months of the commencement of construction in line with condition B35.
Replacement tree planting						
B37	<p>Within six months of the commencement of construction, the Applicant must submit details of the outcome of investigations in relation to the provision of additional replacement tree planting for the approval of the Planning Secretary. The investigations must:</p> <p>(a) identify opportunities to achieve overall replacement tree planting on the TAFE Campus at a target rate of one tree planted for each tree removed;</p> <p>(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;</p> <p>(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;</p> <p>(d) include evidence of consultation with Council where planting is to be undertaken on street or other public domain land;</p> <p>(e) where planting is proposed off site:</p> <p>(i) identify the number and species of planting;</p> <p>(ii) include details of the agreed arrangements with Council where planting is not to be undertaken by the Applicant;</p> <p>(iii) indicate the timeframe for planting to be undertaken; and</p> <p>(iv) address maintenance requirements for 12 months after planting.</p>	DC				This condition will be triggered in Stage 1 and will be addressed within 6 months of the commencement of construction
Landscaping						
B38	<p>Prior to the commencement of installation of landscaping, the Applicant must prepare revised a Landscape Plan(s) to the Certifier. The plan(s) must be updated to include landscaping in the front setback of the Car Park to screen the visual impact of the building and include:</p> <p>(a) the location, species, maturity and height at maturity of plants to be planted; and</p> <p>(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.</p>			DC		Prior to the commencement of installation of landscaping, which is only proposed in Stage 3.
Memorial Tree						
B39	Prior to the removal of the existing memorial tree on the Southern Site (identified as tree 219 in the 'Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2' prepared by Tree Survey and dated 21 July 2020), the Applicant must consult with Council and the persons/family associated with the memorial tree to agree a suitable location and species for a replacement memorial tree and associated plaque	PTC				This condition will be triggered during tree removal, which has been excluded as a construction activity within the SSD

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
Road Safety Design Audit						
B40	A Stage 2 Road Safety Audit (RSA) of all new traffic/pedestrian facilities including (but not limited to) road widening and shared user paths reflected in the public domain enhancement strategy must be undertaken by suitably qualified road safety auditor(s) at no cost to Council. The RSA is to be submitted to Council for review prior to the commencement of the construction of any new traffic/pedestrian facilities. All applicable recommendations must be agreed with Council and addressed by the applicant.				PTC	Elements of work noted by this condition are only applicable and found in the referenced Stage.
PART C DURING CONSTRUCTION						
Site Notice						
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to: (a) the details of the Builder, Certifier and Structural Engineer (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	DC	DC	DC	DC	
Operation of Plant and Equipment						
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	DC	DC	DC	DC	
Construction Hours						
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; (b) between 8am and 1pm, Saturdays; and (c) No work may be carried out on Sundays or public holidays.	DC	DC	DC	DC	
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	DC	DC	DC	DC	
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers.	DC	DC	DC	DC	
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	DC	DC	DC	DC	
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and	DC	DC	DC	DC	

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(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.	DC	DC	DC	DC	
Construction Traffic						
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	DC	DC	DC	DC	
Hoarding Requirements						
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	DC	DC	DC	DC	
No Obstruction of Public Way						
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	DC	DC	DC	DC	
Construction Noise Limits						
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	DC	DC	DC	DC	
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	DC	DC	DC	DC	
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	DC	DC	DC	DC	
C15	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	DC	DC	DC	DC	
C16	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	DC	DC	DC	DC	
Vibration Criteria						
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	DC	DC	DC	DC	

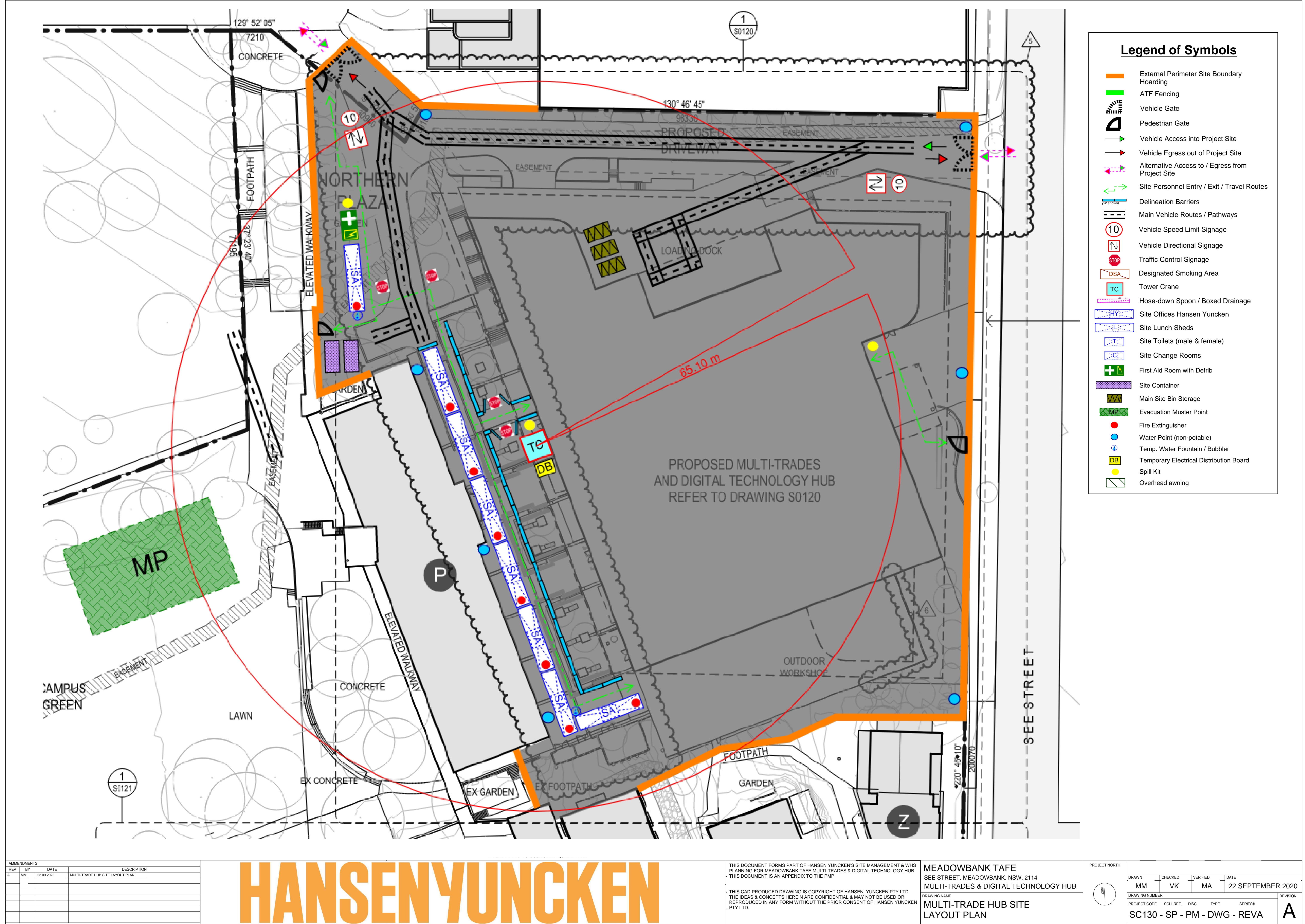
Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated 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 C18	DC	DC	DC	DC	
C19	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	DC	DC	DC	DC	
Tree Protection						
C20	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the sites or adjoining the sites that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled 'Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital Technology Hub Version 3' prepared by Tree Survey and dated 12 November 2019 and 'Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2' prepared by Tree Survey and dated 21 July 2020; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	DC	DC	DC	DC	
Air Quality						
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	DC	DC	DC	DC	
C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	DC	DC	DC	DC	
Erosion and Sediment Control						
C23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	DC	DC	DC	DC	
Imported Soil						
C24	The Applicant must:					

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
	(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.	DC	DC	DC	DC	
Disposal of Seepage and Stormwater						
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	DC	DC	DC	DC	
Stormwater Management System						
C26	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with the requirements of condition B33; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		DC			Elements of work noted by this condition are only applicable and found in the referenced Stage. This condition will be satisfied within 3 months of the commence of Stage 2.
C27	Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.		PTC			Elements of work noted by this condition are only applicable and found in the referenced Stage
Unexpected Finds Protocol – Aboriginal Heritage						
C28	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types, and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	DC	DC	DC	DC	
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.	DC	DC	DC	DC	
C30	Construction works must be carried out in accordance with the recommendations of the document titled 'Meadowbank Education and Employment Precinct Multi-trades & Digital Technology Hub Aboriginal Cultural Heritage Assessment (Version 6)' prepared by AMBS Ecology & Heritage dated April 2020 (5 May 2019).	DC	DC	DC	DC	
Waste Storage and Processing						
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	DC	DC	DC	DC	
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	DC	DC	DC	DC	

[illegible]

Item	Terms of Approval	Time applicable to the Condition				
		Stage 1 (CWC1)	Stage 2 (CWC2)	Stage 3 (CWC3)	Stage 4 (CWC4)	Comment
C40	Remediation and construction must be carried out in accordance with: (a) the contaminated land remediation management and mitigation measures contained with the document titled 'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)' prepared by Douglas Partners Pty Ltd and dated 16 September 2019; and (b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22)	DC				Elements of work noted by this condition are only applicable and found in the referenced Stage
C41	If work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	DC	DC	DC	DC	This condition will be triggered in all proposed construction stages.
Independent Environmental Audit						
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	through out	through out	through out	through out	
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	This condition may take effect at any stage of the works.
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45C45C45 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.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	
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.	through out	through out	through out	through out	This condition may take effect at any stage of the works.
PART D PRIOR TO COMMENCEMENT OF OPERATION						
D1-D44						All of these condition will be applicable during prior to operation
PART E POST OCCUPATION						
E1-E13						All of these conditions will be applicable post occupation

4.2 Appendix B – Meadowbank TAFE Site Establishment plans



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

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


HANSEN YUNCKEN

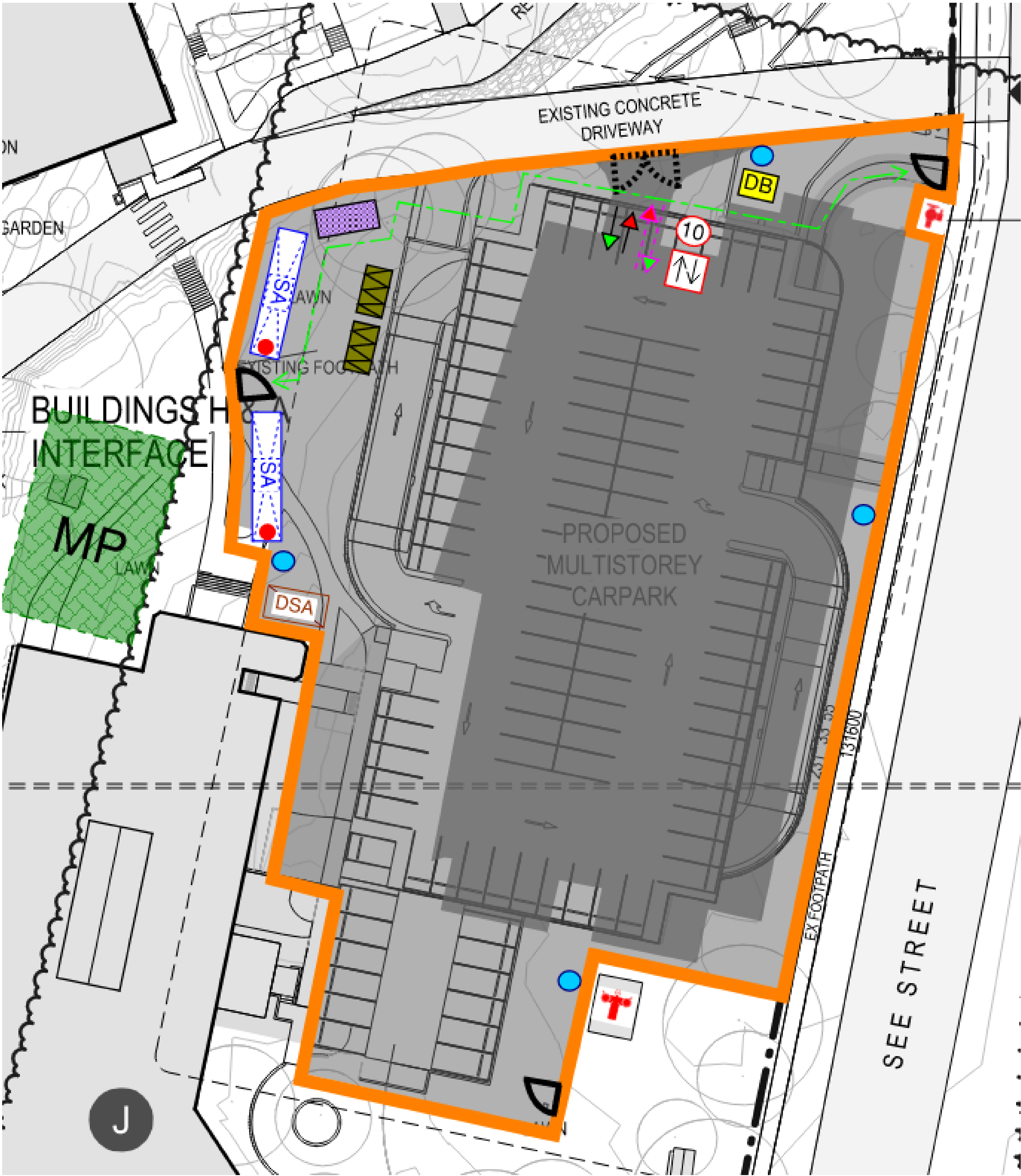
THIS DOCUMENT FORMS PART OF HANSEN YUNCKEN'S SITE MANAGEMENT & WHS PLANNING FOR MEADOWBANK TAFE MULTI-TRADES & DIGITAL TECHNOLOGY HUB. THIS DOCUMENT IS AN APPENDIX TO THE PMP.

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

DRAWING NAME
MULTI-TRADE HUB SITE
LAYOUT PLAN

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



Legend of Symbols

External Perimeter Site Boundary Hoarding

ATF Fencing

Vehicle Gate

Pedestrian Gate

Vehicle Access into Project Site

Vehicle Egress out of Project Site

Alternative Access to / Egress from Project Site

Site Personnel Entry / Exit / Travel Routes

(N2 shown)

Delineation Barriers

Main Vehicle Routes / Pathways

10

Vehicle Speed Limit Signage

N

Vehicle Directional Signage

STOP

Traffic Control Signage

DSA

Designated Smoking Area

TC

Tower Crane

Hose-down Spoon / Boxed Drainage

HY

Site Offices Hansen Yuncken

L

Site Lunch Sheds

AT

Site Toilets (male & female)

C

Site Change Rooms

A

First Aid Room with Defrib

S

Site Container

W

Main Site Bin Storage

MP

Evacuation Muster Point

Fire Extinguisher

Water Point (non-potable)

Temp. Water Fountain / Bubbler

DB

Temporary Electrical Distribution Board

Spill Kit

Overhead awning

T

Hydrant Pump Room

T

Fire Hydrant Booster

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

HANSEN YUNCKEN

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

DRAWING NAME
MULTI-STOREY CARPARK
SITE LAYOUT PLAN

PROJECT NORTH

DRAWN	CHECKED	VERIFIED	DATE
MM	VK	MA	22 SEPTEMBER 2020

DRAWING NUMBER	REVISION
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PROJECT CODE	SCH. REF.	DISC.	TYPE	SERIES#
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SC130 - SP - PM - DWG - REVA

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