

# INDEPENDENT AUDIT REPORT

---


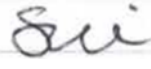
**MULTI-TRADES AND DIGITAL TECHNOLOGY HUB AT  
TAFE MEADOWBANK – SSD 10349**

**FEBRUARY 2021**

## Revision History

Revision	Date	Prepared By	Reviewed By	Description
V0	07/02/2021	DL	SF	For issue to client
V1	17/02/21	DL	SF	Final

## Authorisation

<b>Author name</b>	Derek Low	<b>Reviewer / approver name</b>	Steve Fermio
<b>Author position</b>	Principal Auditor	<b>Review position</b>	Principal Auditor
<b>Author signature</b>		<b>Reviewer / approver signature</b>	
<b>Date</b>	17/02/2021	<b>Date</b>	17/02/2021

## Disclaimer

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

# CONTENTS

<b>Executive Summary .....</b>	<b>5</b>
<b>1. Introduction.....</b>	<b>6</b>
1.1 Project overview .....	6
1.2 Approval requirements.....	7
1.3 Audit team .....	7
1.4 Audit objectives .....	8
1.5 Audit scope.....	8
<b>2. Audit methodology .....</b>	<b>10</b>
2.1 Audit process overview.....	10
2.2 Audit process detail .....	11
2.2.1 Audit initiation and scope development.....	11
2.2.2 Preparing audit activities.....	11
2.2.3 Site personnel involvement.....	12
2.2.4 Meetings.....	12
2.2.5 Interviews .....	12
2.2.6 Site inspection .....	13
2.2.7 Document review .....	13
2.2.8 Generating audit findings.....	13
2.2.9 Compliance evaluation.....	13
2.2.10 Evaluation of post approval documentation .....	13
2.2.11 Completing the audit .....	14
<b>3. Audit findings.....</b>	<b>15</b>
3.1 Approvals and documents audited and evidence sighted .....	15
3.2 Non-compliance, Observations and Actions .....	15
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents.....	19
3.4 Summary of notices from agencies.....	19
3.5 Other matters considered relevant by the Auditor or DPIE.....	19
3.6 Complaints .....	19
3.7 Incidents.....	19

3.8 Actual versus predicted impacts .....	19
<b>4. Conclusions .....</b>	<b>24</b>
<b>5. Limitations .....</b>	<b>25</b>
<b>Appendix A – SSD 10349 Conditions of consent.....</b>	<b>26</b>
<b>Appendix B – CEMP &amp; Sub-Plan Mitigation Measures .....</b>	<b>66</b>
<b>Appendix C – Planning Secretary Agreement of Independent Auditors .....</b>	<b>69</b>
<b>Appendix D – Consultation Records .....</b>	<b>71</b>
<b>Appendix E – Meeting Sign on Sheet .....</b>	<b>73</b>
<b>Appendix F – Site Inspection Photographs .....</b>	<b>75</b>
<b>Appendix G – Independent Declaration Forms.....</b>	<b>87</b>

## EXECUTIVE SUMMARY

TAFE NSW are responsible for the delivery of the Multi-Trades and Digital Technology Hub at TAFE Meadowbank (the Project). The development of the new Multi-Trades and Digital Technology Hub will further enhance the education and training delivery modes that are offered on the campus.

The Project was approved by the Department of Planning, Industry and Environment (DPIE) (the Department) on 25 August 2020.

Schools Infrastructure NSW (SINSW) and Colliers are TAFE NSW's project managers and representatives, Hansen Yuncken are the principal contractors undertaking the works (the Project Team, or the auditee/s). Construction works commenced on 23 November 2020.

The objective of this Independent Audit is to satisfy SSD 10349 Schedule 2, CoC C42 – C47. It requires that Independent Audits of the development be carried out in accordance with Project's *Independent Audit Post Approval Requirements* (Department 2020). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from construction commencement on 23 November 2020 through to 19 January 2021. Works undertaken during the audit period include site establishment, demolition, remediation and earthworks.

The overall outcome of the Independent Audit was very positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings. In summary:

- There were 178 CoCs assessed
- One non-compliance was identified against one condition
- Seven observations were identified in relation to seven conditions.

The Auditor notes that it is clearly evident that the Project Team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

The Auditor would like to thank the auditees from Colliers and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

## 1. INTRODUCTION

### 1.1 Project overview

TAFE NSW are the proponent of the Multi-Trades and Digital Technology Hub at TAFE Meadowbank (the Project) of which delivery has been delegated to Schools Infrastructure NSW (SINSW).

TAFE NSW Meadowbank currently provides its students with access to the latest technologies and equipment and provides vocational education and training in the highest industry standard facilities. The development of the new Multi-Trades and Digital Technology Hub will further enhance the education and training delivery modes that are offered on the campus.

The Multi-Trades and Digital Technology Hub is a key component of the Meadowbank Education and Employment Precinct and will include:

- various learning spaces, workshop areas, digitally enabled spaces, seminar rooms and industry engagement spaces
- amenities, end-of-trip facilities and storage areas
- activation of the laneway and courtyard space adjacent to Building P
- 200 basement car parking spaces
- loading dock and services accessible from See Street; and
- outdoor spaces and on-site landscaping.

The Multi-Trades and Digital Technology Hub will be an active learning environment co-locating disciplines under building, construction, engineering and manufacturing that are united by a focus on new digital technologies.

The Project was approved by the Department of Planning, Industry and Environment (DPIE) (the Department) on 25 August 2020.

SINSW and Colliers are TAFE NSW's project managers and representatives, Hansen Yuncken are the principal contractors undertaking the works (the Project Team, or the auditee/s). Construction works commenced on 23 November 2020. Works undertaken during the audit period include site establishment, demolition, remediation and earthworks



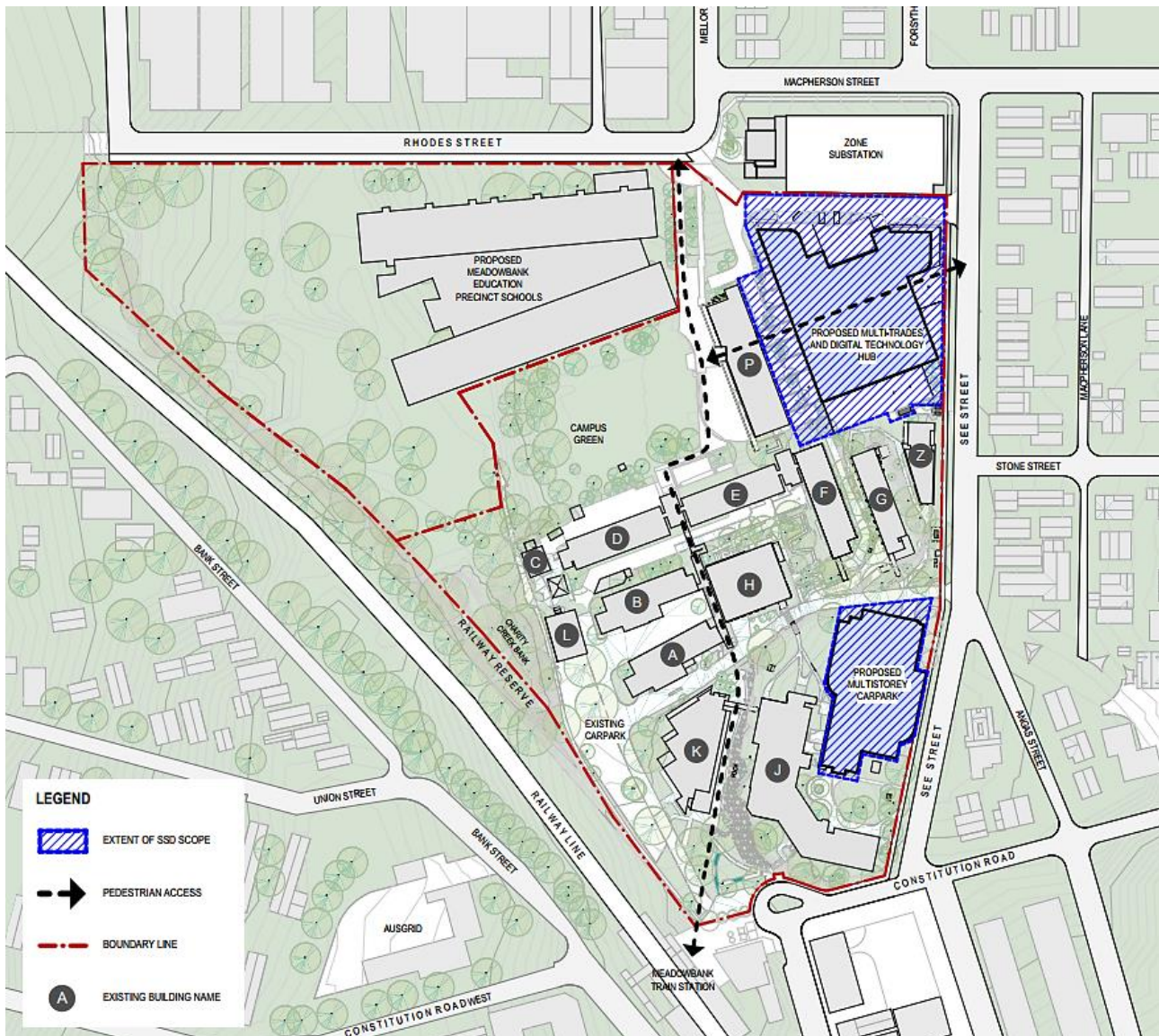


Figure 1 Project layout (TAFE NSW)

## 1.2 Approval requirements

Conditions of Consent (CoC) C42 – C47 of Schedule 2 of SSD 10349 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) document entitled *Independent Audit Post Approval Requirements (IAPAR)*.

## 1.3 Audit team

In accordance with Schedule 2, CoC C43 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498).

Approval of the Audit Team was provided by the Department on 28 October 2020. The letter is presented in Appendix C.

## 1.4 Audit objectives

The objective of this Independent Audit is to satisfy SSD 10349 Schedule 2, CoC C43. CoC 43 states:

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

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C43, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

## 1.5 Audit scope

This Independent Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from construction commencement on 23 November 2020 through to 19 January 2021.

The scope of the Independent Audit is consistent with that from the IAPAR, and comprises:

- an assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary



- incidents, non-compliances and complaints that occurred or were made during the audit period
- the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level review of the project's environmental management systems
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process overview

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

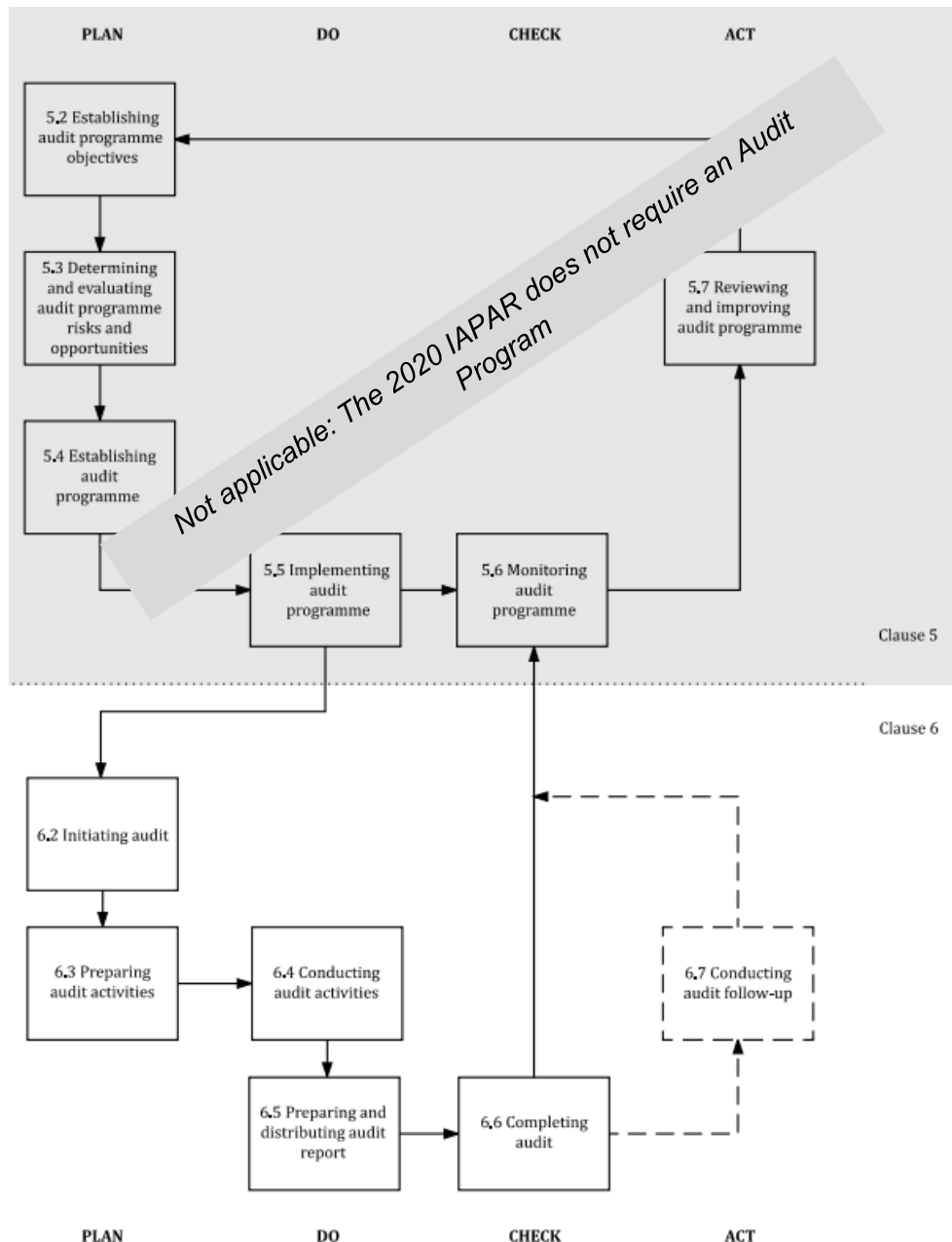


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee
- Confirm the audit team
- Confirm the audit purpose, scope and criteria.

On 8 January 2020 to 15 January 2020 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. A summary of the areas of focus raised is presented in Table 1.

*Table 1 Key areas of focus raised during consultation*

Stakeholder	Issues and Focus	How Addressed
DPIE	Site investigations	Refer to Appendix A CoC B22 and D31 Site investigation documentation were found to be compliant.
	Pedestrian infrastructure improvements	Refer to Appendix A CoC B35; pedestrian infrastructure improvements were not triggered in the audit period consistent with the approved Staging Report.
	Memorial tree	Refer to Appendix A CoC B39. Memorial tree requirements were found to be compliant. CoC D36 not triggered in the audit period.
	Noise mitigation measures	Refer to Appendix A CoC C12. Noise mitigation measures were found to be compliant.
	Wind impact assessment	Refer to Appendix A. CoC B1 was not triggered in the audit period.

### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement, Multi-Trades and Digital Technology Hub, TAFE NSW Meadowbank Campus, Meadowbank Education and Employment Precinct*, Keylan Consulting, 14 October 2019 (the EIS)
- *Response to Submissions, Multi-Trades and Digital Technology Hub, TAFE NSW Meadowbank Campus, Meadowbank Education and Employment Precinct*, Keylan Consulting, 21 May 2020 (the RtS)
- *Development Consent SSD 10349*, 25 August 2020 (the Consent)

- *Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Hansen Yuncken, Rev: C – November 2020, (CEMP)*
- *Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C – 09 September 2020 (CTPMSP)*
- *TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, GHD, Rev 5 - 05 November 2020 (CNVMSP)*
- *TAFE Meadowbank Post ECI Phase - Construction Waste Management Sub-Plan, Waste Audit & Consultancy Services Pty Ltd - 09 November 2020, (CWMSPP)*
- *Meadowbank TAFE Civil Engineering Report: Soil & Water Management Plan, Northrop, Rev 3 – 12 November 2020 (CSWMSP)*
- *Meadowbank TAFE Flood Emergency Response Plan, Northrop, Rev 4 – 12 November 2020 (FERSP)*

### 2.2.3 Site personnel involvement

The on-site audit activities took place on 19 January 2021. The following personnel took part in the audit:

- Lachlan Brown – Project Manager – Colliers
- Andrea Clowes – Project Manager – Colliers
- Tim Rode – Site Manager – Hansen Yuncken
- Adam Rowston – Site Engineer - Hansen Yuncken
- Jono Tiernan – Project Director – Schools Infrastructure NSW
- Vanya Krumpacnik – Project Manager – Hansen Yuncken
- Derek Low – Auditor – WolfPeak.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

### 2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

### 2.2.6 Site inspection

The on-site audit activities took place on 19 January 2021. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

### 2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendices A and B.

### 2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports.
- interviews of relevant site personnel.
- photographs.
- figures and plans; and
- site inspections of relevant locations, activities and processes.

### 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

- **Compliant** – The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
- **Non-compliant** – The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
- **Not triggered** – A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

### 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

### 2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.



### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10349 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- CSWMSP
- FERSP.

The evidence sighted against each requirement is detailed within Appendices A and Appendix B.

#### 3.2 Non-compliance, Observations and Actions

This Section, including Table 2, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A and B.

- There were 178 CoCs assessed.
- One non-compliance was identified against one condition.
- Seven observations were identified in relation to seven conditions.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	B18 (a)	Non-compliance	<p>CoC B18 states that the Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</li> </ul> <p><b>Whilst proposed reuse, recycling and disposal pathways are identified, waste disposal locations have not been included.</b></p> <p><b>To note the construction contractor, in its response to the draft Audit report, stated that it considers that identification of locations as onsite (reuse/recycle), offsite (reuse/recycle) and offsite (landfill) is adequate. The Auditor does not agree with the contractors position and maintains the position that this omission represents a non-compliance.</b></p>	Auditee to update CWMSP with disposal locations for wastes (excluding VENM).	Hansen Yuncken 31/03/21	OPEN
2	A21	Observation	<p>CoC A21 states that 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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><b>The Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21 does not identify the methodology used (or the standards that relate to methodology – i.e.: AS1055) or any calibration records.</b></p> <p><b>To note the Auditee, in its response to the draft Audit Report, provided a supplementary Noise and Vibration Monitoring Report (dated 02/02/21). It is the Auditors opinion that the descriptions of the methodologies used do not adequately demonstrate that the relevant standards have been applied. Additionally, calibration records have not been included.</b></p>	Future monitoring reports to include the methodology used, relevant standards and calibration details.	Hansen Yuncken Upon preparation of the next monitoring report.	OPEN
3	B3	Observation	<p>CoC B3 states that 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.</p> <p><b>AMBS communicated to Hansen Yuncken that the Heritage Council of NSW advised that no final report is required on the basis that no heritage items were discovered during the monitoring. The written confirmation from the Heritage Council was not made available.</b></p>	Auditee to provide evidence of written confirmation from the Heritage Council.	Hansen Yuncken. Prior to next audit.	OPEN
4	B14	Observation	<p>CoC B14 states that management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and 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</li> </ul> </li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>i. impacts and environmental performance of the development;</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> </ul>	Note only.	-	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<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: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and</p> <p>h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p> <p><b>The CEMP and Sub-plans form a suite of documents that, together, make up the environmental management approach for the Project. Each of the Sub-plans identifies several parts of this condition deemed not applicable to it, on the basis that the relevant information is addressed in the parent CEMP.</b></p>			
5	B17 (f)	Observation	<p>CoC B17 states that the Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>f) include strategies that have been developed with the community for managing high noise generating works;</p> <p><b>The community was provided with 1 week to comment on the noise management strategies, which may not provide adequate time for a response. There is no information presented to confirm whether any feedback was received nor whether this feedback was incorporated into the management strategies.</b></p>	Auditee to include details of feedback during the next revision update of the CNVMSP. If no feedback was received, then the CNVMSP should state that this was the case.	Hansen Yuncken  Upon next revision of the CNVMSP.	OPEN
6	C8	Observation	<p>CoC C8 states that the Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> <p><b>A small excavator had been washed down during the site inspection. The washdown water had hydrocarbons present. The team deployed a spill kit upon becoming aware of the spill and recovered the contaminated material on the same day of the inspection. To note, the spill did not threaten any harm to the people, property or the environment.</b></p>	The team deployed a spill kit upon becoming aware of the spill and recovered the contaminated material on the same day of the inspection.	NA	CLOSED
7	C17 (a)	Observation	<p>CoC C17 states that Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>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</p> <p><b>No vibration monitoring was completed on the TAFE gallery abutting the southern boundary of the Hub site. It is recommended that if excavation via hammer occurs then vibration monitoring be undertaken for the Gallery.</b></p>	Auditee consider undertaking vibration monitoring if excavation via hammer is required.	Hansen Yuncken  Upon undertaking hammering within the relevant safe working distance of the TAFE gallery.	OPEN
8	C24 (a)	Observation	<p>CoC C24 states that the Applicant must:</p> <p>a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p><b>The Gun Lake VENM certificate is over 12 months old. If any further material is sourced from this facility an updated VENM certificate should be obtained prior to import.</b></p> <p><b>To note the construction contractor, in its response to the draft Audit report, stated that its occupational hygienist advised that there is no requirement for a VENM certificate to be updated, provided that it is the same quarry material being excavated. The Auditor agrees with this position provided it is the <u>same</u> material from within the quarry for</b></p>	Auditee to obtain written confirmation from the material supplier that the VENM certificate is still applicable for the material being provided (or obtain a new VENM certificate).	Hansen Yuncken  Prior to importation of VENM from the Gun Lake facility.	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			which the certificate covers, however this should be confirmed with the material supplier who issues the certificate (not the occupational hygienist).			

### 3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

A review was conducted of the:

- CEMP
- CTPMSP
- CNVMSP
- CWMSPP
- CSWMSP
- FERSP

The plans are generally adequate for the works being undertaken, noting the non-compliance with CoC B18(a).

### 3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period.

### 3.5 Other matters considered relevant by the Auditor or DPIE

Other than the observations identified (presented in Table 2 above) there were no other matters considered relevant by the Auditor. No issues were raised by the Department during the consultation in preparation for this Independent Audit.

### 3.6 Complaints

At the time of writing, one complaint had been received which related to truck route compliance. The complaints register is available on the Project website at <https://www.tafensw.edu.au/meadowbankprecinct>

### 3.7 Incidents

The Project has not identified any incidents as defined by the Consent.

### 3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, demolition, remediation and earthworks) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

Table 3 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
<b>Built form and design</b>	<p>The built form and design of the development is considered appropriate in the context of the site and the surrounding locality on the basis that:</p> <ul style="list-style-type: none"> <li>the development is of an appropriate height and scale, noting that the RLEP 2014 does not specify a maximum building height or a maximum GFA for the TAFE Meadowbank campus</li> <li>the height of the proposed building is consistent with existing larger-scale buildings located across the TAFE Meadowbank campus</li> <li>the building will present as a two storey structure from See Street and provides an appropriate response to the sloping east-west topography of the site</li> <li>the building provides an appropriate response and interaction with Building P by maintaining a visual link from See Street through to Building P</li> <li>the building makes use of space and natural light through its atrium-style design</li> <li>the access point to the basement car park and loading dock area is shielded from view from See Street.</li> </ul> <p>In response to comments received by the SDRP, the development design has been refined to incorporate the following key elements:</p> <ul style="list-style-type: none"> <li>further activation of the laneway space between the Multi-Trades and Digital Technology Hub and Building P</li> <li>design improvements eastern façade of the building to enhance the streetscape along See Street</li> <li>improvements to the architectural expression of the building</li> <li>ensuring maximum transparency between spaces linking on various levels across the central spine</li> <li>updated landscape design</li> </ul>	<p>This Report is the first Independent Audit for the construction period. Observation of elements for built form and design works is not possible at this early stage of the Project.</p>	Y
<b>Environmental amenity</b>	<p>Potential impacts of the development on the environmental amenity of the surrounding area have been considered, including:</p> <ul style="list-style-type: none"> <li>solar access and overshadowing <ul style="list-style-type: none"> <li>The overshadowing analysis finds that solar access will be maintained to these properties for a minimum of 3 hours during the winter months. The development will have no shadow impacts on any of the surrounding TAFE buildings, the future Meadowbank Education Precinct Schools or existing open space areas including the TAFE Green located to the west of the development.</li> </ul> </li> </ul>	<p>This Report is the first Independent Audit for the construction period. Observation of elements for environmental amenity is not possible at this early stage of the Project.</p>	Y
	<ul style="list-style-type: none"> <li>visual impacts <ul style="list-style-type: none"> <li>The visual impact analysis finds that the development is acceptable on the basis that: <ul style="list-style-type: none"> <li>the building has been appropriately sited and designed having considered the site</li> <li>constraints and surrounding low density residential development</li> <li>the height and bulk of the building is generally consistent with the built form of other developments within the grounds of the TAFE Meadowbank campus, as well as the proposed new Meadowbank Education Precinct Schools located adjacent to the campus</li> <li>the development will not impact on the privacy of any surrounding residences</li> <li>the development will not obscure any scenic or significant views from the surrounding residences.</li> </ul> </li> </ul> </li> </ul>	<p>This Report is the first Independent Audit for the construction period. Observation of elements for environmental amenity is not possible at this early stage of the Project.</p>	Y
	<ul style="list-style-type: none"> <li>wind impacts <ul style="list-style-type: none"> <li>The Wind Statement finds that the site is relatively exposed to three prevailing wind directions affecting the site, and as a result, there is a possible impact on the wind comfort within the various outdoor workshop areas and pedestrian spaces.</li> <li>Notwithstanding the above, the Wind Statement considers that the anticipated wind effects can be ameliorated through the implementation of the following treatment strategies as part of the development design, as outlined in Table 9.</li> </ul> </li> </ul>	<p>This Report is the first Independent Audit for the construction period. Observation of elements for environmental amenity is not possible at this early stage of the Project.</p>	Y



Aspect	Summary of predicted impacts		Summary of actual impacts observed during audit period	Consistent (Y/N)														
	<table><tr><th>Location</th><th>Treatment strategy</th></tr><tr><td>Ground Level Thoroughfare</td><td><ul style="list-style-type: none"><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting at various critical locations along the site</li></ul></td></tr><tr><td>Outdoor Workshop Areas on Level 3 and the External Loading Yard</td><td><ul style="list-style-type: none"><li>1.5 m high impermeable balustrade on the western aspect of the southern outdoor workshop</li></ul></td></tr><tr><td></td><td><ul style="list-style-type: none"><li>1.5 m – 2 m high impermeable screen around the northern and western aspects of the northern outdoor workshop</li><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting along the path to the south of the development between the subject development and Building G</li></ul></td></tr><tr><td>Pedestrian Footpaths along See Street and the Entrance to the Subject Development on the Eastern Aspect on Level 4</td><td><ul style="list-style-type: none"><li>densely foliating evergreen hedge planting or bushes along the eastern aspect adjacent to the Level 4 entrance. These should be at least 1 m high</li></ul></td></tr><tr><td>Outdoor Workshop Area on the Roof Level</td><td><ul style="list-style-type: none"><li>2 m high impermeable screen along the eastern, southern and western aspects of the outdoor workshop</li><li>standard height impermeable balustrade adjacent to the south-western mechanical vents</li></ul></td></tr><tr><td>The Atrium through the Centre of the Subject Development</td><td><ul style="list-style-type: none"><li>inclusion of an airlock at either the Level 4 entrance or the Ground Level entrance</li></ul></td></tr></table> <p>Table 9: Wind treatment strategies (Source: Windtech Consultants)</p>		Location	Treatment strategy	Ground Level Thoroughfare	<ul style="list-style-type: none"><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting at various critical locations along the site</li></ul>	Outdoor Workshop Areas on Level 3 and the External Loading Yard	<ul style="list-style-type: none"><li>1.5 m high impermeable balustrade on the western aspect of the southern outdoor workshop</li></ul>		<ul style="list-style-type: none"><li>1.5 m – 2 m high impermeable screen around the northern and western aspects of the northern outdoor workshop</li><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting along the path to the south of the development between the subject development and Building G</li></ul>	Pedestrian Footpaths along See Street and the Entrance to the Subject Development on the Eastern Aspect on Level 4	<ul style="list-style-type: none"><li>densely foliating evergreen hedge planting or bushes along the eastern aspect adjacent to the Level 4 entrance. These should be at least 1 m high</li></ul>	Outdoor Workshop Area on the Roof Level	<ul style="list-style-type: none"><li>2 m high impermeable screen along the eastern, southern and western aspects of the outdoor workshop</li><li>standard height impermeable balustrade adjacent to the south-western mechanical vents</li></ul>	The Atrium through the Centre of the Subject Development	<ul style="list-style-type: none"><li>inclusion of an airlock at either the Level 4 entrance or the Ground Level entrance</li></ul>		
Location	Treatment strategy																	
Ground Level Thoroughfare	<ul style="list-style-type: none"><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting at various critical locations along the site</li></ul>																	
Outdoor Workshop Areas on Level 3 and the External Loading Yard	<ul style="list-style-type: none"><li>1.5 m high impermeable balustrade on the western aspect of the southern outdoor workshop</li></ul>																	
	<ul style="list-style-type: none"><li>1.5 m – 2 m high impermeable screen around the northern and western aspects of the northern outdoor workshop</li><li>retention of existing and proposed densely foliating evergreen tree planting</li><li>additional densely foliating evergreen tree planting along the path to the south of the development between the subject development and Building G</li></ul>																	
Pedestrian Footpaths along See Street and the Entrance to the Subject Development on the Eastern Aspect on Level 4	<ul style="list-style-type: none"><li>densely foliating evergreen hedge planting or bushes along the eastern aspect adjacent to the Level 4 entrance. These should be at least 1 m high</li></ul>																	
Outdoor Workshop Area on the Roof Level	<ul style="list-style-type: none"><li>2 m high impermeable screen along the eastern, southern and western aspects of the outdoor workshop</li><li>standard height impermeable balustrade adjacent to the south-western mechanical vents</li></ul>																	
The Atrium through the Centre of the Subject Development	<ul style="list-style-type: none"><li>inclusion of an airlock at either the Level 4 entrance or the Ground Level entrance</li></ul>																	
	<ul style="list-style-type: none"><li>crime prevention through environmental design (CPTED)<ul style="list-style-type: none"><li>The development encourages natural surveillance through its orientation enabling surveillance of See Street. Glazed facades allow for the natural surveillance of entry points, the surrounding campus and public domain areas within and around the building.</li><li>The development aims to control access through limiting pedestrian entry to two primary locations, serving to channel people into the desired lobby areas, positioning building entrances to allow clear and direct access to the surrounding pedestrian network and formalising vehicular movements into and out of the site through a sole driveway off See Street.</li><li>The development employs the principle of territorial re-enforcement through its intended use for educational purposes and the provision of a strong and defined street wall to See Street which will serve to demarcate the building from the public domain.</li><li>The development will be owned and maintained by TAFE and it is anticipated that a management plan/strategy will be put into place to ensure proper and ongoing building maintenance as part of the development.</li></ul></li></ul>		This Report is the first Independent Audit for the construction period. Observation of elements for environmental amenity is not possible at this early stage of the Project.	Y														
	<ul style="list-style-type: none"><li>lighting.<ul style="list-style-type: none"><li>The following measures are proposed to be incorporated as part of the development to minimise the effects of the obtrusive lighting:<ul style="list-style-type: none"><li>ensuring an appropriate location position and aiming of luminaries to reduce light spill and glare</li><li>using specifically designed lighting equipment that will minimise the upward spread of light near or above the horizontal plane</li></ul></li></ul></li></ul>		This Report is the first Independent Audit for the construction period. Observation of elements for environmental amenity is not possible at this early stage of the Project.	Y														

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<ul style="list-style-type: none"> <li>- the use of light fixtures that with relatively low level LED luminaries to avoid flood or broad area high intensity lighting where it is not required</li> <li>- compliance with Australian Standard AS4282:2019 – Control of the obtrusive effects of outdoor lighting.</li> </ul>		
<b>Traffic and transport (Construction)</b>	<p>Traffic and transport aspects include:</p> <ul style="list-style-type: none"> <li>• Car parking: <ul style="list-style-type: none"> <li>◦ This will result in a net increase of 88 spaces and therefore results in a minor shortfall of 16 spaces against the RDCP 2014 requirements. Based on the proposed parking provision of 200 car parking spaces, at least two disabled spaces are required. This is met with the provision of four accessible spaces on Level 2. The minor shortfall in car parking spaces to comply with the RDCP 2014 is considered acceptable given there will be day-to-day variation in parking demand. Proposed travel planning and management initiatives will also assist in reducing future car parking demand.</li> </ul> </li> </ul>	This Report is the first Independent Audit for the construction period. Observation of elements for operational car parking is not possible at this early stage of the Project.	
	<ul style="list-style-type: none"> <li>• Pick-up and set-down arrangements: <ul style="list-style-type: none"> <li>◦ The TAIA states that the proposed arrangement will require the removal of approximately eight on-street car parking spaces. The development provides opportunity to integrate a formal pick-up and set-down for the TAFE campus, noting that the Meadowbank campus is currently lacking such facilities.</li> </ul> </li> </ul>	This Report is the first Independent Audit for the construction period. Observation of elements for operational pick-up/ set-down arrangements is not possible at this early stage of the Project.	Y
	<ul style="list-style-type: none"> <li>• Bicycle parking: <ul style="list-style-type: none"> <li>◦ Considering the required car parking provision of 104 spaces (as discussed in Section 8.3.7) the development requires a total of 11 bicycle parking spaces to meet the provisions of the RDCP 2014. Bicycle parking provisions will be incorporated as part of the development including a dedicated, secure bicycle storage space within the building that will include a minimum of 11 bicycle parking spaces</li> </ul> </li> </ul>	This Report is the first Independent Audit for the construction period. Observation of elements for operational bicycle parking is not possible at this early stage of the Project.	Y
	<ul style="list-style-type: none"> <li>• Construction Traffic Generation <ul style="list-style-type: none"> <li>◦ During peak construction activity, it is anticipated that the site will generate up to 80 trucks per day (160 two-way movements), or an average of nine trucks per hour (18 two-way movements). This activity is expected to occur during the demolition and excavation stage which will form part of a separate development approval process as part of a Review of Environmental Factors under Part 5 of the EP&amp;A Act.</li> <li>◦ The proposed construction vehicle routes to and from the site have been selected to minimise the use of local roads and use arterial roads where possible, as shown in Figure 40.</li> </ul> </li> </ul>	<p>Refer to Appendix A B10, B15(b), B16, B30, B31, B35, C9 and Appendix A.6, 4.1 details.</p> <p>No non-compliances were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y
	<ul style="list-style-type: none"> <li>• Construction staff car parking <ul style="list-style-type: none"> <li>◦ The anticipated average and peak number of workers during the construction works is anticipated to be between 100 to 200 personnel per day. It is estimated that there will be approximately 200 car parking spaces available to construction workers related to the Meadowbank Education Precinct Schools and the Multi-Trades Hub and Digital Technology Hub until July 2020.</li> </ul> </li> </ul>	<p>Refer to Appendix A CoC B10, B15(b), B16, B30, B31, B35, C9 and Appendix A.6, 4.1 details.</p> <p>No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y
<b>Ecologically Sustainable Development</b>	The Project is considered to be consistent with the principles of Ecological Sustainable Development (ESD).	<p>Refer to Appendix A CoC B11 and E9 details.</p> <p>No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	-
<b>Heritage</b>	<p>European Heritage:</p> <ul style="list-style-type: none"> <li>• All works associated with the development are wholly contained within the boundaries of the campus and, therefore, will not impact on the significance or values of the surrounding listed heritage items. The Multi-Trades and Digital Technology Hub will not impact on the heritage values of the campus or the surrounding precinct.</li> </ul>	<p>Refer to Appendix A CoC B2, B3, B15(h), C28, C29 and C30 details.</p> <p>No non-compliances for this aspect were identified during the audit and</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>Aboriginal Heritage</p> <ul style="list-style-type: none"> <li>the proposal is unlikely to impact Aboriginal heritage values within the study area and finds that no further Aboriginal heritage assessment is required as part of the development.</li> </ul>	therefore no divergence from the EIS was identified.	
<b>Noise and vibration (Construction)</b>	Based on the results of a preliminary construction noise impact assessment in the NVIA, noise associated with the normal construction works is expected to exceed the noise limits specified in the ICNG. The NVIA therefore recommends a detailed acoustic analysis be carried out as part of a Construction Noise and Vibration Management Plan, with noise control measures specified within the plan in order to minimise the construction noise impacts on the nearest noise sensitive receivers.	<p>Refer to Appendix A CoC A21, B10 (E), b15(c) and B17 details.</p> <p>An acoustic analysis as well as a CNVMP has been developed and approved for construction. No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y
<b>Contamination</b>	The development is considered to be consistent with the requirements of SEPP 55 as the Remediation Action Plan confirms that the site can be made suitable for its intended use as an educational establishment.	<p>Refer to Appendix A CoC B15 (a) &amp; (g), B22, C40 and D29 details.</p> <p>No non-compliances for contamination were identified during the audit and therefore no divergence from the EIS was identified. The revised RAP is being implemented.</p>	Y
<b>Social impact</b>	<p>The SIA identifies the following potential negative social impacts to include:</p> <ul style="list-style-type: none"> <li>amenity and accessibility disruption caused during construction activities</li> <li>loss of the on-campus child care facility.</li> </ul> <p>To address the negative impacts, the SIA has recommended the following mitigation measures and strategies be incorporated as part of the development:</p> <ul style="list-style-type: none"> <li>adoption of a comprehensive Construction Management Plan, which considers matters of noise, safety, traffic and transport congestion, and continued accessibility to site facilities and services; and</li> <li>encourage participation, engagement and feedback from key stakeholder groups as part of a management plan.</li> </ul>	<p>Refer to Appendix A CoC B10 (e) B15(a) and E12 details. No reoccurring complaints have been received in regards to amenity disruption.</p> <p>No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y
<b>Flooding and drainage</b>	<p>The FIR states that the location of the Multi-Trades and Digital Technology Hub building is within a minor overland flow path (through the existing on-site car park). The proposed site grading and stormwater drainage infrastructure incorporated as part of the development will redirect and convey flows away from the building and along the northern access driveway (towards an open landscaped area).</p> <p>The development will have no impact on the areas of major flooding that occur to the west of the building footprint and will have no impact on any existing buildings or structures that are located within the campus or any buildings or structures that are outside of the campus boundaries.</p> <p>The proposed flood model results demonstrate that the minor overland flow from See Street during both the 1% AEP and PMF can be managed through adequate site grading and the implementation of appropriate stormwater management measures incorporated as part of the development design.</p> <p>The area of major flooding from the west of the site will have no impact on the development during the 1% AEP flood event which is at RL 7.50 m. However, flows will impact the development during the peak of the PMF event which is at RL 16.25 m (to the west of the development). To address the flood impacts during the PMF event, the FIR recommends for a flood evacuation plan be prepared as part of the development design.</p> <p>The proposal in its current form meets Council's civil design requirements for stormwater drainage.</p>	<p>Refer to Appendix A CoC B15(f), B19(e), B20, B24, B26 &amp; B33 details.</p> <p>No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y
<b>Biodiversity</b>	<p>There are no naturally occurring threatened flora, fauna or ecological communities present on the site and that there is no suitable habitat for any threatened species that are predicted to occur in the locality.</p> <p>Further, ecological habitat connectivity is negligible due to the site's highly disturbed nature and current use as an educational establishment and surrounding land uses including a light industrial estate to the north and established residential development to the east and south. Any species which may currently utilise the site for occasional foraging would be highly mobile. The BDAR Waiver Request confirms the proposed development is unlikely to have a significant impact on biodiversity.</p> <p>The conclusions made by EMM confirms the development will not impact on threatened microbat species.</p>	<p>Refer to Appendix A CoC B10(e) and Appendix B CEMP 4.9.</p> <p>No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.</p>	Y

## 4. CONCLUSIONS

This Report is the first Independent Audit for the construction period, covering the period from construction commencement on 23 November 2020 through to 19 January 2021.

The overall outcome of the Independent Audit was very positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from Colliers and Hansen Yuncken. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. In summary:

- There were 178 CoCs assessed.
- One non-compliance was identified against one condition.
- Seven observations were identified in relation to seven conditions.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor notes that it is clearly evident that the Project Team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

The Auditor would like to thank the auditees from Colliers and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

## 5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## APPENDIX A – SSD 10349 CONDITIONS OF CONSENT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
<b>Schedule 2</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
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.	This Report	Feasible and reasonable measures were observed to be implemented for the construction.	C
<b>Terms of Consent</b>				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	This Report	Development was observed to be carried out in compliance with the conditions of this consent.	C
	(b) in accordance with all written directions of the Planning Secretary;	This Report	Development was observed to be carried out in compliance. There have been no written directions from the Planning Secretary.	C
	(c) generally in accordance with the EIS, RtS and the RRAI;	This Report	Development was observed to be carried out generally in accordance with the EIS, RtS and RRAI.	C
	(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	The plans referred to in the table.	Development was observed to be carried out in compliance with the conditions of this consent.	C

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	c
	Architectural drawings prepared by Gray Puksand						
	Dwg No.	Rev	Name of Drawing	Date			
	GP-AR-DWG-C1000	1	SITE DEMOLITION PLAN	15-05-20			
	DA01.1	A	DEMOLITION SITE PLAN NORTH	08-07-2020			
	DA03	F	PROPOSED SITE PLAN	11-08-2020			
	DA04	D	PROPOSED SITE PLAN NORTH	08-07-2020			
	DA05	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 1 of 3	09.10.19			
	DA06	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 2 of 3	09.10.19			
	DA07	B	PROPOSED STREET FRONT INTERFACE WORKS - SHEET 3 of 3	09.10.19			
	DA08	B	PROPOSED SITE PLAN SOUTH	11-08-2020			
	DA11	D	LEVEL 01 FLOOR PLAN	08-07-2020			
	DA12	D	LEVEL 02 FLOOR PLAN	08-07-2020			
	DA13	C	LEVEL 03 FLOOR PLAN	08-07-2020			
	DA14	C	LEVEL 04 FLOOR PLAN	08-07-2020			
	DA15	C	LEVEL 05 FLOOR PLAN	08-07-2020			
	DA16	C	LEVEL 06 FLOOR PLAN	08-07-2020			
	DA17	C	ROOF PLAN	08-07-2020			
	DA20	E	EAST & NORTH ELEVATIONS	20-07-2020			
	DA21	E	WEST & SOUTH ELEVATIONS	20-07-2020			
	DA25	E	SECTIONS - EAST-WEST	13-07-2020			
	DA26	E	SECTIONS - SOUTH-NORTH	13-07-2020			
	DA50	C	GFA PLANS	08-07-2020			
	DA100	B	GROUND FLOOR PLAN	11-08-20			
	DA101	B	LEVEL 1 FLOOR PLAN	11-08-20			
	DA102	B	LEVEL 2 FLOOR PLAN	11-08-20			
	DA120	B	ELEVATIONS	11-08-20			
	DA125	B	SECTIONS	11-08-20			

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	c				
	RTS_B-001	A	SIGNAGE LOCATION PLAN	20/07/2020							
	RTS_B-002	A	SIGNAGE DETAILS	20/07/2020							
	S3316-08 DWG.8	B	WAYFINDING & SIGNAGES	04.05.2020							
	S3316-08 DWG.9	B	WAYFINDING & SIGNAGES	04.05.2020							
	Landscape drawings prepared by Tract										
	Dwg No.	Rev	Name of Drawing	Date							
	219-0066-02-SSDA_100	3	PROPOSED SITE PLAN - CAMPUS NORTH	29.01.2020							
	219-0066-02-SSDA_200	0	SEE STREET CROSS SECTIONS	02.02.2019							
	219-0066-02-SSDA_201	0	WESTERN ELEVATION	02.02.2019							
	TR-LA-DWG-C0100	B	CARPARK LANDSCAPE PLAN	11.08.20							
	Civil drawings prepared by Taylor Thomson Whitting										
	Dwg No.	Rev	Name of Drawing	Date							
	SKC100	P2	NOTES AND LEGEND SHEET	03/10/19							
	SKC102	P2	EROSION AND SEDIMENT CONTROL PLAN	03/10/19							
	SKC110	P2	SITWORKS AND STORMWATER PLAN	03/10/19							
	SKC120	P2	TYPICAL DETAIL SHEET 1	03/10/19							
	Civil drawings prepared by Northrop										
	Dwg No.	Rev	Name of Drawing	Date							
	DAC01.11	1	SPECIFICATION NOTES – SHEET 01	24.04.2020							
	DAC01.12	1	SPECIFICATION NOTES – SHEET 02	24.04.2020							
	DAC02.01	1	SEDIMENT AND SOIL EROSION CONTROL PLAN	24.04.2020							
	DAC02.11	1	SEDIMENT AND SOIL EROSION CONTROL DETAILS	24.04.2020							
	DAC04.01	1	SITWORKS AND STORMWATER MANAGEMENT PLAN	24.04.2020							
	DAC04.21	1	STORMWATER LONGITUDINAL SECTION – SHEET 01	24.04.2020							
	DAC04.22	1	STORMWATER LONGITUDINAL SECTION – SHEET 02	24.04.2020							
	DAC04.31	1	STORMWATER MANAGEMENT DEVICES	24.04.2020							
	DAC09.01	1	DETAILS – SHEET 01	24.04.2020							
	DAC09.02	1	DETAILS – SHEET 02	24.04.2020							
	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, 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.						Interview with auditees 19/01/21	There have been no directions from the Planning Secretary	NT	
								-	-	NT	
								-	-	NT	
	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.						Interview with auditees 19/01/21	This audit assess compliance with these CoCs. No inconsistencies have been identified.	NT	
Limits of Consent											

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Letter SINSW to DPIE, 12/11/20	Notice of commencement identifies works commenced 23/11/21	C
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Crown Certificate 1 26/10/19	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: <ul style="list-style-type: none"> <li>- compliance with the BCA</li> <li>- erection of signs</li> <li>- residential building work (not relevant)</li> <li>- entertainment venues (not relevant)</li> <li>- signage for max number of persons for entertainment purposes (not relevant)</li> <li>- shoring and adjoining properties (not relevant)</li> </ul> The issue of the Crown Certificate demonstrates compliance with the BCA to the extent of works that it covers. Signage observed complied with the requirements.	C
<b>Planning Secretary as Moderator</b>				
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.	Interview with auditees 19/01/21	There have been no disputes with any public authorities.	NT
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> </ul>	Refer evidence sighted in B15 – B20	The management plans requiring consultation included evidence of consultation being carried out and the addressing of issues raised by each stakeholder.	C
	<ul style="list-style-type: none"> <li>provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	As above	As above	C
		As above	As above	C
		As above	As above	C
<b>Staging</b>				
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).	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	A Staging Report was prepared for the project and submitted to the Department for approval more than 1 month prior to the commencement of staging. The Department granted approval on 28/10/20.	C
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> <li>(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;</li> </ul>	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	A Staging Report was prepared for the project and submitted to the Department for approval. The Report addressed each of the requirements of this condition. The Department granted approval on 28/10/20	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(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);	As above	As above	C
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	As above	As above	C
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	As above	As above	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	A Staging Report was prepared for the project and submitted to the Department for approval. The Report addressed each of the requirements of this condition. The Department granted approval on 28/10/20. No Inconsistencies with the Staging Report were observed.	C
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	A Staging Report was prepared for the project and submitted to the Department for approval. The Report addressed each of the requirements of this condition. The Department granted approval on 28/10/20	C
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
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);	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	A Staging Report was prepared for the project and submitted to the Department for approval. The Report identifies the staging of the management plans. Refer CoCs B14 – B20.	C
	(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	As above	As above	C
	(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).	As above	As above	C
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.	Refer to evidence detailed in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	Refer to details in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	C
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.	Refer to evidence detailed in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	Refer to details in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	C
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.	Refer to evidence detailed in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	Refer to details in CoC A3, A9, A11 A22, A30, A34, B35, C47 and D14.	C
<b>Structural Adequacy</b>				
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.  <i>Notes:</i>	Crown Certificate 1 26/10/19	The structural engineer has prepared a structural design certificate and the certifier has verified compliance through issuance of the Crown Certificate.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	<ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>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.</li> </ul>	Structural Design Certificate, 26/10/20, Taylor Thompson Whiting		
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 19/01/21	These elements are part of the Crown Certificate 2 which is yet to be developed. The project is still in remediation and earthworks phases.	NT
<b>Applicability of Guidelines</b>				
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.	The CEMP and sub-plans referred to elsewhere in this Audit Table	The CEMP and sub-plans refer to the relevant guidelines and policies.	C
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.	Interview with auditees 19/01/21 Email DPIE to WolfPeak dated 18/01/21 – 15/01/21.	There have been no directions from the Planning Secretary.	NT
<b>Monitoring and Environmental Audits</b>				
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&amp;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>	Part 9, Div 9.4 of the EPAA This audit Asbestos air monitoring results November 20 – January 21, Greencap Consulting. Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.  This audit has been conducted in accordance with the Departments IAPAR and ISO 9001.  The monitoring results referred to appear to be carried out consistent with the relevant Standards (NOHSC: 3003).  <b>Observation: The Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21 does not identify the methodology used (or the standards that relate to methodology – i.e.: AS1055) or any calibration records.</b>	C
<b>Access to information</b>				
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:	<a href="https://www.tafensw.edu.au/meadowbankprecinct">https://www.tafensw.edu.au/meadowbankprecinct</a>	Me to review the website off site.	C
	(i) the documents referred to in condition A2 of this consent;		The documents from this requirement are provided via a link to the major projects portal.	C
	(ii) all current statutory approvals for the development;		This information is presented.	C
	(iii) all approved strategies, plans and programs required under the conditions of this consent;		<b>The Staging Report is the only strategy, plan and program that required approval. This is presented.</b>	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(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;		The CEMP and sub-plans to not identify any reporting arrangements to be posted on the website. The conditions do not require any public reporting of environmental performance.	C
	(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;		As above.	C
	(vi) a summary of the current stage and progress of the development;		A Project timeline and Community Notification is available on the website.	C
	(vii) contact details to enquire about the development or to make a complaint;		Contact details are available.	C
	(viii) a complaints register, updated monthly;		<b>The December 20 complaints register is presented. The January 21 reporting will be update at the end of the month.</b>	C
	(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;		This is the first audit.	C
	(x) any other matter required by the Planning Secretary; and		No matters have been raised by the Planning Secretary.	C
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.		The information is current	C
<b>Compliance</b>				
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.	Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). Project induction slide pack, Hansen Yuncken, 03/12/20 Completed FM-CORP-HSE-001, 00147, 000210, 004062 Project Toolbox Talk and Pre-start records, 03/12/20, 20/12/20 Subcontract Civil, Stormwater and Pavement Works, Hansen Yuncken and Aiken (SC0130_028)	The requirements of the project are communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training.	C
<b>Incident Notification, Reporting and Response</b>				
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.	Incident register current to 18/01/21	3 x incidents were recorded on the incident register. None were notifiable under the terms of the consent.	NT
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	Incident register current to 18/01/21	3 x incidents were recorded on the incident register. None were notifiable under the terms of the consent.	NT
<b>Non-Compliance Notification</b>				
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.	Interview with auditees 19/01/21 Incident register current to 18/01/21	No non-compliances have been identified by the project to date.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
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.	Interview with auditees 19/01/21 Incident register current to 18/01/21	No non-compliances have been identified by the project to date.	NT
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 19/01/21 Incident register current to 18/01/21	No non-compliances have been identified by the project to date.	NT
<b>Revision of Strategies, Plans and Programs</b>				
A29	Within three months of:	Interview with auditees 19/01/21	There have been no triggering events in the audit period.	NT
	(a) the submission of a compliance report under condition A32;	Incident register current to 18/01/21	As above	NT
	(b) the submission of an incident report under condition A25;	Interview with auditees 19/01/21	This is the first audit.	C
	(c) the submission of an Independent Audit under condition C43 or C44;	As above	There have been no triggering events in the audit period.	NT
	(d) the approval of any modification of the conditions of this consent; or	As above	As above	NT
A30	(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.  <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>	Interview with auditees 19/01/21 The CEMP and sub-plans referred to below	There have been no updates required to date.	NT
<b>Compliance Reporting</b>				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Letter SINSW to DPIE, 12/11/20 Site inspection 19/01/21	Notice of commencement identifies works commenced 23/11/21. The project is in early construction	NT
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.	As above	As above	NT
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	As above	As above	NT
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.	As above	As above	NT
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Wind impact assessment</b>				
B1	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must submit an updated wind impact assessment to the Planning Secretary. The updated wind impact assessment must include: (a) an assessment of existing and proposed wind environment conditions informed by wind tunnel testing; and	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this to be fulfilled prior to Stage 2.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(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.	As above	As above	
<b>Archival recording of the tramway</b>				
B2	The Applicant must undertake an archaeological monitoring program to enable an archival record of the location and survivability of the former tramway. The program must record the location and depth to assist the future management of associated archaeological resources within the broader TAFE campus site. Archaeological monitoring may cease when depth of required construction is reached or natural soils are exposed, whichever is first.	Archeological Monitoring Report, AMBS, 14/01/21	The Archaeologists attended site and undertook investigations and monitoring of the works in the tramway area. No heritage items were identified.	C
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.	Archeological Monitoring Report, AMBS, 14/01/21	<b>Observation: AMBS advised that the Heritage Council of NSW advised that no final report is required as no heritage items were discovered during the monitoring. Written confirmation from the Heritage Council is not yet available.</b>	NT
<b>Notification of Commencement</b>				
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.	Letter SINSW to DPIE, 12/11/20	Notice of commencement identifies works commenced 23/11/21. The project is in early construction	C
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.	Letter SINSW to DPIE, 12/11/20	Notice of commencement identifies works commenced 23/11/21. The project is in early construction. Stage 2 is yet to commence.	NT
<b>Certified Drawings</b>				
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.	Aconex file, HY to Certifier, 23/10/20 Structural Design Certificate, 26/10/20, Taylor Thompson Whiting Crown Certificate 1 26/10/19	The structural drawings were prepared by the project structural engineers and submitted to the Certifier. The Certifier confirmed compliance through issuance of Crown Certificate 1.	C
<b>External Walls and Cladding</b>				
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.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled prior to Stage 3.	NT
<b>Protection of Public Infrastructure</b>				
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;	Consultation record Ausgrid easements, 16-21/04/20 Consultation record Ausgrid See Street augmentation, -08/07/20 Consultation record Ausgrid driveway works, 27/09/19 – 23/03/20 Consultation record Jemena, 12/02/20 – 20/07/20 Sydney Water for sewer connection 27/07/20.	Evidence demonstrates that consultation is completed or is ongoing (for work yet to be undertaken).	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	MTDTH Dilapidation Reports, Project Solution, 30/08/20, 08/10/20, 08/10/20 and 13/08/20	Dilapidation Reports were prepared for all public infrastructure in the vicinity of the site.	C
	(c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council.	DPIE post approval portal lodgement record 27/10/20 Council lodgement record 14/10/20 Certifier lodgement record 14/10/20	The Dilapidation Reports were submitted to the identified stakeholders.	C
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.	MTDTH Dilapidation Reports, Project Solution, 30/08/20, 08/10/20, 08/10/20 and 13/08/20 Council lodgement record 14/10/20 Certifier lodgement record 14/10/20	Dilapidation Reports were prepared for all public infrastructure in the vicinity of the site.  The Dilapidation Reports were submitted to the identified stakeholders.	C
Community Communication Strategy				
B10	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW (CCS) DPIE Post Approval Portal lodgement record 30/10/20	A CCS has been prepared and incorporated into Appendix D of the CEMP. It was submitted on 30/10/20.  Relevant personnel regarding design and construction phases are outlined in Section 8.5.	C
	(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;	As above	The CCS engagement delivery timeline, Section 7.	
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	As above	The Technical reference group, section 4.1, provides for a forum for planning and construction phases.	
	(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	As above	The complaint process is outlined in Section 8.5 of the CCS which includes forums, 24-hour phoneline, and mailing contacts.	
	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	As above	Key issues / requirements around these aspects are included in Section 3.	
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:	Green Star registration record 16/11/20 Certifier lodgement record 17/11/20	The Green Star Registration was completed prior to construction and submitted to the Certifier. The project is submitting information so as to achieve a 4 star rating.	C
	(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.	Statement of Compliance, JHA services engineers, 06/10/20	The statement of compliance verifies that these design requirements have been	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			incorporated into the services for the development.	
<b>Rainwater Harvesting</b>				
B12	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the proposed development. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled prior to Stage 2.	NT
<b>Outdoor Lighting</b>				
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.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled prior to Stage 3.	NT
<b>Environmental Management Plan Requirements</b>				
B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP) and each Sub-plan	Each sub-plan appended to the CEMP contains existing conditions or baseline data where relevant. Refer Section 2 of the CTPMSP, Section 4.1 of the CNVMSP, Section 2 of the CWMSP. Sections 2, 9 and 12.1 of the FERSP.  <b>Observation: Each of the Sub-plans identifies several parts of this condition deemed not applicable to it, on the basis that the relevant information is addressed in the parent CEMP.</b>  The approved Staging Report stages this condition to be updated prior to Stage 2.	C
	(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;	As above ("Legislation Standards and Codes of Practice"), available on HYWAY	Section 3.6.3 of the CEMP states that Hansen Yuncken has developed a procedure ("Legislation Standards and Codes of Practice"), available on HYWAY to identify legal and other requirements that are applicable to the Project.	
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	As above	Mitigation measures are contained throughout project CEMP and each specific Sub-plan appended to the CEMP.	
	(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;	As above	Section 5.2 of the CEMP outlines the inspection and audit schedule, reporting and corrective action processes.	
	(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;	As above	Reporting and corrective action procedure is included in section 5.2.2 of the CEMP.	
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	As above	As above.	



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	As above	Reporting and corrective action procedure is included in section 5.2.2, complaint management is outlined in section 4.14 of the CEMP.	
	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	As above	Section 5.2.2 identifies a process which requires review of project processes in the event of a non-conformity.  The online PMP identifies a process of periodic review of Environmental Management Plan every 6 months.	
<b>Construction Environmental Management Plan</b>				
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> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul>	<p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)</p> <p>DPIE Post Approval Portal lodgement 20/11/20</p> <p>Submission to Certifier 12/11/20</p>	<p>This information is included in the following sections of the CEMP.</p> <ul style="list-style-type: none"> <li>(i), section 3.1.1</li> <li>(i), 3.1.2</li> <li>(iii), 4.7.2</li> <li>(iv), 4.8.2</li> <li>(v), 4.8.2</li> <li>(vi), 4.11.4</li> <li>(vii), 4.17 and Appendix A5 includes a verification certificate showing compliance with Australian Standards.</li> <li>(viii), 4.18</li> </ul> <p>The approved Staging Report stages this condition to be updated prior to Stage 2.</p>	C
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C 09/11/20 (CTPMSP)	Included into Appendix A.6 of the CEMP	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);	TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)	Included into Appendix A.7 of the CEMP	
	(d) Construction Waste Management Sub-Plan (see condition B18);	TAFE Meadowbank Post ECI Phase - Construction Waste Management Sub-Plan, 09/11/20, Waste Audit & Consultancy Services (Aust) Pty Ltd (CWMSP)	Included into Appendix A.8 of the CEMP	
	(e) Construction Soil and Water Management Sub-Plan (see condition B19);	Meadowbank TAFE Civil Engineering Report: Soil & Water Management Plan, Rev 3, 12/11/20, Northrop (CSWMSP).	Included into Appendix A.9 of the CEMP	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(f) Flood Emergency Response Sub-Plan (see condition B20);	Meadowbank TAFE Flood Emergency Response Plan (Construction), Rev 4 12/11/20, Northrop (FERSP)	Included into Appendix A.10 of the CEMP	
	(g) an unexpected finds protocol for contamination and associated communications procedure;	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)	UFP included incorporated into 4.11.8 of the CEMP.	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)	UFP included incorporated into 4.11.8 of the CEMP.	
	(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.	As above	Included into section 4.1.2 of the CEMP and throughout the unexpected finds protocol.	
B16	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C 09/11/20 (CTPMSP)	The curriculum vitae of Brett Maynard is included on page 144 of the CTPMSP.  The approved Staging Report stages this condition to be updated prior to Stage 2.	C
	(b) be prepared in consultation with Council and TfNSW;	As above	Council and TfNSW consultation details are included in Section 1.2 of the CTPSMP.	
	(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;	As above	Measures are included in sections 4.1 – 4.4 of the CTPSMP.  Recommendation: section 4.3 (bus services): Reasoning for stated 'no impact' should be included in this section.	
	(d) detail heavy vehicle routes, access and parking arrangements;	As above	Routes, access and parking arrangements are included into sections 3.4, 3.5 and 3.7 of the CTPSMP.	
	(e) a swept path assessment is to be carried out, showing that the largest vehicles can manoeuvre safely at all intersections along the proposed approach and departure routes. The swept path assessment must also demonstrate that the largest heavy vehicle is capable of accessing and vacating the construction site and/or work zone in a safe and efficient manner;	As above	The Swept Path Assessment is included into Appendix A of the CTPMSP.	
	(f) include location of all proposed work zones;	As above	Proposed work zones are Included into sections 2.1 of the CTPSMP.	
	(g) details of the haulage routes and the construction hours;	As above	Haulage routes are identified in section 3.7 and construction hours in section 3.3 of the CTPSMP.	
	(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;	As above	Vehicle movements are included into sections 3.6 of the CTPSMP.	



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(i) details of the construction program highlighting details of peak construction activities and proposed construction staging;	As above	Construction staging is included into sections 3.1 and 4.8 of the CTPMSP.	
	(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;	As above	Included into sections 4.2 – 4.4 of the CTPMSP.	
	(k) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including the Meadowbank Schools Project (SSD 9343);	As above	Included into section 4.8 of the CTPMSP.	
	(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;	As above	Included into sections 4.2 – 4.5 of the CTPMSP.	
	(m) comply with relevant sections of the following documents: (i) Australian Standard AS1742.3 - Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (AS1742.3); (ii) TfNSW's Traffic Control at Work Sites (Technical Manual); and (iii) Part 8.1 (Construction Activities) of City of Ryde Development Control Plan.	As above	Included in section 1.3 (References) of the CTPMSP.	
B17	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)	Ben Whites curriculum vitae is included into appendix B of the CNVMSP.  The approved Staging Report stages this condition to be updated prior to Stage 2.	C
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	As above	Included into sections 5.6 of the CNVMSP.	
	(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;	As above Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G), 30/06/20, JHA Services (NVIA)	General noise management and mitigation measures are Included in section 5.6 of the CNVMSP which apply to the current stage of construction. It is understood that the mitigation measures will be reviewed and updated for Stage 2 as per the approved Staging Report.	
	(d) hours of construction in accordance with conditions C3 to C7;	As above	Included into section 5.1 of the CNVMSP.	
	(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	As above	Piling mitigation measures such as respite periods, notification and complaints management are included into sections 5.6 and 6 of the CNVMSP.	
	(f) include strategies that have been developed with the community for managing high noise generating works;	As above	Included in 5.6, 7 and 7.2 of the CNVMSP.  The strategies for managing high noise are standard for construction in NSW. These were communicated to the community in October 2020.  <b>Observation: The community was provided with 1 week to comment on the noise management strategies, which may not provide adequate time for a response. There is no information presented to confirm whether any feedback was received nor whether this feedback was</b>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			<b>incorporated into the management strategies.</b>	
	(g) describe the community consultation undertaken to develop the strategies in condition B17(f);	As above	Included into sections 5.6, 7 and 7.2 and Appendix C of the CNVMSP. Refer response to CoC B17(f) above.	
	(h) include a complaints management system that would be implemented for the duration of the construction; and	As above	Included into section 7.2 of the CNVMSP.	
	(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).	As above	Monitoring is included in Section 6 of the CNVMSP. Section 5.6 of the CNVMSP notes the actions to be undertaken if noise levels exceed permissible levels.	
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	TAFE Meadowbank Post ECI Phase - Construction Waste Management Sub-Plan, 09/11/20, Waste Audit & Consultancy Services (Aust) Pty Ltd (CWMSP)	Waste quantities, reuse and recycling details are included on page 2-3 of the CWMSP. <b>Non-compliance: Waste disposal locations have not been included.</b> The approved Staging Report stages this condition to be updated prior to Stage 2.	NC
	(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.	As above	Included into CWMSP (Pg 3-5), which includes removal by licenced contractors, tracked as per EPA consignment code requirements and taken to a licenced facility with required tracking information.	
B19	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Meadowbank TAFE Civil Engineering Report: Soil & Water Management Plan, Rev 3, 12/11/20, Northrop (CSWMSP).	James Gilligans' curriculum has been included into Appendix C of the CSWMSP.	C
	(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';	As above	Included into section 2, 3.1 and Appendix A of the CSWMSP.	
	(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);	As above	Included into section 2.3 and 3.1 of the CSWMSP.	
	(d) detail all off-Site flows from the Site; and	As above	Included into section 2.1 and 3.1 and Appendix B, of the CSWMSP.	
	(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.	As above	Included into section 2, 3.1 and Appendix A, of the CSWMSP.	
B20	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;	Meadowbank TAFE Flood Emergency Response Plan (Construction), Rev 4 12/11/20, Northrop (FERSP)	James Gilligans' curriculum has been included into Appendix C of the FERSP.	C
	(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);	As above	EESG has been addressed and referenced throughout the plan overall, and summarized in the conclusion (section 14).	
	(c) include details of: (i) the flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification;	As above	These details have been included into the following sections of the FERSP: (I), section 11	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.		(ii), section 2 and Appendix A (Flood Impact Report). (iii), section 6 (iv), (v), section 8, and; (vi), section 11.	
B21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network;	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20 Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C 09/11/20 (CTPMSP)	The approved Staging Report stages this condition to be updated prior to Stage 2. The Code of Conduct sits within Appendix C of the CTPMSP. It replicates the requirements from this condition and includes routes, road rules, traffic noise and so forth.	C
	(b) minimise conflicts with other road users;	As above	As above	C
	(c) minimise road traffic noise; and	As above	As above	C
	(d) ensure truck drivers use specified routes.	As above	As above	C
<b>Site investigations (Contaminated Land)</b>				
B22	Prior to commencement of construction, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	Data Gap Investigation Report, Trace, 2/11/20	The Data Gap Investigation involved a document review and campaign of additional test pits (30) across the site. Section 1.4 identifies the relevant guidelines including the CLM Act 1997.	C
	(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	As above	Page 2 identifies the consultant details and certifications as CEnvP(SC).	C
	(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.	Remedial Action Plan, JBS&G, 30/11/20 Site inspection 19/01/21	The RAP was prepared in response to the DGI. Evidence consultant details and certifications as CEnvP(SC) is presented on pg 151. The Unexpected Finds Protocol is presented in Figure 8.1. Remediation works were being undertaken during the site inspection. It was observed that appropriate controls (wetting down, signage, delineation, decontamination shed, monitoring and PPE) were being implemented.	C
<b>Construction Worker Transportation Strategy</b>				
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C 09/11/20 (CTPMSP) Submission to Certifier 12/11/20	The Construction Worker Transportation Strategy sites within Appendix D of the CTPMSP. The Strategy was submitted to the identified stakeholders. The Auditor notes that there are no parking arrangement / facilities. Instead the project inducts and trains personnel to use	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
		DPIE post approval lodgement record 20/11/20 Council record of lodgement 05/11/20	public transport where possible and avoid parking on local streets.	
<b>Flood Management</b>				
B24	Prior to the commencement of construction (excluding earthworks and remediation) the Applicant must submit evidence to the Certifier demonstrating that the design of the development has: (a) incorporated the management and mitigation measures contained with the 'SSDA Flood Impact Report' prepared by Taylor Thomson Whitting and dated 3 October 2019, as amended by the 'Flooding Response to Submissions SSD-10349' prepared by Taylor Thomson Whitting and dated 5 May 2020;	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT
	(b) addressed the following flood management and mitigation specifications: (i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities; (ii) all fencing must be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties; (iii) all basement carpark areas must be designed to withstand and/or allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; (iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; (v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300mm freeboard; (vi) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, Hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and (vii) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters.	As above	As above	NT
<b>Stormwater - Council and Roof Drainage</b>				
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).	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT
B26	The proposed site drainage connection to the existing Council stormwater drainage system must be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual. Amended stormwater plans complying with this condition must be submitted to the Certifier. The plans must be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT
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.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
B28	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 3.	NT
<b>Operational Waste Storage and Processing</b>				
B29	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT
	(a) is constructed using solid non-combustible materials;			
	(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;	As above	As above	
	(c) includes a hot and cold water supply with a hose through a centralised mixing valve;	As above	As above	
	(d) is naturally ventilated or an air handling exhaust system must be in place; and	As above	As above	
	(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	As above	As above	
<b>Construction Car Parking and Service Vehicle Layout</b>				
B30	Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to the Certifier and a copy provided to Council for information: (a) all construction vehicles must be able to enter and leave the site in a forward direction;	Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev C 09/11/20 (CTPMSP) Certifier record of lodgement 06/11/20 Council record of lodgement 05/11/20 Site inspection 19/01/21	This information was prepared and submitted to the identified stakeholders. Section 3.5 of the CTPMSP identifies the vehicle access in forward in forward out	C
	(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	As above	Swept Path Analysis in in Appendix A of the CTPMSP for Heavy Rigs and Truck and dog configurations. The approved Staging Report stages this condition to be updated prior to Stage 2. This update will require inclusion of semi-trailers.	C
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	As above	Section 4.1, 4.4 and Appendix D of the CTPMSP address these requirements.	C
<b>Operational Car Parking and Vehicle Access Arrangements</b>				
B31	Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information: (a) provision of 277 car parking spaces accommodated in the Level 02 of the Multi-Trades and Digital Technology Hub building and the separate car park for use during operation of the development that have been designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 2.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(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	As above	As above	NT
	(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.	As above	As above	NT
Public Domain and Drainage Works				
B32	Prior to the commencement of any footpath or public domain works, the Applicant must submit, for approval by Council, full design engineering drawings prepared by a Chartered Civil Engineer for the proposed public domain works and street scape design, including addressing pedestrian management in accordance with Council's DCP (2014) Part 8.5 Public Civil Works and relevant Development Control Plan and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Staging Report, Rev 5, October 2020 (Hansen Yuncken)  DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 4.	NT
B33	Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.	Staging Report, Rev 5, October 2020 (Hansen Yuncken)  DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 4.	NT
B34	Prior to the commencement of any drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conforming to Council's standard drainage pit details	Staging Report, Rev 5, October 2020 (Hansen Yuncken)  DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be updated prior to Stage 4.	NT
Pedestrian Infrastructure Improvements				
B35	Within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the TAFE Campus. The Strategy must include:	Staging Report, Rev 5, October 2020 (Hansen Yuncken)  DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be prepared during construction of Stage 2 and completed prior to Stage 4.	NT
	(a) details for the delivery of a 2.5 metre wide Shared User Path along the western side of See Street from Macpherson Street to the southern end of the proposed Multi-Trade and Digital Technology Hub building; and  (b) concept plan(s) showing the extent and design of the proposed pedestrian infrastructure upgrades and/or other new traffic devices/facilities is to form part of the public domain enhancement strategy, which must also provide consideration to existing/future street vegetation and services (e.g. power poles).	As above	As above	
B36	The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Path required under condition B35, including reduced footpath widths, that encourage walking and cycling to the TAFE Campus and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:	Staging Report, Rev 5, October 2020 (Hansen Yuncken)  DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be prepared during construction of Stage 2 and completed prior to Stage 4.	NT
	(a) demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or  (b) an agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.	As above	As above	
Replacement tree planting				
B37	Within six months of the commencement of construction, the Applicant must submit details of the outcome of investigations in relation to the provision of additional replacement tree planting for the approval of the Planning Secretary. The investigations must:	Letter SINSW to DPIE, 12/11/20	Notice of commencement identifies works commenced 23/11/21. This requirement is due in May 2021.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(a) identify opportunities to achieve overall replacement tree planting on the TAFE Campus at a target rate of one tree planted for each tree removed;			
	(b) detail the number, general location and species of plantings which must be native species and be predominantly of local provenance unless otherwise supported by Council;	As above	As above	
	(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;	As above	As above	
	(d) include evidence of consultation with Council where planting is to be undertaken on street or other public domain land;	As above	As above	
	(e) where planting is proposed off site: (i) identify the number and species of planting; (ii) include details of the agreed arrangements with Council where planting is not to be undertaken by the Applicant; (iii) indicate the timeframe for planting to be undertaken; and (iv) address maintenance requirements for 12 months after planting.	As above	As above	
Landscaping				
B38	Prior to the commencement of installation of landscaping, the Applicant must submit revised a Landscape Plan(s) to the Certifier. The plan(s) must be updated to include landscaping in the front setback of the Car Park to screen the visual impact of the building and replacement tree planting proposed on the TAFE Campus under condition B37. The plan(s) must include: (a) the location, species, maturity and height at maturity of plants to be planted; and	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled during construction of Stage 3.	NT
	(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.	As above	As above	
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.	Email, TAFE NSW to SINSW/Colliers, 11/1120 and 07/12/20  Email Council to Hansen Yuncken, 16/11/20	TAFE advised in writing that consultation was completed with the persons/family associated with the tree. The replacement tree was agreed to be of the same species (Golden Rain Tree) which is to be replanted at the rear northern entrance near building J.  Council was consulted whom advised that they had no objections, noting that they request a minimum pot size of 100L.	C
Road Safety Audit				
B40	A Stage 2 Road Safety Audit (RSA) of all new traffic/pedestrian facilities including (but not limited to) road widening and shared user paths reflected in the public domain enhancement strategy must be undertaken by suitably qualified road safety auditor(s) at no cost to Council. The RSA is to be submitted to Council for review prior to the commencement of the construction of any new traffic/pedestrian facilities. All applicable recommendations must be agreed with Council and addressed by the Applicant.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled prior to construction of Stage 4.	NT
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;	Site inspection 19/01/21	The site notice was observed during the inspection. It included the required information.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(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;	As above	It met the specification requirements.	
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	As above	It met the specification requirements.	
	(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	As above	It included the required information.	
	(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.	As above	It met the specification requirements.	
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.	Site induction Checklist Worker C file 000211  Plant safety verification – Earthmoving (E)  Site inspection 19/01/21	Operator tickets are verified at project induction. The tickets demonstrate that plant can be operated properly.  The plant verification records include details on the inspections of the plant including the maintenance log book  No issues observed on site.	C
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;	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)  TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)  Summary of Consent Conditions Toolbox (signposted on crib shed and induction room).  Interview with auditees 19/01/19  Complaints register current to 20/12/20  EP&A Act COVID-19 Development Construction Work Days Order	The hours are presented in project documentation and communicated to the workforce. 240 people have been inducted to date.  When questioning staff in the field during the site inspection on permissible hours (including high noise plant). The correct hours were communicated to the auditor.  No noise complaints have been recorded on the complaints register.  To note, the Project is undertaking non high noise works on Saturdays all day as per the COVID Work Days Order.	C
	(b) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays.	As above	As above	C
	(c) no work may be carried out on Sundays or public holidays.	As above	As above	C
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:  (a) between 6pm and 7pm, Mondays to Fridays inclusive; and	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)	The hours are presented in project documentation and communicated to the workforce. 240 people have been inducted to date.  When questioning staff in the field during the site inspection on permissible hours (including	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
		<p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)</p> <p>Summary of Consent Conditions Toolbox (signposted on crib shed and induction room).</p> <p>EP&amp;A Act COVID-19 Development Construction Work Days Order</p> <p>Interview with auditees 19/01/19</p>	<p>high noise plant). The correct hours were communicated to the auditor.</p> <p>No noise complaints have been recorded on the complaints register.</p>	
	(b) between 1pm and 4pm, Saturdays.	As above	As above	C
C5	Construction activities may be undertaken outside of the hours in condition C3 if required:	EP&A Act COVID-19 Development Construction Work Days Order Interview with auditees 19/01/19	Other than extended days on Saturdays as per the COVID Work Days Order there have been no Out of Hours Works to date.	NT
	(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	As above	As above	NT
	(c) where the works are inaudible at the nearest sensitive receivers.	As above	As above	NT
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.	Interview with auditees 19/01/19	Other than extended days on Saturdays as per the COVID Work Days Order there have been no Out of Hours Works to date.	NT
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	<p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP)</p> <p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)</p> <p>Summary of Consent Conditions Toolbox (signposted on crib shed and induction room).</p> <p>EP&amp;A Act COVID-19 Development Construction Work Days Order</p> <p>Interview with auditees 19/01/19</p>	<p>The hours are presented in project documentation and communicated to the workforce. 240 people have been inducted to date.</p> <p>When questioning staff in the field during the site inspection on permissible hours (including high noise plant). The correct hours were communicated to the auditor.</p> <p>No noise complaints have been recorded on the complaints register.</p> <p>To note, the Project is undertaking non high noise works on Saturdays all day as per the COVID Work Days Order.</p>	C
	(a) 9am to 12pm, Monday to Friday;			
	(b) 2pm to 5pm Monday to Friday; and	As above	As above	C
	(c) 9am to 12pm, Saturday.	As above	As above	C
<b>Implementation of Management Plans</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
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.	Evidence sighted elsewhere in this Table and the evidence referred to in Appendix B Site inspection records 18/09/20 – 19/01/21 Project induction slide pack, Hansen Yuncken, 03/12/20 Project Toolbox Talk and Pre-start records, 03/12/20, 20/12/20 Asbestos air monitoring results November 20 – January 21, Greencap Consulting. Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21 Temporary sediment and soil erosion plan DWG S0031 and S0032. Site inspection 19/01/21	The evidence indicates that the CEMP and sub-plans are being implemented on site. This includes but not limited to inspection occurring fortnightly; inductions communicating information required by the CEMP and sub-plans (and relevant CoCs); toolbox talks were available which covered off hours of work, housekeeping; the existence and currency of erosion and sediment control plans; monitoring of dust and asbestos in air; attended noise monitoring.  Controls for dust, noise, asbestos, erosion and sedimentation, tree protection were all observed in place during the site inspection.  <b>Observation: A small excavator had been washed down during the site inspection. The washdown water had hydrocarbons present. The team deployed a spill kit upon becoming aware of the spill. To note the spill did not threaten any harm to the environment.</b>	C
<b>Construction Traffic</b>				
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.	Site inspection 19/01/21 Complaints register current to 20/12/20	All vehicles were observed within the site.  One complaint regarding traffic routes was recorded but this related to works other than that under the SSD.	C
<b>Hoarding Requirements</b>				
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	Site inspection 19/01/21	No graffiti or advertising was sighted on the boundary hoarding.	C
	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	As above	As above	C
<b>No Obstruction of Public Way</b>				
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.	Site inspection 19/01/21	No obstruction observed.	C
<b>Construction Noise Limits</b>				
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.	Site inspection 19/01/21 Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21  TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)	The project was observed to be implementing appropriate noise controls on site including hoarding, noise blankets, non-tonal beepers (on most plant), monitoring.  No noise complaints received.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
		Complaints register current to 20/12/20		
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.	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: C – November 2020, Hansen Yuncken (CEMP) TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP) Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). Interview with auditees 19/01/19 Complaints register current to 20/12/20 EP&A Act COVID-19 Development Construction Work Days Order	The hours are presented in project documentation and communicated to the workforce. 240 people have been inducted to date. When questioning staff in the field during the site inspection on permissible hours (including truck arrivals). The correct hours were communicated to the auditor. No noise complaints have been recorded on the complaints register.	C
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.	Site inspection 19/01/21 TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP) Plant Safety Verification 00396	The CNVMSP identifies the need for non-tonal beepers. Plant observed on site were fitted with such beepers, other than the dozer on site. The Plant Safety Verification for the dozer identified that non-tonal beeper was not accepted due to very limited sight lines and potential risk to staff safety.	C
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.	Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21\ Complaints register current to 20/12/20	Restricted hours for high noise works are communicated to the work force. Monitoring identified impacts below 60dB(A) at nearest receiver. No noise complaints were received to 20/12/20.	C
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	Refer to evidence in CoC 12 to C15.	The noise impacts are within the levels predicted and outlined in the Project EIS and CNVMP.	C
<b>Vibration Criteria</b>				
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	Attended Construction Noise and Vibration Monitoring Report, White Noise, 12/01/21 Site inspection 19/01/21	The vibration monitoring report recorded vibration levels at nearby receivers. No exceedances were recorded. <b>Observation: No vibration monitoring was completed on the TAFE gallery abutting the</b>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			<b>southern boundary of the Hub site. It is recommended that if excavation via hammer occurs then vibration monitoring be undertaken for the Gallery.</b>	
	(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).	As above	As above	C
C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	Site inspection 19/01/21	No rollers / compactors were observed on site.	NT
C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	TAFE Meadowbank Multi-Trades and Digital Technology Hub Early Works Phase 2, Construction Noise and Vibration Management Sub Plan, Rev 5, 05/11/20 (CNVMSP)	The CNVMSP does deal with approaches that cannot comply with C17 and C18.	NT
<b>Tree Protection</b>				
C20	For the duration of the construction works:	Site inspection 19/01/21 Interview with auditees 19/01/21	Street trees are protected by the Project hoarding. No trimming, damage or removal has occurred.	C
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
	(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	As above	As above	C
	(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	Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital Technology Hub Version 3, Tree Survey, 12/11/19 Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2, Tree Survey, 21/07/20 Monitoring and Inspection Report number 4, Tree Survey, 06/01/20 (includes results from previous reports)	The Tree survey monitoring report identified controls relevant to the works as per the assessment reports. Minor recommendations were implemented.	C
	(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.	As above	The Tree survey monitoring report identified works within TPZ that were supervised, noting however that these were conducted outside the scope of the SSD.	C
<b>Air Quality</b>				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 19/01/21 Complaints register current to 20/12/20 Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). AirMet DX continuous monitors	The requirement to manage dust is communicated to the workforce. Sprinklers, watercart, boundary dust monitoring and hoarding were observed – all of which manage fugitive dust. The boundary dust monitoring units (AirMet DX continuous monitors) were commissioned on 15/01/21 and alert project personnel of	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			exceedances of 50ug/m3 24 hr avg. No alerts to date. No complaints to date.	
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection 19/01/21	Sprinklers and watercarts were observed on site.	C
	(b) all trucks entering or leaving the site with loads have their loads covered;	Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). Delivery Driver Code of Conduct and Driver Induction Form. <a href="https://www.rms.nsw.gov.au/roads/safety-rules/demerits-offences/uncovered-loads.html">https://www.rms.nsw.gov.au/roads/safety-rules/demerits-offences/uncovered-loads.html</a>	No trucks were observed on site but this requirement is communicated to drivers. It is an offence of NSW road rules to carry loads uncovered.	C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site inspection 19/01/21	The site access points and surrounding roads were observed to be clean during the inspection.	C
	(d) public roads used by these trucks are kept clean; and	Site inspection 19/01/21	The site access points and surrounding roads were observed to be clean during the inspection.	C
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection 19/01/21	Temporary stabilisation is installed on stack stockpiles.	C
<b>Erosion and Sediment Control</b>				
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'.	Sediment and Erosion Control Plan DWG S00201. Temporary sediment and soil erosion plan DWG S0031 and S0032. Site inspection 19/01/21	The sediment and soil erosion control plans are prepared in accordance with the Blue Book. Controls on site aligned with the plans. No issues.	C
<b>Imported Soil</b>				
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Material Import Register current to 13/01/21 VENM Assessment Gun Lake Aggregates, 27/06/19, Construction Sciences. Tybe B Compaction Sand VENM Assessment, Sand and Concrete, 06/10/20	The Material Import Register identifies the import of VENM, the date and volume. This is supported by the VENM classification certificates. <b>Observation: The Gun Lake VENM certificate is over 12 months old. If any further material is sourced from this facility and updated VENM certificate should be obtained prior to import.</b>	C
	(b) keep accurate records of the volume and type of fill to be used; and	As above	As above	C
	(c) make these records available to the Certifier upon request.	As above	As above	C
<b>Disposal of Seepage and Stormwater</b>				
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.	Interview with auditees 19/01/21 Site inspection 19/01/21	The sediment and soil erosion control plans include adequate provisions to collect stormwater. It includes discharge criteria.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
		<p>Sediment and Erosion Control Plan DWG S00201.</p> <p>Temporary sediment and soil erosion plan DWG S0031 and S0032.</p> <p>Notice of satisfaction from Certifier 12/11/20</p> <p>Email Council to HY, 09/11/20</p>	<p>The Certifier accepts the controls as adequate.</p> <p>No discharges have had to go to Council.</p> <p>Council have advised that the arrangements are generally satisfactory.</p>	
<b>Stormwater Management System</b>				
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p>	<p>Staging Report, Rev 5, October 2020 (Hansen Yuncken)</p> <p>DPIE letter to SINSW, 28/10/20</p>	<p>The approved Staging Report stages this condition to be fulfilled during construction of Stage 2.</p>	NT
	(b) be generally in accordance with the conceptual design in the EIS;	As above	As above	NT
	(c) be in accordance with the requirements of condition B33;	As above	As above	NT
	(d) be in accordance with applicable Australian Standards; and	As above	As above	NT
	(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.	As above	As above	NT
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.	<p>Staging Report, Rev 5, October 2020 (Hansen Yuncken)</p> <p>DPIE letter to SINSW, 28/10/20</p>	<p>The approved Staging Report stages this condition to be fulfilled prior to construction of Stage 2.</p>	NT
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
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.	<p>Project induction slide pack, Hansen Yuncken, 03/12/20</p> <p>AMBS Aboriginal Heritage Induction (no date)</p>	<p>The unexpected finds procedure was prepared by AMBS (project archaeologists) and is part of the project induction.</p>	C
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.	Interview with auditees 19/01/21	No unexpected finds to date	NT
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).	<p>Meadowbank Education and Employment Precinct Multi-trades &amp; Digital Technology Hub Aboriginal Cultural Heritage Assessment (Version 6), AMBS Ecology &amp; Heritage, 05/09/19</p>	<p>The Assessment report identified that no further investigations were required and that unexpected finds (if any) be managed in accordance with the NPW Act. Refer response to CoC C28.</p>	C
<b>Waste Storage and Processing</b>				
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.	<p>Site inspection 19/01/21</p> <p>Dump It Monthly Waste Reports, Nov 20 and Dec 20</p>	<p>General office and construction waste is segregated into recycle or general waste and disposed of. The bins are secured. No issues observed.</p>	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			Stockpiles were well contained on site. No issues.	
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).	Site inspection 19/01/21 Dump It Monthly Waste Reports, Nov 20 and Dec 20 Waste classification reports, JBS&G, 26/11/20, 09/12/20, 11/12/20, 14/01/21. Asbestos in soil waste disposal register (and supporting dockets), EMS / SUEZ, (01/12/20 – 22/12/20).	General office and construction waste is segregated into recycle or general waste and disposed of. Quantities, types, and dates are recorded. This material is all pre-classified and general construction waste under the Waste Classification Guidelines. Excavated material is classified through laboratory analysis as Special Waste mixed with General Solid Waste. Waste disposal records for Special Waste mixed with General Solid Waste were available showing disposal to SUEZ Kemps Creek.	C
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 19/01/21 Concrete waste tip dockets, Boral Recycling 01/12/20	Demolition concrete waste was disposed of offsite (concrete recycling). There is no concrete rinse water as the project is in earthworks.	C
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Site inspection 19/01/21 Dump It Monthly Waste Reports, Nov 20 and Dec 20	General office and construction waste is segregated into recycle or general waste and disposed of. Quantities, types, and dates are recorded. This material is all pre-classified and general construction waste under the Waste Classification Guidelines.	C
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	TAFE Meadowbank Post ECI Phase - Construction Waste Management Sub-Plan, 09/11/20, Waste Audit & Consultancy Services (Aust) Pty Ltd (CWMSP) Asbestos Removal Control Plan, ATS, V1.2 Site inspection 19/01/21	Included into CWMSP (Pg 3-5), which includes removal by licenced contractors, tracked as per EPA consignment code requirements and taken to a licenced facility with required tracking information. A specific Asbestos Removal Control Plan was prepared it includes details on training, notifications, licences, investigation reports, emergency planning, monitoring, screening, mist sprays and disposal. Controls in the field were adequate.	C
<b>Outdoor Lighting</b>				
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled during construction of Stage 3.	NT
<b>Engineering Works</b>				
C37	All engineering works must be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	Staging Report, Rev 5, October 2020 (Hansen Yuncken) DPIE letter to SINSW, 28/10/20	The approved Staging Report stages this condition to be fulfilled during construction of Stage 4.	NT
C38	The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:	Detailed drawings and Plans DWG S0021 Submission record Hansen Yuncken to Council, 21/10/20	The drawings and plans include detailed of Council stormwater.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);	Council written acceptance, 10/11/20		
	(b) a minimum horizontal clearance of 1.0m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines must be shown on the plans submitted;	Gray Puksand Easement roof condition sketch,	The drawings and plans include horizontal clearance. One encroachment was identified in north west corner of the hub but this was related to the eave (14 metres high). This was accepted by Council.	C
	(c) detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and	TTW Structural set M1001.	The drawings and plans include footings and foundations	C
	(d) a Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.	TTW Structural Engineer Design Certificate, 07/10/20	The structural engineer design certificate confirms compliance with this requirement.	C
<b>Ground Anchors</b>				
C39	The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to: (a) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;	TTW Structural Design Statement, 21/10/20 Record of submission to Council, 21/10/20	The Structural design statement confirms there are no permanent anchors on the project. Temporary anchors are not extending into or near the public roadway. They are confined to the Project footprint. This was submitted to Council on 21/10/20 for information only.	NT
	(b) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval; and	As above	As above	NT
	(c) the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy must remain valid until the decommissioning of the ground anchors.	As above	As above	NT
<b>Site Contamination</b>				
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	Remedial Action Plan, JBS&G, 30/11/20	The RAP identified the remediation approach as excavation and disposal of contaminated materials to a facility lawfully permitted to receive it. Remediation works were being undertaken during the site inspection. It was observed that appropriate controls (wetting down, signage, delineation, decontamination shed, monitoring and PPE) were being implemented.	C
	(b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22).	Site Audit Statement, Senversa, 01/12/20	The Contaminated Sites Auditor has endorsed the JBS&G RAP (30/11/20) through the Site Audit Statement.	C
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).	Site inspection 19/01/21 Remedial Action Plan, JBS&G, 30/11/20 Site Audit Statement, Senversa, 01/12/20	The remediation works are not staged. Section 8.1 of the RAP identifies that the Contaminated Site Auditors engagement is complete unless residual contamination is to be retained on site (consistent CoC D29 (sic	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
			D31)). This was endorsed by the Contaminated Sites Auditor.	
<b>Independent Environmental Audit</b>				
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	DPIE letter 28/10/20 (Appendix C of this Report).	Agreement in writing of Independent Audits provided in Appendix C of this Report.	C
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This Report	Satisfied by this Report.	C
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.	Interview during site inspection 19/01/21. DPIE Consultation correspondence 8/01/21 – 15/01/21 (Appendix D of this Report).	DPIE consultation dated 08/01/21 – 15/01/21 confirmed the IA requirements and did not request a change to the audit program dates (Appendix D of this Report).	C
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	-	-	NT
	(a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given;	-	-	NT
	(b) submit the response to the Planning Secretary; and	-	-	NT
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	-	-	NT
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.	-	-	NT
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.	-	-	NT
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION - THE PROJECT IS IN EARLY STAGES OF CONSTRUCTION AND HAS NOT TRIGGERED CoC PART D.</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	-	-	NT
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	-	-	
<b>Post-construction Dilapidation Report</b>				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	-	-	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;</li> <li>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and</li> </ul>	-	-	NT
	(c) to be forwarded to Council.	-	-	NT
<b>Protection of Public Infrastructure</b>				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Conditions of this consent.</i>	-	-	NT
		-	-	NT
D6	Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.	-	-	NT
<b>Protection of Property</b>				
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	-	-	NT
<b>Utilities and Services</b>				
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	-	-	NT
<b>Roadworks, Signposting and Associated Markings</b>				
D9	Prior to the commencement of the operation of the development the following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW: <ul style="list-style-type: none"> <li>(a) construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B35 to encourage walking and cycling to the TAFE Campus.</li> </ul>	-	-	NT
D10	Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with: <ul style="list-style-type: none"> <li>(a) all roads and traffic facilities outside the TAFE boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works;</li> <li>(b) all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;</li> <li>(c) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993; and</li> <li>(d) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained</li> </ul>	-	-	NT
		-	-	NT
		-	-	NT
		-	-	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
<b>Public Domain Upgrades</b>				
D11	Prior to the commencement of the operation of the development, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:	-	-	NT
	(a) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;	-	-	NT
	(b) turfing of the nature strips adjacent to the new concrete footpath across the entire See Street frontage of the development site, in accordance with Council's standard turf profile shown on Drawing No. PL7.1;	-	-	NT
	(c) the construction of new driveway access to the proposed entry and exit driveways. The new driveways access must be designed and constructed as per Council's requirements and Road Safety check reports recommendations;	-	-	NT
	(d) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B35. In addition:	-	-	NT
	(i) the proposed civil works must be in accordance with Council's Specification and Standard Drawing; and	-	-	NT
	(ii) all adjustments to public utility services, power poles and associated construction works in the nature strip must be carried out in accordance with approved plans under condition B35;	-	-	NT
	(e) new street lights using LED luminaire to be designed and installed to Australian Standard AS1158:2010 Lighting for Roads and Public Spaces. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council prior to lodgement of the scheme with Ausgrid for their approval. The street lighting will remain on the Ausgrid street lighting network;	-	-	NT
	(f) stormwater drainage installations where proposed in the public domain in accordance with Council's stormwater team recommendations;	-	-	NT
D12	(g) signage and line marking details;	-	-	NT
	(h) staging of the public civil works, if any, and transitions between the stages; and	-	-	NT
	(i) the relocation/adjustment of all public utility services affected by the proposed works	-	-	NT
D12	Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (condition D11) have been carried out.	-	-	NT
<b>Works as Executed Plans</b>				
D13	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	-	-	NT
<b>Travel Plan</b>				
D14	Prior to the commencement of operation, a Travel Plan (TP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:	-	-	NT
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;	-	-	NT
	(b) be based on the TP submitted with the RtS titled 'Multi-Trades and Digital Technology Hub TAFE NSW Meadowbank Travel Plan (Issue E)' prepared by GTA Consultants and dated 4 May 2020, and include the following measures recommended by TfNSW:	-	-	NT
	(i) installation of next service departure screens for T9 rail services (and bus services if possible) in the lobby to encourage public transport use; and	-	-	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(ii) develop and deliver a robust communications strategy for the TP to users of the site prior to occupation which includes key messages on how to travel including prioritising public and active transport as well as road safety messages;			
	(c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the TP;	-	-	NT
	(d) include specific tools and actions to help achieve the objectives and mode share targets;	-	-	NT
	(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TP;	-	-	NT
	(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and	-	-	NT
	(g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary). <i>Note: Consideration should be given in the Travel Plan to the provision of onsite electric vehicle charging points to promote sustainable transportation options for site users.</i>	-	-	NT
<b>Mechanical Ventilation</b>				
D15	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	-	-	NT
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	-	-	NT
	(b) any dispensation granted by Fire and Rescue NSW.	-	-	NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D16	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.	-	-	NT
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D17	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	-	-	NT
	(a) the provision of a minimum 30 staff/student/visitor bicycle parking spaces within the MultiTrades and Digital Technology Hub building;	-	-	NT
	(b) the provision of short-term bicycle parking in the form of U-rails or racks within the public domain areas, where possible;	-	-	NT
	(c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;.	-	-	NT
	(d) the provision of end-of-trip facilities including at least one male and one female separate secure changing area, lockers and six showers (as shown on drawing DA12 Revision C);	-	-	NT
	(e) appropriate pedestrian and cyclist advisory signs are to be provided; and	-	-	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority	-	-	NT
<b>Fire Safety Certification</b>				
D18	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	-	NT
<b>Structural Inspection Certificate</b>				
D19	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: \ <ul style="list-style-type: none"> <li>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>	-	-	NT
		-	-	NT
<b>Stormwater Quality Management Plan</b>				
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements</li> </ul>	-	-	NT
		-	-	NT
		-	-	NT
		-	-	NT
<b>Warm Water Systems and Cooling Systems</b>				
D21	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	NT
<b>Outdoor Lighting</b>				
D22	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (</li> <li>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	-	-	NT
		-	-	NT
<b>Signage</b>				
D23	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.	-	-	NT
D24	Prior to the commencement of the use of the digital wayfinding sign and if speakers are incorporated as part of the sign, the Applicant must prepare and submit a Signage Noise Management Plan (SNMP) to the satisfaction of the Certifier. The SNMP must outline measures to ensure the audio function/content of the digital sign does not cause adverse impacts on the public domain within the TAFE Campus and the sensitive receivers outside the TAFE Campus. The	-	-	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	SNMP must be consistent with the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 and include the following:			
	(a) clearly define the noise objectives and maximum noise criteria for the digital sign and the various modes of its operation and time of the day;			
	(b) limit excessive high and low frequencies;	-	-	NT
	(c) describe the monitoring programs to ensure adverse noise impacts are minimised; and	-	-	NT
	(d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.	-	-	NT
D25	All signage uplighting/illumination must be directed away from adjoining residential properties.	-	-	NT
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.	-	-	NT
D27	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	-	-	NT
<b>Operational Waste Management Plan</b>				
D28	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	-	-	NT
	(a) detail the type and quantity of waste to be generated during operation of the development;			
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	-	-	NT
	(c) detail the materials to be reused or recycled, either on or off site; and	-	-	NT
	(d) include the Management and Mitigation Measures included within the document titled 'TAFE Meadowbank Phase 2.1 Combined Multi-Trades and Digital Technology Hub Operational Waste Management Plan' prepared by WasteAudit and dated September 2019.	-	-	NT
<b>Site contamination and Site Audit Statement</b>				
D29	Prior to commencement of operation, the Applicant must submit a Validation Report for the development. The Validation Report must:	-	-	NT
	(a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;			
	(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	-	-	NT
	(c) include, but not be limited to:	-	-	NT
	(i) comment on the extent and nature of the remediation undertaken;			
	(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;			
	(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;			
	(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP;			
	(v) results of any validation sampling, compared to relevant guidelines/criteria;			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(vi) comment on the suitability of the area for the intended land use; and			
	(d) be submitted to the Planning Secretary for review one month after the completion of remediation works.	-	-	NT
D30	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D29 have been met.	-	-	NT
D31	If, based on further site investigations, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied: (a) the applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation; and	Remedial Action Plan, JBS&G, 30/11/20 Site Audit Statement, Senversa, 01/12/20	Section 8.1 of the RAP identifies that the Contaminated Site Auditors engagement is complete unless residual contamination is to be retained on site (consistent CoC D29 (sic D31)). This was endorsed by the Contaminated Sites Auditor.	C
	(b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	As above	As above	C
<b>Landscaping</b>				
D32	Prior the commencement of the operation of the development, replacement tree planting proposed on the TAFE Campus and proposed landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping plans approved under condition B38.	-	-	NT
D33	Replacement tree planting proposed off site under condition B37 must be completed prior to commencement of operation or other timeframe agreed in writing by the Planning Secretary.	-	-	NT
D34	Prior to the commencement of operation of the development, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	-	-	NT
D35	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	-	-	NT
<b>Memorial Tree</b>				
D36	Prior the commencement of the operation of the development the replacement memorial tree must be planted and the associated plaque installed in accordance with the location and tree species agreed with Council and persons/family associated with the memorial tree (condition B39).	-	-	NT
<b>Wind Mitigation</b>				
D37	Prior the commencement of the operation of the development the wind management and mitigation measures approved under condition B1 must be installed.	-	-	NT
<b>Operational Flood Emergency Management Plan</b>				
D38	Prior the commencement of the operation of the development, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is be prepared by a suitably qualified and experienced person(s);	-	-	NT
	(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);	-	-	NT
	(c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes;	-	-	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
	(v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.			
<b>Servicing and Loading Dock Management Plan</b>				
D39	Prior to the commencement of operation, the Applicant must prepare a detailed Loading Dock Management Plan (LDMP) in consultation with TfNSW and Council. The Applicant must submit a copy of the final plan to TfNSW and Council. The Plan needs to specify, but not be limited to, the following: (a) details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;	-	-	NT
	(b) details of the loading and servicing facilities management to ensure the forecast demand of the development is accommodated on site so as to not rely on the kerbside restrictions to conduct the development's business; and	-	-	NT
	(c) details of the pre-booking system and the adequate numbers of traffic controller that will be required for Service Vehicle / Heavy Vehicle (larger than SRV) operation in the site.	-	-	NT
D40	All loading and unloading associated with the site must be carried out within the site at all times and must not obstruct other properties/units or the public way.	-	-	NT
D41	At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.	-	-	NT
D42	The size of vehicles servicing the property must not exceed 12.5m.	-	-	NT
<b>Public Domain Works-as-Executed Plans</b>				
D43	Prior to the commencement of the operation of the development, work-as-executed (WAE) plans must be submitted to Council for review and approval (within 14 working days of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.	-	-	NT
<b>Compliance Certificate – External Works</b>				
D44	Prior to the commencement of the operation of the development, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The Applicant is liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.	-	-	NT
<b>PART E POST OCCUPATION - THE PROJECT IS IN EARLY STAGES OF CONSTRUCTION AND HAS NOT TRIGGERED CoC PART E.</b>				
<b>Use of the Car Park</b>				
E1	The multi-storey car park located on the Southern Site is for the use of TAFE staff, students and visitors only. The car park (and its individual spaces) must not be used by, or leased to, the general public or persons not associated with the TAFE for use as a commuter car park or for all day or part-day car parking.	-	-	NT
<b>Operation of Plant and Equipment</b>				
E2	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	NT
<b>Warm Water Systems and Cooling Systems</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
E3	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	NT
<b>Community Communication Strategy</b>				
E4	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	-	-	NT
<b>Operational Noise Limits</b>				
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020.	-	-	NT
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or as agreed by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	-	-	NT
<b>Unobstructed Driveways and Parking Areas</b>				
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	NT
<b>Travel Plan</b>				
E8	The TP required by condition D14 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated TP(s) must be provided to the Planning Secretary within one month of being updated.	-	-	NT
<b>Ecologically Sustainable Development</b>				
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier	-	-	NT
E10	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.	-	-	NT
<b>Flooding and Stormwater</b>				
E11	The operation of the development must be carried out at all times in accordance with the SOMP (condition D20) and the FERSP (condition D38).	-	-	NT
<b>Outdoor Lighting</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	c
E12	Notwithstanding condition D22, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	-	-	NT
<b>Lighting</b>				
E13	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	-	-	NT

## APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
<b>Construction Environmental Management Plan</b>				
4.1	All HY and S/C employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form (FM-CORP-HSE-001).	Completed FM-CORP-HSE-001, 00147, 000210, 004062	Forms are being completed. 240 persons inducted to date.	C
3.6.2	For each activity rated as a significant risk (i.e. Risk class >M/Medium) to the environment, a further Risk assessment is undertaken and any additional controls identified in a Work Method Statement, detailing the; steps involved, hazards, control measures and persons responsible. Furthermore, a Toolbox Talk will be completed, involving all workers responsible for completing the "Significant Risk" activity.	Project HSE Risk Assessment SWMS, Fluid Contracting, 12/08/20	The risk assessment is presented in Appendix A4 of the CEMP. No environmental risks were rated above medium.  Sighted SWMS for installation of services, which includes the high risk of striking utilities / services.	C
4.9	No vegetation removal or modification is to occur beyond the proposed works areas shown on the plans.	Site inspection 19/01/21  Interview with auditees 19/01/21	Street trees are protected by the Project hoarding. No trimming, damage or removal has occurred.	C
4.9	Any areas of significant flora and fauna value which have been identified on the construction site will remain bunted/ flagged during construction.	Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital Technology Hub Version 3, Tree Survey, 12/11/19  Arboricultural Impact Assessment TAFE Meadowbank – Block J Car Park Version 2, Tree Survey, 21/07/20  Monitoring and Inspection Report number 4, Tree Survey, 06/01/20 (includes results from previous reports)	The Tree survey monitoring report identified controls relevant to the works as per the assessment reports. Minor recommendations were implemented.	C
<b>Construction Traffic and Pedestrian Management Sub-Plan</b>				
Appendix A.6, 4.1	Construction vehicle activity, including the loading/ unloading of trucks and all materials handling to be provided within the construction site boundaries at all times.	Site inspection 19/01/21  Complaints register current to 20/12/20	All vehicles were observed within the site.  One complaint regarding traffic routes was recorded but this related to works other than that under the SSD.	C
Appendix A.6, 4.1	Clear definition of the work site boundaries to be provided by erection of construction A-Class hoarding and fencing around the site boundaries adjacent to public roads.	Site inspection 19/01/21	A class hoarding was observed during the inspection.	C
<b>Construction Noise and Vibration Management Sub-Plan</b>				
Appendix A.7, 5.6	Toolbox meetings should be undertaken with all contractors commencing works on the site detailing the requirements to limit noise impacts to neighbouring properties, including their responsibilities as detailed in this report.	Summary of Consent Conditions Toolbox (signposted on crib shed and induction room).  Project induction slide pack, Hansen Yuncken, 03/12/20	Requirements on noise are communicated to the workforce through the induction.	C
Appendix A.7, 5.6	A register of complaints is to be recorded in the event of complaints being received, including location, time of complaint, nature of the complaint and actions resulting from the complaint	Complaints register current to 20/12/20  SINSW Complaints Management System	The register is maintained which includes summaries of this information. More detail is available in the complaints management systems which tracks all the detail in this requirement. .	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
<b>Construction Waste Management Sub-Plan</b>				
Appendix A.7, pg 220.	<i>Reuse, Recycling, &amp; Disposal</i> The site's waste contractor will provide these services and ensure that there are adequate numbers of clearly marked bins on site to enable effective separation of the materials listed above, (e.g. <i>Contaminated materials, general waste, soil/rock/grass, concrete, trees and shrubs</i> ).	Site inspection 19/01/21	Bins to segregate material were observed on site. No issues.	C
Appendix A.7, pg 220.	Fill materials shall be classified in accordance with <i>Waste Classification Guidelines Part 1: Classifying Waste</i> , November 2014 (EPA 2014) or an appropriate exemption as created under the Protection of the Environment Operations (Waste) Regulation 2014, and; Waste certificates will be prepared for each material type that is to be disposed of. All off-site waste facilities used must be lawfully licensed to receive the materials sent to them for disposal	Site inspection 19/01/21 Dump It Monthly Waste Reports, Nov 20 and Dec 20 Waste classification reports, JBS&G, 26/11/20, 09/12/20, 11/12/20, 14/01/21. Asbestos in soil waste disposal register (and supporting dockets), EMS / SUEZ, (01/12/20 – 22/12/20).	General office and construction waste is segregated into recycle or general waste and disposed of. Quantities, types, and dates are recorded. This material is all pre-classified and general construction waste under the Waste Classification Guidelines. Excavated material is classified through laboratory analysis as Special Waste mixed with General Solid Waste. Waste disposal records for Special Waste mixed with General Solid Waste were available showing disposal to SUEZ Kemps Creek.	C
<b>Construction Soil and Water Management Sub-Plan</b>				
A.9, 2.2	Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles.	Site inspection 19/01/21	The controls observed on site were installed consistent with the ESCP. No issues.	C
A.9, 2.2	Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas.	Site inspection 19/01/21	Dust control measures were observed on site in the form of sprinklers, hoses and fences. Watercart was available. No issues.	C
A.9, 2.2	Stabilised site access at the construction vehicle entry/exits	Site inspection 19/01/21	Stabilised access observed during site inspection. No issues.	C
<b>Construction Flood Emergency Response Sub-Plan</b>				
A.10, 11.0	It is the responsibility of the staff to prepare the facility for a flood event. This will be achieved through; <ul style="list-style-type: none"> <li>adequate design, <b>induction training</b> provided by the Site Manager / Work Health and Safety Officer,</li> <li>nomination of responsible persons, education of flood risks and behaviour, and the <b>preparation and</b></li> <li><b>maintenance of a Floodsafe Emergency Kit.</b></li> </ul> <p>Note: Evidence to be provided of elements in bold.</p>	Summary of Consent Conditions Toolbox (signposted on crib shed and induction room). Project induction slide pack, Hansen Yuncken, 03/12/20	Evidence of training and the flood kit was sighted.	C

## APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Mr Gavin Ng  
NSW Department of Education  
Level 8, 259 George Street  
Sydney, NSW, 2000

28/10/2020

Dear Mr Ng

**Meadowbank TAFE Multi-Trades & Digital Technology Hub (SSD 10349)  
Agreement of Independent Environmental Auditors**

I refer to Jono Tiernan's submission, dated 9 October 2020, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of suitability qualified, experienced and independent auditors to undertake independent audits of the Meadowbank TAFE Multi-Trades & Digital Technology Hub.

In accordance with Condition C42 of SSD 10349 (Consent) and the *Independent Audit Post Approvals Requirements* (May 2020), the Secretary has agreed to the following auditors:

- Mr Steve Fermio
- Mr Derek Low
- Ms Ann Azzopardi
- Mr Hadi Johan

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (May 2020). Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits. Notwithstanding the agreement for the above listed auditor for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

If you wish to discuss the matter further, please contact Bronagh McGeown on 0499 688 913.

Yours sincerely



Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## APPENDIX D – CONSULTATION RECORDS

**From:** Jasmine Tranquille <[Jasmine.Tranquille@planning.nsw.gov.au](mailto:Jasmine.Tranquille@planning.nsw.gov.au)>  
**Sent:** Friday, 15 January 2021, 09:21  
**To:** Derek Low  
**Subject:** RE: Independent Audit of Meadowbank TAFE Multi-Trades & Digital Technology Hub (SSD 10349)

Hi Derek,

Thank you for consulting the Department of Planning, Industry and Environment (the Department) on the scope of the audit.

Please ensure the audit is conducted in accordance with Condition C43 of Development Consent SSD 10349 which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements (including Section 3.3 – Audit Scope).

The Department asks that you focus on the following areas when conducting the audit:

1. Site investigations
2. Pedestrian infrastructure improvements
3. Memorial tree
4. Noise mitigation measures
5. Wind impact assessment

If you have any questions, please do not hesitate to contact me on the details provided below.

Kind regards,

**Jasmine Tranquille**  
Compliance Officer - Government Projects

Energy, Industry and Compliance | Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street | Parramatta NSW 2150  
T 02 9274 6596 E [Jasmine.Tranquille@planning.nsw.gov.au](mailto:Jasmine.Tranquille@planning.nsw.gov.au)



**Planning,  
Industry &  
Environment**

*The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.*

*If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au). The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).*

---

**From:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>  
**Sent:** Friday, 8 January 2021 10:16 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Independent Audit of Meadowbank TAFE Multi-Trades & Digital Technology Hub (SSD 10349)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Meadowbank TAFE Multi-Trades & Digital Technology Hub - SSD 10349 (the Project).

I am currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 10349 Sch2 Condition C43 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: [https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10349%2120200907T060231\\_064%20GMT](https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10349%2120200907T060231_064%20GMT)  
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/Independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur on 19 January 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

1. if any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
2. if it recommends that other parties or agencies are to be consulted. If so we request that the Department identify those parties.

Regards

Derek Low  
Principal Environmental Consultant



E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)  
P: 1800 979 716  
M: 0402 403 716  
A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000  
[www.wolfpeak.com.au](http://www.wolfpeak.com.au)



The image of the Sydney Opera House is used under licence from the Sydney Opera House Trust.

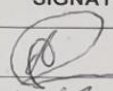
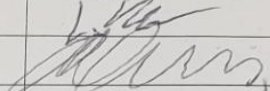
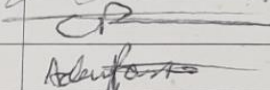

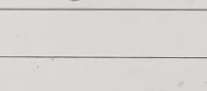
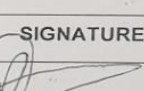
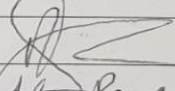
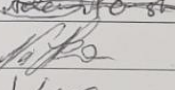
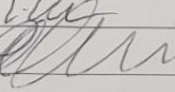
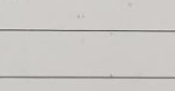
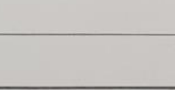
This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

♻️ Consider the environment. Please don't print this e-mail unless really necessary.



## APPENDIX E – MEETING SIGN ON SHEET

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		MEADOW BANK DATE	
DATE		19/1/21	
LOCATION		MEADOW BANK DATE	
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEREK LAW	Auditor	WOLFPEAK	
Lachlan Brown	Project Manager	CIPL	
ANDREA CLOVES	PM	CIPL	
Tim Rode	HY SM	HY	
Adam Rowston	Site Engineer	HY	
Jonie Trevenen	Project Director	SIN SW	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEREK LAW	Auditor	WOLFPEAK	
ADAM ROWSTON	Site Engineer	HY	
ANDREA CLOVES	Project Manager	HY	
Lachlan Brown	Project Manager	CIPL	
ANDREA CLOVES	Project Mgr.	CIPL	

## APPENDIX F – SITE INSPECTION PHOTOGRAPHS



*Photo 1: Site hoarding and pedestrian access.*



*Photo 2: Site hoarding and pedestrian access.*



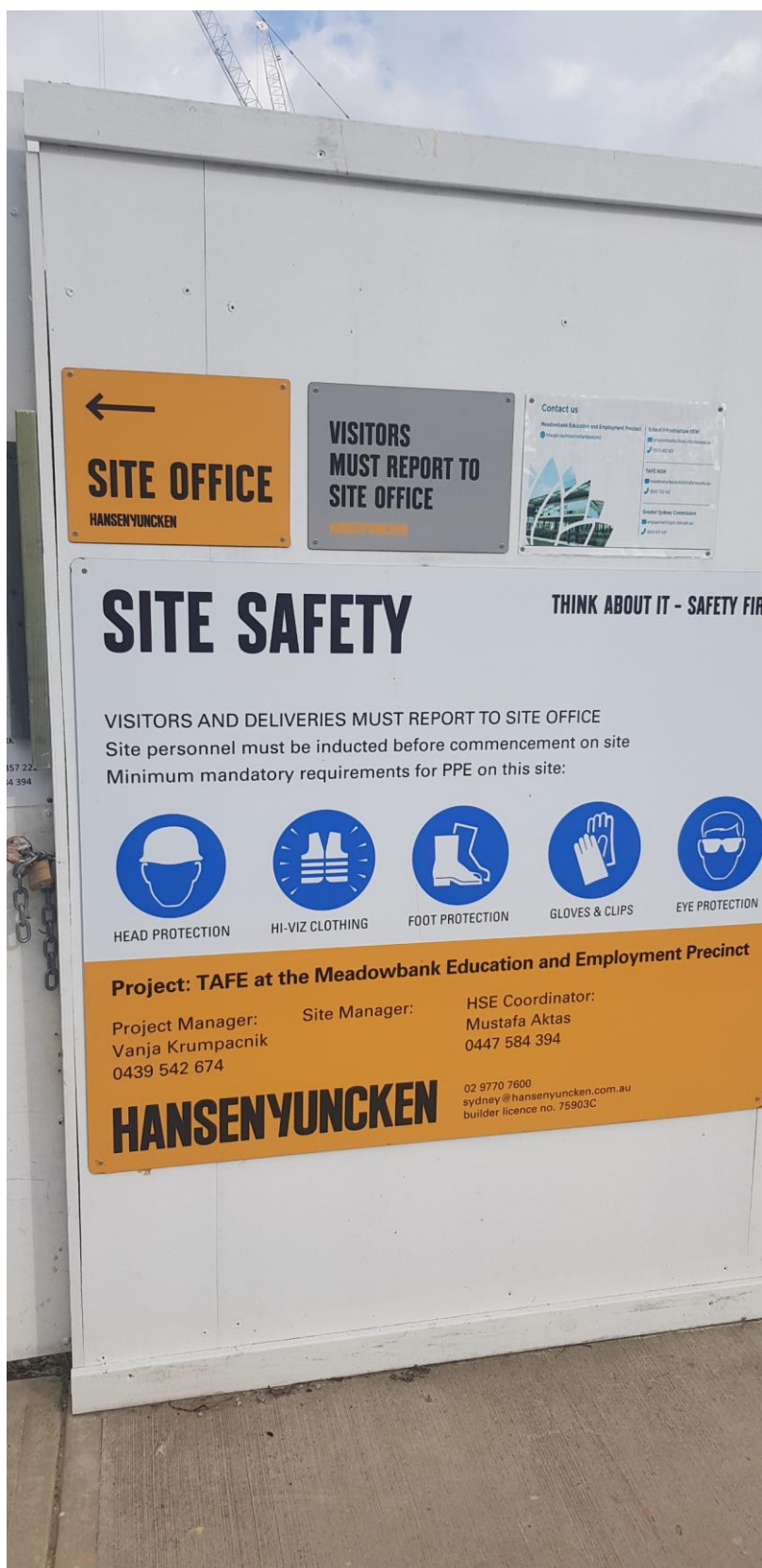


Photo 3: Site notice.



Photo 4: Site notice.





*Photo 5: Soil and water controls.*





*Photo 6: Earthworks underway. Site arrangement was consistent with the erosion and sediment control plan.*



*Photo 7: Waste collection point.*





*Photo 8: Washdown water containing hydrocarbons.*



*Photo 9: Recovered material subject to hydrocarbon in washdown water.*





*Photo 10: Continuous dust monitoring.*



*Photo 11: Remediation works.*





*Photo 12: Asbestos monitoring.*



*Photo 11: Remediation works.*

## APPENDIX G – INDEPENDENT DECLARATION FORMS



## Appendix E – Independent Audit Report Declaration Form Template

### Independent Audit Report Declaration Form


Project name	Multi-Trades and Digital Technology Hub - TAFE Meadowbank
Consent number	SSD 10349
Description of Project	Construction and operation of the Multi-Trades and Digital Technology Hub and car park.
Project address	TAFE NSW Meadowbank Campus, See Street, Meadowbank. Lot 11 DP1232584.
Proponent	TAFE NSW
Title of audit	Independent Audit
Date	04/02/2021

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

## Appendix E – Independent Audit Report Declaration Form Template

### Independent Audit Report Declaration Form

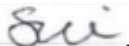
Project name	Multi-Trades and Digital Technology Hub - TAFE Meadowbank
Consent number	SSD 10349
Description of Project	Construction and operation of the Multi-Trades and Digital Technology Hub and car park.
Project address	TAFE NSW Meadowbank Campus, See Street, Meadowbank. Lot 11 DP1232584.
Proponent	TAFE NSW
Title of audit	Independent Audit
Date	04/02/2021

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000