

INDEPENDENT AUDIT REPORT NO.3

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

MARCH 2022

Authorisation

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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, now the Department of Planning and Environment (DPE, the Department) on 25 August 2020.

School Infrastructure NSW (SINSW) and Colliers are TAFE NSW's project managers and representatives, Hansen Yuncken are the principal contractors undertaking the works (together referred to as 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 third Independent Audit for the construction period, covering the period from August 2021 to January 2022. Works undertaken during the audit period included completion of the structures; with external and internal finishes and fit-out, service installation and landscaping underway at the time of the inspection.

The overall outcome of the Independent Audit was positive. 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
- Four (4) new non-compliances were identified. These relate to the notification of a non-compliance, hours of work and tree protection.
- Five (5) new observations were identified. These relate to notification and completion of document reviews, erosion and sediment controls, placement of temporary fencing, and emissions of noise and dust.
- Nil (0) findings remain open from the second Independent Audit.

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 School 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, now the Department of Planning and Environment (DPE, the Department) on 25 August 2020. The consent has been modified on one occasion (MOD-1). MOD-1, approved on 8 April 2021, enabled the removal of three additional trees impacted by building works.

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 between August 2021 and January 2022 inclusive (also referred as "the audit period") included completion of the structures, with external and internal finishes and fit-out, service installation and landscaping underway at the time of the inspection.

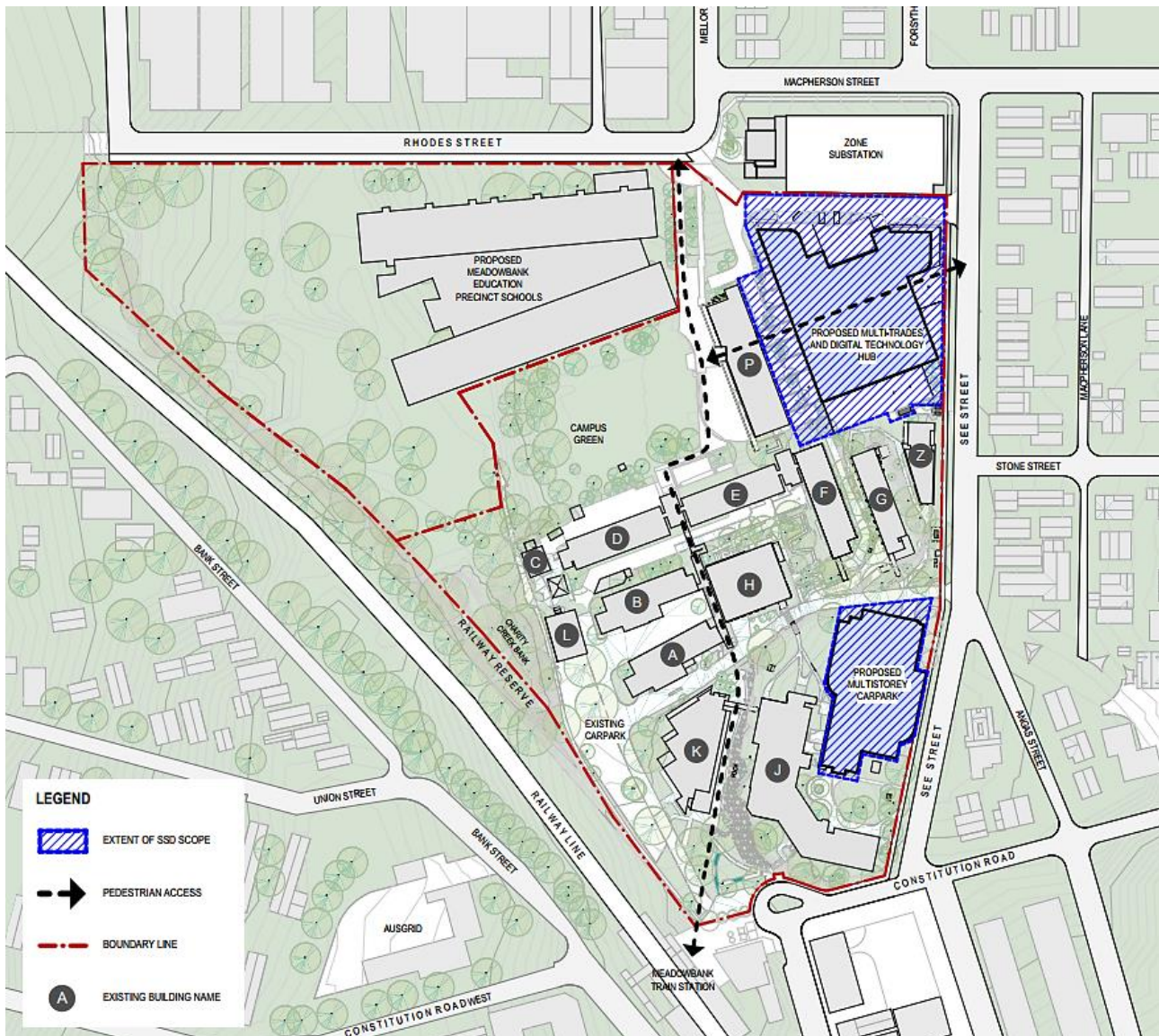


Figure 1 – Project layout (TAFE NSW)

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) 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR).

1.3 The 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 (Audit 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 and 2 August 2021. 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 third Independent Audit for the construction period, covering the period from August 2021 to January 2022 inclusive (the audit period).

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.

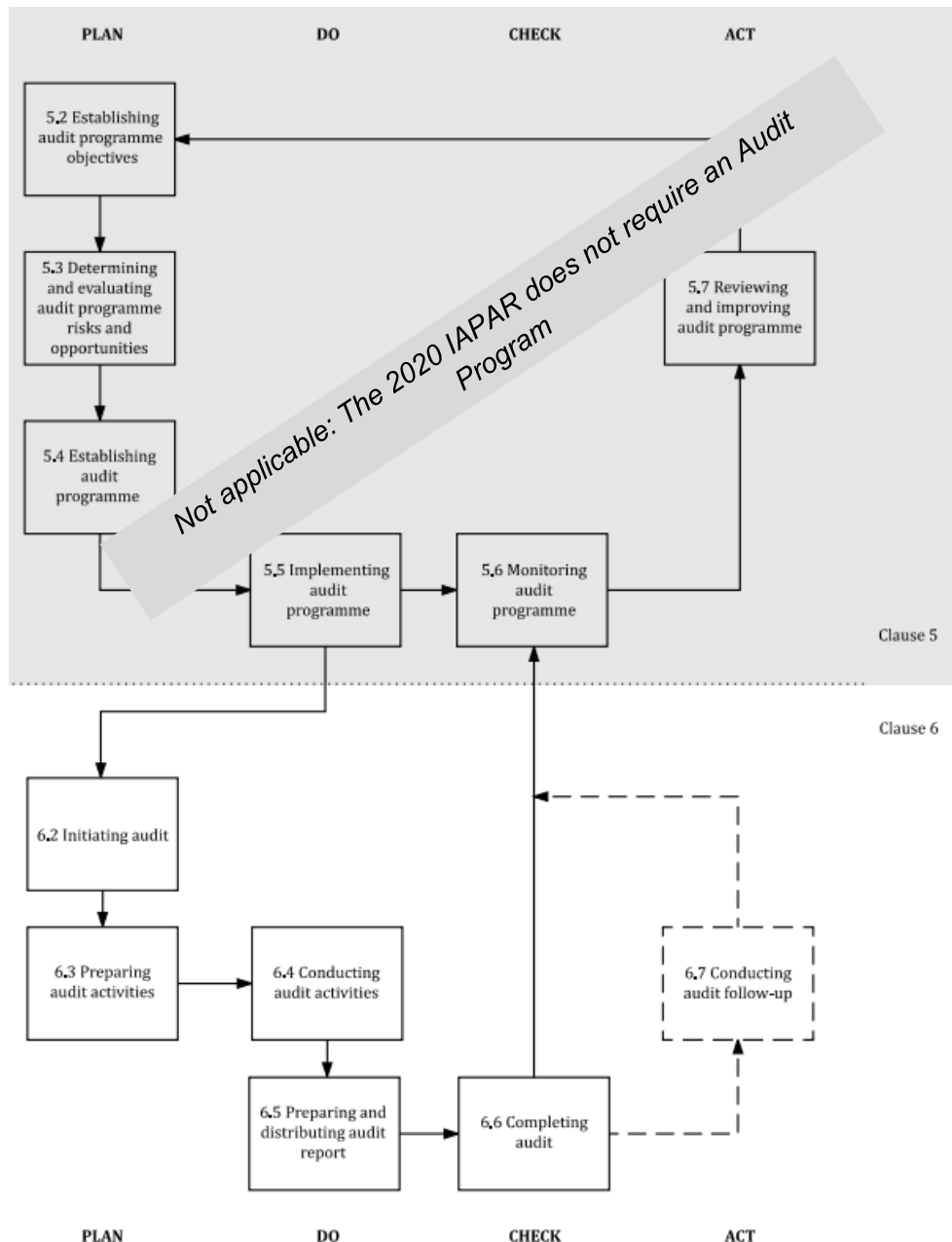


Figure 2 – Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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, and
- Confirm the audit purpose, scope and criteria.

WolfPeak contacted the Department by email on 24 January 2022 to obtain their input into the scope of the audit in accordance with Section 3.2 of the IAPAR. The Department responded by email on 28 January 2022. The Department requested that the audit be undertaken in accordance with the IAPAR.

WolfPeak contacted City of Ryde Council (Council) on 9 February 2022 to obtain their input into the scope of the Project. Council responded to WolfPeak on 25 February 2022, no comments were provided.

Consultation records are presented in Appendix D.

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: E – September 2021, (CEMP)
- *Multi-Trades and Digital Technology Hub, Main Works Construction Traffic and Pedestrian Management Plan*, GTA Consultants NSW Pty Ltd, Rev C, September 2021 (CTPMSP)
- *TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works Construction Noise and Vibration Management Plan*, White Noise Acoustics Pty Ltd, Rev 1, 25 February 2021 (CNVMSP)
- *TAFE Meadowbank Post ECI Phase - Construction Waste Management Plan*, Waste Audit & Consultancy Services Pty Ltd, 26 February 2021 (CWMSPP)

- *Meadowbank TAFE Civil Engineering Report: Construction Soil & Water Management Plan, Northrop, Rev 3, 12 November 2020 (CSWMSP), and*
- *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 8 February 2022. The following personnel took part in the audit:

- Andrea Clowes – Project Manager – Colliers
- Tim Rode – Site Manager – Hansen Yuncken
- Adam Rowston – Site Engineer - Hansen Yuncken
- Jono Tiernan – Project Director – School Infrastructure NSW.

2.2.4 Meetings

During the opening meeting, held on site on 8 February 2022, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, held remotely (online) on 8 February 2022, 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 8 February 2022. 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:

Status	Description
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 during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), 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, and
- FERSP.

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

3.2 Non-compliance, Observations and Actions

This Section, including Table 1, 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 Appendices A and B. The status of the findings open at the second Independent Audit is presented in Table 2.

In summary:

- There were 178 CoCs assessed
- Four (4) new non-compliances were identified. These relate to the notification of a non-compliance, hours of work and tree protection.
- Five (5) new observations were identified. These relate to notification and completion of document reviews, erosion and sediment controls, placement of temporary fencing, and emissions of noise and dust.
- Nil (0) findings remain open from the second Independent Audit.

Table 1: SSD 10349 Independent Audit No. 3 findings and actions.

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_1	A26	Non-compliance	CoC A26 requires the Project to notify the Planning Secretary within seven days after becoming aware of any non-compliance. On 17/01/22 Hansen Yuncken identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22. The notification was not completed within 7 days of becoming aware of the non-compliance as is required by this condition.	The non-compliance was reported to the Department on 24/12/21	NA	CLOSED
IA3_2	A29	Observation	CoC A29 requires that strategies, plans and programs be reviewed, and the Planning Secretary and Certifier notified in writing, within three months of: (a) the submission of a compliance report under condition A32; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C43 or C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review. A review and notification of an update to the CEMP and CTPMSP occurred during the finalization, and prior to the submission of the second Independent Audit Report (rather than within three months after submission). No other triggers occurred during the audit period.	A review and notification of an update to the CEMP and CTPMSP occurred during the finalization, and prior to the submission of the second Independent Audit Report.	NA	CLOSED
IA3_3	C3	Non-compliance	CoC C3 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; (b) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays. (c) no work may be carried out on Sundays or public holidays. Note that this relates to the same issue as identified in CoC A26 and C4. On 17/01/22 Hansen Yuncken identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22.	The non-compliance was notified to the Department on 25/01/22.	SINSW / TAFE	CLOSED
IA3_4	C4	Non-compliance	CoC C4 states that, notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays. Note that this relates to the same issue as identified in CoC A26 and C3. On 17/01/22 Hansen Yuncken identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22.	The non-compliance was notified to the Department on 25/01/22.	SINSW / TAFE	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_5	C11	Observation	CoC C11 requires that the public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. During the site inspection it was noted that the temporary fence on the multi storey carpark site had been shifted on to the footpath to allow for the landscaping works to be completed on site. Whilst this did not obstruct the public way, the fence was placed on Council property and there was no evidence available to demonstrate that Council had provided approval to do so. A Work Zone Permit had been issued by Council to occupy the roadway along this portion of the site, but the Permit does not appear to contemplate occupation of the footpath. The fencing was removed from the footpath (and placed back on to the Project boundary) prior to finalizing this Report.	The fencing was removed from the footpath (and placed back on to the Project boundary) prior to finalizing this Report.	Hansen Yuncken	CLOSED
IA3_6	C12	Observation	CoC C12 requires the Project to be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guidelines (DECC, 2009). CoC C12 also requires that all feasible and reasonable noise mitigation measures are 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. Noise monitoring results indicate numerous exceedances of the noise management levels during the audit period. These were either a result of the noise monitor's proximity to works, and / or were in short term in duration. Section 8.6.2 of the EIS, and the CNVMSP anticipated exceedances of the noise management levels from time to time. The noise consultant nevertheless recommends implementation on all reasonable and feasible noise controls without going into any specific as to what was in place during the monitoring period and what, if anything, else could be done. Six complaints relating to noise or hours of work were received during the audit period, of which the auditees determined three to be not related to the Project and a further three to be compliant with requirements.	Ensure the noise consultant liaises with the auditees to accurately describe what controls are in place during the monitoring period, and what specific additional controls can and should be implemented. Following the above, implement recommendations made by the noise consultant.	Hansen Yuncken 30/04/22	OPEN
IA3_7	C20	Non-compliance	CoC C20 sets out requirements for the protection of street trees unless trimming or removal forms part of the 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. At the inspection it was observed that sprinkler systems had been screwed / nailed into the trunks of the trees to be retained along the northern boundary (against the substation wall). The sprinklers were used for dust suppression. Refer to photo 6 in Appendix E. This was done without prior advice from the arborist. In response to this finding the auditees provided photos that show that the sprinklers were still fixed to the trees but were connected via cable ties instead of screws / nails. The arborist advice is that '<i>There should [shouldn't] be items (such as sprinklers) fixed to the tree. It probably wouldn't have a huge impact on the trees, but it will cause unnecessary mechanical damage to the trunk. I would recommend removing and screws/nails (ASAP) and using some stockings or cloth type material to secure the sprinklers.</i>' The Auditor is of the view that cable ties do not constitute stockings or a cloth type material.	If sprinklers must be fixed to the trees at the Hub, fix them using stockings or a cloth type material in line with the Arborist's advice.	Hansen Yuncken 30/04/22	OPEN
IA3_8	C21	Observation	CoC C21 requires the Project to take all reasonable steps to minimise dust generated during all works. Dust monitoring reports indicate that results for November and December were adequate across all units. 10 days of exceedances of the criteria were recorded at Monitor 3 during October 2021. A small spike also occurred in August 2021. Monitor 3 is located on the construction boundary (not at receiver). Investigations determined that the exceedances were a result of works occurring directly adjacent to the monitor. All other results were satisfactory.	Investigations determined that the exceedances were a result of works occurring directly adjacent to the monitor. All other results were satisfactory.	Hansen Yuncken	CLOSED
IA3_9	C23	Observation	CoC C23 requires that erosion and sediment control measures are 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. At the inspection it was observed that the low point on the north-western corner of the multi storey car park site required upgrading to ensure construction waters were controlled in line with the Blue Book. It was also observed at the inspection that the rumble grid on the Hub haul road required maintenance. These deficiencies were addressed prior to finalizing this Report.	The erosion and sediment control deficiency was rectified prior to finalising this Audit Report.	Hansen Yuncken	CLOSED

Table 2: SSD 10349 Open actions from Independent Audit No. 2

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom and by When	Status
IA2_04	CoC C3	Non-compliant	<p><i>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</i></p> <p>(a) <i>between 7am and 6pm, Mondays to Fridays inclusive;</i></p> <p>(b) <i>between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays.</i></p> <p><i>no work may be carried out on Sundays or public holidays.</i></p> <p>A total of ten noise complaints were recorded in the Complaints Register (31 May 2021) available on the Project website between 20 January 2021 and 27 May 2021. Of the ten noise complaints two concerned the arrival of workers on-site in the morning and one resulted in mitigation measures being implemented to reduce noise levels (installation of a door). Given the commencement of works before 07:00am on 14 April 2021 this condition was found to be non-compliant. It is noted that the Proponent implemented actions to prevent recurrence including significant deliveries have been rescheduled to occur from 07:30am and subcontractors were reminded of approved working hours. Site workers were reminded to move into the site immediately if arriving prior to 07:00am where amenities are available and so not to disturb the local residents.</p>	Continue with implementation of early morning opening of site and scheduling of deliveries from 07:30am onwards.	Hansen Yuncken	CLOSED The particular issue about early starts appears to have been addressed by the auditees. A non-compliance with Project hours was identified during the current audit period. Refer Table 1.
IA2_07	CoC A22	Observation	<p><i>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:</i></p> <p>a) <i>(make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <p>(iii) <i>all approved strategies, plans and programs required under the conditions of this consent;</i></p> <p>It was observed that on 12 August 2021 the CEMP available on the Meadowbank TAFE website was shown as Rev D instead of the latest Rev E. The auditor sighted a letter from SINSW dated 11 May 2021 notifying the Department of the update to the CEMP and sub-plans.</p>	Ensure that documents available on the Project website are the latest version/revision	SINSW	CLOSED. Noting that the CEMP is not required to be approved under the consent and therefore do not technically trigger A22(a)(iii).
IA2_08	CoC C12	Observation	<p><i>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.</i></p> <p>Continuous noise monitoring near the childcare centre indicated that there were occasional 15-minute periods on 11 March 2021, 26 April 2021, and 1 May 2021 that were above the NML of 65 LAeq, 15min that were due to construction activities with measured noise levels up to 69dBA.</p> <p>The Auditor concurs with the noise and vibration report comments for May and July 2021 that all reasonable and feasible practices should be implemented to minimise construction noise emissions. It is noted that the EIS predicted that normal construction works were expected to exceed the noise limits specified in the Interim Construction Noise Guideline.</p>	Continue to monitor noise levels across the site for the duration of construction activities. Where exceedances are identified to be attributed to construction activities review the potential source of the exceedance to identify opportunities for mitigation measures.	Hansen Yuncken	CLOSED This matter has been superseded the findings in Table 1.

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; and
- FERSP.

The plans are generally adequate for the works being undertaken, noting the findings in Section 3.2.

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 (in Section 3.2 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 outside the scope of the IAPAR.

3.6 Complaints

The Complaints Register was dated 28 February 2022 and can be sighted at <https://www.tafensw.edu.au/meadowbankprecinct>.

Eleven (11) complaints were received during the audit period relating to noise, traffic, parking and construction hours. Key learnings for the Project included the notification of out of hours, oversize truck movements to residents and a reminder to contractors to observe local parking restrictions.

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 2.

Table 2 Summary of predicted versus actual impacts

Aspect	Summary of Predicted Impacts	Summary of Actual Impacts Observed During Audit Period	Consistent (Y/N)						
Built Form and Design	<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">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 campusthe height of the proposed building is consistent with existing larger-scale buildings located across the TAFE Meadowbank campusthe building will present as a two storey structure from See Street and provides an appropriate response to the sloping east-west topography of the sitethe building provides an appropriate response and interaction with Building P by maintaining a visual link from See Street through to Building Pthe building makes use of space and natural light through its atrium-style designthe access point to the basement car park and loading dock area is shielded from view from See Street. <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">further activation of the laneway space between the Multi-Trades and Digital Technology Hub and Building Pdesign improvements eastern façade of the building to enhance the streetscape along See Streetimprovements to the architectural expression of the buildingensuring maximum transparency between spaces linking on various levels across the central spineupdated landscape design	<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit the development appeared appropriate in the context of the site and the surrounding locality.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p>	Y						
	Environmental Amenity	<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">solar access and overshadowing<ul style="list-style-type: none">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.visual impacts<ul style="list-style-type: none">The visual impact analysis finds that the development is acceptable on the basis that:<ul style="list-style-type: none">the building has been appropriately sited and designed having considered the siteconstraints and surrounding low density residential developmentthe 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 campusthe development will not impact on the privacy of any surrounding residencesthe development will not obscure any scenic or significant views from the surrounding residences.wind impacts<ul style="list-style-type: none">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.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. <table><tr><th>Location</th><th>Treatment Strategy</th></tr><tr><td>Ground Level Thoroughfare</td><td><ul style="list-style-type: none">Retention of existing and proposed densely foliating evergreen tree plantingAdditionally, densely foliating evergreen tree planting at various critical locations along the site</td></tr><tr><td>Outdoor Workshop Areas on Level 3 and the External Loading Yard</td><td><ul style="list-style-type: none">1.5m high impermeable balustrade in the western aspect of the southern outdoor workshop1.5 – 2m high impermeable screen around the northern and western aspects of the northern outdoor workshopRetention of existing and proposed densely foliating evergreen tree planting</td></tr></table>	Location	Treatment Strategy	Ground Level Thoroughfare	<ul style="list-style-type: none">Retention of existing and proposed densely foliating evergreen tree plantingAdditionally, densely foliating evergreen tree planting at various critical locations along the site	Outdoor Workshop Areas on Level 3 and the External Loading Yard	<ul style="list-style-type: none">1.5m high impermeable balustrade in the western aspect of the southern outdoor workshop1.5 – 2m high impermeable screen around the northern and western aspects of the northern outdoor workshopRetention of existing and proposed densely foliating evergreen tree planting	<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit solar access and overshadowing impacts of the development on the environmental amenity of the surrounding area appeared to be as planned and considered.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p> <p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit the visual impacts of the development on the environmental amenity of the surrounding area appeared to be as planned and considered.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p> <p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit observation of elements for environmental amenity for wind impacts is not possible at this stage of the Project.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p>
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Aspect	Summary of Predicted Impacts		Summary of Actual Impacts Observed During Audit Period	Consistent (Y/N)
		<ul style="list-style-type: none"> Additional densely foliageing evergreen tree planting along the path to the south of the development between the subject development and Building G 		
	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"> Densely foliageing evergreen hedge planting or bushes along eastern entrance. These should be at least 1m high 		
	Outdoor Workshop Area on the Roof Level	<ul style="list-style-type: none"> 2m high impermeable screen along the eastern, southern and western aspects of the outdoor workshop Standard height impermeable balustrade adjacent to the south-western mechanical vents 		
	The Atrium through the Centre of the Subject Development	<ul style="list-style-type: none"> Inclusion of an airlock at either the Level 4 entrance or the Ground Level entrance 		
	<ul style="list-style-type: none"> crime prevention through environmental design (CPTED) <ul style="list-style-type: none"> 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. 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. 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. 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. 		<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit observation of elements for environmental amenity for CPTED is not possible at this stage of the Project.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p>	Y
	<ul style="list-style-type: none"> lighting. <ul style="list-style-type: none"> 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"> ensuring an appropriate location position and aiming of luminaries to reduce light spill and glare using specifically designed lighting equipment that will minimise the upward spread of light near or above the horizontal plane 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 compliance with Australian Standard AS4282:2019 – Control of the obtrusive effects of outdoor lighting. 		<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit observation of elements for environmental amenity for lighting is not possible at this stage of the Project.</p> <p>The Certifier verified that the design is consistent with the stamped plans though issue of the Crown Works Certificates.</p>	Y
Traffic and Transport	<p>Traffic and transport aspects include:</p> <ul style="list-style-type: none"> Car parking: <ul style="list-style-type: none"> 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. 		<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit, observation for operational traffic and transport aspects is not possible at this stage of the Project.</p>	-
	<ul style="list-style-type: none"> Pick-up and set-down arrangements: <ul style="list-style-type: none"> 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. 		<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit, observation for operational pick-up and set-down arrangements is not possible at this stage of the Project.</p>	-
	<ul style="list-style-type: none"> Bicycle parking: <ul style="list-style-type: none"> 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 		<p>This Report is the third Independent Audit for the construction period. Given the stage of construction at the time of the audit, observation for operational bicycle parking is not possible at this stage of the Project.</p>	-

Aspect	Summary of Predicted Impacts	Summary of Actual Impacts Observed During Audit Period	Consistent (Y/N)
	<ul style="list-style-type: none"> Construction Traffic Generation <ul style="list-style-type: none"> 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&A Act. 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. 	<p>Refer to Appendix A B10, B15(b), B16, B30, B31, B35, C9, C13 and Appendix A.6, 4.1 for 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
	<ul style="list-style-type: none"> Construction staff car parking <ul style="list-style-type: none"> 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. 	<p>Refer to Appendix A CoC B10, B15(b), B16, B30, B31, B35, C9, C13 and Appendix A.6, 4.1 details.</p> <p>Refer to construction traffic generation.</p>	Y
Ecologically Sustainable Development	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>	Y
Heritage	<p>European Heritage:</p> <ul style="list-style-type: none"> 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. <p>Aboriginal Heritage</p> <ul style="list-style-type: none"> 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. 	<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 therefore no divergence from the EIS was identified.</p>	Y
Noise and Vibration (Construction)	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 Interim Construction Noise Guideline (DECC, 2009). 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), B17 and C12 for details. An acoustic analysis as well as a CNVMP have been developed and approved for construction.</p> <p>Noise monitoring results indicate numerous exceedances of the noise management levels during the audit period. These were either a result of the noise monitor's proximity to works, and / or were in short term in duration.</p> <p>Section 8.6.2 of the EIS, and the CNVMSP anticipated exceedances of the noise management levels from time to time.</p> <p>The noise consultant nevertheless recommends implementation on all reasonable and feasible noise controls without going into any specific as to what was in place during the monitoring period and what, if anything, else could be done. Six complaints relating to noise or hours of work were received during the audit period, of which the auditees determined three to be not related to the Project and a further three to be compliant with requirements.</p>	Y
Contamination	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) & (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 RAP was being implemented.</p>	Y
Social Impact	<p>The SIA identifies the following potential negative social impacts to include:</p> <ul style="list-style-type: none"> amenity and accessibility disruption caused during construction activities loss of the on-campus childcare facility. <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"> 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 encourage participation, engagement and feedback from key stakeholder groups as part of a management plan. 	<p>Refer to Appendix A CoC B10(e) and B15(a) details.</p> <p>No reoccurring complaints have been received concerning amenity disruption.</p>	Y
Flooding and Drainage	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).	Refer to Appendix A CoC B15(f), B19(e), B20, B24, B26 & B33 details.	Y

Aspect	Summary of Predicted Impacts	Summary of Actual Impacts Observed During Audit Period	Consistent (Y/N)
	<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. 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>	No non-compliances for this aspect were identified during the audit and therefore no divergence from the EIS was identified.	
Biodiversity	<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 August 2021 to January 2022.

The overall outcome of the Independent Audit was 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
- Four (4) new non-compliances were identified. These relate to the notification of a non-compliance, hours of work and tree protection.
- Five (5) new observations were identified. These relate to notification and completion of document reviews, erosion and sediment controls, placement of temporary fencing, and emissions of noise and dust.
- Nil (0) findings remain open from the second Independent Audit.

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

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

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APPENDIX A – SSD 10349 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Schedule 2				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.	Compliant
Terms of Consent				
A2	The development may only be carried out:	Evidence referred to elsewhere in this audit table	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.	Compliant
	(a) in compliance with the conditions of this consent;			
	(b) in accordance with all written directions of the Planning Secretary;	Interview with auditees 08/02/22	There have been no written directions from the Planning Secretary.	Compliant
	(a) generally in accordance with the EIS, RtS, and the SRtS and approved modification applications	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) Supplementary Response to Submissions report titled 'Supplementary Response to Submissions Multi-Trades and Digital Technology Hub, TAFE NSW Meadowbank Campus, Meadowbank Education and Employment Precinct (SSD 10349)' prepared by Keylan Consulting Pty Ltd and dated 22 July 2020 (SRtS) Modification 1, determined 08/04/21 Evidence referred to elsewhere in this table	Development was observed to be carried out generally in accordance with the EIS, RtS and SRtS, as well as MOD1.	Compliant
	(b) 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.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																																																																																																					
	<div>Architectural drawings prepared by Gray Puksand</div> <table><thead><tr><th>Dwg No.</th><th>Rev</th><th>Name of Drawing</th><th>Date</th></tr></thead><tbody><tr><td>GP-AR-DWG-C1000</td><td>42</td><td>SITE DEMOLITION PLAN</td><td>15-05-20</td></tr><tr><td>DA01.1</td><td>A</td><td>DEMOLITION SITE PLAN NORTH</td><td>15-01-21</td></tr><tr><td>DA03</td><td>F</td><td>PROPOSED SITE PLAN</td><td>08-07-2020</td></tr><tr><td>DA04</td><td>D</td><td>PROPOSED SITE PLAN NORTH</td><td>11-08-2020</td></tr><tr><td>DA05</td><td>B</td><td>PROPOSED STREET FRONT INTERFACE WORKS - SHEET 1 of 3</td><td>08-07-2020</td></tr><tr><td>DA06</td><td>B</td><td>PROPOSED STREET FRONT INTERFACE WORKS - SHEET 2 of 3</td><td>09.10.19</td></tr><tr><td>DA07</td><td>B</td><td>PROPOSED STREET FRONT INTERFACE WORKS - SHEET 3 of 3</td><td>09.10.19</td></tr><tr><td>DA08</td><td>BD</td><td>PROPOSED SITE PLAN SOUTH</td><td>11-08-2020</td></tr><tr><td>DA11</td><td>D</td><td>LEVEL 01 FLOOR PLAN</td><td>26-03-2021</td></tr><tr><td>DA12</td><td>D</td><td>LEVEL 02 FLOOR PLAN</td><td>08-07-2020</td></tr><tr><td>DA13</td><td>C</td><td>LEVEL 03 FLOOR PLAN</td><td>08-07-2020</td></tr><tr><td>DA14</td><td>C</td><td>LEVEL 04 FLOOR PLAN</td><td>08-07-2020</td></tr><tr><td>DA15</td><td>C</td><td>LEVEL 05 FLOOR PLAN</td><td>08-07-2020</td></tr><tr><td>DA16</td><td>C</td><td>LEVEL 06 FLOOR PLAN</td><td>08-07-2020</td></tr><tr><td>DA17</td><td>C</td><td>ROOF PLAN</td><td>08-07-2020</td></tr><tr><td>DA20</td><td>E</td><td>EAST & NORTH ELEVATIONS</td><td>20-07-2020</td></tr><tr><td>DA21</td><td>E</td><td>WEST & SOUTH ELEVATIONS</td><td>20-07-2020</td></tr><tr><td>DA25</td><td>E</td><td>SECTIONS - EAST-WEST</td><td>13-07-2020</td></tr><tr><td>DA26</td><td>E</td><td>SECTIONS - SOUTH-NORTH</td><td>13-07-2020</td></tr><tr><td>DA50</td><td>C</td><td>GFA PLANS</td><td>08-07-2020</td></tr><tr><td>DA100</td><td>BD</td><td>GROUND FLOOR PLAN</td><td>11-08-2020</td></tr><tr><td>DA101</td><td>BD</td><td>LEVEL 1 FLOOR PLAN</td><td>26-03-2021</td></tr><tr><td>DA102</td><td>BD</td><td>LEVEL 2 FLOOR PLAN</td><td>11-08-2020</td></tr><tr><td>DA120</td><td>B</td><td>ELEVATIONS</td><td>26-03-2021</td></tr><tr><td>DA125</td><td>B</td><td>SECTIONS</td><td>11-08-20</td></tr><tr><td>RTS_B-001</td><td>A</td><td>SIGNAGE LOCATION PLAN</td><td>11-08-20</td></tr><tr><td>RTS_B-002</td><td>A</td><td>SIGNAGE DETAILS</td><td>20/07/2020</td></tr></tbody></table> <div>S3316-08 DWG.8 B WAYFINDING & SIGNAGES 04.05.2020</div> <div>S3316-08 DWG.9 B WAYFINDING & SIGNAGES 04.05.2020</div> <div>Landscape drawings prepared by Tract</div> <table><thead><tr><th>Dwg No.</th><th>Rev</th><th>Name of Drawing</th><th>Date</th></tr></thead><tbody><tr><td>219-0066-02-SSDA 100</td><td>3</td><td>PROPOSED SITE PLAN - 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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p>	Interview with auditees 08/02/22	The auditees reported that there have been no directions from the Planning Secretary during the audit period.	Not Triggered																																																																																																																																																																																																					

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	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	-	-	
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	-	-	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	-	This audit assess compliance with these CoCs. No inconsistencies have been identified.	Not Triggered
Limits of Consent				
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	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Crown Certificate #1 26/10/2019 Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04 Crown Work Certificate #3, 22-Jul-21, Cert No.: 19290 s6.28 05 Site Inspection 08/02/22	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: <ul style="list-style-type: none">- compliance with the BCA- erection of signs- residential building work (not relevant)- entertainment venues (not relevant)- signage for max number of persons for entertainment purposes (not relevant)- shoring and adjoining properties (not relevant) The issue of the Crown Work Certificates demonstrates compliance with the BCA to the extent of works that they cover. Signage observed at the time of the site inspection complied with the requirements.	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 08/02/22	Auditees reported that there have been no disputes with any public authorities during the audit period.	Not Triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none">consult with the relevant party prior to submitting the subject document for information or approval; andprovide details of the consultation undertaken including: <ul style="list-style-type: none">(i) the outcome of that consultation, matters resolved and unresolved; and(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Refer evidence sighted in B15 – B20. Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev A 28/01/2021 (CTPMSP).	The management plans requiring consultation included evidence of consultation being carried out and the addressing of issues raised by each stakeholder. The Auditees reported that HY were working with Council concerning the issuing of Crown Work Certificate No.: 4 and that the bulk of community consultation was conducted by SINSW. Nothing unresolved.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Staging Report, Rev 7, Hansen Yuncken, December 2021 DPIE letter to SINSW, 17/12/21 (approval of Staging Report)	A Staging Report was prepared for the project and submitted to the Department for approval greater than one month prior to the commencement of staging. It was updated in late 2021 and the update was approved by the Department shortly thereafter. The Staging Report notes that construction will occur over four stages starting in Q4 2020 and ending in Q1 2022. With two stages proposed for operations.	Compliant
A10	A Staging Report prepared in accordance with condition A9 must:	Staging Report, Rev 7, Hansen Yuncken, December 2021 DPIE letter to SINSW, 17/12/21 (approval of Staging Report)	A Staging Report was prepared for the project and submitted to the Department for approval greater than one month prior to the commencement of staging. It was updated in late 2021 and the update was approved by the Department shortly thereafter. The Staging Report notes that construction will occur over four stages starting in Q4 2020 and ending in Q1 2022. With two stages proposed for operations.	Compliant
	(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;	As above	As above	
	(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	Section 3.1, Approach	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	As above	Section 3.5, Cumulative Impacts	
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 7, Hansen Yuncken, December 2021. DPIE letter to SINSW, 17/12/21 (approval of Staging Report) .	A Staging Report was prepared for the project and submitted to the Department for approval greater than one month prior to the commencement of staging. It was updated in late 2021 and the update was approved by the Department shortly thereafter. No Inconsistencies with the Staging Report were observed at the time of the audit.	Compliant
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 7, Hansen Yuncken, December 2021 DPIE letter to SINSW, 17/12/21 (approval of Staging Report)	A Staging Report was prepared for the project and submitted to the Department for approval greater than one month prior to the commencement of staging. It was updated in late 2021 and the update was approved by the Department shortly thereafter. The Staging Report notes that construction will occur over four stages starting in Q4 2020 and ending in Q1 2022. With two stages proposed for operations. This audit considers staging when assessing compliance.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	Staging Report, Rev 7, Hansen Yuncken, December 2021 DPIE letter to SINSW, 17/12/21 (approval of Staging Report) Interview with auditees 08/02/22	A Staging Report was prepared for the project and submitted to the Department for approval. The Report identifies the staging of the management plans. No strategies, plans or programs were updated, staged or combined under this condition. Staging has been completed via a Staging Report. Updates have been completed via A29/A30.	Not Triggered

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	(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) 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	
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.	As above	As above	Not Triggered
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.	As above	As above	Not Triggered
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.	As above	As above	Not Triggered
Structural Adequacy				
A17	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Crown Work Certificate #1 26/10/19</p> <p>Structural Design Certificate, 26/10/20, Taylor Thompson Whiting</p> <p>Structural Inspection Certificate, Multi Storey Carpark, TTW, 07/02/22</p>	The structural engineers have prepared a structural design certificate and the certifier has verified compliance through issuance of the Crown Work Certificate.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Interview with auditees 08/02/22</p> <p>Crown Work Certificate #3, dated 22 July 2021.</p>	Crown Work Certificate #3 sighted at Independent Audit 2 and included façade and fit out to BCA requirements.	Compliant
Applicability of Guidelines				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans referred to elsewhere in this Audit Table	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliant
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.	<p>Interview with auditees 08/02/22</p> <p>Email DPE to WolfPeak dated 28/01/22 (consultation on this Independent Audit).</p>	The auditees reported that there have been no such directions from the Planning Secretary. The Department did not raise anything specific during consultation on this audit.	Not Triggered
Monitoring and Environmental Audits				
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.	Independent Audit No. 2 Audit Report, WolfPeak, 20/09/21	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.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Airborne dust (PM10) monitoring report (December 2021), Prensa, 18/01/22</p> <p>Airborne dust (PM10) monitoring report (November 2021), Prensa, 08/12/21</p> <p>Airborne dust (PM10) monitoring report (October 2021), Prensa, 12/11/21</p> <p>Airborne dust (PM10) monitoring report (September 2021), Prensa, 07/10/21</p> <p>Airborne dust (PM10) monitoring report (August 2021), Prensa, 07/09/21</p> <p>Noise and Vibration Monitoring Report for August 2021, RWDI, 28/09/21</p> <p>Noise and Vibration Monitoring Reports for November 2021, RWDI, 18/01/22</p> <p>Noise and Vibration Monitoring Report for October – November 2021, RWDI, 10/12/21</p> <p>Noise and Vibration Monitoring Report for September – October 2021, RWDI, 10/12/21.</p>	<p>Dust monitoring reports indicate that monitoring was conducted in accordance with AS3570.</p> <p>Noise monitoring reports indicate that monitoring was conducted in accordance with AS1055.</p> <p>This Independent Audit has been conducted in accordance with the Department’s IAPAR and ISO 9001. The Department did not provide any feedback on the second Independent Audit.</p>	
Access to information				
A22	<p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; 	<p>TAFE NSW website/Meadowbank Precinct [Accessed: 04/08/2021 at 12:13pm. Available at https://www.tafensw.edu.au/meadowbankprecinct/]</p>	<p>The website was reviewed on 09/02/22. The following documents were observed:</p> <p>The documents from this requirement are provided via a link to the NSW Major Projects portal.</p> <p>This information is presented.</p> <p>The Staging Report is the only strategy, plan or program that requires approval under the CoCs. This is presented.</p> <p>The CEMP and sub-plans do not identify any reporting arrangements to be posted on the website. The conditions do not require any public reporting of environmental performance.</p> <p>As above.</p> <p>A Project timeline and Community Notification is available on the website.</p> <p>Contact details are available.</p> <p>Complaints register current to 31/01/22</p> <p>Independent Audit Report No. 1 and No. 2. The auditees response is incorporated into the document.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(x) any other matter required by the Planning Secretary; and		The Project management team reported that no matters concerning access to information have been required by the Planning Secretary during the audit period.	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.		Noting that the CEMP and CTPMSP are not required to be approved under the consent and therefore do not technically trigger A22(a)(iii), the CEMP and CTPMSP were updated in September 2021 in accordance with A29/A30. These versions are not presented on the Project website (but an older version is). Additionally, the community updates are from July and November 2020. There does not appear to be any updates for 2021 on the website.	
Compliance				
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	ABC Boral Group, Sub-contract No.: SC130_065 for Tiling, 22 July 2021. Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021. Daily Prestart, 08/02/22, 11/01/22, 01/02/22	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training. The contracts sighted at the second Independent Audit are still in force. Contractual requirements were included in attachments including, but not limited to, the CoCs and CEMP. Sighted induction material, that included, but not to, site rules, Driver Code of Conduct, Construction Parking and Worker Transportation Strategy. Sighted Prestarts which includes standing items for work hours, access arrangements and being a good neighbour.	Compliant
Incident Notification, Reporting and Response				
A24	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	BIM 360 Field Incident Register current to 07/02/22	The incident register was sighted and demonstrates that no incidents as defined by the consent were recorded during the audit period.	Not Triggered
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	BIM 360 Field Incident Register current to 07/02/22	The incident register was sighted and demonstrates that no incidents as defined by the consent were recorded during the audit period.	Not Triggered
Non-Compliance Notification				
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Non-compliance Schedule, Rev D, SINSW DPE post approval portal lodgement, 25/01/22	Non-compliance: On 17/01/22 HY identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22. The notification was not completed within 7 days of becoming aware of the non-compliance as is required by this condition.	Non-compliant
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.	Non-compliance Schedule, Rev D, SINSW DPE post approval portal lodgement, 25/01/22	The above notification included the required information.	Compliant
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Non-compliance Schedule, Rev D, SINSW DPE post approval portal lodgement, 25/01/22	No incidents were notified. Refer A26.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		BIM 360 Field Incident Register current to 07/02/22		
Revision of Strategies, Plans and Programs				
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A32;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C43 or C44;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>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.</p>	<p>Interview with auditees 08/02/22</p> <p>BIM 360 Field Incident Register current to 07/02/22</p> <p>DPE post approval portal lodgement, 28/09/21 (submission of Independent Audit No. 2, Audit Report and auditee response)</p> <p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevF, Hansen Yuncken, September 2021 (CEMP)</p> <p>Construction Traffic and Pedestrian Management Sub-plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevC, GTA Consultants, September 2021 (CTPMSP)</p> <p>DPE post approval portal lodgement record, 21/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use).</p> <p>Email HY to Certifier, 15/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use)</p>	<p>No compliance reports, incident reports, modifications or directions from the Planning Secretary during the audit period.</p> <p>The CEMP, including sub-plans was updated during the audit period. The update was submitted to the Department and the Certifier on 21/09/21 and 16/09/21 respectively.</p> <p>Observation: A review and notification of an update to the CEMP and CTPMSP occurred during the finalization, and prior to the submission of the second Independent Audit Report (rather than within three months after submission). No other triggers occurred during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A30	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><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></p>	<p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevF, Hansen Yuncken, September 2021 (CEMP).</p> <p>DPE post approval portal lodgement record, 21/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use).</p> <p>Email HY to Certifier, 15/09/21(submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use)</p>	The CEMP, including sub-plans was updated during the audit period. The update was submitted to the Department and the Certifier on 21/09/21 and 16/09/21 respectively.	Compliant
Compliance Reporting				
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	Compliance Reporting is triggered once a Project commences operation. The Project was in Stage 3 works at the time of the audit. Notice of commencement identifies works commenced 23/11/20.	Not Triggered
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	Not Triggered
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	As above	As above	Not Triggered
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	Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Wind Impact Assessment				
B1	<p>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:</p> <ul style="list-style-type: none"> (a) an assessment of existing and proposed wind environment conditions informed by wind tunnel testing; and (b) recommended management and mitigation measures to address wind impacts to ensure the spaces in and around the development are suitable for their intended use. 	<p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report) .</p> <p>WindTech Wind Pedestrian Wind Impact Study, January 28 2021, WE118-06CF02-Rev1.</p> <p>Email from DPIE 3 February 2021, Wind Impact Study.</p>	<p>The Staging Matrix (Appendix A) of the Staging Report notes that an updated wind impact assessment will be addressed prior to Stage 2 works.</p> <p>Sighted WindTech Wind Pedestrian Wind Impact Study, January 28 2021, WE118-06CF02-Rev1. Submission.</p> <p>Sighted email response from DPIE 3 February 2021 following submission of the Wind Impact Study.</p>	Compliant
Archival Recording of the Tramway				
B2	The Applicant must undertake an archaeological monitoring program to enable an archival record of the location and survivability of the former tramway. The program must record the location and depth to assist the future management of associated archaeological resources within the broader TAFE campus site. Archaeological monitoring may cease when depth of required construction is reached or natural soils are exposed, whichever is first.	<p>AMBS, 2021, Meadowbank Multi-Trades and Digital Technology Hub Multistorey Carpark – Archaeological Report, Ref: 19802, March 2021.</p> <p>Archaeological Monitoring Report, AMBS, 14/01/21</p>	The Archaeologists attended site and undertook investigations and monitoring of the works in the tramway area. The report stated, "The archaeological monitoring did not identify any remains associated with the former tramway and as such no archival recording was undertaken of the archaeological remains" (AMBS, 2021, p.4).	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	AMBS, 2021, Meadowbank Multi-Trades and Digital Technology Hub Multistorey Carpark – Archaeological Report, Ref: 19802, March 2021. Archaeological Monitoring Report, AMBS, 14/01/21	The Archaeologists attended site and undertook investigations and monitoring of the works in the tramway area. The report stated, " <i>The archaeological monitoring did not identify any remains associated with the former tramway and as such no archival recording was undertaken of the archaeological remains</i> " (AMBS, 2021, p.4).	Compliant
Notification of Commencement				
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter SINSW to DPIE, 12/11/20	Notice of commencement identifies works commenced on 23/11/21. The Project was in Stage 3 of construction at the time of the IA.	Compliant
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, 2021, Conditions B4, B5 – Notification of Commencement, 02/02/2021, Ref: DOC21/62108 Letter SINSW to DPE, 28/05/21 (notification of commencement of stage 3) DPE post approval portal lodgement 28/05/21 (notification of commencement of stage 3 works) DPE post approval portal lodgement 30/01/22 (notification of commencement of operation of the carpark).	Notice of commencement of Stage 3 works occurred on 28/05/21. Commencement of Stage 3 actually commenced in June 2021. Commencement of operations of the carpark was notified on 30/10/22. Operations have yet to commence.	Compliant
Certified Drawings				
B6	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21. Aconex file, HY to Certifier, 23/10/20 Structural Design Certificate, 26/10/20, Taylor Thompson Whiting Crown Work Certificate #1 26/10/19. Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.	The structural drawings were prepared by the Project structural engineers and submitted to the Certifier. The Certifier confirmed compliance through issuance of Crown Work Certificate #1. Sighted a letter from the Certifier (Metro BC) dated 5 February 2021 confirming " <i>Additional structural drawings prepared and signed by a suitably qualified practising Structural Engineer have been submitted</i> ".	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
External Walls and Cladding				
B7	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 25-May-21. Staging Report, Rev 7, Hansen Yuncken, December 2021. DPIE letter to SINSW, 17/12/21 (approval of Staging Report) .	The Staging Matrix (Appendix A) of the Staging Report notes documented evidence of compliance with the BCA concerning external walls and cladding will be addressed prior to Stage 3 works. Sighted a letter from the Certifier (Metro BC) dated 25 May 2021 confirming compliance.	Compliant
Protection of Public Infrastructure				
B8	Prior to the commencement of construction, the Applicant must:	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.	The first IA (WolfPeak, 2021) reported that evidence provided by the Project management team demonstrated that consultation was completed or is ongoing (for work yet to be undertaken). The Auditees reported that there had been no consultation with service providers or owners since the previous audit.	Compliant
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;			
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	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.	Compliant
	(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.	Compliant
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.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Community Communication Strategy				
B10	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;	Interviews with Auditees 06/08/2021. Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW DPIE Post Approval Portal Lodgement Record 30/10/20 Email – Ryde Council, 2020, Initial Council Feedback: 09/11/20	A Community Communication Strategy (CCS) has been prepared and incorporated into Appendix D of the CEMP. It was submitted on 30/10/20. The CCS for the Project was not developed by Hansen Yuncken. Relevant personnel regarding design and construction phases are outlined in Section 5. Sighted an email from Ryde Council that stated, “ <i>Council acknowledges receipt of copy of the Community Communication Strategy and hopes that the residents are satisfactory informed and consulted as per the Strategy</i> ”.	Compliant
	(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. It is noted that COVID-19 restrictions had prevented many face-to-face community-based interactions during the audit period.	
	(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 of the CCS (Key Messages).	
Ecologically Sustainable Development				
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier or seeking approval from the Planning Secretary for an alternative certification process; and	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.	Compliant
	(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.	JHA, 2020, SSD Condition B11 Item (B) – Statement of Compliance, 6 October 2020	Sighted a Statement of Compliance dated 6 October 2020 confirming satisfaction of this requirement.	Compliant
Rainwater Harvesting				
B12	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the proposed development. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	OSKA, Certificate of Design – Hydraulic Services TAFE NSW Meadowbank Campus/ Lot 11 DP1232584, See Street, Meadowbank, NSW 2114, Ref: 20H092, 18-Dec-20.	Sighted Certificate of Design from OSKA Consulting Services Pty Ltd dated 18 December 2020 that confirms compliance with this requirement.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Outdoor Lighting				
B13	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 25-May-21.</p> <p>JHA, 2020, Design Certificate – SSD Condition Item B15 VII, 6-Oct-20.</p> <p>Staging Report, Rev 7, Hansen Yuncken, December 2021</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report)</p>	<p>The Staging Matrix (Appendix A) of the Staging Report notes that the requirements of this condition will be addressed prior to Stage 3 works.</p> <p>Sighted a letter from the Certifier (Metro BC) dated 25 May 2021 confirming “A design certificate has been received”</p> <p>Sighted a Design Certificate from JHA dated 6 October 2020 confirming compliance with this requirement.</p>	Compliant
Environmental Management Plan Requirements				
B14	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <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>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevF, Hansen Yuncken, September 2021 (CEMP) and Sub-plans.</p> <p>As above</p> <p>(“Legislation Standards and Codes of Practice”), available on HYWAY</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p>	<p>The CEMP was last updated in May 2021 (Rev E).</p> <p>Refer Section 2 of the CTPMSP, Section 4.1 of the CNVMSP, Section 2 of the CWMSPP. Sections 2, 9 and 12.1 of the FERSP.</p> <p>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.</p> <p>Mitigation measures are contained throughout Project CEMP and each specific Sub-plan appended to the CEMP.</p> <p>Section 5.2 of the CEMP outlines the inspection and audit schedule, reporting and corrective action processes.</p> <p>Reporting and corrective action procedure is included in section 5.2.2 of the CEMP.</p> <p>As above</p> <p>Reporting and corrective action procedure is included in section 5.2.2, complaint management is outlined in section 4.14 of the CEMP.</p> <p>Section 5.2.2 identifies a process which requires review of project processes in the event of a non-conformity.</p> <p>The CEMP and CTPMSP was updated during the audit period in accordance with A29/A30 and was submitted to the Department and Certifier.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Environmental Management Plan				
B15	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; 	<p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevF, Hansen Yuncken, September 2021 (CEMP).</p> <p>DPE post approval portal lodgement record, 21/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use).</p> <p>Email HY to Certifier, 15/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use)</p>	<p>This information is included in the following sections of the CEMP.</p> <ul style="list-style-type: none"> (i), section 3.1.1 (i), 3.1.2 (iii), 4.7.2 (iv), 4.8.2 (v), 4.8.2 (vi), 4.11.4 (vii), 4.17 and Appendix A5. (viii), 4.18 <p>The CEMP and CTPMSP was updated during the audit period in accordance with A29/A30 and was submitted to the Department and Certifier.</p>	Compliant
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Construction Traffic and Pedestrian Management Sub-plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevC, GTA Consultants, September 2021 (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 Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25/02/21 (CNVMSP).	Included into Appendix A.7 of the CEMP	
	(d) Construction Waste Management Sub-Plan (see condition B18);	TAFE Meadowbank Main Works - Construction Waste Management Sub-Plan - Construction Waste Management Sub-Plan, 26/02/21, 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	
	(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, RevF, Hansen Yuncken, September 2021 (CEMP).	Unexpected Finds Protocol was included Section 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, RevF, Hansen Yuncken, September 2021 (CEMP).	Unexpected Finds Protocol was included Section 4.11.8 of the CEMP.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.	Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevF, Hansen Yuncken, September 2021 (CEMP).	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);	Construction Traffic and Pedestrian Management Sub-plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevC, GTA Consultants, September 2021 (CTPMSP) DPE post approval portal lodgement record, 21/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use). Email HY to Certifier, 15/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use)	The CTPMSP was updated in September 2021 and resubmitted to the Certifier and the Department in accordance with A29/A30. The curriculum vitae of the author was included on page 144 of the CTPMSP.	Compliant
	(b) be prepared in consultation with Council and TfNSW;	As above	Council and TfNSW consultation details are included in Section 1.2 and Appendix E of the CTPSMP. The updated CTPMSP was also subject to consultation.	
	(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.	
	(d) detail heavy vehicle routes, access and parking arrangements;	As above	Routes, access and parking arrangements were included into sections 3.4, 3.5 and 3.8 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 was included into Appendix A of the CTPMSP.	
	(f) include location of all proposed work zones;	As above	Proposed work zones are Included into sections 3.5 and 3.6 of the CTPSMP.	
	(g) details of the haulage routes and the construction hours;	As above	Haulage routes are identified in Sections 3.7, 3.8 , Appendix C.3 (Driver Code of Conduct) of the CTPSMP. Construction hours in Section 3.3 of the CTPMSP.	
	(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 Section 3.6 (Construction Site Access) of the CTPSMP.	
	(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 (Table 4.1) 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 in 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 in Section 4.8 of the CTPMSP.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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 in 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:	TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).	The CNVMSP was updated on 25 February 2021.	Compliant
	(a) be prepared by a suitably qualified and experienced noise expert;	As above	The author's curriculum vitae was included in Appendix B of the CNVMSP.	
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	As above	Included in Section 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	General noise management and mitigation measures are Included in Section 5.6 of the CNVMSP which apply to the current stage of construction.	
	(d) hours of construction in accordance with conditions C3 to C7;	TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).	Recommended construction hours were included in 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 in Section 5.6, Section 6 and piling was also referenced in Appendix C Meadowbank Education and Employment Precinct Project update, October 2020) of the CNVMSP.	
	(f) include strategies that have been developed with the community for managing high noise generating works;	As above	Section 5.6 (p.18) of the updated CNVMSP includes details on noisy works and the consultation undertaken with respect to this matter.	
	(g) describe the community consultation undertaken to develop the strategies in condition B17(f);	As above	Included in Section 5.6, Section 7, Section 7.2 and Appendix C and Appendix D 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. Acoustic mats were installed on hoarding around the site. Sighted DroneDeploy® mapping showing acoustic mats on hoarding was observed during the audit.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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 was 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:	TAFE Meadowbank Main Works - Construction Waste Management Sub-Plan - Construction Waste Management Sub-Plan, 26/02/2021, Waste Audit & Consultancy Services (Aust) Pty Ltd (CWMSP). Letter – SINSW, 2021, Multi-Trades and Digital Technology Hub and car park (SSD 10349): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 (updated prior to commencement of Stage 2), 09/02/2021, DOC21/96195.	The CWMSP was updated on 26 February 2021.	Compliant
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	As above Letter, SINSW, 2021, Multi-Trades and Digital Technology Hub at TAFE Meadowbank (SSD-10349): Submission of Revised CEMP in Accordance with Conditions A30, Ref: DOC21/523468, 11 May 2021.	A letter of submission for the CEMP to the Planning Secretary dated 11/05/21 identified that page four of the CWMSP had been updated to include indicative waste disposal locations. The auditor sighted page four of the CWMSP which included locations of disposal for demolition & construction materials including concrete, metal, vegetation, and general waste, asbestos, scrap metals and contaminated soil. Waste quantities, reuse and recycling details were included on page 2-3 of the CWMSP.	
	(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 in CWMSP (pp.3-5), which included removal by licenced contractors, tracked as per EPA consignment code requirements and taken to a licenced facility with required tracking information. Sighted Monthly Waste Breakdown Reports for July and August 2021.	
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:	Meadowbank TAFE Civil Engineering Report: Soil & Water Management Plan, Rev 3, 12/11/20, Northrop (CSWMSP). NR-CV-DWG-S0032 Temporary Sediment & Soil Erosion Control Plan - Sheet 01 Civil Documentation, Rev03.	The CSWMSP was not updated during the audit period.	Compliant
	(a) be prepared by a suitably qualified expert, in consultation with Council;	As above	The author's curriculum vitae was included in Appendix C of the CSWMSP.	
	(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, Section 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 Section 3.1 of the CSWMSP.	
	(d) detail all off-Site flows from the Site; and	As above	Included into Section 2.1, Section 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, Section 3.1 and Appendix A, of the CSWMSP.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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).	The author's curriculum vitae was included into Appendix C of the FERSP.	Compliant
	(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);	As above	EESG was addressed and referenced throughout the FERSP and summarised 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; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	As above	These details were included into the following sections of the FERSP: (i), Section 11 (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; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev A 28/01/2021 (CTPMSP). Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021. Complaints register current to 31/01/22	The Driver Code of Conduct (the Code) was available as Appendix C to the CTPMSP and is included in revision eight of the site induction. The Code replicated the requirements from CoC B21 and included routes, road rules and traffic noise. The Auditees reported that delivery drivers were not always regular to the site and therefore the Code was issued for deliveries; however, acknowledged that there had been issues during the early part of 2021 concerning traffic management on surrounding streets, principally McPherson Street. 3 x complaints regarding traffic management were received during the audit period. Investigations by the auditees found that the complaints either related to non-project works or were compliant.	Compliant
Site investigations (Contaminated Land)				
B22	Prior to commencement of construction, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	Data Gap Investigation Report, Trace, 2/11/20	The Data Gap Investigation (DG) involved a document review and campaign of 30 test pits across the site. Section 1.4 of the investigation identified the relevant guidelines including the CLM Act 1997.	Compliant
	(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 of the Data Gap Investigation identified the consultant details and certifications as CEnvP(SC).	Compliant
	(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 08/02/22	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 was presented in Figure 8.1.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>There have been no unexpected finds during the audit period. The site is essentially cleared.</p> <p>Some areas have potential for historic contamination. These areas have yet to be disturbed.</p>	
Construction Worker Transportation Strategy				
B23	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to 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.</p>	<p>Construction Traffic and Pedestrian Management Sub-plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevC, GTA Consultants, September 2021 (CTPMSP)</p> <p>DPE post approval portal lodgement record, 21/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use).</p> <p>Email HY to Certifier, 15/09/21 (submission of updated CEMP and CTPMSP to allow for COVID restrictions (i.e.: more parking available on site to reduce need for carpooling and public transport use).</p>	<p>The Construction Worker Transportation Strategy was located in Appendix D of the CTPMSP.</p> <p>The CTPMSP (including the CWTS) was updated in September 2021 to account for COVID safety protocols and the potential for carpooling and use of public transport. In essence the encouragement of carpooling and use of public transport was removed from the plan. The updated CTPMSP (and CWTS) was prepared in consultation with Council and submitted to the Department.</p>	Compliant
Flood Management				
B24	<p>Prior to the commencement of construction (excluding earthworks and remediation) the Applicant must submit evidence to the Certifier demonstrating that the design of the development has:</p> <p>(a) incorporated the management and mitigation measures contained with the 'SSDA Flood Impact Report' prepared by Taylor Thomson Whitting and dated 3 October 2019, as amended by the 'Flooding Response to Submissions SSD-10349' prepared by Taylor Thomson Whitting and dated 5 May 2020;</p>	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 5 February 2021 concerning CoC B24 that stated, "A design certificate has been received".</p> <p>Certificate dated 27 January 2021, Northrop. Ref: SY193030 confirming that civil engineering components of the project were carried out by qualified engineers and are compliant.</p>	Compliant
	<p>(b) addressed the following flood management and mitigation specifications:</p> <p>(i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities;</p> <p>(ii) all fencing must be constructed in a manner that does not affect the flow of flood waters so as to detrimentally change flood behaviour or increase flood levels on adjacent properties;</p> <p>(iii) all basement carpark areas must be designed to withstand and/or allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk;</p> <p>(iv) all habitable areas subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters and constructed of flood compatible building components below the 1% AEP (100 year ARI) plus 500mm freeboard having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event;</p>			Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(v) all non-habitable floors subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 300mm freeboard;</p> <p>(vi) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, Hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event; and</p> <p>(vii) any portion of the development which is to be suspended above the estimated flooding and overland flow must be designed and constructed to allow for the free passage of flood waters.</p>			
Stormwater - Council and Roof Drainage				
B25	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 5 February 2021 concerning CoC B25 that stated, "A design certificate has been received".</p> <p>Sighted Civil Engineering Certificate from Northrop dated 20 January 2021 confirming design works have been carried out by competent persons.</p>	Compliant
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.	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 5 February 2021 concerning CoC B26 that stated, "A design certificate and drawings have been received".</p> <p>Sighted Civil Engineering Certificate from Northrop dated 20 January 2021 confirming design works have been carried out by competent persons.</p>	Compliant
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.	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 25-May-21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p> <p>Northrop, 2021, Meadowbank TAFE – Condition B27, 3-Feb-21.</p> <p>JHA, 2021, Design Certificate Hydraulic Services, 28-Jan-21.</p> <p>Syfon Systems, 2021, Certificate of Compliance - Design, 28-Jan-21.</p> <p>Syfon Systems, 2021, Certificate of Compliance - Design, 6-May-21.</p>	<p>Certifier (Metro BC), on 25/05/21, confirmed "A design certificate has been received for the roof drainage system".</p> <p>Sighted Civil Engineering Certificate from Northrop dated 03/02/21 confirming design works have been carried out by competent persons.</p> <p>Sighted a Design Certificate from JHA confirming compliance with this requirement.</p> <p>Sighted Certificate of Compliance - Design dated 28/01/21.</p> <p>Sighted Certificate of Compliance – Design dated 6/05/21 that stated that design was compliant.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Operational Noise – Design of Mechanical Plant and Equipment				
B28	<p>Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.</p>	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 25-May-21.</p> <p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report)</p>	<p>The approved Staging Report stages this condition to be updated prior to Stage 3 works.</p> <p>Sighted a letter from the Certifier (Metro BC) dated 25/05/21 confirming "A design certificate has been received".</p>	Compliant
Operational Waste Storage and Processing				
B29	<p>Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p> <p>Letter – HY, 2021, RE: Meadowbank TAFE – Multi-Trades and Digital Technology Hub and Carpark SSD 10349 - Condition B29 – Operational Waste Storage and Processing, 25/01/21.</p> <p>Email - Metro BC, 2021, CWC2 - SSD Condition B29 Operational Waste Storage & Processing, MetroBC-GCOR-000115.</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 05/02/21 concerning CoC B29 that stated, "Evidence of the compliance of the operational waste storage area has been provided".</p> <p>Sighted a letter from HY to Ryde Council providing submission of:</p> <ul style="list-style-type: none"> • The proposed operational waste storage plan prepared by Gray Puksand: GP-AR-DWG-M1370_OPERATIONAL WASTE STORAGE PLANS_REV_1_A0 date 18/12/20 • The letter from TAFE confirming that there is no impact on generating additional waste with council. TAFE's letter B29 date 9/12/20 • The letter from PCA confirming that the condition has been satisfied. PCA's letter B29 date 7/1/21. <p>Sighted an email from the Certifier (Metro BC) dated 7/01/21 that stated, "This closes out B29".</p>	Compliant
Construction Car Parking and Service Vehicle Layout				
B30	<p>Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <ul style="list-style-type: none"> (a) all construction vehicles must be able to enter and leave the site in a forward direction; 	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5-Feb-21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p> <p>Multi-Trades and Digital Technology Hub, Phase 2 Construction Traffic and Pedestrian Management Plan, GTA Consultants, Rev A 28/01/2021 (CTPMSP).</p> <p>Certifier record of lodgement 06/11/20</p> <p>Council record of lodgement 05/11/20</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 5/02/21 concerning CoC B30 that stated, "Revised evidence of compliance with the requirements of this condition has been submitted".</p> <p>This information was prepared and submitted to the identified stakeholders.</p> <p>Section 3.6 (Construction Site Access) of the CTPMSP identified the vehicle access in a forward in, forward out direction.</p>	Compliant
	<ul style="list-style-type: none"> (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and 	<p>As above</p> <p>Email – GTA, 2021, Subject: Meadowbank TAFE - Main Works CTMP CRM:0181933, 18/01/2021</p>	<p>The Swept Path Assessment was included into Appendix A of the CTPMSP.</p> <p>An email dated 18/01/21 from GTA Consultants noted that the CTPMSP had been updated to incorporate semi-trailer movements.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			The Date Issued stamp on plans included in Appendix A stated 27 January 2021 indicating they had been updated prior to the Stage 2 scheduled commencement date of 5 February 2021.	
	(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.	Compliant
Operational Car Parking and Vehicle Access Arrangements				
B31	<p>Prior to the commencement of construction (excluding earthworks and remediation), evidence of compliance of the proposed operational car parking and vehicle access arrangements with the following requirements must be submitted to the Certifier and a copy provided to Council for information:</p> <p>(a) provision of 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;</p>	<p>Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 5/02/21.</p> <p>Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04.</p> <p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report)</p>	<p>Sighted a letter from the Certifier (Metro BC) dated 5/02/21 concerning CoC B31 that stated, "<i>Evidence of the compliance of the proposed operational car parking and vehicle arrangements has been provided</i>".</p> <p>Crown Work Certificate #2 MetroBC receipts.</p> <p>Sighted letter from GTA Consultants dated 22/01/21 confirming that the relevant traffic and transport related SSD requirements were addressed in architectural plans (Re:L N183633).</p> <p>Sighed email receipt from Council dated 10/02/21 following submission on 4 February 2021 from HY.</p> <p>The Swept Path Assessment was included into Appendix A of the CTPMSP.</p> <p>An email dated 18/02/21 from GTA Consultants noted that the CTPMSP had been updated to incorporate semi-trailer movements.</p>	Compliant
	(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	Compliant
	(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	Compliant
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. .	<p>Email Council to HY, 14/09/21 (conditional approval of public drainage works</p> <p>Email HY to Certifier, 25/09/21</p>	<p>Council provided stamped plans for the public domain and drainage works on 14/09/21, subject to conditions. The conditions relate to obtaining relevant permits prior to commencement, notification of commencement, maintaining safe access, locating underground services, completion of a pre-con and post-con CCTV report and implementing hold points, along with certification requirements from a Structural Engineer, Council inspection of works, test reporting, and provision of WAE plans, decommissioning, obtaining service authority permissions, final certifications, road safety audit, compliance certificates.</p> <p>This information was submitted to the Certifier. The internal civil stormwater works have commenced. External public domain and drainage works have yet to commence.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Whilst works on Council land have yet to commence, there are a large number of conditions imposed by Council that will need to be tracked to ensure compliance with their requirements is achieved.	
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.	Refer above. Letter HY to Council, 06/05/20 (submission of drawings to Council) Email Council 11/05/21 (acknowledgement of submission)	Refer above. HY submitted the engineering drawings to Council for proposed drainage. Council had no comments on the submission. The internal civil stormwater works have commenced. External public domain and drainage works have yet to commence.	Compliant
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	Refer above. Letter HY to Council, 06/05/20 (submission of drawings to Council) Email Council 11/05/21 (acknowledgement of submission)	Refer above. HY submitted the engineering drawings to Council for proposed drainage. HY confirmed in the submission that the project will not be connecting to any Council pits, as the Project includes construction of new pits. Council had no comments on the submission. The internal civil stormwater works have commenced. External public domain and drainage works have yet to commence.	Not Triggered
Pedestrian Infrastructure Improvements				
B35	<p>Within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the TAFE Campus. The Strategy must include:</p> <p>(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</p> <p>(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).</p>	<p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report)</p> <p>Letter – HY, 2021, Meadowbank TAFE Public Domain (SSD 10349), 2-Feb-21.</p> <p>Post Approval Consultation Record (February – May 2021).</p> <p>Public Domain Meeting Minutes, 19 March 2021,</p> <p>Letter SINSW to DPIE, 20/05/21 (B35 submission)</p> <p>DPE post approval portal lodgement 24/05/21 (B35 submission)</p>	<p>The Staging Matrix (Appendix A) of the Staging Report notes that the requirements of this condition will be addressed prior to Stage 4 works.</p> <p>That being said, the consultation with Council was completed between 21/02/21 - 19/05/21.</p> <p>On 20/05/21 SINSW write to the Department confirming that B35 had been finalized with Council. Satisfaction from the Department has yet to be received. The works have yet to commence.</p>	Not Triggered
B36	<p>The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Path required under condition B35, including reduced footpath widths, that encourage walking and cycling to the TAFE Campus and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:</p> <p>(a) demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or</p> <p>(b) an agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.</p>	As above.	This Condition is not triggered by virtue of B35 being actioned.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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 – SNISW, 2021, Conditions B37 – Replacement Tree Planting, Ref: DOC21/556708, 21/05/21	Sighted a letter from SNSW to the Planning Secretary dated 21 May 2021 showing submission of drawings and supporting documentation as well as a condition satisfaction table.	Compliant
	(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;	As above	<p>The Arborist report documents the removal of trees from the site:</p> <ul style="list-style-type: none"> Arborist Report 20/10/21 Version 3 Arborist Report 9/01/21 Version 4 <p>The following documents document the replacement of the trees on the site:</p> <ul style="list-style-type: none"> TR-LA-DWG - C0200 Planting Plan, rev1 (carpark) TR-LA-DWG - M0003 - Schedules, rev2 (MTH) TR-LA-DWG - M0200 –Planting plan, rev2 (MTH) TR-LA-DWG - C0200 –Planting Plan, rev1 (Carpark) TR-LA-DWG - S0003 - Schedule, rev2 TR-LA-DWG - S0201 – Building D AND E Planting Plan, rev1 	
	(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;	Email – Tract to HY, RE: SSD 10349 - B37 - Submission 10/05/21, 19/05/21	<p>The associated drawings are listed in 'a' detail the:</p> <ul style="list-style-type: none"> Number (TR-LA-DWG-S0003 Replacement table) general location (listed in 'a') and species (listed in 'a') <p>An email dated 19 May 2021 provided by Tract to HY confirmed the planting species are native and predominantly local.</p>	
	(c) if full replacement planting cannot be accommodated on site, identify alternatives, including street planting or planting on other public domain land in the vicinity of the site subject to the agreement with Council;	As above	<p>Planting has been provided of site as part of the works associated with Clause 35 and 36. The planting has been provided on See Street as part of the Public Domain works. The drawings associated with this work include:</p> <ul style="list-style-type: none"> TR-LA-DWG-P0100 General Arrangement Plan 1, rev6 TR-LA-DWG-P0101 General Arrangement Plan 2, rev6 TR-LA-DWG-P0102 General Arrangement Plan 3, rev6 TR-LA-DWG-P9000 Landscape Details, rev6 	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) include evidence of consultation with Council where planting is to be undertaken on street or other public domain land;	Public Domain Meeting Minutes, 19 March 2021,	Sighted minutes from a meeting held between Council, HY, Colliers and Northrop dated 19/03/21. Topics discussed included: <ul style="list-style-type: none">• Driveway connecting between Rhode Street and See Street• Upgrade Public Domain Works footpath level• Upgrade Public Domain Works footpath extent• Pre-construction Dilapidation Report• Neighbour complains• Public Domain Design Review• Construction Status• Communication.	
	(e) where planting is proposed off site: <ul style="list-style-type: none">(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 per item (c) Street planting is to be maintained as per the maintenance provisions in the Landscape Specification - TR-LA-SPC-0000 Rev 3. The planting of trees is not due until May 2022. The auditee reported that the maintenance period will be 12 months.	
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: <ul style="list-style-type: none">(a) the location, species, maturity and height at maturity of plants to be planted; and(b) species (including trees, shrubs, groundcovers and climbers) indigenous to the local area that would provide an effective vertical landscape screen of the Car Park building when viewed from ground level.	Metro BC, 2021, TAFE NSW Meadowbank Acknowledgement of receipt of SSDA condition information, 25-May-21. Staging Report, Rev 7, Hansen Yuncken, December 2021. DPIE letter to SINSW, 17/12/21 (approval of Staging Report) Email HY to Certifier, 29/03/21 (submission to Certifier). Email Certifier to HY, 12/04/21 (Certifier acceptance)	Sighted a letter from the Certifier (Metro BC) dated 25 May 2021 confirming “ <i>Revised landscaping plans have been submitted</i> ”. The landscaping works have commenced.	Compliant
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.	This requirement was addressed in the first IA that reported that 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 who advised that they had no objections, noting that they requested a minimum pot size of 100 Litres.	Compliant
Road Safety Audit				

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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.	<p>Staging Report, Rev 7, Hansen Yuncken, December 2021.</p> <p>DPIE letter to SINSW, 17/12/21 (approval of Staging Report) .</p> <p>Road Safety Audit, GTA consultants (Stantec), 13/08/21</p> <p>Email HY to Council, 25/08/21 (submission of RSA)</p> <p>Email Council to HY, 06/09/21 (acknowledgement of RSA submission)</p> <p>Email Council to HY, 14/09/21 (conditional approval of public domain and drainage works)</p> <p>Email Council to HY, 25/02/22 and HY response to Council, 16/03/22</p>	<p>The Staging Matrix (Appendix A) of the Staging Report notes that the requirements of this condition will be addressed prior to Stage 4 works.</p> <p>Council provided stamped plans for the public domain and drainage works on 14/09/21, subject to conditions. The conditions include additional road safety audits.</p> <p>On 25/02/22 Council provided some minor comments on proposed arrangements under the RSA. These were addressed by HY and resubmitted to Council on 16/03/22. New traffic facilities had yet to be constructed.</p>	Compliant
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <ul style="list-style-type: none"> (a) the details of the Builder, Certifier and Structural Engineer; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	Site inspection 08/02/22	<p>The site notice was observed during the inspection. It included the required information.</p> <p>The sign was observed to meet the specification requirements.</p> <p>The sign was observed to meet the specification requirements.</p> <p>The sign was observed to include the required information.</p> <p>The sign was observed to meet the specification requirements.</p>	Compliant
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.	<p>Site inspection 08/02/22</p> <p>BIM 360 equipment register current to 21/02/22</p> <p>BIM 360 plant verification record Everwilling Cranes, 10/01/22</p> <p>BIM 360 plant verification record Scissorlift, 003819</p> <p>BIM 360 plant verification record Scissorlift, 003687</p>	<p>Operator tickets are verified at Project induction. The tickets demonstrate that plant can be operated properly.</p> <p>The plant verification records included details on the inspections of the plant including the maintenance logbook. The plant verification records include service history, equipment registers, plant operator verifications of competency, sticker checks etc. Records show plant service records are up to date.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (c) between 7am and 6pm, Mondays to Fridays inclusive; (d) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays. (e) no work may be carried out on Sundays or public holidays.	Non-compliance Schedule, Rev D, SINSW DPE post approval portal lodgement, 25/01/22	Non-compliance: On 17/01/22 HY identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22.	Non-compliant
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Non-compliance Schedule, Rev D, SINSW DPE post approval portal lodgement, 25/01/22	Non-compliance: On 17/01/22 HY identified a non-compliance with C3 and C4. Works were conducted on Saturday 08/01/22 and Sunday 16/01/22 without OOHW approval, on the basis that these works were permissible under the COVID workdays order. The COVID workdays order expired on 24/12/21. This was notified to the Department on 25/01/22.	Non-compliant
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers.	Interview with auditees 08/02/22 Complaints register current to 31/01/22 Axis Metal Roofing Purchase Order, 211617. https://www.nhvr.gov.au/files/201903-0993-nsw-class-1-load-carrying-vehicle-operators-guide.pdf	On 25/10/21 an oversize overmass (OSOM) delivery of the 20m long roof sheets occurred in accordance with Transport for NSW requirements. A complaint was received regarding the OOHW, and the project team responded by confirming that the works were permissible under C5a). The Auditor requested evidence that demonstrated that the delivery was in fact OSOM. The evidence consists of a purchase order showing the dimensions of the roof sheets. The auditor accepts that the roof sheets, in combination with the tractor, would qualify as OSOM under the NHVR. Refer also to the findings under C3 and C4.	Compliant
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 08/02/22	There were no works that utilized the hours specified in C4. .	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Interview with auditees 08/02/22 Site inspection 08/02/22	The auditor sighted the works during the second and third Independent Audits. These types of works have not been required during the audit period.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). Should the implementation or effectiveness of the CEMP be impacted by surrounding major development not encompassed in the approved CEMP, the CEMP measures and controls are to be revised accordingly and submitted to the Certifier and a copy provided to Council for information.	<p>Evidence sighted elsewhere in this Table</p> <p>Interview with auditees 08/02/22.</p> <p>Site Inspection 08/02/22</p> <p>Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021.</p> <p>Daily Prestart, 08/02/22, 11/01/22, 01/02/22</p> <p>Airborne dust (PM10) monitoring report (December 2021), Prensa, 18/01/22</p> <p>Airborne dust (PM10) monitoring report (November 2021), Prensa, 08/12/21</p> <p>Airborne dust (PM10) monitoring report (October 2021), Prensa, 12/11/21</p> <p>Airborne dust (PM10) monitoring report (September 2021), Prensa, 07/10/21</p> <p>Airborne dust (PM10) monitoring report (August 2021), Prensa, 07/09/21</p> <p>Noise and Vibration Monitoring Report for August 2021, RWDI, 28/09/21</p> <p>Noise and Vibration Monitoring Reports for November 2021, RWDI, 18/01/22</p> <p>Noise and Vibration Monitoring Report for October – November 2021, RWDI, 10/12/21</p> <p>Noise and Vibration Monitoring Report for September – October 2021, RWDI, 10/12/21.</p> <p>BIM 360 HSE Inspection register current to 24/01/22</p> <p>BIM 360 Field Incident Register current to 07/02/22</p> <p>BIM 360 equipment register current to 07/02/22</p> <p>BIM 360 plant verification record Everwilling Cranes, 10/01/22</p> <p>BIM 360 plant verification record Scissorlift, 003819</p> <p>BIM 360 plant verification record Scissorlift, 003687</p> <p>Temporary Sediment and Soil Erosion Plan DWG Revision 5 (main site) and rev 4 (carpark).</p>	<p>Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site.</p> <p>The site induction and pre-start training material includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds, access and being a good neighbour etc.</p> <p>The BIM 360 Field system is used to schedule, track and record inspections, incident identification and response, induction and training records, plant maintenance records and so forth. These are consistent with the requirements in the CEMP and sub-plans.</p> <p>Inspections are occurring with deficiencies identified, responsible person assigned, and actions addressed.</p> <p>Monitoring of dust, noise and vibration is ongoing, consistent with the CEMP and CNVMSP.</p> <p>Erosion and sediment control plans were being progressively updated, noting that the vast majority of the site is now sealed, and the controls primarily relate to protection of operational stormwater infrastructure.</p> <p>During the inspection there were several observations made regarding site condition, specifically:</p> <ul style="list-style-type: none"> management of wash water at the hub loading dock protection of trees at the hub haul road and to the south of the carpark fixing a minor weak spot in erosion and sediment controls at the carpark, and temporary fencing placed on the footpath without approval from Council. <p>Refer to findings in C11, C20, C23.</p>	Compliant
Construction Traffic				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	<p>Site Inspection 08/02/22.</p> <p>Complaints Register current to 31/01/22.</p> <p>Construction Traffic and Pedestrian Management Sub-plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, RevC, GTA Consultants, September 2021 (CTPMSP)</p> <p>Work Zone Permit, Council, 2569644, expires 04/11/21</p> <p>Work Zone Permit, Council, 2509501, expires 02/06/22</p>	The site layout is such that no queuing or idling is required. A work zone was observed at the carpark. The work zone was set up in a manner consistent with the work zone permit. No complaints attributable to the project relating to idling / queuing were received during the audit period. 1 x complaint was received during the audit period regarding parking of personal vehicles on the street. On street parking is permitted by Council, who enforce the parking limits.	Compliant
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application 	<p>Site Inspection 08/02/22</p>	No graffiti or advertising was observed on the boundary hoarding during the site inspection.	Compliant
No Obstruction of Public Way				
C11.	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site Inspection 08/02/22</p> <p>Work Zone Permit, Council, 2569644, expires 04/11/21</p> <p>Work Zone Permit, Council, 2509501, expires 02/06/22</p>	<p>No obstruction to the public way was observed during the site inspection.</p> <p>Observation: During the site inspection it was noted that the temporary fence on the multi storey carpark site had been shifted on to the footpath to allow for the landscaping works to be completed on site. Whilst this did not obstruct the public way, the fence was placed on Council property and there was no evidence available to demonstrate that Council had provided approval to do so. A Work Zone Permit had been issued by Council to occupy the roadway along this portion of the site, but the Permit does not appear to contemplate occupation of the footpath. The fencing was removed from the footpath (and placed back on to the Project boundary) prior to finalizing this report.</p>	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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.	<p>Site Inspection 08/02/22.</p> <p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).</p> <p>Noise and Vibration Monitoring Report for August 2021, RWDI, 28/09/21</p> <p>Noise and Vibration Monitoring Reports for November 2021, RWDI, 18/01/22</p> <p>Noise and Vibration Monitoring Report for October – November 2021, RWDI, 10/12/21</p>	<p>The Project is now in a phase where large plant and equipment is no longer on site. Noise impacts are primarily associated with deliveries and other traffic movements and small mobile plant.</p> <p>Hoarding remains in place at the hub. The hoarding and noise blankets at the carpark had recently been removed to enable external works to be completed and for improved access for the TAFE. Of note is that in January 2022 TAFE requested that the noise blankets be removed from the boundary of the childcare to facilitate improved access.</p> <p>Prestarts were available which covered off hours of work as standing items.</p> <p>Noise monitoring is ongoing.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Noise and Vibration Monitoring Report for September – October 2021, RWDI, 10/12/21.</p> <p>Complaints Register current to 31/01/22</p> <p>Daily Prestart, 08/02/22, 11/01/22, 01/02/22</p> <p>Email Colliers to HY, 27/01/22 (removal of noise blankets from childcare boundary)</p>	<p>One piece of mobile plant (forklift) was observed to be fitted with a tonal reversing alarm (i.e.: not a quacker). The auditee/s advised that this was deemed required due to its use in an area with a high number of worker movements on foot.</p> <p>Observation: Noise monitoring results indicate numerous exceedances of the noise management levels during the audit period. These were either a result of the noise monitor's proximity to works, and / or were in short term in duration. Section 8.6.2 of the EIS, and the CNVMSP anticipated exceedances of the noise management levels from time to time. The noise consultant nevertheless recommends implementation on all reasonable and feasible noise controls without going into any specific as to what was in place during the monitoring period and what, if anything, else could be done. Six complaints relating to noise or hours of work were received during the audit period, of which the auditees determined three to be not related to the Project and a further three to be compliant with requirements.</p>	
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.	<p>Construction Environmental Management Plan, Meadowbank TAFE – Multi-Trades and Digital Technology Hub, Rev: E – May 2021, Hansen Yuncken (CEMP).</p> <p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).</p> <p>Complaints Register current to 31/01/22</p> <p>Daily Prestart, 08/02/22, 11/01/22, 01/02/22</p> <p>Axis Metal Roofing Purchase Order, 211617.</p> <p>https://www.nhvr.gov.au/files/201903-0993-nsw-class-1-load-carrying-vehicle-operators-guide.pdf</p>	<p>On 25/10/21 an oversize overmass (OSOM) delivery of the 20m long roof sheets occurred in accordance with Transport for NSW requirements. A complaint was received regarding the OOHV, and the project team responded by confirming that the works were permissible under C5a).</p> <p>Prestarts were available which covered off hours of work, being a good neighbour as standing items</p>	Compliant
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.	<p>Site Inspection 08/02/22</p> <p>Interview with auditees 08/02/22</p> <p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).</p> <p>Complaints register current to 31/01/22</p>	<p>Section 4.5.2 (Noise and Vibration Mitigation Strategies) states that "“Quacker” reversing alarms to be used for all plant on site where applicable” (p.15); however, the Project HSE Risk Assessment (Appendix A.4 of the CEMP) states that “<i>All plant must have a flashing light, horn and reversing beeper</i>” (p.1).</p> <p>Plant observed on-site were fitted with such beepers.</p> <p>One piece of mobile plant (forklift) was observed to be fitted with a tonal reversing alarm (i.e.: not a quacker). The auditee/s advised that this was deemed required due to its use in an area with a high number of worker movements on foot.</p> <p>One complaint was received during the audit period regarding the use of a beeper. The project team responded consistent with the above position.</p>	Compliant
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	<p>Site Inspection 08/02/22</p> <p>TAFE Meadowbank Multi-Trades and Digital Technology Hub Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).</p>	<p>Restricted hours for high noise works are communicated to the work force.</p> <p>The noise monitoring reports sighted found that in most cases the Project was compliant with the “highly noise-affected” and that where there was an exceedance this was attributed to a source or sources not related to construction activities, for example</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	Noise and Vibration Monitoring Report for August 2021, RWDI, 28/09/21 Noise and Vibration Monitoring Reports for November 2021, RWDI, 18/01/22 Noise and Vibration Monitoring Report for October – November 2021, RWDI, 10/12/21 Noise and Vibration Monitoring Report for September – October 2021, RWDI, 10/12/21.	gardening equipment noise or traffic noise. It should be noted that there were instances whereby the TAFE childcare centre experienced impacts in excess of the 75dB(A) criteria. According to the noise consultant these events were not numerous nor extended in duration (i.e.: less than 3hrs in duration). The childcare's respite periods (and complaints, if any) are managed as an internal stakeholder through the TAFE (as the operator of the childcare centre). The Auditor has not seen any records in relation to this.	
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 C12 to C15.	The noise impacts are within the levels predicted and outlined in the Project EIS and CNVMP.	Compliant
Vibration Criteria				
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site Inspection 08/02/22 Complaints Register current to 31/01/22 Noise and Vibration Monitoring Report for August 2021, RWDI, 28/09/21 Noise and Vibration Monitoring Reports for November 2021, RWDI, 18/01/22 Noise and Vibration Monitoring Report for October – November 2021, RWDI, 10/12/21 Noise and Vibration Monitoring Report for September – October 2021, RWDI, 10/12/21.	The vibration monitoring report recorded vibration levels at nearby receivers. There were no vibration intensive works during the audit period. The monitoring report indicates levels attributable to construction works were satisfactory. No complaints regarding vibration were received.	Compliant
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 08/02/22	No rollers / compactors were observed on site.	Not Triggered
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 Main Works, Construction Noise and Vibration Management Sub Plan, Rev 1, 25-Feb-21 (CNVMSP).	The CNVMSP does deal with approaches that cannot comply with C17 and C18.	Not Triggered
Tree Protection				
C20	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the sites or adjoining the sites that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled 'Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital	Site Inspection 08/02/22 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)	Street trees were protected by the Project hoarding at the time of the site inspection. No trimming, damage or removal was reported to have occurred or was observed during the site inspection. The tree survey monitoring report identified works within TPZ that were supervised, noting however that these were conducted outside the scope of the SSD. Non-compliance: At the inspection it was observed that sprinkler systems had been screwed / nailed into the trunks of the trees to be retained along the northern boundary (against the substation wall). The sprinklers were used for dust suppression. Refer to photo 6 in Appendix E. This was done without prior advice from the arborist. In response to	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Technology Hub Version 34 prepared by Tree Survey and dated 12 November 2019 and 'Arboricultural Impact Assessment & Tree Protection Plan TAFE Meadowbank – Block J Car Park Version 23' prepared by Tree Survey and dated 21 July October 2020; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	Email Tree Survey to HY, 08/02/22	<p>this finding the auditees provided photos that show that the sprinklers were still fixed to the trees but were connected via cable ties instead of screws / nails. The arborist advice is that <i>'There should [shouldn't] be items (such as sprinklers) fixed to the tree. It probably wouldn't have a huge impact on the trees, but it will cause unnecessary mechanical damage to the trunk. I would recommend removing and screws/nails (ASAP) and using some stockings or cloth type material to secure the sprinklers.'</i> The Auditor is of the view that cable ties do not constitute stockings or a cloth type material.</p>	
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site Inspection 08/02/22</p> <p>Complaints Register current to 31/01/22.</p> <p>AirMet DX continuous monitors.</p> <p>Airborne dust (PM10) monitoring report (December 2021), Prensa, 18/01/22</p> <p>Airborne dust (PM10) monitoring report (November 2021), Prensa, 08/12/21</p> <p>Airborne dust (PM10) monitoring report (October 2021), Prensa, 12/11/21</p> <p>Airborne dust (PM10) monitoring report (September 2021), Prensa, 07/10/21</p> <p>Airborne dust (PM10) monitoring report (August 2021), Prensa, 07/09/21</p>	<p>Sprinklers, watercart, boundary dust monitoring and hoarding were observed which manage fugitive dust.</p> <p>The majority of the site is now sealed. With landscaping and some roads to be constructed. No complaints regarding dust were received during the audit period.</p> <p>Observation: Dust monitoring reports indicate that monitoring was conducted in accordance with AS3570. Results for November and December were adequate. 10 days of exceedances of the criteria were recorded at Monitor 3 during October 2021. A small spike also occurred in August 2021. Monitor 3 is located on the construction boundary (not at receiver). Investigations determined that the exceedances were a result of works occurring directly adjacent to the monitor. All other results were satisfactory.</p>	Compliant
C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site Inspection 08/02/22.</p> <p>Delivery Driver Code of Conduct and Driver Induction Form.</p> <p>https://www.rms.nsw.gov.au/roads/safety-rules/demerits-offences/uncovered-loads.html</p> <p>Interview with auditees 08/02/22</p>	<p>Sprinklers were observed at the car park site during the site inspection.</p> <p>Large parts of the site had been sealed with only minor areas remaining for landscaping and external works.</p> <p>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.</p> <p>The site access points, and surrounding roads were observed to be clean during the inspection. A vehicle shaker and stabilized access was on-site during the site inspection.</p> <p>No material tracking was observed. Cleaning of roadway is completed by the traffic controllers and / or streetsweepers as required.</p> <p>No complaints received regarding this requirement.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Erosion and Sediment Control				
C23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<p>Meadowbank TAFE Civil Engineering Report: Soil & Water Management Plan, Rev 3, 12/11/20, Northrop (CSWMSP).</p> <p>Temporary Sediment and Soil Erosion Plan DWG Revision 5 (main site) and rev 4 (carpark).</p> <p>Site Inspection 08/02/22.</p>	<p>The sediment and soil erosion control plans have been prepared in accordance with the Blue Book.</p> <p>During the site inspection it was observed that a temporary sediment and erosion control plan was largely being implemented at the car park site.</p> <p>Observation: At the inspection it was observed that the low point on the north-western corner of the multi storey car park site required upgrading to ensure construction waters were controlled in line with the Blue Book. It was also observed at the inspection that the rumble grid on the Hub haul road required maintenance. These deficiencies were addressed prior to finalizing this report.</p>	Compliant
Imported Soil				
C24	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	<p>Material Import Register current to August 2021.</p> <p>Letter, ANL to Stonewill, 21/02/22</p> <p>Interview with auditees 08/02/22</p>	Evidence indicates that material imported complies with C24a). records are retained. The Certifier has not requested to see any records.	Compliant
Disposal of Seepage and Stormwater				
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Interview with auditees 08/02/22</p> <p>Site Inspection 08/08/22.</p> <p>Temporary Sediment and Soil Erosion Plan DWG S0031 and S0032.</p> <p>Notice of Satisfaction from Certifier 12/11/2020.</p> <p>Email Council to HY, 09/11/2020.</p> <p>Temporary Sediment and Soil Erosion Plan DWG Revision 5 (main site) and rev 4 (carpark)</p>	<p>The sediment and soil erosion control plans included adequate provisions to collect stormwater. It includes discharge criteria.</p> <p>The Certifier accepted the controls as adequate in a Notice of Satisfaction dated 12 November 2020.</p> <p>The sediment controls at the main site were reported by the Auditees to be connected to the wider TAFE precinct stormwater system. Discharges to the on-site stormwater system was via a hired de-watering system.</p> <p>No discharges are understood to been directed to Council's stormwater drainage system. Council have advised that the arrangements are generally satisfactory.</p> <p>All current erosion and sediment controls are such that they are passive filtration to the stormwater system.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Stormwater Management System				
C26	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s);	Crown Works Certificate #2 (p.2) & p.3 Civil Engineering Design Certificate. Email Council to HY, 14/09/21 (conditional approval of public drainage works	Council provided stamped plans for the public domain and drainage works on 14/09/21, subject to conditions. The conditions relate to obtaining relevant permits prior to commencement, notification of commencement, maintaining safe access, locating underground services, completion of a pre-con and post-con CCTV report and implementing hold points, along with certification requirements from a Structural Engineer, Council inspection of works, test reporting, and provision of WAE plans, decommissioning, obtaining service authority permissions, final certifications, road safety audit, compliance certificates. This information was submitted to the Certifier. The internal civil stormwater works have commenced. External public domain and drainage works have yet to commence.	Compliant
	(b) be generally in accordance with the conceptual design in the EIS;	As above	As above	
	(c) be in accordance with the requirements of condition B33;	As above	Not Triggered until Stage 4 works	
	(d) be in accordance with applicable Australian Standards; and	As above	As above	
	(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	
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.	Email 5 May 2021 – Notice of Intention to Commence Drainage Works, HY to Council. Email Council to HY, 14/09/21 (conditional approval of public drainage works	Sighted Notice of Intention to Commence drainage works dated 5 May 2021 from HY to Council. Council responded by email on 11 May 2021 acknowledging the notification.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021. AMBS Aboriginal Heritage Induction (no date).	The unexpected finds procedure was prepared by AMBS (project archaeologists) and was part of the Project induction. Given the majority of earthworks and subsurface construction had been completed at the time of the site inspection the potential for the discovery of unexpected finds is considered by the auditor to be low.	Compliant
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 08/02/22. Site Inspection 08/02/22	The Auditees reported that there had been no unexpected finds to date.	Not Triggered
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).	Meadowbank Education and Employment Precinct Multi-trades & Digital Technology Hub Aboriginal Cultural Heritage Assessment (Version 6), AMBS Ecology & Heritage, 05/09/19.	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.	Compliant
Waste Storage and Processing				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Interview with auditees 08/02/22. Site Inspection 08/02/22. Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021	General office and construction waste is segregated into recycle or general waste and disposed. The bins were secured at the time of the site inspection. Waste was observed to be inside the bins. There was only one small stockpile on site which was well contained.	Compliant
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).	Interview with auditees 08/02/22. Site Inspection 08/02/22. Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021	General office and construction waste was segregated into recycle or general waste and disposed. Quantities, types, and dates were recorded. This material was considered pre-classified and general construction waste under the Waste Classification Guidelines. Waste disposal records for asbestos contaminated soils were available showing disposal to SUEZ Kemps Creek at the second Independent Audit. No asbestos was disposed of during the current audit period.	Compliant
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.	Interview with auditees 08/02/22. Site Inspection 08/02/22. Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021 220221 SSD10349_IA3 Request for information_Rev1.0 (auditee response to RFI)	Waste concrete is occasionally placed on site away from pits and drainage lines. This is then broken up and disposed of as General Solid Waste for offsite recycling. The Auditor sighted a tool washout facility at the Hub loading dock. Refer photo 5 in Appendix E. The auditees state that 'sediment drums are designed to ensure all solids are trapped at the bottom of the bin prior to water charging into the sewer line. The drum is regularly maintained and cleared out by the Hydraulic Contractor on a weekly basis'.	Compliant
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.	Interview with auditees 08/02/22. Site Inspection 08/02/22. Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021	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. The percentage of waste sent to landfill or recycled was included in monthly waste breakdown reports. The disposal / recycling facilities are identified in the reports.	Compliant
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 Main Works - Construction Waste Management Sub-Plan - Construction Waste Management Sub-Plan, 26/02/2021, Waste Audit & Consultancy Services (Aust) Pty Ltd (CWMSP). Asbestos Removal Control Plan, ATS, V1.2. Interview 08/02/22	The CWMSP (pp.3-5), included requirements for 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 that included details on training, notifications, licences, investigation reports, emergency planning, monitoring, screening, mist sprays and disposal. No asbestos removal occurred during the audit period.	Compliant
Outdoor Lighting				
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Staging Report, Rev 7, Hansen Yuncken, December 2021. DPIE letter to SINSW, 17/12/21 (approval of Staging Report) . Complaints register current 31/01/22 Site inspection 08/02/22 Interview with auditees 08/02/22	Some internal and external temporary lighting exists but this is such that it does not emit external to site. Other lighting is turned off at the end of shift. No complaints have been received regarding this requirement during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Engineering Works				
C37	All engineering works must be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	Staging Report, Rev 7, Hansen Yuncken, December 2021. DPIE letter to SINSW, 17/12/21 (approval of Staging Report) .	The Staging Matrix (Appendix A) of the Staging Report notes that this requirement will be addressed prior to Stage 4 works. These works have yet to commence.	Not Triggered
C38	The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following: (a) Council's existing stormwater lines through the development site must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans); (b) a minimum horizontal clearance of 1.0m is to be provided from the outside edges of the existing stormwater pipe/culverts to the proposed structures. All setbacks of the proposed structures including eaves of roof from Council's drainage lines must be shown on the plans submitted; (c) detailed design drawings of the footings and foundations of the proposed structures must be prepared by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent; and (d) a Structural Engineer's design certificate must be prepared confirming the building structure and its foundations are designed in such a way that no building loads are transmitted to the stormwater conduit and that the conduit can be repaired at any time without affecting the stability of the building structure or its foundations.	Sediment and Erosion Control Plan DWG S00201, 03/09/2020. Submission record Hansen Yuncken to Council, 21/10/20. Council written acceptance, 10/11/20. Gray Puksand Easement Roof Condition sketch. TTW Structural set M1001. TTW Structural Engineer Design Certificate, 07/10/20.	The drawings and plans include detailed of Council stormwater. The first IA (WolfPeak, 2021) identified that drawings and plans included horizontal clearance. One encroachment was identified in northwest corner of the Hub, but this was related to the eave (14 metres high) which was accepted by Council. The first IA (WolfPeak, 2021) identified that the drawings and plans included footings and foundations. The first IA (WolfPeak, 2021) identified that the structural engineer design certificate confirmed compliance with this requirement.	Compliant
Ground Anchors				
C39	The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to: (a) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met; (b) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval; and (c) the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy must remain valid until the decommissioning of the ground anchors.	TTW Structural Design Statement, 21/10/20. Record of submission to Council, 21/10/20. As above As above	The first IA (WolfPeak, 2021) identified that the Structural design statement confirmed 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. As above As above	Not Triggered
Site Contamination				
C40	Remediation and construction must be carried out in accordance with: (a) the contaminated land remediation management and mitigation measures contained with the document titled 'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)' prepared by Douglas Partners Pty Ltd and dated 16 September 2019; and	Remedial Action Plan, JBS&G, 30/11/20.	The RAP was not updated during the audit period. The RAP identified the remediation approach as excavation and disposal of contaminated materials to a facility lawfully permitted to receive it.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>Evidence sighted at the second Independent Audit that asbestos containing material was properly disposed of. No asbestos was removed during the current audit period.</p> <p>Remediation works were not being conducted during the site inspection. The RAP is still in place due to the potential for historical contamination in the haul road. This area has yet to be disturbed.</p> <p>A validation report has not been prepared as yet as it will capture all imported materials (including that used for landscaping, which is yet to be completed).</p>	
	(b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22).	Site Audit Statement, Senversa, 01/12/2020.	<p>The RAP was not updated during the audit period.</p> <p>The Contaminated Site Auditor endorsed the JBS&G RAP (30/11/20) through the Site Audit Statement.</p>	Compliant
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).	<p>Interview with auditees 08/02/22</p> <p>Site inspection 08/02/02</p> <p>Remedial Action Plan, JBS&G, 30/11/2021.</p> <p>Site Audit Statement, Senversa, 01/12/2021.</p>	<p>The remediation works are not staged.</p> <p>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.</p> <p>The RAP is still in place due to the potential for historical contamination in the haul road. This area has yet to be disturbed.</p>	Not Triggered
Independent Environmental Audit				
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	<p>Letter – DPIE, 2020, Meadowbank TAFE Multi-Trades & Digital Technology Hub (SSD 10349) Agreement of Independent Environmental Auditors, 28/10/2020.</p> <p>Letter – DPIE, 2021, Multi-Trades and Digital Technology Hub at TAFE at Meadowbank (SSD-10349) Nomination of independent auditors, 02/08/2021.</p>	Independent auditors were approved by the Department in a letter to SINSW dated 28 October 2020 and a subsequent letter dated 2 August 2021 (Appendix C).	Compliant
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>WolfPeak, 2021, Independent Audit Report, V1, 17/02/21</p> <p>Independent Audit No. 2, Audit Report, WolfPeak, August 2021</p>	The first and second Independent Audits were completed in accordance with the requirements of the Independent Audit Post Approval Requirements. No comments were provided on the reports.	Compliant
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 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Email, DPE to WolfPeak, 28/01/22	<p>The Project management team and the auditor were not aware of such a requirement for changes to the audit program from the Planning Secretary during the audit period.</p> <p>The Department did not request any changes to timing when consulting on the scope of this audit.</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Independent Audit No. 2, Audit Report, WolfPeak, August 2021	The auditees reviewed and responded to the second Independent Audit Report.	Compliant
	(a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given;	DPE post approval portal lodgement, 28/09/21 (submission of Independent Audit No. 2, Audit Report and auditee response).	Review and response to this third Independent Audit Report occurred during the preparation of this Report.	Compliant
	(b) submit the response to the Planning Secretary; and	DPE post approval portal lodgement, 28/09/21 (submission of Independent Audit No. 2, Audit Report and auditee response).	The second Independent Audit report, and the proponent's response to the findings were submitted to the Department.	Compliant
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	TAFE NSW website/Meadowbank Precinct https://www.tafensw.edu.au/meadowbankprecinct	The second Independent Audit Report is available on the website. The auditees response was incorporated into the Report.	Compliant
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.	DPE post approval portal lodgement, 28/09/21 (submission of Independent Audit No. 2, Audit Report and auditee response).	The site inspection on the second Independent Audit occurred on 11/08/21. The Report and response were submitted to the Department on 28/09/21 (i.e.: within 2 months).	Compliant
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.	-	The auditees no request was made for ongoing audits during the audit period. The Project is still in construction.	Not Triggered
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	DPE post approval portal lodgement 30/01/22 (notification of commencement of operation of the carpark).	Commencement of operations of the carpark was notified on 30/10/22. Operations have yet to commence.	Compliant
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	Not Triggered
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.	-	-	Not Triggered
Post-construction Dilapidation Report				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	-	-	Not Triggered
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	-	-	Not Triggered
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	-	-	Not Triggered
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;			
	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) to be forwarded to Council.	-	-	Not Triggered
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <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>	-	-	Not Triggered
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.	-	-	Not Triggered
Protection of Property				
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	-	-	Not Triggered
Utilities and Services				
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	-	-	Not Triggered
Roadworks, Signposting and Associated Markings				
D9	Prior to the commencement of the operation of the development the following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW: (a) construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B35 to encourage walking and cycling to the TAFE Campus.	-	-	Not Triggered
D10	Prior to the commencement of the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with: (a) all roads and traffic facilities outside the TAFE boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(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	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained	-	-	Not Triggered
Public Domain Upgrades				
D11	Prior to the commencement of the operation of the development, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:	-	-	Not Triggered
	(a) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(d) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B35. In addition: (i) the proposed civil works must be in accordance with Council's Specification and Standard Drawing; and (ii) all adjustments to public utility services, power poles and associated construction works in the nature strip must be carried out in accordance with approved plans under condition B35;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(f) stormwater drainage installations where proposed in the public domain in accordance with Council's stormwater team recommendations;	-	-	Not Triggered
	(g) signage and line marking details;	-	-	Not Triggered
	(h) staging of the public civil works, if any, and transitions between the stages; and (i) the relocation/adjustment of all public utility services affected by the proposed works	-	-	Not Triggered
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.	-	-	Not Triggered
Works as Executed Plans				
D13	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	-	-	Not Triggered
Travel Plan				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D14	Prior to the commencement of operation, a Travel Plan (TP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;	-	-	Not Triggered
	(b) be based on the TP submitted with the RtS titled 'Multi-Trades and Digital Technology Hub TAFE NSW Meadowbank Travel Plan (Issue E)' prepared by GTA Consultants and dated 4 May 2020, and include the following measures recommended by TfNSW: (i) installation of next service departure screens for T9 rail services (and bus services if possible) in the lobby to encourage public transport use; and (ii) develop and deliver a robust communications strategy for the TP to users of the site prior to occupation which includes key messages on how to travel including prioritising public and active transport as well as road safety messages;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(d) include specific tools and actions to help achieve the objectives and mode share targets;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(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	-	-	Not Triggered
	(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>	-	-	Not Triggered
	Mechanical Ventilation			
D15	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	-	-	Not Triggered
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	-	-	Not Triggered
	(b) any dispensation granted by Fire and Rescue NSW.	-	-	Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment				
D16	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 have been incorporated into the design	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.			
Bicycle Parking and End-of-Trip Facilities				
D17	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 30 staff/student/visitor bicycle parking spaces within the MultiTrades and Digital Technology Hub building;	-	-	Not Triggered
	(b) the provision of short-term bicycle parking in the form of U-rails or racks within the public domain areas, where possible;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(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);	-	-	Not Triggered
	(e) appropriate pedestrian and cyclist advisory signs are to be provided; and	-	-	Not Triggered
	(f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority	-	-	Not Triggered
Fire Safety Certification				
D18	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	-	Not Triggered
Structural Inspection Certificate				
D19	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: \	-	-	Not Triggered
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Stormwater Quality Management Plan				
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	-	-	Not Triggered
	(a) maintenance schedule of all stormwater quality treatment devices;	-	-	Not Triggered
	(b) record and reporting details;	-	-	Not Triggered
	(c) relevant contact information; and	-	-	Not Triggered
	(d) Work Health and Safety requirements	-	-	Not Triggered
Warm Water Systems and Cooling Systems				
D21	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	Not Triggered
Outdoor Lighting				
D22	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	-	-	Not Triggered
	(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (-	-	Not Triggered
	(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.	-	-	Not Triggered
Signage				
D23	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.	-	-	Not Triggered
D24	Prior to the commencement of the use of the digital wayfinding sign and if speakers are incorporated as part of the sign, the Applicant must prepare and submit a Signage Noise Management Plan (SNMP) to the satisfaction of the Certifier. The SNMP must outline measures to ensure the audio function/content of the digital sign does not cause adverse impacts on the public domain within the TAFE Campus and the sensitive receivers outside the TAFE Campus. The SNMP must be consistent with the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020 and include the following:	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(b) limit excessive high and low frequencies;	-	-	Not Triggered
	(c) describe the monitoring programs to ensure adverse noise impacts are minimised; and	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.	-	-	Not Triggered
D25	All signage uplighting/illumination must be directed away from adjoining residential properties.	-	-	Not Triggered
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.	-	-	Not Triggered
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.	-	-	Not Triggered
Operational Waste Management Plan				
D28	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	-	-	Not Triggered
	(a) detail the type and quantity of waste to be generated during operation of the development;	-	-	Not Triggered
	(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);	-	-	Not Triggered
	(c) detail the materials to be reused or recycled, either on or off site; and	-	-	Not Triggered
	(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.	-	-	Not Triggered
Site contamination and Site Audit Statement				
D29	Prior to commencement of operation, the Applicant must submit a Validation Report for the development. The Validation Report must:	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(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;	-	-	Not Triggered
	(c) include, but not be limited to: <ul style="list-style-type: none"> (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; 	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.	-	-	Not Triggered
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.	-	-	Not Triggered
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.	Compliant
	(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	Compliant
Landscaping				
D32	Prior the commencement of the operation of the development, replacement tree planting proposed on the TAFE Campus and proposed landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping plans approved under condition B38.	-	-	Not Triggered
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.	-	-	Not Triggered
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.	-	-	Not Triggered
D35	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	-	-	Not Triggered
Memorial Tree				
D36	Prior the commencement of the operation of the development the replacement memorial tree must be planted and the associated plaque installed in accordance with the location and tree species agreed with Council and persons/family associated with the memorial tree (condition B39).	-	-	Not Triggered
Wind Mitigation				
D37	Prior the commencement of the operation of the development the wind management and mitigation measures approved under condition B1 must be installed.	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Operational Flood Emergency Management Plan				
D38	Prior the commencement of the operation of the development, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is be prepared by a suitably qualified and experienced person(s);	-	-	Not Triggered
	(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);	-	-	Not Triggered
	(c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	-	-	Not Triggered
Servicing and Loading Dock Management Plan				
D39	Prior to the commencement of operation, the Applicant must prepare a detailed Loading Dock Management Plan (LDMP) in consultation with TfNSW and Council. The Applicant must submit a copy of the final plan to TfNSW and Council. The Plan needs to specify, but not be limited to, the following: (a) details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;	-	-	Not Triggered
	(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	-	-	Not Triggered
	(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.	-	-	Not Triggered
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.	-	-	Not Triggered
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.	-	-	Not Triggered
D42	The size of vehicles servicing the property must not exceed 12.5m.	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Public Domain Works-as-Executed Plans				
D43	Prior to the commencement of the operation of the development, work-as-executed (WAE) plans must be submitted to Council for review and approval (within 14 working days of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.	-	-	Not Triggered
Compliance Certificate – External Works				
D44	Prior to the commencement of the operation of the development, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The Applicant is liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.	-	-	Not Triggered
PART E POST OCCUPATION				
Use of the Car Park				
E1	The multi-storey car park located on the Southern Site is for the use of TAFE staff, students and visitors only. The car park (and its individual spaces) must not be used by, or leased to, the general public or persons not associated with the TAFE for use as a commuter car park or for all day or part-day car parking.	-	-	Not Triggered
Operation of Plant and Equipment				
E2	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	Not Triggered
Warm Water Systems and Cooling Systems				
E3	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	Not Triggered
Community Communication Strategy				
E4	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Operational Noise Limits				
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020.	-	-	Not Triggered
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	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or as agreed by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			
Unobstructed Driveways and Parking Areas				
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	Not Triggered
Travel Plan				
E8	The TP required by condition D14 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. A copy of the updated TP(s) must be provided to the Planning Secretary within one month of being updated.	-	-	Not Triggered
Ecologically Sustainable Development				
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative 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	-	-	Not Triggered
E10	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.	-	-	Not Triggered
Flooding and Stormwater				
E11	The operation of the development must be carried out at all times in accordance with the SOMP (condition D20) and the FERSP (condition D38).	-	-	Not Triggered
Outdoor Lighting				
E12	Notwithstanding condition D22, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	-	-	Not Triggered
Lighting				
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.	-	-	Not Triggered

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURE

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Construction Environmental Management Plan				
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).	Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021.	Site inductions are being completed. The site induction and pre-start training material includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds, access and being a good neighbour etc.	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	The risk assessment is presented in Appendix A4 of the CEMP. No environmental risks were rated above medium.	C
4.9	No vegetation removal or modification is to occur beyond the proposed works areas shown on the plans.	Site Inspection 08/02/22	Street trees were protected by the Project hoarding at the time of the site inspection. No trimming, damage or removal was reported to have occurred or was observed during the site inspection.	C
4.12.5	Concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan. Washout of concrete pumps and AGI's in other areas will not be permitted. Washout shall be captured using membranes or other suitable means and allowed to set.	Interview with auditees 08/02/22. Site Inspection 08/02/22. Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021 220221 SSD10349_IA3 Request for information_Rev1.0 (auditee response to RFI)	Waste concrete is occasionally placed on site away from pits and drainage lines. This is then broken up and disposed of as General Solid Waste for offsite recycling. The Auditor sighted a tool washout facility at the Hub loading dock. Refer photo 5 in Appendix E. The auditees state that 'sediment drums are designed to ensure all solids are trapped at the bottom of the bin prior to water charging into the sewer line. The drum is regularly maintained and cleared out by the Hydraulic Contractor on a weekly basis'.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Construction Traffic and Pedestrian Management Sub-Plan				
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 08/02/22 Complaints register current to 20/01/22	All vehicles were observed within the site. All complaints regarding traffic routes were 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 08/02/22	A class hoarding was observed during the inspection.	C
Construction Noise and Vibration Management Sub-Plan				
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.	Meadowbank TAFE – Multi Trades and Digital Technology Hub, Project Specific Site Induction, Rev: 8 – June 2021.	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 20/01/22 SINSW Complaints Management System	The register is maintained which includes summaries of this information. More detail is available in the complaints management system which tracks all the detail in this requirement. .	C
Construction Waste Management Sub-Plan				
Appendix A.7, pg. 220.	<i>Reuse, Recycling, & 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,	Site inspection 08/02/22	Bins to segregate material were observed on site. No issues.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
	(e.g., <i>Contaminated materials, general waste, soil/rock/grass, concrete, trees and shrubs</i>).			
Appendix A.7, pg 220.	<p>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;</p> <p>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</p>	<p>Interview with auditees 08/02/22.</p> <p>Site Inspection 08/02/22.</p> <p>Gali Group, Monthly Waste Breakdown Report, December 2021, November 2021, October 2021.</p>	<p>General office and construction waste was segregated into recycle or general waste and disposed. Quantities, types, and dates were recorded. This material was considered pre-classified and general construction waste under the Waste Classification Guidelines.</p> <p>Waste disposal records for asbestos contaminated soils were available showing disposal to SUEZ Kemps Creek at the second Independent Audit. No asbestos was disposed of during the current audit period.</p>	C
Construction Soil and Water Management Sub-Plan				
A.9, 2.2	Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles.	Site Inspection 08/02/22.	<p>The sediment and soil erosion control plans have been prepared in accordance with the Blue Book.</p> <p>During the site inspection it was observed that a temporary sediment and erosion control plan was largely being implemented at the car park site.</p> <p>At the inspection it was observed that the low point on the northwestern corner of the multi storey car park site required upgrading to ensure construction waters were controlled in line with the Blue Book.</p> <p>Deficiencies were addressed prior to finalizing this report.</p>	C
A.9, 2.2	Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas.	Site Inspection 08/02/22.	<p>Sprinklers, watercart, boundary dust monitoring and hoarding were observed which manage fugitive dust.</p> <p>The majority of the site is now sealed. With landscaping and some roads to be constructed. No</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
			complaints regarding dust were received during the audit period.	
A.9, 2.2	Stabilised site access at the construction vehicle entry/exits	Site Inspection 08/02/22.	<p>The site access points, and surrounding roads were observed to be clean during the inspection. A vehicle shaker and stabilized access was on-site during the site inspection.</p> <p>At the inspection it was observed that the rumble grid on the Hub haul road required maintenance. Deficiencies were addressed prior to finalizing this report.</p>	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



Mr Jono Tiernan
Project Director
School Infrastructure NSW
Via Major Projects Portal

02/08/2021

Dear Mr Tiernan

**Multi-Trades and Digital Technology Hub at TAFE at Meadowbank (SSD-10349)
Nomination of independent auditors**

I refer to your submission (SSD-10349-PA-26) nominating Mr S Fermio, Mr D Low, Ms A Azzopardi and Mr N Ballard of WolfPeak as suitably qualified, experienced and independent persons to undertake the independent audit in accordance with Condition C42 of SSD-10349 for the Multi-Trades and Digital Technology Hub at TAFE at Meadowbank.

The Department of Planning, Industry and Environment (Department) has reviewed the nominations and information you have provided against the *Independent Audit Post Approval Requirements* (Department, May 2020), specifically section 3.1. The Department is satisfied that the nominees are certified with Exemplar Global as either principal or lead auditors in environmental management systems, are suitably experienced in state significant developments and have supplied declarations of independence.

Consequently, I can advise that the Planning Secretary confirms the approval of the following independent auditors for the Project:

- Mr Steve Fermio, Principal Environmental & Earth Scientist, WolfPeak
- Mr Derek Low, Principal Environmental Consultant, WolfPeak
- Ms Ann Azzopardi, Senior Sustainability Consultant, Wolfpeak
- Mr Nicholas Ballard, Principal Environmental Auditor, WolfPeak

As per condition C43 of SSD-10349, independent audits must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (Department, May 2020).

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

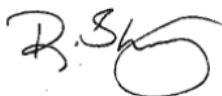
The Department reserves the right to request an alternate auditor or audit team for any future Audits.

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

If you wish to discuss the matter further, please contact Ms Alex McGuirk, Senior Compliance Officer, via compliance@planning.nsw.gov.au.

4 Parramatta Square, 12 Darcy Street, Parramatta 2150 | dpie.nsw.gov.au | 1

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX D – CONSULTATION RECORDS

Derek Low

From: Claire Valis <claire.valis@dpie.nsw.gov.au>
Sent: Friday, 28 January 2022 4:57 PM
To: Derek Low
Cc: Alex McGuirk
Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi Derek,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit. The Department requests that you also consult with Ryde City Council.

Please ensure the audit is conducted in accordance with Condition C40 of Development Consent SSD-9343, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements (May, 2020). Consistent with section 3.3 of those requirements, please ensure:

- All conditions applicable to the current phase are audited
- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts
- The status of the previous independent audit findings, recommendations and actions is included
- A high level assessment of the environmental management plans/sub-plans is included
- Noting the previous independent audit findings and observations in relation to noise, notification of works, complaints, and information on the project website, the Department considers these matters to be particularly relevant.

If you have any questions, please do not hesitate to contact me,

Claire Valis
Compliance Officer

Planning & Assessment | Department of Planning and Environment
Level 16, 4 Parramatta Square | Locked Bag 5022 | Parramatta NSW 2124



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.

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.

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>
Sent: Monday, 24 January 2022 9:09 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi there.

I am one of the Department of Planning 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 third independent audit on the Project. The audit is required to be conducted in accordance with SSD 10349 condition C43 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/14386>

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 in early February 2022, with the report finalised two months thereafter, 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 along with all post approval documents prepared to satisfy the conditions, 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:

- if it 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
- if it recommends that other parties or agencies are to be consulted. If so we request that the Department identify those parties.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Monday, 28 February 2022 1:40 PM
To: Derek Low
Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Derek

Thank you. Found it with your help.

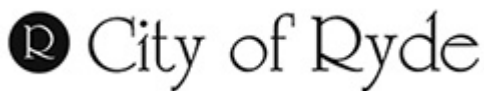
Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT

P 0299528187

E SanjuR@ryde.nsw.gov.au

W www.ryde.nsw.gov.au



Customer Service Centre 1 Pope Street, Ryde (Within Top Ryde City shopping centre)
North Ryde Office Riverview Business Park, Building 0, Level 1, 3 Richardson Place, North Ryde

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The City of Ryde wishes to acknowledge the Traditional Custodians of the Land on which we work and pay our respect to the Elders both past, present and emerging, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 28 February 2022 1:05 PM
To: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Subject: Re: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi Sanju. Click on library, then reports. I can see it there but cant access as a link on my phone.

Regards

Get [Outlook for Android](#)

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>
Sent: Monday, February 28, 2022 1:03:08 PM
To: Derek Low <dlow@wolfpeak.com.au>

Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Derek

Yes for the MEEP (School). There is nothing on their website.
Could you please send me a link to the Audit Report if possible.
Thank you

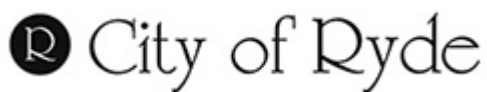
Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT

P 0299528187

E SanjuR@ryde.nsw.gov.au

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Customer Service Centre 1 Pope Street, Ryde (Within Top Ryde City shopping centre)
North Ryde Office Riverview Business Park, Building 0, Level 1, 3 Richardson Place, North Ryde

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From: Derek Low <dlow@wolfpeak.com.au>

Sent: Monday, 28 February 2022 12:56 PM

To: Sanju Reddy <SanjuR@ryde.nsw.gov.au>

Subject: Re: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi Sanju. Many thanks.

You are referring to SMEEP rather than TAFE is that right?

The SMEEP report should be up on the SMEEP website.

<https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/m/meadowbank-education-and-employment-precinct.html>

Get [Outlook for Android](#)

From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>

Sent: Monday, February 28, 2022 12:47:52 PM

To: Derek Low <dlow@wolfpeak.com.au>

Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi Derek

Thank you for the email advice.

I note that Council had raised a number of issues in its submission of 20 October 2021. I was more interested in that report and progress on those matters.

If that report available?

Thanks

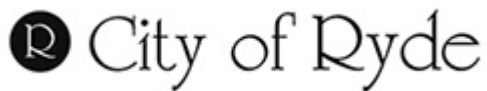
Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT

P 0299528187

E SanjuR@ryde.nsw.gov.au

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From: Derek Low <dlow@wolfpeak.com.au>

Sent: Monday, 28 February 2022 9:18 AM

To: Sanju Reddy <SanjuR@ryde.nsw.gov.au>

Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

I Sanju. Thanks for the response. Unfortunately the auditor's only point of external contact is on the development of the audit scope. From then on we only deal with the client / proponent.

It is the client/proponents responsibility to respond to the issues raised, submit the report to the Department and make it publicly available on their website.

For your information the last report is publicly available here:

https://www.tafensw.edu.au/documents/60140/1073757051/210920+IA2+Report_Meadowbank+TAFE_Rev+0.pdf

I attach the last corro from you that we have on file in relation to the second Independent Audit for your reference. If there are particular issues you would like examined this time around (i.e.: relevant to the last six months) please let me know.

Kind regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au

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From: Sanju Reddy <SanjuR@ryde.nsw.gov.au>

Sent: Friday, 25 February 2022 5:17 PM

To: Derek Low <dlow@wolfpeak.com.au>

Subject: RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi Dereck

The issues previously raised have not been addressed. Also we did not receive any update or feedback on the previously raised issues.

Please let me know if we should raise it again?

Thanks

Sanju Reddy

Senior Coordinator Business Improvement and Customer Relations
DEVELOPMENT ASSESSMENT

P 0299528187

E SanjuR@ryde.nsw.gov.au

W www.ryde.nsw.gov.au



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From: Derek Low <dlow@wolfpeak.com.au>

Sent: Wednesday, 9 February 2022 8:12 AM

To: City of Ryde <CityofRyde@ryde.nsw.gov.au>; Sanju Reddy <SanjuR@ryde.nsw.gov.au>

Subject: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 3 Consultation Request

Hi there.

I am one of the Department of Planning 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 third independent audit on the Project. The audit is required to be conducted in accordance with SSD 10349 condition C43 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/14386>

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 occurring in February 2022, with the report finalised by early April 2022, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's instructions, I am consulting with the Council on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions, 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 Council confirm if it 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.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



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APPENDIX E – SITE INSPECTION PHOTOGRAPHS



Photo 1: Protection of live drain.

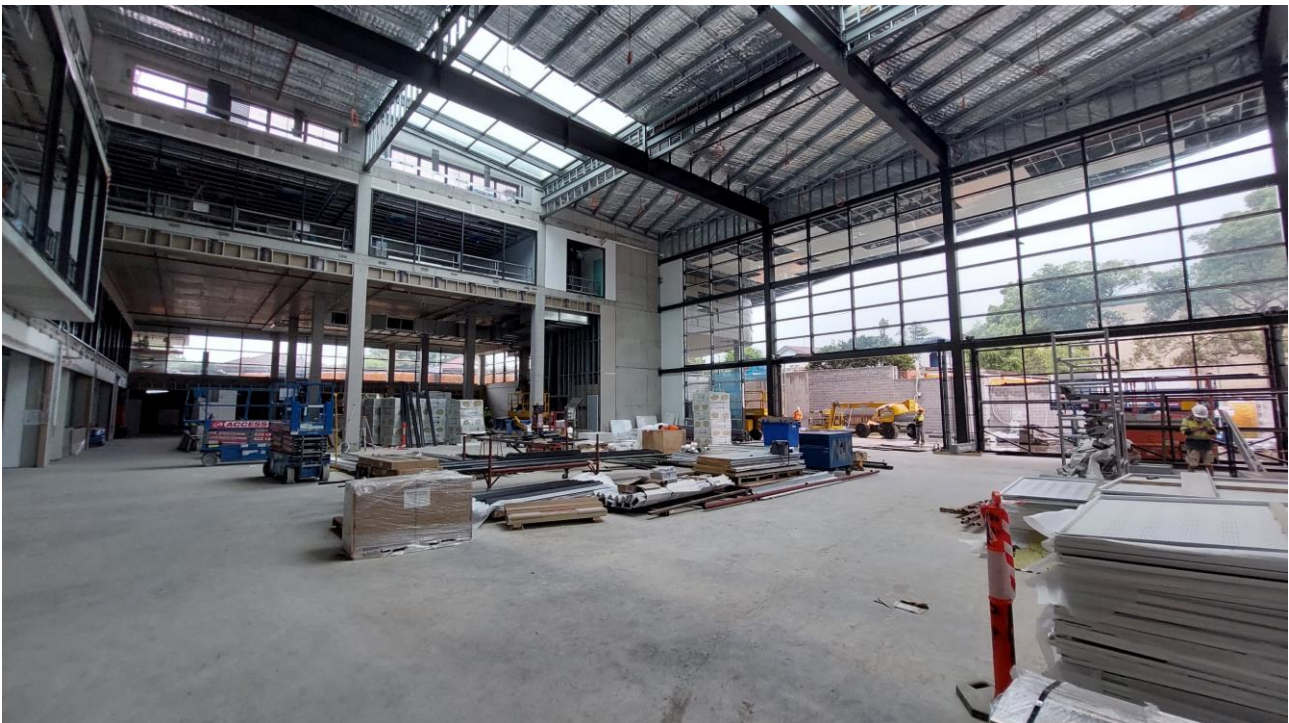


Photo 2: Fit out of the main Hub underway.



Photo 3: Waste management at the loading dock.



Photo 4: Waste management at the loading dock.



Photo 5: Makeshift tool washout facility with connection to sewer.



Photo 6a: Sprinkler screwed / nailed to tree trunks and photo 6b showing adjustment using cable ties.



Photo 8: Bunded fuel and oil storage.



Photo 9a: Rumble grid requiring maintenance and Photo 6b: Cleaned rumble grid.



Photo 10: Stocked spill kit.



Photo 11a: Temporary fence on Council land and Photo 11b: readjusted fence.

APPENDIX F – INDEPENDENT DECLARATION FORMS

Declaration of Independence - Auditor



Project Name:	Multi-Trades and Digital Technology Hub and car park
Consent Number:	SSD 10349
Description of Project:	<p>Multi-Trades and Digital Technology Hub and car park, comprising:</p> <ul style="list-style-type: none"> • excavation, tree removal and remediation (as necessary); • demolition and removal of hazardous materials; • construction of the Multi-Trades and Digital Technology Hub building comprising: <ul style="list-style-type: none"> ○ an up to six storey building providing 13,930m² gross floor area for tertiary education use; ○ 36 car parking spaces, loading dock and 30 bicycle parking spaces and end-of-trip facilities; • construction of the Car Park comprising an up to two storey (three level) car park providing for 241 car parking spaces. • landscaping works including hard and soft landscaping, through site link and landscaped laneway; and • business identification and way finding signage.
Project Address:	TAFE NSW Meadowbank Campus, See Street, Meadowbank Lot 11 DP1232584
Proponent:	TAFE NSW
Title of audit	Independent Audit No. 3
Date:	09/03/22

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:

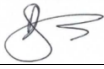
- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in 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)

Declaration of Independence - Auditor



Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd

Declaration of Independence - Auditor



Project Name:	Multi-Trades and Digital Technology Hub and car park
Consent Number:	SSD 10349
Description of Project:	<p>Multi-Trades and Digital Technology Hub and car park, comprising:</p> <ul style="list-style-type: none"> • excavation, tree removal and remediation (as necessary); • demolition and removal of hazardous materials; • construction of the Multi-Trades and Digital Technology Hub building comprising: <ul style="list-style-type: none"> ○ an up to six storey building providing 13,930m2 gross floor area for tertiary education use; ○ 36 car parking spaces, loading dock and 30 bicycle parking spaces and end-of-trip facilities; • construction of the Car Park comprising an up to two storey (three level) car park providing for 241 car parking spaces. • landscaping works including hard and soft landscaping, through site link and landscaped laneway; and • business identification and way finding signage.
Project Address:	TAFE NSW Meadowbank Campus, See Street, Meadowbank Lot 11 DP1232584
Proponent:	TAFE NSW
Title of audit	Independent Audit No. 3
Date:	09/03/22

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:

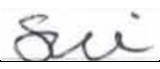
- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in 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.

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- 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)

Declaration of Independence - Auditor



Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company:	WolfPeak Pty Ltd