

TAFE IATC- DA CONSENT MATRIX AND STAGING



ADCO CONSTRUCTIONS- PROJECT STAGING

ID	CONSENT CONDITION	ACTION	RACI					STAGE 1 - SUBSTRUCTURE AND INGROUND SERVICES	STAGE 2- STRUCTURE INCLUDE ROOF AND HIGH LEVEL SERVICES	STAGE 3- ARCHITECTURAL FACADE AND FITOUT INCL SERVICES	STAGE 4- EXTERNAL WORKS
			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Obligation to Minimise Harm to the Environment</b>											
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Note	ADCO					Noted	Noted	Noted	Noted
<b>Terms of Consent</b>											
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS, Response to Submissions and additional information provided in support of the application during the assessment period; and d) in accordance with the approved plans in the table below.	All to Note	ADCO					Noted	Noted	Noted	Noted
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such	All to Note						Noted	Noted	Noted	Noted
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. 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.	All to Note						Noted	Noted	Noted	Noted
<b>Limits of Consent</b>											
A5	This consent lapses five years after the date of consent unless work is physically commenced.	All to Note						Noted	Noted	Noted	Noted
<b>Prescribed Conditions</b>											
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All to Note						Noted	Noted	Noted	Noted
<b>Planning Secretary as Moderator</b>											
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on	All to Note						Noted	Noted	Noted	Noted
<b>Evidence of Consultation</b>											
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	1. Establish stakeholder matrix 2. Develop consultation plan 3. Complete consultation activities 4. Establish record keeping process for consultation activities						Noted	Noted	Noted	Noted



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<b>Applicability of Guidelines</b>											
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All to Note	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
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.	All to Note	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Monitoring and Environmental Audits</b>											
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	All to Note	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘	✘	✘	✘
<b>Access to Information</b>											
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	1. Establish protocols for identifying required info and documents captured by this condition (including updates) 2. Raise service tickets with TAFE NSW Web Team to upload info and documents 3. Deploy info and documents to project website	ADCO-Action item 1 TAFE NSW Change Team- Action item 2 TAFE NSW Web Team- Action Item 3	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Compliance</b>											
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1. Identify individuals captured by this requirement 2. Communicate consent conditions to identified individuals and obtain acknowledgement	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Incident Notification, Reporting and Response</b>											
A24	The Planning Secretary must be notified through the major projects portal 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.	1. Manage incidents and reporting requirements 2. Notify DPIE via Portal	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2					Noted	Noted	Noted	Noted
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	All to Note	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted

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<b>Non-Compliance Notification</b>											
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	1. Manage non-compliance issues and reporting requirements 2. Notify DPIE via Portal	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
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.	All to Note	Note					Noted	Noted	Noted	Noted
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All to Note	Note					Noted	Noted	Noted	Noted
<b>Revision of Strategies, Plans and Programs</b>											
A29	Within three months of: a) the submission of a compliance report under condition A32; b) the submission of an incident report under condition A25; c) the submission of an Independent Audit under condition C37 or C38; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	1. Review documents captured by this requirement 2. Notify DPIE	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note. This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	All to Note	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Compliance Reporting</b>											
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	All to Note						Noted	Noted	Noted	Noted
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.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	1. Establish protocols for identifying required info and documents captured by this condition (including updates) 2. Raise service tickets with TAFE NSW Web Team to upload info and documents 3. Deploy info and documents to project website	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
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.	All to Note	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Notification of Commencement</b>											
B1	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.	1. Prepare notification 2. Notify DPIE	ADCO — Action 1 TAFE NSW Infrastructure — Action 2	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
B2	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.	1. Prepare notification 2. Notify DPIE	ADCO — Action 1 TAFE NSW Infrastructure — Action 2	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘	✘	✘	✘
<b>Certified</b>											
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep		✘	✘	

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<b>External Walls and Cladding</b>											
B4	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.	1. Prepare documentation 2. Notify DPIE	ADCO — Action 1 TAFE NSW Infrastructure — Action 2	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				✘
<b>Protection of Public Infrastructure</b>											
B5	Prior to the relevant Crown Certificate, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure immediately adjacent to the works as defined in drawing DA0103 (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifier and relevant infrastructure owner.	1. Establish stakeholder matrix 2. Develop consultation plan 3. Complete consultation activities 4. Establish record keeping process for consultation activities 5. Prepare documentation	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Pre-Construction Dilapidation Report</b>											
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. 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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Ecologically Sustainable Development</b>											
B7	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or b) seeking approval from the Planning Secretary for an alternative certification		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Outdoor Lighting</b>											
B8	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		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep		✘		✘
<b>Environmental Management Plan Requirements</b>											
B9	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	All to Note	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted

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<b>Construction Environmental Management Plan</b>											
B10	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 for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure; (d) an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must: (i) be prepared in consultation with the Registered Aboriginal Parties; and (ii) incorporate an overview of the types of Aboriginal sites and Aboriginal objects to be aware of during construction (i.e. stone tools, concentrations of shells that could be middens and rock engravings and grinding grooves). (e) construction Traffic and Pedestrian Management Sub-Plan (see condition B11); (f) construction Noise and Vibration Management Sub-Plan (see condition B12); (g) construction Waste Management Sub-Plan (see condition B12(d));	1. Establish stakeholder matrix 2. Develop consultation plan 3. Complete consultation activities 4. Establish record keeping process for consultation activities 5. Prepare documentation 6. Submit to DPIE	ADCO — Actions 1-5 TAFE NSW Infrastructure — Action 6		TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
B11	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
B12	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include a complaints management system that would be implemented for the duration of the construction; and (e) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
B13	The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			



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B14	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) incorporate the management and mitigation measures contained within the 'Salinity Assessment and Management Plan (Rev A)' prepared by JBS&G Australia and dated 5 February 2021. (c) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (d) 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'; (e) 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); (f) detail all off-site flows from the site; and (g) 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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
B15	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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Construction Parking</b>											
B16	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Soil and Water</b>											
B17	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Flood Management</b>											
B19	Prior to the commencement of construction, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated the management and mitigation measures contained within the 'Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			

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<b>Operational Noise - Design of Mechanical Plant and Equipment</b>											
B20	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in 'Acoustic Services — Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in 'Acoustic Services — Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep			✘	
<b>Operational Waste Storage and Processing</b>											
B21	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place;		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep			✘	✘
<b>Construction Access Arrangements</b>											
B22	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>											
B23	Prior to commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction; (b) a minimum of 16 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (c) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				✘
<b>Public Domain Works</b>											
B24	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council 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.	1. Develop consultation plan 2. Complete consultation activities 3. Prepare documentation 4. Submit documentation	ADCO — Actions 1-3 TAFE NSW TAFE Infrastructure-								✘
<b>Site Notice</b>											
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.		ADCO					Noted	Noted	Noted	Noted



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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Operation of Plant and Equipment</b>											
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.		ADCO					Noted	Noted	Noted	Noted
<b>Construction Hours</b>											
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.		ADCO					Noted	Noted	Noted	Noted
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		ADCO					Noted	Noted	Noted	Noted
C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; (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; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.		ADCO					Noted	Noted	Noted	Noted
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is		ADCO					Noted	Noted	Noted	Noted
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.		ADCO					Noted	Noted	Noted	Noted
<b>Implementation of Management Plans</b>											
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).		ADCO					Noted	Noted	Noted	Noted
<b>Construction Traffic</b>											
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.		ADCO					Noted	Noted	Noted	Noted
<b>Hoarding Requirements</b>											
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>No Obstruction of Public Way</b>											
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.		ADCO					Noted	Noted	Noted	Noted
<b>Construction Noise Limits</b>											
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.		ADCO					Noted	Noted	Noted	Noted
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.		ADCO					Noted	Noted	Noted	Noted
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.		ADCO					Noted	Noted	Noted	Noted

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ID	CONSENT CONDITION	ACTION	RACI					STAGE 1 - SUBSTRUCTURE AND INGROUND SERVICES	STAGE 2- STRUCTURE INCLUDE ROOF AND HIGH LEVEL SERVICES	STAGE 3- ARCHITECTURAL FACADE AND FITOUT INCL SERVICES	STAGE 4- EXTERNAL WORKS
			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Vibration Criteria</b>											
C15	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).		ADCO					Noted	Noted	Noted	Noted
C16	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 C16.		ADCO					Noted	Noted	Noted	Noted
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition 810 of this consent.		ADCO					Noted	Noted	Noted	Noted
<b>Tree Protection</b>											
C18	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 construction zone identified in DA0103, 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 site or adjoining the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment (Revision A)' prepared by Tree IQ and dated 10 December 2020 and its Addendum Report dated 10 August 2021, and the 'Tree Protection & Removal Plan (Rev B)' prepared by Gray Puksand and dated 9 August 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Air Quality</b>											
C20	During construction, the Applicant must ensure that: a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		ADCO					Noted	Noted	Noted	Noted
<b>Imported Fill</b>											
C21	The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the 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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Disposal of Seepage and Stormwater</b>											
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the 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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘	✘		✘
<b>Emergency Management</b>											
C23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	1. Identify individuals captured by this requirement 2. Prepare and implement training 3. Maintain records	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted

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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Stormwater Management System</b>											
C24	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the 'Civil Engineering: SSDA Design Report (Revision 6)' prepared by Northrop and dated 9 June 2021; (c) be designed to ensure that the development has no adverse impact upon downstream drainage infrastructure by demonstrating that post-development stormwater flows for all storm events up to the 1% AEP event match with pre-development flows, or as otherwise agreed with Council. (d) be in accordance with applicable Australian Standards; (e) be in accordance with Stormwater Draining Specification for Building Developments (Penrith City Council, 2016); and (f) 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.		ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Unexpected Finds Protocol - Aboriginal Heritage</b>											
C25	In the event that surface disturbance identifies a new Aboriginal object: a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	
Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	Noted	
C27	If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Waste Storage and Processing</b>											
C28	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.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C29	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C30	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		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C32	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.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Outdoor Lighting</b>											
C33	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted

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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Independent Environmental Audit</b>											
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	1. Prepare Notification 2. Submit Notification	TAFE NSW Infrastructure	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	✘			
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		Independenet Auditor	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.		Note					Noted	Noted	Noted	Noted
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	1. Prepare a response and action plan to close out audit findings 2. Submit to DPIE 3. Upload to website	ADCO — Action Item 1 TAFE NSW Infrastructure — Action Item 2 TAFE NSW Web Team — Action Item 3	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
C39	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.		Note					Noted	Noted	Noted	Noted
<b>Notification of Occupation</b>											
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>External Walls and Cladding</b>											
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
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.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Works as Executed Plans</b>											
D4	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	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Warm Water Systems and Cooling Systems</b>											
D5	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.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				

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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Outdoor Lighting</b>											
D6	Prior to the issue of relevant Crown Occupancy Certificate, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Mechanical Ventilation</b>											
D7	Prior to the issue of relevant Crown Certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: a) AS 1668.2-2012 The use of air-conditioning in buildings — Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>											
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition 818 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Acoustic Services — Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' report prepared by Norman, Disney & Young and dated 10 March 2021.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Fire Safety Certification</b>											
D9	Prior to issue of relevant Crown Occupancy Certificate, 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.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Structural Inspection Certificate</b>											
D10	Prior to the issue of relevant Crown Occupancy Certificate, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Compliance with Food Code</b>											
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Post-construction Dilapidation Report</b>											
D12	Prior to the issue of relevant Crown Occupancy Certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council for information.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				

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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Protection of Public Infrastructure</b>											
D13	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:</i> <i>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 0 of this consent.</i>	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Road Damage</b>											
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Protection of Property</b>											
D15	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.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Roadworks</b>											
D16	Prior to the commencement of operation, the Applicant must complete the 10 metre extension to the right turn bay on the western leg of the Great Western Highway at the intersection of the Great Western Highway / French Street / O'Connell Street. The extension to the right turn bay must: a) be designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner; and b) be designed in accordance with AUSTRROADS and other Australian Codes of Practice.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
D17	The Applicant is required to enter into a Works Authorisation Deed for the roadworks outlined in Condition D16.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
D18	Notwithstanding conditions D16 and D17, the Planning Secretary may approve a request to waive the requirements outlined in conditions D16 and D17 where it has been demonstrated to the Planning Secretary's satisfaction that: a) an area wide model has been undertaken to justify that a reduction to the stipulated 2 per cent traffic growth rate along this section of the Great Western Highway is acceptable; or b) agreement has been obtained from TfNSW that the roadworks are not required. <i>Note: TfNSW can provide STFM modelling to assist with the inputs into the area wide model should it be required.</i>	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Car Parking Arrangements</b>											
D19	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed 16-space at-grade carpark have been completed and that the car parking facility is operational.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Bicycle Parking and End-of-Trip Facilities</b>											
D20	Prior to issue of relevant Crown Occupancy Certificate, 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 26 bicycle parking spaces; b) 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; c) the provision of end-of-trip facilities generally in accordance with approved drawings listed at Condition A2; and d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note:</i> <i>All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				



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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Green Travel Plan</b>											
D21	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW; (b) 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 GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) 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 GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Utilities and Services</b>											
D22	Prior to issue of relevant Crown Occupancy Certificate, 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.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Stormwater Operation and Maintenance Plan</b>											
D23	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Signage</b>											
D24	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
D25	Prior to the issue of relevant Crown Occupancy Certificate, way-finding signage and signage identifying the location of car parking must be installed.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
D26	Prior to the issue of relevant Crown Occupancy Certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Operational Waste Management Plan</b>											
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the 'TAFE NSW Construction Centre of Excellence - Construction & Operational Waste	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Landscaping</b>											
D28	Prior to the commencement of operation, replacement tree planting proposed on the TAFE Campus and proposed landscaping of the site (including hard and soft landscaping, paths and the like) must be completed in accordance with the landscape plans listed in condition A2(d).	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
D29	Prior to the commencement of operation, the Applicant must prepare a Landscape and Vegetation Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) outline weed management measures to be implemented.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				

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ADCO CONSTRUCTIONS- PROJECT STAGING

ID	CONSENT CONDITION	ACTION	RACI					STAGE 1 - SUBSTRUCTURE AND INGROUND SERVICES	STAGE 2- STRUCTURE INCLUDE ROOF AND HIGH LEVEL SERVICES	STAGE 3- ARCHITECTURAL FACADE AND FITOUT INCL SERVICES	STAGE 4- EXTERNAL WORKS
			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Operational Flood Emergency Management Plan</b>											
D30	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (d) awareness training for employees and contractors, and visitors.	Prior to OC	ADCO	Cadence / Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Public Art</b>											
D31	Prior to the commencement of operation, the Applicant must prepare a public art strategy. The strategy must be developed: (a) in accordance with the recommendations of 'Co.F.A.B. Lab Discussion Paper: Art in Western Sydney Construction Hub' prepared by TAFE NSW and dated 23 November 2020; and (b) in consultation with Registered Aboriginal Parties, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.	Prior to OC	TAFE Infrastructure	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				TAFE Infrastructure
D32	The Applicant must submit evidence of the creation/installation of public art having commenced to the Secretary prior to the final occupation of the building. The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.	Prior to OC	ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep				
<b>Operation of Plant and Equipment</b>											
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		TAFE NSW FM&L		TAFE NSW FM&L		TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Warm Water Systems and Cooling Systems</b>											
E2	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.		TAFE NSW FM&L		TAFE NSW FM&L		TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Operational Noise Limits</b>											
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Acoustic Services — Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021.		Note					Noted	Noted	Noted	Noted
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Acoustic Services — Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021. 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.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Unobstructed Driveways and Parking Areas</b>											
E5	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.		Note					Noted	Noted	Noted	Noted

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**ADCO CONSTRUCTIONS- PROJECT STAGING**

ID	CONSENT CONDITION	ACTION	RACI					STAGE 1 - SUBSTRUCTURE AND INGROUND SERVICES	STAGE 2- STRUCTURE INCLUDE ROOF AND HIGH LEVEL SERVICES	STAGE 3- ARCHITECTURAL FACADE AND FITOUT INCL SERVICES	STAGE 4- EXTERNAL WORKS
			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Green Travel Plan</b>											
E6	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.		TAFE NSW Campus Rep		TAFE NSW Campus Rep	TAFE NSW FM&	TAFE NSW Staff and Students	Noted	Noted	Noted	Noted
<b>Ecologically Sustainable Development</b>											
E7	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 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 87, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		ADCO	Cadence/ Philip Chun	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Outdoor Lighting</b>											
E8	Notwithstanding condition D6, 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.		ADCO	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>Landscaping</b>											
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape and Vegetation Management Plan required by condition D29 for the duration of occupation of the development.	1. DLP 2. Years 2 onward	ADCO — Action Item 1 TAFE NSW — Action Item 2	Cadence	TAFE Infrastructure	N/A	TAFE NSW Campus Rep	Noted	Noted	Noted	Noted
<b>General</b>											
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		ADCO					Noted	Noted	Noted	Noted
<b>Long Service Levy</b>											
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.		ADCO					Noted	Noted	Noted	Noted
AN3	By advice or notice to the consent authority must be served on the Planning Secretary.		ADCO					Noted	Noted	Noted	Noted
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.							Noted	Noted	Noted	Noted
<b>Legal Notices</b>											
<b>Access for People with Disabilities</b>											
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the NCC. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Noted						Noted	Noted	Noted	Noted
<b>Utilities and Services</b>											
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.							Noted	Noted	Noted	Noted
<b>Road Design and Traffic Facilities</b>											
AN7	All roads and traffic facilities 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.							Noted	Noted	Noted	Noted
<b>Road Occupancy Licence</b>											
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.							Noted	Noted	Noted	Noted
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.							Noted	Noted	Noted	Noted
<b>SafeWork Requirements</b>											
AN9	To protect the safety of work personnel and the public, the worksite must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.							Noted	Noted	Noted	Noted

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			Responsible	Endorsement	Accountable	Consulted	Informed				
<b>Hoarding Requirements</b>											
<b>Handling of Asbestos</b>											
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 — 'Transportation and management of asbestos waste' must also be complied with.						Noted	Noted	Noted	Noted	
<b>Fire Safety Certificate</b>											
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.						Noted	Noted	Noted	Noted	
1.	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.						Noted	Noted	Noted	Noted	
2.	Written notification of an incident must: a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident.						Noted	Noted	Noted	Noted	
3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.						Noted	Noted	Noted	Noted	
4.	The Incident Report must include: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident.						Noted	Noted	Noted	Noted	