

# INDEPENDENT AUDIT NO. 5 (OPERATIONS) – AUDIT REPORT

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

FEBRUARY 2023

## Authorisation

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**Prepared for:**

NSW Department of Education – School Infrastructure

**Prepared by:**

WolfPeak Pty Ltd

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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 were the principal contractors undertaking the works.

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 Independent Audit Report presents the findings from the fifth Independent Audit, covering August 2022 to January 2023 inclusive (the audit period). Works conducted during this period include finalisation of public domain works and landscaping, final handover and operations.

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 SINSW, TAFE NSW and Colliers. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements. In summary:

- No findings remained open from the fourth Independent Audit.
- For the fifth Independent Audit:
  - There were 180 CoCs assessed.
  - Three (3) non-compliances were identified. These relate to review of documentation and the operational noise assessment.
  - One (1) observation was identified. This relates to persistent complaints regarding light spill from one complainant.

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 SINSW, TAFE NSW and Colliers 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 two occasions.

SINSW and Colliers are TAFE NSW's project managers and representatives, Hansen Yuncken were the principal contractors undertaking the works. Construction works commenced on 23 November 2020. Works undertaken during the audit period (August 2022 to January 2023) comprised finalisation of public domain works and landscaping, final handover and operations.

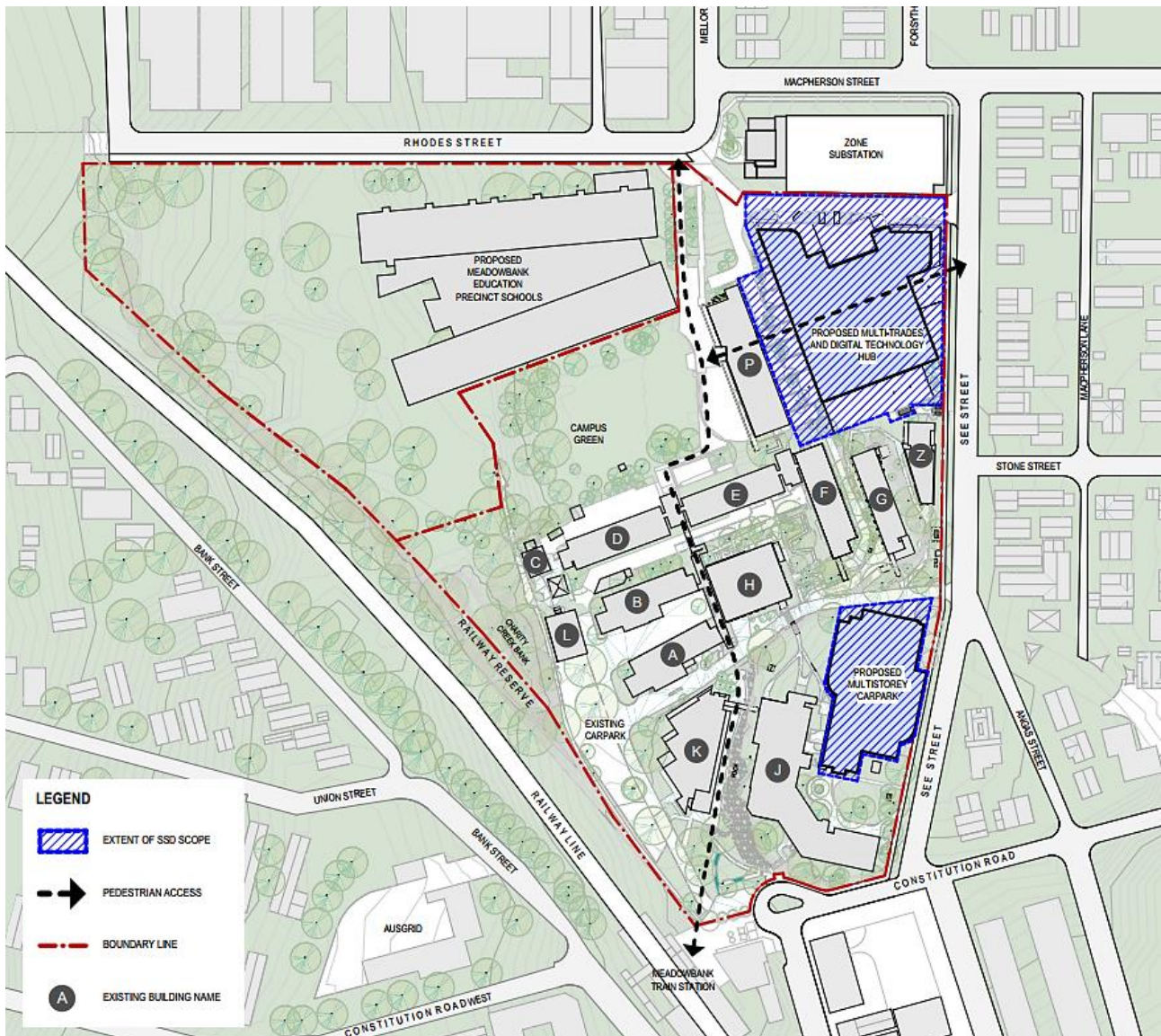


Figure 1 – Project layout (TAFE NSW)

## 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).

Approval of the Audit Team was provided by the Department on 28 October 2020 and 2 August 2021. The letter is presented in Appendix B.

## 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 fifth Independent Audit, covering operations from August 2022 to January 2023 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.

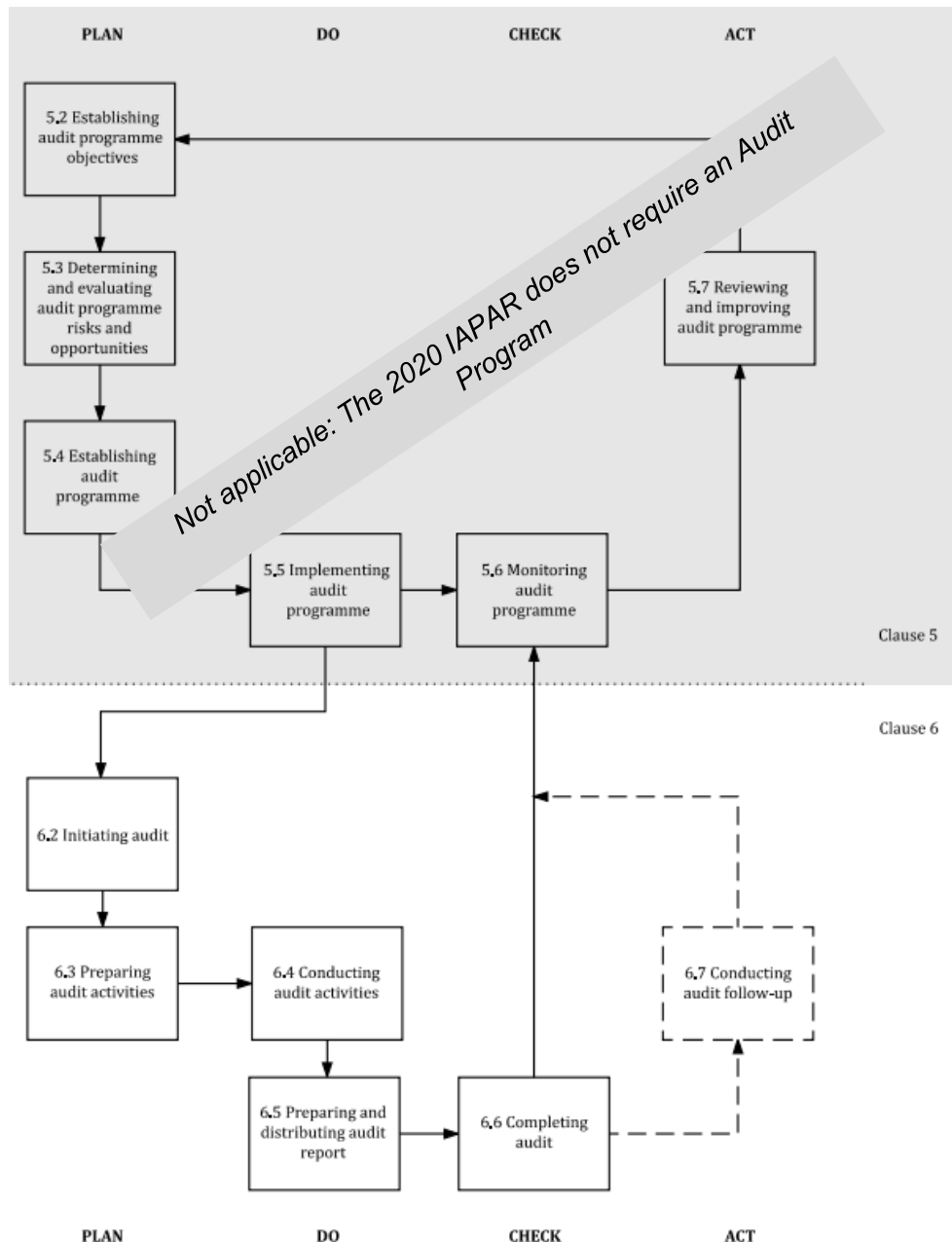


Figure 2 – Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 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 consulted with the Department on 17 October 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 16 November 2022. The Department requested that the audit be undertaken in accordance with the IAPAR.

Consultation records are presented in Appendix C.

### 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)*
- *Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW*
- *Green Travel Plan for Multi-Trades and Digital Technology Hub, Stantec, 13 July 2022*
- *Hub Stormwater Operation and Maintenance Plan, Northrop, 19 July 2022*
- *Flood Emergency Management Plan, Northrop, 24 June 2022*
- *Loading Dock Management Plan, Stantec, 01 June 2022.*

### 2.2.3 Site personnel involvement

The on-site audit activities took place on 19 January 2023. The following personnel took part in the audit:

- Bec Hannibal – Project Manager – Colliers
- Cameron Huxley – Project Director – TAFE

- Andrea Clowes – Director – Colliers (remote only).

## 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

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

## 2.2.5 Interviews

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

## 2.2.6 Site inspection

The on-site audit activities took place on 19 January 2023. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix E.

## 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 Appendix A.

## 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
<b>Compliant</b>	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.

Status	Description
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	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 (operations), and selected mitigation measures and commitments from the following operational plans:

- *Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW*
- *Green Travel Plan for Multi-Trades and Digital Technology Hub, Stantec, 13 July 2022*
- *Hub Stormwater Operation and Maintenance Plan, Northrop, 19 July 2022*
- *Flood Emergency Management Plan, Northrop, 24 June 2022*
- *Loading Dock Management Plan, Stantec, 01 June 2022.*

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

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

This Section, including Tables 1 and 2, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A. In summary:

- No findings remained open from the fourth Independent Audit.
- For the fifth Independent Audit:
  - There were 180 CoCs assessed.
  - Three (3) non-compliances were identified. These relate to review of documentation and the operational noise assessment.
  - One (1) observation was identified. This relates to persistent complaints regarding light spill from one complainant.

Table 1: Status of previously open findings from SSD 10349 Independent Audit No. 4.

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom and by When	Status
IA4_14	D44	Non-compliance	<p><i>Requirement: 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.</i></p> <p><b>Non-compliance: This was submitted to the Certifier for the relevant works. Council approved the public domain works plan under Section 138 and 139 of the Roads Act, on 14/09/21 subject to Council's conditions. The works were completed but Council has identified a range of requirements still to be addressed prior to issue of a final compliance statement. These include the completion certificate identified under D44. The approved Staging Report identifies this requirement as being satisfied prior to operation of the Hub (Stages 6). Operation of this stage has commenced and according to Council this requirement had yet to be satisfied.</b></p>	<p>According to an email from Council to Colliers dated 09/09/22, only two items were considered by Council to still be required to be addressed prior to issue of the final Compliance Certificate. These items do not relate to requirements from the Consent. Nevertheless the final Compliance Certificate has yet to be received.</p>	<p>Hansen Yuncken / Colliers Prior to completion of construction</p>	<p>CLOSED Council provided confirmation of satisfaction (Compliance Certificate) in November 2022.</p>

Table 2: SSD 10349 finding from Independent Audit No. 5

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom and by When	Status
IA5_1	A29	Non-compliance	<p>Requirement: <i>Within three months of:</i></p> <p>(a) <i>the submission of a compliance report under condition A32;</i></p> <p>(b) <i>the submission of an incident report under condition A25;</i></p> <p>(c) <i>the submission of an Independent Audit under condition C43 or C44;</i></p> <p>(d) <i>the approval of any modification of the conditions of this consent; or</i></p> <p>(e) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review,</i></p> <p><i>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</i></p> <p><b>Non-compliance: The fourth Independent Audit Report was submitted on 06/10/22. The auditee is of the view that no review was warranted as construction was completed and the building was handed over in September 2022. The Auditor however notes that this condition does not apply to only construction or operation, but applies at all times. Therefore a review within 3 months of submission of the fourth Audit Report was required (as per A29c). The Auditor also notes that the Certifier is no longer engaged as construction is complete, therefore notification to the Certifier is redundant.</b></p>	Complete a review of project strategies plans and programs and notify the Department that a review is being conducted. If any updates to documents occur as a result of the review, the updated versions should be resubmitted in accordance with A30.	TAFE / Colliers Within three months of submission of this Audit Report.	OPEN
IA5_2	E5	Non-compliance	<p>Requirement: <i>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 MultiTrades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021.</i></p> <p><b>Non-compliant: The operational noise assessment does not appear to have assessed the MSCP. Whether the MSCP meets the noise impact assessment limits cannot be determined.</b></p>	The auditee advised on 27/02/23 that the acoustic engineer has been engaged to undertake an operational noise assessment on the MSCP. The report is expected by mid-March and shall be submitted to the Department once received.	TAFE / Colliers March 2023	OPEN
IA5_3	E6	Non-compliance	<p>Requirement: <i>The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or as agreed by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank MultiTrades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 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.</i></p> <p><b>Non-compliance: A single noise assessment was completed in November 2022, which was within two months of commencement of operations of the Hub. However, this noise report was not submitted to the Department as required by this condition.</b></p> <p><b>Further, the Staging Report identifies this as being applicable to each stage of the development (MSCP, Hub, external works) and monitoring was not completed for each stage. Monitoring does not appear to have assessed noise from the MSCP.</b></p> <p><b>The Auditor notes that there is unlikely to be any noise associated from the external works stage (as defined by the Staging Report), that has not been assessed by the Hub or MSCP noise assessments.</b></p>	<p>Submit the operational noise assessment report for the Hub to the Department.</p> <p>The auditee advised on 27/02/23 that the acoustic engineer has been engaged to undertake an operational noise assessment on the MSCP. The report is expected by mid-March and shall be submitted to the Department once received.</p>	TAFE / Colliers March 2023	OPEN
IA5_5	E12	Observation	<p>Requirement: <i>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.</i></p> <p><b>Observation: Complaints regarding operational lighting continue to be received. The Auditor observes that these complaints are being raised primarily by one complainants (1 x complainant raising 7 complaints regarding lighting and 12 complaints in total since 05/07/22). TAFE have demonstrated that ongoing consultation with the affected landowner has occurred. TAFE are monitoring the lights and switching off lights when not in use.</b></p>	TAFE to ensure light timers / sensors are functioning correctly so that they switch off when the facility is not in use.	TAFE As soon as possible.	OPEN



### 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:

- Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW
- Green Travel Plan for Multi-Trades and Digital Technology Hub, Stantec, 13 July 2022
- Hub Stormwater Operation and Maintenance Plan, Northrop, 19 July 2022
- Flood Emergency Management Plan, Northrop, 24 June 2022
- Loading Dock Management Plan, Stantec, 01 June 2022.

The plans are generally adequate for operations. No issues or material opportunities for improvement were observed.

### 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 DPE

Other than the non-compliances and observation 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 current to 31 January 2023 can be sighted at <https://www.tafensw.edu.au/meadowbankprecinct>.

Ten (10) complaints were received during the audit period. Seven (7) of these related to light spill and three related to noise. To each the auditees investigated and provided a response to the complainant. The Auditor considers the investigations and responses to be adequate. The Auditor observes that one complainant raised the seven light spill complaints and that, according to the auditee, significant effort has gone into continuing to consult with the complainant (as evidenced through the complaints register and as described in the audit interview). Nevertheless diligence in managing light spill is required. Refer to finding IA5\_5 in Section 3.2 of this Report.

### 3.7 Incidents

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

### **3.8 Environmental performance and actual versus predicted impacts**

Predicted impacts were set out in Section 8 of the Environmental Impact Statement (Keylan Consulting, 14 October 2019) and Section 3 of the Response to Submissions (Keylan Consulting, 21 May 2020). The audit considered the actual impacts arising from the carrying out of the Project during the audit period (i.e.: operations) and whether they are consistent with the relevant impacts predicted in the EIS.

Based on the degree of compliance with the consent, the absence of incidents, the infrastructure and works observed during the inspection and the number of complaints received, the Auditor is of the view that the impacts are consistent with those predicted in the Environmental Impact Statement and Response to Submissions. The Auditor does however acknowledge the perceived ongoing issue associated with light spill for one nearby resident, as noted in finding IA5\_5 in Section 3.2.

## 4. CONCLUSIONS

This Independent Audit Report presents the findings from the fifth Independent Audit, covering operations from August 2022 to January 2023 inclusive (the audit period).

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 SINSW, TAFE NSW and Colliers. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements. In summary:

- No findings remained open from the fourth Independent Audit.
- For the fifth Independent Audit:
  - There were 180 CoCs assessed.
  - Three (3) non-compliances were identified. These relate to review of documentation and the operational noise assessment.
  - One (1) observation was identified. This relates to persistent complaints regarding light spill from one complainant.

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 SINSW, TAFE NSW and Colliers 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	
<b>Schedule 2</b>					
<b>PART A ADMINISTRATIVE CONDITIONS</b>					
<b>Obligation to Minimise Harm to the Environment</b>					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	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	
<b>Terms of Consent</b>					
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 19/01/23 Email chain SINSW, TAFE, Colliers, DPE 14/12/22			There have been no written directions from the Planning Secretary.
	(c) generally in accordance with the EIS, RtS, <del>and the</del> SRtS and <b>approved modification applications</b>	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 Modification 2, determined 15/06/22  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 MODs 1 and 2.
(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	The plans referred to in the table. 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  Crown Certificate 4, 19209S6.28R06, 04/03/22 (public domain construction certificate)	The design is based on the stamped plans. Delivery on the design is verified by the Certifier through issue of the Crown Certificates.			

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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> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 19/01/23</p> <p>Email chain SINSW, TAFE, Colliers, DPE 14/12/22</p>	<p>The auditees reported that there have been no directions from the Planning Secretary during the audit period.</p>	Not Triggered																																																																																
A4	<p>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.</p>	-	<p>This audit assess compliance with these CoCs. No inconsistencies have been identified.</p>	Not Triggered																																																																																



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<b>Limits of Consent</b>				
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
<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.	<p>Part 6, Division 8A of the EP&amp;A Regulation</p> <p>Crown Certificate #1 26/10/2019</p> <p>Crown Works Certificate #2 (p.2) &amp; p.3 Civil Engineering Design Certificate, 5-Feb-21, Cert No.: 19290 s6.28 04</p> <p>Crown Work Certificate #3, 22-Jul-21, Cert No.: 19290 s6.28 05</p> <p>Crown Certificate 4, 19209S6.28R06, 04/03/22 (public domain construction certificate)</p> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p> <p>Site inspection 19/01/23</p>	<p>Part 6, Division 8A of the EPA Reg relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>- compliance with the BCA</li> <li>- erection of signs (not relevant)</li> <li>- residential building work (not relevant)</li> <li>- entertainment venues (not relevant)</li> <li>- signage for max number of persons for entertainment purposes (not relevant)</li> <li>- shoring and adjoining properties (not relevant)</li> </ul> <p>The issue of the Crown Work Certificates demonstrates compliance with the BCA to the extent of works that they cover.</p> <p>Signage observed at the time of the site inspection complied with the requirements.</p>	Compliant
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 19/01/23	Auditees reported that there have been no disputes with any public authorities during the audit period.	Not Triggered
<b>Evidence of Consultation</b>				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>• consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>• provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Refer evidence sighted in D14, D39, E12.	The plans requiring consultation included evidence of consultation being carried out and the addressing of issues raised by each stakeholder.	Compliant
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Staging Report, Rev 11, Hansen Yuncken, July 2022</p> <p>DPE letter to SINSW, 19/08/22 (approval of Staging Report)</p>	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. The Staging Report underwent several updates during 2021 and 2022 to address staging updates, Mods 1 and 2, and the Department's requests for clarification. The latest Staging Report (revision 11) was approved on 19/08/22.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Staging Report, Rev 11, Hansen Yuncken, July 2022.</p> <p>DPE letter to SINSW, 19/08/22 (approval of Staging Report)</p>	<p>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. The Staging Report underwent several updates during 2021 and 2022 to address staging updates, Mods 1 and 2, and the Department's requests for clarification. The latest Staging Report (revision 11) was approved on 19/08/22.</p>	Compliant
A11	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>	<p>Staging Report, Rev 11, Hansen Yuncken, July 2022.</p> <p>DPE letter to SINSW, 19/08/22 (approval of Staging Report).</p>	<p>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. The Staging Report underwent several updates during 2021 and 2022 to address staging updates, Mods 1 and 2, and the Department's requests for clarification. The latest Staging Report (revision 11) was approved on 19/08/22.</p> <p>No inconsistencies with the Staging Report were observed at the time of the audit.</p>	Compliant
A12	<p>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.</p>	<p>Staging Report, Rev 11, Hansen Yuncken, July 2022</p> <p>DPE letter to SINSW, 19/08/22 (approval of Staging Report)</p>	<p>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. The Staging Report underwent several updates during 2021 and 2022 to address staging updates, Mods 1 and 2, and the Department's requests for clarification. The latest Staging Report (revision 11) was approved on 19/08/22.</p> <p>This audit considers staging when assessing compliance. Findings have been identified against the relevant condition, where departures from the Staging Report have been identified.</p>	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	<p>The Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(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</p>	<p>Staging Report, Rev 11, Hansen Yuncken, July 2022</p> <p>DPE letter to SINSW, 19/08/22 (approval of Staging Report)</p> <p>Interview with auditees 19/01/23</p>	<p>A Staging Report was prepared for the project and submitted to the Department for approval. The Report identifies the staging of the management plans. The latest revision of the Staging Report, submitted under this condition has yet to be approved.</p> <p>No strategies, plans or programs were updated, staged or combined under this condition.</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	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
<b>Structural Adequacy</b>				
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><i>Notes:</i></p> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</li> </ul>	<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> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p>	The structural engineers have prepared a structural design certificate and the certifier has verified compliance through issuance of the Crown Work Certificate.	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Interview with auditees 19/01/23</p> <p>Crown Work Certificate #3, dated 22 July 2021.</p> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p>	Crown Work Certificate #3 sighted at Independent Audit 2 and included façade and fit out to BCA requirements.	Compliant
<b>Applicability of Guidelines</b>				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The management plans referred to elsewhere in this Audit Table (Parts D and E)	The management plans referred to elsewhere in this Audit Table (Parts D and E)	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 19/01/23</p> <p>Email DPE to WolfPeak dated 16/11/22 (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
<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.	Independent Audit No. 4 Audit Report, WolfPeak, 28/09/22	<p>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.</p> <p>No monitoring is required during operations.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p><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></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 fourth Independent Audit.</p>	
<b>Access to information</b>				
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"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(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;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p><a href="https://www.tafensw.edu.au/meadowbankprecinct">https://www.tafensw.edu.au/meadowbankprecinct</a></p>	<p>The website was reviewed on 19/01/23. 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 December 2022</p> <p>The fourth Independent Audit Report</p> <p>The Project management team reported that no matters concerning access to information have been required by the Planning Secretary during the audit period.</p> <p>The information appears up to date.</p>	Compliant
<b>Compliance</b>				
A23	<p>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.</p>	<p>Multi Trades Hub TAFE NSW Staff Orientation Manual, Version 1</p> <p>Handover Form Milestones 2 and 3 Project Completion Manual 07/09/22</p> <p>Meadowbank Tafe Multi-Trade Hub Building Familiarisation User Training Manual, 08/08/22</p> <p>Induction attendance registers (x25)</p>	<p>The requirements of the Project were communicated to the staff and contractors as relevant to their roles in operations. Hansen Yuncken have been retained through the defects and liability period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Incident Notification, Reporting and Response</b>				
A24	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 19/01/23	The auditees have not identified any incidents as defined by the consent.	Not Triggered
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	Interview with auditees 19/01/23	The auditees have not identified any incidents as defined by the consent.	Not Triggered
<b>Non-Compliance Notification</b>				
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with auditees 19/01/23	The auditees have not identified any non-compliances as defined by the consent.	Not Triggered
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 19/01/23	The auditees have not identified any non-compliances as defined by the consent.	Not Triggered
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 19/01/23	The auditees have not identified any non-compliances as defined by the consent.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition A32;</li> <li>(b) the submission of an incident report under condition A25;</li> <li>(c) the submission of an Independent Audit under condition C43 or C44;</li> <li>(d) the approval of any modification of the conditions of this consent; or</li> <li>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <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 19/01/23</p> <p>DPE post approval portal lodgement, 06/10/22 (submission of Independent Audit No. 4, Audit Report and auditee response).</p>	<p>No compliance reports, incident reports, modifications or directions from the Planning Secretary during the audit period. Submission of the fourth Independent Audit Report was the only triggering event.</p> <p><b>Non-compliance: The fourth Independent Audit Report was submitted on 06/10/22. The auditee is of the view that no review was warranted as construction was completed and the building was handed over in September 2022. The Auditor however notes that this condition does not apply to only construction or operation, but applies at all times. Therefore a review within 3 months of submission of the fourth Audit Report was required (as per A29c).</b></p>	Non-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>	Refer A29	Refer A29. No updates were made to the plan's strategies and programs.	Not Triggered
<b>Compliance Reporting</b>				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>Letter SINSW to DPIE, 12/11/20</p> <p>DPE post approval portal lodgement 14/06/22 (notification of commencement of operations of Hub).</p> <p>DPE post approval portal lodgement 30/01/22 (notification of commencement of operations of multi storey car park).</p> <p>Interview with auditees 19/01/23</p>	Compliance Reporting is triggered once a Project commences operation. Operations of the multi storey carpark commenced on 01/04/22. Submission is required by 01/04/23.	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
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Wind Impact Assessment</b>				
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"> <li>(a) an assessment of existing and proposed wind environment conditions informed by wind tunnel testing; and</li> <li>(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.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Archival Recording of the Tramway</b>				
B2	The Applicant must undertake an archaeological monitoring program to enable an archival record of the location and survivability of the former tramway. The program must record the location and depth to assist the future management of associated archaeological resources within the broader TAFE campus site. Archaeological monitoring may cease when depth of required construction is reached or natural soils are exposed, whichever is first.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Notification of Commencement</b>				
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	DPE post approval portal lodgement 18/07/22 (notification of commencement of operations of Hub including externals). DPE post approval portal lodgement 14/06/22 (notification of commencement of operations of Hub on 25/07/22). DPE post approval portal lodgement 30/01/22 (notification of commencement of operations of multi storey car park).	Commencement of operations were notified for all stages.	C
B5	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	DPE post approval portal lodgement 18/07/22 (notification of commencement of operations of Hub including externals). DPE post approval portal lodgement 14/06/22 (notification of commencement of operations of Hub on 25/07/22). DPE post approval portal lodgement 30/01/22 (notification of commencement of operations of multi storey car park).	Commencement of operations were notified for all stages.	C
<b>Certified Drawings</b>				
B6	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>External Walls and Cladding</b>				
B7	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Protection of Public Infrastructure</b>				
B8	Prior to the commencement of construction, the Applicant must:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(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;	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Pre-Construction Dilapidation Report</b>				
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Community Communication Strategy</b>				
B10	<p>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:</p> <p>(a) identify people to be consulted during the design and construction phases;</p>	<p>Interviews with Auditees 19/01/23</p> <p>Community Communication Strategy, Multi-Trades and Digital Technology Hub at TAFE Meadowbank, October 2020, Schools Infrastructure NSW</p> <p>DPIE Post Approval Portal Lodgement Record 30/10/20</p> <p>Email – Ryde Council, 2020, Initial Council Feedback: 09/11/20</p> <p><a href="https://www.tafensw.edu.au/documents/60140/1073757051/220511-SMEEP-Project-Update-April-2022.pdf">https://www.tafensw.edu.au/documents/60140/1073757051/220511-SMEEP-Project-Update-April-2022.pdf</a></p> <p><a href="https://www.tafensw.edu.au/documents/60140/1073757051/TMEEP-Complaints-Register.pdf">https://www.tafensw.edu.au/documents/60140/1073757051/TMEEP-Complaints-Register.pdf</a></p>	<p>A Community Communication Strategy (CCS) has been prepared and incorporated into Appendix D of the CEMP. It was submitted on 30/10/20.</p> <p>Relevant personnel regarding design and construction phases are outlined in Section 5.</p> <p>Sighted an email from Ryde Council that stated, “Council acknowledges receipt of copy of the Community Communication Strategy and hopes that the residents are satisfactory informed and consulted as per the Strategy”.</p> <p>Refer E4, the relevant parts of the CCS continue to be implemented during operations.</p>	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.	
	(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).	



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Ecologically Sustainable Development</b>				
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: <ul style="list-style-type: none"> <li>(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</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	<ul style="list-style-type: none"> <li>(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.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Rainwater Harvesting</b>				
B12	Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the proposed development. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Outdoor Lighting</b>				
B13	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Environmental Management Plan Requirements</b>				
B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	<ul style="list-style-type: none"> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(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;</li> </ul> </li> </ul>			
	<ul style="list-style-type: none"> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> </ul>			
	<ul style="list-style-type: none"> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> </ul>			
	<ul style="list-style-type: none"> <li>(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;</li> </ul>			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;			
	(g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and			
	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
<b>Construction Environmental Management Plan</b>				
B15	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) Flood Emergency Response Sub-Plan (see condition B20);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B16	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	<p>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.</p>	<p>This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.</p>	NT
	<p>(b) be prepared in consultation with Council and TfNSW;</p>			
	<p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p>			
	<p>(d) detail heavy vehicle routes, access and parking arrangements;</p>			
	<p>(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;</p>			
	<p>(f) include location of all proposed work zones;</p>			
	<p>(g) details of the haulage routes and the construction hours;</p>			
	<p>(h) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;</p>			
	<p>(i) details of the construction program highlighting details of peak construction activities and proposed construction staging;</p>			
	<p>(j) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p>			
	<p>(k) cumulative impacts of the proposed construction and ongoing projects within a 250m radius of the site including the Meadowbank Schools Project (SSD 9343);</p>			
	<p>(l) detail appropriate measures that are to be implemented to ensure road safety and network efficiency is maintained during construction to minimise potential impacts on general traffic, cyclists, pedestrians and bus services as well as surrounding residents;</p>			
	<p>(m) comply with relevant sections of the following documents:</p> <ul style="list-style-type: none"> <li>(i) Australian Standard AS1742.3 - Manual of Uniform Traffic Control Devices Part 3: Traffic control for works on roads (AS1742.3);</li> <li>(ii) TfNSW's Traffic Control at Work Sites (Technical Manual); and</li> <li>(iii) Part 8.1 (Construction Activities) of City of Ryde Development Control Plan.</li> </ul>			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B17	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(a) be prepared by a suitably qualified and experienced noise expert;			
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);			
	(c) include the recommended noise management and mitigation measures included within the report titled 'Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision G)' prepared by JHA Services and dated 30 June 2020;			
	(d) hours of construction in accordance with conditions C3 to C7;			
	(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			
	(f) include strategies that have been developed with the community for managing high noise generating works;			
	(g) describe the community consultation undertaken to develop the strategies in condition B17(f);			
	(h) include a complaints management system that would be implemented for the duration of the construction; and			
	(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B14(d).			
B18	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and			
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.			
B19	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSPP) and the plan must address, but not be limited to the following:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(a) be prepared by a suitably qualified expert, in consultation with Council;			
	(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';			
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the Site);			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) detail all off-Site flows from the Site; and			
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.			
B20	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced person(s) in consultation with the State Emergency Service;	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);			
	(c) include details of:  (i) the flood emergency responses for the construction phase of the development;  (ii) predicted flood levels;  (iii) flood warning time and flood notification;  (iv) assembly points and evacuation routes;  (v) evacuation and refuge protocols; and  (vi) awareness training for employees and contractors.			
B21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:  (a) minimise the impacts of earthworks and construction on the local and regional road network;  (b) minimise conflicts with other road users;  (c) minimise road traffic noise; and  (d) ensure truck drivers use specified routes.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Site investigations (Contaminated Land)</b>				
B22	Prior to commencement of construction, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:  (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and			
	(c) the recommendations of 'Report on Remedial Action Plan (RAP) Proposed Multi-Trades and Digital Technology Hub See Street, Meadowbank (Revision 0)' prepared by Douglas Partners Pty Ltd and dated 16 September 2019 and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Construction Worker Transportation Strategy</b>				
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Flood Management</b>				
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> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) addressed the following flood management and mitigation specifications: <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(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.</li> </ul> </li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Stormwater - Council and Roof Drainage</b>				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
B26	The proposed site drainage connection to the existing Council stormwater drainage system must be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual. Amended stormwater plans complying with this condition must be submitted to the Certifier. The plans must be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
B27	A design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, certifying that the proposed roof drainage system has been designed for the 1% AEP (100 year ARI) event so as to capture all runoff generated at the 1% AEP (100 year ARI) storm event.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B28	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the <b>“Noise and Vibration Impact Assessment for SSSA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)” prepared by JHA Services and dated 22 October 2021</b> 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Operational Waste Storage and Processing</b>				
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"> <li>(a) is constructed using solid non-combustible materials;</li> <li>(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;</li> <li>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>(d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Construction Car Parking and Service Vehicle Layout</b>				
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"> <li>(a) all construction vehicles must be able to enter and leave the site in a forward direction;</li> <li>(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</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.			
<b>Operational Car Parking and Vehicle Access Arrangements</b>				
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>(b) the swept path of the longest service vehicle entering and exiting both sites as well as manoeuvrability through the sites, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) access to the Multi-Trades and Digital Technology Hub building on-site loading bay area including, vehicle turn table, ramp grades, transitions and height clearance must be designed for safe forward in and forward out access of 12.5m heavy rigid vehicle, as a minimum requirement. The height clearance required is 4.5m, measured from the floor level to any overhead structures such as pipes. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>B31A</b>	<p><b><u>Prior to commencement of construction for level 3 and level 4 of the multi-storey car park on the southern site, 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:</u></b></p> <p><b><u>a) provision of an additional 149 car parking spaces accommodated in the multi-storey car park on the southern site 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.</u></b></p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>B31B</b>	<p><b><u>The 90 car parking spaces located on the western boundary of the subject site must remain in operation until the multi-storey carpark described in Condition B31A(a) has been constructed and is fully operational.</u></b></p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Public Domain and Drainage Works</b>				
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. .	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
B33	Prior to the commencement of any drainage works, the Applicant must submit engineering drawings prepared by a Chartered Civil Engineer to Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
B34	Prior to the commencement of any drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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			
<b>Pedestrian Infrastructure Improvements</b>				
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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Replacement Tree Planting</b>				
B37	<p>Within six months of the commencement of construction, the Applicant must submit details of the outcome of investigations in relation to the provision of additional replacement tree planting for the approval of the Planning Secretary. The investigations must:</p> <p>(a) identify opportunities to achieve overall replacement tree planting on the TAFE Campus at a target rate of one tree planted for each tree removed;</p> <p>(b) detail the number, general location and species of plantings which must be native species and be predominantly of local provenance unless otherwise supported by Council;</p> <p>(c) if full replacement planting cannot be accommodated on site, identify alternatives, including street planting or planting on other public domain land in the vicinity of the site subject to the agreement with Council;</p> <p>(d) include evidence of consultation with Council where planting is to be undertaken on street or other public domain land;</p> <p>(e) where planting is proposed off site:</p> <p>(i) identify the number and species of planting;</p> <p>(ii) include details of the agreed arrangements with Council where planting is not to be undertaken by the Applicant;</p> <p>(iii) indicate the timeframe for planting to be undertaken; and</p> <p>(iv) address maintenance requirements for 12 months after planting.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Landscaping</b>				
B38	<p>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:</p> <ul style="list-style-type: none"> <li>(a) the location, species, maturity and height at maturity of plants to be planted; and</li> <li>(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.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Memorial Tree</b>				
B39	<p>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.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Road Safety Audit</b>				
B40	<p>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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
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"> <li>(a) the details of the Builder, Certifier and Structural Engineer;</li> <li>(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;</li> <li>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>(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</li> <li>(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.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Operation of Plant and Equipment</b>				
C2	<p>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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<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; (b) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<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 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Hoarding Requirements</b>				
C10	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>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</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Construction Noise Limits</b>				
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
C15	The Applicant must ensure that any work generating high noise impact (i.e., work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Vibration Criteria</b>				
C17	Vibration caused by construction at any residence or structure outside the site must be limited to:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and			
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).			
C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Tree Protection</b>				
C20	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the sites or adjoining the sites that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled 'Arboricultural Impact Assessment TAFE Meadowbank Multi-Trades and Digital Technology Hub Version <b>34</b>' prepared by Tree Survey and dated <b>12 November 2019 January 2021</b> and 'Arboricultural Impact Assessment &amp; Tree Protection Plan TAFE Meadowbank – Block J Car Park Version <b>23</b>' prepared by Tree Survey and dated <b>21 July October 2020</b>; 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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Air Quality</b>				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Erosion and Sediment Control</b>				
C23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Imported Soil</b>				
C24	The Applicant must: <ul style="list-style-type: none"> <li>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the Certifier upon request.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Disposal of Seepage and Stormwater</b>				
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Stormwater Management System</b>				
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: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with the requirements of condition B33;</li> <li>(d) be in accordance with applicable Australian Standards; and</li> <li>(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.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
C27	Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C28	To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.			
C30	Construction works must be carried out in accordance with the recommendations of the document titled 'Meadowbank Education and Employment Precinct Multi-trades & Digital Technology Hub Aboriginal Cultural Heritage Assessment (Version 6)' prepared by AMBS Ecology & Heritage dated April 2020 (5 May 2019).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Waste Storage and Processing</b>				
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Outdoor Lighting</b>				
C36	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	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Engineering Works</b>				
C37	All engineering works must be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plan.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
C38	The Applicant must submit detailed design drawings and certificates to Council for written acceptance (within 14 days), prior to the commencement of any work on the site. The submission must address the following:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
	(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			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>proposed structures including eaves of roof from Council's drainage lines must be shown on the plans submitted;</p> <p>(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</p> <p>(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.</p>			
<b>Ground Anchors</b>				
C39	<p>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:</p> <p>(a) advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;</p> <p>(b) the payment of all fees in accordance with Council's Schedule of Fees &amp; Charges at the time of the issue of the approval; and</p> <p>(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.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
<b>Site Contamination</b>				
C40	<p>Remediation and construction must be carried out in accordance with:</p> <p>(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</p> <p>(b) any variations to the RAP (which must be approved by the Site Auditor) or unexpected finds protocol (condition B22).</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT
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).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of construction.	NT



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Independent Environmental Audit</b>				
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter – DPIE, 2020, Meadowbank TAFE Multi-Trades & Digital Technology Hub (SSD 10349) Agreement of Independent Environmental Auditors, 28/10/2020.  Letter – DPIE, 2021, Multi-Trades and Digital Technology Hub at TAFE at Meadowbank (SSD-10349) Nomination of independent auditors, 02/08/2021.	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.	Independent Audit No. 4, Audit Report, WolfPeak, 28/09/22	The 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, 16/11/22	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.  The Department did not request any changes to timing when consulting on the scope of this audit.	Not Triggered
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Independent Audit No. 4, Audit Report, WolfPeak, 28/09/22	The auditees reviewed and responded to the third 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, 06/10/22 (submission of Independent Audit No. 4, Audit Report and auditee response).	Review and response to this fourth Independent Audit Report occurred during the preparation of this Report.	
	(b) submit the response to the Planning Secretary; and	DPE post approval portal lodgement, 06/10/22 (submission of Independent Audit No. 4, Audit Report and auditee response).	The third Independent Audit Report, and the proponent's response to the findings were submitted to the Department.	
	(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 <a href="https://www.tafensw.edu.au/meadowbankprecinct">https://www.tafensw.edu.au/meadowbankprecinct</a>	The fourth Independent Audit Report is available on the website.	
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, 06/10/22 (submission of Independent Audit No. 4, Audit Report and auditee response).	The site inspection on the fourth Independent Audit occurred on 09/08/22. The Report and response were submitted to the Department on 06/10/22 (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

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	DPE post approval portal lodgement 18/07/22 (notification of commencement of operations of Hub including externals).  DPE post approval portal lodgement 14/06/22 (notification of commencement of operations of Hub on 25/07/22).  DPE post approval portal lodgement 30/01/22 (notification of commencement of operations of multi storey car park).	Commencement of operations were notified for all stages.	Compliant
<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.	Crown Work Certificate #3, dated 22 July 2021.  Crown Completion Certificate, 192090C01, 20/07/22 (Hub)  Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)  Email Certifier to HY, 22/07/22 (Certifier acceptance)	External walls and cladding system details were included in the Crown Completion Certificate applications. These were initially accepted by the Certifier through issue of the Crown Completion Certificates. Final acceptance was provided on 22/07/22.	Compliant
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.	Crown Completion Certificate, 192090C01, 20/07/22 (Hub)  Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)  Email Certifier to HY, 22/07/22 (Certifier acceptance)  DPE post approval portal lodgement 27/07/22 (submission of external wall and cladding information to DPE).	External walls and cladding system details were included in the Crown Completion Certificate applications. These were initially accepted by the Certifier through issue of the Crown Completion Certificates. Final acceptance was provided on 22/07/22. Submission to DPE was completed 27/07/22.	Compliant
<b>Post-construction Dilapidation Report</b>				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;</li> <li>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; and</li> </ul> </li> </ul>	Staging Report, Rev 11, Hansen Yuncken, July 2022.  Final Dilapidation Report, Hub, Project Solutions, 25/07/22  Final Dilapidation Report, MSCP, Project Solutions, 17/03/22	Post construction dilapidation reports were prepared by a suitably qualified person prior to operations of the Hub and MSCP. They assessed damage to surrounding infrastructure. Three superficial actions were identified by the surveyor in relation to the Hub. Two were rectified and the third related to Ausgrid works (separate to the Project).	Compliant
		Crown Completion Certificate, 192090C01, 20/07/22 (Hub)  Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)	The Certifier confirmed acceptance of the dilapidation reports through issue of the Crown Completion Certificates.	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) to be forwarded to Council.	Email HY to Council, 03/08/22 (submission of Hub dilapidation report)  Email HY to Council, 20/06/22 (submission of MSCP dilapidation report)	The report was submitted to Council. It is noted that Council final approval of public domain works is pending. Refer C37.	
<b>Protection of Public Infrastructure</b>				
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>	Final Dilapidation Report, Hub, Project Solutions, 25/07/22  Final Dilapidation Report, MSCP, Project Solutions, 17/03/22  Interview with auditees 19/01/23  SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022	The dilapidation reports did not identify any damage to public infrastructure. The auditees are not aware of any third party damage. According to an email from Council to Colliers dated 09/09/22, only two items were considered by Council to still be required to be addressed prior to issue of the final Compliance Certificate. These items do not relate to requirements from the Consent.	Compliant
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.	Email Council to HY, 26/04/22 (with accompanying footpath closure options)  SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022	Correspondence from Council, requesting for the footpath to be opened to allow access for the students from the newly opened school next door sighted.  According to an email from Council to Colliers dated 09/09/22, only two items were considered by Council to still be required to be addressed prior to issue of the final Compliance Certificate. These items do not relate to requirements from the Consent.	Compliant
<b>Protection of Property</b>				
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Final Dilapidation Report, Hub, Project Solutions, 25/07/22  Final Dilapidation Report, MSCP, Project Solutions, 17/03/22  Interview with auditees 19/01/23	The dilapidation reports did not identify any damage to public infrastructure. The auditees are not aware of any third party damage.	Compliant
<b>Utilities and Services</b>				
D8	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Section 73 Certificate, Sydney Water, 15/01/21	The Section 73 Certificate was obtained prior to operations.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Roadworks, Signposting and Associated Markings</b>				
D9	<p>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:</p> <p>(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.</p>	<p>SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022</p> <p>Email Council to Colliers 09/09/22</p>	<p>According to an email from Council to Colliers dated 09/09/22, only two items were considered by Council to still be required to be addressed prior to issue of the final Compliance Certificate. These items do not relate to requirements from the Consent.</p>	Compliant
D10	<p>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:</p> <p>(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;</p> <p>(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;</p> <p>(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</p> <p>(d) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained</p>	<p>SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022</p> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Email Council to Colliers 09/09/22</p>	<p>According to an email from Council to Colliers dated 09/09/22, only two items were considered by Council to still be required to be addressed prior to issue of the final Compliance Certificate. These items do not relate to requirements from the Consent.</p>	Compliant
<b>Public Domain Upgrades</b>				
D11	<p>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:</p> <p>(a) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;</p> <p>(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;</p> <p>(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;</p> <p>(d) the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B35. In addition:</p> <p>(i) the proposed civil works must be in accordance with Council's Specification and Standard Drawing; and</p> <p>(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;</p> <p>(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</p>	<p>SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022</p>	<p>Council has confirmed that this requirement has been satisfied.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>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;</p> <p>(f) stormwater drainage installations where proposed in the public domain in accordance with Council's stormwater team recommendations;</p> <p>(g) signage and line marking details;</p> <p>(h) staging of the public civil works, if any, and transitions between the stages; and</p> <p>(i) the relocation/adjustment of all public utility services affected by the proposed works</p>			
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.	<p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p> <p>SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022</p>	The information was provided to the Certifier, who issued the Crown Completion Certificates for the Hub and MSCP.	Compliant
<b>Works as Executed Plans</b>				
D13	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	<p>SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022</p> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p>	Non-compliance from fourth audit: This was submitted to the Certifier for the relevant works. Council approved the public domain works plan under Section 138 and 139 of the Roads Act, on 14/09/21 subject to Council's conditions. The works were completed but Council has identified a range of requirements still to be addressed prior to issue of a final compliance statement. These include the WAE plans under D10. The approved Staging Report identifies this requirement as being satisfied prior to operation of the MSCP and Hub (Stages 5 and 6). The Plans were submitted to Council on 15/08/22 (after the commencement of operations of Stage 5 and 6, and prior to finalization of the fourth audit report).	Compliant
<b>Travel Plan</b>				
D14	<p>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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(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:</p> <p>(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</p> <p>(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;</p> <p>(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;</p>	<p>Letter DPE to SINSW, 15/07/22 (DPE confirmation of adequacy of the TP).</p> <p>Green Travel Plan for Multi-Trades and Digital Technology Hub, Stantec, 13/07/22</p>	The Travel Plan was prepared and it addresses each requirement from a-j) of this condition. It was submitted to the Department prior to operations. The Travel Plan was approved by the Department on 15/07/22.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TP; (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and (g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary). <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> (h) <b><u>investigate opportunities to reduce reliance on car parking and promote the use of active and sustainable transport modes, considering local transport infrastructure;</u></b> (i) <b><u>investigate opportunities to support staff and students to reduce car use (e.g. carpooling program); and</u></b> (j) <b><u>include details of bicycle parking and End of Trip (EoT) facilities.</u></b>			
<b>Mechanical Ventilation</b>				
D15	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (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.	Installation Certificates (various) Email Certifier to HY, 18/07/22 (Certifier acceptance of mech vent) Crown Completion Certificate, 192090C01, 20/07/22 (Hub) Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)	Installation certificates were prepared by the ventilation subcontractors. These were submitted to the Certifier. The Certifier confirmed satisfaction on 18/07/22.	Compliant
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D16	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the report titled ' <b><u>Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)</u></b> ' prepared by JHA Services and dated 22 October 2021 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.	Design Completion Certification, Equilibrium, 05/07/22 Email HY to Certifier, 14/07/22 (submission of mech vent certification) Crown Completion Certificate, 192090C01, 20/07/22 (Hub) Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)	Installation certificate was prepared by the mechanical plant subcontractor. This was submitted to the Certifier prior to operations.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D17	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	Architectural Design Statement, Gray Puksand, 11/07/22 Email, HY to Certifier 15/07/22	The design statement confirms compliance with D17a, c and d.  Signage has been installed as per D17e. All signage was at the cost to the Project, not third parties.  The provision of short-term bicycle parking in the form of U-rails or racks within the public domain (D17c) areas was not implemented. The design of the public domain was completed in consultation with and to Council's requirements. The auditees note that due to the width of the shared path, change in level of the kerb/footpath and the required clearances from the kerb and the footpath that bicycle parking would not be practical or possible within the projects extent of Public Domain. It is observed that that the bicycle parking spaces within the building exceed the numbers required by in this condition.	Compliant
	(a) the provision of a minimum 30 staff/student/visitor bicycle parking spaces within the MultiTrades and Digital Technology Hub building;	As above 220824 IA4 RFI - HY Response Rev1.0		
	(b) the provision of short-term bicycle parking in the form of U-rails or racks within the public domain areas, where possible;	As above.		
	(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;	As above.		
	(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);	Photos series and submission to Certifier 15/07/22		
	(e) appropriate pedestrian and cyclist advisory signs are to be provided; and	Photos series and submission to Certifier 15/07/22 Interview with auditees 19/01/23		
(f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority				
<b>Fire Safety Certification</b>				
D18	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Fire Safety Certificate, 20/07/22 HY photo 1326 21/07/22	The Fires Safety Certificate was displayed adjacent to the Fire Indicator Panel.	Compliant
<b>Structural Inspection Certificate</b>				
D19	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: \	Structural Inspection Certificate (Hub), TTW, 15/07/22 Structural Inspection Certificate (MSCP), TTW, 24/02/22	Structural Inspection Certificates were prepared in accordance with this condition. It, along with the drawing set, was submitted to the Certifier. Satisfaction was granted by the Certifier via issue of the Crown Certificates. Both were submitted to Council.	Compliant
	(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	Crown Completion Certificate, 192090C01, 20/07/22 (Hub) Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park) Email, HY to council, 22/07/22 (submission of Hub Certificate to Council) Email HY to Council, 28/02/22 (submission of MSCP certificate to Council).		
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Stormwater Quality Management Plan</b>				
D20	<p>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:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements</li> </ul>	<p>Hub Stormwater Operation and Maintenance Plan, Northrop, 19/07/22.</p> <p>Email HY to Certifier, 19/07/22 (submission of SOMP to certifier)</p> <p>MSCP Stormwater Operation and Maintenance Plan, Northrop, 24/02/22</p> <p>Email HY to Certifier, 1/03/22 (submission of MSCP SOMP to certifier)</p>	<p>The SOMP's were prepared prior to operations. They include the information required by items a-d of this condition and were submitted to the Certifier.</p>	Compliant
<b>Warm Water Systems and Cooling Systems</b>				
D21	<p>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.</p>	<p>Installation statement, Fluid contracting, 13/07/22</p>	<p>The installation statement confirms that the systems have been installed as per the identified standards.</p>	Compliant
<b>Outdoor Lighting</b>				
D22	<p>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:</p> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (</li> <li>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	<p>Hub lighting Installation Certificate, Star Group, 29/04/22</p> <p>MSCP lighting Installation Certificate, Star Group, 11/02/22</p> <p>Crown Completion Certificate, 192090C01, 20/07/22 (Hub)</p> <p>Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)</p>	<p>The lighting installation certificates confirm compliance with the identified requirements. The Certifier provided acceptance through issue of the Crown Completion Certificates.</p>	Compliant
<b>Signage</b>				
D23	<p>Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.</p>	<p>Site inspection 19/01/23</p> <p>Signage plan:  <a href="https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-2862%2120200722T071926.217%20GMT">https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-2862%2120200722T071926.217%20GMT</a></p>	<p>The main sign has been installed on See Street as per the signage plan. Signing to the west of the Hub sighted. No issues.</p>	Compliant
D24	<p>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 <b><u>“Noise and Vibration Impact Assessment for SSDA TAFE Meadowbank Multi-Trades and Digital Technology Hub (Revision A)’ prepared by JHA Services and dated 22 October 2021</u></b> and include the following:</p> <ul style="list-style-type: none"> <li>(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;</li> </ul>	<p>Email Star electrical to HY, 11/07/22</p>	<p>The electrician confirms that the signs do not have speakers.</p>	Not Triggered



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) limit excessive high and low frequencies;			
	(c) describe the monitoring programs to ensure adverse noise impacts are minimised; and			
	(d) details of noise complaints handling procedures and actions to be taken at the time of the complaint to monitor and minimise noise impact.			
D25	All signage up lighting/illumination must be directed away from adjoining residential properties.	Site inspection 19/01/23 Complaints register current to 31/12/22	The main sign on See street has up lighting. The lighting is set on a timer whereby the lights are on all night. One serial complainant continued making complaints relating to the Project. The Auditor is of the view that these are not justified.	Compliant
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.	Photos series and submission to Certifier 15/07/22 Image series 2632 – 3083 Crown Completion Certificate, 192090C01, 20/07/22 (Hub) Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)	Wayfinding signage was installed prior to operations of the MSCP and Hub.	Compliant
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.	Photos series and submission to Certifier 15/07/22 Crown Completion Certificate, 192090C01, 20/07/22 (Hub) Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)	Wayfinding signage was installed prior to operations of the Hub	Compliant
<b>Operational Waste Management Plan</b>				
D28	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included within the document titled 'TAFE Meadowbank Phase 2.1 Combined Multi-Trades and Digital Technology Hub Operational Waste Management Plan' prepared by WasteAudit and dated September 2019.	Operational Waste Management Plan, WasteAudit, November 2021 Email HY to Certifier, 10/05/22 (submission to Certifier).	The Operational Waste Management Plan was prepared by the same consultant that prepared the plan that formed part of the EIS. The plan was prepared prior to operations and it addresses the requirements from this condition.	Compliant
<b>Site contamination and Site Audit Statement</b>				
D29	Prior to commencement of operation, the Applicant must submit a Validation Report for the development. The Validation Report must: (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;	Hub Validation Report, JBS&G, 20/07/22 MSCP Validation Report, JBS&G, 16/02/22 DPE post approval portal lodgement 24/02/22 (submission of MSCP validation report to DPE).	The validation reports were prepared by CENVP-SCs, and addresses the requirements from this condition. Both were submitted to the DPE prior to operations. It is understood that the Department raised some comments on the initial Hub Validation Report. These comments were addressed by the auditee and the updated report was resubmitted prior to operations.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(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;</p> <p>(c) include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(i) comment on the extent and nature of the remediation undertaken;</li> <li>(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;</li> <li>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</li> <li>(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;</li> <li>(v) results of any validation sampling, compared to relevant guidelines/criteria;</li> <li>(vi) comment on the suitability of the area for the intended land use; and</li> </ul> <p>(d) be submitted to the Planning Secretary for review one month after the completion of remediation works.</p>	DPE post approval portal lodgement, 20/07/22 (submission of updated Validation Report in response to DPE comments)		
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.	Email Certifier to HY, 31/03/22 (acceptance of D29 for MSCP) Email Certifier to HY, 20/07/22 (acceptance of D29 for Hub)	The Certifier provided acceptance of D29 for both MSCP and the Hub prior to their operations.	Compliant
D31	<p>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:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>	Remedial Action Plan, JBS&G, 30/11/20. Site Audit Statement, Senversa, 01/12/20. Hub Validation Report, JBS&G, 20/07/22 MSCP Validation Report, JBS&G, 16/02/22	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. The validation reports confirm no material impacts requiring ongoing management.	Compliant
<b>Landscaping</b>				
D32	Prior the commencement of the operation of the development, replacement tree planting proposed on the TAFE Campus and proposed landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping plans approved under condition B38.	Site inspection 19/01/23 Interview with auditees 19/01/23 Staging Report, Rev 11, Hansen Yuncken, July 2022 DPE letter to SINSW, 19/08/22 (approval of Staging Report)	The replacement tree planting was completed in accordance with the Staging Report and in place prior to occupation of the building.	Compliant
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.	HY photo 14/06/22	Tree plantings under B37 were completed prior to operations.	Compliant
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	Operational Landscape Management Plan (OLMP), Tract, 25/02/22	The OLMP has been prepared for the entire development and it addresses the requirements of this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	landscaping on-site. The OLMP must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.			
D35	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	Email HY to Certifier, 01/04/22 (submission of OLMP to Certifier)	The OLMP was submitted prior to operations.	Compliant
<b>Memorial Tree</b>				
D36	Prior the commencement of the operation of the development the replacement memorial tree must be planted and the associated plaque installed in accordance with the location and tree species agreed with Council and persons/family associated with the memorial tree (condition B39).	Photo 4022, HY, 27/08/20	The memorial tree was a Golden Rain Tree planted at the rear northern entrance near building J, with plaque installed in 2020. It sits outside the project footprint.	Compliant
<b>Wind Mitigation</b>				
D37	Prior the commencement of the operation of the development the wind management and mitigation measures approved under condition B1 must be installed.	Installation certificate (landscaping), Tract., 05/07/22 Email Gray Puksand to HY, 07/07/22 (confirmation of balustrade incorporating wind mitigation design) Email Windtech to HY, 08/07/22 (windtech confirmation of level 6 screens incorporating wind mitigation design)	The relevant designers and subcontractors provided confirmation that the wind management and mitigation measures approved under condition B1 were incorporated into the works.	Compliant
<b>Operational Flood Emergency Management Plan</b>				
D38	Prior the commencement of the operation of the development, a Flood Emergency Management Plan must be submitted to the Certifier that: <ul style="list-style-type: none"> <li>(a) is be prepared by a suitably qualified and experienced person(s);</li> <li>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>(c) includes details of: <ul style="list-style-type: none"> <li>(i) the flood emergency responses for operational phase of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors, and students.</li> </ul> </li> </ul>	Flood Emergency Management Plan, Northrop, 24/06/22 Northrop CVs Civil and principal Civil engineers Email HY to Certifier, 24/06/22	The Flood Emergency Management Plan was prepared by suitably qualified and experienced persons, prior to operations of the Hub and it addresses each of the requirements from this condition. It was submitted to the Certifier prior to operations.	Compliant
<b>Servicing and Loading Dock Management Plan</b>				
D39	Prior to the commencement of operation, the Applicant must prepare a detailed Loading Dock Management Plan (LDMP) in consultation with TfNSW and Council. The Applicant must submit a copy of the final plan to TfNSW and Council. The Plan needs to specify, but not be limited to, the following: <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> </ul>	Loading Dock Management Plan (LDMP), Stantec, 01/06/22 Email Council to HY, 24/06/22 (acceptance of LDMP) Email TfNSW to HY, 29/03/22 (no objection to LDMP).	The LDMP was prepared in consultation with Council and TfNSW. TfNSW did not provide any feedback given there are no connections to listed roads. They did provide a no objection statement.  Council provided comments on the LDMP. These were incorporated into the document. Council provided acceptance prior to operations of the Hub.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) details of the pre-booking system and the adequate numbers of traffic controller that will be required for Service Vehicle / Heavy Vehicle (larger than SRV) operation in the site.			
D40	All loading and unloading associated with the site must be carried out within the site at all times and must not obstruct other properties/units or the public way.	Loading Dock Management Plan (LDMP), Stantec, 01/06/22  Interview with auditees 19/01/23	This is specified in the LDMP. The auditees are not aware of any loading / unloading occurring outside of the site.	Compliant
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.	Loading Dock Management Plan (LDMP), Stantec, 01/06/22  Interview with auditees 19/01/23	This is specified in the LDMP. Access was clear on the day of the inspection.	Compliant
D42	The size of vehicles servicing the property must not exceed 12.5m.	Loading Dock Management Plan (LDMP), Stantec, 01/06/22  Interview with auditees 19/01/23	This is specified in the LDMP. The auditees are not aware of any vehicles exceeding this. Largest vehicle is a garbage truck as ~10m.	Compliant
<b>Public Domain Works-as-Executed Plans</b>				
D43	Prior to the commencement of the operation of the development, work-as-executed (WAE) plans must be submitted to Council for review and approval (within 14 working days of submission). The WAE plans must be prepared on a copy of the approved plans and must be certified by a Registered Surveyor. All departures from the Council approved details must be marked in red with proper notations. Any rectifications required by Council must be completed by the Applicant. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council must be submitted in a form advised by Council. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.	SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022	Council approved the public domain works plan under Section 138 and 139 of the Roads Act, on 14/09/21 subject to Council's conditions. Council approved completion of the Public Domain WAE plans.	Compliant
<b>Compliance Certificate – External Works</b>				
D44	Prior to the commencement of the operation of the development, a compliance certificate must be obtained from Council confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The Applicant is liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.	SSD10349 - TAFE NSW Meadowbank - Works Finalisation Report for Conditional Compliance Certificate 19.08.2022  Crown Completion Certificate, 192090C01, 20/07/22 (Hub)  Crown Completion Certificate, 192090C01, 01/04/22 (Multi Storey Car Park)  Compliance Certificate for External Engineering Works, Council, 14/11/22	Non-compliance from the fourth audit: This was submitted to the Certifier for the relevant works. Council approved the public domain works plan under Section 138 and 139 of the Roads Act, on 14/09/21 subject to Council's conditions. The works were completed but Council has identified a range of requirements still to be addressed prior to issue of a final compliance statement. These include the completion certificate identified under D44. WAE plans under D10. The approved Staging Report identifies this requirement as being satisfied prior to operation of the Hub (Stages 6). Council provided confirmation of satisfaction (Compliance Certificate) in November 2022.	Compliant
<b>PART E POST OCCUPATION</b>				
<b>Use of the Car Park</b>				
E1	The multi-storey car park located on the Southern Site is for the use of TAFE staff, students and visitors only. The car park (and its individual spaces) must not be used by, or leased to, the general public or persons not associated with the TAFE for use as a commuter car park or for all day or part-day car parking.	Site inspection 19/01/23  Interview with auditees 19/01/23	The carpark is fitted with a boom gate that can be opened via a swipe card only. The auditees are not aware of any persons not associated with the TAFE, or for all day parking.	Compliant
<b>Operation of Plant and Equipment</b>				
E2	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Job Cards 33040, 32992, 33070, Equilibrium (mechanical)	Plant and equipment have only recently been installed and was accompanied by installation certificates (refer Part D). Maintenance checks have been ongoing.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Maintenance record, Fluid Contracting (no date) (hydraulic maintenance)  Inspection records (monthly), Force Fire Services, Aug – December 2022  Electrical service report, Star Electrical, 28/11/22	Inspections were completed in August – December 2022 for electrical, mechanical, hydraulic and fire safety plant.  One of the inspections on mechanical plant was in response to a noise complaint to check vibration and found ductwork needed to be reinstalled. The repair / reinstallation was completed on 18/10/22.	
<b>Warm Water Systems and Cooling Systems</b>				
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.	Maintenance record, Fluid Contracting (no date) (hydraulic maintenance)	Plant and equipment have only recently been installed and was accompanied by installation certificates (refer Part D). Maintenance checks have been ongoing. No issues identified.	Compliant
<b>Community Communication Strategy</b>				
E4	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy Multi-Trades and Digital Technology Hub at TAFE Meadowbank, SINSW, October 2020  <a href="https://www.tafensw.edu.au/meadowbankprecinct">https://www.tafensw.edu.au/meadowbankprecinct</a>	The 130 and 1800 phone numbers are still in place. Project email is still active. The Project website is still active. Complaints management system is still in place.	Compliant
<b>Operational Noise Limits</b>				
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the <b><u>'Noise and Vibration Impact Assessment for SSSA TAFE Meadowbank MultiTrades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021.</u></b>	Post occupation noise assessment, PWNA, 09/11/22	Attended noise was completed across 5 locations during operations and determined the Project to be compliant with the noise requirements from the noise and vibration impact assessment.  <b>Non-compliant: The operational noise assessment does not appear to have assessed the MSCP. Whether the MSCP meets the noise impact assessment limits cannot be determined.</b>	Non-compliant
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or as agreed by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified within the <b><u>'Noise and Vibration Impact Assessment for SSSA TAFE Meadowbank MultiTrades and Digital Technology Hub (Revision A)' prepared by JHA Services and dated 22 October 2021.</u></b> 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.	Post occupation noise assessment, PWNA, 09/11/22	Attended noise was completed across 5 locations during operations and determined the Project to be compliant with the noise requirements from the noise and vibration impact assessment.  <b>Non-compliance: A single noise assessment was completed in November 2022, which was within two months of commencement of operations of the Hub. However, the Staging Report identifies this as being applicable to each stage of the development (MSCP, Hub, external works) and monitoring was not completed for each stage. Monitoring does not appear to have assessed noise from the MSCP. Further, this noise report was not submitted to the Department as required by this condition.</b>	Non-compliant
<b>Unobstructed Driveways and Parking Areas</b>				
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Complaints register current to 31/12/22  Site inspection 19/01/23	No obstructions were observed and no complaints received regarding this requirement.	Compliant
<b>Travel Plan</b>				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Green Travel Plan for Multi-Trades and Digital Technology Hub, Stantec, 13/07/22 Travel coordination meeting minutes, 21/11/22 Travel plan flyers, 02/09/22 Travel Access Guide, August 2022 (including campus wide email). GTP travel surveys, Stantec, August 2022	The review of TP is not yet due. Site signage has information regarding public transport timetables. Travel information guides and flyers have been distributed. The travel coordination group meetings are conducted quarterly, with the next meeting due February 2023. The Travel Plan survey was completed in August 2022. 70% of teachers travelled by car, 43% of students travelled by car.	Compliant
<b>Ecologically Sustainable Development</b>				
E9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier	Auditee response to RFI, 06/02/23 Staging Report, Rev 11, Hansen Yuncken, July 2022 DPE letter to SINSW, 19/08/22 (approval of Staging Report) Letter SINSW to DPE, 14/02/23 (request to extend deadline for Green Start certification) DPE post approval portal lodgment, 14/02/23 (request to extend deadline for Green Start certification)	The Green Star Rating, according to the Staging Report, is to be obtained six months from the commencement of operations of Stage 7. Based on this date, 6 months after commencement of that Stage would be 16/03/23. Whilst certification is still to be achieved, in anticipation of it not being achieved by that 16 March date, TAFE has written to the Department requesting an extension to that condition to 30/04/23.	Not Triggered
E10	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.	Hydraulic system installation certificate, fluid Contracting, 15/06/22	The hydraulic installation certificate confirms installation. Rainwater harvest system was observed during the inspection.	Compliant
<b>Flooding and Stormwater</b>				
E11	The operation of the development must be carried out at all times in accordance with the SOMP (condition D20) and the FERSP (condition D38).	Hub Stormwater Operation and Maintenance Plan, Northrop, 19/07/22. Flood Emergency Management Plan, Northrop, 24/06/22 Photos series, 0925 - 0934	Flood emergency is a topic in the induction. Flood wardens have been allocated. There have been no flood emergency events during the audit period. The first emergency and evac drill is planned to occur in the next 6 weeks. It is noted that	Not Triggered
<b>Outdoor Lighting</b>				
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.	Complaints register current to 31/12/22 Email Colliers to SINSW coms, 08/09/22	<b>Observation: Complaints regarding operational lighting continue to be received. The Auditor observes that these complaints are being raised primarily by one complainants (1 x complainant raising 7 complaints regarding lighting and 12 complaints in total since 05/07/22). TAFE are monitoring the lights and switching off lights when not in use.</b>	Compliant
<b>Landscaping</b>				
E13	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	Operational Landscape Management Plan (OLMP), Tract, 25/02/22 Maintenance log, Stonewill, Aug-Dec 22 (landscape maintenance logs)	Landscape maintenance is being carried out monthly. Some small plants are showing signs of die-off and are being progressively replanted. Watering is ongoing. There was no evidence of weeds or erosion.	Compliant



## **APPENDIX B – 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.

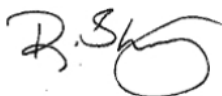
Notwithstanding the endorsement for the above listed auditor for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the 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](mailto:compliance@planning.nsw.gov.au).

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4 Parramatta Square, 12 Darcy Street, Parramatta 2150 | [dpie.nsw.gov.au](http://dpie.nsw.gov.au) | 1

Yours sincerely



Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## APPENDIX C – CONSULTATION RECORDS

## Derek Low

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**From:** Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>  
**Sent:** Wednesday, 16 November 2022 1:31 PM  
**To:** Derek Low  
**Cc:** Damien Smith  
**Subject:** RE: Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 5 Consultation Request

Good afternoon Derek,

Thank you for consulting with the Department of Planning and Environment (NSW Planning) on the scope of the audit for the Meadowbank TAFE site SSD 10349 (Consent) and my apologies for the delay in providing you with a response.

NSW Planning does not require any additional issues to be included within the scope of the audit that are not already captured by the Consent, including Condition C43 and the Department's Independent Audit Post Approval Requirements.

Please call me on the details provided below if you have any questions.

Kind regards,

**Elizabeth Williamson**  
**Senior Compliance Officer**

Planning & Assessment | Department of Planning and Environment  
**T** 02 8289 6610 | **M** 0447 041 325 | **E** [elizabeth.williamson@planning.nsw.gov.au](mailto:elizabeth.williamson@planning.nsw.gov.au)  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

*Please note my work days are Tuesday, Wednesday & Thursday.*



*The Department of Planning 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.*

*If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).*

*The Department has 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](#).*

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**From:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>  
**Sent:** Monday, 17 October 2022 7:11 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Meadowbank TAFE Multi-Trades and Digital Technology Hub - SSD 10349 - Independent Audit No. 5 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 fifth independent audit on the Project (the first for full operations). 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 mid-December 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**  
General Manager



Proud sponsor of:






E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)


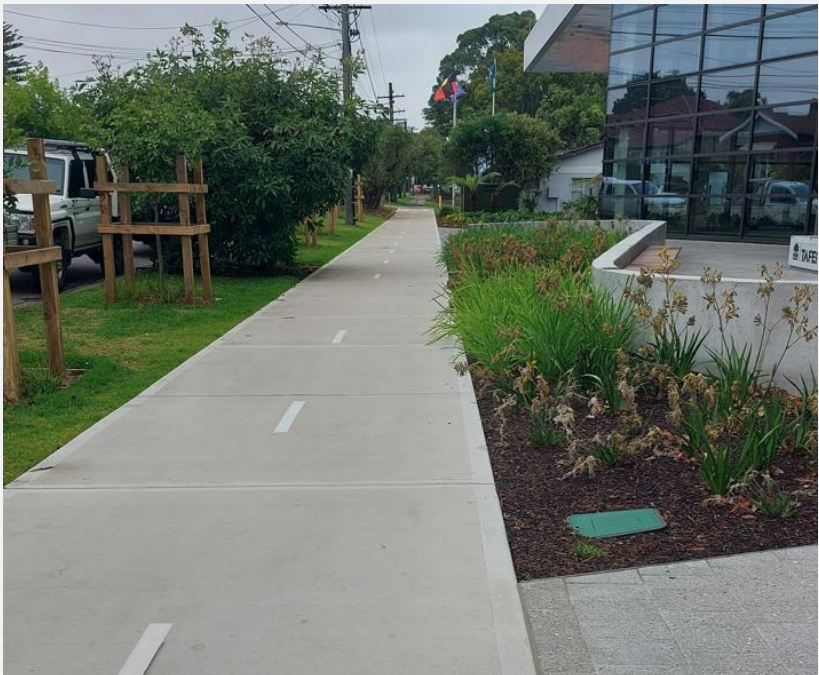
P: 1800 979 716

M: 0402 403 716



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



## APPENDIX D – SITE INSPECTION PHOTOGRAPHS

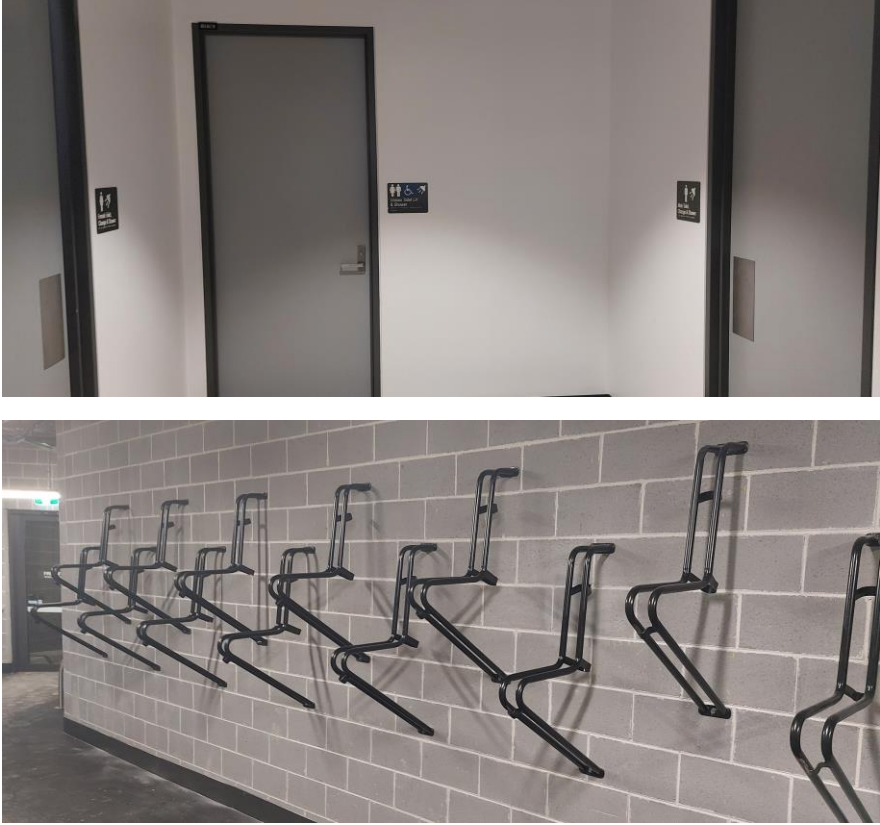

No.	Comment	Photograph
1	External plant and equipment on Hub rooftop	
2	External plant and equipment on Hub rooftop	
3	Construction training work space at Hub	

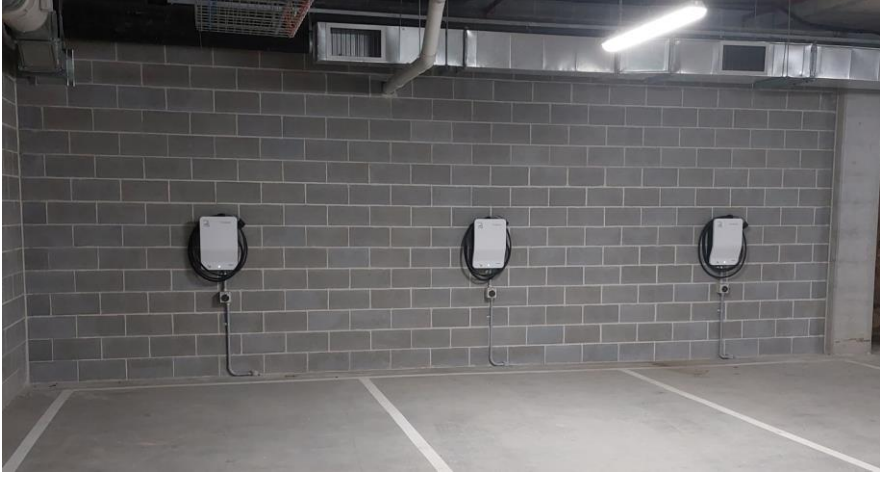

No.	Comment	Photograph
4	Fit-out complete.	
5	Landscaping and public domain works complete.	



No.	Comment	Photograph
6	MSCP gate control preventing public parking.	
7	Wayfinding signage installed.	

No.	Comment	Photograph
8	Loading dock in operation.	
9	Workshop ready for use.	

No.	Comment	Photograph
10	End of trip facilities in place.	
11	Hub parking with required spaces.	

No.	Comment	Photograph
12	Electric vehicle charging in Hub parking lot.	
13	Rainwater harvesting in operation.	

## APPENDIX E – 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:	Multi-Trades and Digital Technology Hub and car park, comprising: <ul style="list-style-type: none"> <li>• excavation, tree removal and remediation (as necessary);</li> <li>• demolition and removal of hazardous materials;</li> <li>• construction of the Multi-Trades and Digital Technology Hub building;</li> <li>• construction of the Car Park comprising an up to two <del>storey</del> (three level) car park providing for 241 car parking spaces.</li> <li>• landscaping works including hard and soft landscaping, through site link and landscaped laneway; and</li> <li>• business identification and way finding signage.</li> </ul>
Project Address:	TAFE NSW Meadowbank Campus, See Street, Meadowbank Lot 11 DP1232584
Proponent:	TAFE NSW
Title of audit	Independent Audit No. 5
Date:	17/02/23

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. 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
- viii. 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:

- a) 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
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

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