



Meriden

**Centre for Music and Drama**  
**Compliance Monitoring and Reporting Program**

Project Application: SSD 9692

14 October 2020

Revision 01

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# 1. Introduction

## 1.1 Compliance Monitoring and Reporting Program

A Compliance Monitoring and Reporting Program has been prepared for submission to the Department of Planning, Industry and Environment in response to Condition C22 of SSD-9692.

*“No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.”*

The following Compliance monitoring and Reporting Program has been prepared in accordance with the requirement sets out in section 2 of the *Compliance Reporting Post Approval Requirements (Department 2018)*.

The approval under SSD- 9692 consist the following building projects across the campus at Meriden School, with Senior School’s Centre for Music and Drama (CMD) delivered at Stage 1.

### **Senior School:** New Centre for Music and Drama

- Demolition of existing music building located towards the south-western corner of the Senior Campus
- Construction and use of new 3 storey above ground (with 2 underground basement levels) building incorporating a new music academy, drama facilities, music teaching rooms and staff facilities
- Removal of one tree and landscape works

### **Junior School:** New Landscape Playground

- Demolition of existing residential dwelling at 4 Vernon Street
- Create a new landscaped playground area for school use purpose
- Demolish the existing garage located to the east and construct a new pergola structure
- Removal of three trees
- Change the use of the site at 4 Vernon street to permit *educational establishment*

### **Prep School (Lingwood):** New Student Administration Centre

- Demolish existing single-storey currently used for school business administration
- New two-storey building as administration and student centre

This Compliance Monitoring and Reporting Program relates to the delivery of Stage 1 SSD development being a new Centre of Music and Drama (CMD) located within the Senior Campus, 10-28 Redmayne Road Strathfield.

The commencement date for other proposed works (Junior Campus and Prep Campus) are not known at this stage. The scheduling of these proposed works will depend on school funding and will be issued to Department of Planning once known. Both future stages are distinct and have no dependency or interference with the delivery of Stage 1, as indicated in Figure 1. The subsequent Compliance Monitoring and Reporting Program will be submitted no later than two weeks before the date notified for the commencement of construction of these stages.



**Figure 1: Stage Delineation**

## 2. Compliance Monitoring and Reporting Schedule

The frequency of compliance reporting for Stage 1 of the approved SSD development – CMD building is outlined in the table below (Table 1).

The reports specified in Table 1 are to be provided to the Department and apply to the relevant construction phrase specifically related to the CMD building.

**Table 1: Frequency of compliance reporting**

Compliance Report	Phase	Timing	Frequency
Pre-Construction Compliance Report	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only
Construction Compliance	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction
Pre-Operational Compliance Report	Pre – Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only
Operational Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation

# Appendix A

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## **Compliance Table - Stage 1 CMD**

**Compliance Monitoring and Reporting Program – Stage 1 Centre of Music and Drama  
October 2020**

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
	<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.	At all times	Obtain and review relevant management plans	Management Plans Record of inspections
	<b>Terms of Consent</b>			
A2	The development may only be carried out:			
A2 a)	(a) in compliance with the conditions of this consent;	At all times	Confirm construction certificate had been obtained, review audit reports and update compliance report periodically	Issue of CC
A2 b)	(a) in accordance with all written directions of the Planning Secretary;	At all times	Monitor for written directions of the Planning secretary	Record of action taken for compliance
A2 c)	(b) generally in accordance with the EIS and Response to Submissions;	At all times	Confirm construction certificate had been obtained, review audit reports and update compliance report periodically	Issue of CC and OC
A2 d)	(c) in accordance with the approved plans in the table provided	At all times	Confirm construction certificate had been obtained, review audit reports and update compliance report periodically	Issue of CC and OC
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
A3 a)	(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;	At all times	Implement measures to comply with written directions from Planning Secretary	Record of action taken for compliance
A3 b)	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	At all times	Implement measures to comply with any written directions from Planning Secretary	Record of action taken for compliance
A3 c)	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	Implement measures to comply with any written directions from Planning Secretary	Record of action taken for compliance
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		
	<b>Limits of Consent</b>			
A5	This consent lapses five years after the date of consent unless work is physically commenced.	At all times	Comply with requirements	Commencement of works
A6	This consent does not approve the use of the Music and Drama Centre on the Senior School or the Administration and Student Centre on the Prep School for community use. <i>Note: this limit does not preclude the use of other spaces at the school not covered by this approval for community use.</i>	At all times	Comply with requirements	
	<b>Student and Staff Numbers</b>			

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
A7	A maximum of 950 Senior School students may be in attendance on the school premises at any one time.	At all times	Not exceed maximum	Enrolment
A8	Notwithstanding condition A8, the maximum Senior School attendance on the school premises may exceed 950 by up to a maximum 20 additional students to allow for unanticipated fluctuations on a temporary basis.	At all times	Not exceed maximum	Enrolment
	<b>Amendment to Development Consent DA2014/023</b>			
A9	In accordance with section 4.17(1)(b) of the EP&A Act, condition 7 of development consent DA2014/023 issued by Council is to be deleted.	At all times	Note	
	<b>Prescribed Conditions</b>			
A10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Note	
	<b>Planning Secretary as Moderator</b>			
A11	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.	At all times	Monitor and record any dispute in project (if any)	Planning secretary's resolution (if any)
	<b>Evidence of Consultation</b>			
A12	Where conditions of this consent require consultation with an identified party, the Applicant must:			
A12 a)	(a) consult with the relevant party prior to submitting the subject document for information or approval; and	At all times	Consultation between parties	Record of communications
A12 b)	(b) provide details of the consultation undertaken including:			
A12 b) i)	(i) the outcome of that consultation, matters resolved and unresolved; and	At all times	Correspondence between parties	Record of communications
A12 b) ii)	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Correspondence between parties	Record of communications
	<b>Staging</b>			
A13	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 for the 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).	At all times	Staging report for construction and operation (as the case may be)	Record of submission to Planning Secretary
A14	A Staging Report prepared in accordance with condition A14 must:			
A14 a)	(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;	Pre-construction	Staging report for construction and operation (as the case may be)	Staging report completed



Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
A14 b)	(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);	Pre- Construction	Staging report setting out arrangements for operation	Staging report completed
A14 c)	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	At all times	Staging report setting out requirements for compliance	Staging report completed
A14 d)	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	At all times	Staging report setting out requirements for compliance	Staging report completed
A15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	At all times	Staging report setting out requirements for compliance	Staging report completed
A16	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent/approval 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.	At all times	Staging report setting out requirements for compliance	Staging report completed
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A17	With the approval of the Planning Secretary, the Applicant may:			
A17 a)	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);	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
A17 b)	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	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
A17 c)	c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
A18	Any strategy, plan or program prepared in accordance with condition A18, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
A19	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.	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
A20	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.	At all times	Submission of documentation required under relevant condition	Record of submission of required documentation
<b>Structural Adequacy</b>				

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
A21	<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><b>Notes:</b></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>	Construction	Preparation of BCA compliance report Certificate of compliance that construction is in accordance with the BCA	<p>BCA compliance report</p> <p>Certificates of compliance</p> <p>Inspection and compliance reports</p>
	<b>External Walls and Cladding</b>			
A22	The external walls of all new buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Verify compliance of the external wall materials according to BCA requirements	<p>Certificate of compliance – design</p> <p>Certificate of compliance – construction</p>
	<b>Site Contamination</b>			
A23	Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plans titled 'Proposed Open Play Space, 4 Vernon Street, Strathfield', dated 3 June 2019, prepared by Douglas Partners and 'Proposed Administration and Student Centre of Meriden School', prepared by JK Environments, dated 25 June 2019. Additional ground water investigations and monitoring must also be undertaken as recommended by the Remedial Action Plans.	Not applicable to Stage 1		
A24	Additional groundwater investigations must be undertaken on the Prep School as required in the Remedial Action Plans referenced in condition A24. The results of this investigations must be included in the Validation Report required by condition E26.	Not applicable to Stage 1		
	<b>Applicability of Guidelines</b>			
A25	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.	At all times	Note requirements	
A26	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.	At all times	Note requirements	As required in any directions provided
	<b>Monitoring and Environmental Audits</b>			
A27	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><b>Note:</b> 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.</p>	Not applicable to Stage 1		
	<b>Access to Information</b>			

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A28 (a)	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: <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <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> </li> </ul>	At all times	Submit documentation as required in each particular condition	Append relevant documentation to applicant website
A28 (b)	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	At all times	Submit documentation as required in each particular condition	Append relevant documentation to applicant website
	<b>Compliance</b>			
A29	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.	At all times	Note requirements	N/A
	<b>Incident Notification, Reporting and Response</b>			
A30	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.	At all times	Incident report Compliance monitoring	Record of incident Record of notification
A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .	At all times	Note requirements	N/A
	<b>Non-Compliance Notification</b>			
A32	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	At all times	Incident report Compliance monitoring	Record of notification
A33	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.	At all times	Note requirements	N/A
A34	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Note requirements	N/A
	<b>Revision of Strategies, Plans and Programs</b>			
A35 (a)	Within three months of: <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition C22;</li> </ul>	At all times	Undertake review as required Provide notification to Planning Secretary	Record of review Record of notification
A35 (b)	(b) the submission of an incident report under condition A31;	At all times	Undertake review as required Provide notification to Planning Secretary	Record of review Record of notification

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
A35 (c)	(c) the submission of an Independent Audit under condition D34;	At all times	Undertake review as required Provide notification to Planning Secretary	Record of review Record of notification
A35 (d)	(d) the approval of any modification of the conditions of this consent; or	At all times	Undertake review as required Provide notification to Planning Secretary	Record of review Record of notification
A35 (e)	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	At all times	Undertake review as required Provide notification to Planning Secretary	Record of review Record of notification
A36	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 and / or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	At all times	If required provide updated documentation to Planning Secretary as required	Updated documentation reflecting requirements
<b>PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>				
	<b>Outdoor Lighting</b>			
B1	Prior to the issue of a construction certificate, evidence must be submitted to 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.	Pre- construction	Provide compliant design	Drawings and design statement issued to certifier
	<b>External Walls and Cladding</b>			
B2	Prior to the issue of a construction certificate, 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 and to the Planning Secretary within seven days after the Certifier accepts it.	Pre- construction	Provide schedule of finishes and product tests report verifying compliance.	Certification of compliance
	<b>Ecologically Sustainable Development</b>			
B3	Prior to the issue of a construction certificate, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:			
B3 a)	(a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia for the proposed Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School and submit evidence of registration to the Certifier; or	Pre- Construction	Provide design statement that design achieves 5-star green star rating	Record of registration
B3 b)	(b) seeking approval from the Planning Secretary for an alternative certification process.	Not applicable		
	Note for Planning Secretary: A Section 4.55 modification is currently been assessed by the Department to seek for alternative certification process as per condition B3b) Instead of registering with the Green Building Council of Australia, the alternative process would be for an ESD consultant to provide a statement and confirm that the development can achieve 4 Star Green Star equivalent rating in accordance with the applicable ESD measures in the ESD report.			
	<b>Stormwater Management System</b>			
B4	Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier. The system must:			

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B4 (a)	a) be designed by a suitably qualified and experienced person(s);	Pre construction	N/A	Record of qualification
B4 (b)	b) be designed in consultation with and to the satisfaction of Council;	Pre construction	N/A	Council endorsement
B4 (c)	c) be generally in accordance with the conceptual design in the EIS;	Pre construction	N/A	Statement of compliance
B4 (d)	d) be in accordance with applicable Australian Standards;	Pre construction	N/A	Statement of compliance
B4 (e)	e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Pre construction	N/A	Statement of compliance
B4 (f)	f) divert existing clean surface water around operational areas of the site; and	Pre construction	N/A	Drawings showing compliance
B4 (g)	g) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.	Pre construction	N/A	Drawings showing compliance
<b>Car Parking and Service Vehicle Layout</b>				
B5	Prior to the issue of a construction certificate, evidence of the provision of a minimum of 105 on-site car parking spaces on site for use during operation of the development must be submitted to the Certifier.	Not applicable to Stage 1	N/A	Drawing showing requirements
<b>Rainwater Harvesting</b>				
B6	Prior to the issue of a construction certificate (not including demolition), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the Music and Drama Centre. A rainwater re-use plan must be prepared and certified by a suitably qualified hydraulic engineer.	Pre construction	N/A	Design certificate for rain water reuse plan
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B7	Prior to the issue of a construction certificate (not including demolition), the Applicant must incorporate the noise mitigation recommendations in the Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray 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 Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray.	Pre – construction	N/A	Acoustic report
<b>Junior School Acoustic Barrier and Boundary fencing</b>				
B8 (a)	Prior to the issue of a construction certificate for works at the Junior School, the Applicant must submit plans of an acoustic barrier to the Planning Secretary. The acoustic barrier plans must demonstrate that that the acoustic barrier would: (a) consist of a masonry material, or other material (either composite or uniform) with a cementitious external finish that provides an equivalent or better acoustic performance and longevity that either meets or exceeds the minimum material thicknesses recommended in the Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray;	Not Applicable to Stage 1		
B8 (b)	(b) the upper levels of the barrier may include a transparent material if required, subject to providing equivalent acoustic performance;	Not Applicable to Stage 1		
B8 (c)	(c) have a minimum height of 2.1 metres from the finished levels approved under this application; and	Not Applicable to Stage 1		



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B8 (d)	(d) be located wholly within the Junior School development site.	Not Applicable to Stage 1		
B9 (a)	Prior to the issue of a construction certificate for works at the Junior School, the Applicant must to the satisfaction of the Planning Secretary submit details of proposed new / refurbished fencing on or adjoining the eastern and northern boundaries of 2 Vernon Street. The details must include plans and specifications of: (a) the refurbishment of existing sections of timber paling fencing or construction of new timber paling fencing that achieves a minimum 1.8 metres in height (measured from the ground level of the Junior School site) along or adjoining the entirety of the eastern and northern boundaries of 2 Vernon Street; and	Not Applicable to Stage 1		
B9 (b)	(b) the fencing wholly located within the Junior School site unless located on the boundary with the agreement of the adjoining landowner in accordance with the <i>Dividing Fences Act 1991</i> .	Not Applicable to Stage 1		
<b>PART C DURING CONSTRUCTION</b>				
	<b>Notification of Commencement</b>			
C1	The Applicant must notify the Planning Secretary in writing of the dates of intended commencement of construction and operation at least 48 hours before those dates.	Pre – construction	N/A	Notification issued
C2	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 intended date of commencement and the development to be carried out in that stage.	Pre- construction and pre-operation	N/A	Staging report
	<b>Certified Drawings</b>			
C3	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.	Pre- construction	N/A	Structural Engineer Design Statement
	<b>Development Contributions</b>			
C4	Prior to commencement of construction for any part of the development (not including demolition or site remediation and groundwater investigations), a Section 7.12 levy totalling <b>\$247,642.33</b> (1% of the CIV of the proposal), must be paid to Council under Section 7.12 of the EP&A Act and the Strathfield Development Contributions Plan. Prior to payment Council can provide the value of the indexed levy.	Pre-construction	N/A	Receipt from Strathfield Council
	<b>Protection of Public Infrastructure</b>			
C5	Prior to the commencement of construction, the Applicant must:			
C5 (a)	(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;	Pre-construction	Record of communication	Record of correspondence
C5 (b)	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Pre-construction	Prepare Dilapidation report	Dilapidation report
C5 (c)	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Pre-construction	Submit Dilapidation report	Dilapidation report
	<b>Pre-Construction Dilapidation Report</b>			
C6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Pre-construction	Confirm submission to planning secretary the dilapidation report	Dilapidation report
	<b>Unexpected Contamination Procedure</b>			

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
C7	The Applicant must implement the unexpected contamination finds protocols provided at Section 10 of the Remediation Action Plan titled 'Proposed Open Play Space, 4 Vernon Street, Strathfield' prepared by Douglas Partners, dated 3 June 2019 and Section 8.1 of the Remediation Action Plan titled 'Proposed Administration and Student Centre of Meriden School' prepared by JKEvironments, dated 25 June 2019 to ensure that potentially contaminated material is appropriately managed. The protocols must form part of the of the CEMP in accordance with condition C12 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Not Applicable to Stage 1		
<b>Community Communication Strategy</b>				
C8	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, the relevant 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:	Pre- construction, and during construction	Confirm community communication strategy has been submitted to Planning Secretary	Community Communication Strategy
C8 (a)	(a) identify people to be consulted during the design and construction phases;	Pre- construction, and during construction	Note requirements	Community Communication Strategy
C8 (b)	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Pre- construction, and during construction	Note requirements	Community Communication Strategy
C8 (c)	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Pre- construction, and during construction	Note requirements	Community Communication Strategy
C8 (d)	(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; and (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	Pre- construction, and during construction	Procedures and processes defined in plan	Community Communication Strategy
C8 (e)	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Pre- construction	Specific requirements defined in plan	Community Communication Strategy
<b>Demolition</b>				
C9	Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Pre – construction	Confirm Demolition plan is been submitted to PCA	Demolition Plan
<b>Archival Photographic Documentation</b>				
C10	Prior to the commencement of demolition works, a photographic archival record of the external and internal areas of the staff common room, business centre and dwelling and garage at 2 Vernon Street must be prepared in accordance with the recommendations of the Heritage Impact Statement prepared by Urbis dated 20 May 2019. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition works.	Not Applicable to Stage 1		
<b>Environmental Management Plan Requirements</b>				

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
C11	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	During Construction	Confirm Environmental Management Plan has been prepared according to guidance and reviewed by qualified	Environmental Management Plan
C11 (a)	(a) detailed baseline data;	Pre-construction	Confirm EMP includes baseline data	Environmental Management Plan
C11 (b) (i)	(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Pre- Construction	Confirms EMP includes relevant statutory requirements	Environmental Management Plan
C11 (b) (ii)	(ii) any relevant limits or performance measures and criteria; and	Pre- Construction	Confirm performance measures are included in the EMP	
C11 (b) (iii)	(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;	Pre- Construction	Confirms KPIs are included in EMP	Environmental Management Plan
C11 (c)	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Pre- Construction	Confirms a description of the measures to be implemented in the EMP	Environmental Management Plan
C11 (d) (i)	(d) a program to monitor and report on the: (i) impacts and environmental performance of the development;	Pre- Construction	Confirms program is included in the EMP	Environmental Management Plan
C11 (d) (ii)	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Pre- Construction	Confirms program is included in the EMP	Environmental Management Plan
C11 (e)	(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;	Pre- Construction	Confirm a contingency plan is included in the EMP.	Environmental Management Plan
C11 (f)	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Pre- Construction	Confirm a program to improve environmental performance is included in the EMP	Environmental Management Plan
C11 (g) (i)	(g) a protocol for managing and reporting any: (iii) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Pre- Construction	Confirm incident reporting and non-compliance reporting is included in the EMP	Environmental Management Plan
C11 (g) (ii)	(iv) complaint;	Pre- Construction	Confirm complaints procedures included in the EMP	Environmental Management Plan
C11 (g) (iii)	(v) failure to comply with statutory requirements; and	Pre- Construction	Confirm protocol for failure to comply with conditions is included in the EMP	Environmental Management Plan
C11 (h)	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.	Pre- Construction	Confirm protocol for periodic review is included in the plan	Environmental Management Plan
	<b>Construction Environmental Management Plan</b>			
C12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	Pre- Construction	Confirm submission of CEMP to Planning Secretary	Construction Environmental Management Plan
C12 (a) (i)	(a) Details of: (i) hours of work;	Pre- Construction	Confirm approved hours of work is included in the CEMP	Construction Environmental Management Plan
C12 (a) (ii)	(ii) 24-hour contact details of site manager;	Pre- Construction	Confirm contact details are included in the CEMP	Construction Environmental Management Plan



Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
C12 (a) (iii)	(iii) management of dust and odour to protect the amenity of the neighbourhood;	Pre- Construction	Confirm dust and smell management procedure is included in the CEMP	Construction Environmental Management Plan
C12 (a) (iv)	(iv) stormwater control and discharge;	Pre- Construction	Confirms stormwater control is included in the CEMP	Construction Environmental Management Plan
C12 (a) (v)	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Pre- Construction	Confirms sediment and erosion control plan is included in the CEMP	Construction Environmental Management Plan
C12 (a) (vi)	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	Pre- Construction	Confirms construction lighting compliance requirement is included in the CEMP	Construction Environmental Management Plan
C12 (a) (vii)	(vii) an alternate location(s) for the concrete pump station for the Senior School construction site that provide a minimum setback of 10 metres from 15 Margaret Street;	Pre- Construction	Confirms location of concrete pump station is set back 10 metres from 15 Margaret Street	Construction Environmental Management Plan
C12 (a) (viii)	(viii) community consultation and complaints handling;	Pre- Construction	Confirm complaints procedure is included in the CEMP	Construction Environmental Management Plan
C12 (b)	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15);	Pre- Construction	Confirm CTPMSP is included in the CEMP	Construction Environmental Management Plan
C12 (c)	(c) Construction Noise and Vibration Management Sub-Plan (see condition C16);	Pre- Construction	Confirm CNVMSP is included in the CEMP	Construction Environmental Management Plan
C12 (d)	(d) Construction Waste Management Sub-Plan (see condition C17);	Pre- Construction	Confirm CWMSMSP is included in the CEMP	Construction Environmental Management Plan
C12 (e)	(e) Construction Soil and Water Management Sub-Plan (see condition C18);	Pre- Construction	Confirms CSWMSP is included in the CEMP	Construction Environmental Management Plan
C12 (f)	(f) Include the unexpected finds protocols for contamination and associated communications procedure provided in the EIS;	Pre- Construction	Confirms unexpected finds procedure is included in the CEMP	Construction Environmental Management Plan
C12 (g)	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Pre- Construction	Confirms unexpected finds procedure for Aboriginal and non – aboriginal heritage is included in CEMP.	Construction Environmental Management Plan
C12 (h)	(h) 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; and	Pre- Construction	Confirms waste classification is included in the CEMPT	Construction Environmental Management Plan
C13 (a)	The recommendations contained in the following documents must be incorporated into the CEMP as required by condition C12 and as amended by the conditions of this consent: (a) Draft Traffic and Parking Management Plan, Issue 3, dated 26 November 2019, prepared by Ason Group;	Pre- Construction	Confirm recommendation from the Traffic and Parking Management Plan is included in CEMP	Construction Environmental Management Plan
C13 (b)	(b) Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray; and	Pre- Construction	Confirm recommendation from the Construction and Operational Noise report is included in CEMP	Construction Environmental Management Plan
C13 (c)	(c) Construction Plan of Management, version 1, dated 6 May 2019, prepared by Gledhill.	Pre- Construction	Note requirements	Construction Environmental Management Plan
C14	The Applicant must not commence construction of the development until the CEMP is submitted to the Certifier and a copy is submitted to the Planning Secretary.	Pre- Construction	Confirm submission of CEMP to Planning Secretary and PCA	Construction Environmental Management Plan
C15 (a)	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s):	Pre- Construction	Confirms CTPMSP is prepared by a qualified traffic consultant	Construction Traffic and Pedestrian Management
C15 (b)	(a) be prepared in consultation with Council;	Pre- Construction	Confirms Council has been consulted	Construction Traffic and Pedestrian Management

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C15 (c)	(b) 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;	Pre- Construction	Confirms CTPMSP includes measures to ensure road safety	Construction Traffic and Pedestrian Management
C15 (d)	(c) detail heavy vehicle routes, access and parking arrangements; and	Pre- Construction	Confirms CTMSP includes heavy vehicle routes access and parking arrangement	Construction Traffic and Pedestrian Management
C15 (e)	(d) detail arrangements that any work zone required along Vernon Street to facilitate construction on the Junior School is located clear of 2 Vernon Street.	Not Applicable to Stage 1		
C16 (a)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Pre- Construction	Confirms the CNVMSP is prepared by a qualified acoustic consultant	Construction Noise and vibration management plan
C16 (b)	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Pre- Construction	Confirm CNVMSP includes procedure for achieving noise management levels	Construction Noise and vibration management plan
C16 (c)	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Pre- Construction	Confirm CNVMSP includes measures for implementation of high noise works	Construction Noise and vibration management plan
C16 (d)	(d) include strategies that have been developed with the community for managing high noise generating works;	Pre- Construction	Confirms the CNVMSP includes detail of community consultation of high noise works	Construction Noise and vibration management plan
C16 (e)	(e) describe the community consultation undertaken to develop the strategies in condition C16(d);	Pre- Construction	Confirms the CNVMSP includes details of the community consultation	Construction Noise and vibration management plan
C16 (f)	(f) include a complaints management system that would be implemented for the duration of the construction; and	Pre- Construction	Confirms CNVMSP includes complaints argument procedure	Construction Noise and vibration management plan
C16 (g)	(g) 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 C11(d). The program should be developed with reference to the recommendations made in the Construction and Operational Noise Report, version E, dated 13 January 2020, prepared by Wilkinson Murray.	Pre- Construction	Confirms CNVMSP includes monitor program and recommendation from the Construction Operational Noise Report (Rev E)	Construction Noise and vibration management plan
C17 (a)	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Pre- Construction	Confirms the CWMSPP includes the details of type and quantity of waste generated during construction	Construction Noise and vibration management plan
C17 (b)	(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.	Pre- Construction	Confirms the CWMSPP addresses the removal of hazardous materials	Construction noise and vibration management plan
C18	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:			
C18 (a)	(a) be prepared by a suitably qualified expert, in consultation with Council;	Pre- Construction	Confirms the CSWMSP has been prepared by a civil engineer in consultation with Council	Construction Soil and Water Management Plan
C18 (b)	(b) describe all erosion and sediment controls to be implemented during construction in accordance with the publication <i>Managing Urban Stormwater: Soils &amp; Construction</i> (4 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book';	Pre- Construction	Confirms CSWMSP includes an erosion and sediment control plan	Construction Soil and Water Management Plan
C18 (c) (i)	(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) including measures to: (i) divert existing clean surface water around operational areas of the site;	Pre- Construction	Confirms CSWMSP includes detail on wet weather events	Construction Soil and Water Management Plan
C18 (c) (ii)	(ii) direct all sediment laden water into overland flow away from surrounding properties;	Pre- Construction	Confirms CSWMSP includes detail on wet weather events	Construction Soil and Water Management Plan

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
C18 (c) (iii)	(iii) prevent cross-contamination of clean and sediment or leachate laden water;	Pre- Construction	Confirms CSWMSP includes detail on wet weather events	Construction Soil and Water Management Plan
C18 (d)	(d) detail all off-Site flows from the Site; and	Pre- Construction	Confirms the CSWMSP includes detail of the off-site flow	Construction Soil and Water Management Plan
C18 (e)	(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 1-year ARI, 1 in 5-year ARI.	Pre- Construction	Confirms the CSWMSP includes stormwater and flood flow management	Construction Soil and Water Management Plan
C19 (a)	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;	Pre- Construction	Confirms preparation of Driver Code of Conduct	Driver Code of Conduct
C19 (b)	(b) minimise conflicts with other road users;	Pre- Construction	Confirms preparation of Driver Code of Conduct	Driver Code of Conduct
C19 (c)	(c) minimise road traffic noise; and	Pre- Construction	Confirms preparation of Driver Code of Conduct	Driver Code of Conduct
C19 (d)	(d) ensure truck drivers use specified routes.	Pre- Construction	Confirms preparation of Driver Code of Conduct	Driver Code of Conduct
<b>Construction Worker Transportation Strategy</b>				
C20	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 for information.	Pre-Construction	Confirms submission of Construction Worker Transportation Strategy to Planning Secretary and PCA	Construction Worker Transportation Strategy
<b>Construction and Demolition Waste Management</b>				
C21	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW(RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Pre – Construction	Confirms notification to TfNSW	Evidence of correspondence
<b>Compliance Reporting</b>				
C22	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	Pre – Construction	Obtain copy of transmittal of program to DPE	Evidence of submission
C23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Pre – Construction	Obtain transmittal of ongoing reports issued to DPE	Evidence of Submission
C24	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	During Construction	Confirms compliance report has been uploaded to Meriden School website, and obtain confirmation to DPE and the PCA	Evidence of submission
C25	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	During operation	Note requirement	
<b>PART D DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
D1 (a)	A site notice(s): (a) 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 the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	During Construction	Verify the presence of the site notice on the site	Site notice
D1 (b)	(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;	During Construction	Verify the presence of the site notice on the site	Site notice
D1 (c)	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	During Construction	Verify the presence of the site notice on the site	Site notice

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
D1 (d)	(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	During Construction	Verify the presence of the site notice on the site	Site notice
D1 (e)	(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.	During Construction	Verify the presence of the site notice on the site	Site notice
	<b>Operation of Plant and Equipment</b>			
D2	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	During Construction	Obtain confirmation from Buildcorp that all plant and equipment is maintained in proper and efficient conditions	Buildcorp statement
	<b>Demolition</b>			
D3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Condition C9.	During Construction	Obtain demolition work plan and statement of compliance submitted to PCA	Buildcorp statement
	<b>Construction Hours</b>			
D4 (a)	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and	During Construction	Verify the construction hours in the CEMP. Monitor the working hours activities and construction working schedule for compliance to the hours	CEMP and monitoring during construction
D4 (b)	(b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	During Construction	Verify the construction hours in the CEMP. Monitor the working hours activities and construction working schedule for compliance to the hours	CEMP and monitoring during construction
D5 (a)	Construction activities may be undertaken outside of the hours in condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	During Construction	Note requirements	N/A
D5 (b)	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	During Construction	Note requirements	N/A
D5 (c)	(c) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	During Construction	Note requirements	N/A
D6	Notification of such construction activities as referenced in Condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During Construction	Note requirements	N/A
D7 (a)	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;	During Construction	Verify construction hours in the CEMP, and monitor the working hours activities and construction working schedule for compliance to the hours	CEMP and monitoring during construction
D7 (b)	(b) 2pm to 5pm Monday to Friday; and	During Construction	Verify construction hours in the CEMP, and monitor the working hours activities and construction working schedule for compliance to the hours	CEMP and monitoring during construction
D7 (c)	(c) 9am to 12pm, Saturday.	During Construction	Verify construction hours in the CEMP, and monitor the working hours activities and construction working schedule for compliance to the hours	CEMP and monitoring during construction
	<b>Implementation of Management Plans</b>			
D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	During Construction	Obtain certification from Buildcorp that they are carrying out the construction in accordance with the current CEMP	As built design certification
	<b>Construction Traffic</b>			
D9	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 before stopping.	During Construction	Confirms this CTPMSP includes this requirement	CTPMSP and evidence of communication with School



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	<b>Hoarding Requirements</b>			
D10 (a)	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	During Construction	Monitor the hoarding for compliance	Site inspection photos
D10 (b)	(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.	During Construction	Monitor the hoarding for compliance	Site inspection photos
	<b>No Obstruction of Public Way</b>			
D11	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.	During Construction	Monitor the site plan, and revisions of the construction management plan	Site inspection photos
	<b>Construction Noise Limits</b>			
D12	The development must be constructed to achieve the construction noise management levels detailed in <i>the 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 Construction Noise and Vibration Management Plan.	During Construction	Obtain a copy of the CNVMSP	CMP
D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Senior School or Prep School Campuses outside of the construction hours of work outlined under condition D4.	During Construction	Obtain confirmation from Buildcorp that construction vehicles do not arrive at Senior school outside of construction house	Monitor site arrangement plans
D14	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.	During Construction		
	<b>Vibration Criteria</b>			
D15 (a)	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	During Construction	Obtain copy of the vibration monitoring records	Vibration records and contractor statement of compliance
D15 (b)	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	During Construction	Obtain copy of the vibration monitoring records	Vibration records and contractor statement of compliance
D16	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 D15.	During Construction	Obtain copy of the vibration monitoring records	Vibration records and contractor statement of compliance
D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C16 of this consent.	During Construction		Vibration records and contractor statement of compliance
	<b>Tree Protection</b>			
D18 (a)	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	During Construction	Note requirements	Not applicable
D18 (b)	(b) all street trees immediately adjacent to the approved disturbance area 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;	During Construction	Note requirements	Not applicable
D18 (c)	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboriculture Impact Assessment Tree Protection Specification, Meriden School Strathfield, Revision C, dated 13 May 2019, prepared by Tree IQ; and	During Construction	Note requirements	Not applicable

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D18 (d)	(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.	During Construction	Note requirements	Not applicable
	<b>Air Quality</b>			
D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During Construction	Confirm CEMP includes air quality monitoring	CEMP
D20 (a)	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	During Construction	Obtain confirmation from contractor that all exposed surfaces and stockpiles are suppressed by regular watering	CEMP, site inspection photos
D20 (b)	(b) all trucks entering or leaving the site with loads have their loads covered;	During Construction	Obtain confirmation from contractor that all trucks have load covered	CEMP, site inspection photos
D20 (c)	(c) trucks associated with the development do not track dirt onto the public road network;	During Construction	Obtain confirmation from contractor that all truck wheel washed prior to leaving site	CEMP, site inspection photos
D20 (d)	(d) public roads used by these trucks are kept clean; and	During Construction	Obtain confirmation from contractor that public roads are kept clean from their construction vehicles	CEMP, site inspection photos
D20 (e)	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	During Construction	Obtain confirmation from contractor that land stabilisation works are carried out on site	CEMP, site inspection photos
	<b>Erosion and Sediment Control</b>			
D21	All erosion and sediment control measures must be 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 (4 <sup>th</sup> edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	During Construction	Obtain confirmation from contractor that all erosion and sediment control measures are implemented	CEMP
	<b>Imported Soil</b>			
D22 (a)	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site.	During Construction	Obtain confirmation from contractor that only ENM or VENM is bought to site	CEMP
D22 (b)	(b) keep accurate records of the volume and type of fill to be used; and	During Construction	Track and obtain records of the type and volume of fill used	CEMP
D22 (c)	(c) make these records available to the Certifier upon request.	During Construction	Monitor further PCA requests	CEMP
	<b>Disposal of Seepage and Stormwater</b>			
D23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	During Construction	Obtain confirmation from contractor that seepage or rainwater collected on site is not being discharged without Council Approval	CEMP
	<b>Unexpected Finds Protocol – Aboriginal Heritage</b>			
D24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	During Construction	Site inspection monitoring	Visual inspection Site inspection photos

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
	<b>Unexpected Finds Protocol – Historic Heritage</b>			
D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage NSW.	During Construction	Site inspection monitoring	Site Inspection photos
	<b>Waste Storage and Processing</b>			
D26	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.	During Construction	Contractor to confirm waste is secured and kept within site boundary	CEMP
D27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	During Construction	Contractor to confirm the waste is assessed, classified, and managed as per guidance	CEMP
D28	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.	During Construction	Contractor to confirm the concrete waste and water is not disposed of on site and is prevented from entering any watercourse	CEMP
D29	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.	During Construction	Contractor to confirm the water generated during construction is classified and disposed of according to	CEMP
D30	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 Hazardous Building Material Register, dated 24 May 2019, prepared by Douglas Partners, requirements of the relevant legislation, codes, standards and guidelines.	During Construction	Contractor to confirm Hazardous Building Material Register is been referenced and followed	CEMP
	<b>Independent Environmental Audit</b>			
D31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	During Construction	Contractor to engage an auditor and obtain approval from the DPIE	Independent Audit Program
D32	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	Prior - Construction	Confirm submission to DPIE	Audit Program
D33 (a)	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	During Construction	Obtain audit program	Audit Program
D33 (b)	(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.  In all other respects Table 1 remains the same. 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 upon which the audit must be commenced.	During Construction	Obtain audit program	Audit Program
D34 (a)	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition D32 of this consent; and	During Construction	Obtain audit program	Audit Program
D34 (b)	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	During Construction	Verify the audit report include a confirmation of compliance with the requirements	Audit Program
D35 (a)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D32 of this consent;	During Construction	Obtain a copy of the response	Response of each audit report
D35 (b)	(b) submit the response to the Planning Secretary and the Certifier; and	During Construction	Obtain copy of the correspondence issuing the response	Response of each audit report

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D35 (c)	(a) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	During Construction	Audit and response uploaded on Meriden website and DPIE and PCA have been notified	Independent audit report
D36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	During Construction	Monitor for Planning Secretary approval for the annual operational audits to be ceased	Record of audit reports
<b>PART E – PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE</b>				
<b>Notification of Occupation</b>				
E1	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.	Pre-occupation	Obtain copy of submission to DPIE	
<b>External Walls and Cladding</b>				
E2	Prior to the issue of an occupation certificate, 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.	Pre-occupation	Obtain copy of certification issued to PCA	OC
E3	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.	Pre-occupation	Obtain copy of correspondence to the Planning Secretary	Correspondence to Planning Secretary
<b>Post-construction Dilapidation Report</b>				
E4 (a)	Prior to the issue of an occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Pre-occupation	Submit post construction Dilapidation Report to PCA	Post Construction Dilapidation Report
E4 (b) (i)	b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Pre-occupation	Confirm the site	OC
E4 (b) (ii)	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Pre-occupation		Authority statement
E4 (c)	c) to be forwarded to Council.	Pre-occupation	Copy of the submission to the Council	Evidence of correspondence
<b>Protection of Public Infrastructure</b>				
E5 (a)	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	Pre-occupation	Note requirements	
E5 (b)	(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 condition C4 of this consent.</i>	Pre-occupation	Note requirements	
<b>Protection of Property</b>				
E6	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.	Pre-occupation	Note requirements	
<b>Utilities and Services</b>				
E7	Prior to issue of an occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Pre-occupation	Obtain compliance certificate for the water and sewer services under Section 73	
<b>Works as Executed Plans C to prepare works executed drawings as required</b>				



Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
E8	Prior to the issue of an occupation certificate, 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.	Pre-occupation	Buildcorp to submit as executed drawings for review by engineers	
	<b>Green Travel Plan</b>			
E9 (a)	Prior to the issue of an occupation certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;	Pre-occupation	Confirm the GTP is prepared by a suitable traffic engineer in consultation with Council and TfNSW and submitted to the Planning Secretary	Evidence of correspondence with Council
E9 (b)	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	Pre-occupation	Note requirements	
E9 (c)	(c) include specific tools and actions to help achieve the objectives and mode share targets	Pre-occupation	Note requirements	
E9 (d)	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;	Pre-occupation	Note requirements	
E9 (e)	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;	Pre-occupation	Note requirements	
E9 (f)	(f) incorporate the strategies and recommendations of the Green Travel Plan, Issue 3, dated 26 November 2019, prepared by Ason Group; and	Pre-occupation	Note requirements	
E9 (g)	(g) incorporate the strategies and recommendations of the Workplace Travel Plan, Issue 3, dated 26 November 2019, prepared by Ason Group provided in the RtS	Pre-occupation	Note requirements	
	<b>Operational Management Plan</b>			
E10 (a)	Prior to the issue of an occupation certificate, the Applicant must prepare an Operational Management Plan for the site. The plan must: (a) include measures to ensure all wayfinding signage, security measures, and landscaping is managed to maintain their effectiveness;	Pre-occupation	Note requirements	Operational Management Plan
E10 (b)	(b) include measures to manage the operation and use of the Junior School Playground, Senior School Music and Drama Centre and Prep School Administration and Student Centre; and	Not applicable to Stage 1	Note requirements	Operational Management Plan
E10 (c)	(c) ensure the use of the Junior School Playground does not result in exceedances of the project noise trigger levels in the report titled Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray.	Not applicable to Stage 1	Note requirements	Operational Management Plan
E11	The Operational Management Plan must be submitted to the Certifier and implemented for the life of the approved development.	Pre-occupation	Issue to certifier	Operational Management Plan issued to certifier
	<b>Operational Transport and Access Management Plan (OTAMP)</b>			

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
E12 (a)	Prior to the issue of an occupation certificate, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (b)	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (c)	(c) the location and operational management procedures of the pick-up and drop-off parking located within Vernon Street, including staff management/traffic controller arrangements;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (d)	(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities along Vernon Street and Margaret Street, including staff management/traffic controller arrangements;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (e)	(e) delivery and services vehicle and bus access and management arrangements;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (f)	(f) management of approved access arrangements;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (g)	(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking in Vernon Street;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (h)	(h) arrangements to ensure compliance with the School's policy of restricting students from driving to school;	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (i)	(i) car parking arrangements and management associated with the proposed use of school facilities by community members; and	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
E12 (j)	(j) a monitoring and review program.	Pre-occupation	OTAMP prepared in accordance with requirements of condition	OTAMP issued to certifier
	<b>Mechanical Ventilation</b>			
E13 (a)	Prior to issue of an occupation certificate, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and	Pre-occupation	Note requirements	Certificate of compliance issued to Certifier
E13 (b)	(b) any dispensation granted by Fire and Rescue NSW.	Pre-occupation	Note requirements	Certificate of compliance issued to Certifier
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
E14	Prior to the issue of an occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	Pre-occupation	Note requirements	Report demonstrating compliance
	<b>Road Damage</b>			
E15	Prior to the issue of an occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-occupation	Inspection and rectification of any damage	Inspection report
	<b>Fire Safety Certification</b>			
E16	Prior to issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Pre-occupation	Note requirements	Fire Safety Certificate
	<b>Structural Inspection Certificate</b>			
E17 (a)	Prior to the issue of an occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Pre-occupation	Note requirements	Structural Inspection Certificate
E17 (b)	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Pre-occupation	Note requirements	Structural Compliance Certificate
	<b>Compliance with Food Code</b>			
E18	Prior to the issue of an occupation certificate, the Applicant (where required) is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the Certifier.	Pre-occupation	Note requirements	Certificate of compliance (where applicable)
	<b>Rainwater Harvesting</b>			
E19	Prior to the issue of an occupation certificate, a signed works-as-executed Rainwater Re-use Plan for the Music and Drama Centre on the Senior School must be provided to the Planning Secretary and Certifier.	Pre-occupation	Note requirements	Works as executed plan with signature
	<b>Warm Water Systems and Cooling Systems</b>			
E20	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Pre-occupation	Note requirements	Certificate of compliance
	<b>Outdoor Lighting</b>			

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E21 (a)	Prior to the issue of an occupation certificate, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and	Pre-occupation	Note requirements	Certificate of compliance
E21 (b)	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	Pre-occupation	Note requirements	Certificate of compliance
	<b>Signage</b>			
E22	Prior to the issue of an occupation certificate, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	Pre-occupation	Note requirements	Photographic record of installation
	<b>Operational Waste Management Plan</b>			
E23 (a)	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;	Pre-occupation	Note requirements	Waste Management Plan
E23 (b)	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);	Pre-occupation	Note requirements	Waste Management Plan
E23 (c)	(c) detail the materials to be reused or recycled, either on or off site;	Pre-occupation	Note requirements	Waste Management Plan
E23 (d)	(d) include the measures detailed in the Operational Waste Management Plan, dated 7 May 2019, revision D, prepared by Elephants Foot; and	Pre-occupation	Note requirements	Waste Management Plan
E23 (e)	(e) include the Management and Mitigation Measures included in EIS.	Pre-occupation	Note requirements	Waste Management Plan
	<b>Site Contamination</b>			
E24	Remediation approved as part of this development consent must be carried out in accordance with the: (a) Proposed Open Play Space, 4 Vernon Street, Strathfield, dated 3 June 2019, prepared by Douglas Partners; and (b) Proposed Administration and Student Centre of Meriden School, prepared by JK Environments, dated 25 June 2019.	Not Applicable to Stage 1		
E25	The Applicant must undertake additional groundwater contamination assessments to address a data gap as indicated by the RAP at condition E24(b). The results of this investigation shall be included in the Validation Report required by condition E26.	Not Applicable to Stage 1		
E26 (a)	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by a Certified Contaminated Land Consultant;	Not Applicable to Stage 1		

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E26 (b)	(b) be submitted to the Site Auditor, the Planning Secretary and the Certifier for information within one month after the completion of remediation works; and	Not Applicable to Stage 1		
E26 (c)	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).	Not Applicable to Stage 1		
<b>Site Audit Statement</b>				
E27	Prior to the issue of an occupation certificate, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational establishment land use and be provided for the information of the Planning Secretary and the Certifier.	Not Applicable to Stage 1		
<b>Landscaping</b>				
E28 (a)	Prior to the issue of an occupation certificate, the Applicant must submit an Operational Landscape Management Plan to manage the landscaping on-site to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage landscaping; and	Pre-Occupation	Note requirements	Operational Landscape Maintenance Plan
E28 (b)	(b) be consistent with the Applicant's Management and Mitigation Measures within the EIS;	Pre-Occupation	Note requirements	Operational Landscape Maintenance Plan
<b>Junior School Boundary Fencing</b>				
E29	Prior to the issue of an occupation certificate for works at the Junior School, evidence must be submitted to the Certifier that an acoustic barrier has been constructed at the Junior School adjoining the southern boundary of 2 Vernon Street in accordance the details approved under condition B8. (a) Prior to the issue of an occupation certificate for works at the Junior School, evidence must be submitted to the Certifier that the fencing approved under condition B9 has been constructed in accordance with the approved details.	Not applicable to Stage 1		
<b>PART F – POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
F1 (a)	Prior to the commencement of the first out of hours events (school use) run by the school that involve 80 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration;	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F1 (b)	(b) arrival and departure times and modes of transport;	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F1 (c)	(c) where relevant, a schedule of all annual events;	Pre-Occupation	Note requirements	Out of Hours Event Management Plan



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F1 (d)	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F1 (e)	(e) details of the use of the Music and Drama Centre on the Senior Campus, where applicable, restricting use before 6:45am and after 10pm;	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F1 (f)	(f) measures to minimise localised traffic and parking impacts; and	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F1 (g)	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. The plan must confirm that no amplified music would be used on the third floor deck area of the Music and Drama Centre on the Senior School.	Pre-Occupation	Note requirements	Out of Hours Event Management Plan
F2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Post- Occupation	Note requirement	N/A
	<b>Operation of Plant and Equipment</b>			
F3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Post- Occupation	Note requirement	N/A
	<b>Warm Water Systems and Cooling Systems</b>			
F4	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.	Post- Occupation	Note requirement	N/A
	<b>Community Communication Strategy</b>			
F5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction	Post- Occupation	Note requirement	Record of communication
	<b>Operational Transport and Access Management Plan (OTAMP)</b>			
F6	The OTAMP(s) approved under condition E12 as revised from time to time) must be implemented by the Applicant for the life of the development.	Post- Occupation	Note requirement	
	<b>Operational Noise Limits</b>			
F7	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray.	Post- Occupation	Note requirement	
F8	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> 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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant or the project noise trigger levels for 2 Vernon Street identified in the Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray.	Post- Occupation	Note requirement	

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
F9	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	Note requirement	
	<b>Unobstructed Driveways and Parking Areas</b>			
F10	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.	Post- Occupation	Note requirement	
	<b>Green Travel Plan</b>			
F11	The Green Travel Plan required by condition E9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Post- Occupation	Note requirement	Annual update
	<b>Ecologically Sustainable Development</b>			
F12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of the proposed Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B3, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Post- Occupation	Note requirement	Certification
	<b>Outdoor Lighting</b>			
F13	Notwithstanding Condition E21, 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.	Post- Occupation	Note requirement	
	<b>Landscaping</b>			
F14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E28 for the duration of occupation of the development.	Post- Occupation	Note requirement	
	<b>Rainwater Harvesting</b>			
F15	The Applicant must implement the rainwater re-use plan required by condition E19 for the duration of the development	Post- Occupation	Note requirement	
<b>APPENDIX 1 – ADVISORY NOTES</b>				
	<b>General</b>			
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	Note requirement	
	<b>Long Service Levy</b>			

Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	At all times	Note requirement	Record of payment
	<b>Legal Notices</b>			
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	Note requirement	
	<b>Access for People with Disabilities</b>			
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Construction	Accessibility report defining requirements	Accessibility report
	<b>Utilities and Services</b>			
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Construction	Note requirement	Approval from relevant service provider / utility / authority
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Construction	Note requirement	Approval from relevant service provider / utility / authority
	<b>Road Occupancy Licence</b>			
AN7	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Note requirement	Road Occupancy Licence
	<b>SafeWork Requirements</b>			
AN8	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Construction	Regular site inspections	N/A
	<b>Hoarding Requirements</b>			
AN9	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Construction	Regular site inspections	N/A
	<b>Handling of Asbestos</b>			
AN10	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Construction	Note requirement	If applicable records of handling and disposal in accordance with requirements
	<b>Fire Safety Certificate</b>			
AN11	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.	Occupation	Note requirement	Annual Fire Safety Statement each 12 months
<b>APPENDIX 2 - WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
	<b>Written Incident Notification Requirements</b>			



Unique ID	Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement	Development Phase of Stage 1 CMD	Monitoring Methodology	Evidence
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition or, having given such notification, subsequently forms the view that an incident has not occurred.	At all times	Note requirement	Record of incident notification
2 (a)	Written notification of an incident must: a. identify the development and application number;	At all times	Note requirement	Record of incident notification
2 (b)	b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	At all times	Note requirement	Record of incident notification
2 (c)	c. identify how the incident was detected;	At all times	Note requirement	Record of incident notification
2 (d)	d. identify when the applicant became aware of the incident;	At all times	Note requirement	Record of incident notification
2 (e)	e. identify any actual or potential non-compliance with conditions of consent;	At all times	Note requirement	Record of incident notification
2 (f)	f. describe what immediate steps were taken in relation to the incident;	At all times	Note requirement	Record of incident notification
2 (g)	g. identify further action(s) that will be taken in relation to the incident; and	At all times	Note requirement	Record of incident notification
2 (h)	h. identify a project contact for further communication regarding the incident.	At all times	Note requirement	Record of incident notification
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	At all times	Note requirement	Record of incident notification
4 (a)	The Incident Report must include: a. a summary of the incident;	At all times	Note requirement	Record of incident notification
4 (b)	b. outcomes of an incident investigation, including identification of the cause of the incident;	At all times	Note requirement	Record of incident notification
4 (c)	c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	At all times	Note requirement	Record of incident notification
4 (d)	d. details of any communication with other stakeholders regarding the incident.	At all times	Note requirement	Record of incident notification



**Carmichael Tompkins Property Group Pty Ltd.**

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