

The Meriden School

**Stage 1- Centre for Music and Drama & Stage 2-
Junior Campus Landscaped Playground**

Post-Occupation Compliance Report - SSD 9692

9 June, 2023

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1. Introduction

A Compliance Monitoring and Reporting Program has previously been submitted to the Department in response to Condition C22 of SSD-9692

The attached Pre-Construction Compliance Monitoring and Reporting schedule is now submitted as required by Condition 23, prepared in accordance with the requirement set out in section 2 of the *Compliance Reporting Post Approval Requirements (Department 2018)*.

The frequency of compliance reporting for the development is outlined in the table below (Table1). The reports specified in Table 1 are to be provided to the Department and apply to the relevant construction phase of the development.

2. Compliance Program

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 Complete Stage 1 - 14.10.20 Stage 2 – 2.2.22 |
| Construction Compliance | Construction | due to short project construction duration | <i>“At intervals, no greater than 26 weeks from the date of commencement of construction”</i> Complete Stage 1 -17 May 2021 - 15 November 2021 Stage 2 – This report |
| Pre- Operational Compliance Report | Pre – Operation | Report to be submitted to the Planning Secretary prior to commencement of operation | Single report only Complete Note: This submission also serves as an additional Construction Compliance report required due to the extended construction duration for both stages |
| Operational Compliance Report | Operation | Reporting required for the duration of operation | (12 months post occupation) At intervals, no greater than 52 weeks from the date of commencement of operation |

3. Project Stages

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, and the Junior School Landscaped Playground at 4 Vernon Street.

The commencement date for Prep Campus is 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.

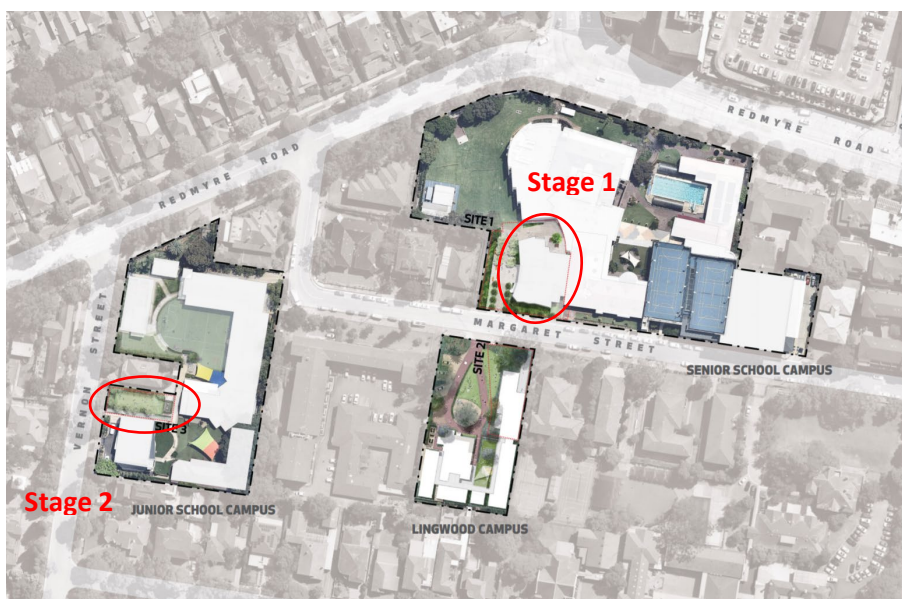


Figure 1: Stage Delineation

Appendix A

Compliance Table

| Unique ID | Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement | Development Phase | Monitoring Methodology | Compliant | Non-Compliant | Not triggered |
|-------------------------------|--|-------------------|------------------------|--|---------------|---------------|
| PART F POST OCCUPATION | | | | | | |
| | Out of Hours Event Management Plan | | | | | |
| 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; | Post-Occupation | Note requirements | No out-of-hours events have been held by the school involving more than 80 people. | | Not Triggered |
| F1 (b) | (b) arrival and departure times and modes of transport; | Post-Occupation | Note requirements | | | Not Triggered |
| F1 (c) | (c) where relevant, a schedule of all annual events; | Post-Occupation | Note requirements | | | Not Triggered |
| 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); | Post-Occupation | Note requirements | | | Not Triggered |
| 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; | Post-Occupation | Note requirements | | | Not Triggered |
| F1 (f) | (f) measures to minimise localised traffic and parking impacts; and | Post-Occupation | Note requirements | | | Not Triggered |
| 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. | Post-Occupation | Note requirements | | | Not Triggered |
| 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 | | | |
| | Operation of Plant and Equipment | | | | | |
| 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 | Compliant | | Not Triggered |

| Unique ID | Conditions of Consent (SSDA 9692 – Date 20/03/2020)/Compliance Requirement | Development Phase of Stage 1 CMD | Monitoring Methodology | Compliant | Non-Compliant | Not triggered |
|-----------|---|----------------------------------|--|---------------|---------------|---------------|
| | Warm Water Systems and Cooling Systems | | | | | |
| 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 | Not applicable for specified mechanical system (no cooling towers) | | | Not Triggered |
| | Community Communication Strategy | | | | | Not Triggered |
| 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 | Compliant | | |
| | Operational Transport and Access Management Plan (OTAMP) | | | | | |
| 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 | Compliant | | |
| | Operational Noise Limits | | | | | |
| 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 | Compliant | | |
| 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 | Not Compliant | | |
| 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 | | | Not Triggered |
| | Unobstructed Driveways and Parking Areas | | | | | |
| 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 | Compliant | | |
| | Green Travel Plan | | | | | |
| 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 | Compliant | | |

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|----------------------------------|--|----------------------------------|--|-----------|---------------|---------------|
| | Ecologically Sustainable Development | | | | | |
| 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 | Compliant | | |
| | Outdoor Lighting | | | | | |
| 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 | Compliant | | |
| | Landscaping | | | | | |
| 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 | Compliant | | |
| | Rainwater Harvesting | | | | | |
| F15 | The Applicant must implement the rainwater re-use plan required by condition E19 for the duration of the development | Post-Occupation | Note requirement | Compliant | | |
| APPENDIX 1 ADVISORY NOTES | | | | | | |
| | General | | | | | |
| 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 | Compliant | | |
| | Long Service Levy | | | | | |
| 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 | Compliant | | |
| | Legal Notices | | | | | |
| AN3 | Any advice or notice to the consent authority must be served on the Planning Secretary. | At all times | Note requirement | Compliant | | |
| | Access for People with Disabilities | | | | | |
| 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 | Compliant | | |

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|-----------|--|----------------------------------|--------------------------|-----------|---------------|---------------|
| | Utilities and Services | | | | | |
| 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 | Compliant | | |
| 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 | Compliant | | |
| | Road Occupancy Licence | | | | | |
| 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 | Compliant | | |
| | SafeWork Requirements | | | | | |
| 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 | Compliant | | |
| | Hoarding Requirements | | | | | |
| 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 | Compliant | | |
| | Handling of Asbestos | | | | | |
| 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 | Compliant | | |
| | Fire Safety Certificate | | | | | |
| 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 | | | Not Triggered |

| APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS | | | | | |
|---|---|--------------|------------------|--|---------------|
| | Written Incident Notification Requirements | | | | |
| 1 | A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au 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 | | Not Triggered |
| 2 (a) | Written notification of an incident must: a. identify the development and application number; | At all times | Note requirement | | Not Triggered |
| 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 | | Not Triggered |
| 2 (c) | c. identify how the incident was detected; | At all times | Note requirement | | Not Triggered |
| 2 (d) | d. identify when the applicant became aware of the incident; | At all times | Note requirement | | Not Triggered |
| 2 (e) | e. identify any actual or potential non-compliance with conditions of consent; | At all times | Note requirement | | Not Triggered |
| 2 (f) | f. describe what immediate steps were taken in relation to the incident; | At all times | Note requirement | | Not Triggered |
| 2 (g) | g. identify further action(s) that will be taken in relation to the incident; and | At all times | Note requirement | | Not Triggered |
| 2 (h) | h. identify a project contact for further communication regarding the incident. | At all times | Note requirement | | Not Triggered |
| 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 | | Not Triggered |
| 4 (a) | The Incident Report must include: a. a summary of the incident; | At all times | Note requirement | | Not Triggered |
| 4 (b) | b. outcomes of an incident investigation, including identification of the cause of the incident; | At all times | Note requirement | | Not Triggered |
| 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 | | Not Triggered |
| 4 (d) | d. details of any communication with other stakeholders regarding the incident. | At all times | Note requirement | | Not Triggered |