



# INDEPENDENT AUDIT – AUDIT REPORT

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MERIDEN SCHOOL STRATHFIELD | SSD 9692

MAY 2023

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
CTPG	Carmichael Tompkins Property Group
DPE or Department	Department of Planning and the Environment
EIS	Environmental Impact Statement titled “Meriden School Strathfield Redevelopment”, prepared by Urbis Pty Ltd dated 4 July 2019
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
PCA	Principal Certifying Authority or the Certifier
the Project	The Development as described in the EIS and approved under SSD 9692
SSD	State Significant Development
RtS	Response to Submission

## EXECUTIVE SUMMARY

This Audit Report presents the outcomes of the independent audit (IA) undertaken for the alterations and additions to Meriden School Strathfield (SSD 9692 or the Project) located at Redmyre Road and Margaret Street, Strathfield. The primary objective of the Project is to improve the current school facilities to cater to the increased demand for high-quality music teaching and learning spaces from existing students, as well as more contemporary teaching spaces (replacing the existing demountable) and additional administration facilities. The Project also aims to increase the playground area in the Junior School Campus and the school's current total student's capacity.

Meriden School Strathfield is responsible for the delivery of the project and has appointed Carmichael Tompkins Property Group (CTPG) as the Project Manager, with Buildcorp as the Principal Construction Contractor. WolfPeak has been engaged as the Independent Auditor. WolfPeak auditors were approved by the Department of Planning and Environment (the Department) in accordance with the conditions of approval for SSD 9692 on the 18 August 2022.

This IA was conducted in accordance with Conditions of Consent (CoCs) D31 and D34(b) for State Significant Development SSD-9692 and the *Independent Audit Post Approval Requirements* (IAPAR), 2018. The scope of this IA covers SSD 9692 Schedule 2, from Part A (Administration Condition) to Part F (Post Occupation). However, it should be noted that WolfPeak was engaged to conduct the first audit of SSD 9692 after completion of construction of the Project. Therefore, the auditor was unable to verify compliance with many of Part D (Construction) conditions as construction activities had been completed and the Project was operational during the audit. A site inspection during operation was conducted on 19 September 2022, followed by an interview with the project manager on 13 October 2022, and completion of the records review in March 2023.

### Summary of Audit Findings

The results of this Independent Audit were mainly based on the review of presented records, which included (amongst others) Construction and Occupation Certificates from the Certifying Authority. The auditor concluded that, although several non-compliances were raised, they were mostly administrative in nature. Detailed findings are presented in Section 3 and Appendix A. In summary:

- There was a total of 167 conditions of consent (CoC) assessed.
- Ninety-two (92) CoCs were compliant.
- Fifty-nine (59) CoCs were not triggered; and
- Sixteen (16) non-compliances were raised against the following administrative conditions:
  - A27 - The independent audits were not conducted within the timeframe stipulated in the consent and therefore not in accordance with Division 9.4 of Part 9 of the EP&A Act.
  - A28 – There was no project website created 48 hours before the commencement of construction until the completion of all works under this consent. Consequently, Project information and documents (as they are obtained or approved) were not available on the website in accordance with A28.

- A29 - There is no evidence that employees and contractors were made aware of and instructed to comply with the consent conditions during construction.
- A32 - The applicant did not notify the Department of the non-compliance associated with not conducting the independent audit on time, seven days from the day they became aware of the non-compliance.
- C11 - CEMP and sub-plans were not reviewed and updated during construction as required under the CEMP, which stipulates reviews on a regular basis at least every six months.
- C23 - There were no Compliance Reports prepared and submitted to the Department during the construction phase in accordance with the Compliance Reporting Post Approval Requirements.
- C24 - The Applicant did not make the Compliance Report publicly available 60 days after submitting it to the Planning Secretary and did not notify the Planning Secretary and the Certifier in writing at least seven days before that.
- D32 - There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior to the construction.
- D33-D34 - Independent Environmental Audits were not conducted during construction in accordance with the conditions of consent and with the IAPAR (2018).
- E3 – Documentation accepted by the Certifier on products and systems used in the construction of external walls including finishes and cladding was not submitted to the Planning Secretary within seven days after the Certifier accepted it.
- E12 - The Operational Transport and Access Management Plan (OTAMP) was not prepared prior to issue the Occupation Certificate.
- E16 – The Fire Safety Certificate was not submitted to the relevant authority and Council.
- E18 - No certificate was obtained from a suitably qualified tradesperson prior to the issue of the occupation certificate certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design. No evidence was provided of receipt of such certificate to the Certifier.
- E26 - No evidence was found that the Validation Report was submitted to the Planning Secretary.
- F8 – There is no evidence that a short term noise monitoring program has been carried out post occupation and that a monitoring report was 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.

The Auditor would like to thank the auditees for their organisation, cooperation, and assistance during the Independent Audit.



# 1.INTRODUCTION

## 2 Project overview

Meriden School Strathfield is located in the Strathfield Local Government Area (LGA), approximately 12km west of the Sydney CBD and 500 metres south of the Strathfield Railway Station. The School is located across three campuses, which are within proximity to one another, as shown in Figure 1:

- Senior School Campus: 3-13 Margaret Street & 10-28 Redmyre Road
- Junior Campus: 36-38 Redmyre Road; and
- Lingwood Prep School Campus: 16B – 16 Margaret Street



Figure 1: School Site Context Map – Project Areas Shown in Yellow (Source: Nearmap, 2019)

The Executive Director, as a delegate for the Minister for Planning and Public Spaces, granted consent for Alterations and Additions to Meriden School under State Significant Development (SSD) 9692 on 20 March 2020. SSD 9692 was subsequently modified on the 29 January 2021 (Mod 1). The SSD 9692 consent, as amended by Mod 1, includes the following (the Project):

- demolition of the staff common room on the Senior School, the existing business office on the Prep School, and the house and garage at 4 Vernon Street on the Junior School currently used as the uniform shop.
- site remediation and excavation on the Junior School and Prep School.

- construction of a new three-storey Music and Drama Centre with two basement levels at the Senior School
- construction of a new two storey Administration and Student Centre building at the Prep School.
- construction of a new outdoor landscaped space with outdoor furniture, pergola, and noise barrier at the Junior School.
- a change of use at 4 Vernon Street from a residential dwelling to an educational establishment.
- ancillary public domain works, landscaping, drainage works, and service connections.
- Increase of the Senior School student capacity by 130 senior students.
- Landscape design changes to the west of the Music and Drama Centre

The primary objective of the Project is to improve the current school facilities to cater to the increased demand for high-quality music teaching and learning spaces from existing students, as well as more contemporary teaching spaces (replacing the existing demountable) and additional administration facilities. The Project also aims to increase the playground area in the Junior School Campus and the school's current total student's capacity.

Carmichael Tompkins Property Group (TCPG) has been appointed as the client representative on behalf of Meriden School Strathfield. Buildcorp is the principal contractor, and the Principal Certifying Authority (PCA or the Certifier) is MCB Group.

At the time of this audit, the construction phase had been completed and the Project was in its early operation stage. The completed works are shown in Figure 2.



*Figure 2: Completed Works (Music & Drama Bldg., New Landscape Playground, and school wall at the adjacent residence)*

## 2 Project details

Table 1: Project Details

Item	Details
Project Name:	Alteration and Additions to Meriden School Strathfield
Project Application No.:	SSD 9692
Project Address:	Redmyre Rd and Margaret Street, Strathfield, NSW 2135
SSD Applicant:	Meriden School Strathfield
Project Manager:	Carmichael Tompkins Property Group (CTPG)
Project Contractor:	Buildcorp
Principal Certifying Authority (PCA or the Certifier)	MCB Group
Project Designer:	Allen Jack + Cottier
Construction Commencement:	16 November 2020
Practical Completion:	27 June 2022 (Music and Drama Building) 13 June 2022 (4 Vernon St)
Project Phase:	Early Operations. Completed construction works included: <ul style="list-style-type: none"> <li>New Centre for Music and Drama - Senior School Campus</li> <li>New Landscaped Playground - Junior School</li> <li>New Administration and Student Centre - Lingwood Prep School</li> </ul>

## 2 Approval requirements for Independent Audit

The SSD 9692 Conditions of Consent (CoC) D31 – D36 of Schedule 2 set out the requirements for undertaking IA. These CoCs give effect to the Department of Planning and Environment's document entitled *Independent Audit Post Approval Requirements* (IAPAR), 2018.

## 2 The audit team

According to Schedule 2 CoC D31 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and agreed to by the Planning Secretary. The auditor who conducted the audit is listed in Table 2.

The Department approved the audit team on 18 August 2022. The confirmation letter is included in Appendix B, and the auditor's independence declarations are attached in Appendix F.

Table 2: Independent Auditor Details

Name	Company	Participation	Certification
Annabelle Tungol	WolfPeak	Lead Auditor	Bachelor of Science in Chemical Engineering Exemplar Global Certified Environmental Lead Auditor - Certificate No 119536

## 2 The audit objectives

CoCs D31 to D36 provide the requirements for independent environmental auditing for the Project. The objective of this Independent Audit is to satisfy SSD 9692 Schedule 2, CoC D31 and D34(b). CoC D34(b) states that:

*Independent Audits of the development must be carried out in accordance with:*

*(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)*

It is also noted that CoC D33 states that:

*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*
- 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*

The IAPAR sets out the scope, methodology, and reporting requirements for Independent Audit.

This Independent Audit aims to meet the obligations of independent environmental audits for the Project, verify compliance with the relevant CoCs, and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR and further elaborated below.

## 2 Audit scope

This is the first audit conducted and it relates to the construction and completion of the Meriden School Alteration Project, covering the period between June 2022 and March 2023 (the audit period).

The scope of the audit includes:

- “An assessment of compliance with:
  - all conditions of consent that apply to the phase of the development that is being audited
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
  - all environmental licenses and approvals applicable to the development excluding environment protection licenses issued under the Protection of the Environment Operations Act 1997.



- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary
  - incidents, non-compliances, and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
  - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance, and comparison to industry best practices.

## 2.AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department's IAPAR 2018.

### 2.2 Audit process detail

#### 2.1.1 Audit initiation

Prior to the commencement of the audit, the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm with the audit team.
- Confirm the audit purpose, scope, and criteria.

#### 2.1.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) in preparation for the Independent Audit.

#### 2.1.3 Consultation

On 29 August 2022 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. No response was received from the Department during the consultation. Records are attached in Appendix C.

#### 2.1.4 Meetings

The audit opening meeting was held on 13 October 2022 at CTPG office Level 14, Aurora Place 88 Phillip Street Sydney NSW 2000 with project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the IA
- Overview of the project and status of the works
- Project documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 9692 conditions
- Conduct of the IA based on the checklist with the Conditions of Approval, interviews with personnel, and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during the site inspection.

The audit closing meeting was conducted online with the project manager on 22 March 2023 after the submission of all the required documents/records, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

## 2.1.5 Interviews

The auditor conducted an interview on 13 October 2022 with the key personnel involved in the project delivery, including the person responsible for environmental management, to assist in verifying the compliance status of the development. An interview was also conducted during the site inspection, which took place on 19 September 2022 with the school head of operations. The names of personnel interviewed during the audit are provided in Table 3.

*Table 3: Audit meeting personnel interviewed*

Personnel	Position	Organisation
Robin Merrick	Project Manager	CTPG
Richard Arkell	Head of Operations	Meriden School Strathfield

## 2.1.6 Site inspection

The on-site audit activities included an inspection of the completed building and remediation works to verify the implementation of the permanent environmental controls and mitigation measures.

The site inspection was conducted on 19 September 2022 and detailed observations were discussed in Section 3. Photos were taken during the site inspection and presented in Appendix E.

## 2.1.7 Document review

The Audit included an investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents sighted are presented in Section 3.1 and detailed documents and records reviewed were defined in Appendix A.

## 2.1.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents, and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities, and processes.

Section 3 and Appendix A present the general audit findings and recommendations.

## 2.1.9 Compliance evaluation

The auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR, which are replicated in Table 4 below.

*Table 4: Compliance status descriptors*

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement, or highlight positive initiatives.

## 2.1.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the CoCs and all other environmental licences and applicable to the Project (if any) and their content is adequate.
- Have been implemented in accordance with the CoCs and all other environmental licences and applicable to the Project (if any).

The adequacy of post approval documents was determined based on whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

Since this independent audit was conducted after the completion of construction and during the early operation of the project, the implementation of the post-approval documents required during construction was not evaluated during this audit. The auditor relies on the acceptance of the Certifying Authority and the approval of these documents by the Department. Please note that the evidence provided for the construction conditions indicates in many instances those conditions are being satisfied via the building certification process.



## 3. AUDIT FINDINGS

### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9692 applicable to the works being undertaken.

The primary documents reviewed during this audit are as follows:

- Development Consent (SSD 9692) dated 20 March 2020 and amended on 29 January 2021 (Mod 1) – DPE.
- Construction Certificate No.: 20000400/01 dated 5 November 2020 issued by MCB Group included the Schedule of Reports verifying relevance to CMD prepared by Buildcorp dated 29 September 2020.
- Construction Certificate (Cert. No.: 21000739/1) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 12 December 2021.
- Construction Certificate (Cert. No.: 21000739/2) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 15 February 2022.
- Construction Certificate (Cert. No.: 21000739/3) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 13 July 2022.
- Construction Health, Safety, and Environmental Management Plan (CHSEMP) dated 07 October 2020 prepared by Buildcorp.
- Staging Report for Meriden Centre for Music & Drama dated 13 October 2020 prepared by CTPG.
- Letter CTPG – DPE re: Notice of Commencement for the Centre Music & Drama (CMD) Stage 1 (to commence on 7 November 2020) dated 4 November 2020.
- Letter CTPG – Department re: Notice of Commencement for Stage 2 (Project to commence early January 2021) dated 17 December 2020.
- Operational Waste Management Plan Rev. D dated July 2019 prepared by Elephants Foot.
- Operational Transport & Access Management Plan dated 22 July 2022 prepared by TTW.
- Construction Noise & Vibration Management Plan under Appendix B of the CEMP dated 7 October 2020 prepared by Buildcorp.
- Construction Soil & Water Management Plan under Appendix B of the CEMP dated 7 October 2020 prepared by Buildcorp.
- Unexpected Finds Protocol for Contamination under Appendix D of the CEMP dated 7 October 2020 prepared by Buildcorp.
- Unexpected Finds Protocol for Heritage under Appendix E of the CEMP dated 7 October 2020 prepared by Buildcorp.

- Waste Classification and Management under Appendix F of the CEMP dated 7 October 2020 prepared by Buildcorp.
- Construction Traffic Management Plan under Appendix I of the CEMP dated 7 October 2020
- Structural Design Certificate issued by TTW re: Meriden School Centre for Drama & Music Structure - Ground to Floor, dated 25 January 2022.
- Structural Schematic Design Report for the Meriden School Centre of Music & Drama Rev. 1 dated May 2019 prepared by TTW.
- Structural Inspection Certificate issued by TTW re: Centre for Music & Drama – Structure to Ground Floor 2020 prepared by Buildcorp, dated 25 January 2022.
- Letter from DPE to Meriden School re: approval of the Operational Transport & Access Management Plan, dated 18 August 2022.
- Operational Transport & Access Management Plan Rev. 3 dated 05 August 2022 prepared by TTW.
- Operation Management Plan dated 9 July 22 prepared by Richard Arkell of Meriden School includes the Operational Landscape Management Plan.
- Occupation Certificate No.: 21000739 / 3 dated 13 July 22 issued by MCB Group including the Operation Management Plan.
- Installation Certificate - Landscaping prepared by Landscape Solutions endorsed by Michael Warren dated 2 July 2022.

Further evidence is referred to within the checklist in Appendix A.

## 3.2 Summary of compliance

This section including Table 5 presents the non-compliances and observations from the Independent Audit, along with the recommended actions in response to each of the findings. Detailed findings against each requirement are presented in Appendix A.

The results of this Independent Audit were mainly based on the review of presented records, and compliance was demonstrated by obtaining Construction and Occupation Certificates from the Certifying Authority. The auditor concluded that, although several non-compliances were raised, they were mostly administrative in nature.

In summary:

- There was a total of 167 conditions of consent (CoC) assessed.
- Ninety-two (92) CoCs were compliant.
- Fifty-nine (59) CoCs were not triggered; and
- Sixteen (16) non-compliances were raised against the following conditions (mostly administrative):
  - A27 - The independent audits were not conducted within the timeframe stipulated in the consent and therefore not in accordance with Division 9.4 of Part 9 of the EP&A Act.

- A28 - There was no project website created 48 hours before the commencement of construction until the completion of all works under this consent. Consequently, Project information and documents (as they are obtained or approved) were not publicly available on the website in accordance with A28.
- A29 – There is no evidence that employees and contractors were made aware of and instructed to comply with the consent conditions during construction.
- A32 - The applicant did not notify the Department of the non-compliance associated with not conducting the independent audit on time, seven days from the day they became aware of the non-compliance.
- C11 - CEMP and sub-plans were not reviewed and updated during construction as required under the CEMP, which stipulates reviews on a regular basis at least every six months.
- C23 - There were no Compliance Reports prepared and submitted to the Department during the construction phase in accordance with the Compliance Reporting Post Approval Requirements.
- C24 - The Applicant did not make the 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 that.
- D32 - There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior to construction.
- D33-D34 - Independent Environmental Audits were not conducted during construction in accordance with the conditions of consent and with IAPAR (2018).
- E3 - Documentation accepted by the Certifier on products and systems used in the construction of external walls including finishes and cladding was not submitted to the Planning Secretary within seven days after the Certifier accepted it.
- E12 - The Operational Transport and Access Management Plan (OTAMP) was not prepared prior to the issuance of Occupation Certificate.
- E16 - The Fire Safety Certificate was not submitted to the relevant authority and Council.
- E18 - No certificate was obtained from a suitably qualified tradesperson prior to the issue of the occupation certificate, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design. No evidence was provided of receipt of the certificate to the Certifier.
- E26 - No evidence was found that the Validation Report was submitted to the Planning Secretary.
- F8 – There is no evidence that a short term noise monitoring program was carried out post occupation and that a monitoring report was 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.

Table 5 Findings, Recommendation, and Applicant Response IA1

Item	Ref.	Type	Requirement	Findings / Recommendation	Status
IA1-01	A27	Non-compliance	<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>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is the monitoring of the development to provide data on compliance with the consent 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>	<p><b>Finding:</b></p> <p>The independent audits were not conducted within the timeframes in the consent and therefore not in accordance with Division 9.4 of Part 9 of the EP&amp;A Act.</p> <p><b>Recommendation:</b></p> <p>The Applicant needs to ensure that the next Independent Audit is conducted within the timeframes specified in the IAPAR (2018) or as required by the Planning Secretary.</p>	Open
IA1-02	A28	Non-compliance	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans, and programs required under the conditions of this consent;</li> <li>iv. regular reporting on the environmental performance of the development by 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 by 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. complaints register, updated monthly;</li> <li>ix. audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report;</li> <li>x. any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p><b>Finding:</b></p> <p>There was no project website created 48 hours before the commencement of construction until the completion of all works under this consent. Consequently, Project information and documents (as they are obtained or approved) were not publicly available on the website in accordance with A28.</p> <p><b>Recommendation:</b></p> <p>Make Project documentation available in a Project website in accordance with Condition A28 or otherwise as agreed with the Planning Secretary.</p>	Closed
IA1-03	A29	Non-compliance	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p><b>Finding:</b></p> <p>There is no evidence that employees and contractors were made aware of and instructed to comply with the consent conditions during construction.</p> <p><b>Recommendation:</b></p> <p>Operational employees and contractors to be made aware of, and be instructed to comply with, the conditions of the consent relevant to their activities.</p>	Open
IA1-04	A32	Non-compliance	<p>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p>	<p><b>Finding:</b></p> <p>The applicant did not notify the Department of the non-compliance associated with not conducting the independent audit on time, seven days from the day they became aware of the non-compliance</p> <p><b>Recommendation:</b></p> <p>The Applicant must comply with this requirement by notifying the Department within 7 days from the finalisation</p>	Open

Item	Ref.	Type	Requirement	Findings / Recommendation	Status
				of this report and of the non-compliances raised during this audit.	
IA1-05	C11	Non-compliance	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) detailed baseline data.</li> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence, or lease conditions).</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures.</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria.</li> <li>(d) a program to monitor and report on the NSW Government 17 Meriden School Alterations and Additions Department of Planning, Industry and Environment (SSD 9692) <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development.</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above.</li> </ul> </li> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible.</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time.</li> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria).</li> <li>(ii) complaint.</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> <li>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>Management plans were prepared in accordance with the relevant guidelines.</p> <p>The conduct of this IA was performed after the construction of the Project.</p> <p><b>Finding:</b> CEMP and sub-plans were not reviewed and updated during construction in accordance with the CEMP, which requires regular updates at least every 6 months.</p> <p><b>Recommendation:</b> Nothing to be done at this stage. As the construction phase of the project was completed, focus on the management plans required under the operation phase should be made.</p>	Closed
IA1-06	C23		<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)</p>	<p><b>Finding:</b> There were no compliance reports prepared and submitted to the Department during the construction phase in accordance with the Compliance Reporting Post Approval Requirements.</p> <p><b>Recommendation:</b> As per the Compliance Reporting Post Approval Requirements 2020 or as otherwise required by the Planning Secretary, an Operation Compliance Report must be submitted to the Department at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care and maintenance, from the commencement date of care and maintenance (annually). The reporting is required for the duration of operation or as otherwise agreed by the Secretary.</p>	Open



Item	Ref.	Type	Requirement	Findings / Recommendation	Status
IA1-07	C24	Non-compliance	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.	<b>Finding:</b> Compliance Report was not made 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 that.  <b>Recommendation:</b> 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.	Open
IA1-08	D32	Non-compliance	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.	<b>Finding:</b> There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior to construction.  <b>Recommendation:</b> There is no further recommendation associated with construction audits as construction has been completed.	Closed
IA1-09	D33	Non-compliance	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 (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 than those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	<b>Finding:</b> The Independent Environmental Audits during construction were not undertaken in accordance with the conditions of consent and with the IAPAR (2018).  <b>Recommendation:</b> The Operation Audit must be conducted within 52 weeks of the commencement of operation at intervals, no greater than 3 years or as otherwise agreed by the Secretary.	Open
IA1-10	D34	Non-compliance	Independent Audits of the development must be carried out by: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition D32 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	<b>Finding:</b> There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior or to during construction.  The requirements of IAPAR 2018 were not implemented.  <b>Recommendation:</b> The Applicant to ensure that the frequency of audit as per IAPAR 2018 will be implemented for the operational requirement.	Open
IA1-11	E3	Non-compliance	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.	<b>Finding:</b> Documentation accepted by the Certifier on products and systems used in the construction of external walls including finishes and cladding was not submitted to the Planning Secretary within seven days after the Certifier accepted it.  <b>Recommendation:</b>	Open

Item	Ref.	Type	Requirement	Findings / Recommendation	Status
				Provided a copy of the external wall documentation accepted by the Certifier to the Planning Secretary.	
IA1-12	E12	Non-compliance	<p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>the location of all car parking spaces on the school campuses and their allocation (i.e., staff, visitor, accessible, emergency, etc.).</li> <li>the location and operational management procedures of the pick-up and drop-off parking located within Vernon Street, including staff management/traffic controller arrangements.</li> <li>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.</li> <li>delivery and services vehicle and bus access and management arrangements</li> <li>management of approved access arrangements.</li> <li>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 on Vernon Street.</li> <li>arrangements to ensure compliance with the school's policy of restricting students from driving to school.</li> <li>car parking arrangements and management associated with the proposed use of school facilities by community members; and a monitoring and review program.</li> </ul>	<p><b>Finding:</b> The Operational Transport and Access Management Plan (OTAMP) was not prepared prior to issue the Occupation Certificate.</p> <p><b>Recommendation:</b> Applicant to ensure that all documents or management plans required under the Operational phase must be submitted to the Department within the requested timeframe.</p>	Closed
IA1-13	E16	Non-compliance	<p>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.</p>	<p>The sighted Fire Safety Certificate was issued prior to the issuance of occupation certificate.</p> <p><b>Finding:</b> The Fire Safety Certificate was not submitted to the relevant authority and Council</p> <p><b>Recommendation:</b> The Applicant to ensure that Fire Safety Certificate is submitted to the relevant authority and Council.</p>	Open
IA1-14	E18	Non-compliance	<p>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 Design, construction and fit out of food premises and provide evidence of receipt of the certificate to the Certifier</p>	<p><b>Finding:</b> No certificate was obtained from a suitably qualified tradesperson prior to the issue of the occupation certificate, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design. No evidence was provided of receipt of the certificate to the Certifier.</p> <p><b>Recommendation:</b> Certificate to be provided from a suitably qualified tradesperson certifying that the kitchen, food storage and food preparation areas are fit for use. Issue certificate to Certifier.</p>	Open



Item	Ref.	Type	Requirement	Findings / Recommendation	Status
IA1-15	E26	Non-compliance	The Applicant must prepare a Validation Report for the development. The Validation Report must: <ul style="list-style-type: none"> <li>a) be prepared by a Certified Contaminated Land Consultant.</li> <li>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</li> <li>c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).</li> </ul>	<b>Finding:</b> No evidence was found that the Validation Report was submitted to the Planning Secretary.  <b>Recommendation:</b> The Applicant to submit the Validation Report to the Planning Secretary.	Open
IA1-16	F8	Non-compliance	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development 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.	<b>Finding:</b> There is no evidence that a short term noise monitoring program was carried out post occupation by an appropriately qualified person and a monitoring report was not 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.  <b>Recommendation:</b> Proponent to conduct noise monitoring and submit a monitoring report to the Planning Secretary within two months of commencement use of each stage 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.	Open

### **3.3 Adequacy of Environmental Management Plans, sub-plans, and post approval documents**

The following management plans were developed prior to construction and were approved by the Certifying Authority and sent to the Department prior to works commencing. The implementation of the CEMP and sub-plans were not verified as this audit was conducted post-construction works. However, during the document review, it was noted that the following CEMP and sub-plans were developed in accordance with conditions of consent requirements where it is applicable.

- Construction Environmental Management Plan (CEMP).
- Construction Traffic & Pedestrian Management Plan (CTPMP).
- Construction Noise & Vibration Management Plan (CNVMP).
- Construction Waste Management Plan (CWMP).
- Construction Soil & Water Management Plan (CSWMP); and
- Community Communication Strategy (CCS).

### **3.4 Summary of notices from agencies**

There were no notices received from agencies during the construction period.

### **3.5 Other matters considered relevant by the Department or Auditor**

As indicated in Section 2.1.3, no response was received from the Department during the consultation on the scope of this Independent Audit Based on the audit interview, there were no written directions from the Department and no other matters are considered relevant by the auditor other than the non-compliances identified in Section 3.2. Refer to Appendix C.

### **3.6 Complaints**

A single complaint related to vibration was recorded in the Project's complaints register. The Project team responded to the complaint by installing a vibration monitor during the compaction work, which minimized the vibration effect. The issue was subsequently closed, and the Auditor considers the response to be adequate. No other complaints have been received or recorded by the Project team since then. It's worth noting that a project website was not created, and therefore, the complaint register is not accessible online.

### **3.7 Incidents**

No incidents as defined by the Consent were recorded during the construction period.

### 3.8 Actual versus predicted impacts

The auditor noted, that verification of actual versus predicted impacts during construction is no longer possible since this audit was conducted after the completion of the project. However, based on the compliance status reported in this audit, small number of complaints, the lack of environmental incidents, the observed controls being implemented on-site, and the fact that no environmental impact-related issues were raised by the Department during consultation on the audit scope, the Auditor is of the view that it is unlikely of deviation between the predicted (EIS) and actual impacts occurred.

### 3.9 Key strengths and environmental performance

The overall outcome of the Independent Audit indicated that compliance was not adequately tracked, and an independent audit was not conducted within the required timeframe required by SSD conditions and the IAPAR (2018).

However, CTPG demonstrated their management of compliance against the SSD conditions through the approval of Construction Certificates and Occupation Certificates by the Certifying Authority. The following permanent environmental controls were sighted during the site inspection conducted by this audit:

- The open space at 4 Vernon Place was remediated as certified by the Site Audit Statement.
- The acoustic barrier has been constructed at the Junior School adjoining the southern boundary of 2 Vernon Street.
- The 'Do not drink' signage on non-potable water used for toilet flushing and new hose taps and irrigation systems for landscaped areas were installed.
- Landscaping works have been completed and maintained.
- Fire Safety Certificate was displayed in the building and fire safety equipment was tested.
- Evacuation plans were posted on the building.
- Wayfinding signs were installed.
- Rainwater reuse/harvesting system was installed, and faucets were labelled.

## 4. CONCLUSION

This IA was conducted in accordance with the Conditions of Consent (CoCs) D31 and D34(b) for State Significant Development SSD-9692 and the *Independent Audit Post Approval Requirements* (IAPAR), 2018. The scope of this IA covers SSD-9692 Schedule 2, from Part A (Administration Condition) to Part F (Post Occupation). However, the auditor was unable to verify compliance with the majority of Part D (Construction) conditions due to the audit being conducted after the completion of construction and during the operations of the constructed facilities. A site inspection during operation was conducted on 19 September 2022, followed by an interview with the project manager on 13 October 2022, and completion of the records review in March 2023.

### Summary of Audit Findings

The results of this Independent Audit were mainly based on the review of presented records, including (amongst other items) Construction and Occupation Certificates from the Certifying Authority. The auditor concluded that, although several non-compliances were raised, they were mostly administrative in nature. Detailed findings are presented in Section 3 and Appendix A.

In summary:

- There was a total of 167 conditions of consent (CoC) assessed.
- Ninety-two (92) CoCs were compliant.
- Fifty-nine (59) CoCs were not triggered; and
- Sixteen (16) non-compliances were raised against the following conditions (mostly administrative).

The overall outcome of the Independent Audit indicated that compliance was not adequately tracked during construction, based on the compliance reporting and independent audit were not conducted within the required timeframe required by SSD conditions and IAPAR 2018.

CTPG demonstrated their management of compliance against the construction related SSD conditions by obtaining the required Construction Certificates and Occupation Certificates from the Certifying Authority. Under the Project approval, the Certifier is required to be provided with many of construction related documents and in some instances be satisfied with such documents (eg. CEMP). The permanent environmental controls were sighted during the site inspection conducted during this audit and most of the prior to commencement of operation requirements were met.

## 5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions, or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## **APPENDIX A – SSD 9692 CONDITIONS OF CONSENT**

Table 6: SSD 9692 Meriden School Condition of Consent

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	The evidence referred to elsewhere in this table. Site inspection 19/09/2022 Interviews 13/10/2022 and 7/2/2023	Note that this audit was conducted after the construction of the development project, therefore, the auditor cannot fully verify compliance during construction phase. However, based on the records review and interview with the project manager and school operations manager, no incidents or non-complaints reported during the construction period. The following environmental operational mitigation measures were implemented: <ul style="list-style-type: none"> <li>The open space at 4 Vernon Place was remediated as certified by the Site Audit Statement.</li> <li>The acoustic barrier has been constructed at the Junior School adjoining the southern boundary of 2 Vernon Street.</li> <li>The 'Do not drink' signage on non-potable water used for toilet flushing and new hose taps and irrigation systems for landscaped areas were installed.</li> <li>Landscaping works have been completed and maintained.</li> <li>Fire safety certificate was displayed in the building and fire safety equipment was tested.</li> <li>Evacuation plans were posted on the building.</li> <li>Wayfinding signs were installed.</li> <li>Rainwater reuse/harvesting system was installed, and faucets were labelled.</li> </ul>	Compliant
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS and RtS;	Consolidated Consent dated 20/03/20 approved by Karen Harragon, Director – Social Infrastructure Assessment from the Department of Planning and Environment (DPE)	Whilst some non-compliances were identified during this audit, these are not considered by the Auditor to be substantial in nature or have a significant impact on to the environment. Other than these administrative non-compliances, overall compliance against the SSD was	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status																																																																																																																																
	<p>(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of the consent):</p> <table><tr><th colspan="4">Survey plans prepared by LTS Lockley</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td colspan="4">Senior School</td></tr><tr><td>35598DT</td><td>008</td><td>Plan of Detail and Levels of part of "Meriden Anglican Girls School", No.10-28 Redmyre Road, Strathfield Being Lot101 in DP862040 – Sheets 1 to 16 inclusive</td><td>18.1.2019</td></tr><tr><td colspan="4">Prep School</td></tr><tr><td>44549DT</td><td>B</td><td>Plan of detail and levels over Lot 1 in DP 723946 at Margaret Street, Strathfield</td><td>18.1.2019</td></tr><tr><th colspan="4">Survey plans prepared by Linker Surveying</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td colspan="4">Junior School</td></tr><tr><td>161014</td><td>4</td><td>Plan of Details and Levels – Sheet 1 of 4</td><td>5.4.2019</td></tr><tr><td>161014</td><td>4</td><td>Plan of Details and Levels – Sheet 2 of 4</td><td>5.4.2019</td></tr><tr><td>161014</td><td>4</td><td>Plan of Details and Levels – Sheet 3 of 4</td><td>5.4.2019</td></tr><tr><td>161014</td><td>4</td><td>Plan of Details and Levels – Sheet 4 of 4</td><td>5.4.2019</td></tr><tr><th colspan="4">Architectural Plans prepared by AJ+C</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td colspan="4">Senior School</td></tr><tr><td>DA0000</td><td>A</td><td>Cover Sheet</td><td>23.04.2019</td></tr><tr><td>DA1000</td><td>A</td><td>Site Plan</td><td>23.04.2019</td></tr><tr><td>DA1001</td><td>A</td><td>Site Analysis Plan</td><td>23.04.2019</td></tr><tr><td>DA1100</td><td>B</td><td>Demolition Plan</td><td>03.09.2020</td></tr><tr><td>DA2000</td><td>A</td><td>Floor Plan – Level 2 (Basement)</td><td>23.04.2019</td></tr><tr><td>DA2001</td><td>A</td><td>Floor Plan – Level 1 (Basement)</td><td>23.04.2019</td></tr><tr><td>DA2100</td><td>B</td><td>Floor Plan – Level 0 (Ground)</td><td>03.09.2020</td></tr><tr><td>DA2101</td><td>B</td><td>Floor Plan- Level 1</td><td>03.09.2020</td></tr><tr><td>DA2102</td><td>B</td><td>Floor Plan – Level 2</td><td>03.09.2020</td></tr><tr><td>DA2103</td><td>A</td><td>Roof/Plant Plan – Level 3</td><td>03.09.2019</td></tr><tr><td>DA3100</td><td>B</td><td>Elevation – North/East</td><td>03.09.2020</td></tr><tr><td>DA3101</td><td>A</td><td>Elevation – South/West</td><td>23.04.2019</td></tr><tr><td>DA3200</td><td>B</td><td>Sections</td><td>03.09.2020</td></tr><tr><td>DA3201</td><td>A</td><td>Sections</td><td>23.04.2019</td></tr><tr><td>DA5100</td><td>A</td><td>Shadow Diagrams - Summer</td><td>23.04.2019</td></tr><tr><td>DA5101</td><td>A</td><td>A Shadow Diagrams – Winter</td><td>23.04.2019</td></tr></table>	Survey plans prepared by LTS Lockley				Dwg No.	Rev	Name of Plan	Date	Senior School				35598DT	008	Plan of Detail and Levels of part of "Meriden Anglican Girls School", No.10-28 Redmyre Road, Strathfield Being Lot101 in DP862040 – Sheets 1 to 16 inclusive	18.1.2019	Prep School				44549DT	B	Plan of detail and levels over Lot 1 in DP 723946 at Margaret Street, Strathfield	18.1.2019	Survey plans prepared by Linker Surveying				Dwg No.	Rev	Name of Plan	Date	Junior School				161014	4	Plan of Details and Levels – Sheet 1 of 4	5.4.2019	161014	4	Plan of Details and Levels – Sheet 2 of 4	5.4.2019	161014	4	Plan of Details and Levels – Sheet 3 of 4	5.4.2019	161014	4	Plan of Details and Levels – Sheet 4 of 4	5.4.2019	Architectural Plans prepared by AJ+C				Dwg No.	Rev	Name of Plan	Date	Senior School				DA0000	A	Cover Sheet	23.04.2019	DA1000	A	Site Plan	23.04.2019	DA1001	A	Site Analysis Plan	23.04.2019	DA1100	B	Demolition Plan	03.09.2020	DA2000	A	Floor Plan – Level 2 (Basement)	23.04.2019	DA2001	A	Floor Plan – Level 1 (Basement)	23.04.2019	DA2100	B	Floor Plan – Level 0 (Ground)	03.09.2020	DA2101	B	Floor Plan- Level 1	03.09.2020	DA2102	B	Floor Plan – Level 2	03.09.2020	DA2103	A	Roof/Plant Plan – Level 3	03.09.2019	DA3100	B	Elevation – North/East	03.09.2020	DA3101	A	Elevation – South/West	23.04.2019	DA3200	B	Sections	03.09.2020	DA3201	A	Sections	23.04.2019	DA5100	A	Shadow Diagrams - Summer	23.04.2019	DA5101	A	A Shadow Diagrams – Winter	23.04.2019	<p>Development Consent dated 20/03/20 approved by David Gainsford, Executive Director – Infrastructure Assessment from the Department of Planning Environment (DPE)</p> <p>Approved Plans dated 18/01/2019 prepared by LTS Lockley</p> <p>Construction Certificate (CC1) No.: 20000400/01 dated 5/11/20 issued by MCB Group Site establishment, bulk excavation, and shoring – Construction of a Centre of Music and Drama</p> <p>Construction Certificate (CC2) No. 21000739/2 dated 15/02/22 issued by MCB Group Stage 2 CC - In-ground services and structure</p> <p>Construction Certificate (CC3) No. 20000400/3 dated 01/04/21 Construction of a Centre of Music and Drama - Stage 3 remainder of works</p> <p>Construction Certificate (CC4) No. 20000400/4 dated 23/01/22 Construction of a Centre of Music and Drama - Modified to endorse revised fire engineering report</p> <p>Staged Occupation Certificate (OC) NO. 21000739/3 13/07/2022 issued by MCB Group</p>	<p>achieved, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p> <p>Construction Certificate (CC1) No.: 20000400/01 dated 5/11/20 for a change of use at 4 Vernon Street from a residential dwelling to an educational establishment and construction of a new outdoor landscaped space with outdoor furniture, pergola, and noise barrier at the Junior School issued by MCB Group Site establishment, bulk excavation, and shoring – Construction of a Centre of Music and Drama</p> <p>Construction Certificate (CC2) No. 21000739/2 dated 15/02/22 for a change of use at 4 Vernon Street from a residential dwelling to an educational establishment and construction of a new outdoor landscaped space with outdoor furniture, pergola, and noise barrier at the Junior School issued by MCB Group Stage 2 CC - 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	DA6100	A	Wall Detail	23.04.2019		
	DA6101	A	Wall Detail	23.04.2019		
	DA9600	A	Photomontage	23.04.2019		
	DA9700	A	Materials Board	23.04.2019		
	Prep School					
	DA0000	A	Cover Sheet	23.04.2019		
	DA1000	A	Site Plan	23.04.2019		
	DA1001	A	Site Analysis	23.04.2019		
	DA1100	A	Demolition Plan	23.04.2019		
	DA2100	A	Ground Floor Plan	23.04.2019		
	DA2101	A	Level 1 Plan	23.04.2019		
	DA2102	A	Roof Plan	23.04.2019		
	DA3100	A	Elevations	23.04.2019		
	DA3200	A	Sections	23.04.2019		
	DA3201	A	Sections	23.04.2019		
	DA3300	A	Material Board	23.04.2019		
	DA4100	A	Detailed Wall Sections	23.04.2019		
	Junior School					
	DA1200	B	4 Vernon Street Demolition Plan	25.06.2019		
	Landscape Plans prepared by Oculus					
	Dwg No.	Rev	Name of Plan	Date		
	Senior School					
	103	-	CMAD Proposed Ground Plan	Sept 2020		
	104	-	CMAD Proposed Level 2 Plan	May 2019		
	105	-	CMAD Indicative Ground Planting Plan	Sept 2020		
	106	-	CMAD Indicative Level 2 Planting Plan	May 2019		
	107	-	CMAD Illustrative Section	Sept 2020		
	108	-	Indicative Planting Palette	Sept 2020		
	Prep School					
	201	-	Lingwood Stage 2 Illustrative Plan	May 2019		
	202	-	Lingwood Stage 2 Indicative Planting	May 2019		
	203	-	Lingwood Stage 2 Illustrative Section	May 2019		
	204	-	Lingwood Stage 2 Indicative Planting Palette	May 2019		
	Junior School					
	100	D	Concept Design Vernon Street – Illustrative Plan	Jan 2020		
	200	D	Concept Design Vernon Street – Illustrative Section	Jan 2020		
	201	D	Concept Design Vernon Street – Illustrative Section	Jan 2020		
	400	D	Concept Design Vernon Street – Proposed Planting	January 2020		
	500	D	Concept Design Vernon Street – Proposed Plant Schedule	January 2020		
	Concept Civil Plans prepared by Taylor Thomson Whitting					
	Dwg No.	Rev	Name of Plan	Date		
	C000	P2	Notes and Legends Sheet	04.09.2020		
	C010	P2	Sediment & Erosion Control Plan	04.09.2020		
	C030	P4	Siteworks Plan	04.09.2020		
	C050	P3	Pavement and Jointing Plan	04.09.2020		
	C060	P3	Details Sheet 1	04.09.2020		
	C061	P2	Details Sheet 2	04.09.2020		
	C062	P2	Details Sheet 3	04.09.2020		
	SK102	P2	Erosion and Sediment Control Plan	26.04.2019		
	SK103	P2	Siteworks Plan – Prep School	26.04.2019		
	SK201	P2	Erosion and Sediment Control Plan and Details	26.04.2019		
	SK203	P2	Siteworks Plan – Junior School	26.04.2019		

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: 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. any reports, reviews, or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above.	Interview with the auditee 13/10/2022	No written direction from the Planning Secretary.	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity, or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict.	Interview with the auditee 13/10/2022	This audit assessed compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts were identified.	Not Triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent approved by the Department on 20/03/2020 Letter dated 4/11/2020 CTPG – DPE re: Notice of Commencement for the Centre Music & Drama (CMD) Stage 1 – to commence on 07/11/2020 Letter dated 17/12/2020– Department re: Notice of Commencement for Stage 2 New playground for 4 Vernon Street to commence early January 2021	The project commenced within the timeframe set on this condition.	Compliant
A6	This consent does not approve the use of the Music and Drama Centre in the Senior School or the Administration and Student Centre in the Prep School for community use. Note: this limit does not preclude the use of other spaces at the school not covered by this approval for community use.	Interview with the auditee 13/10/2022	Noted. The school noted that the Music and Drama Centre in the Senior School will not be utilised for community use.	Compliant
Student and Staff Numbers				
A7	A maximum of 1080 Senior School students may be in attendance on the school premises at any one time.	Environmental Impact Statement dated 12/08/22 prepared by Urbis Enrolment Statistics Records from K-12 for Meriden School dated 6/10/22	The EIS prepared by Urbis indicated that the current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation – as approved under SSD 9692. Enrolment records show that as of 6/10/22 161 years11 and 161 years 12 senior students were enrolled. This current conformity with the 1080 student maximum required for senior students.	Compliant
A8	Notwithstanding condition A7, the maximum Senior School attendance on the school premises may exceed 1080 by up to a maximum of 20 additional students to allow for unanticipated fluctuation temporarily.	Environmental Impact Statement dated 12/08/22 prepared by Urbis Enrolment Statistics Records from K-12 for Meriden School dated 6/10/22	Enrolment records show that as of 6/10/22 161 years11 and 161 years 12 senior students were enrolled. This current conformity with the 1080 student maximum required for senior students.	Compliant
Amendment to Development Consent DA2014/023				
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.	Interview with the auditee 13/10/2022	Noted the DA was deleted.	Compliant
Prescribed Conditions				
A10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Interview with the auditee 13/10/2022 Site inspection 19/09/20200	The issuance of the Construction Certificates demonstrates compliance with the BCA to the extent of the scope of works.	Compliant

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		<p>Construction Certificate (CC1) No.: 20000400/01 dated 5/11/20 issued by MCB Group Site establishment, bulk excavation, and shoring</p> <p>Construction Certificate (CC2) No. 21000739/2 dated 15/02/22 issued by MCB Group Stage 2 CC - In-ground services and structure</p> <p>Construction Certificate (CC3) No. 20000400/3 dated 01/04/21 Construction of a Centre of Music and Drama - Stage 3 remainder of works</p> <p>Construction Certificate (CC4) No. 20000400/4 dated 23/01/22 Construction of a Centre of Music and Drama - Modified to endorse revised fire engineering report</p> <p>Staged Occupation Certificate (OC) NO. 21000739/3 13/07/2022 issued by MCB Group</p>		
Planning Secretary as Moderator				
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.	Interview with the auditee 13/10/2022	No dispute was reported within this IA audit period.	Not Triggered
Evidence of Consultation				
A12	Where conditions of this consent require consultation with an identified party, the Applicant must: consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<p>Construction Health, Safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp</p> <p>Operational Waste Management Plan Rev D dated 07/05/2019 prepared by Elephants Foot</p> <p>Operational Transport &amp; Access Management Plan dated 22/07/2022 prepared by TTW</p> <p>Construction Noise &amp; Vibration Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Construction Soil &amp; Water Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Unexpected Finds Protocol for Contamination under Appendix D of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Unexpected Finds Protocol for Heritage under Appendix E of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Waste Classification and Management under Appendix F of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Construction Traffic Management Plan under Appendix I of the CEMP dated 07/10/2020 prepared by Buildcorp</p>	Evidence sighted confirms that consultation was conducted for each sub-plan requiring consultation, issues were taken into consideration, and that evidence was kept.	Compliant
Staging				
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 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	<p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	<p>A Staging Report was prepared by CTPG, and Urbis was the certifier.</p> <p>The Staging Report was submitted to DPIE in October 2020 and was approved on 13/11/2020.</p>	Compliant

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	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).			
A14	<p>A Staging Report prepared in accordance with condition A12 must:</p> <p>if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>if the staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	<p>The Staging Report was prepared in accordance with Condition A12 and addressed the following:</p> <ul style="list-style-type: none"> <li>• construction of the Centre for Music &amp; Drama (CMD) was staged and set out in the Staging Report how the whole Project was staged including details of work and other activities.</li> <li>• Operation was not staged.</li> <li>• Discussed how compliance with conditions will be achieved across and between each of the stages of the project.</li> <li>• Provided mechanism for managing cumulative impacts</li> </ul>	Compliant
A15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with the auditee 13/10/2022</p> <p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	The auditee reported that the Project has been implemented in accordance with the approved Staging Report and Construction Certificate. This has been certified by the Certifying Authority.	Compliant
A16	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<p>Interview with the auditee 13/10/2022</p> <p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	The auditee reported that the Project has been implemented in accordance with the approved Staging Report and Construction Certificate. This has been certified by the Certifying Authority.	Compliant
Staging, Combining, and Updating Strategies, Plans or Programs				
A17	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including a 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 a 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 a management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including a management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including a management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including a management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including a 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).</p>	<p>Interview with the auditee 13/10/2022</p> <p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	Whilst the works and the conditions were staged, the plans, strategies, and programs were not staged.	Not triggered
A18	Any strategy, plan, or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Interview with the auditee 13/10/2022</p> <p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	Whilst the works and the conditions were staged, the plans, strategies, and programs were not staged.	Not triggered
A19	If the Planning Secretary agrees, a strategy, plan (including a management plan, architectural or design plan), or program may be staged or updated without a consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<p>Interview with the auditee 13/10/2022</p> <p>Staging Report for Meriden Centre for Music &amp; Drama dated 13/10/2020 prepared by CTPG</p> <p>Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report</p>	Whilst the works and the conditions were staged, the plans, strategies, and programs were not staged.	Not triggered



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A20	Updated strategies, plans (including management plans and architectural or design plans), 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.	Interview with the auditee 13/10/2022 Staging Report for Meriden Centre for Music & Drama dated 13/10/2020 prepared by CTPG Letter dated 13/11/2020 DPE -Urbis re: Approval of the Staging Report	Whilst the works and the conditions were staged, the plans, strategies, and programs were not staged.	Not triggered
Structural Adequacy				
A21	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. <i>Notes:</i> <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i> <i>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.</i>	Structural Schematic Design Report for New Centre for Music & Drama Rev1 dated May 2019 Construction Certificate (CC3) No. 20000400/3 dated 01/04/21 Construction of a Centre of Music and Drama - Stage 3 remainder of works Construction Certificate (CC2) (Cert. No.: 20000100/2) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 15/12/2020 – Stage 2 In-ground services and structure	Based on the Structural Schematic Design Report under Section 4 Design Parameters, the following were included: <ul style="list-style-type: none"> <li>The design life for all new structural elements is to be 50 years</li> <li>Design loading was based on the BCA</li> <li>Earthquake loadings shall be in accordance with AS1170.4 – 2007 (Earthquake actions in Australia) and AS/NZS1170.0 – 2002</li> </ul> The Construction Certificates issued by the Certifier serve as evidence of conformity with the structural adequacy and in accordance with the relevant requirements of the BCA.	Compliant
External Walls and Cladding				
A22	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction Certificate (CC3) No. 20000400/3 dated 01/04/21 Construction of a Centre of Music and Drama - Stage 3 remainder of works  Construction Certificate (CC4) No. 20000400/4 dated 23/01/22 Construction of a Centre of Music and Drama - Modified to endorse revised fire engineering report  Staged Occupation Certificate (OC) NO. 21000739/3 13/07/2022 issued by MCB Group	The Construction Certificates issued by the Certifier serve as evidence of conformity with the external walls and are in accordance with the relevant requirements of the BCA.	Compliant
Site Contamination				
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.	Interview with auditee 13/10/2022 Remediation Action Plan (RAP) for Proposed Open Play Space 4 Vernon Street, Strathfield Proj No.: 86568.02 dated June 2019 prepared by Douglas Partners Remediation Action Plan for Proposed Open Play Space dated 03/06/2019 prepared by Douglas Partners Remediation Action Plan (RAP) for the proposed administration & student centre of Meriden School at 16b Margaret St, Strathfield Ref No.: E30910KGrpt-RAP dated 25/06/2019 prepared by JK Environments Site Audit Report prepared by Ramboll endorsed by Louise Walkden dated 12 Jul 2022 Site Audit Statement dated 12 Jul 2022	The Site Auditor certified under Site Audit Statement that the remediation works were carried out in accordance with the Remedial Action Plan included in the '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.	Compliant
A24	Additional groundwater investigations must be undertaken on the Prep School as required in the Remedial Action Plans referenced in condition A23. The results of these investigations must be included in the Validation Report required by condition E26.	Acid Sulfate Soil Desktop Screening for 16 Margaret Street Strathfield Ref No.: E30910Kletr2-ASS dated 29/03/2018 prepared by EIS Environmental Investigation Services	Further investigation was conducted relative to groundwater on the Prep School as required in the RAP with the following result: <ul style="list-style-type: none"> <li>there is negligible potential for ASS or PASS to be disturbed during the proposed development works</li> </ul>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		Soil Contamination Screening Ref No.: E30910KGrpt2 dated 30/05/2019 prepared by JK Environments	<ul style="list-style-type: none"> <li>The ASS risk map for the site indicates that the site is located within an area of no known occurrence of ASS</li> <li>The boreholes encountered residual silty clay over shallow shale bedrock. Acid sulfate soils are associated with alluvial soils</li> <li>No organic material that may be indicative of potential acid sulfate soil was encountered</li> <li>The risk of any site works lowering the water table on adjacent Class 1,2,3,4 land below 1m AHD is negligible for the following reasons</li> <li>The Strathfield Council Local Environmental Plan (LEP) 2012 does not show any Class 1,2,3 or 4 land within 500m of the site</li> <li>The investigation did not encounter groundwater (to a maximum depth of 6m); and</li> <li>The permeability of Ashfield shale is very low. Therefore, the risk of changing water levels within the site have any impact on water levels in areas more than 500m away is very low</li> <li>Based on the findings of the screening, EIS think that the site can be made suitable for the proposed development</li> </ul>	
Applicability of Guidelines				
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.	Interview with auditee 13/10/2022 CEMP and sub-plans referred to elsewhere in this audit table Construction Certificates and Occupational Certificates	The documents prepared in accordance with the Consent refer to the standards and regulations that are relevant to the document to which they are related.	Compliant
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.	Interview with auditee 13/10/2022	The auditee reported that the Planning Secretary has not given any instructions on adherence to an update or revised version of a guideline, protocol, standard, or policy, or the replacement of them.	Not Triggered
Monitoring and Environmental Audits				
A27	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is the monitoring of the development to provide data on compliance with the consent on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Interview with auditee 13/10/2022 Email dated 28/03/2022 Landscape Solutions – CTPG re: Vibration Monitoring Report Construction Noise & Vibration Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp Site Audit Report prepared by Ramboll endorsed by Louise Walkden dated 12 Jul 2022 Site Audit Statement dated 12 Jul 2022	<p>The remediation works were certified by the Site Auditor.</p> <p>Vibration monitoring was conducted, and the report was presented during this audit.</p> <p><b>Finding:</b> The independent audits were not conducted within the timeframe in the consent and therefore not in accordance with Division 9.4 of Part 9 of the EP&amp;A Act.</p> <p><b>Recommendation:</b> The Applicant is to ensure that the next Independent Audit is conducted within the timeframes specified in the IAPAR or as required by the Planning Secretary.</p>	Non-compliant
Access to Information				
A28	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Interview with the auditee 13/10/22 No project website was created for the project.	<b>Finding:</b> No project website was created before the commencement of construction, and relevant information and documentation related to the project development	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans, and programs required under the conditions of this consent; 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; 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; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; complaints register, updated monthly; audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		were not made accessible to the public in accordance with A28.  <b>Note:</b> Make Project documentation available in a Project website in accordance with Condition A28 or otherwise as agreed with the Planning Secretary.	
Compliance				
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.	Interview with the auditee 13/10/2022 Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp	<b>Finding:</b> There is no evidence that employees and contractors were made aware of and instructed to comply with the consent conditions during construction.  <b>Recommendation:</b> Operational employees and contractors to be made aware of, and be instructed to comply with, the conditions of the consent relevant to their activities.	Non-compliant
Incident Notification, Reporting, and Response				
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.	Interview with the auditee 13/10/2022	No incident was reported related to material harm.	Not Triggered
A31	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Interview with the auditee 13/10/2022	No incident was reported related to material harm.	Not Triggered
Non-Compliance Notification				
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.	Interview with the auditee 13/10/2022	<b>Finding:</b> The applicant did not notify the Department of the non-compliance raised due to not conducting the independent audit on time, seven days from the day they became aware of the non-compliance.  <b>Recommendation:</b> The Applicant must comply with this requirement by notifying the Department within 7 days from the finalisation of this report to inform the Department of the non-compliances raised during this audit.	Non-compliant



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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.	Interview with the auditee 13/10/2022	<b>Note:</b> The Applicant is to comply accordingly with the above recommendation.	Not Triggered
A34	A non-compliance that has been notified as an incident does not need to also be notified as non-compliance.	Interview with the auditee 13/10/2022	No incident was reported during the conduct of this audit.	Not Triggered
Revision of Strategies, Plans, and Programs				
A35	Within three months of: the submission of a compliance report under condition A32; the submission of an incident report under condition A25; the submission of an Independent Audit under condition C43 or C44; the approval of any modification of the conditions of this consent; or 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.	Interview with the auditee 13/10/2022 Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp SSD Modification Notice of Decision by DPIE dated 29/01/2021	No non-compliance report submitted prior to this audit. The auditee reported that no incident occurred during this audit period. This is the first audit conducted. No modification had been applied for the project No direction from the Planning Secretary	Not Triggered
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 or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Interview with the auditee 13/10/2022 Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp SSD Modification Notice of Decision by DPIE dated 29/01/2021	No revisions were made on the management plans.	Not Triggered
PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE				
Outdoor Lighting				
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.	Electrical Services Design Compliance Statement - prepared by David Taylor of Schelmerdines dated 21 Jan 2022 Electrical Design Certificate prepared by Schelmerdines endorsed by Peter Matthews dated 16 Dec 2021 Installation Certificate - Pathway Bollard Lights prepared by REES Electrical Pty Ltd endorsed by Robbie Young dated 11 Jun 2022 Construction Certificate (CC3) No. 20000400/3 dated 01/04/21 Construction of a Centre of Music and Drama - Stage 3 remainder of works Construction Certificate (CC4) No. 20000400/4 dated 23/01/22 Construction of a Centre of Music and Drama - Modified to endorse revised fire engineering report	The Construction Certificates issued by the Certifier serves as evidence of conformity with all outdoor within the site has been designed complying 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.	Compliant
External Walls and Cladding				
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.	Interview with auditee 13/10/2022 Civil Inspection Certificate prepared by TTW endorsed by Stephen Brain dated 12 Jul 2022 Structural Design Certification (CC1) prepared by TTW dated 20 Oct 2020	The auditee reported that the applicant provided the Certifier with the required documentation for the products and systems used in construction for external walls, including finishes and claddings.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		Construction Certificate CC1 (Cert. No.: 21000739/1) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 12/12/2021	Issuance of Construction Certificates serves as conformity with external walls and cladding requirements.	
Ecologically Sustainable Development				
B3	<p>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:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Ecologically Sustainable Development Statement Rev 1.1 dated 3/05/2019 prepared by Norman Disney &amp; Young</p> <p>Letter dated 27/11/2020 DPE – Urbis re: Ecologically Sustainable Development (ESD) Requirement – Conditions B3 &amp; F12</p>	<p>The letter from the Department noted that:</p> <p>The Applicant has already registered with the GBCA for a 5-star Green Star rating for Music and Drama Centre under condition B3 and F12 of the consent.</p> <p>The Department's minimum requirement of a 4-star Green Star rating as per the GBCA, or equivalency, under conditions B3 and F12 of SSD9692.</p>	Compliant
Stormwater Management System				
B4	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s).</p> <p>(b) be designed in consultation with and to the satisfaction of Council.</p> <p>(c) be generally in accordance with the conceptual design in the EIS.</p> <p>(d) be in accordance with applicable Australian Standards.</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p> <p>(f) divert existing clean surface water around operational areas of the site; and</p> <p>(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.</p>	<p>Installation Certificate dated 13/12/2021 for the Construction of Centre for Music &amp; Drama (CMD) issued by Penrith Lakes Plumbing</p> <p>Letter dated 01/07/2022 from Inscope Plumbing Group re: Certificate of Compliance for Stormwater Drainage</p>	<p>The Installation Certificate issue by Penrith Lakes Plumbing certified that plumbing installation have been inspected during construction and have been completed in accordance with the design, specification, and the nominated Standards of Performance.</p> <p>Certificate of Compliance issued by Inscope Plumbing Group certified stormwater installation and hydraulic installation complies with AS/NZS 3500.3:2018 – Plumbing and drainage – Stormwater Drainage</p> <p>The hydraulic works undertaken carries a 12-month warranty period.</p>	Compliant
Car Parking and Service Vehicle Layout				
B5	<p>Prior to the issue of a construction certificate, evidence of the provision of a minimum of 105 onsite car parking spaces on site for use during operation of the development must be submitted to the Certifier.</p>	<p>Site inspection 19/09/22</p> <p>Preliminary Construction &amp; Pedestrian Traffic Management Plan Rev 5 dated 03/07/2019 prepared by Ason Group</p> <p>Transport Assessment Rev 4 dated 03/07/2019 prepared by Ason Group</p> <p>Operational Transport &amp; Access Management Plan dated 22/07/2022 prepared TTW</p>	<p>The site has an adequate parking arrangement.</p> <p>The use of public streets is not required.</p> <p>No complaints related to parking was recorded.</p>	Compliant
Rainwater Harvesting				
B6	<p>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</p>	<p>Construction Soil &amp; Water Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp</p> <p>Installation Certificate dated 13/12/2021 for the Construction of Centre for Music &amp; Drama (CMD) issued by Penrith Lakes Plumbing</p> <p>Letter dated 01/07/2022 from Inscope Plumbing Group re: Certificate of Compliance for Stormwater Drainage</p>	<p>Permanent installation of rainwater tank was discussed under the CSWMP p.145</p> <p>The Installation Certificate issue by Penrith Lakes Plumbing certified that plumbing installation have been inspected during construction and have been completed in accordance with the design, specification, and the nominated Standards of Performance.</p> <p>Certificate of Compliance issued by Inscope Plumbing Group certified stormwater installation and hydraulic installation complies with AS/NZS 3500.3:2018 – Plumbing and drainage – Stormwater Drainage</p> <p>The hydraulic works undertaken carries a 12-month warranty period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Operational Noise – Design of Mechanical Plant and Equipment				
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 NSW Government 14 Meriden School Alterations and Additions Department of Planning, Industry and Environment (SSD 9692) 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.	Interview with auditee 13/10/2022 Construction Noise & Vibration Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp Construction & Operational Noise Report (CONR) Version E dated 13/01/2020 prepared by Wilkinson Murray	Noise mitigation measures were included in the CNVMP.  The auditee reported that mitigation measures required under CNVMP and CONR were implemented during construction.	Compliant
Junior School Acoustic Barrier and Boundary fencing				
B8	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. (b) the upper levels of the barrier may include a transparent material if required, subject to providing equivalent acoustic performance. (c) have a minimum height of 2.1 metres from the finished levels approved under this application; and (d) be located wholly within the Junior School development site.	Email dated 16/02/22 DPE-CTPG re: DPE assessment on B8- Junior Acoustic Barrier Letter dated 16/02/22 from DPE-CTPG re: Assessment of Junior Acoustic Barrier Letter dated 24/08/2020 from Wilkinson Murray – Meriden School re: Acoustic Statement / Acoustic Impacts Installation Certificate - Acoustic barrier prepared by Landscape Solutions endorsed by Michael Warren dated 11 Jul 2022 Site inspection 19/09/2022 Refer to site photos	The Applicant submitted an acoustic barrier to the DPE and they made an assessment through its letter dated 16/02/22 The acoustic impact was reviewed by Wilkinson Murray. Based on the finding's, further detailed assessment is not warranted as no acoustic impact is predicted. Acoustic barrier was sighted during the conduct of site inspection and observed the following: Acoustic barrier was made from masonry material with cementitious external finish Have a minimum height of 2.1 metres Installed within the Junior School area	Compliant
B9	Prior to the issue of a construction certificate for works at the Junior School, the Applicant must to the satisfaction of the Planning Secretary submits 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 (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 Dividing Fences Act 1991.	Email dated 16/02/22 DPE-CTPG re: DPE assessment on B8- Junior Acoustic Barrier Letter dated 16/02/22 from DPE-CTPG re: Assessment of Junior Acoustic Barrier Concept Design Vernon Street Rev D dated January 2020 prepared by Oculus Letter dated 13/01/2020 from Urbis-DPE re: Response to request for additional information – alterations and additions to Meriden School Installation Certificate - Acoustic barrier prepared by Landscape Solutions endorsed by Michael Warren dated 11 Jul 2022 Site inspection 19/09/2022 Refer to site photos	The Department made an assessment on the Junior Acoustic Barrier and made no further comment nor instruction on its letter dated 16/02/22. Concept design dated 01/2020 prepared by Oculus provided details of refurbished fencing on the eastern and northern boundaries of Vernon Street. With the Urbis response to RFI to the DPE dated 13/01/2020, the details for the refurbished fencing along the Vernon Street was included. Acoustic barrier was sighted during the conduct of site inspection and observed the following: Acoustic barrier was made from masonry material with cementitious external finish Have a minimum height of 2.1 metres Installed along the Vernon Street.	Compliant
PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notice of Commencement				
C1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter dated 4/11/2020 CTPG – DPE re: Notice of Commencement for the Centre Music & Drama (CMD) Stage 1 – to commence on 07/11/2020 Letter dated 17/12/2020 CTPG – Department re: Notice of Commencement for Stage 2 (Project to commence early January 2021)	The Planning Secretary was notified prior to the commencement of staged work.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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 date of commencement and the development to be carried out in that stage.	Letter dated 4/11/2020 CTPG – DPE re: Notice of Commencement for the Centre Music & Drama (CMD) Stage 1 – to commence on 07/11/2020 Letter dated 17/12/2020 CTPG – Department re: Notice of Commencement for Stage 2 (Project to commence early January 2021)	The Planning Secretary was notified prior to the commencement of staged work.	Compliant
Certified Drawings				
C3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Structural Design Certificate dated 25/01/2022 issued by TTW re: Meriden School Centre for Drama & Music Structure - Ground to Floor Structural Schematic Design Report for the Meriden School Centre of Music & Drama Rev 1 dated May 2019 prepared by TTW Structural Inspection Certificate dated 25/01/2022 issued by TTW re: Centre for Music & Drama – Structure to Ground Floor	Structural drawings were submitted to the Certifier prior to the commencement of construction through the issuance of Structural Design Certificate. Structural Schematic Design Report was prepared by TTW.	Compliant
Development Contributions				
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 \$247,642.33 (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.	Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group covered the Development Contribution - Receipt dated 12/10/20 Development Contribution - Receipt from Strathfield Council, received 13/10/20	Development contribution was paid to the Council prior to the commencement of construction.	Compliant
Protection of Public Infrastructure				
C5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure. (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council	Interview with the auditee 13/10/2022 Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group covered / included the following: Ausgrid Approval prepared by Ausgrid dated 09 Oct 2020 Protection of Public Infrastructure prepared by Shelmerdines dated 29 Sept 2020 Protection of Public Infrastructure prepared by Rise Consulting Engineers dated 16 Oct 2020 Pre-Construction Dilapidation Reports prepared by Rise Consulting Engineers dated 20 Oct 2020	Consultation was undertaken with the relevant owner and service providers affected by the project. Dilapidation report was prepared by Rise Consulting Engineers. The issuance of Construction Certificate issued by the certifier provided compliance to this condition.	Compliant
Pre-Construction Dilapidation Report				
C6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to the Certifier and Council. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Interview with the auditee 13/10/2022 Pre-Construction Dilapidation Reports prepared by Rise Consulting Engineers dated 20 Oct 2020 Dilapidation Reports- RISE 10-12 Redmyre St Strathfield Final Dilapidation Report by Project Solutions 22 April 2022 for Centre for Music & Drama. Dilapidation Reports- RISE Vernon Street by Project Solution 30 September 2021 Final Dilapidation Reports by Project Solutions 28 June 2022 for Vernon Street.	The auditee reported that no property damage or rectification was done.	Compliant
Unexpected Contamination Procedure				
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 JK Environments, dated 25 June 2019 to ensure that potentially	CEMP dated Jan 2022 prepared by Landscape Solutions Australia under Section 7.2 Unexpected Contaminated Finds Protocol Appendix D of CEMP - Unexpected Contamination Finds Protection	The sighted Unexpected Contamination Finds Protection was created based on the Unexpected Finds Protocol (UFP) prepared by Douglas Partners in the Remediation Action Plan for 4 Vernon St dated June 2019 to deal with unexpected findings and/or unplanned situations that	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	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.		may be uncovered during civil, excavation or construction works associated with the proposed development.	
Community Communication Strategy				
C8	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council, and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <p>a) identify people to be consulted during the design and construction phases;</p> <p>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant.</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community.</p> <p>(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.</p>	<p>Community Communication Strategy dated 20/10/2020 prepared by URBIS Revised for Vernon St Submitted to DPE 27 January 2021</p> <p>Engagement &amp; Communications Outcomes Report Meriden School dated 09/05/2019 prepared by Urbis</p>	<p>The Community Communication Strategy was prepared on (20/10/20) prior to the commencement of work (16/11/20)</p> <p>CCS was prepared prior to construction and submitted to the Department on 27/01. CCS indicates where all requirements a) to d) of this condition have been met</p>	Compliant
Demolition				
C9	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>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.	Letter dated 27/01/2022 to DPE submission of Demolition Management Plan by Zedcon Civil Pty Ltd prepared the plan in accordance AS 2601-2001 with for Vernon St.	Evidence sending to Certifier the Demolition Management Plan.	Compliant
Archival Photographic Documentation				
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 4 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	Letter dated 27/01/22 to DPED re: Photographic Archival Records of dwelling and garage at Vernon St. prepared by Project Solutions.	Sighted the Photographic Archival Records relative to the dwelling and garage at Vernon Street. The evidence complies with the condition.	Compliant
Environmental Management Plan Requirements				
C11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data.</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence, or lease conditions).</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures.</p>	<p>Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp</p> <p>Operational Waste Management Plan Rev D dated 07/05/2019 prepared by Elephants Foot</p> <p>Operational Transport &amp; Access Management Plan dated 22/07/2022 prepared by TTW</p> <p>Construction Noise &amp; Vibration Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Construction Soil &amp; Water Management Plan under Appendix B of the CEMP dated 07/10/2020 prepared by Buildcorp</p>	<p>Management plans were prepared in accordance with the relevant guidelines.</p> <p>The conduct of this IA was performed after the construction of the Project.</p> <p><b>Finding:</b></p> <p>CEMP and sub-plans were not reviewed and updated during construction in accordance with the CEMP, which requires regular updates at least every six months.</p> <p><b>Recommendation:</b></p>	Non-Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	<p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria.</p> <p>(d) a program to monitor and report on the NSW Government 17 Meriden School Alterations and Additions Department of Planning, Industry and Environment (SSD 9692)</p> <p>(i) impacts and environmental performance of the development.</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above.</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible.</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time.</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria).</p> <p>(ii) complaint.</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>Unexpected Finds Protocol for Contamination under Appendix D of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Unexpected Finds Protocol for Heritage under Appendix E of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Waste Classification and Management under Appendix F of the CEMP dated 07/10/2020 prepared by Buildcorp</p> <p>Construction Traffic Management Plan under Appendix I of the CEMP dated 07/10/2020 prepared by Buildcorp</p>	<p>Nothing to be done at this stage as the construction was completed.</p>	
Construction Environmental Management Plan				
C12	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>Details of:</p> <p>hours of work.</p> <p>24-hour contact details of site manager.</p> <p>management of dust and odour to protect the amenity of the neighbourhood.</p> <p>external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p> <p>community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; and</p> <p>protective measures to ensure no damage occurs to Block A;</p> <p>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</p> <p>Construction Noise and Vibration Management Sub-Plan (see condition B16);</p> <p>Construction Waste Management Sub-Plan (see condition B17); and</p> <p>Construction Soil and Water Management Sub-Plan (see condition B18).</p>	<p>Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp</p> <p>Letter dated 22/2/22 CTPG – DPIE re: Meriden School Strathfield – SSD 9692 Condition C12 – Construction Environmental Management Plan (CEMP) in preparation for the commencement of Construction works for Stage 2.4</p> <p>Email dated 23/2/22 CTPG-Certifier re: submission of CEMP to the Certifier</p>	<p>The submitted CEMP to the Department on 22/2/22 and to Certifier on 23/2/22</p> <p>Construction Environmental Management Plan inclusions:</p> <p>(i) Hours of work – Section 1 of the CEMP</p> <p>(ii) 24-hour contact details of site manager – Section 1 of the CEMP</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood; - Section 1 of the CEMP</p> <p>(iv) stormwater control and discharge – Appendix A of the CEMP</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site – Appendix A of the CEMP</p> <p>(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting - Not applicable for 4 Vernon Street project</p> <p>(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 - Not applicable for 4 Vernon Street project</p> <p>(viii) community consultation and complaints handling – under Section 6.21 of the CEMP</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
C13	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: Draft Traffic and Parking Management Plan, Issue 3, dated 26 November 2019, prepared by Ason Group. Construction and Operational Noise Report, version E, dated 13 January 2020 prepared by Wilkinson Murray; and Construction Plan of Management, version 1, dated 6 May 2019, prepared by Gledhill	Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp Letter dated 22/2/22 CTPG – DPIE re: Meriden School Strathfield – SSD 9692 Condition C12 – Construction Environmental Management Plan (CEMP) in preparation for the commencement of Construction works for Stage 2 The Plan addressed the Conditions C7, C12, C15, C16, C17, C18, C19 and C20	The CEMP contains the following: <ul style="list-style-type: none"> <li>Draft Traffic and Parking Management Plan under Section 6.2 Construction Traffic Management and Appendix E Construction Traffic and Pedestrian Management Subplan and Worker Transportation Strategy</li> <li>Management of Construction Traffic and pedestrian flow has been determined in accordance with recommendations from Ason Group's Draft Traffic and Parking Management Plan, Issue 3, dated 26 November 2019,</li> <li>Construction and Operational Noise Report under Section 6.11 Noise and vibration control</li> <li>Construction Plan of Management Section 9 of CEMP - Management</li> </ul>	Compliant
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	Construction health, safety, and Environmental Management Plan (CHSEMP) dated 07/10/2020 prepared by Buildcorp Construction Certificate (Cert. No.: 21000739/1) certifying authority Joel Lewis of MBC Group (Accreditation No.: BD2335) dated 12/12/2021 Letter dated 22/2/22 CTPG – DPIE re: Meriden School Strathfield – SSD 9692 Condition C12 – Construction Environmental Management Plan (CEMP) in preparation for the commencement of Construction works for Stage 2.4 Email dated 23/2/22 CTPG-Certifier re: submission of CEMP to the Certifier	CEMP dated 07/10/2020 was prepared by Buildcorp. CEMP (07/10/2020) was prepared prior to the commencement of construction (07/11/2020) CEMP was submitted to DPE on 22/2/2022 CEMP was submitted to the Certifier on 23/2/2022	Compliant
C15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: <ul style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced person(s).</li> <li>be prepared in consultation with Council and TfNSW.</li> <li>detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</li> <li>detail heavy vehicle routes, access, and parking arrangements. and</li> <li>detail arrangements that any work zone required along Vernon Street to facilitate construction on the Junior School is located clear of 2 Vernon Street.</li> </ul>	Construction Traffic Management Plan under CEMP Appendix I by Buildcorp 7/10/20 Draft Traffic and Parking Management Plan Ref: 0686r05v3 dated 26/11/2019 prepared by Ason Group Preliminary Construction & Pedestrian Traffic Management Plan for Centre of Music & Drama, Lingwood Campus Administration & Student Centre and, Junior School Playground – Meriden School, Strathfield Ref: 0686r02v5 dated 03/07/2019 prepared by Ason Group Transport Assessment for 10-12 Redmyre Road, Strathfield Ref No.: 0686r01v4 dated 03/07/2019	Management of Construction Traffic and pedestrian flow has been determined in accordance with recommendations from Ason Group's Draft Traffic and Parking Management Plan, Issue 3, dated 26 November 2019, which included in the CEMP. Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) included in the CEMP under Appendix E The Draft Traffic and Parking Management Plan addresses the following: <ul style="list-style-type: none"> <li>prepared by a service provider engaged by the applicant</li> <li>prepared in consultation with Council and TfNSW - under Section 4</li> <li>detail heavy vehicle routes, access, and parking arrangements – under Section 3.4, &amp; 3.5</li> <li>detail heavy vehicle routes, access, and parking arrangements – under Section 3</li> <li>detail arrangements that any work zone – under Section 3</li> </ul>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
C16	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert.</li> <li>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009).</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers.</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works.</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B16(d);</li> <li>(f) include a complaints management system that will be implemented for the duration of the construction; and</li> <li>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</li> </ul>	<p>Construction Noise and Vibration Management Plan (CNVMP) Under CEMP Appendix B by Buildcorp 7/10/20</p> <p>Construction &amp; Operational Noise Report (Report No. 18238) June 2019 prepared by Wilkinson Murray</p>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) included in the CEMP under Appendix B, includes the following:</p> <ul style="list-style-type: none"> <li>a) prepared by Buildcorp</li> <li>(b) describe procedures for achieving the noise management levels under Mitigation Measures p141 and Noise Control Plan p 142</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers under Mitigation Measures p141</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works include in the Noise Control Plan p 142</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B16(d).</li> <li>(f) include a complaints management system that will be implemented for the duration of the construction; and</li> <li>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13 included under Mitigation Measures p.141.</li> </ul>	Compliant
C17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations.</p> <p>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.</p>	<p>Construction Waste Management Plan under CEMP Appendix F 7/10/20 by Buildcorp</p> <p>Operational Waste Management Plan (Report No. 100131) Revision D dated 7/05/2019 prepared by Elephants Foot Recycling Solutions</p>	<p>Construction Waste Management Sub-Plan (CWMSWP) included in the CEMP under Appendix F</p> <p>The Operational Waste Management Plan addresses the following:</p> <p>detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations – under Waste Estimated Volumes p8</p> <p>removal of hazardous materials – under Collection of Waste p11</p>	Compliant
C18	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>be prepared by a suitably qualified expert, in consultation with Council.</p> <p>describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p> <p>provide a plan of how all construction works will be managed in a wet-weather event (i.e., storage of equipment, stabilisation of the site) including measures to.</p> <ul style="list-style-type: none"> <li>(i) divert existing clean surface water around operational areas of the site.</li> <li>(ii) direct all sediment laden water into overland flow away from surrounding properties.</li> <li>(iii) prevent cross-contamination of clean and sediment or leachate laden water.</li> </ul> <p>detail all off-site flows from the site; and</p> <p>describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.</p>	<p>Construction Soil and Water Management Plan under CEMP Appendix C by TTW Civil Engineers</p>	<p>Soil and Water Management Plan (CSWMSP) includes the following:</p> <ul style="list-style-type: none"> <li>(a) prepared by Buildcorp</li> <li>(b) Erosion and Sediment Control Plan p144.</li> <li>(c) provide a plan of how all construction works will be managed in a wet-weather event (i.e., storage of equipment, stabilisation of the site) including measures to.</li> <li>(i) Erosion and Sediment Control Plan p144 and Silt Fencing- divert existing clean surface water around operational areas of the site.</li> <li>(ii) Erosion and Sediment Control Plan p144 -direct all sediment laden water into overland flow away from surrounding properties.</li> <li>(iii) Erosion and Sediment Control Plan p144; prevent cross-contamination of clean and sediment or leachate laden water.</li> <li>(d) Erosion and Sediment Control Plan p144; detail all off-site flows from the site; and</li> </ul>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
			(e) Erosion and Sediment Control Plan p144; describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	
C19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: minimise the impacts of earthworks and construction on the local and regional road network. minimise conflicts with other road users. minimise road traffic noise; and ensure truck drivers use specified routes.	Driver Code of Conduct under Traffic Management Plan	A Driver Code of Conduct included in the CEMP under Appendix I and addressed a to d requirement of C19.	Compliant
Construction Worker Transportation Strategy				
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.	Worker Transport Strategy under CEMP Appendix G 7/10/20 by Buildcorp	The Strategy detailed 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.	Compliant
Construction and Demolition Waste Management				
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.	Demolition Management Plan dated 27/09/2021 prepared by ZEDCON Operational Waste Management Plan dated 7/05/2019 prepared by Elephants Foot	The garbage and recycling were guided by the services and acceptance criteria of the Strathfield Council.	Compliant
Compliance Reporting				
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.	Email dated 14/12/2020 From DPE – Urbis re: acknowledgement receipt for Alterations and Additions to Meriden School – Compliance Monitoring & Reporting Program Compliance Monitoring & Reporting Program for Meriden Centre for Music & Drama SSD9692 dated 14/10/2020 prepared by CTPG	Compliance Monitoring and Reporting Program was prepared in accordance with the Compliance Reporting Post Approval Requirements and submitted to DPE 14/12/2020) prior to the construction commencement (19/01/2021)	Compliant
C23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)	Email dated 14/12/2020 From DPE – Urbis re: acknowledgement receipt for Alterations and Additions to Meriden School – Compliance Monitoring & Reporting Program Compliance Monitoring & Reporting Program for Meriden Centre for Music & Drama SSD9692 dated 14/10/2020 prepared by CTPG Pre-Operational Compliance Report – SSD 9692 dated 30/06/2022 prepared by CTPG Letter dated 30/06/2022 CTPG-DPE re: Pre-Operational Compliance Report	<b>Finding:</b> There were no compliance reports prepared and submitted to the Department during the construction phase in accordance with the Compliance Reporting Post Approval Requirements.  <b>Recommendation:</b> As per the Compliance Reporting Post Approval Requirements 2020, an Operation Compliance Report must be submitted to the Department At intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually). The reporting is required for the duration of operation or as otherwise agreed by the Secretary.	Non-Compliant
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.	Email dated 14/12/2020 From DPE – Urbis re: acknowledgement receipt for Alterations and Additions to Meriden School – Compliance Monitoring & Reporting Program Compliance Monitoring & Reporting Program for Meriden Centre for Music & Drama SSD9692 dated 14/10/2020 prepared by CTPG	<b>Finding:</b> The Applicant did not make the Compliance Reports publicly available 60 days after submitting it to the Planning Secretary and did not notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Non-Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
			<b>Recommendation:</b> 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.	
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.	Interview with the auditee 19/09/2022	This audit report does not cover this stage	Not Triggered
<b>PART D DURING CONSTRUCTION</b>				
Site Notice				
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size. the site notice(s) must be durable and weatherproof and must be displayed throughout the works period. the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Operation of Plant and Equipment				
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Demolition				
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Construction Hours				
D4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive. (b) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays. No work may be carried out on Sundays or public holidays.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
D5	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 (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
D7	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: 9am to 12pm, Monday to Friday;	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
	2pm to 5pm Monday to Friday; and			
	9am to 12pm, Saturday.			
Implementation of Management Plans				
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).	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Construction Traffic				
D9	All construction vehicles (excluding site personnel vehicles) must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Hoarding Requirements				
D10	The following hoarding requirements must be complied with: no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and 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	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
No Obstruction of Public Way				
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Construction Noise Limits				
D12	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan (CNVMP).	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Vibration Criteria				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D15	Vibration caused by construction at any residence or structure outside the site must be limited to: for structural damage, the latest version of DIN 4150-3 (1992-02) <i>Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and 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).	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Tree Protection				
D18	For the duration of the construction works: <ul style="list-style-type: none"> <li>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.</li> <li>all street trees immediately adjacent to the approved disturbance area / property boundary 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.</li> <li>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, dated 17 March 2020 and prepared by Arboreport; and</li> <li>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.</li> </ul>	Arboriculture impact Assessment tree protection space certificate prepared by tree IQ 13/5/2019	There was a tree removal executed 1 tree down 13/5/19 by tree IQ. Arboriculture Impact Assessment Tree protection Specification.  Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Air Quality				
D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
D20	During construction, the Applicant must ensure that: activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust. all trucks entering or leaving the site with loads have their loads covered. trucks associated with the development do not track dirt onto the public road network. public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Erosion and Sediment Control				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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 (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Imported Soil				
D22	The Applicant must: ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site. keep accurate records of the volume and type of fill to be used; and make these records available to the Certifier upon request.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Disposal of Seepage and Stormwater				
D23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Unexpected Finds Protocol – Aboriginal Heritage				
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 must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the 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 Heritage NSW.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Waste Storage and Processing				
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
D27	All waste generated during construction must be assess, classified, and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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 requirements of the relevant legislation, codes, standards, and guidelines.	The construction has been completed prior to conduct of this audit.	Implementation of mitigation measures cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Independent Environmental Audit				
D31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or preparation of an Audit Program or commencement of an Independent Audit.	Letter dated 18/08/2022 from DPE – CTPG re: approval of Independent Auditors Letter dated 29/07/2022 From WolfPeak -CTPG re: Independent auditor services proposal	WolfPeak was engaged to conduct the independent audit. WolfPeak (Annabelle Tungol) was approved as the independent auditor for this audit period.	Compliant
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.	Letter dated 18/08/2022 from DPE – CTPG re: approval of Independent Auditors Letter dated 29/07/2022 From WolfPeak -CTPG re: Independent auditor services proposal	<b>Finding:</b> There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior or to during the construction of Phase 1 works. <b>Recommendation:</b> There is no further recommendation associated with construction audits as construction has been completed.	Non-Compliant
D33	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 (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.	Letter dated 18/08/2022 from DPE – CTPG re: approval of Independent Auditors Letter dated 29/07/2022 From WolfPeak -CTPG re: Independent auditor services proposal	<b>Finding:</b> The Independent Audits during construction were not undertaken in accordance with D33 and with IAPAR (2018). <b>Recommendation:</b> The Operation Audit must be conducted within 52 weeks of the commencement of operation at intervals, no greater than 3 years or as otherwise agreed by the Secretary.	Non-Compliant
D34	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 (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Independent Audit Plan/Program prepared by WolfPeak. Letter dated 18/08/2022 from DPE – CTPG re: approval of Independent Auditors Letter dated 29/07/2022 From WolfPeak -CTPG re: Independent auditor services proposal.	<b>Finding:</b> There was no Independent Audit Program prepared and submitted to the Planning Secretary and the Certifier prior or to during construction.  The requirements of IAPAR 2018 were not implemented. <b>Recommendation:</b> The Applicant to ensure that the frequency of audit as per IAPAR 2018 will be implemented for the operational requirement.	Non-Compliant
D35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>review and respond to each Independent Audit Report prepared under condition D32 of this consent,</li> <li>submit the response to the Planning Secretary and the Certifier; and</li> <li>make each Independent Audit Report and response to it publicly available within 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.</li> </ul>	IAPAR 2020	This is the first audit conducted for this development.	Not Triggered
D36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Interview with the auditee 19/9/2022	This is the first audit conducted for this development. No written direction from the Department.	Not Triggered
PART E PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Notification of Occupation				
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.	Letter dated 14/03/2022 and 9 July 2022 CTPG – Planning Secretary re: Notice of Occupation for the Stage 1: School of Drama & Music  Staged Occupation Certificate (OC) NO. 21000739/3 13/07/2022 issued by MCB Group	A Notice of Occupation was sighted and submitted to DPE on 14/03/2022 and one on 9 July 2022. Practical Completion was released by MCB on the following dates: <ul style="list-style-type: none"> <li>27 June 2022 (Music and Drama Building)</li> <li>13 June 2022 (4 Vernon St)</li> </ul> Staged Occupation Certificate dated 13/07/2022 issued by MCB Group for a change of use at 4 Vernon Street from a residential dwelling to an educational establishment and construction of a new outdoor landscaped space with outdoor furniture, pergola, and noise barrier at the Junior School.	Compliant
External Walls and Cladding				
E2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group included the Schedule of Reports verifying relevance to CMD prepared by Buildcorp dated 29 Sep 2020  BCA Assessment Report Ref No. 220156 dated 16/06/22 prepared by Blackett Maguire + Goldsmith (p13 C3.2 Protection of Openings in External Walls, p34 Appendix 3- Floor of Building Elements)  SSDA Structural Report dated 10/06/22 prepared by TTW	The BCA Assessment Report prepared by Blackett Maguire + Goldsmith Pty Ltd provided compliance with the NCC was achieved and the Performance Requirement.  The SSDA Structural Report indicated that the structural design was undertaken (including the external walls) in accordance with relevant codes and Australian Standards.	Compliant
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.	Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group included the Schedule of Reports verifying relevance to CMD prepared by Buildcorp dated 29 Sep 2020  BCA Assessment Report Ref No. 220156 dated 16/06/22 prepared by Blackett Maguire + Goldsmith (p34 Appendix 3- Floor of Building Elements)  SSDA Structural Report dated 10/06/22 prepared by TTW	<b>Finding:</b> No evidence was provided that the products and systems used in the construction of external walls including finishes and claddings documentation was submitted to the Planning Secretary within seven days after the Certifier accepts it.  <b>Recommendation:</b> Provided a copy of external wall documentation to the Planning Secretary.	Non-compliant
Post-construction Dilapidation Report				
E4	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. b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council	Post-construction Dilapidation Report for 4 Vernon Street dated 28/06/2022 prepared by Project Solutions Email dated 01/07/2022 from Strathfield Council – CTPG re: Acknowledgement receipt of the Post Construction Dilapidation Report Email 01/07/22 CTPG-Strathfield Council re: Meriden School SSDA9692 Issuance of Dilapidation Report for 4 Vernon Street	Post-construction Dilapidation Report was prepared by Project Solutions and submitted to Strathfield Council.	Compliant
Protection of Public Infrastructure				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
E5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>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.</p>	<p>Letter dated 04/22/23 CTPG-Strathfield Council re: Meriden School – Playground at 4 Vernon St. related to pre-commencement dilapidation report</p> <p>Letter dated 11/07/22 CTPG-Strathfield Council re: issuance of Final Dilapidation Report for Meriden School – Playground at 4 Vernon St</p> <p>Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group covered / included the following:</p> <p>Ausgrid Approval prepared by Ausgrid dated 09 Oct 2020</p> <p>Sydney Water Transaction Summary dated 12 Oct 2020</p> <p>Protection of Public Infrastructure prepared by Shelmerdines dated 29 Sept 2020</p> <p>Protection of Public Infrastructure prepared by Rise Consulting Engineers dated 16 Oct 2020</p> <p>Pre-Construction Dilapidation Reports prepared by Rise Consulting Engineers dated 20 Oct 2020</p>	<p>The auditee reported that no damage to the public infrastructure was recorded or raised during the construction phase.</p> <p>CTPG sent two letters (dated 11/07/22 &amp; 4/22/23) to Strathfield Council for confirmation that no adverse structural damage to council's infrastructure and roads has been caused due to construction of playground at 4 Vernon St.</p>	Compliant
Protection to Property				
E6	<p>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.</p>	<p>Interview with the auditee 13/10/2022</p> <p>Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group covered / included the following:</p> <p>Ausgrid Approval prepared by Ausgrid dated 09 Oct 2020</p> <p>Sydney Water Transaction Summary dated 12 Oct 2020</p> <p>Protection of Public Infrastructure prepared by Shelmerdines dated 29 Sept 2020</p> <p>Protection of Public Infrastructure prepared by Rise Consulting Engineers dated 16 Oct 2020</p> <p>Pre-Construction Dilapidation Reports prepared by Rise Consulting Engineers dated 20 Oct 2020</p>	<p>The auditee reported that no damage to the public infrastructure was recorded or raised during the construction phase.</p>	Compliant
Utilities and Services				
E7	<p>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 Sydney Water Act 1994.</p>	<p>Subdivider/Developer Compliance Certificate dated 10/12/2020 Case No.: 187802 issued by Sydney Water</p>	<p>Compliance Certificate for the water and sewerage infrastructure servicing was obtained.</p>	Compliant
Works as Executed Plans				
E8	<p>Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.</p>	<p>Email dated 17/08/2022 CTPG – Joe Lewis Certifier re: submission of GCMD Work as Executed Plans (WAE)</p> <p>Email dated 01/06/2022 Buildcorp – TTW &amp; CTPG re: submission of survey as built.</p>	<p>The work as executed plan was prepared by Buildcorp (01/06/2022) and submitted to the Certifier on 17/08/2022.</p>	Compliant
Green Travel Plan				
E9	<p>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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW.</p> <p>(b) 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.</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets.</p>	<p>Green Travel Plan Rev 2 dated 22/07/2022 prepared by TTW</p> <p>Email dated 04/10/2022 from DPE – CTGP re: Acknowledgement of the submission evidence of consultation with Strathfield Council.</p> <p>Email dated 17/08/2022 DPE – CTPG re: Acknowledgement of the submission of information on consultation undertaken with the Strathfield Council and TfNSW for the GTP.</p> <p>Email dated 1/08/2022 Strathfield Council – TTW re: Green Travel Plan &amp; Operational Transport Access Management Plan.</p>	<p>The DPE provided response that the submitted documents by CTPG were sufficient in closing the standing RFI relative to the GTP and requirement to respond on the planning portal.</p> <p>The Green Travel Plan was submitted to the DPE and provided response requesting for evidence of consultation with the Strathfield Council (17/08/2022)</p> <p>The Green Travel Plan was submitted to Strathfield Council and provided response (01/08/2022) that the objectives have been met and no further comments or inclusion add.</p>	Compliant



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	<p>(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.</p> <p>(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.</p> <p>(f) incorporate the strategies and recommendations of the Green Travel Plan Issue 1, dated 2 September 2020, prepared by Ason Group; and</p> <p>(g) incorporate the strategies and recommendations of the Workplace Travel Plan, Issue 1, dated 2 September 2020, prepared by Ason Group provided in the RfS.</p>	Letter dated 27/11/2020 DPE – Urbis re: Ecologically Sustainable Development (ESD) Requirement which include Planning Secretary's agreement for the 4-star Green Star rating requirement.	The Green Travel Plan was prepared in consultation with the Strathfield Council and TfNSW.	
Operational Management Plan				
E10	<p>Prior to the issue of an occupation certificate, the Applicant must prepare an Operational Management Plan for the site. The plan must:</p> <p>include measures to ensure all wayfinding signage, security measures, and landscaping is managed to maintain their effectiveness.</p> <p>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 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.</p>	<p>Operational Management Plan for Centre for Music &amp; Drama dated 13/04/2022 prepared by Meriden School</p> <p>Operational Management Plan for Junior School Playground Vernon Street dated 09/07/2022 prepared by Richard Arkell of Meriden School</p>	The sighted two (2) Operation Management Plan addressed the a) to c) requirement of E10 condition.	Compliant
E11	The Operational Management Plan must be submitted to the Certifier and implemented for the life of the approved development	<p>Operational Management Plan for Centre for Music &amp; Drama dated 13/04/2022 prepared by Meriden School</p> <p>Operational Management Plan for Junior School Playground Vernon Street dated 09/07/2022 prepared by Richard Arkell of Meriden School</p> <p>Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan</p>	The Operational Management Plan was prepared and submitted to the Certifier through the issuance of Occupation Certificate.	Compliant
Operational Transport and Access Management Plan (OTAMP)				
E12	<p>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:</p> <p>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.</p> <p>the location of all car parking spaces on the school campuses and their allocation (i.e., staff, visitor, accessible, emergency, etc.).</p> <p>the location and operational management procedures of the pick-up and drop-off parking located within Vernon Street, including staff management/traffic controller arrangements.</p> <p>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.</p> <p>delivery and services vehicle and bus access and management arrangements</p> <p>management of approved access arrangements.</p> <p>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.</p> <p>arrangements to ensure compliance with the school's policy of restricting students from driving to school.</p>	<p>Letter dated 18/08/2022 from DPE to Meriden School re: approval of the Operational Transport &amp; Access Management Plan</p> <p>Operational Transport &amp; Access Management Plan Rev 3 dated 05/08/2022 prepared by TTW</p> <p>Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan</p>	<p><b>Finding:</b></p> <p>The Operational Transport and Access Management Plan (OTAMP) was not prepared prior to issue the Occupation Certificate.</p> <p><b>Recommendation:</b></p> <p>Applicant to ensure that all documents or management plans must be submitted to the Department within the requested timeframe.</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	car parking arrangements and management associated with the proposed use of school facilities by community members; and a monitoring and review program.			
Mechanical Ventilation				
E13	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: AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and any dispensation granted by Fire and Rescue NSW	Installation Certificate for Centre of Music & Drama – Basement 1 & 2 dated 04/01/2022 issued by Timothy Ho, Equilibrium Air Conditioning P/L Installation Certificate for Centre of Music & Drama – Basement 1 & 2 dated 17/01/2022 issued by Timothy Ho, Equilibrium Air Conditioning P/L Final occupation certification is 09/04/2022 Interview with the auditee 13/10/2022	Installation certificate (04/01/2022) was sighted issued by a certifier prior to the issuance of occupation certificate. The installation certificate (04/01/2022) certify that the mechanical services have been installed as per the noise mitigations requirement. The installation certificate (17/01/2022) certify that the mechanical services have been installed as per mechanical ventilation requirement. The auditee reported that there was no dispensation granted by Fire and Rescue NSW	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
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.	Installation Certificate dated 24/01/2022 issued by Timothy Ho from Equilibrium Air Conditioning P/L re: certify that mechanical services have been installed and satisfy the requirements.	Installation certificate issued by Certifier provided that the operational noise acoustic requirement was in accordance with Operational Noise Report prepared by Wilkinson Murray.	Compliant
Road Damage				
E15	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Interview with the auditee 13/10/22	The Auditee reported that there was no major damage resulted from the development construction. All minor damaged on the public assets and associated works were repaired in the account of the contractor.	Compliant
Fire Safety Certification				
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.	Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan Fire Safety Certificate dated 25/01/2022 issued by NSW Government. Letter 14/04/22 OMNII-Meriden School re: Greenhalgh Centre of Music and Drama, 10 – 12 Redmyre Road, Strathfield NSW Fire Engineering Outcomes Confirmation – Final Occupational Certificate	The sighted Fire Safety Certificate was issued prior to the issuance of occupation certificate.  <b>Finding:</b> No documentation was provided or sighted relative to the submission of Fire Safety Certificate to the relevant authority and Council.  <b>Recommendation:</b> The Applicant to ensure that fire safety certificate be submitted to the relevant authority and Council.	Non-compliant
Structural Inspection Certificate				
E17	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: 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	Structural Inspection Certificate dated 11/04/22 issued by Kevin Berry, Director of TTW Structural Inspection Certificate – Structure to Ground Floor dated 25/01/22 issued by Kevin Berry, Director of TTW Structural Design Certificate dated 11/04/22 issued by Kevin Berry, Director of TTW Structural Design Certificate – Structure to Ground Floor dated 25/01/22 issued by Kevin Berry, Director of TTW	The Structural Design Certificate issued by certifier TTW provided compliance to the set of final drawings. The Structural Inspection Certificate issued by the certifier satisfied the structural works complied with the final drawings.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan		
Compliance with Food Code				
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 Design, construction and fit out of food premises and provide evidence of receipt of the certificate to the Certifier	BCA Assessment Report Ref No. 220156 dated 16/06/22 prepared by Blackett Maguire + Goldsmith (p27 F4.12 Kitchen Local Exhaust Ventilation Appendix 3- Floor of Building Elements)	<b>Finding:</b> No certificate was obtained from a suitably qualified tradesperson prior to the issue of the occupation certificate, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design. No evidence was provided of receipt of certificate to the Certifier.  <b>Recommendation:</b> Certificate to be provided from a suitably qualified tradesperson certifying that the kitchen, food storage and food preparation areas are fit for use. Issue certificate to Certifier.	Non-compliant
Rainwater Harvesting				
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	Installation Certificate dated 13/12/21 issued by Penrith Lakes Plumbing Installation Certificate - Plumbing prepared by Plumb-Quick Pty Ltd endorsed by Craig Lays dated 4 Jul 2022 Installation Certificate - Stormwater prepared by Inscope Plumbing Group endorsed by Michel Karavelatzis dated 1 Jul 2022	The Installation Certificate certify that the works have been inspected and have been completed in accordance with the design, specification, and the nominated Standards of Performance.	Compliant
Warm Water Systems and Cooling Systems				
E20	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Hydraulic Services Design Compliance Statement prepared by Harris Page endorsed by Daniel Choi dated 20/01/2022  BCA Assessment Report Ref No. 220156 dated 16/06/22 prepared by Blackett Maguire + Goldsmith (p28 J7 Hot Water Supply Kitchen Local Exhaust Ventilation Appendix 3- Floor of Building Elements) Hydraulic Services Infrastructure Report dated 16/06/22 prepared by Harris Page & Associates	The evidence provided satisfies the condition.	Compliant
Outdoor Lighting				
E21	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: complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened, and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Construction Certificate No. 20000400 / 4 dated 23/01/22 issued by MCB Group include the Electrical Services Design Compliance Statement - prepared by David Taylor of Schelmerdines dated 21 Jan 2022 Installation Certificate - Pathway Bollard Lights prepared by REES Electrical Pty Ltd endorsed by Robbie Young dated 11 Jun 2022 Electrical Design Certificate prepared by Schelmerdines endorsed by Peter Matthews dated 16 Dec 2021 Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	The Applicant demonstrated compliance with this condition by submitting to the Certifier the relevant lighting installation requirement that the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers.	Compliant
Signage				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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.	Site inspection 19/09/22 Refer to site photos Installation Certificate for Centre of Music and Drama relating to warning & operational signs – fire door signage dated 24/01/22 issued by Scott Withers of Central Sign.	Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas were installed.	Compliant
Operational Waste Management Plan				
E23	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: detail the type and quantity of waste to be generated during operation of the development. describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009). detail the materials to be reused or recycled, either on or off site. include the measures detailed in the Operational Waste Management Plan, dated 7 May 2019, revision D, prepared by Elephants Foot; and include the Management and Mitigation Measures included in the RtS.	Operational Waste Management Plan Rev D Report No.: 100131 dated 07/05/2019 prepared by Elephants Foot	The waste management plan was prepared prior to operations. The waste management plan includes: <ul style="list-style-type: none"><li>- type &amp; quantity of waste generated underestimated waste volume p 8, Waste Management Strategy p. 9</li><li>-</li><li>- handling, storage, and disposal of waste included in collection of waste p. 11, movement and transport of bins p. 11</li><li>- detail of materials to be reused under Appendix B.2</li><li>- mitigation measures under waste management strategy p. 9</li></ul>	Compliant
Site Contamination				
E24	Remediation approved as part of this development consent must be carried out in accordance with the: 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	Remediation Action Plan for the Proposed Open Play Space 3/06/19 prepared by Douglas Partners Remediation Action Plan for the Proposed Administration and Student Centre of Meriden School dated 26/06/19 prepared by JK Environments Remediation Action Plan dated 27/06/22 prepared dated red by Douglas Partners	Remediation Action Plan was prepared in accordance with the project requirement.	Compliant
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.	Remediation Action Plan for the Proposed Open Play Space 3/06/19 prepared by Douglas Partners Remediation Action Plan for the Proposed Administration and Student Centre of Meriden School dated 26/06/19 prepared by JK Environments. Remediation Action Plan dated 27/06/22 prepared by Douglas Partners Report on Validation Assessment dated 08/07/22 prepared by Douglas Partners	The Applicant undertook an additional groundwater assessment which included in the Report on Validation Assessment prepared by Douglas Partners (included in Section 5.2 Site Geology, Hydrology & Topography).	Compliant
E26	The Applicant must prepare a Validation Report for the development. The Validation Report must: a) be prepared by a Certified Contaminated Land Consultant. 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 c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).	Remediation Action Plan for the Proposed Open Play Space 3/06/19 prepared by Douglas Partners Remediation Action Plan for the Proposed Administration and Student Centre of Meriden School dated 26/06/19 prepared by JK Environments Remediation Action Plan dated 27/06/22 prepared by Douglas Partners Report on Validation Assessment dated 08/07/22 prepared by Douglas Partners	<b>Finding:</b> No evidence was found to suggest that the Validation Report was submitted to the Planning Secretary.  <b>Recommendation:</b> The Applicant to submit the Validation Report to the Planning Secretary.	Non-Compliant
Site Audit Statement				



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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 an 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.	Site Audit Report prepared by Ramboll endorsed by Louise Walkden dated 12 Jul 2022 Site Audit Statement dated 12 Jul 2022 Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	Site Audit Statement was released and submitted to the Certifier (MCB Group) prior to the issuance of the Occupation Certificate.	Compliant
Landscaping				
E28	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: describe the ongoing monitoring and maintenance measures to manage landscaping; and be consistent with the Applicant's Management and Mitigation Measures within the EIS;	Operation Management Plan dated 9/07/22 prepared by Richard Arkell of Meriden School includes the Operational Landscape Management Plan Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan Installation Certificate - Landscaping prepared by Landscape Solutions endorsed by Michael Warren dated 2/07/22.	The operational Landscape Management Plan was prepared by Meriden School and submitted to the Certifier (MCB Group) prior to the issuance of Occupation Certificate.	Compliant
Junior School Boundary Fencing				
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.	Acoustic barrier prepared by Landscape Solutions endorsed by Michael Warren dated 11 Jul 2022 Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	The acoustic barrier was prepared by Landscape Solutions and submitted to the Certifier (MCB Group) prior to the issuance of Occupation Certificate.	Compliant
Restriction-as-to-user				
E30	Prior to the issue of the occupation certificate for the proposed building an Instrument pursuant to section 88B and 88E of the Conveyancing Act 1919, in favour of Strathfield Council and burdening the site at 10-28 Redmyre Road, Strathfield must be submitted to Council. The Instrument must provide for a restriction-as-to-user and positive covenant on the title of 10-28 Redmyre Road, Strathfield requiring: the on-going maintenance, retention and operation of the proposed on-site detention system, pump-out system, and rainwater tank (if any). nomination of Strathfield Municipal Council to be the only party authorised to release, vary, or modify an instrument; and the wording on the Instrument making reference to the "Work-as Executed" plans.	AS718808 - PEXA - Restriction on the Use of Land File.pdf AS718809 - PEXA - Positive Covenant File.pdf Emails dated 13 December 2022 and 9 January 2023 from Holding Redlich	The documents have been lodged with NSW Land Registry Services (LRS) via PEXA on 13 December 2022. The positive covenant and restriction on use of land have been registered on 9 January 2023.	Compliant
E31	The Applicant must consult with Council in the creation of the instrument under condition E30 and provide a copy of the registered restriction on the title to the Certifier and Council for information, prior to the issue of the occupation certificate for the proposed building.	Operation Management Plan dated 9/07/22 prepared by Richard Arkell of Meriden School includes the Operational Landscape Management Plan	The evidence provided satisfies the condition.	Compliant
PART F POST OCCUPATION				
Out of Hours Event Management Plan				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
F1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council's Recreation and Community Facilities and Traffic Units and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport).</li> <li>e) details of which parts of the school site (i.e., hall, sports courts, auditorium) would be used by the community, where applicable, restricting use before 8am and after 10pm.</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>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.</li> </ul>	Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	The Operation Management Plan includes the Out of Hours Event Management Plan that covers the a) to g) requirement under this condition.	Compliant
F2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	The Operation Management Plan includes the Out of Hours Event Management Plan which intend to be implemented by the Applicant for the duration of the identified events or use.	Compliant
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.	<p>Mechanical Services Design Compliance Statement - prepared by James Aye of E. Shelmerdine &amp; Partners Engineering Pty Ltd dated 20 Jan 2021</p> <p>Operational Management Plan for Centre for Music &amp; Drama dated 13/04/2022 prepared by Meriden School</p> <p>Operational Management Plan for Junior School Playground Vernon Street dated 09/07/2022 prepared by Richard Arkell of Meriden School</p>	The OEMP covers the process on maintenance of the school plant and equipment.	Complaint
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.	<p>Mechanical Services Design Compliance Statement - prepared by James Aye of E. Shelmerdine &amp; Partners Engineering Pty Ltd dated 20 Jan 2021</p> <p>Hydraulic Services Design Compliance Statement prepared by Harris Page endorsed by Daniel. Choi dated 20 Jan 2022</p> <p>Operational Management Plan for Centre for Music &amp; Drama dated 13/04/2022 prepared by Meriden School</p> <p>Operational Management Plan for Junior School Playground Vernon Street dated 09/07/2022 prepared by Richard Arkell of Meriden School</p>	<p>The following implementation of the regulation (now Public Health Regulation 2022) was not part of this audit. The Regulation sets out six key requirements or "safeguards" as part of the risk management approach:</p> <ol style="list-style-type: none"> <li>1) assessing risk of Legionella contamination and preparing a Risk Management Plan (RMP) – every 5 years (or more frequently if required)</li> <li>2) independent auditing of compliance with the RMP and Regulation – every year</li> <li>3) providing certificates of RMP completion and audit completion to the local government authority</li> <li>4) sampling and testing for Legionella and heterotrophic colony count – every month</li> <li>5) notifying reportable laboratory test results (Legionella count <math>\geq 1,000</math> cfu/mL or heterotrophic colony count <math>\geq 5,000,000</math> cfu/mL) to the local government authority</li> <li>6) displaying unique identification numbers on all cooling towers.</li> </ol>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Community Communication Strategy				
F5	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy dated 20/10/2020 prepared by URBIS Revised for Vernon St Submitted to DPE 27 January 2022 Engagement & Communications Outcomes Report Meriden School dated 09/05/2019 prepared by Urbis <a href="https://www.meriden.nsw.edu.au/contact/">https://www.meriden.nsw.edu.au/contact/</a>	The school has a website that included the link to contact Community Relations for enquiries and complaints.	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.	Letter dated 18/08/2022 from DPE to Meriden School re: approval of the Operational Transport & Access Management Plan Operational Transport & Access Management Plan Rev 3 dated 05/08/2022 prepared by TTW. Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan	The OTAMP(s) was approved under condition E12 and will be implemented by the Applicant for the life of the development and will be revised from time to time. The review of implementation of the OTAMP was not yet part of this audit.	Not Triggered
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.	Operational Management Plan dated 09/07/22 prepared by Richard Arkell for Meriden School Email dated 28/03/2022 Landscape Solutions – CTPG re: Vibration Monitoring Report	A 1.8 metre fence has been installed between 2 Vernon Street and the new Playground area as part of noise mitigation measure. The review of operational noise was not covered during this audit. However, the Applicant must ensure that the noise generated by operation of the development does not exceed the noise limit.	Not Triggered
F8	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development 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.	Operational Management Plan dated 09/07/22 prepared by Richard Arkell of Meriden School	<b>Finding:</b> There is no evidence that a short term noise monitoring program was carried out post occupation by an appropriately qualified person and a monitoring report was not 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.  <b>Recommendation:</b> Proponent to conduct noise monitoring and submit a monitoring report to the Planning Secretary within two months of commencement use of each stage 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.	Non-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.	Operational Management Plan dated 09/07/22 prepared by Richard Arkell of Meriden School	No noise monitoring conducted as per above.	Not Triggered



Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
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.	Letter dated 18/08/2022 from DPE to Meriden School re: approval of the Operational Transport & Access Management Plan Operational Transport & Access Management Plan Rev 3 dated 05/08/2022 prepared by TTW Site inspection conducted on 19 September 2022.	All driveways, footways and parking areas were unobstructed during the site inspection.	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.	Green Travel Plan Rev 2 dated 22/07/2022 prepared by TTW. Email dated 04/10/2022 from DPE – CTGP re: Acknowledgement of the submission evidence of consultation with Strathfield Council. Email dated 17/08/2022 DPE – CTPG re: Acknowledgement of the submission of information on consultation undertaken with the Strathfield Council and TfNSW for the GTP. Email dated 1/08/2022 Strathfield Council – TTW re: Green Travel Plan & Operational Transport Access Management Plan. Letter dated 27/11/2020 DPE – Urbis re: Ecologically Sustainable Development (ESD) Requirement which include Planning Secretary's agreement for the 4-star Green Star rating requirement.	The GTP was implemented with clear pedestrian access and crossing, bicycle pathway, public bus services available within 400 metres and Meriden School bus services are also offered to students.  Note: The Green Travel Plan required by condition E9 of this consent will be updated annually (next update to be within 22/07/2023) and implemented unless otherwise agreed by the Planning Secretary.	Compliant
Ecologically Sustainable Development				
F12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Letter dated 27/11/2020 DPE – Urbis re: Ecologically Sustainable Development (ESD) Requirement – Conditions B3 & F12 Letter dated 27/11/2020 DPE – Urbis re: Ecologically Sustainable Development (ESD) Requirement – Conditions B3 & F12	The letter from the Department noted that: The Applicant has already registered with the GBCA for a 5-star Green Star rating for the Music and Drama Centre under condition B3 and F12 of the consent. The Applicant is seeking the Department's approval for a 4-star rating. The GBCA has agreed issue a 4-star rating certificate upon completion of the works. No approval for an alternative ESD certification process is required.	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.	Construction Certificate No. 20000400 / 4 dated 23/01/22 issued by MCB Group include the Electrical Services Design Compliance Statement - prepared by David Taylor of Schelmerdines dated 21 Jan 2022 Installation Certificate - Pathway Bollard Lights prepared by REES Electrical Pty Ltd endorsed by Robbie Young dated 11 Jun 2022 Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group	There was no complaint received from the surrounding residents	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.	Operation Management Plan dated 9/07/22 prepared by Richard Arkell of Meriden School includes the Operational Landscape Management Plan Occupation Certificate No.: 21000739 / 3 dated 13/07/22 issued by MCB Group include the Operation Management Plan Installation Certificate - Landscaping prepared by Landscape Solutions endorsed by Michael Warren dated 2/07/22 Site inspection 19 September 2022.	Landscaped areas were in good condition during site inspection conducted this audit. Maintenance procedure and technical specifications were defined in the OMPs.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Rainwater Harvesting				
F15	The Applicant must implement the rainwater re-use plan required by condition E19 for the duration of the development.	Installation Certificate dated 13/12/21 issued by Penrith Lakes Plumbing Installation Certificate - Plumbing prepared by Plumb-Quick Pty Ltd endorsed by Craig Lays dated 4 Jul 2022 Installation Certificate - Stormwater prepared by Inscope Plumbing Group endorsed by Michel Karavelatzis dated 1 Jul 2022	Rainwater re-use plan was implemented. Signage of no drinking non-potable water were installed on the rainwater -faucet. Refer to photos.	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.	Consolidated Consent dated 20/03/20 approved by Karen Harragon, Director – Social Infrastructure Assessment from the Department of Planning Industry & Environment (DPIE)  Development Consent dated 20/03/20 approved by David Gainsford, Executive Director – Infrastructure Assessment from the Department of Planning Industry & Environment (DPIE)  Approved Plans dated 18/01/2019 prepared by LTS Lockley  Construction Certificate No.: 20000400/01 dated 5/11/20 issued by MCB Group included the Schedule of Reports verifying relevance to CMD prepared by Buildcorp dated 29 Sep 2020	The Applicant demonstrated that all licenses, permits, approval and consent were secured.	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.	Receipt for payment of Long Service Levy dated 14 Oct 2020	The Applicant paid the required Long Service Levy in compliance tot his condition.	Compliant
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary	Interview with auditee 13/10/22	No advice or notice were issued by the Department during the audit period	Not Triggered
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	Occupation Certificate Statement for Basement 1 & 2 – Access for People with Disability dated 25/01/22 issued by Funktion. Performance Solution Report dated 17/02/21 issued by Funktion.	The Occupation Certificate Statement for Basement 1 & 2 complies with the relevant access provisions for people with disabilities which includes: Disability (Access to Premises – Buildings) Standards 2010 The Disability Discrimination Act 1992 (DDA) The Building Code of Australia (BCA) 2019 parts D3, E3.6 and F2.4. Door hardware complies with AS1428.1 AS1428.4 (2009) Design for access and mobility AS1735.12 List, escalators and moving walks Part 12: facilities for persons with disabilities.	Compliant
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.	Ausgrid Approval prepared by Ausgrid dated 09 Oct 2020 Sydney Water Transaction Summary dated 12 Oct 2020	The Applicant obtained relevant approvals from service providers.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		Natural Gas Utility Certificate prepared by Harris Page & Associates Pty Limited dated 12 Oct 2020		
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.	Ausgrid Approval prepared by Ausgrid dated 09 Oct 2020 Sydney Water Transaction Summary dated 12 Oct 2020 Natural Gas Utility Certificate prepared by Harris Page & Associates Pty Limited dated 12 Oct 2020	The Applicant obtained relevant approvals from service providers.	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.	The construction has been completed prior to conduct of this audit.	Implementation of this requirement cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Safe Work 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.	The construction has been completed prior to conduct of this audit.	Implementation of this requirement cannot be verified as this audit was conducted after completion of construction.	Not Triggered
Hoarding Requirements				
AN9	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve	The construction has been completed prior to conduct of this audit.	Implementation of this requirement cannot be verified as this audit was conducted after completion of construction.	Not Triggered
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	Remediation Action Plan (RAP) for Proposed Open Play Space 4 Vernon Street, Strathfield Proj No.: 86568.02 dated June 2019 prepared by Douglas Partners Remediation Action Plan for Proposed Open Play Space dated 03/06/2019 prepared by Douglas Partners Remediation Action Plan (RAP) for the proposed administration & student centre of Meriden School at 16b Margaret St, Strathfield Ref No.: E30910KGrpt-RAP dated 25/06/2019 prepared by JKEvironments. Appendix D of CEMP - Unexpected Contamination Finds Protection	The evidence provided satisfies the condition.	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.	Fire Safety Certificate dated 25/01/2022 issued by NSW Government. Interview with the auditee 13/10/22	The Fire Safety Certificate was issued by NSW Government. The auditee reported that will comply to the submission to the Council an Annual Fire Safety Statement, each 12 months.	Compliant
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: <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.	Interview with the auditee 13/10/22	The auditee reported that there was no notifiable incident was recorded nor observed within the development duration of the project.	Not Triggered
2	Written notification of an incident must: identify the development and application number.	Interview with the auditee 13/10/22	The auditee reported that there was no notifiable incident was recorded nor observed within the development duration of the project.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident). identify how the incident was detected. identify when the applicant became aware of the incident. identify any actual or potential non-compliance with conditions of consent. describe what immediate steps were taken in relation to the incident. identify further action(s) that will be taken in relation to the incident; and identify a project contact for further communication regarding the incident			
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	Interview with the auditee 13/10/22	The auditee reported that there was no notifiable incident was recorded nor observed within the development duration of the project.	Not Triggered
4	The Incident Report must include: a summary of the incident. outcomes of an incident investigation, including identification of the cause of the incident. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident	Interview with the auditee 13/10/22	The auditee reported that there was no notifiable incident was recorded nor observed within the development duration of the project.	Not Triggered

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

Department of Planning and Environment

Ms Robin Merrick  
Carmichael Tompkins Property Group Pty Ltd  
Level 14, 88 Phillip Street  
Sydney New South Wales 2000

**Attention:** Richard Arkell, Head of Operations, Meriden School

18/08/2022

Dear Ms Merrick

**Meriden School (SSD-9692)  
Agreement to Independent Auditors**

I refer to your non-compliance notification and nomination of independent auditors dated 5 August 2022 (SSD-9692-PA-36). You have requested the Planning Secretary approve suitably qualified persons to prepare the independent environmental audit (IEA) for the Meriden School Strathfield – School of Music & Drama (Stage 1) and Junior School Landscaped Playground (Stage 2) (**Project**).

The Department of Planning and Environment (**department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the nominated auditors from WolfPeak to prepare the IEA for the Project.

In accordance with Condition D31 of SSD-9692 (**Consent**) and the Independent Audit Post Approval Requirements (Department 2018) (**IAPAR**), the Secretary has agreed to the following audit team:

- Ms Annabelle Tungol (Lead Auditor); and
- Mr Derek Low (Alternate Auditor).

Please ensure this correspondence is appended to the IEA Report.

The IEA must be prepared, undertaken and finalised in accordance with the IAPAR. Failure to meet these requirements will require revision and resubmission.

Please note that the department will assess your notification of non-compliance with Condition D33 of the Consent separately and will send further correspondence in relation to this matter.

Should you wish to discuss the above further, please contact Gabriel Peters Shaw, Senior Compliance Officer, on 02 8837 6395, or [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely



Thomas Minchin  
A/Team Leader Compliance - Metro  
Compliance  
*As nominee of the Planning Secretary*



## **APPENDIX C – CONSULTATION RECORDS**

From: Peter Hatton <phatton@wolfpeak.com.au>  
Sent: Monday, 29 August 2022 8:41 AM  
To: compliance@planning.nsw.gov.au  
Cc: Annabelle Tungol <atungol@wolfpeak.com.au>  
Subject: SSD 9692 Alterations and Additions to Meriden School IEA

Good afternoon,

I am sending this on behalf of Annabelle Tungol who is an approved Department of Planning and Environment (the Department) independent auditor on the Alterations and Additions to Meriden School SSD 9692 (the Project).

He is currently preparing to undertake the first independent audit of the Project. The audit is required to be conducted in accordance with SSD 9692 conditions D31 to D36, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/alterations-and-additions-meriden-school>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur on 6 September 2022, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or
- If it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

I also invite the Department to join WolfPeak (and the Project team and any other parties or agencies) to a meeting to discuss the audit scope. If this is something the Department is interested in, please let me know the preferred dates / times, and I can send out invitations.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards

Peter Hatton  
Principal Environmental Auditor




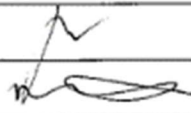




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## **APPENDIX D – ATTENDANCE SHEET**



## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		MERIDEN SCHOOL OF STRATHFIELD SSD 9692		
<b>LOCATION:</b>		CTPG OFFICE 14TH FLOOR		
<b>DATE/TIME (Opening Meeting):</b>		13 OCT 2022 1:00 PM	<b>DATE/TIME (Closing Meeting):</b> 13 OCT 2022	
<b>Lead Auditor:</b>		Annabelle Tungol	<b>Audit Scope:</b>	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
JOUCE ATEROA	MANAGER	WOLF PEAK		
ROBIN MERRICK	PROJECT MANAGER	CTPG		
ANNABELLE TUNGOL	LEAD AUDITOR	WOLF PEAK		




## APPENDIX E – SITE INSPECTION PHOTOGRAPHS

Observations from the site inspection are provided in table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.




*Table 7: Site Photos*



No.	Comment	Photograph
1	Noise wall installed along the adjacent resident	
2	Vernon Street playground remediation works completed and playground was constructed.	






No.	Comment	Photograph
3	Drinking Fountain	 <p>15:27 19/9/2022</p>
4	Acoustic wall constructed at nearby resident.	 <p>15:27 19/9/2022</p>
5	Acoustic wall at the North side	 <p>15:28 19/9/2022</p>





No.	Comment	Photograph
6	Acoustic wall at the west side	
7	Centre for Music and Drama building	
8	Exit signs & drinking fountain	




No.	Comment	Photograph
9	Landscaping and water sign	 <p>A photograph showing a landscaped area with various green plants, including a large spiky-leafed plant and a fern. A black cylindrical object, possibly a water meter or sign, is visible in the foreground. The area is bordered by a brick wall on the right. A timestamp '15:39 19/9/2022' is visible in the bottom right corner of the photo.</p>
10	Evacuation plan displayed	 <p>A photograph of a framed evacuation plan or map displayed on a white wall. The plan shows a layout of a building with various rooms and exits. To the right of the plan, a staircase with a metal railing is visible. A timestamp '15:40 19/9/2022' is visible in the bottom right corner of the photo.</p>
11	Fire extinguisher	 <p>A photograph of a red fire extinguisher mounted on a white wall. Above the extinguisher, a framed evacuation plan is visible. To the right, a glass door or window is partially open, showing a view of the interior. A timestamp '15:40 19/9/2022' is visible in the bottom right corner of the photo.</p>

No.	Comment	Photograph
12	Fire extinguisher inspection tag	
13	Lift	
14	Fire safety door, phone, and extinguisher	




No.	Comment	Photograph
15	Lift at level 2	 <p>15:43 19/9/2022</p>
16	Evacuation Plan displayed	 <p>15:44 19/9/2022</p>
17	Drawers labelled accordingly	 <p>15:45 19/9/2022</p>



No.	Comment	Photograph
18	Smoke alarm and sprinkler installed	
19	Toilet with complete accessories	
20	Mechanical room	

No.	Comment	Photograph
21	Acoustic room	
22	Fire hose at drama theatre	
23	Warning sign do not drink rainwater	



No.	Comment	Photograph
24	Way finding signage	
25	Way finding signages	
26	Entrance of Centre for Music & Drama	

## APPENDIX F – DECLARATION

## Declaration of Independence - Auditor

Project Name:	Meriden School Strathfield
Consent Number:	SSD-9692
Description of Project:	<p>Alterations and additions to Meriden School consisting of:</p> <ul style="list-style-type: none"> <li>• demolition of the staff common room on the Senior School, the existing business office on the Prep School and the house and garage at 4 Vernon Street on the Junior School currently used as the uniform shop.</li> <li>• site remediation and excavation on the Junior School and Prep School.</li> <li>• construction of a new three storey Music and Drama Centre with two basement levels at the Senior School</li> <li>• construction of a new two storey Administration and Student Centre building at the Prep School.</li> <li>• construction of a new outdoor landscaped space with outdoor furniture, pergola and noise barrier at the Junior School.</li> <li>• a change of use at 4 Vernon Street from a residential dwelling to an educational establishment.</li> <li>• ancillary public domain works, landscaping, drainage works and service connections.</li> <li>• Increase of the Senior School student capacity by 130 senior students.</li> <li>• Landscape design changes to the west of the Music and Drama Centre.</li> </ul>
Project Address:	<p>Meriden School Strathfield:</p> <ul style="list-style-type: none"> <li>• Senior Campus, 3-13 Margaret Street and 10-28 Redmyre Road (Lot 101 DP 862040);</li> <li>• Prep Campus, 16 and 16B Margaret Street (Lot 1 DP 723946); and</li> <li>• Junior Campus, 36-39 Redmyre Road (Lot 1 DP 1244199)</li> </ul>
Proponent:	Department of Education
Date:	05/08/2022

I declare that:


- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child.
- I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves, or their company was subject to audit, except as otherwise declared to the Department

prior to the audit;

- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

- a) *Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and*
- b) *The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)*

Name of Proposed Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Chemical Engineer (Philippines Professional Regulation Commission May 2000 – Certificate #22566) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company:	WolfPeak Environment and Heritage